AGENDA

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***MARCH 26, 2024* IN THE CITY COUNCIL CONFERENCE ROOM AT 4:30 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) Hold an election to elect a Chairman and Vice-Chairman for the Architectural Review Board (ARB) in accordance with Subsection 06.04, *Officers*, of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.

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

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

(4) **SP2024-010 (HENRY LEE)**
Discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a *Site Plan* for a *Golf Driving Range* on an 9.942-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

(5) **SP2024-011 (HENRY LEE)**
Discuss and consider a request by Bobby Pross of Pross Design Group on behalf of Jaymie Bullard of USEF Rockwall Owner, LLC for the approval of an *Amended Site Plan* for a *Warehouse/Distribution Facility* on a 12.101-acre tract of land identified as Lot 4, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

(6) **SP2024-012 (BETHANY ROSS)**
Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Frank Conselman for the approval of a *Site Plan* for an *Industrial/Warehouse Building* on a 6.68-acre tract of land identified as Tracts 21 & 21-01 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 1735 Airport Road, and take any action necessary.

(7) **SP2024-013 (BETHANY ROSS)**
Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Margie Verhagen of Meals on Wheels for the approval of a *Site Plan* for a facility for a *Social Service Provider* (*i.e. Meals on Wheels*) on an 6.211-acre tract of land identified as Tract 2 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 1780 Airport Road, and take any action necessary.

(8) **SP2024-014 (BETHANY ROSS)**

Discuss and consider a request by Dnyanada Nevgi of SRV Land Building and Real Estate, LLC on behalf of Naomi Freeman of Buffalo Country Properties, LLC for the approval of a *Site Plan* for a *Retail Building* and *Daycare Facility* on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [*SH-205*], and take any action necessary.

(9) **SP2024-015 (BETHANY ROSS)**
Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Conor Keilty of Structured REA-Rockwall Land LLC for the approval of a *Site Plan* for a *Retail Store with Gasoline Sales* (*i.e. 7/11*) on a 1.95-acre portion of a larger 12.868-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of Corporate Crossing and Fit Sport Life Boulevard, 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 *March 22, 2024* prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

PROJECT COMMENTS

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

DATE: 3/22/2024

PROJECT NUMBER: SP2024-006
PROJECT NAME: Site Plan for 855 Whitmore Drive
SITE ADDRESS/LOCATIONS: 855 WHITMORE DR, ROCKWALL, 75087

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/22/2024	Needs Review

03/22/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an Office/Warehouse Building on a 0.45- acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive.

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

M.3 For reference, include the case number (SP2024-006) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish any new or adjusted easements. In this case, the property may need to be replat as the proposed building is greater than 30-feet in height, which requires a 30-foot turning radius. It appears the current radius appears to be plat at 20.5-feet.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

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

M.6 Site Plan
(1) Please provide a floor plan for the proposed building. This is being requested as Office is parked at 1/300 SF. Given this, the building could only be used as Light Fabrication. (Subsection 05.03, of Article 06, UDC)

(2) Is there any existing or proposed fencing? If so, please indicate the height and material. (Subsection 08.02. F, of Article 08, UDC)
(3) Is there any proposed pad/ground mounted utility equipment? If so, please delineate it and provide the subsequent screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
(4) Is there any roof mounted utility equipment? If so, please crosshatch it on the building elevations and provide the subsequent screening. (Subsection 01.05. C, of Article 05, UDC)
(5) Please address the following issues with the dumpster enclosure: [1] indicate the material the dumpster is made with. It must be faced in the same material as the primary building. [2] The dumpster gate must have a self-latching mechanism. [3] The dumpster enclosure must not face the street. [4] The dumpster must also meet the Light Industrial (LI) District building setbacks. In this case, the proposed dumpster enclosure does not meet the side yard setback. (Subsection 01.05. B, of Article 05, UDC)
(6) Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above. As shown on the plans, this would be an Exception. (Subsection 01.06, of Article 05, UDC)

M.7 Landscape Plan.
(1) ADD REFERENCE ABOUT CONCRETE
(2) Please indicate the detention area and the subsequent landscaping. There must be one (1) canopy tree per 750 SF of detention and one (1) accent tree per 1,500 SF of detention. (Subsection 05.02. D, of Article 08, UDC)

M.8 Treescape Plan.
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
(2) Provide a table showing the trees being removed. The table should match what is shown in Table 2 within Article 09 of the Unified Development Code.

M.9 Building Elevations
(1) If the roof is to be metal, then it must be standing seam not R-Panel. (Subsection 05.01 A. 2, of Article 05, UDC)

M.10 Based on the materials submitted staff has identified the following exceptions for this project:

(1) Off-Street Loading Dock. Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above. (Subsection 01.06, of Article 05, UDC)

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
(2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. General notes are not reviewed by Engineering at time of site plan and aren't considered approved.
2. How do you plan on connecting to Whitmore Drive? Off-site easement required from adjacent property owners.
3. Show/label oil/water separator at the dumpster enclosure.
4. You will need to complete the 24' drive aisle and connect to the adjacent property owner's drive aisle. Or install a 44'x15' hammerhead/turnaround area striped and signed as "No Parking". Please show one of these two options on this Site Plan.
5. Show existing drainage easement on adjacent property.
6. Plat shows an existing 20' drainage easement along the back of the property. Please label this 20' drainage easement.
7. FYI Existing drainage from west property flows through a drainage swale. Drainage must be redirected with fully developed flows at the time of Engineering review.

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- Based on Whitmore Dr. Municipal Industrial Park, Lot 8 Block A record drawings, detention will not be required for this site; however, you will need to ensure all site drainage drains to the existing 20' drainage easement at the back of the property and then ultimately to the existing detention pond located on Lot 11 to the east.
- Property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- No vertical walls allowed in drainage easements.
- No public water or sanitary sewer allowed in drainage easements.
- Dumpster areas/pads must drain to an oil/water separator.
- Ex. detention system volume and outfall will need to be verified for capacity and elevation.
- Required to show existing and proposed water and sewer on site plan.

Water and Wastewater Items:
- An 8" water main is available on the north side of the Whitmore Drive ROW.
- An 8" sewer main is available on the south side of the Whitmore Drive ROW. You will need to dry bore under Whitmore Drive to have access to this 8" sewer main.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- Sidewalk required along public roadways.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved w/ Comments

03/21/2024: DUMPSTER ENCLOSURE IS REQUIRED TO HAVE A DRAIN THAT SHALL FLOW THROUGH AN OIL/WATER SEPARATOR (THAT IS SIZED BY AN ENGINEER) AND MUST DISCHARGE TO THE STORM WATER LINE AND NOT TO THE SANITARY SEWER

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved w/ Comments

03/18/2024: Approved automatic fire sprinkler systems shall be installed in all new buildings with a fire flow calculation area of 5,000 square feet or greater. The fire area is the aggregate floor area enclosed and bounded by the exterior walls of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/20/2024	Approved

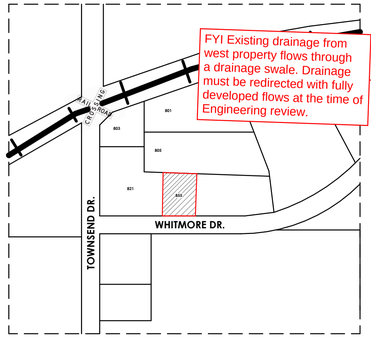
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/20/2024	Approved w/ Comments

02/20/2024: Can you please explain Bald Cypress and (Detention Pond)
This landscape is very limited, please check you parking calculations of all parking spaces within 80' of a tree.

GENERAL PROJECT NOTES

1. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
3. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
4. WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE DESIGNER IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
5. DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR NEGLIGENCE MADE BY ROOFING CONTRACTOR, CONCERING FLASHING & WATER PROOFING ON THIS PROJECT
6. THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS DESIGNER.
7. THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
8. THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
9. ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
10. DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
11. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
12. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
13. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
14. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
15. ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
16. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
17. THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
18. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
19. IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNER OR OWNER BEFORE PROCEEDING WITH THE WORK.
20. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
21. WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
22. PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
23. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
    BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
24. WEATHERSTRIP ATTIC ACCESS DOOR(S).
25. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
    PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
26. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS PATIOS AND STUCCO WALLS
27. PROVIDE WEATHERSEAL AND A 9 1/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
28. ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.
29. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
    THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
30. PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
31. ALL FIREPLACES TO HAVE 20" DEEP HEARTH& 12" NON-COMBUSTIBLE SURROUND
32. ALL OVERHANGS TO BE 18" FROM THE FRAMEWALL UNLESS NOTED OTHERWISE.
33. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
34. ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
35. WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
36. THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.
37. ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
38. CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
39. CHIMNEY CAP TO BE BUILT WITH NON COMBUSTABLE MATERIALS.
40. LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.
41. APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
42. PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.
43. TOP & SPLASH MATERIAL AT ALL CABINETS TO BE AS PER SPECS.
44. CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER &/OR INTERIOR DESIGNER.
45. ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
46. ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
47. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT. AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
48. COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
49. PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.
50. SUPPLY 220v & 110v OR GAS & 110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS) PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.
51. PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.
52. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.
53. SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.
54. ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL BUILDING CODES.
55. ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE FROM FACE OF STUDS AND/ OR STONE VENEER UNLESS OTHERWISE NOTED.
56. CONTRACTOR SHALL NOTIFY DESIGNER UPON DISCOVERY OF ANY ERRORS OR DISCREPENCY OF DIMENSIONS, CLEARANCES, OR OTHER ITEMS AS SHOWN OR NOTED IN THESE DRAWINGS.
57. COORDINATE ALL WINDOW SIZES AND LOCATIONS AS NOTED ON FLOOR PLAN WITH SELECTED ELEVATION OPTIONS.
58. HVAC SYSTEM SHALL BE DESIGNED BY MECHANICAL SUB-CONTRACTOR AND APPROVED BY DESIGNER OR GENERAL CONTRACTOR. SYSTEM SHALL HAVE A S.E.E.R. RATING OF 14 0R AS REQUIRED BY LOCAL BUILDING CODES. UNITS SHALL BE DESIGNED WITH TWO ZONES AS DIRECTED BY CONTRACTOR. PROVIDE ALL SUCTION LINES FROM UNITS TO EXTERIOR CONDENSOR UNITS AS INDICATEDON SITE PLAN. PROVIDE 4" THICK CONCRETE PADS WITH 6X6X10 WWF REINFORCING. LOCATE AIR HANDLING UNITS IN ATTIC SPACE NEAR RETURN AIR CHASES AS INDICATED ON THE FLOOR PLAN.



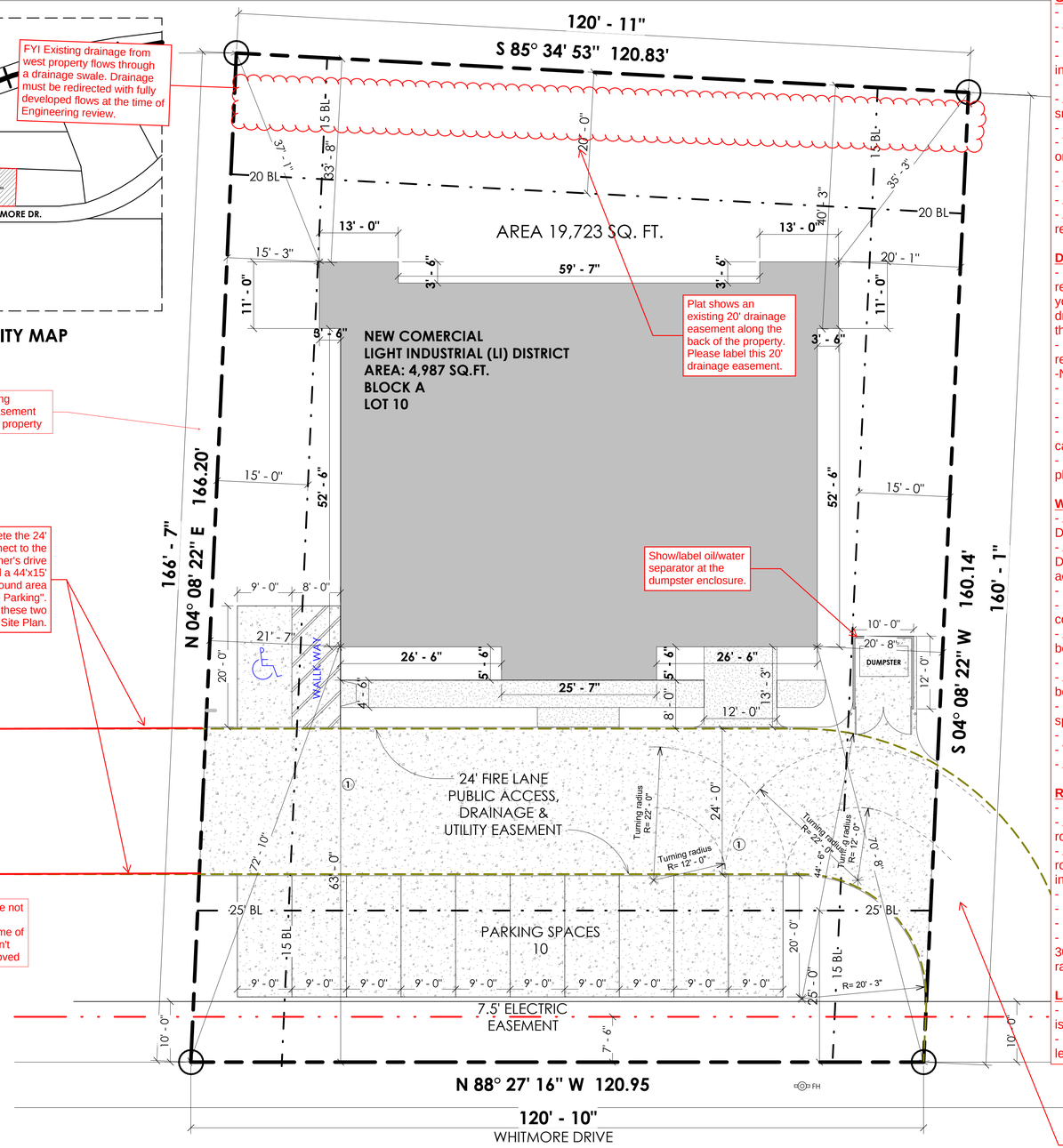
VICINITY MAP

FYI Existing drainage from west property flows through a drainage swale. Drainage must be redirected with fully developed flows at the time of Engineering review.

Show existing drainage easement on adjacent property

You will need to complete the 24' drive aisle and connect to the adjacent property owner's drive aisle. Or install a 44'x15' hammerhead/turnaround area striped and signed as "No Parking". Please show one of these two options on this Site Plan.

General notes are not reviewed by Engineering at time of site plan and aren't considered approved



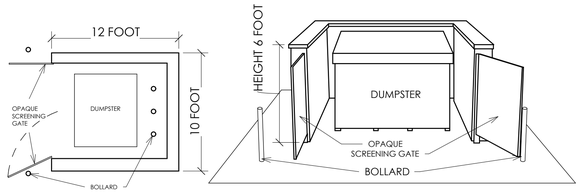
How do you plan on connecting to Whitmore Drive? Off-site easement required from adjacent property owners.

SITE PLAN

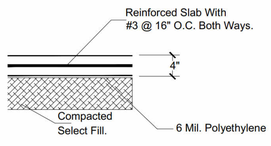
0 5 10 20 40

3/32" = 1' 0"

NOTE:
THERE IS NO EXTERNAL STORAGE
THERE ARE NO LOADING AREAS



DUMPSTER ENCLOSURE DETAIL



① DRIVEWAY DETAIL
UNSCALED

PARKING REQUIREMENT SCHEDULE

INDUSTRIAL AND MANUFACTURING LAND USES (LI)	
LAND USE	MINIMUM PARKING REQUIRED
Apparel Manufacturing	1/200 SF
Asphalt or Concrete Batch Plant	As Determined by the Director
Industrial and Manufacturing Other Than Listed	As Determined by the Director
Light Assembly and Fabrication	1/500 SF or 0.75/Employee[1&3]
Heavy Manufacturing	1/500 SF or 0.75/Employee[1&3]
Printing, Engraving, and Related Businesses	1/300 SF or 1/Employee[1]
Welding Repair	1/500 SF or 1/2 Employees[1]

USE OF STRUCTURE

CONSTRUCTION TYPE: LI
LIGHT INDUSTRIAL
NO. STORIES: ONE
HEIGHT: 60' 0"
SETBACKS
FRONT: 25' 0"
SIDE: 15' 0"
REAR: 20' 0"
MAX. LOT COVERAGE: 60%

PLANE DATE

SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
DRIVEWAY	3,098 SQ.FT.
PARKING	2,140 SQ.FT.
WALLKING AREA	385 SQ.FT.
TOTAL COVERED AREA	10,610 SQ.FT.
COVERAGE PERCENT	53%

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- Based on Whitmore Dr. Municipal Industrial Park, Lot 8 Block A record drawings, detention will not be required for this site; however, you will need to ensure all site drainage drains to the existing 20' drainage easement at the back of the property and then ultimately to the existing detention pond located on Lot 11 to the east.
- Property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
-No grate inlets allowed
- No vertical walls allowed in drainage easements.
- No public water or sanitary sewer allowed in drainage easements.
- Dumpster areas/pads must drain to an oil/water separator.
- Ex. detention system volume and outfall will need to be verified for capacity and elevation.
- Required to show existing and proposed water and sewer on site plan.

Water and Wastewater Items:
- An 8" water main is available on the north side of the Whitmore Drive ROW.
- An 8" sewer main is available on the south side of the Whitmore Drive ROW. You will need to dry bore under Whitmore Drive to have access to this 8" sewer main.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- Sidewalk required along public roadways.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

DIRECTION:

DATE	COMMENTS

EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:

SITE PLAN

DATE: **04/11/2022**

DRAW BY: F.G.M

A1

SHEET **02** OF **10**

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	855 Wihtmore Dr				
SUBDIVISION		LOT	10	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	New Commercial Light Industry
ACREAGE		LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	Salvador Salcedo	☑ APPLICANT	Fredi Garcia
CONTACT PERSON		CONTACT PERSON	Miguel Garza
ADDRESS	855 Wihtmore Dr	ADDRESS	3309 Elm St. Suite#D-45
CITY, STATE & ZIP	Rockwall Tx 75087	CITY, STATE & ZIP	Dallas, Texas 75226
PHONE	214-552-2008	PHONE	469-583-7174
E-MAIL	salvasalce@novaairac.com	E-MAIL	Gamma_Miguelgarza@hotmail.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ 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 16 *DAY OF* February *20*24

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

NOTARY PUBLIC STATE OF TEXAS
THERESA L MOSS
Notary ID #130926177
My Commission Expires
December 8, 2024

MY COMMISSION EXPIRES 12-08-2024

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

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

GENERAL PROJECT NOTES

1. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
3. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
4. WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE DESIGNER IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
5. DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR NEGLIGENCE MADE BY ROOFING CONTRACTOR, CONCERING FLASHING & WATER PROOFING ON THIS PROJECT
6. THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS DESIGNER.
7. THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
8. THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
9. ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
10. DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
11. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
12. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
13. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
14. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
15. ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
16. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
17. THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
18. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
19. IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNER OR OWNER BEFORE PROCEEDING WITH THE WORK.
20. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
21. WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
22. PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
23. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
    BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
24. WEATHERSTRIP ATTIC ACCESS DOOR(S).
25. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
    PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
26. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS PATIOS AND STUCCO WALLS
27. PROVIDE WEATHERSEAL AND A 9 1/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
28. ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.
29. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
    THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
30. PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
31. ALL FIREPLACES TO HAVE 20" DEEP HEARTH& 12" NON-COMBUSTIBLE SURROUND
32. ALL OVERHANGS TO BE 18" FROM THE FRAMEWALL UNLESS NOTED OTHERWISE.
33. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
34. ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
35. WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
36. THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.
37. ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
38. CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
39. CHIMNEY CAP TO BE BUILT WITH NON COMBUSTABLE MATERIALS.
40. LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.
41. APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
42. PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.
43. TOP & SPLASH MATERIAL AT ALL CABINETS TO BE AS PER SPECS.
44. CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER &/OR INTERIOR DESIGNER.
45. ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
46. ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
47. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT. AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
48. COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
49. PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.
50. SUPPLY 220v & 110v OR GAS & 110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS) PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.
51. PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.
52. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.
53. SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.
54. ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL BUILDING CODES.
55. ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE FROM FACE OF STUDS AND/ OR STONE VENEER UNLESS OTHERWISE NOTED.
56. CONTRACTOR SHALL NOTIFY DESIGNER UPON DISCOVERY OF ANY ERRORS OR DISCREPENCY OF DIMENSIONS, CLEARANCES, OR OTHER ITEMS AS SHOWN OR NOTED IN THESE DRAWINGS.
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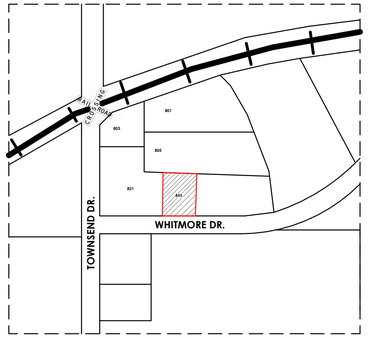
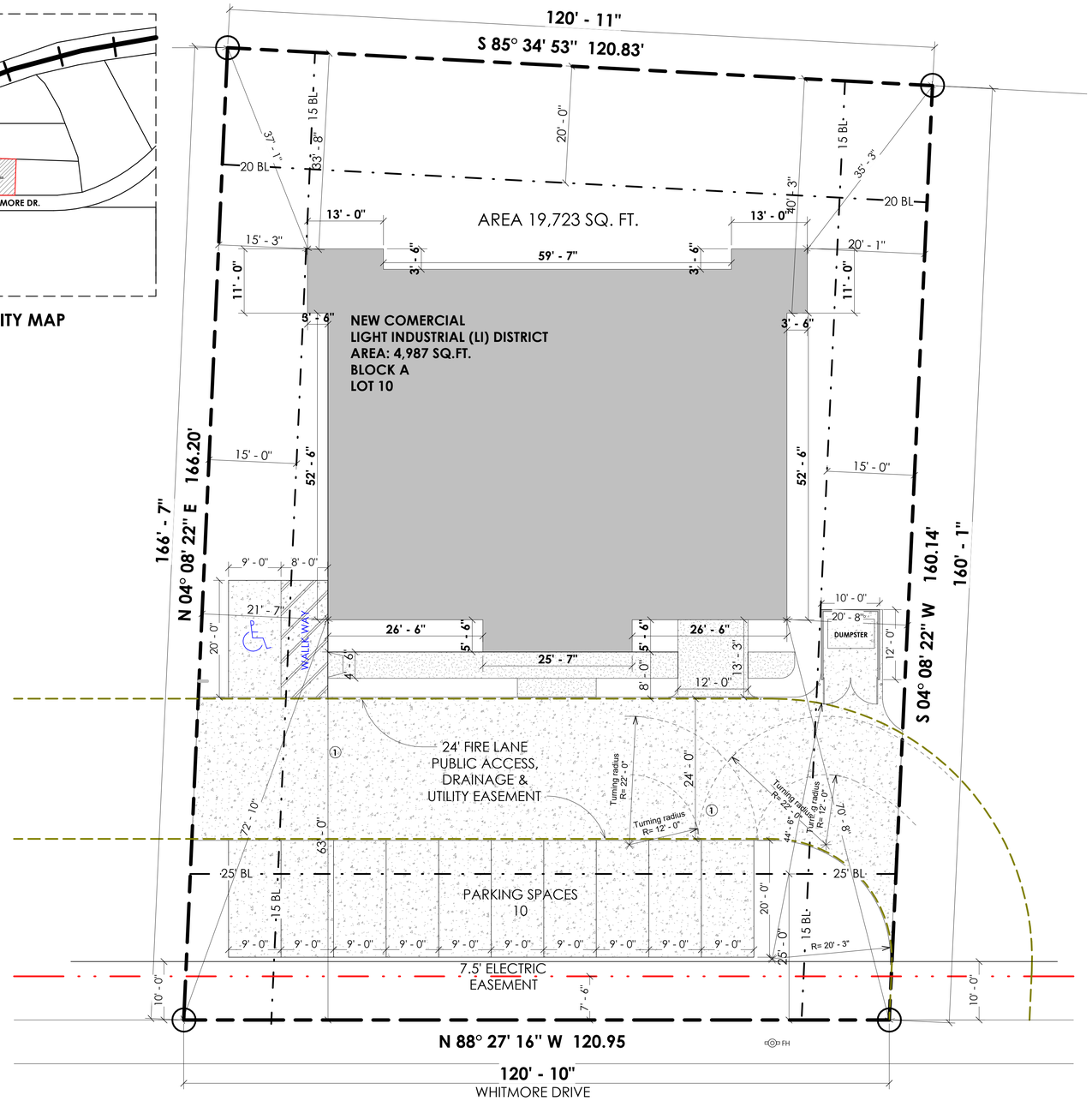


VICINITY MAP

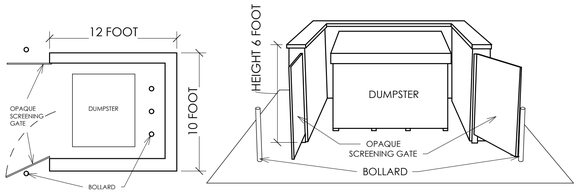


SITE PLAN

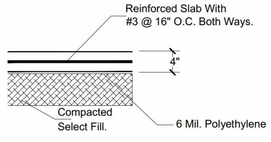
0 5 10 20 40

3/32" = 1' 0"

NOTE:
THERE IS NO EXTERNAL STORAGE
THERE ARE NO LOADING AREAS



DUMPSTER ENCLOSURE DETAIL



① DRIVEWAY DETAIL
UNSCALED

PARKING REQUIREMENT SCHEDULE

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USE OF STRUCTURE

CONSTRUCTION TYPE: LI
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NO. STORIES: ONE
HEIGHT: 60' 0"
SETBACKS
FRONT: 25' 0"
SIDE: 15' 0"
REAR: 20' 0"
MAX. LOT COVERAGE: 60%

PLANE DATE

SIZE OF LOT	19,737 SQ.FT.
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PARKING	2,140 SQ.FT.
WALLKING AREA	385 SQ.FT.
TOTAL COVERED AREA	10,610 SQ.FT.
COVERAGE PERCENT	53%

PROJECT:
NEW COMERCIAL

OWNER:
SALVADOR SALCEDO

LOCATION:
855 WHITMORE DRIVE,
ROCKWALL, TX

gamma GROUP
Gamma Group, Design & Construction LLC
33 09 ELM ST # 250, Dallas Texas, 75228
www.gammagroup-usa.com
(469)-583-7174 & (469)-463-2761

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LEGEND

CM	CONTROLLING MONUMENT		CONCRETE
◯	5/8" IRON ROD FOUND		BUILDING
⊠	"X" FOUND IN CONCRETE		PORCH, DECK, ETC.
○	POINT FOR CORNER	OHT	OVERHEAD TELEPHONE
FO	FIBER OPTIC PEDESTAL	OHP	OVERHEAD ELECTRIC
○	POWER POLE		ELECTRIC EASEMENT
	FIRE LANE		METAL FENCE
W	WATER METER		WOOD FENCE
T	TELE. MANHOLE	S	SANITITARY SEWER MANHOLE
T	TELE. VAULT	D	STORM DRAIN MANHOLE
V	VACUUM		HANDICAP PARKING
LP	LIGHT POLE	E	ELECTRIC BOX
	UNDERGROUND ELECTRIC	C	CLEANOUT
FH	PROPOSAL FIRE HYDRANT	T	TELEPHONE PEDESTAL
G	GAS METER	TV	CABLE PEDESTAL
V	WATER VALVE		ASPHALT PAVING/ GRAVEL

DIRECTION:

REV. NO.	DATE	COMMENTS

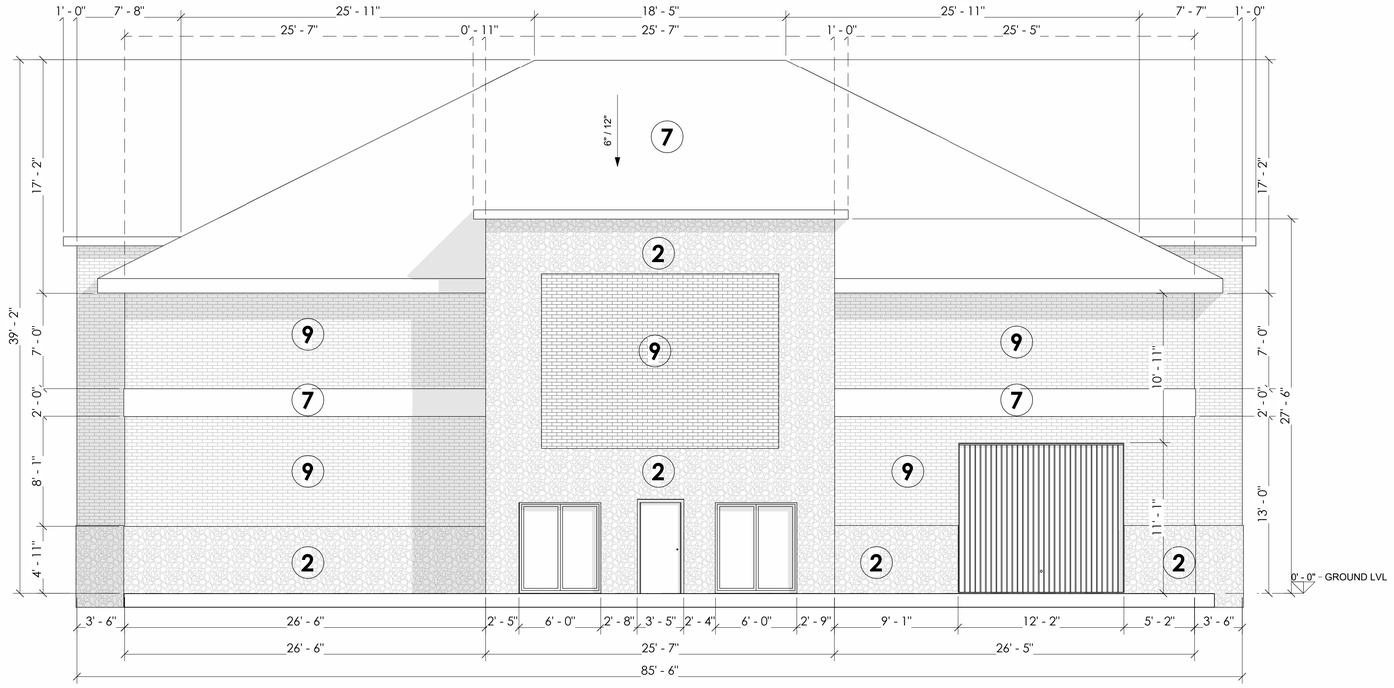
EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:
SITE PLAN

DATE: **04/11/2022**
DRAW BY:
F.G.M

A1
SHEET **02** OF **10**

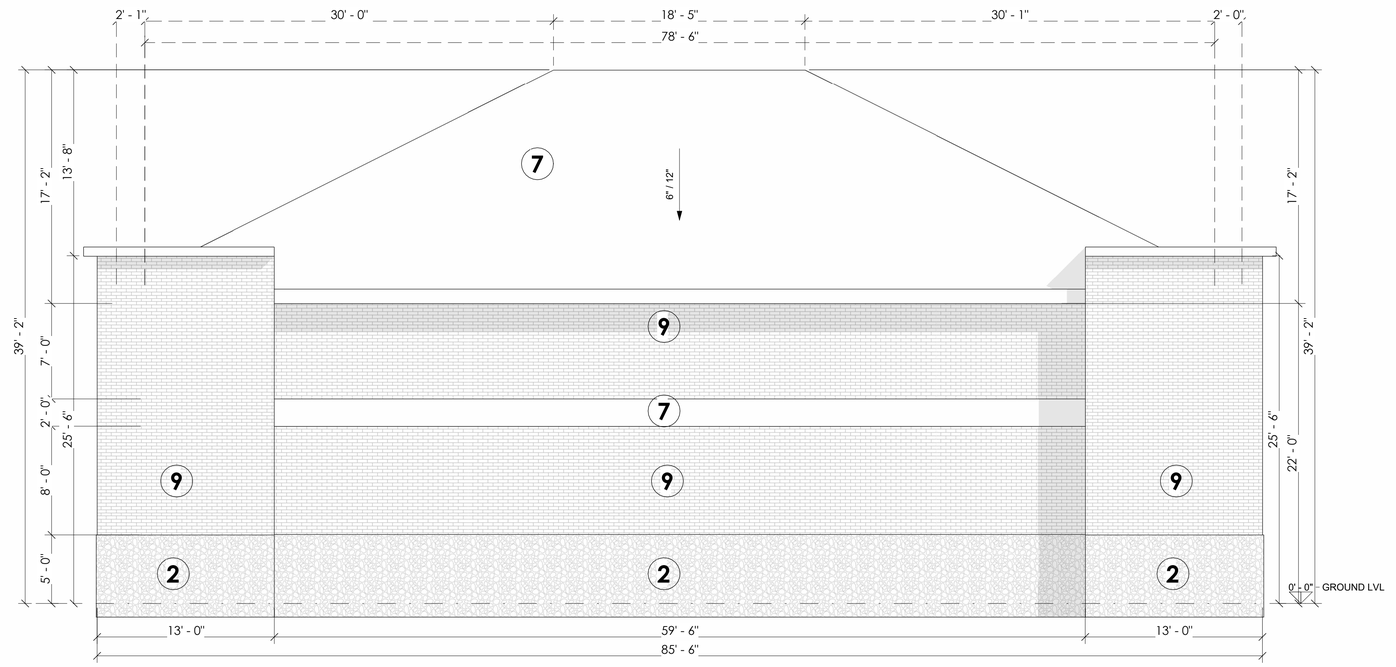


AREA AND PERCENTAGE OF MATERIALS

		TOTAL AREA	PERCENTAGE
	FRONT ELEVATION	2,042 S.Q. F.T.	100 %
2 & 9	MASONRY MATERIALS	1,856 S.Q. F.T.	94.0 %
9	BRICKS	1,240 S.Q. F.T.	64.0 %
2	NATURAL STONE	616 S.Q. F.T.	30.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	06.0%
	TOTAL	2,042 S.Q. F.T.	100 %

FRONT ELEVATION

3/16" = 1' 0"



AREA AND PERCENTAGE OF MATERIALS

		TOTAL AREA	PERCENTAGE
	FRONT ELEVATION	1'964 S.Q. F.T.	100 %
2 & 9	MASONRY MATERIALS	1,846 S.Q. F.T.	94.0 %
9	BRICKS	1,415 S.Q. F.T.	73.0 %
2	NATURAL STONE	427 S.Q. F.T.	21.0 %
7	SECONDARY MATERIAL	159 S.Q. F.T.	06.0%
	TOTAL	1,964 S.Q. F.T.	100 %

REAR ELEVATION

3/16" = 1' 0"

PROJECT:
NEW COMERCIAL

OWNER:
SALVADOR SALCEDO

LOCATION:
855 WHITMORE DRIVE,
ROCKWALL, TX

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MATERIALS

SYMBOL	SPECIFICATION
1	METAL STANDING SEAM
2	STONE
3	STUCO
4	SIDING
5	WOOD
6	GLASS
7	STEEL
8	ASPHALT SHINGLES
9	BRICK

DIRECTION:

REV. NO.	DATE	COMMENTS

EXPIRATION DATE:

PAPER SIZE 36X24

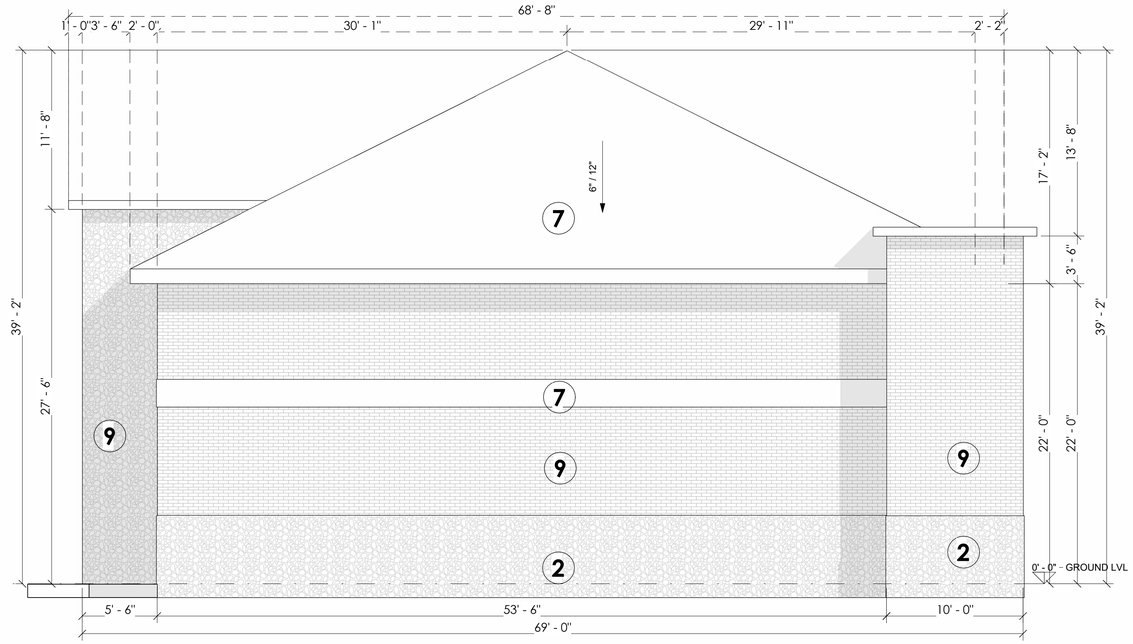
PLAN:
ELEVATIONS

DATE: **04/11/2022**

DRAW BY:
F.G.M

A3

SHEET **07** OF **00**

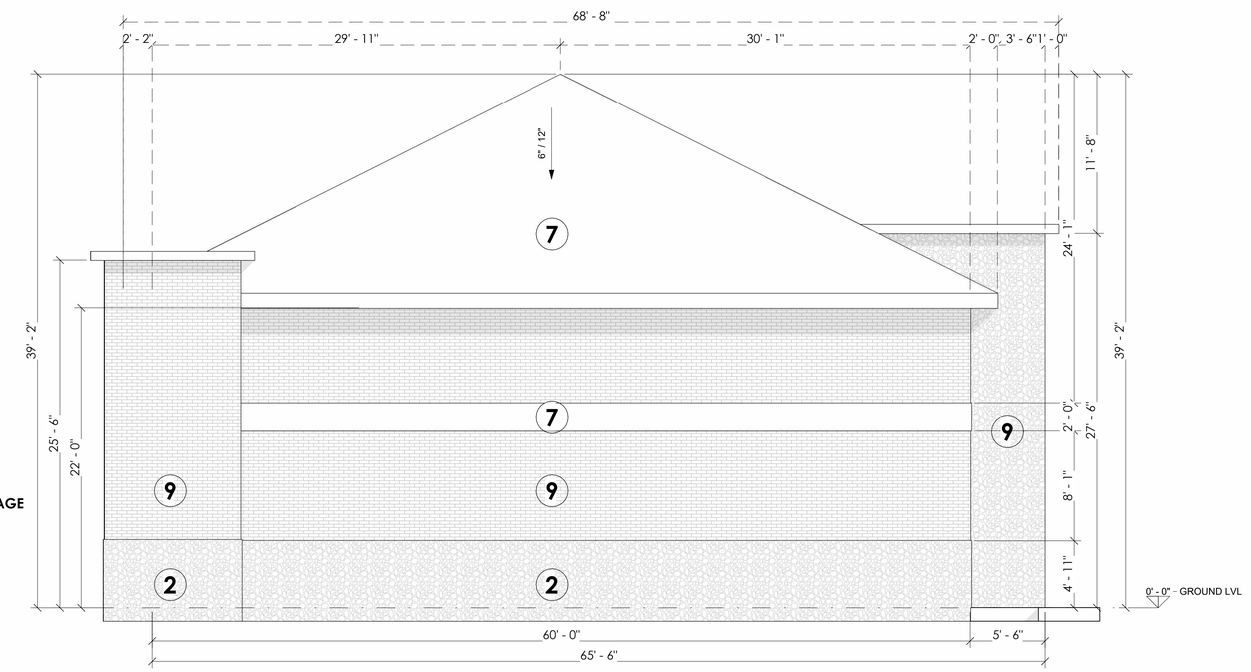


AREA AND PERCENTAGE OF MATERIALS

		TOTAL AREA	PERCENTAGE
	RIGHT ELEVATION	1,591 S.Q. F.T.	100 %
2 & 9	MASONRY MATERIALS	1,483 S.Q. F.T.	93.0 %
9	BRICKS	1,007 S.Q. F.T.	63.0%
2	NATURAL STONE	476 S.Q. F.T.	30.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	07.0%
	TOTAL	1,591 S.Q. F.T.	100 %

RIGHT ELEVATION

3/16" = 1' 0"



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8	ASPHALT SHINGLES
9	BRICK

DIRECTION:

REV. NO.	DATE	COMMENTS

EXPIRATION DATE:

PAPER SIZE 36X24

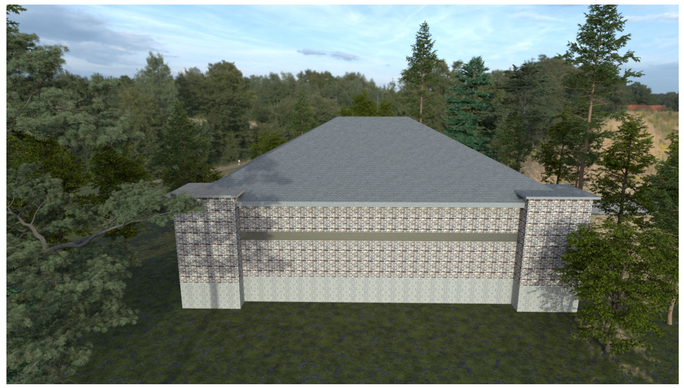
PLAN:
ELEVATIONS

DATE: **04/11/2022**

DRAW BY:
F.G.M

A3.1

SHEET **08** OF **10**



3D RENDERING

AREA CALCULATION TABLE

SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
DRIVEWAY	3,098 SQ.FT.
PARKING	2,140 SQ.FT.
TOTAL COVERED AREA	10,612 SQ.FT.
COVERAGE PERCENT	53%

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INDEX TO THE DRAWINGS

SHEET NO.	PLAN NO.	SHEET NAME
01	OC1	COVER PLAN
02	A1	SITE PLAN
03	LP1	LANDSCAPE PLAN
04	TD1	TRESCAPE PLAN
05	E1	SITE PHOTOMETRICS
06	E2	SITE PHOTOMETRICS (DETAILS)
07	A3	ELEVATIONS 1 (FRONT AND REAR)
08	A3.1	ELEVATIONS 2 (RIGHT AND LEFT)

GENERAL NOTES:

CITY COUNCIL UPDATED DEVELOPMENT CODES BY ADOPTING THE FOLLOWING CODES:

1.- 2023 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS

2.- 2015 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS

3.- 2014 ELECTRICAL CODE WITH LOCAL AMENDMENTS

4.- 2015 ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS

PROJECT:
NEW COMERCIAL
Air conditioning equipment storage

CLIENT:
SALVADOR SALCEDO
NOVA AIR LLC

LOCATION:
855 WHITMORE DRIVE,
ROCKWALL, TX

SUBMIT:
SITE PLAN REVIEW

PROFESSIONAL ENGINEER

GENERAL CONTRACTOR:

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REV. NO.	DATE	COMMENTS

EXPIRATION DATE:

PAPER SIZE 36X24

DATE:
09/08/2023

DRAWN BY:
F.G.M.

OC1

SHEET 01 OF 10

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTINGA PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WTI THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETALS WITH THIS PROJECT,

2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAN)

3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE' REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.

a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +10. OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETALED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION:

b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS. AND CONSTRUCT ANO MAINTAN SLOPES AS RECOMMENDED EY THE GEOTECHNICAL. REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRANACE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE, GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING. POTENTIAL.

c. THELANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WIL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOL AMENDMENTS TO BE ADDED (BASED NA SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISED.

d. ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO LIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, 15 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIVATELY 18" AWAY FROM THE WALES,

e. ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO ALIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, 15 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIVATELY 18" AWAY FROM THE WALES,

f. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALK AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, 18 Y" BELOW THE FINISH SURFACE OF THE WALKS, TAPER THE SOL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 19" AY FROM THE WALKS

g. SHOULD ANY CONFLICTS ANDIOR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT. THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH EMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OVNER.

4. ALLPLANTLOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTINO. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC)

a. THE LANDSCAPE CONTRACTOR 15 RESPONSIBLE FOR DETERMINING PLANT GUANTITIES; PLANT QUANTITES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWIN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.

b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. jF SOME OF THE PLANTS ARE NOT AVALABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VA PROPER CHANNELS).

c. THE CONTRACTOR SHALL, AT A MINIMUM. PROVIDE REPRESENTATIVE PHOTOS. OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE ONNERIOWNER'S. REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.

5. THE CONTRACTOR SHALL MANTA THE LANDSCAPE IN A HEALTHY CONDITION FOR 50 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF. ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF TE MAINTENANCE PERIOD,

6. SEE SPECIFICATIONS AND DETALS FOR FURTHER REQUIREMENTS.

MULCHES

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

ROOT BARRIERS

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

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.

2. THEIRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.

3. ALLNON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.

4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.

5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

6. ALLIRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

LANDSCAPE STANDARDS

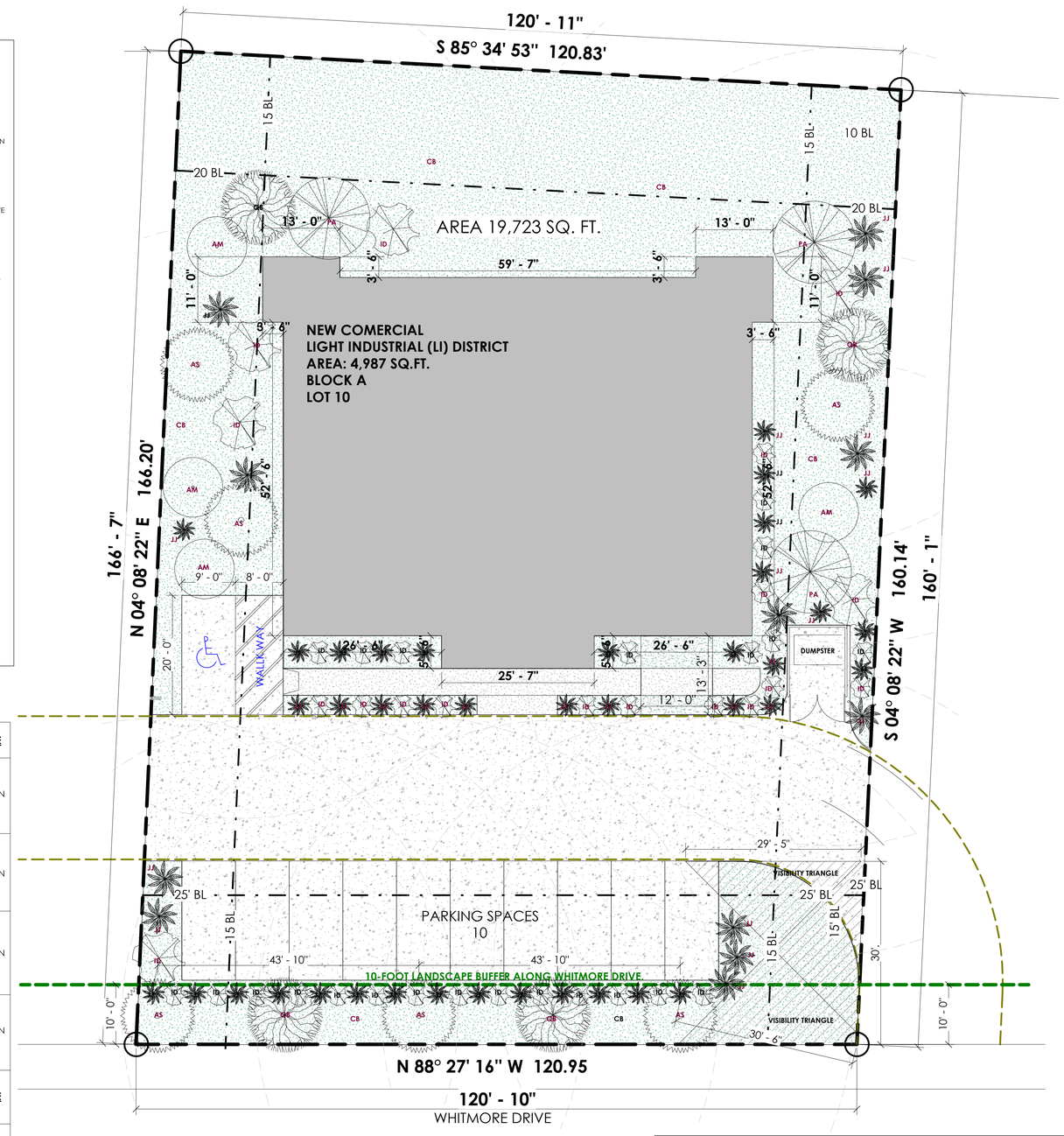
05.02 LANDSCAPE REQUIREMENTS LIGHT INDUSTRIAL (LI) DISTRICT.

TOTAL SITE AREA:	±19,737 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT. (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,983 SQ.FT. (45%)
LOCATION OF LANDSCAPING:	A MINIMUM OF 100% OF THE TOTAL REQUIRED LANDSCAPING SHALL BE LOCATED IN FRONT OF AND ALONG THE SIDE OF BUILDINGS WITH STREET FRONTAGES 2,960 SQ.FT X 100% = 2,960 SQ.FT
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	5,106 SQ.FT. (56%)
MIN. SIZE OF AREAS	ALL REQUIRED LANDSCAPING SHALL BE NO LESS THAN FIVE (5) FEET WIDE AND BE A MINIMUM OF 25 SF IN AREA UNLESS IT IS WITHIN TEN (10) FEET OF A BUILDING ON THE SAME LOT.
DETENTION BASIN:	DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES. THERE SHALL BE A MINIMUM OF ONE (1) CANOPY TREE PER 750 SF AND ONE (1) ACCENT TREE PER 1,500 SF OF DETENTION AREA.
PROPOSED DETENTION BASIN:	2,960 SQ. FT.
CANOPY TREES REQUIRED:	2,960 SQ. FT. / 750 SQ. FT. = 4 CANOPY TREE
CANOPY TREES PROVIDED:	4 CANOPY TREE
ACCENT TREES REQUIRED:	2,960 SQ. FT. / 1,500 SQ. FT = 2 ACENT TREE
ACCENT TREES PROVIDED:	2 ACENT TREE
PARKING LOT LANDSCAPING	PARKING LOTS WITH MORE THAN TWO (2) ROWS OF PARKING SPACES (I.E. ONE (1) DRIVE ISLE WITH ROWS OF PARKING ON EITHER SIDE) SHALL HAVE A MINIMUM FOR FIVE (5%) PERCENT OR 200 SF OF LANDSCAPING -- WHICHEVER IS GREATER -- IN THE INTERIOR OF THE PARKING LOT AREA. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL REQUIRED LANDSCAPING.
PROPOSED PARKING AREA:	2,140 SQ. FT
REQ. PARKING AREA LANDSCAPING:	60 SQ. FT. OR 200 SQ. FT.
PROPOSED PARKING LOT LANDSCAPING:	1,400 SQ. FT.
PARKING SPACES:	(1) LARGE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE REQUIRED TO BE PLANTED INTERNAL TO THE PARKING AREAS. (3) NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO THE EDGE OF PAVEMENT
TREES REQUIRED:	1 LARGE CANOPY TREE
TREES PROVIDED:	2 LARGE CANOPY TREE
05.02 LANDSCAPE BUFFERS - NON-RESIDENTIAL	INDUSTRIAL/OFFICE/TECHNOLOGY LAND USES: 50-FEET ALL LANDSCAPE BUFFERS SHALL INCORPORATE GROUND COVER, A BUILT-UP
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	BERM AND SHRUBBERY OR A COMBINATION THEREOF ALONG THE ENTIRE LENGTH OF THE FRONTAGE. BERMS AND SHRUBBERY SHALL EACH HAVE MINIMUM HEIGHT OF 30-INCHES AND A MAXIMUM HEIGHT OF 48- INCHES. IN ADDITION,
420?' STREET FRONTAGE	TWO (1) CANOPY TREES
REQUIRED PLANTING:	FOUR (2) ACCENT
PROVIDED 10' BUFFER:	TREES SHALL BE PLANTED PER 100-FEET OF LINEAR
SHRUBS	FRONTAGE ALONG THE PRIMARY ROADWAY.

BASED ON CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE

PLANT SCHEDULE

CODE	TREES	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
QB		4	QUERCUS MACROCARPA / BUR OAK	4" CAL	CONT.	14' MIN
AM		4	ACER SACCHARUM 'CADDO'/ CADDO MAPLE	4" CAL	CONT.	12' MIN
PA		3	PINUS ELDARICA /AFGHAN PINE	4" CAL	CONT.	12' MIN
AS		6	ACER TRUNCATUM/ SHANTUNG MAPLE	4" CAL	CONT.	12' MIN
CODE	**SHRUBS**	**QTY**	**BOTANICAL / COMMON NAME**	**CONTAINER**	**SPACING**	**SIZE**
ID		36	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL.	36" OC	24" MIN
JJ		53	JUNIPERUS SP. /JUNIPER	5 GAL.	36" OC	24" MIN
CODE	**GROUND COVERS**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
CB		9,924 SQ.FT	CYNODON DACTYLON / BERMUDA GRASS	SOND		



LANDSCAPE PLAN

3/32" = 1' 0"

NOTE:
THE IRRIGATION SYSTEM WILL COMPLY WITH THE REQUIREMENTS OF THE UDC.

SITE PLANE DATE

SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT, (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,983 SQ.FT, (45%)
DRIVEWAY	3,098 SQ.FT.
PARKING	2,140 SQ.FT.
TOTAL COVERED AREA	10,610 SQ.FT.
COVERAGE PERCENT	53%

PROJECT:
NEW COMERCIAL
AIR CONDITIONING EQUIPMENT STORAGE

OWNER:
SALVADOR SALCEDO

LOCATION:
855 WHITMORE DRIVE,
ROCKWALL, TX

Gamma Group, Design & Construction LLC
33 09 ELM ST # 250, Dallas Texas, 75228
www.gammagroup-usa.com
(469)-583-7174 & (469)-463-2761

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NOTE:
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13.- PLANS INDICATE LOCATIONS ONLY: ENGINEERING ASPECT SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

CONTRACTOR NOTES

THIS PLAN INCLUDING ALL DESIGN CONCEPTS, DRAWINGS, AND DETAILS CONTAINED HEREIN SHALL REMAN THE SOLE PROPERTY OF GAMMA GROUp AND CAN NOT BE DUPUCATED IN PART OR IN WHOLE WITHOUT THE PRIOR WRITTEN PERMISSION OF GAMMA GROUP WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING OF MATERALS THE BUILDER ANDOR SUBCONTRACTORS SHALL VERIFY ALL NOTES AND MEASUREMENTS ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWING SHALL BE REPORTED TO THE BUILDER AND DESIGNER.

DIRECTION:

REV. NO.	DATE	COMMENTS

EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:
LANDSCAPE PLANTING PLAN

DATE: **05/01/2023**

DRAW BY:
F.G.M

LP1

SHEET **03** OF **10**

TREE PROTECTION SPECIFICATIONS

MATERIALS

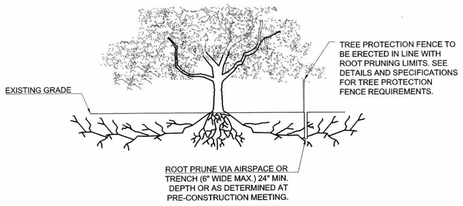
1. " FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN 'AVERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL T'SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF 'ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND. THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT. ZONE (GR EQUAL TO FROM THE TRUNK FOR EVERY 1" OF DEH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE
4. ONSULTANT ANDIOR CITY ARBORIST, AND IN ACCORDANCE WITH THE. DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
5. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
6. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLAGE DURING THE ENTIRE. CONSTRUCTION PHASE. THE INSTALLATION POSTS SHALL BE PLACED EVERY § FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC INA 'STABLE AND UPRIGHT POSITION.
7. WITHN THE CRZ.
   a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
   b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
   c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE
   d. CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING. FAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES,IRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. ONOT PERT RUNOFF FROM WASTE MATERIALS INCLUDING, SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO. PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE. INCLUDING IN AN AREA WHERE RAIN OR 'SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT 'SYSTEM OF THE TREE
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM,
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION. PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. .THE CONTRACTOR SHALL NOT GUT ROOTS LARGER THAN ONE INGH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY. ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING. CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULGH SHALL BE MAINTAINED. THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE AWEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUGE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJAGENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

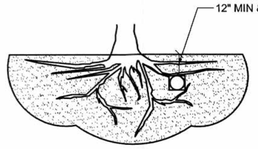
- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
  A. AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
  B. AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
  C. AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHEROBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THECONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE ORBURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREASHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



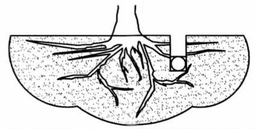
ROOT PRUNING DETAIL

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



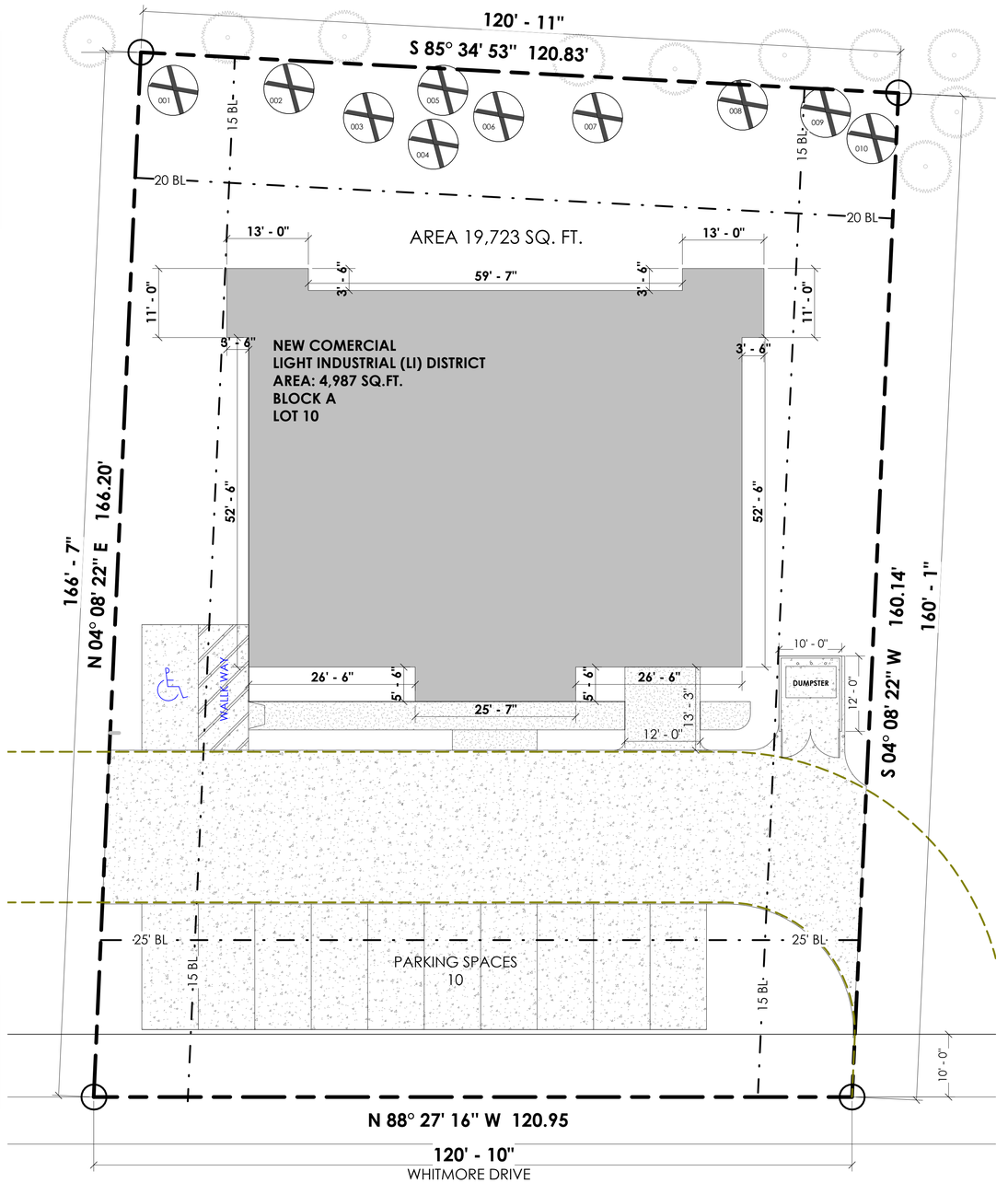
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

BORING THROUGH ROOT PROTECTION ZONE

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

EXISTING TREE LEGEND

	EXISTING TREE OFF SITE	10
	EXISTING TREE TO BE REMOVED	10



0 5 10 20 40

LANDSCAPE PLAN

3/32" = 1' 0"

TREE MIGRATION SUMMARY

TOTAL MIGRATION REQUIRED:	40"
PROPOSED CODE REQUIRED TREES:	19"
BALANCE OF MITIGATION:	14"
4" CAL. MITIGATION TREES (5) ON SITE	21"

SITE PLANE DATE	
SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT, (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,983 SQ.FT, (45%)
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AIR CONDITIONING EQUIPMENT STORAGE

OWNER:
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LOCATION:
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EXISTING TREE LEGEND

EXISTING TREE OFF SITE

EXISTING TREE TO BE REMOVED

DIRECTION:

REV. NO.	DATE	COMMENTS

EXPIRATION DATE:

PAPER SIZE 36X24

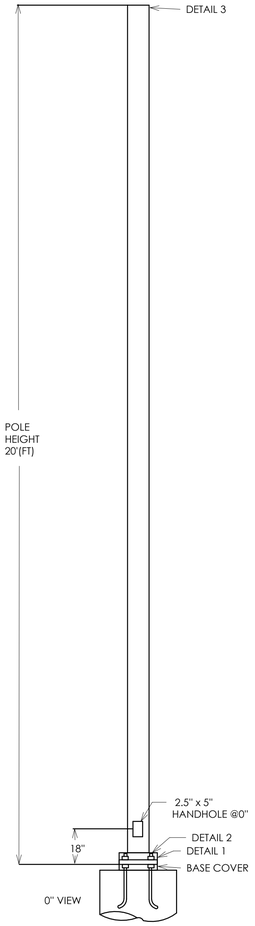
PLAN:
TRESCAPE PLAN DETAILS & SPECIFICATIONS

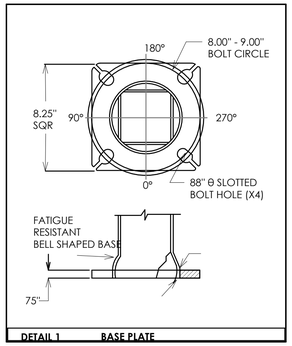
DATE: **05/01/2023**

DRAW BY:
F.G.M

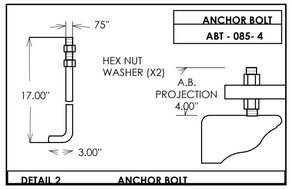
TD1

SHEET **04** OF **10**





DETAIL 1 BASE PLATE



DETAIL 2 ANCHOR BOLT

1) HARDWARE TO BE GALVANIZED TO ASTM A153
2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER A153
3) ALL WELDING TO CONFORM TO: AWS DL1 MOST RECENT EDITION
4) FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STELL CONSTRUCTION) QUALITY CERTIFICATION
5) PROVISIONS FOR GROUNDING LOCATED AT BASE HAND HOLE.

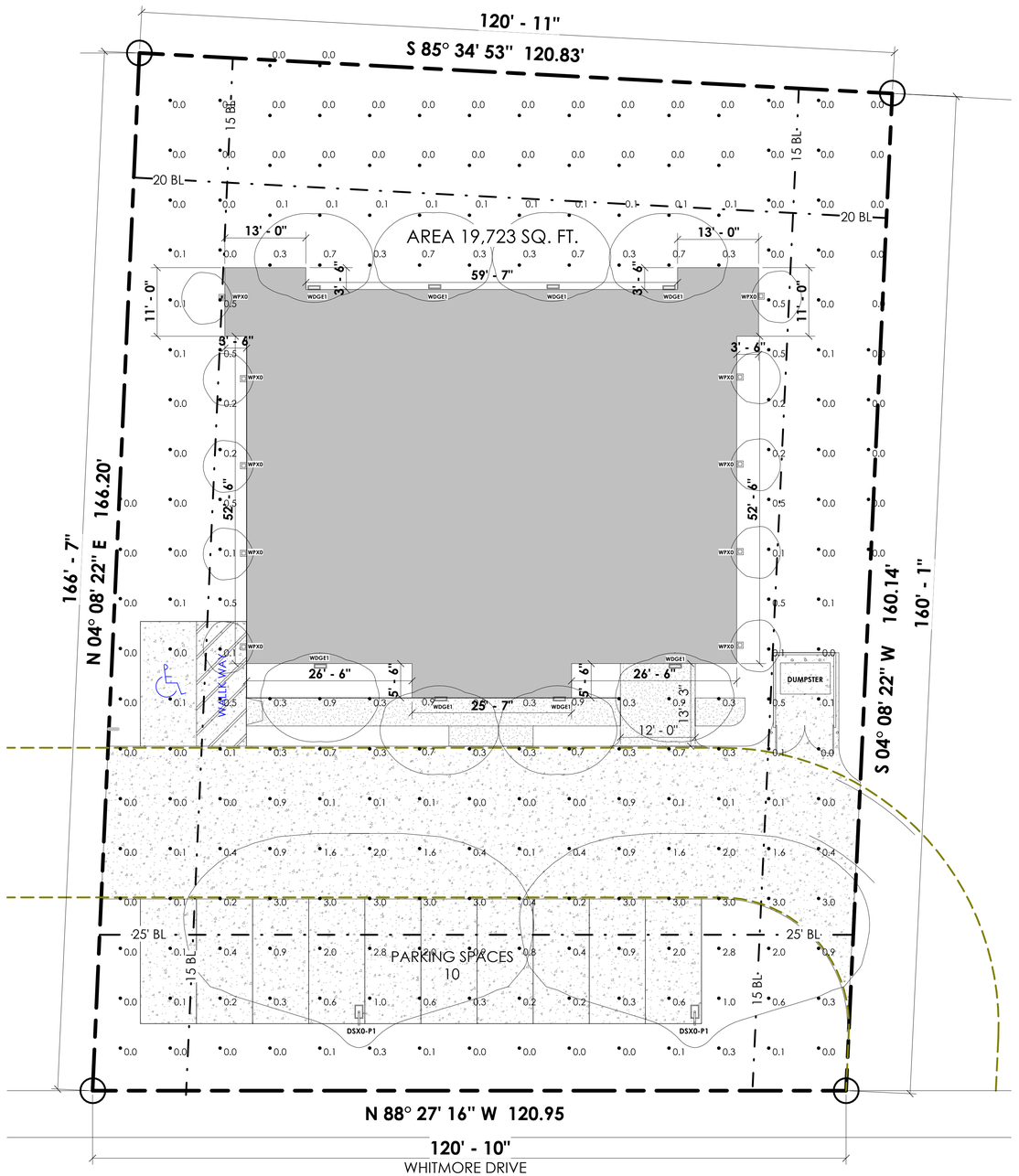
LOADING DATA								
DESIGN CRITERIA:	COMMERCIAL STANDARD							
SPEED (mph)	80	90	100	110	120	130	140	150
EPA FT:	9.6	6.7	4.5	3.5	2.0	0.8	---	---
WEIGHT (lbs)	240	167	150	88	50	20		

FINISH
TBD

MATERIAL DATA	
COMPONET	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A38

POLE DIMENSION DATA						
TYPE	DESING	POLE LENGTH (FT)	BASE DIA (IN)	TOP DIA (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	SNS- 20- 40-11- AB	20	4.00	4.00	11 - GA (1196"]	140

DETAIL GENERAL NOTES



SITE PHOTOMETRICS PLAN

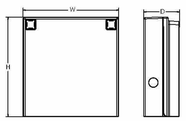
3/32" = 1' 0"

LUMINAIRE SCHEDULE

SYMBOL	TYPE	QTY	MANUFACTURER / CATALOG NUMBER	TOTAL LUMEN OUTPUT	TOTAL INPUT WATTS	BALLAST FACTOR	LIGHT LOST FACTOR	USER DEFINED FACTOR
DSX0-P1	P	2	2 DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD / D-SERIES SIZE 0 LED AREA LUMINAIRE (LITHONIALIGHTING)	8,800	68.11	1.000	0.850	1.000
WDGE1	W	8	WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD / WDGE1 LED ARCHITECTURAL WALL SCONCE (LITHONIALIGHTING)	7,200	24	1.000	0.800	1.000
WPX0	W	10	WPX0 LED ALO SWW2 MVOLT PE DDBXD / WPX0 LED WALL PACK (LITHONIALIGHTING)	6,940	20	1.000	0.850	1.000

WPX0 LED
Wall Pack

Specifications
Depth (D): 2"
Height (H): 5.75"
Width (W): 5.5"
Weight: 2.58lbs



Introduction
The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Ordering Information
EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Controls	Finish
WPX0 LED ALO 850 - 1,650 Lumens	SWW2 3000K / 4000K / 5000K	MVOLT 120V - 277V	PE Photocell (Dusk/Off)	DDBXD Dark bronze

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration.

NOTES:
Default out of the box settings: 1,650 Lumens, 4000K, Photocell enabled

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy efficient solution for the one for one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX features a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine consist of high efficacy LEDs and LED lumen maintenance of L86/100,000 hours. Color temperature (CCT) can be switched between 3000K , 4000K and 5000K with minimum CRI of 80. Electronic driver ensures system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.

A module inside the luminaire allows the installer to not only switch between CCTs, but also the adjust the lumen output and switch on and off the photocell (PE).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.lithonia.acuitybrands.com/technical/warranty_terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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Performance Data

Electrical Load

ALO Setting	Input Power (W)	120 V (A)	240 V (A)	277 V (A)
ALO 4	13.8	0.11	0.06	0.05	0.05
ALO 3	9.2	0.08	0.04	0.04	0.03
ALO 2	7.8	0.07	0.04	0.03	0.03
ALO 1	6.4	0.05	0.03	0.03	0.02

Lumen Output

ALO Setting	Color Temperature	Lumen Output
ALO 4	3000K	1,591
	4000K	1,664
	5000K	1,667
ALO 3	3000K	1,364
	4000K	1,391
	5000K	1,225
ALO 2	3000K	974
	4000K	994
	5000K	1,025
ALO 1	3000K	814
	4000K	829
	5000K	859

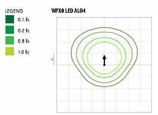
Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.027
5°C	41°F	1.023
10°C	50°F	1.018
15°C	59°F	1.012
20°C	68°F	1.006
25°C	77°F	1.000
30°C	86°F	0.993
35°C	95°F	0.986
40°C	104°F	0.979

Projected LED Lumen Maintenance
Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate L27, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.93	>0.89	>0.86

Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



Switchable Features

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WPX0 LED
Rev. 10/31/22
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PROJECT:
NEW COMERCIAL
AIR CONDITIONING EQUIPMENT STORAGE

OWNER:
SALVADOR SALCEDO

LOCATION:
855 WHITMORE DRIVE,
ROCKWALL, TX

Gamma Group, Design & Construction LLC
33 09 ELM ST # 250, Dallas Texas, 75228
www.gammagroup-usa.com
(469)-583-7174 & (469)-463-2761

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NOTE:
GENERAL CONTRACTOR SHALL HAVE THIS FOUNDATION PLAN DESIGN BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TESTS REQUIREMENTS.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN IT IS THE RESPONSABILITY OF PURCHASER, OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES.
1.- BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR PROCEEDING WITH CONSTRUCTION.
2.- BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.
13.- PLANS INDICATE LOCATIONS ONLY: ENGINEERING ASPECT SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

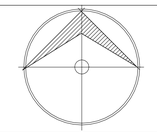
CONTRACTOR NOTES

THIS PLAN INCLUDING ALL DESIGN CONCEPTS, DRAWINGS, AND DETAILS CONTAINED HEREIN SHALL REMAN THE SOLE PROPERTY OF GAMMA GROUp AND CAN NOT BE DUPUCATED IN PART OR IN WHOLE WITHOUT THE PRIOR WRITTEN PERMISSION OF GAMMA GROUP WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING OF MATERALS THE BUILDER ANDOR SUBCONTRACTORS SHALL VERIFY ALL NOTES AND MEASUREMENTS ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWING SHALL BE REPORTED TO THE BUILDER AND DESIGNER.

NOTES:

1. SURFACE REFLECTANCES: VERTICAL/HORIZONTAL - 50/20
2. MOUNTING HEIGHTS ARE DESIGNATED ON DRAWING WITH E2
3. LUMINAIRE DESCRIPTION DOES NOT NESSARLY REFLECTS SPECIFICATION MODEL NUMBER. CONTACT SALESPERSON FOR VERIFICATION.
4. LIGHTING POWER DENSITY IS CALCULATED BASED ON ESTIMATED BALLAST/DRIVER ENERGY CONSUMPTION. ENGINEER TO VERIFY
5. FOR LUMEN OUTPUT OF SCALE LUMINAIRES, MULTIPLY TOTAL LUMEN OUTPUT BY USER DEFINED FACTOR.
6. CALCULATION VALUES ARE AT HEIGHT INDUCATED IN SUMMARY TABLE

DIRECTION:



REV. NO.	DATE	COMMENTS

EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:
SITE PHOTOMETRICS & DETAILS

DATE: **05/01/2023**

DRAW BY:
F.G.M

E1

SHEET **05** OF **10**

D-Series Size 0

LED Area Luminaire

d-series

Specifications

EPA: 0.44 ft² (0.04 m²)

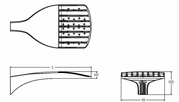
Length: 26.18" (66.5 cm)

Width: 14.06" (35.7 cm)

Height H1: 2.26" (57 mm)

Height H2: 7.46" (189.5 mm)

Weight: 23 lbs (10.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics**	(this section 3K/4K and/or 5K only)	AFR Automotive front row	T5W Type V medium	MVOLT (120V-277V)*	**Shipped included**
	P1 P5	30K 3000K	T1S Type I short	T2M Type II medium	HVOLT (347V-480V)*	SPA Square pole mounting (#5 drilling, 3.5" min. SQ pole)*
	P2 P6	40K 4000K	T2R Type II right	T3M Type III medium	277 277V	RPA Round pole mounting (#5 drilling, 3" min. RND pole)*
	P3 P7	50K 5000K	T3W Type III medium	BLC3 Type III backlight control	347 347V	SPAS Square pole mounting (#5 drilling, 3" min. SQ pole)*
	P4	(this section 80CRI only, extended lead times apply)*	T4M Type IV medium	LCCO Left corner cutoff*	480 480V	RPAS Round pole mounting (#5 drilling, 3" min. RND pole)*
	Rotated optics	27K 2700K	T4W Type IV wide	RCCO Right corner cutoff*		SPARN Square narrow pole mounting (#5 drilling, 3" min. SQ pole)
	P1R* P2R*	30K 3000K	T5VS Type V short			WBA Wall bracket *
	P3R* P4R*	40K 4000K	T5W Type V wide			MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		50K 5000K				

Control options	Other options	Finish (approx)
Shipped installed	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN NLTAIR2 nLight AIR generation 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 25 fc *,5,6,7	PE5* Seven pin receptacle only (controls ordered separately)*,8	DBLXD Black
PIR PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 3fc *,5,6,7	EAD Field adjustable output *,9	DNAXD Natural Aluminum
PER PER SESNA twist-lock receptacle only (controls ordered separately)*,8	BL30 Bi-level switched dimming, 30% *,9	DWHXD White
PER5 PER5 Five pin receptacle only (controls ordered separately)*,8	BL50 Bi-level switched dimming, 50% *,9	DDBTXD Textured dark bronze
	DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*,9	DBLBXD Textured black
		DNATXD Textured natural aluminum
		DWHGXD Textured white
		DSSTXD Textured sandstone
	Shipped separately	
	EGSR External Glare Shield (trim/door, field install required, matches housing finish)	
	BSGR Bird Spikes (field install required)	

*Refer to Accessories for more information.

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DSX0 LED Rev. 09/05/23 Page 1 of 9

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.04
10°C	1.03
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

Estimated L70 (hours): Beyond 100,000

To calculate L70, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	1.00
50,000	0.99
100,000	0.98

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
10	100%	100%
9	93%	95%
8	85%	85%
7	80%	73%
6	74%	61%
5	61%	47%
4	47%	30%
3	34%	20%
2	23%	13%
1	15%	20%

*Note: Calculated values are based on original performance wattage data. When calculating new values for given FAO position, multiply listed % wattage / % lumen output based on input watts and lumens by table type.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Steaway Fade Rate
NLTAIR2 PIRHN	30%	100%	Disabled at 25fc	7.5 min	3 sec	5 min
	30%	100%	Disabled at 25fc	7.5 min	3 sec	5 min

Electrical Load

Performance Package	System Watts	Drive Current (mA)	Voltage	Current (A)			
				120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.28
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
	P8	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
Rotated Optics (Non-Symmetric Only)	P1R	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P3R	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P4R	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

	70CRI		80CRI		TM-30	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead time	77%	(see note)
4000K	100%	Standard	92%	Extended lead time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead time	63%	(see note)
3000K	96%	Standard	87%	Extended lead time	69%	(see note)
2700K	94%	(see note)	85%	Extended lead time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
DLO	Field adjustable output device installed inside the luminaire; wired to the driven dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads.
DS (not available on DSSO)	Two luminaires powered by the SOSO2 luminaire operation	The luminaires is powered by two separate circuits, allowing for SOSO operation.	Independently wired drivers.	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PERT	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 2-10V dimming signal.	Twist-lock photocells such as ECL (Elm or advanced control nodes such as ROAM).	Pins 4 & 6 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8 to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls ISSG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduling, commissioning with native sensor over-the-air or wireless connected to the nLight SiteWorx.	nLight Air ISSG	nLight AIR sensors can be programmed and commissioned from the ground using the CSAirKey Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.	BLC device provides input to 0-10V dimming leads so that luminaire operates at specified dimming level (30% or 50%) control by a secondary circuit.	BLC MVOLT	BLC device is powered off the 0-10V dimming leads; this can be used with any input voltage from 120 to 480V

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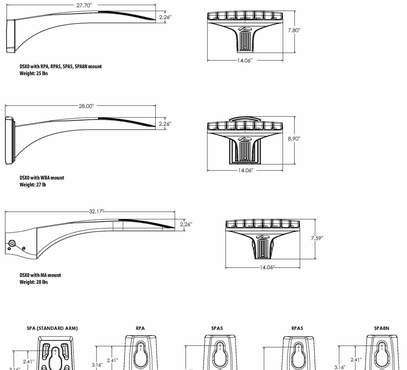
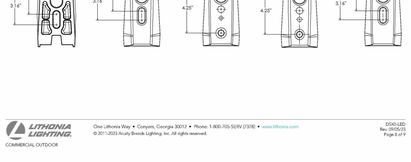
DSX0 LED Rev. 09/05/23 Page 2 of 9

Dimensions

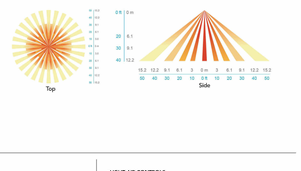




nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future upgrades. Luminaire is completely sealed, mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A highly controlled multistage process ensures a minimum 3-mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)

Optional corrosion-resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is a salt spray rated to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to 100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR Integrated motion sensor with on-board photocell feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful, controls platform provides cost-effective basic to complex lighting control functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group responses without the need for additional equipment. Scheduled dimming with motion sensor override can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" or center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPAS or RPAS. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy American(b) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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DSX0 LED Rev. 09/05/23 Page 3 of 9

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	25K				30K				40K				50K			
					Lumens	B	U	G	Lumens	B	U	G	Lumens	B	U	G	Lumens	B	U	G
P1	33W	20	530	T1S	4,596	1	0	2	5,106	1	0	2	5,242	1	0	2	5,242	1	0	2
				T2M	4,545	1	0	2	5,117	1	0	2	5,163	1	0	2	5,163	1	0	2
				T2R	4,597	1	0	2	5,107	1	0	2	5,244	1	0	2	5,244	1	0	2
				T3S	4,507	1	0	3	5,124	1	0	3	5,129	1	0	3	5,129	1	0	3
				T3M	4,608	1	0	3	5,143	1	0	3	5,151	1	0	3	5,151	1	0	3
				T4M	4,613	1	0	3	5,147	1	0	3	5,155	1	0	3	5,155	1	0	3
				T4W	4,618	1	0	3	5,153	1	0	3	5,161	1	0	3	5,161	1	0	3
				T5VS	4,574	1	0	3	5,104	1	0	3	5,112	1	0	3	5,112	1	0	3
				T5S	4,577	1	0	3	5,107	1	0	3	5,114	1	0	3	5,114	1	0	3
				T5W	4,582	1	0	3	5,113	1	0	3	5,121	1	0	3	5,121	1	0	3
				BLC3	4,613	1	0	3	5,147	1	0	3	5,155	1	0	3	5,155	1	0	3
				LCCO	4,613	1	0	3	5,147	1	0	3	5,155	1	0	3	5,155	1	0	3
				RCCO	4,613	1	0	3	5,147	1	0	3	5,155	1	0	3	5,155	1	0	3
P2	45W	20	700	T1S	6,070	2	0	2	6,742	2	0	2	6,921	2	0	2	6,921	2	0	2
				T2M	6,002	2	0	2	6,757	2	0	2	6,817	2	0	2	6,817	2	0	2
				T2R	6,071	2	0	2	6,744	2	0	2	6,923	2	0	2	6,923	2	0	2
				T3S	5,951	2	0	3	6,766	2	0	3	6,772	2	0	3	6,772	2	0	3
				T3M	6,083	2	0	3	6,789	2	0	3	6,797	2	0	3	6,797	2	0	3
				T4M	6,090	2	0	3	6,796	2	0	3	6,804	2	0	3	6,804	2	0	3
				T4W	6,098	2	0	3	6,805	2	0	3	6,813	2	0	3	6,813	2	0	3
				T5VS	6,038	2	0	3	6,738	2	0	3	6,746	2	0	3	6,746	2	0	3
				T5S	6,042	2	0	3	6,743	2	0	3	6,751	2	0	3	6,751	2	0	3
				T5W	6,051	2	0	3	6,752	2	0	3	6,760	2	0	3	6,760	2	0	3
				BLC3	6,090	2	0	3	6,796	2	0	3	6,804	2	0	3	6,804	2	0	3
				LCCO	6,090	2	0	3	6,796	2	0	3	6,804	2	0	3	6,804	2	0	3
				RCCO	6,090	2	0	3	6,796	2	0	3	6,804	2	0	3	6,804	2	0	3
P3	69W	20	1050	T1S	8,838	3	0	3	9,851	3	0	3	10,124	3	0	3	10,124	3	0	3
				T2M	8,773	3	0	3	9,878	3	0	3	9,966	3	0	3	9,966	3	0	3
				T2R	8,839	3	0	3	9,858	3	0	3	10,128	3	0	3	10,128	3	0	3
				T3S	8,700	3	0	3	9,892	3	0	3	9,902	3	0	3	9,902	3	0	3
				T3M	8,893	3	0	3	9,925	3	0	3	9,936	3	0	3	9,936	3	0	3
				T4M	8,903	3	0	3	9,936	3	0	3	9,947	3	0	3	9,947	3	0	3
				T4W	8,912	3	0	3	9,944	3	0	3	9,955	3	0	3	9,955	3	0	3
				T5VS	8,829	3	0	3	9,852	3	0	3	9,862	3	0	3	9,862	3	0	3
				T5S	8,835	3	0	3	9,858	3	0	3	9,868	3	0	3	9,868	3	0	3
				T5W	8,847	3	0	3	9,871	3	0	3	9,881	3	0	3	9,881	3	0	3
				BLC3	8,903	3	0	3	9,936	3	0	3	9,947	3	0	3	9,947	3	0	3
				LCCO	8,903	3	0	3	9,936	3	0	3	9,947	3	0	3	9,947	3	0	3
				RCCO	8,903	3	0	3	9,936	3	0	3	9,947	3	0	3	9,947	3	0	3
P4	93W	20	1400	T1S	11,396	3	0	2	12,722	3	0	2	13,089	3	0	2	13,089	3	0	2
				T2M	11,317	3	0	2	12,747	3	0	2	13,141	3	0	2	13,141	3	0	2
				T2R	11,397	3	0	2	12,717	3	0	2	13,093	3	0	2	13,093	3	0	2
				T3S	11,223	3	0	3	12,760	3	0	3	12,772	3	0	3	12,772	3	0	3
				T3M	11,470	3	0	3	12,801	3	0	3	12,815	3	0	3	12,815	3	0	3
				T4M	11,483	3	0	3	12,815	3	0	3	12,829	3	0	3	12,829	3	0	3
				T4W	11,496	3	0	3	12,829	3	0	3	12,843	3	0	3	12,843	3	0	3
				T5VS	11,388	3	0	3	12,711	3	0	3	12,724	3	0	3	12,724	3	0	3
				T5S	11,396	3	0	3	12,720	3	0	3	12,733	3	0	3	12,733	3	0	3
				T5W	11,412	3	0	3	12,737	3	0	3	12,749	3	0	3	12,749	3	0	3
				BLC3	11,483	3	0	3	12,815	3	0	3	12,829	3	0	3	12,829	3	0	3
				LCCO	11,483	3	0	3	12,815	3	0	3	12,829	3	0	3	12,829	3	0	3
				RCCO	11,483	3	0	3	12,815	3	0	3	12,829	3	0	3	12,829	3	0	3

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DSX0 LED Rev. 09/05/23 Page 4 of 9

Photometric Diagrams

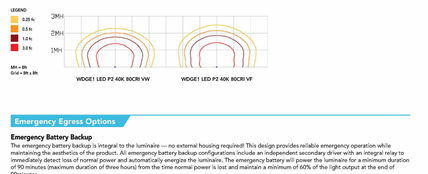
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

LEGEND

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



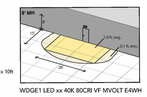
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

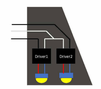


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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DSX0 LED Rev. 09/05/23 Page 5 of 9

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DSX0 LED Rev. 09/05/23 Page 6 of 9

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DSX0 LED Rev. 09/05/23 Page 7 of 9

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DSX0 LED Rev. 09/05/23 Page 8 of 9

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DSX0 LED Rev. 09/05/23 Page 9 of 9

WDGE1 LED

Architectural Wall Sconce

Specifications

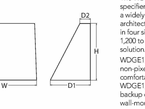
Depth (D1): 5.5"

Depth (D2): 1.5"

Height: 8"

Width: 9"

Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard (0°C to 40°C)	Cold (0°C to -20°C)	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	10W	Standalone / nLight	1,200	2,000	3,800	4,500	6,000	--
WDGE3 LED	15W	10W	Standalone / nLight	1,200	2,000	3,800	4,500	6,000	--
WDGE4 LED	--	--	Standalone / nLight	1,200	2,000	3,800	4,500	6,000	7,500
				2,400	4,000	7,600	9,000	12,000	--
				3,600	6,000	11,400	13,500	18,000	--
				4,800	8,000	15,200	18,000	24,000	--
				1,200	2,000	3,800	4,500	6,000	--

PROJECT COMMENTS

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

DATE: 3/22/2024

PROJECT NUMBER: SP2024-008
PROJECT NAME: Site Plan for 150 Pecan Valley Drive
SITE ADDRESS/LOCATIONS: 150 PECAN VALLEY DR

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	03/22/2024	Approved w/ Comments

03/22/2024: SP2024-008: Site Plan for a General Retail Building (Smoothie King)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for General Retail Building on a 0.7621-acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive.
I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2024-008) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Provide a corrected signature block as shown below with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Specifically, the Photometric Plan and the Treescape Plan are missing this. (Subsection 03.04. A, of Article 11, UDC)

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

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

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

M. 5 Site Plan
(1) All parking spaces should be 20’ in length and 9’ in width as explained in the Standards of Design and Construction. Please correct this on the site plan.

M.6 Building Elevations:

(1) 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 of less than 6,000 SF shall be constructed with a pitched roof." In this case, staff can see how constructing the structure with a flat roof and parapet will match the adjacent existing general retail strip center; however, this request will require a variance from the Planning and Zoning Commission.
(2) Subsection 04.01(C) of Article 05, District Development Standards, of the Unified Development Code (UDC) details the building articulation requirements. Currently, the proposed building does not meet the primary building facades (i.e. since this project is in an overlay district the primary building façade formula are required on all four [4] sides of the building). Specifically, the proposed building does not meet the projection height (i.e. there is only a two [2] foot projection as opposed to the required 5.75' projection on all building facades) and wall projection (there is 1-foot, 11 ¾ inch projection on the east elevation and no project on the north elevation), and there is not a primary entryway/architectural element on three (3) of the four (4) building facades. With this being said, staff should point out that Planned Development District 65 (PD-65) limits the height on the subject property to 28-feet, which makes it difficult for the building to be designed to meet the vertical projections required by the UDC.
(3) Subsection 04.01 (A) of Article 05, District Development Standards, of the Unified Development Code (UDC), indicates that the back of the parapets shall be finished using the same materials as the exterior.
(4) Subsection 06.06(7) of Article 05, District Development Standards, of the Unified Development Code (UDC), requires that dumpster enclosures be a minimum of eight (8) feet in height. Please increase the height of the proposed dumpster enclosure. Please also indicated that the dumpster enclosure will incorporate a self-latching gate.

M.7 Landscape Plan

(1) According to Subsection 05.01(B) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), a ten (10) foot landscape buffer with built-up berm, ground cover, and shrubbery is required adjacent to Pecan Valley Drive and W. Quail Run Road. In addition, this landscape buffer requires a minimum of one (1) canopy tree and one (1) accent tree per 50-linear feet.
(2) According to Subsection 06.02.(E) of Article 05, District Development Standards, of the Unified Development Code (UDC), a 20-foot landscape buffer is required along SH-205. Within this landscape buffer a minimum of two (2) canopy trees and four (4) accent trees per 100-LF are required to be provided. This means that the trees required for this project along SH-205 would be three (3) canopy trees and five (5) accent trees. In addition, a built-up berm, ground cover, and shrubbery is required along the entire length of the landscape buffer.
(3) Please identify all required landscape buffers and berms on the Landscape Plan.
(4) The applicant shall adhere to the Operational Conditions listed in Ordinance No. 23-08, S-293 which states:

Additional landscaping and a berm or masonry wall shall be required along Pecan Valley Drive and N. Goliad Street at the time of site plan to provide headlight screening for vehicles traveling along N. Goliad Street from vehicles in the drive- through and cueing lanes of the proposed Restaurant with 2, 000 SF or more with a Drive -Through or Drive -In.

(5) Please note that all retaining walls shall be finished in rock or stone.

M.8 Photometric Plan

(1) Per the Photometric Plan the proposed mounting height of the lighting standards in the parking areas is 25-feet. Please note that Subsection 06.02.(G) of Article 05, District Development Standards, of the Unified Development Code (UDC) stipulates a maximum height of 20-feet for all light standards, light fixture, light pole, pole base or combination thereof. Please make the required correction.
(2) According to Subsection 03.03(C) of Article 07, Environmental Performance, of the Unified Development Code (UDC) the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. Please note that the current plans exceed this adjacent to all property lines. Please correct this issue.
(3) Please provide cut sheets/specification sheets for ALL proposed light fixtures.
(4) Please provide an exhibit showing conformance to the headlight screening standards (i.e. show that the parking spaces along SH-205 will be properly screened in accordance with Article 08 of the UDC).

M.9 Treescape Plan

(1) Please provide a copy of the Landscape Plan from the agreement on the City's property. This can be combined with the totals from the Landscape Plan to off-set the required tree mitigation balance.

M.10 Staff has identified the following variances based on the plans that were submitted: [1] Roof Design Standards, [2] Primary Articulation, [3] Lighting Standards, [4] height of the dumpster enclosure, and [5] Light at Non-Residential Property Line. Some of these variances can be corrected by changing the plans to conform to the code requirements; however, should you choose to request variances with this case please provide a letter that outlines each requested variance, the reason the variance is being requested (i.e. the hardship that prevents you from meeting the code requirements), and the required two (2) compensatory measures required by the code to request the variance. Please note that the compensatory measures must directly off-set the requested variance. In this case, ten(10) compensatory measures would be needed in lieu of the four (4) variances requested. In this case, the applicant is proposing the following compensatory measures: [1] increased landscaping, [2] bike racks, [3] decorative railings, and [4] more than 20% natural stone. Staff is in agreement that compensatory measures #1, #2, and #4 are compensatory; however, staff needs additional details on compensatory measure #3 to determine if this is truly a compensatory measure. Please note that variances require a super-majority vote (or three-fourths vote) of the Planning and Zoning Commission for approval (e.g. six [6] out of the seven [7] members).

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

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. It is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 9, 2024 Planning & Zoning Meeting.

I.13 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session will be held on March 26, 2024.
2) Planning & Zoning Public Hearing will be held on April 9, 2024.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires a representative(s) to be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

I.15 If the Planning and Zoning Commission approves this site plan case, the applicant will be responsible for submitting hard copies of the final site plan submittal package -- with all comments addressed -- for signatures from the Planning and Zoning Commission Chairman and Director of Planning and Zoning. Please note that this will be required to be completed prior to the acceptance of civil engineering plans.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. All parking spaces shall be 9'x20'
2. Remove light pole from drainage easement.
3. Show the proposed storm drainage pipes within this easement to ensure it meets the distance requirement from the existing sewer main.
4. All parking spaces shall be 9'x20'. Dimension these parking spaces.
5. No overhangs, canopies, awnings, drive thru equipment, fencing, light poles, etc. in drainage easement
6. Show all of the drainage easement.
7. Need to show any easement proposed to be abandoned
8. No trees with 5' of sewer line

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.

- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- No detention is allowed within the 100yr flood plain.
- Drainage calculations based on property zoning, not land area use.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- Floodplain, erosion hazard setback, and detention ponds must be in a drainage easement with 20' additional easement.
- The existing stream on site is WOTUS.
- Must have a wetlands/WOTUS determination for all streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- Must show and meet erosion hazard setback for all creeks/streams.
- No vertical walls allowed in detention/drainage easement.
- No public water or sanitary sewer allowed in detention/drainage easements.
- 100-year WSEL must be called out for detention ponds, and floodplains a minimum of every 300'.
- FFE for all buildings must be called out when adjacent to floodplain and detention ponds. Minimum 2' above 100-year WSEL.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Drainage easement width for storm sewer is minimum 20', or 2 times depth plus width of culvert, raised to the nearest 5 ft.

Water and Wastewater Items:
- Show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an 8" and a 24" sewer main available to this site.
- The existing 24" sewer main and associated easement running through the site might need to be relocated to avoid the proposed building footprint.
- Any water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- There is an 8" and 12" water main available for this site.
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved w/ Comments

03/21/2024: DUMPSTER ENCLOSURE TO MEET THE MINIMUM DESIGN/SIZE REQUIREMENTENTS OF THE UDC.

DUMPSTER ENCLOSURE IS REQUIRED TO HAVE A DRAIN THAT SHALL FLOW THROUGH AN OIL/WATER SEPARATOR (THAT IS SIZED BY AN ENGINEER) AND MUST DISCHARGE TO THE STORM WATER LINE AND NOT TO THE SANITARY SEWER

REQUIRED GREASE TRAP FOR THE BUSINESS MUST BE SIZED BY AN ENGINEER PER THE 2021 IPC - NOT SHOWN ON SITE PLAN

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved w/ Comments

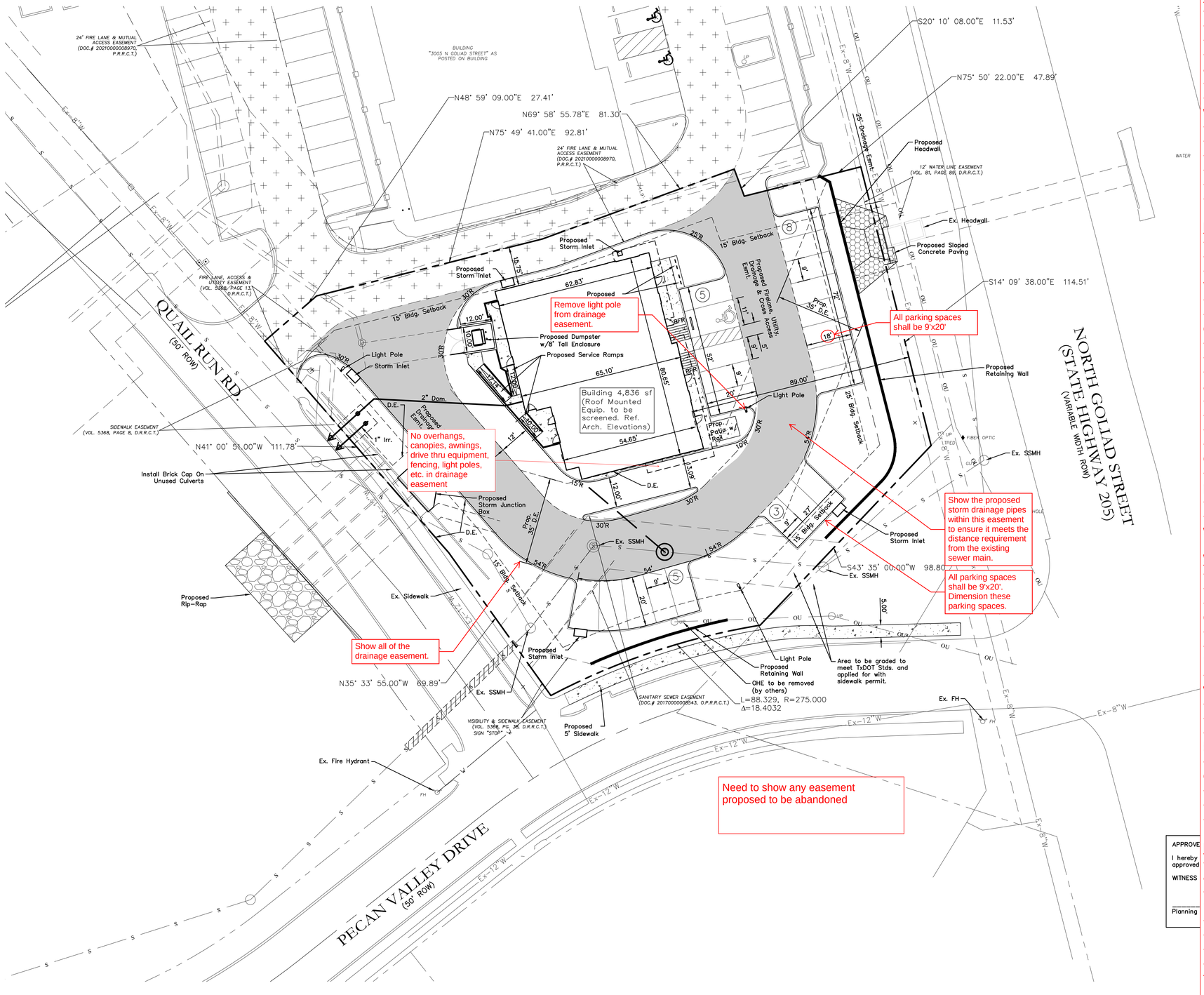
03/18/2024: Assigned address will be 3003 N. Goliad St. Rockwall, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/15/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

03/18/2024: Can you please provide the tree plan for the landscape in the park



General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
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-The existing stream on site is WOTUS.
- Must have a wetlands/WOTUS determination for all streams/creeks on site.
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- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
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- Drive isles to be 24' wide.
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- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

APPROVE
I hereby approved
WITNESS
Planning

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
McKinney, Texas 75069
972.562.4409
Texas P.E. Firm No. F-5935

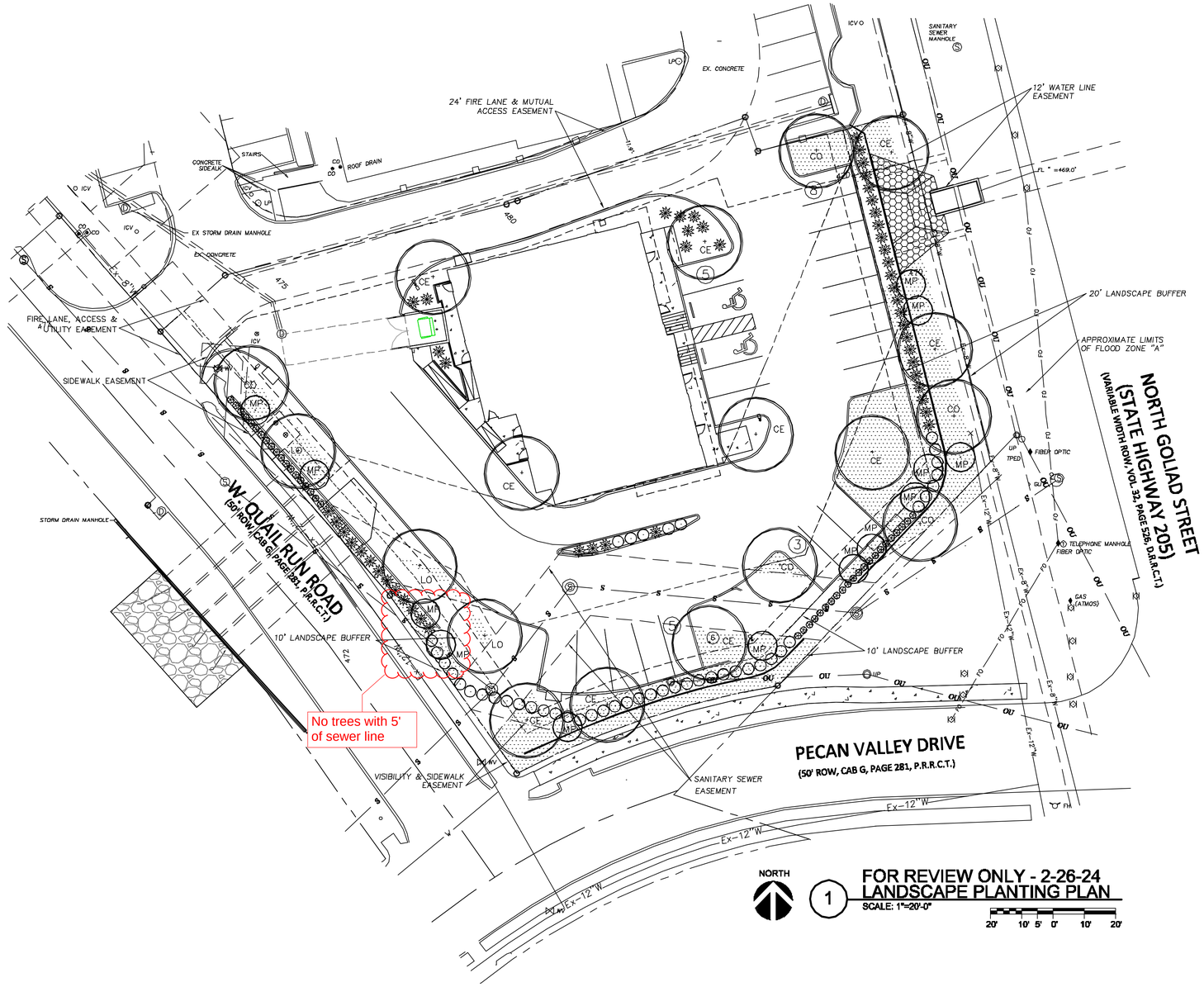
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=20'

SMOOTHIE KING ROCKWALL
DA Goliad Partners, LP
CITY OF ROCKWALL, TEXAS

SP

Project No.
20089

SMOOTHIE KING ROCKWALL



MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING (OF TURF GRASS SIX (6") INCHES OR HIGHER), EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF ALL TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS OR PLANTS THAT ARE NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE, WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX (6") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND MAY BE REPLACED WITH ONES (THAT HAVE BEEN PRE-APPROVED) OF SIMILAR VARIETY, HAVING A TRUNK DIAMETER OF NO LESS THAN THREE (3") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND. A TIME EXTENTION MAY BE GRANTED BY CITY STAFF IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS AGENT.

LANDSCAPE NOTES:

01. ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
02. NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
03. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
04. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
05. NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIBILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
06. PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES. EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
07. PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
08. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
09. NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
10. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
11. WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL ABOVE GRADE STAKEING SYSTEMS SUCH AS "T' POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHAL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
12. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
13. ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
14. FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
15. PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
16. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
17. AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
18. ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OR ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
19. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
20. TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
21. ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
22. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
23. TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
24. OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
25. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
26. ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
27. ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
28. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

LANDSCAPE CALCULATIONS

ZONING – COMM (20%) LANDSCAPE AREA REQUIRED.
LOT AREA – 32,676 SF
20% = 6,535 SF

LANDSCAPE AREA PROVIDED = 9,308 SF = 28.4%
WITH 7,513 SF = IN FRONT YARD.

LANDSCAPE BUFFER AT STREET R.O.W. =
10' WITH 1-CANOPY TREE & 1-ACCENT TREE/50'
AND A ROW OF SHRUBS AND A BERM.
QUAIL RUN = 180' 180'/50' = 4+4
PECAN VALLEY = 185' 185'/50' = 4+4

LANDSCAPE BUFFER AT SH-205 =
20' WITH 2-CANOPY TREE & 4-ACCENT TREE/100'
AND A ROW OF SHRUBS AND A BERM.
SH-205 (N. GOLIAD ST.) = 110' 110'/100' = 3+5

11 CANOPY TREES REQUIRED. 11-PROVIDED.
13 ACCENT TREES REQUIRED. 13-PROVIDED.

118 SHRUBS PROVIDED.

INTERIOR PARKING LOT LANDSCAPING:
4,374 SF PARKING LOT AREA
1,120 SF LANDSCAPE AREA PROVIDED = 25%

NOTES:

ALL TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER AND STORM LINES.

IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC.

PLANT MATERIAL SCHEDULE

KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
CANOPY TREES				
CE	10	CEDAR ELM	Ulmus crassifolia	5" cal. 12'-14' tall, b&b.
CO	5	CHINQUAPIN OAK	Quercus muhlenbergi	5" cal. 12'-14' tall, b&b.
LO	3	LIVE OAK	Quercus virginiana	5" cal. 12'-14' tall, b&b.
ORNAMENTAL TREES				
MP	13	MEXICAN PLUM	Prunis mexicana	2" cal., 6'-8' tall, container
SHRUBS				
CTS	45	COMPACT TEXAS SAGE	Leucophyllum frutescens "Compacta"	5 gallon, 48" on center.
RM	41	ROSEMARY	Rosemary officinalis	5 gallon, 30" on center.
RY	54	RED YUCCA	Hesperalae parvifolia	5 gallon, 48" on center.
GROUNDCOVER				
PW	–	PURPLE WINTERCREEPER	Euonymus fortunei 'Coloratus'	1 gallon, 18" on center.
TURF GRASS				
BG		TIFF TURF BERMUDA	Cynodon spp. "Tiff Turf"	solid sod

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

PLAN PREPARED BY:
DON C. WHEELER, RLA
PO BOX 470865
FT. WORTH, TX 76147
817.335.1405
don@dcwla.com

REVISION	No.	DATE

Don C. Wheeler
Landscape Architect
Landscape Architecture Planning Irrigation Design
P.O. Box 470865 Fort Worth, Texas 76147
Office 817.335.1405 don@dcwla.com

PROJECT NO. 2K22-45 | DATE: -

LANDSCAPE PLAN

SMOOTHIE KING ROCKWALL

DA Goliad Partners. L.P.

CITY OF ROCKWALL, TEXAS

Sheet No. L1

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	150 Pecan Valley Drive				
SUBDIVISION	Pecan Valley Retail	LOT	3	BLOCK	A
GENERAL LOCATION	NW Corner of Pecan Valley Drive and SH 205				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-65	CURRENT USE	Vacant		
PROPOSED ZONING	PD-65	PROPOSED USE	Restaurant/Retail		
ACREAGE	0.7621	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	JCDB Goliad Holdings, LLC	☒ APPLICANT	Cross Engineering Consultants, Inc
CONTACT PERSON	Chad Dubose	CONTACT PERSON	Dwayne Zinn
ADDRESS	8350 N. Central Expressway Suite 1300	ADDRESS	1720 W. Virginia Street
CITY, STATE & ZIP	Dallas, TX 75206	CITY, STATE & ZIP	McKinney, TX 75069
PHONE	214-561-6522	PHONE	972-562-4409
E-MAIL	chad@foremark.com	E-MAIL	Dwayne@crossengineering.biz

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 270.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 23 *DAY OF* February *, 20* 24 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23 *DAY OF* February *, 20* 24.

OWNER'S SIGNATURE Chad Dubose

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

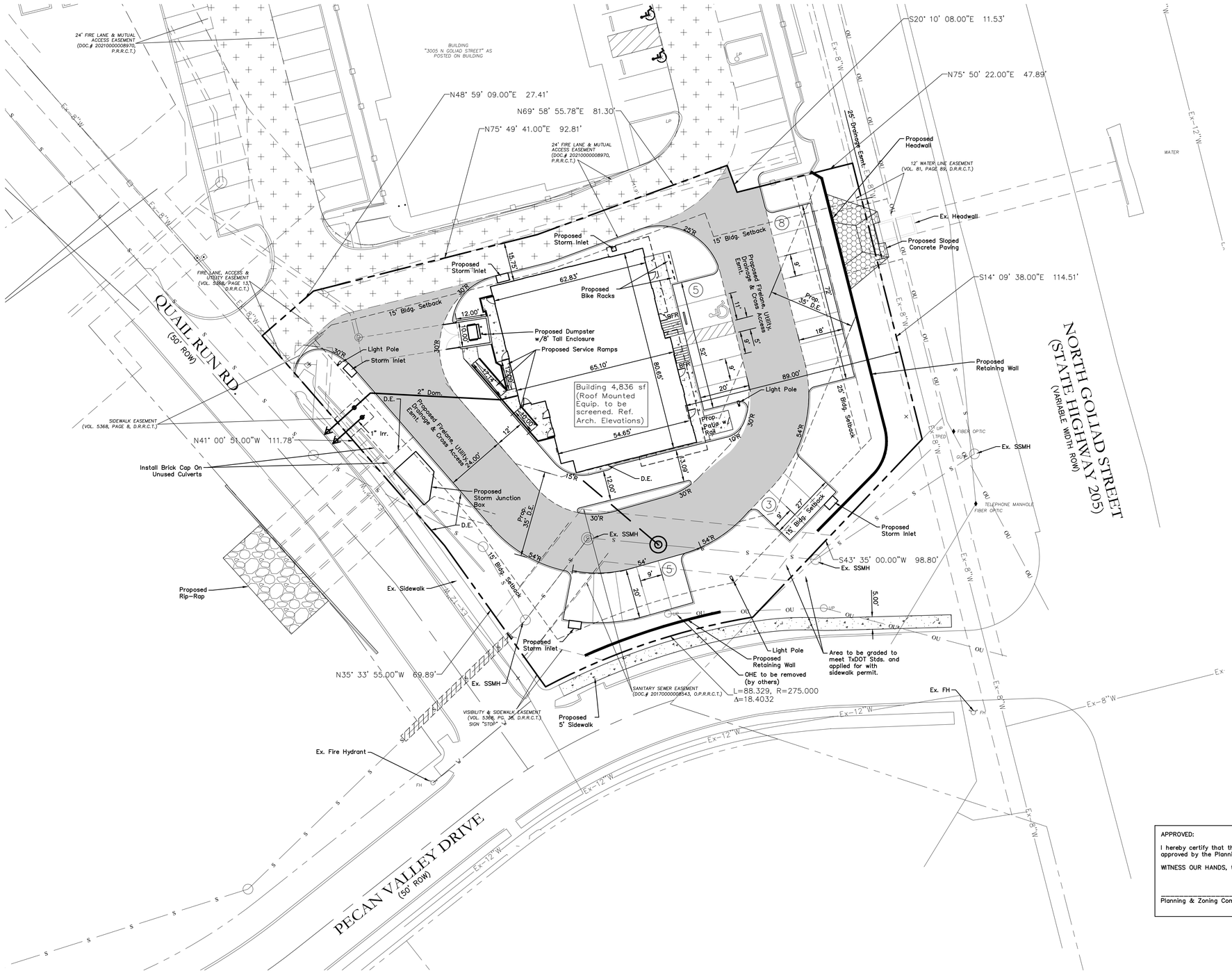
LISA MARIE BUTLER
Notary ID #5293194
My Commission Expires
January 11, 2025

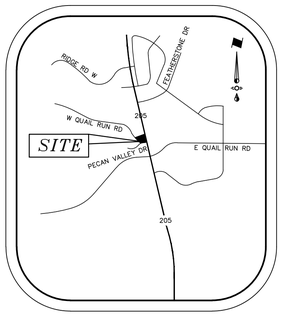
MY COMMISSION EXPIRES 1/11/25

City of Rockwall

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

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





VICINITY MAP
NTS

0 20 60
GRAPHIC SCALE
1"=20'

LEGEND

- Existing Firelane
- Proposed Firelane
- Proposed Sidewalk
- Proposed Sloped Concrete Paving
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

SYNOPSIS

Zoning:	PD-65 w/ N. SH 205 Overlay
Proposed Use:	Retail/Restaurant
Lot Area:	0.7621 Acres (33,198 sf)
Building Areas:	Building 4,836 sf
Lot Coverage:	13.59% (Total Bldg Area 4,512 sf)
Floor Area Ratio:	0.14 : 1
Building Height:	25'
Required Parking:	Retail 1:250 (3533/250) = 15 Spcs. Restaurant 1:250 (1247/250) = 5 Spcs (Limited Service)
Parking Required Total:	20 Parking Spaces
Parking Provided Total:	21 Parking Spaces (1 HC)

NOTE:
ALL PARKING PAVING TO BE 5", 3000 PSI CONCRETE.
(Min. 5 sack mix)
ALL FIRELANE PAVING TO BE MIN. 6", 3600 PSI CONCRETE.
(Min. 6 sack mix)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, 2024.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Note:
REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

CASE NO. SP2023-049

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

SURVEYOR:
Barton Chapa Surveying
5200 State Highway 121
Colleyville, TX. 76034
Phone (817) 864-1957
Contact: Jack Barton

OWNER:
JCDB Goliad Holdings, LLC
8350 N. Central Expressway
Dallas, Texas 75206

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street, McKinney, Texas 75069
972.562.4409, Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=20'

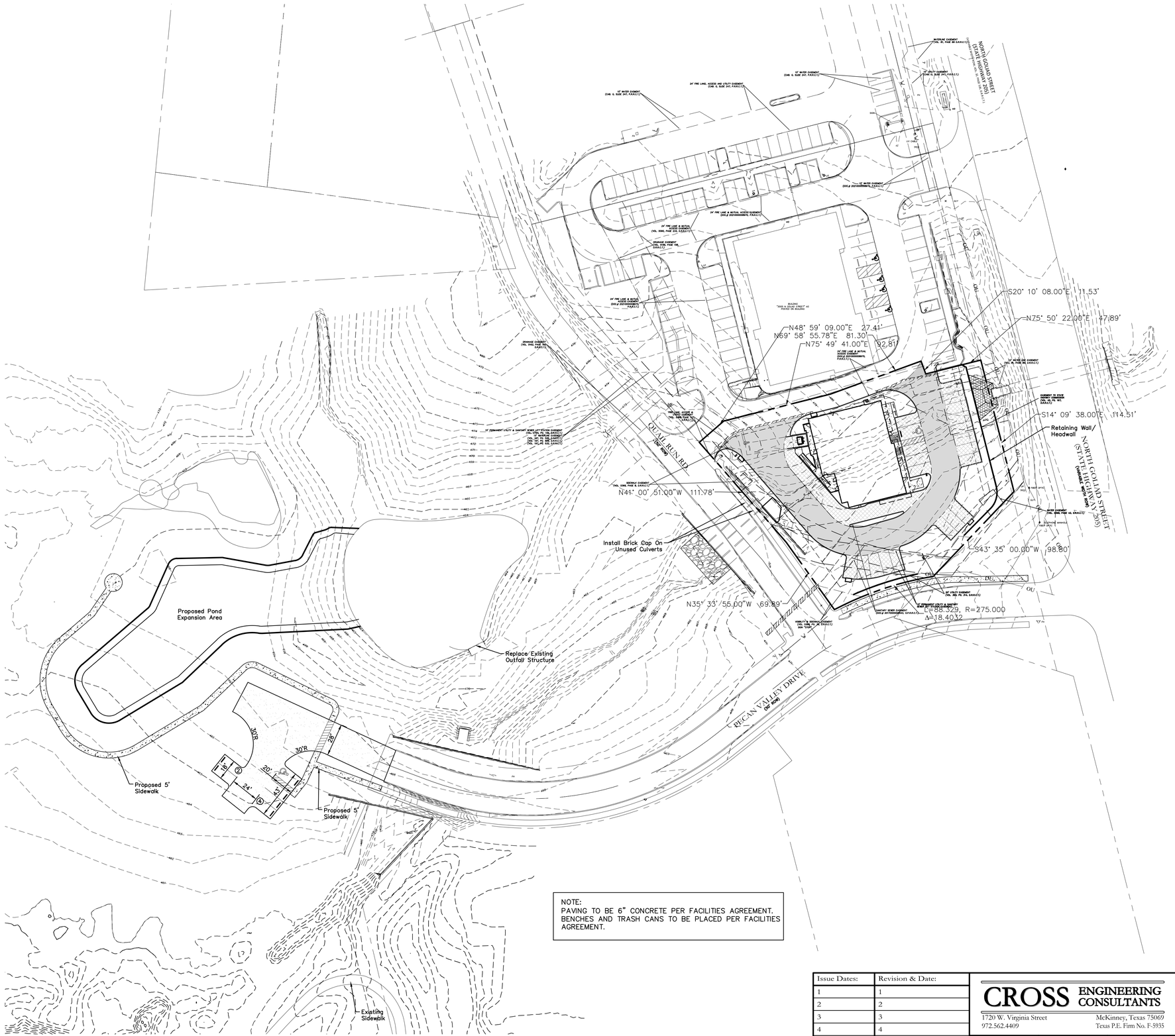
SITE PLAN

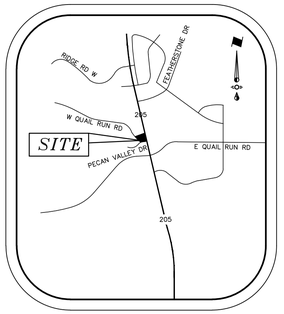
SMOOTHIE KING ROCKWALL
DA Goliad Partners, LP
CITY OF ROCKWALL, TEXAS

Sheet No. SP

Project No. 20089

SMOOTHIE KING ROCKWALL





VICINITY MAP
NTS

0 40 100
GRAPHIC SCALE
1"=40'

LEGEND

- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

NOTE:
PAVING TO BE 6" CONCRETE PER FACILITIES AGREEMENT.
BENCHES AND TRASH CANS TO BE PLACED PER FACILITIES AGREEMENT.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=40'

SITE PLAN - OVERALL

SMOOTHIE KING ROCKWALL
DA Goliad Partners, LP
CITY OF ROCKWALL, TEXAS

Sheet No. SP-O

Project No. 20089

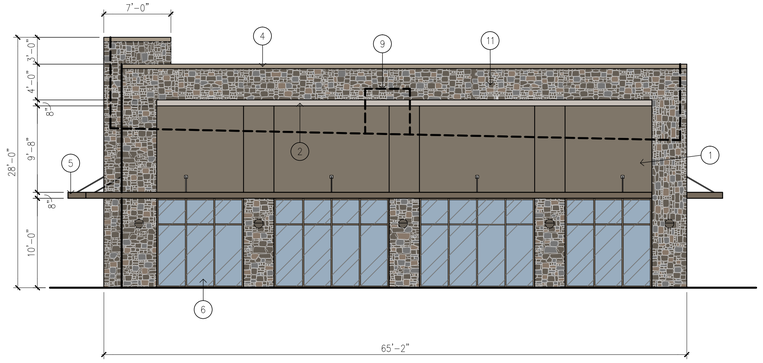
SMOOTHIE KING ROCKWALL

MATERIAL LEGEND:

1. 3 PART STUCCO WITH REVEALS
2. PROJECTING STUCCO ACCENT BAND
3. BRICK VENEER
4. MANUFACTURED METAL COPING
5. PAINTED METAL CANOPY
6. ALUMINUM STOREFRONT AND ENTRANCES WITH CLEAR INSULATING GLASS OR SPANDREL GLASS
7. PAINTED HOLLOW METAL DOORS AND FRAMES
8. CAST STONE ACCENT BAND
9. LINE OF ROOF DECK WITH HVAC UNITS BEYOND
10. ALUMINUM DRIVE-UP WINDOW
11. NATURAL STONE
12. ELECTRICAL EQUIPMENT ZONE
13. SELF-LATCHING GATE

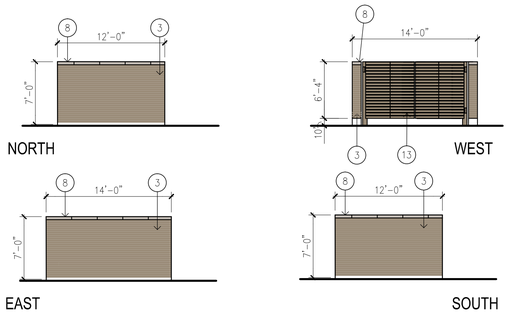
EAST

TOTAL FACADE	= 2,161.0 SF		100%
-TOTAL GLASS	= 515.0 SF		23.8%
NET FACADE	= 1,646.0 SF		
TOTAL BRICK/CAST STONE	=	183.6 SF	11.1%
TOTAL NATURAL STONE	=	735.8 SF	44.7%
TOTAL STUCCO	=	634.0 SF	38.5%
TOTAL METAL	=	94.6 SF	5.7%

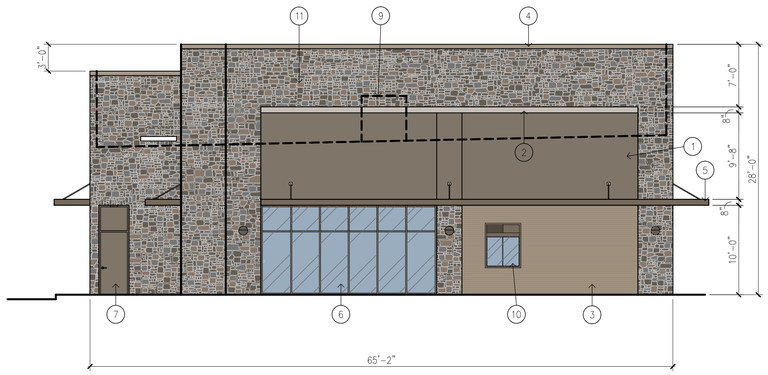


NORTH

TOTAL FACADE	= 1,657.0 SF		100%
-TOTAL GLASS	= 451.4 SF		27.2%
NET FACADE	= 1,205.6 SF		
TOTAL BRICK/CAST STONE	=	36.9 SF	3.0%
TOTAL NATURAL STONE	=	554.8 SF	45.9%
TOTAL STUCCO	=	535.1 SF	44.4%
TOTAL METAL	=	81.4 SF	6.7%



TRASH ENCLOSURE ELEVATIONS



SOUTH

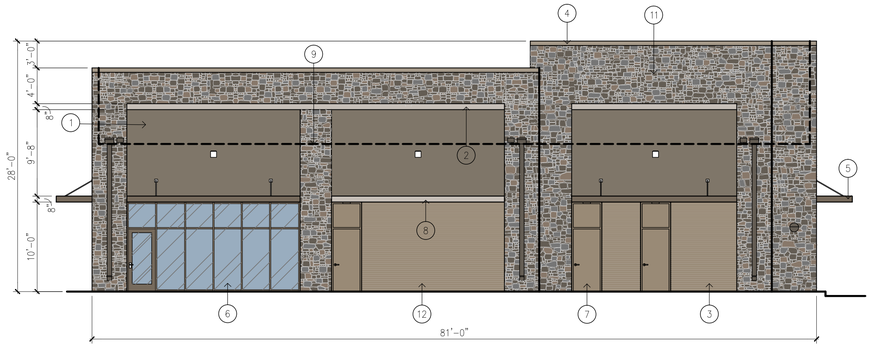
TOTAL FACADE	= 1,797.0 SF		100%
-TOTAL GLASS	= 216.6 SF		12.0%
-TOTAL DOORS	= 24.2 SF		1.3%
NET FACADE	= 1,556.2 SF		
TOTAL BRICK/CAST STONE	=	204.6 SF	13.1%
TOTAL NATURAL STONE	=	877.8 SF	56.5%
TOTAL STUCCO	=	407.6 SF	26.2%
TOTAL METAL	=	66.0 SF	4.2%

COMPENSATORY MEASURES:

1. INCREASED LANDSCAPING
2. BIKE RACKS
3. DECORATIVE RAILINGS
4. >20% NATURAL STONE

ARCHITECTURAL ELEMENTS:

1. CANOPIES
2. DISPLAY WINDOWS
3. OUTDOOR PATIO
4. ARCHITECTURAL DETAILS - ACCENT BANDS
5. REVEALS



WEST

TOTAL FACADE	= 2,123.6 SF		100%
-TOTAL GLASS	= 193.7 SF		9.1%
-TOTAL DOORS	= 72.6 SF		3.4%
NET FACADE	= 1,857.3 SF		
TOTAL BRICK/CAST STONE	=	371.6 SF	20.0%
TOTAL NATURAL STONE	=	794.9 SF	42.8%
TOTAL STUCCO	=	590.4 SF	31.8%
TOTAL METAL	=	99.9 SF	5.4%

APPROVED:

I hearby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.

WITNESS OUR HANDS, this _____day of_____, 2024.

Planning & Zoning Commission , Chairman

Director of Planning and Zoning

SITE PLAN SUBMITTAL

REVISION NO: DATE:

SHEET TITLE:

BUILDING FACADE / ELEVATION PLAN

OWNER:
CC ROCKWALL, LLC
8350 NORTH CENTRAL EXPRESSWAY,
SUITE 1300 DALLAS, TEXAS 75206
CHAD DUBOSE 214-701-8455 chad@foremark.com

ARCHITECT:
DONALD F. SOPRANZI, AIA, LEED-AP ARCHITECT
10300 NORTH CENTRAL EXPRESSWAY,
SUITE 450 DALLAS, TEXAS 75231
DONALD SOPRANZI 817-903-6663 dons@dfsarchitect.com

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

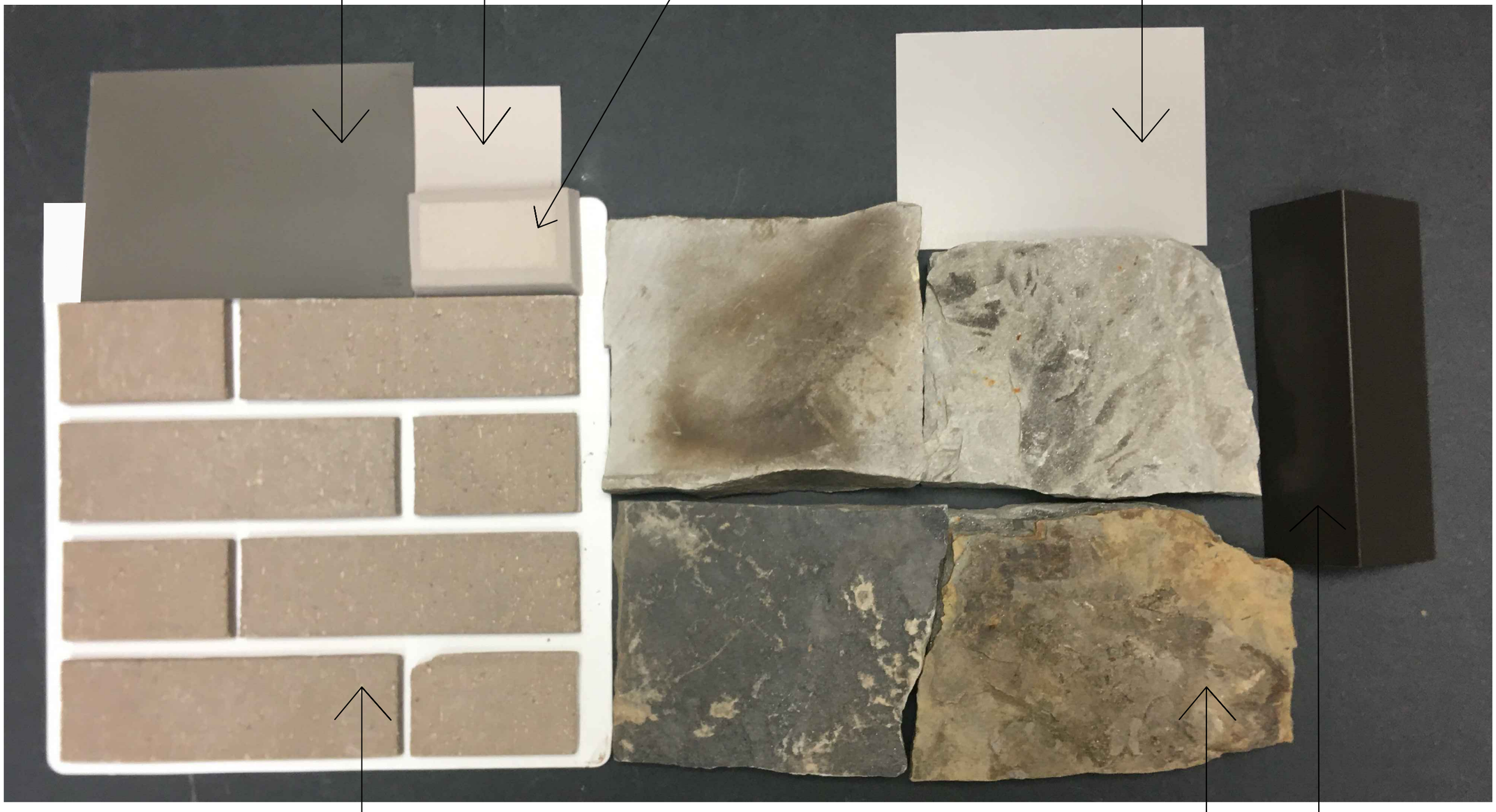
CASE NUMBER: SP2023-049

STUCCO VENEER TO MATCH ADJACENT BUILDING

STUCCO ACCENT BAND

CAST STONE

PARAPET COPINGS / DOWNSPOUTS



BRICK VENEER

STONE VENEER TO MATCH ADJACENT BUILDING

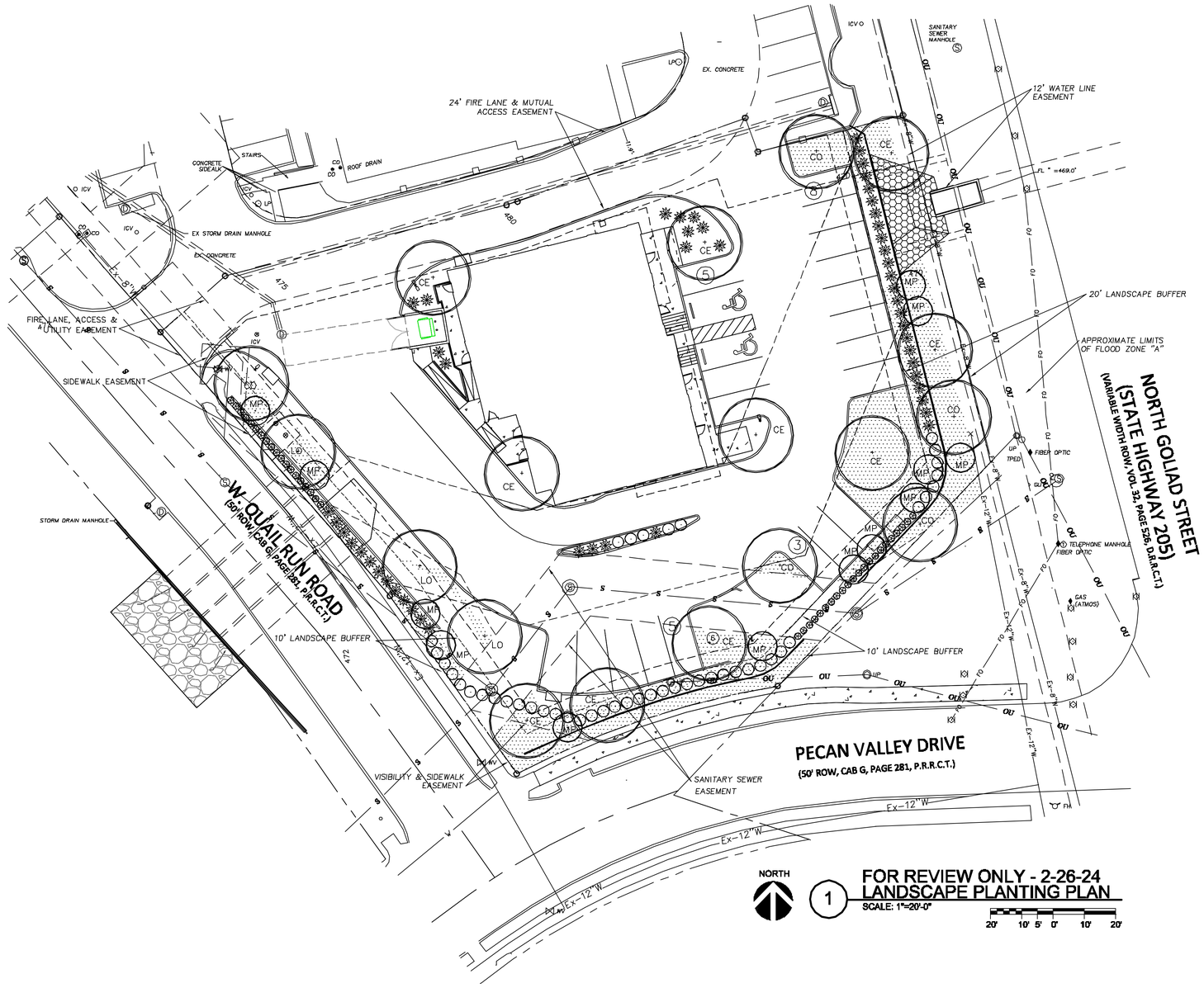
STOREFRONT FRAMING / CANOPIES TO MATCH ADJACENT BUILDING

ROCKWALL MULTI-TENANT BUILDING ROCKWALL, TEXAS

© 2023 DONALD F. SOPRANZI, AIA, LEED-AP ARCHITECT

ROCKWALL, TEXAS
ARCHITECT
ROCKWALL MULTI-TENANT BUILDING
DONALD F. SOPRANZI, AIA,LEED-AP
DONALD F. SOPRANZI AIA, LEED-AP ARCHITECT

8.9.23



1 FOR REVIEW ONLY - 2-26-24
LANDSCAPE PLANTING PLAN
SCALE: 1"=20'-0"

20' 10' 5' 0' 10' 20'

MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING (OF TURF GRASS SIX (6") INCHES OR HIGHER), EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF ALL TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS OR PLANTS THAT ARE NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE, WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX (6") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND MAY BE REPLACED WITH ONES (THAT HAVE BEEN PRE-APPROVED) OF SIMILAR VARIETY, HAVING A TRUNK DIAMETER OF NO LESS THAN THREE (3") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND. A TIME EXTENTION MAY BE GRANTED BY CITY STAFF IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS AGENT.

LANDSCAPE NOTES:

01. ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
02. NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
03. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
04. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
05. NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIBILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
06. PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES. EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
07. PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
08. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
09. NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
10. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
11. WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL ABOVE GRADE STAKEING SYSTEMS SUCH AS "T' POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHAL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
12. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
13. ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
14. FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
15. PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
16. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
17. AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
18. ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OR ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
19. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
20. TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
21. ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
22. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
23. TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
24. OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
25. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
26. ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
27. ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
28. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

LANDSCAPE CALCULATIONS

ZONING – COMM (20%) LANDSCAPE AREA REQUIRED.
LOT AREA – 32,676 SF
20% = 6,535 SF

LANDSCAPE AREA PROVIDED = 9,308 SF = 28.4%
WITH 7,513 SF = IN FRONT YARD.

LANDSCAPE BUFFER AT STREET R.O.W. =
10' WITH 1-CANOPY TREE & 1-ACCENT TREE/50'
AND A ROW OF SHRUBS AND A BERM.
QUAIL RUN = 180' 180'/50' = 4+4
PECAN VALLEY = 185' 185'/50' = 4+4

LANDSCAPE BUFFER AT SH-205 =
20' WITH 2-CANOPY TREE & 4-ACCENT TREE/100'
AND A ROW OF SHRUBS AND A BERM.
SH-205 (N. GOLIAD ST.) = 110' 110'/100' = 3+5

11 CANOPY TREES REQUIRED. 11-PROVIDED.
13 ACCENT TREES REQUIRED. 13-PROVIDED.

118 SHRUBS PROVIDED.

INTERIOR PARKING LOT LANDSCAPING:
4,374 SF PARKING LOT AREA
1,120 SF LANDSCAPE AREA PROVIDED = 25%

NOTES:

ALL TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER AND STORM LINES.

IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC.

PLANT MATERIAL SCHEDULE

KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
CANOPY TREES				
CE	10	CEDAR ELM	Ulmus crassifolia	5" cal. 12'-14' tall, b&b.
CO	5	CHINQUAPIN OAK	Quercus muhlenbergi	5" cal. 12'-14' tall, b&b.
LO	3	LIVE OAK	Quercus virginiana	5" cal. 12'-14' tall, b&b.
ORNAMENTAL TREES				
MP	13	MEXICAN PLUM	Prunis mexicana	2" cal., 6'-8' tall, container
SHRUBS				
CTS	45	COMPACT TEXAS SAGE	Leucophyllum frutescens "Compacta"	5 gallon, 48" on center.
RM	41	ROSEMARY	Rosemary officinalis	5 gallon, 30" on center.
RY	54	RED YUCCA	Hesperalae parvifolia	5 gallon, 48" on center.
GROUNDCOVER				
PW	–	PURPLE WINTERCREEPER	Euonymus fortunei 'Coloratus'	1 gallon, 18" on center.
TURF GRASS				
BG		TIFF TURF BERMUDA	Cynodon spp. "Tiff Turf"	solid sod

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

PLAN PREPARED BY:
DON C. WHEELER, RLA
PO BOX 470865
FT. WORTH, TX 76147
817.335.1405
don@dcwla.com

REVISION	No.	DATE

Don C. Wheeler
Landscape Architect
Landscape Architecture Planning Irrigation Design
P.O. Box 470865 Fort Worth, Texas 76147
Office 817.335.1405 don@dcwla.com

PROJECT NO. 2K22-45 | DATE: -

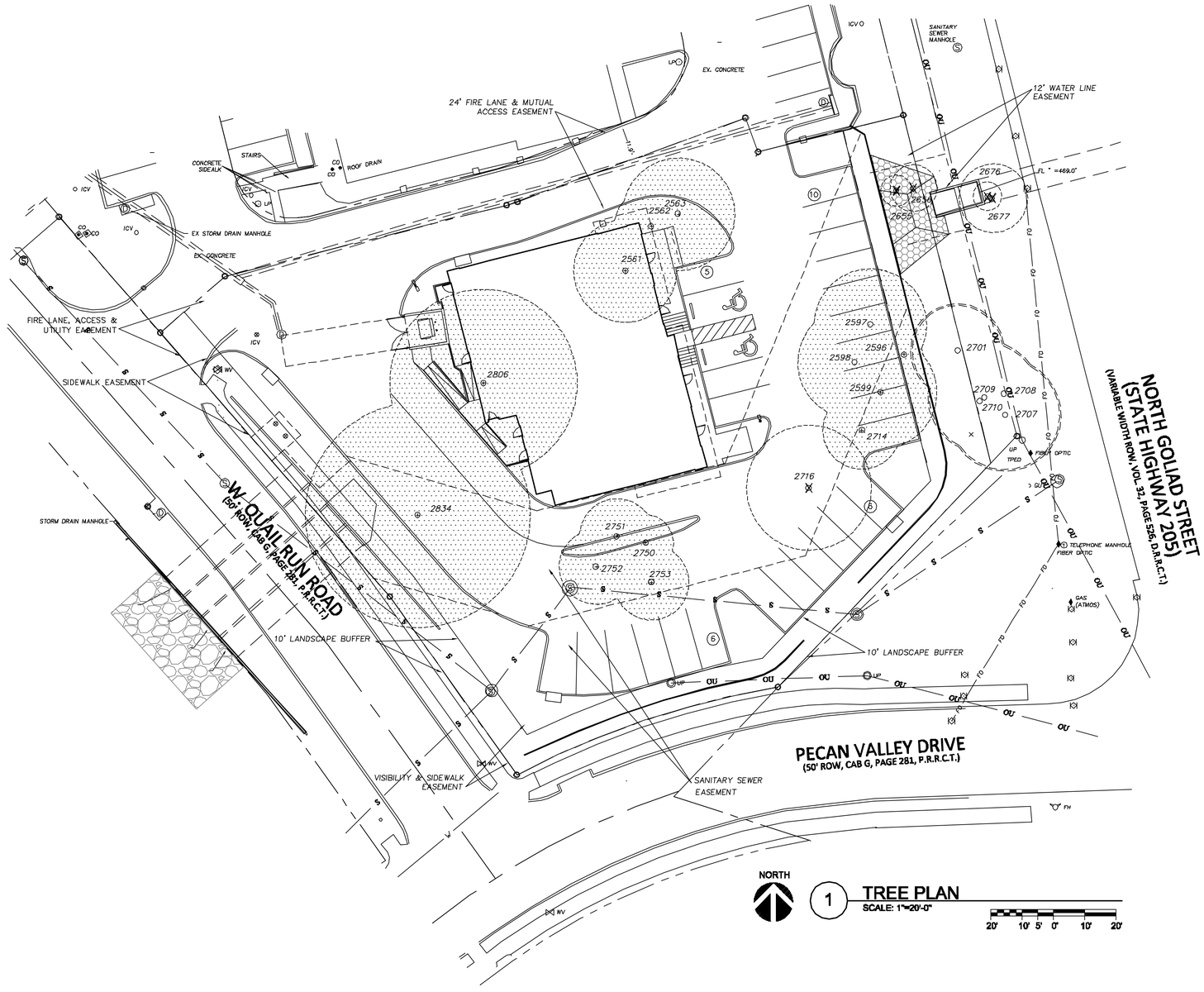
LANDSCAPE PLAN

SMOOTHIE KING ROCKWALL

DA Goliad Partners. L.P.

CITY OF ROCKWALL, TEXAS

Sheet No. L1



NORTH

1 **TREE PLAN**
SCALE: 1"=20'-0"

20' 10' 5' 0' 10' 20'

#	SPECIE	CALIPER INCHES	PROTECT OR REMOVE	TREE HEALTH (1–5)	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
2561	PECAN	22	REMOVE	4	N	N	N	22
2562	PECAN	16	REMOVE	4	N	N	N	16
2563	PECAN	24	REMOVE	4	N	N	N	24
2596	PECAN	8	REMOVE	4	N	N	N	8
2597	PECAN	24	REMOVE	4	N	N	N	24
2598	PECAN	20	REMOVE	4	N	N	N	20
2599	PECAN	24	REMOVE	4	N	N	N	24
2655	CHINABERRY	6	REMOVE	4	N	N	N	0
2656	CHINABERRY	9	REMOVE	4	N	N	N	0
2676	CHINABERRY	5	REMOVE	4	N	N	N	0
2677	CHINABERRY	15	REMOVE	4	N	N	N	0
2701	PECAN	19	REMOVE	4	N	N	N	19
2707	PECAN	24	REMOVE	4	N	N	N	24
2708	PECAN	16	REMOVE	4	N	N	N	16
2709	PECAN	24	REMOVE	4	N	N	N	24
2710	PECAN	7	REMOVE	4	N	N	N	7
2714	PECAN	17	REMOVE	4	N	N	N	17
2716	BOIS D'ARC	27	REMOVE	4	N	N	N	0
2750	ELM	12	REMOVE	4	N	N	N	12
2751	ELM	16	REMOVE	4	N	N	N	16
2752	ELM	16	REMOVE	4	N	N	N	16
2753	ELM	16	REMOVE	4	N	N	N	16
2806	ELM	40	REMOVE	4	N	N	N	80
2834	ELM	48	REMOVE	4	N	N	N	96
							TOTAL =	481
							18 – NEW 5" CANOPY TREES =	<90>
							REMAINING CALIPER INCHES TO MITIGATE =	391

TREE LEGEND

EXISTING TREES (5) – (parkway tree)
COUNTED AS REMOVED BUT MAY REMAIN

EXISTING TREES (NOT PROTECTED) TO BE REMOVED BUT NOT MITIGATED.

EXISTING PROTECTED TREES TO BE REMOVED AND MITIGATED.

TOTAL PROTECTED TO MITIGATE – 481"

18–NEW 5" TREES PLANTED = 90"

(10) CEDAR ELM 'CE'
(5) CHINQUAPIN OAK 'CO'
(3) LIVE OAK 'LO'

THE REMAINING 391 INCHES TO MITIGATE WILL BE THE PLANTING OF NEW TREES IN THE ADJACENT PARK, BASED ON AVAILABLE SPACE AND PAYMENT INTO THE CITY TREE FUND.

Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

TREE SURVEY BY:
STOVALL & ASSOCIATES
P.O. BOX 202
GREENVILLE, TEXAS 75403
PHONE (903) 450–1120
info@stovallassociates.com
SEPT. 24, 2015

PLAN PREPARED BY:
DON C. WHEELER, RLA
PO BOX 470865
FT. WORTH, TX 76147
817.335.1405
don@dcwla.com

REVISION	No.	DATE

Don C. Wheeler
Landscape Architect
Landscape Architecture Planning Irrigation Design
P.O. Box 470865 Fort Worth, Texas 76147
Office 817.335.1405 don@dcwla.com

PROJECT NO. 2K22-45 | DATE: 01-22-2024

REGISTERED LANDSCAPE ARCHITECT DON C. WHEELER 2767 STATE OF TEXAS
01/22/24

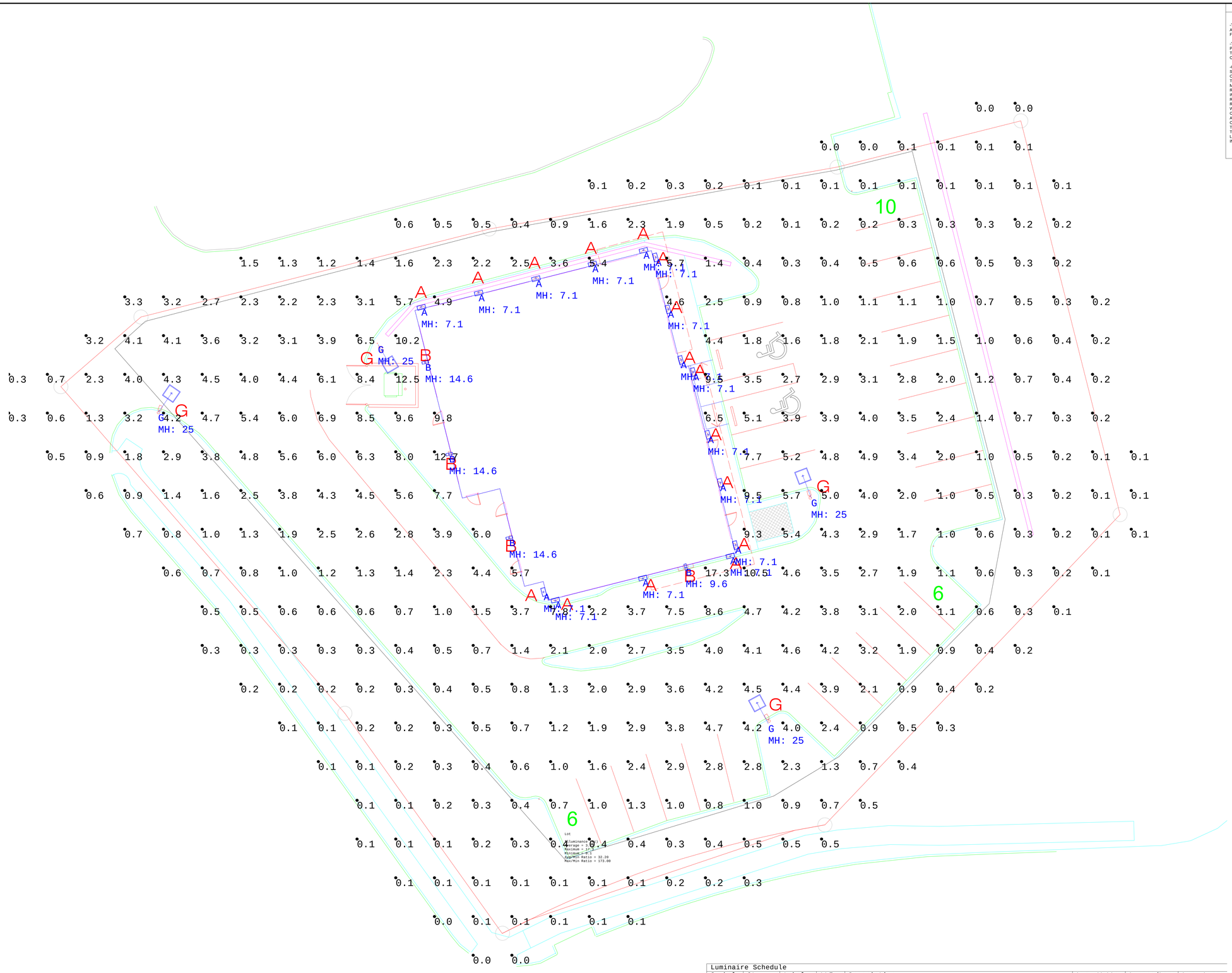
TREE PLAN

SMOOTHIE KING ROCKWALL

DA Goliad Partners. L.P.

CITY OF ROCKWALL, TEXAS

Sheet No.
TP1



GENERAL NOTES

-THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.

-THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SALES, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.

-CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SALES CANNOT GUARANTY THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.

Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lumens/Lamp	Lum. Lumens
	16	A	0.900	UGI-31641-T4-W40	25	N.A.	820
	4	B	0.900	XTOR4B-DP	37.7	N.A.	4269
	4	G	0.900	GALN-SA3C-740-U-T3	160	N.A.	20812

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall	Illuminance	Fc	2.07	17.3	0.0	N.A.	N.A.
Lot	Illuminance	Fc	3.22	17.3	0.1	32.20	173.00

PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"

TEXAS LIGHTING SOLUTIONS

TEXAS LIGHTING SOLUTIONS
831 WEST EULESS BLVD, SUITE 15
EULESS, TEXAS 76040
TEL: 817-267-9300
TLS CONSULTANT: Shad Campbell
CLIENT:

Rockwall Multi-Tenant Building

NO.	REVISION	DATE

SCALE:
SHEET SIZE 30" X 42"
JOB NAME:
JOB LOCATION:

DRAWINGS AND DESIGNS USED TO CONSTRUCT, INCLUDING THE OVERALL 'LOOK AND FEEL' OF SUCH DRAWINGS AND DESIGNS, AND THE ARRANGEMENT OF FIXTURES AND ELEMENTS IN THE DESIGN ARE THE PROPERTY OF TEXAS LIGHTING SALES, AND ARE NOT TO BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION FROM TEXAS LIGHTING SALES.

PROJECT COMMENTS

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

DATE: 3/22/2024

PROJECT NUMBER: SP2024-010
PROJECT NAME: SIte Plan for Fit Sport Life
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Site Plan for a Golf Driving Range on an 9.942-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/22/2024	Needs Review

03/22/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Golf Driving Range and Outdoor Commercial Amusement on an 9.942-acre tract of land being portions of a larger 18.131 -acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard.

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

M.3 For reference, include the case number (SP2024-010) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish lot lines, and establish or abandoned easements.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

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

M.6 Site Plan.
(1) Please remove the lot, block, and addition within the title block. This property has not been platted and is still in Tract form. Also remove this callout from the site plan callout. (03.04. A, of Article 11, UDC)

(2) The minimum distance between buildings without a fire rated wall is 15-feet. In this case, Building 1 and Building 2 are 12.5-feet apart. Given this, a fire rated wall would be required. That being said, there is a skybridge that connects the two (2) buildings; check with the Fire Department if they need a fire rated wall. (Subsection 03.04. B, of Article 11, UDC)
(3) Only delineate the setbacks adjacent to Right-of-Way. (Subsection 03.04. B, of Article 11, UDC)
(4) Please indicate the fire lane as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
(5) Please label the street names for the existing and proposed roads. (Subsection 03.04. B, of Article 11, UDC)
(6) Please identify the handicap parking spaces. (Subsection 05.04, of Article 06, UDC)
(7) Signage will not be reviewed or approved with the site plan case. All signage is reviewed and approved through a sign permit, which shall be complete at a later date. (Subsection06.02. F, of Article 05, UDC)
(8) Pease indicate any existing or proposed fencing and specify the material and height. As a note, chain link, barb wire, and wood fences are not permitted. Existing fences may remain, but new fences that are not masonry or wrought iron will not be permitted. (Subsection 08.02. F, of Article 08, UDC)
(9) Is there any proposed pad/ground mounted utility equipment? If so, please delineate it and provide the subsequent screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
(10) Is there any roof mounted utility equipment? If so, please crosshatch it on the building elevations and provide the subsequent screening. As a note, all units must be screened from all Right-of-Way and adjacent properties. In this case, the units shall not be visible from I-30. (Subsection 01.05. C, of Article 05, UDC)
(11) Please indicate that there will be no outside storage or above ground storage tanks. (Subsection 01.05, of Article 05, UDC)
(12) Please clarify if the proposed loading area is for your property or the adjacent property. If the loading area is for the subject property, then how will product be entering the building. (Subsection 01.05. A, of Article 05, UDC)
(13) Please provide a dumpster detail that meets the Unified Development Code; “(t)rash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12’x10’ [and 8’ in height]. A minimum of 6” bollards will be required at potential impact zones and the pad site shall be paved to city standards.” (Subsection 01.05. B, of Article 05, UDC)

M.7 Landscape Plan.
(1) Please indicate the detention area and the subsequent landscaping. There must be one (1) canopy tree per 750 SF of detention and one (1) accent tree per 1,500 SF of detention. If underground detention or parking lot detention is utilized the detention landscaping will not be required in those areas. (Subsection 05.02. D, of Article 08, UDC)
(2) Please delineate the landscape buffer along the future roadway. (Subsection 05.01, of Article 08, UDC)

M.8 Photometric Plan.
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
(2) The foot-candles at all property lines must not exceed 0.2 FC. In this case, there are many areas on the property, where this 0.2 FC requirement is exceeded. (Subsection 03.03. B, of Article 07, UDC)
(3) All lighting cannot exceed 20-feet in height given the General Overlay District Standards. (Subsection 06.02, of Article 05, UDC)
(4) Please provide lighting cutsheets for all proposed light fixtures. All lighting must be oriented downward and be shielded. (Subsection 03.03, of Article 07, UDC)

M.9 Building Elevations
(1) Please provide building elevations for all sides of Building 1. (Subsection 04.01, of Article 05, UDC)
(2) Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, of Article 05, UDC)
(3) The proposed buildings appear to have less than 20% natural stone and less than 90% masonry materials on each façade. These are Variances that can be requested as part of this site plan request. Staff should note that the proposed building elevations are similar to what was provided and approved as part of the Specific Use Permit (SUP) (Case No. Z2023-035; S-312) request that was approved in 2023.
(4) Please indicate the parapet wall heights. (Subsection 04.01, of Article 05, UDC)
(5) Please crosshatch any RTUs on the proposed building elevations. As a note, all units must be screened from all Right-of-Way and adjacent properties. In this case, the units shall not be visible from I-30. (Subsection 01.05. C, of Article 05, UDC)
(6) The maximum permissible building height within a Commercial (C) District is 60-feet. In this case, the proposed building will need to be reduced in total height in order to meet this requirement. (Subsection 07.03, of Article 05, UDC)
(7) Building 1 and Building 2 do not meet the primary articulation requirements (i.e. secondary architectural element length, wall projection, primary architectural element width,

projection height, and primary architectural element length) outlined within the General Commercial District Standards and General Overlay District Standards. This is a Variance that can be requested as part of this site plan request. Staff should note, that between the proposed building elevations being similar to what was approved as part of the Specific Use Permit (SUP) (Case No. Z2023-035; S-312) request that was approved in 2023, and that proposed Building 2 incorporates a variety of roof height and pitches, that the proposed Building 2 appears to meet the spirit and intent of the articulation standards.

M.10 Based on the materials submitted staff has identified the following variances for this project:

(1) Masonry Materials. “Each exterior wall of a building’s façade shall consist of a minimum of 90% Primary Materials...” In this case, it appears that each side of the proposed building elevations do not meet. (Subsection 06.02, of Article 05, UDC)
(2) Stone. “A minimum of 20% natural or quarried stone is required on all building façades…” In this case, it appears that each side of the proposed building elevations do not meet. (Subsection 06.02, of Article 05, UDC)
(3) Articulation. Building 1 and Building 2 do not meet the primary articulation requirements (i.e. secondary architectural element length, wall projection, primary architectural element width, projection height, and primary architectural element length) outlined within the General Commercial District Standards and General Overlay District Standards. (Subsection 04.01 and 06.02, of Article 05, UDC)

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
(2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

I.14 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. 12" water required
2. Need new name for street to be approved through City's GIS
3. What is this headwall being used for? Looks like nothing is connected to it. Is there supposed to be a curb inlet here? Please clarify.
4. This sanitary sewer manhole will need to be modified to be outside of the curb flow line with this new entrance configuration.
5. Install City Std. Barrier Free Ramp
6. This sanitary sewer manhole will need to be modified to be outside of the curb flow line/ADA ramp pathway with this new entrance configuration.
7. Where does the by-pass drainage go, existing detention pond 3? Please show on the site plan.
8. You cannot have a dead end fire lane more than 150' without an approved turn around/hammer head area. Please dimension this hammer head area to ensure it meets City requirements.
9. Any proposed storm drainage for this parking lot of the golf driving area? How is this area getting to existing Detention Pond 3?
10. The public looped water main will require a minimum 20' utility easement. The water main shall be centered within this easement. Please show and label all utility easements.
11. All dumpster areas will require an oil/water separator which shall drain to the storm drainage system.
12. The median will need to be 10' wide to ensure 5' clear around fire hydrant
13. Must stub public sewer to adjacent property
14. Where does this storm drainage pipe go to? is it a stub for future development or is it capturing off-site water? Clarify.

15. You cannot have a dead end fire lane more than 150' without an approved turn around/hammer head area. Please dimension this hammer head area to ensure it meets City requirements.
16. This drainage easement area is due to the 2 existing 24" culverts running under I-30. This drainage will need to be captured & bypassed through the site. In order to achieve this, you might need to grade off-site to direct drainage to this inlet.
17. Ensure that no trees are located within 10' of any public water, sewer or storm line that is 10" in diameter or larger. Ensure that no trees are located within 5' of any public water, sewer, or storm line that is less than 10".
18. Ensure all fire hydrants are at least 5' away from proposed trees.

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- Modifications will be required to existing detention ponds which will require a drainage study.
- A portion of your site improvements will need to be channeled/piped to Detention Pond 1 and a portion will need to drain to Detention Pond 3 to match the approved Fit Sport Life drainage plans which may require easements.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easements.
- No public water or sanitary sewer allowed in detention easements.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- A 12' water line will need to be install from Fit Sport Life Blvd. north along "New Road" right-of-way
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed unless utility is under paving.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Sewer pro-rata of $2,773.07/acre due prior to construction.

Roadway Paving Items:

- Must meet City and TXDOT driveway spacing requirements.
- A TXDOT permit will be required for the proposed entrance along the I-30 frontage road.
- Must build "New Road"
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved w/ Comments

03/21/2024: DUMPSTER ENCLOSURE IS REQUIRED TO HAVE A DRAIN THAT SHALL FLOW THROUGH AN OIL/WATER SEPARATOR (THAT IS SIZED BY AN ENGINEER) AND MUST DISCHARGE TO THE STORM WATER LINE AND NOT TO THE SANITARY SEWER

GREASE TRAPS FOR RESTUARANTS ARE TO BE SIZED BY AND ENGINEER. NO INDICATION ON SITE PLAN WHERE THEY WILL BE LOCATED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved w/ Comments

03/18/2024: Please submit a proposed street name for the north-south street for approval.
After that the Texas Wedge 911 address can be assigned.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

03/18/2024: Please provide a landscape plan with required versus proposed legend and plant variety and size legend.

PRINTED: 3/15/2024 STB FILE: WIER-PAVING.STB LAST SAVED BY: CRISTIANV FILE: SITE PLAN - 19144.02.DWG
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

NOTE:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII WITHIN PROPERTY ARE 3' F/C UNLESS SPECIFIED OTHERWISE.
3. ALL PARKING AREAS AND FIRE LANES SHALL BE CONSTRUCTED OF CONCRETE.

ONSITE PAVEMENT SHALL BE:

PARKING: 5" CONCRETE PAVEMENT

DRIVE AISLE: 6" CONCRETE PAVEMENT

FIRE LAN CONCRETE PAVEMENT

4. REFER TO ARC FOR EXACT BUILDING DIMENSIONS
5. ALL FIRE HYDR FROM BACK OF CURB.
6. ALL MECHANIC BE LOCATED ON THE ROOF AND SCR
7. TEMPORARY ACCESS EASEMENT AND RIGHT-OF-WAY TO BE ABANDONED ONCE EXISTING TURNAROUND IS REMOVED.

LEGE

SSMH	EXISTING SANI
SSCO	EXISTING SANI
FH	EXISTING FIRE
WM	EXISTING WATI
WM	EXISTING WAT
—W—	EXISTING WAT
—SS—	EXISTING SANI
—W—	PROPOSED WA
—SS—	PROPOSED SAI
	PROPOSED ST
	SUBJECT PROF
	ADJACENT PR
	PROPOSED WA
	PROPOSED FIR
	BUILDING SETB
BFR	BARRIER FREE
	PROP. SIDEWA
	PROP. PUBLIC LANE, UTILITY ASEMENT
	PROP. EASEM ABANDONMENT

INTERSTATE HIGHWAY No. 30
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 6, PG. 384
VOL. 49, PG. 518
D.R.R.C.T.

STATE OF TEXAS
TxDOT PARCEL 20
INST. No. 20190000018171
INST. No. 20190000019875
O.P.R.R.C.T.

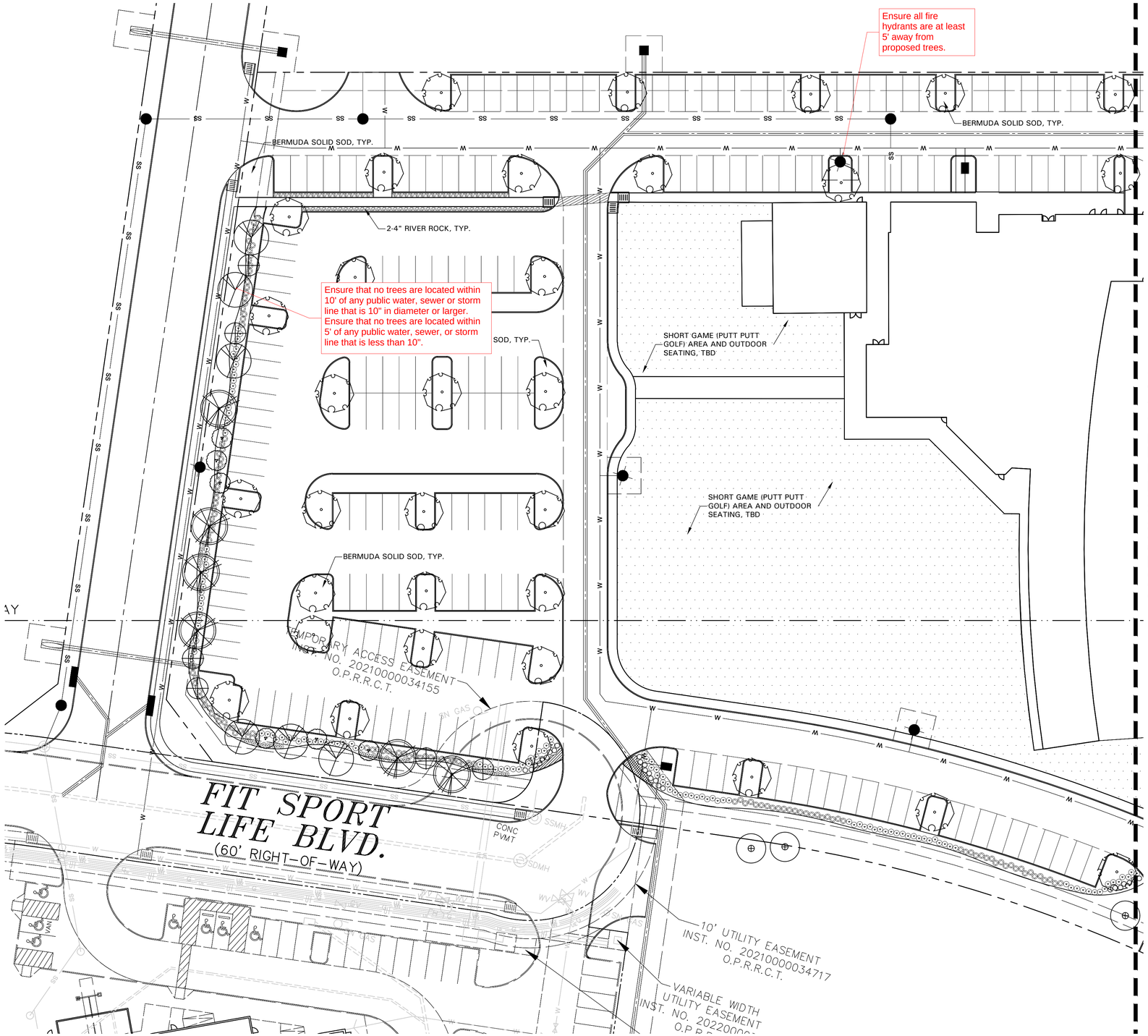
STATE OF TEXAS
(PARCEL 7, PART
INST. NO. 201400000
O.P.R.R.C.T.

ONCOR ELECTRIC DELIVERY CO. EASEMENT
INST. No. 20160000001811
O.P.R.R.C.T.

DRAINAGE EASEMENT
INST. No. 20140000005811
O.P.R.R.C.T.

STRUCTURED REA-ROCKWALL LAND, LLC
INST. NO. 20210000001622
O.P.R.R.C.T.

PROP. DECELERATION LANE
PROP. 60' R.O.W DEDICATION
PROP. STREET CENTERLINE
FM-549 OVERLAY
PROP. STORM DRAIN LINE
PROP. HEADWALL
PROP. DRAINAGE EASEMENT
PROP. DROP INLET
PROP. SSMH
PROP. WATER LINE
PROP. WATER EASEMENT
PROP. FIRE HYDRANT
N72°46'09"E 602.14'
10' BUILDING SETBACK
PROP. SEWER LINE
PROP. DOMESTIC METER
PROP. SANITARY SEWER LINE
12" water required
10' LANDSCAPE BUFFER
PROP. 5' SIDEWALK
Need new name for street to be approved through City's GIS
PROP. FIT SPORT LIFE BLVD. PUBLIC ROAD
PROP. FIRE SERVICE LINE 143.3'
PROP. KIDS MINI GOLF
PROP. STORM DRAIN LINE
BUILDING #1 51.2' x 60.5'
BUILDING #2
Must stub public sewer to adjacent property
The median will need to be 10' wide to ensure 5' clear around fire hydrant
PROP. 14'X36' DUMPSTER ENCLOSURE & SCREENING
PROP. LOADING AREA
PROP. DRAINAGE EASEMENT
CHAIN FENCE
CHA N76°34'05"E 540.70'
10' BUILDING SETBACK
ROBERT BOYD IRVINE SURVEY
ABSTRACT NO. 120
IH 30 OVERLAY
PROP. 10' UTILITY EASEMENT
15' BUILDING SETBACK
PROP. STORM DRAIN LINE
PROP. HEADWALL
PROP. DRAINAGE EASEMENT
EXIST. SANITARY SEWER LINE
PROP. CURB INLET
PROP. SSMH
EXIST. STORM DRAIN LINE
PROP. STORM DRAIN LINE
EXIST. STREET CENTER LINE (60' RIGHT-OF-WAY)
FIT SPORT LIFE BLVD.
N81°00'34"E 81.68'
EXIST. FIRE HYDRANT
EXIST. WATER LINE
PROP. FIRE HYDRANT
PROP. 12' SIDEWALK
PROP. MINI GOLF
PROP. OPEN SPACE
EXIST. R.O.W. TO BE ABANDONED
PROP. IRRIGATION METER
PROP. WATER EASEMENT
PROP. FIRE HYDRANT
TEMPORARY ACCESS EASEMENT INST. NO. 20210000034155 O.P.R.R.C.T.
Install City Std. Barrier Free Ramp
24' FIRE LANE
R873.5'
PROP. WATER LINE
PROP. WATER EASEMENT
10' UTILITY EASEMENT INST. NO. 20210000034717 O.P.R.R.C.T.
10' LANDSCAPE BUFFER
15' BUILDING SETBACK
PROP. 10' UTILITY EASEMENT
PROP. DRIVEWAY
PROP. STORM DRAIN LINE TO EXISTING DETENTION POND
PROP. DRAINAGE EASEMENT
EXIST. FIRE HYDRANT
BLOCK B LIFE ADDITION 02200003843 R.R.C.T.
PROP. 4' SIDEWALK
S71°45'12"W 505.08'
10' BUILDING SETBACK
STRUCTURED REA-ROCKWALL LAND, LLC INST. NO. 20210000001622 O.P.R.R.C.T.
PROP. 10' BUILDING SETBACK
PROP. 24' FIRE LANE
PROP. 14' BUILDING SETBACK
PROP. 5' BUILDING SETBACK
PROP. 15' BUILDING SETBACK
PROP. 10' BUILDING SETBACK
PROP. 20' BUILDING SETBACK
PROP. 25' BUILDING SETBACK
PROP. 30' BUILDING SETBACK
PROP. 35' BUILDING SETBACK
PROP. 40' BUILDING SETBACK
PROP. 45' BUILDING SETBACK
PROP. 50' BUILDING SETBACK
PROP. 55' BUILDING SETBACK
PROP. 60' BUILDING SETBACK
PROP. 65' BUILDING SETBACK
PROP.



GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

PLANT SCHEDULE

LABEL	COMMON NAME
	SHADE TREES
CE	Cedar Elm
CO	Chinkapin Oak
RO	Texas Red Oak
	ORNAMENTAL TREES
DW	Desert Willow
RB	Oklahoma Redbud
	SHRUBS
AB	Edward Goucher Abelia
BAR	Crimson Pygmy Barberry
DBH	Dwarf Burford Holly
DN	Dwarf Nandina 'Flirt'
LM	Lindheimer Muhly Grass
	GROUNDCOVER/VINES/GRASS
GL	Giant Lirope
	Bermuda Solid Sod TifTuf
	2-4" River Rock

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
4. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED. APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

PRUNING AND TRIMMING NOTES

1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
3. DO NOT 'TOP' OR 'HEAD' TREES.
4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

L1.03 LANDSCAPE PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: ------

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

DATE: 3/18/2024
W.A. No. 19144.02

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	Fit Sport Life Boulevard		
SUBDIVISION	Structured REA-Rockwall Land LLC	Inst. No. 20210000001622	
GENERAL LOCATION	200' South and 800' East of intersection of I30 and Corporate Crossing		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial - C with SUP	CURRENT USE	Undeveloped		
PROPOSED ZONING	Commercial - C with SUP	PROPOSED USE	Restaurant & Golf		
ACREAGE	9.942 acres	LOTS [CURRENT]	0	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	Structured REA-Rockwall Land LLC	☒ APPLICANT	Wier & Associates, Inc.
CONTACT PERSON	Conor Keilty, AIA	CONTACT PERSON	Renee Ward, P.E.
ADDRESS	3104 E Camelback Road, Ste. 2387	ADDRESS	2201 E Lamar Blvd, Ste. 200E
CITY, STATE & ZIP	Pheonix, Arizona 85016	CITY, STATE & ZIP	Arlington, Texas 76006
PHONE	480-856-8808	PHONE	(817) 467-7700
E-MAIL	conork@structuredrea.com	E-MAIL	ReneeW@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

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

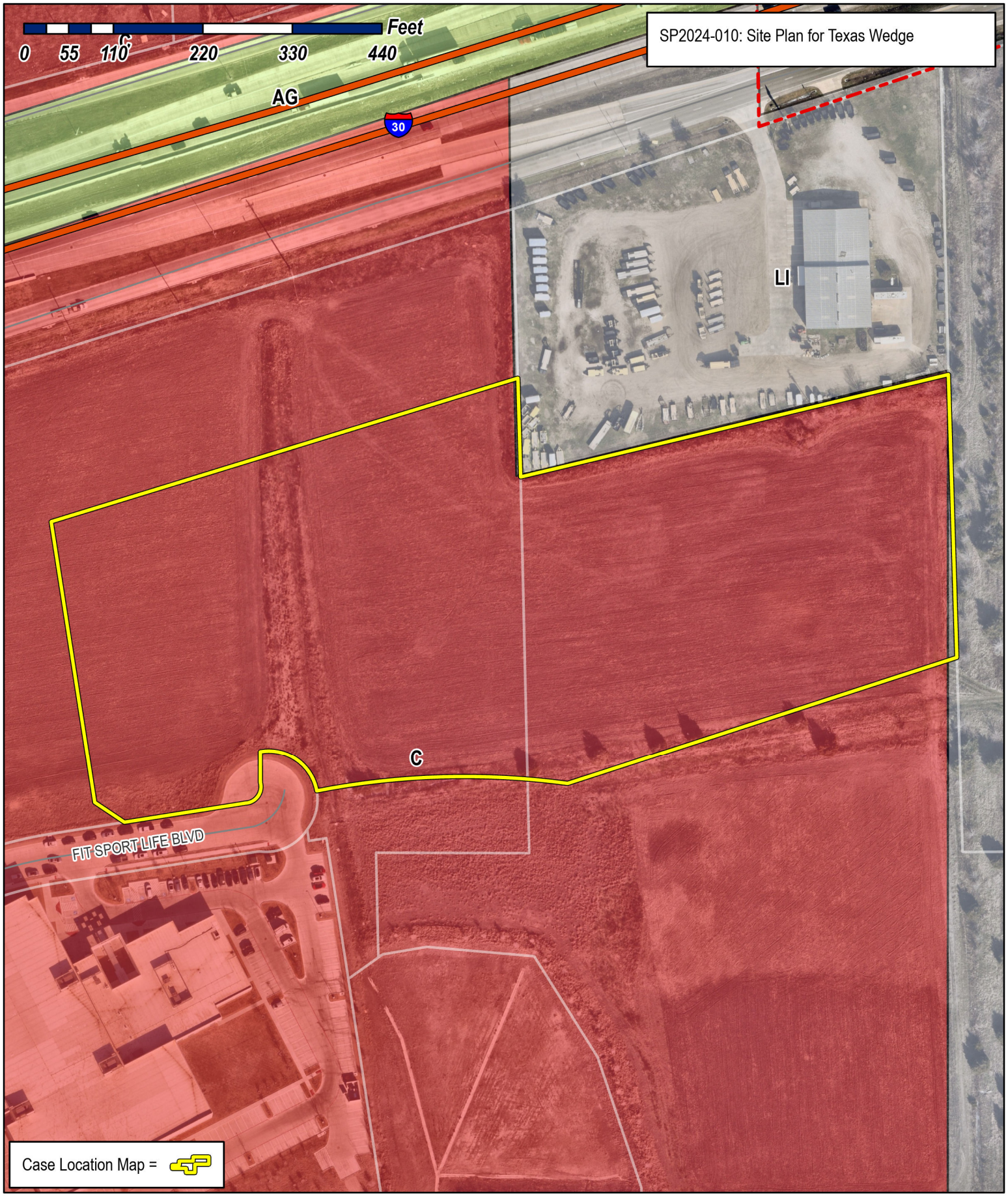
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 448.84 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* MARCH, 20 24. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Washington

Notary Public
State of Washington
Robert S Dillard
Commission No. 185589
MY COMMISSION EXPIRES Commission Expires 07-01-24



City of Rockwall

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

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

PRINTED: 3/15/2024 STB FILE: WIER-PAVING.STB LAST SAVED: 3/15/2024 9:47 AM SAVED BY: CRISTIANV FILE: SITE PLAN - 19144.02.DWG
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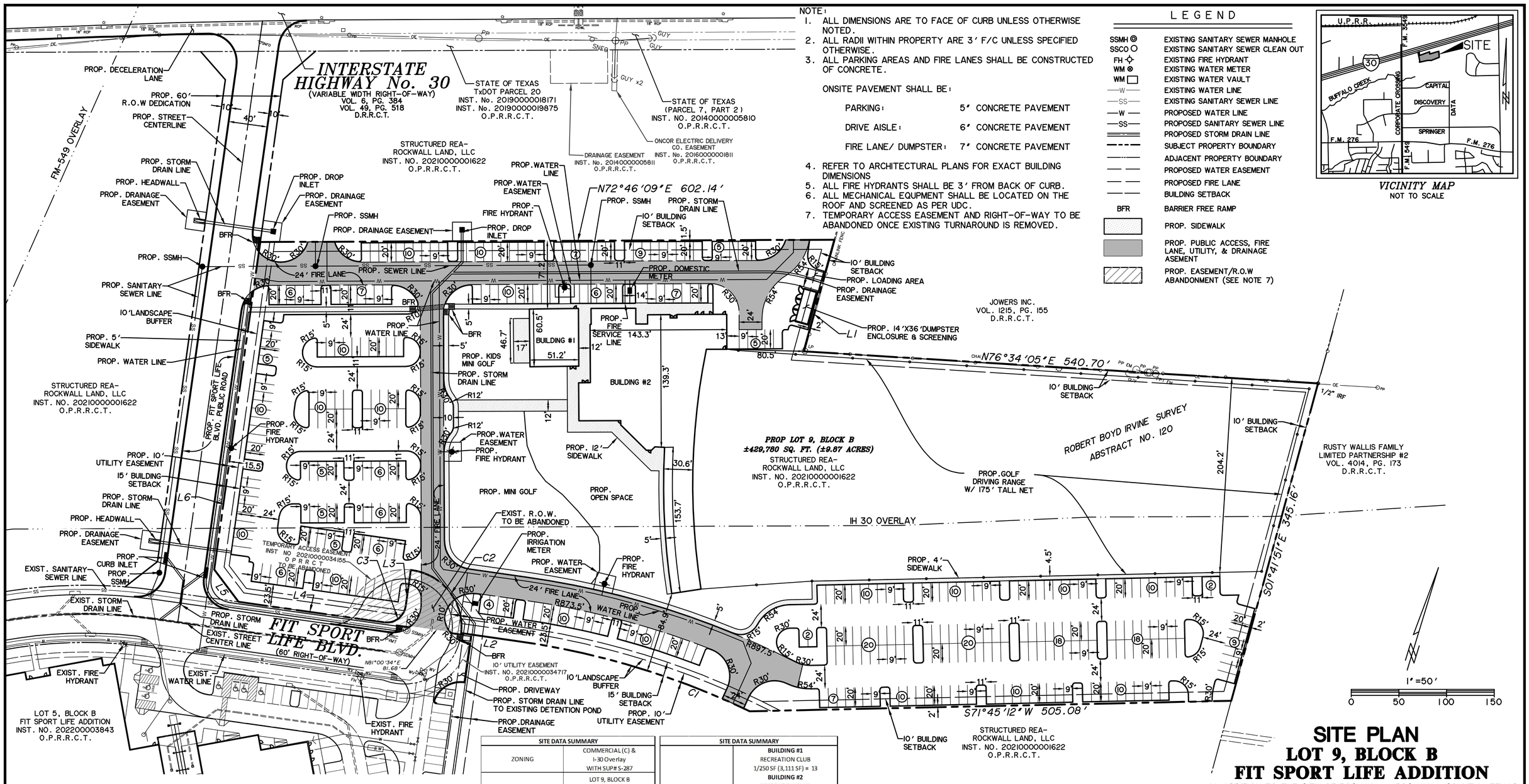


NOTE:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII WITHIN PROPERTY ARE 3' F/C UNLESS SPECIFIED OTHERWISE.
3. ALL PARKING AREAS AND FIRE LANES SHALL BE CONSTRUCTED OF CONCRETE.

   ONSITE PAVEMENT SHALL BE:

PARKING:	5' CONCRETE PAVEMENT
DRIVE AISLE:	6' CONCRETE PAVEMENT
FIRE LANE/ DUMPSTER:	7' CONCRETE PAVEMENT

4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS
5. ALL FIRE HYDRANTS SHALL BE 3' FROM BACK OF CURB.
6. ALL MECHANICAL EQUPMENT SHALL BE LOCATED ON THE ROOF AND SCREENED AS PER UDC.
7. TEMPORARY ACCESS EASEMENT AND RIGHT-OF-WAY TO BE ABANDONED ONCE EXISTING TURNAROUND IS REMOVED.

LEGEND

SSMH	EXISTING SANITARY SEWER MANHOLE
SSCO	EXISTING SANITARY SEWER CLEAN OUT
FH	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
WM	EXISTING WATER VAULT
—W—	EXISTING WATER LINE
—SS—	EXISTING SANITARY SEWER LINE
—W—	PROPOSED WATER LINE
—SS—	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	SUBJECT PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPOSED WATER EASEMENT
	PROPOSED FIRE LANE
	BUILDING SETBACK
BFR	BARRIER FREE RAMP
	PROP. SIDEWALK
	PROP. PUBLIC ACCESS, FIRE LANE, UTILITY, & DRAINAGE ASEMENT
	PROP. EASEMENT/R.O.W ABANDONMENT (SEE NOTE 7)

VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DIST
L1	S01°36'16"E	121.40'
L2	S81°00'34"W	59.87'
L3	S08°57'11"E	38.29'
L4	S81°00'34"W	154.23'
L5	S53°59'26"E	42.43'
L6	N08°59'26"W	346.88'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	255.29'	830.00'	17°37'23"	S89°49'15"W	254.29'
C2	94.23'	60.00'	89°58'48"	N55°36'06"W	84.84'
C3	31.40'	20.00'	89°57'45"	S36°01'41"W	28.27'

SITE DATA SUMMARY	
ZONING	COMMERCIAL (C) & I-30 Overlay WITH SUP# S-287
PROPOSED LOT AREA	LOT 9, BLOCK B 9.87 ACRES (429,780 SQ. FT.)
PROPOSED BUILDING USE	BUILDING #1 RECREATIONAL CLUB BUILDING #2 RECREATIONAL CLUB LIMITED SERVICE RESTAURANT FULL SERVICE RESTAURANT PRIVATE CLUB OFFICE MINI-GOLF
PROPOSED BUILDING AREA	BUILDING #1 3,111 SF (1-STORY) BUILDING #2 55,292 SF (3-STORY)

SITE DATA SUMMARY	
MINIMUM PARKING REQUIRED	**BUILDING #1** RECREATION CLUB 1/250 SF (3,111 SF) = 13 **BUILDING #2** RECREATION CLUB 1/250 SF (24,900 SF) = 100 LIMITED SERVICE RESTAURANT 1/250 SF (5,401 SF) = 22 FULL SERVICE RESTAURANT 1/100 SF (6,932 SF) = 70 PRIVATE CLUB 1/100 SF (8,624 SF) = 87 OFFICE 1/300 SF (1,363 SF) = 5 MINI GOLF 1/HOLE (28 HOLES) = 28 **TOTAL = 325 PARKING SPACES**
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	8
TOTAL PARKING PROVIDED	STANDARD (9'X20') = 368 HANDICAP-ACCESSIBLE = 8 **TOTAL = 376 PARKING SPACES**

SITE PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS BEING 9.866 ACRES OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS
CASE NO.: ------

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

OWNER/DEVELOPER/APPLICANT:
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E. CAMELBACK ROAD, SUITE 2387
PHOENIX, AZ 85016
PHONE: (480) 856-8808
CONTACT: CONOR KEILTY

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RENEE WARD, P.E.
ReneeW@WierAssociates.com

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 ___ OF _____, ____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

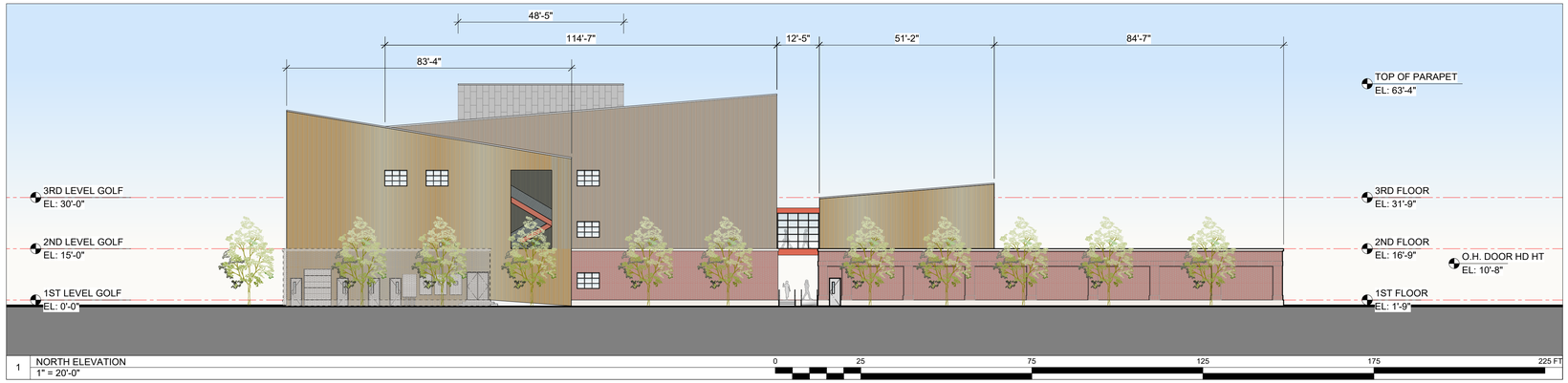
_____ DIRECTOR OF PLANNING AND ZONING

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817 1467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

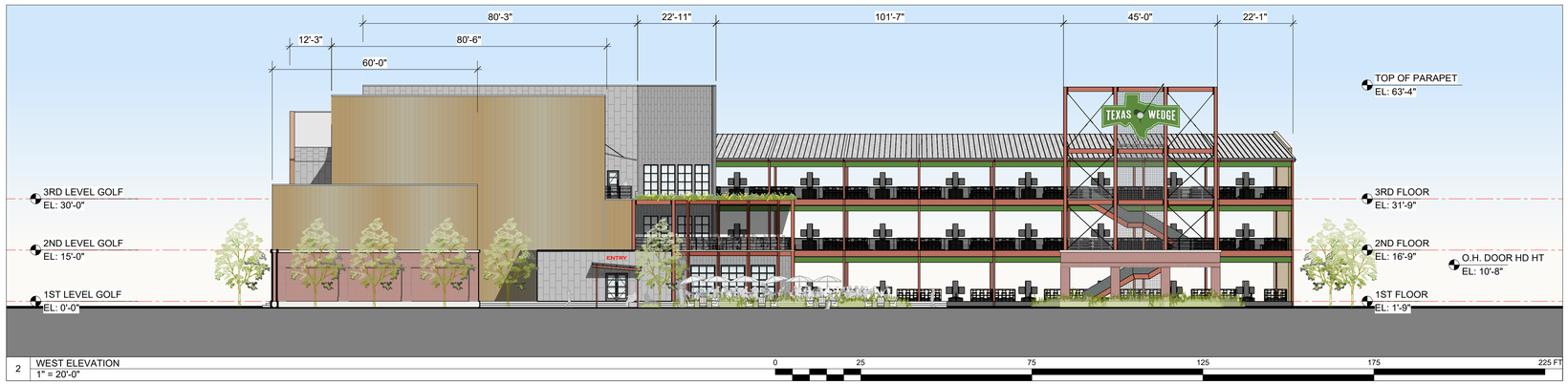
PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Renee Ward, PE
Texas Registration No. 140049 On Date Shown Below.

SHEET 1 OF 1

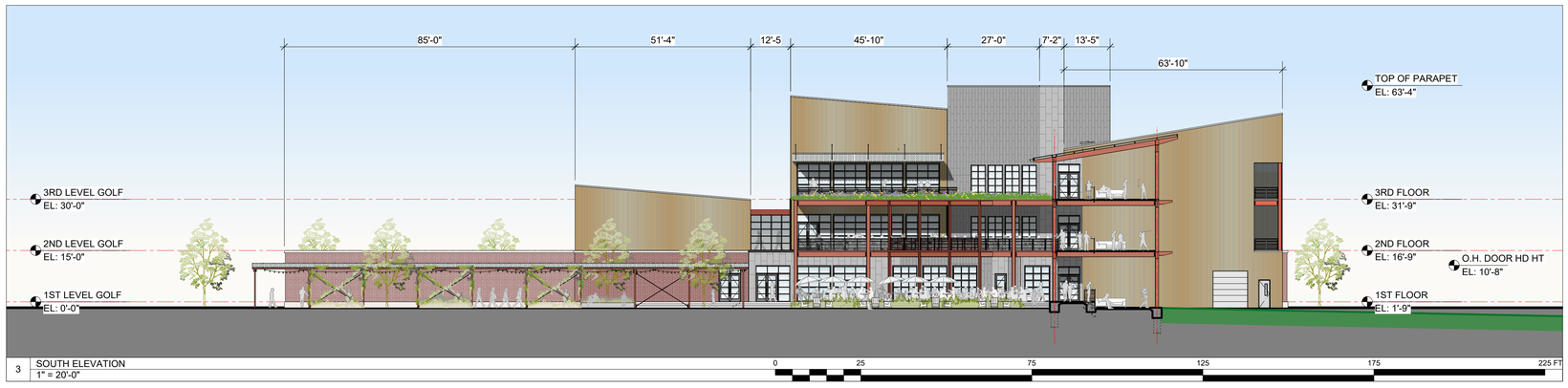
DATE: 3/15/2024
W.A. No. 19144.02



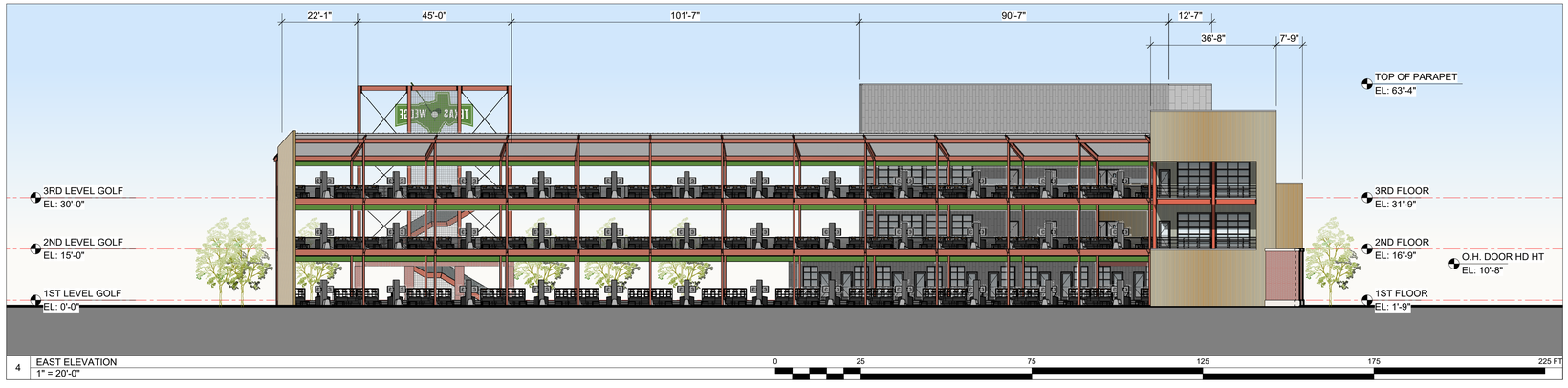
1 NORTH ELEVATION
1" = 20'-0"



2 WEST ELEVATION
1" = 20'-0"

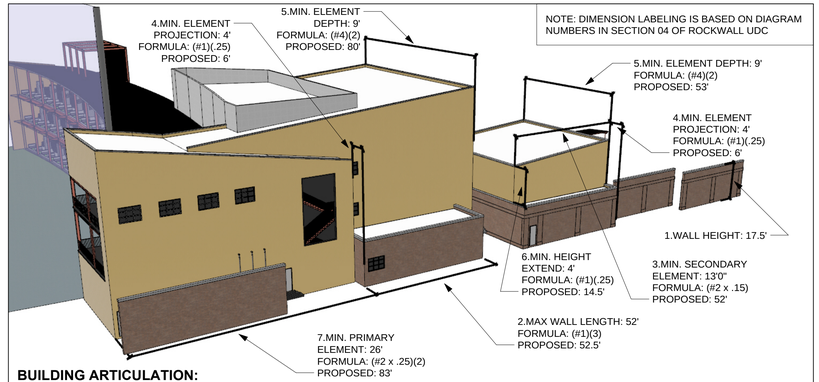


3 SOUTH ELEVATION
1" = 20'-0"

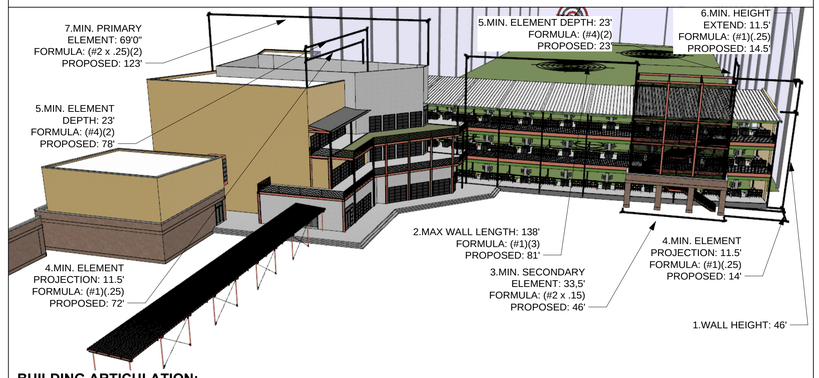


4 EAST ELEVATION
1" = 20'-0"

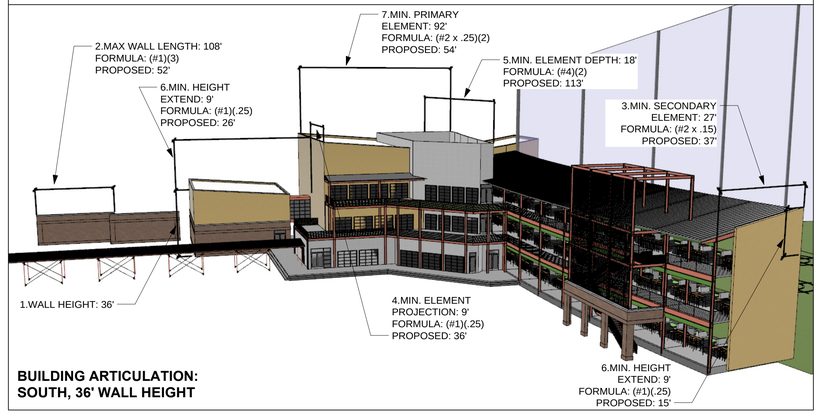
NOTE: DIMENSION LABELING IS BASED ON DIAGRAM NUMBERS IN SECTION 04 OF ROCKWALL UDC



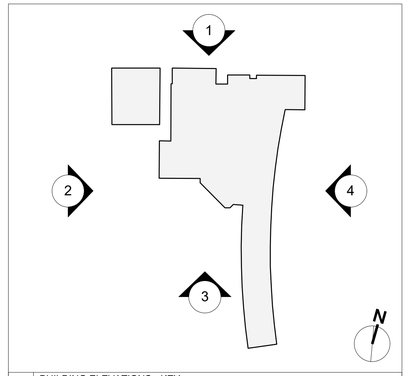
BUILDING ARTICULATION:
NORTH, 17.5' WALL HEIGHT



BUILDING ARTICULATION:
WEST, 46' WALL HEIGHT



BUILDING ARTICULATION:
SOUTH, 36' WALL HEIGHT



5 BUILDING ELEVATIONS - KEY
NOT TO SCALE

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

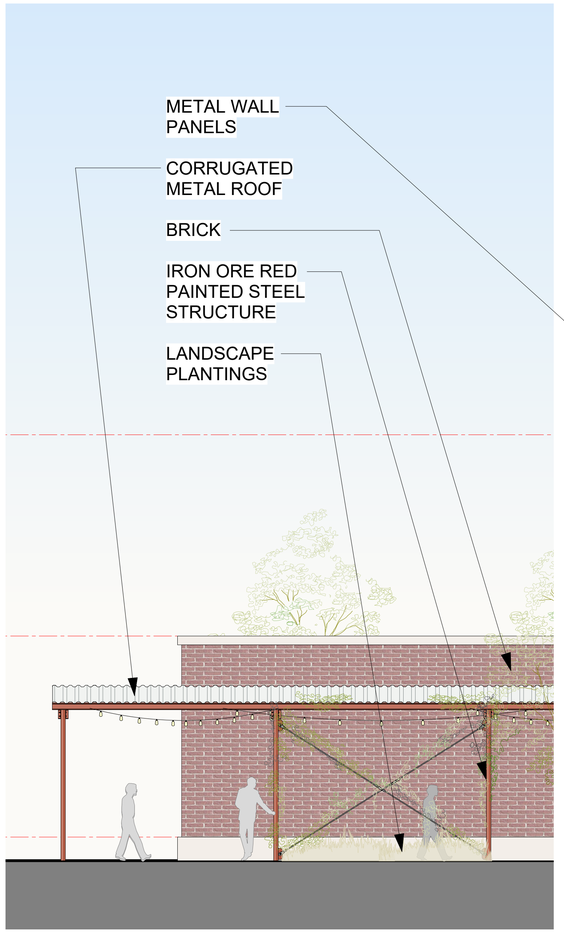
SUBMISSION

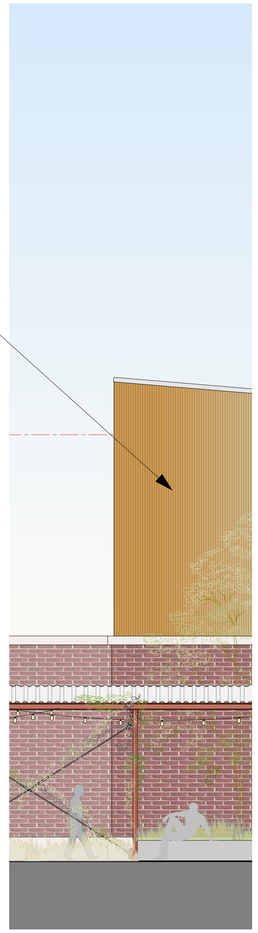
	DATE	DESCRIPTION
1	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS
	03.15.2024	SITE PLAN REVIEW

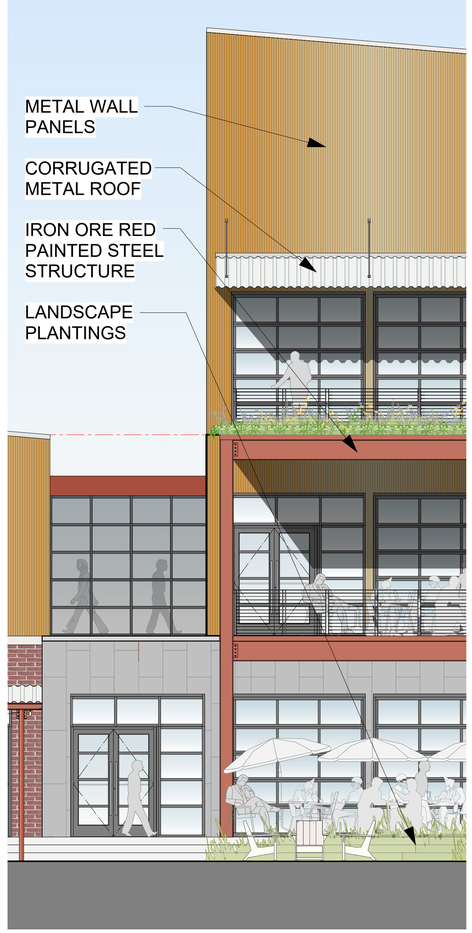
TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

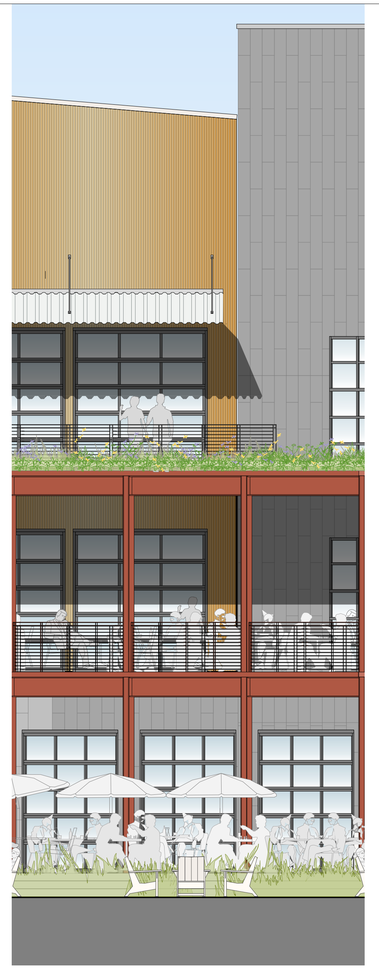
ELEVATIONS

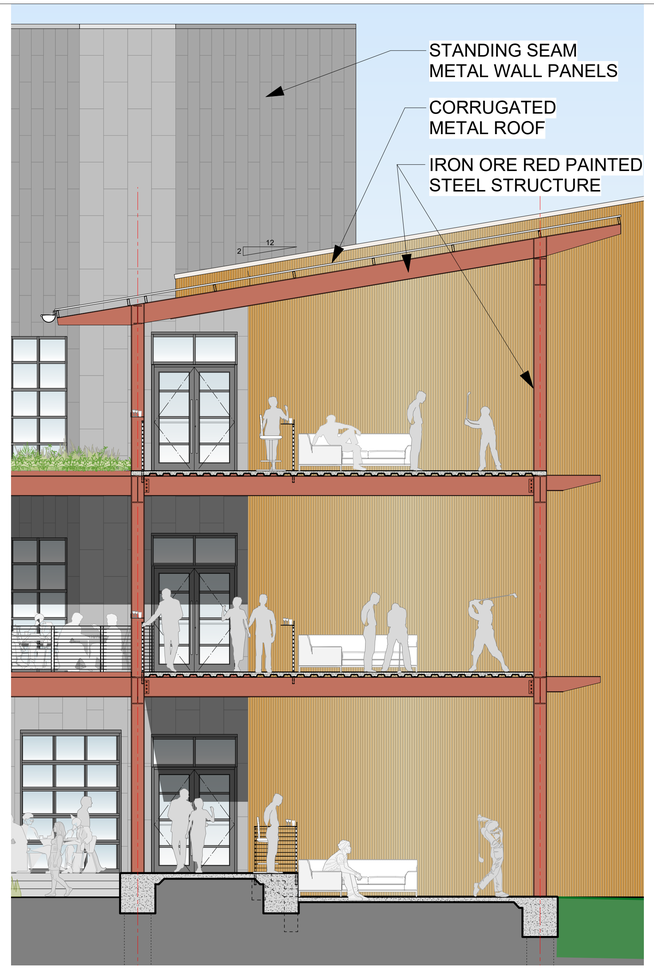
A-2.0











LANDSCAPE PLANTINGS

LANDSCAPE PLANTINGS

BRICK

CORRUGATED METAL ROOF

METAL WALL PANELS

STANDING SEAM METAL WALL PANELS

IRON ORE RED PAINTED STEEL STRUCTURE

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

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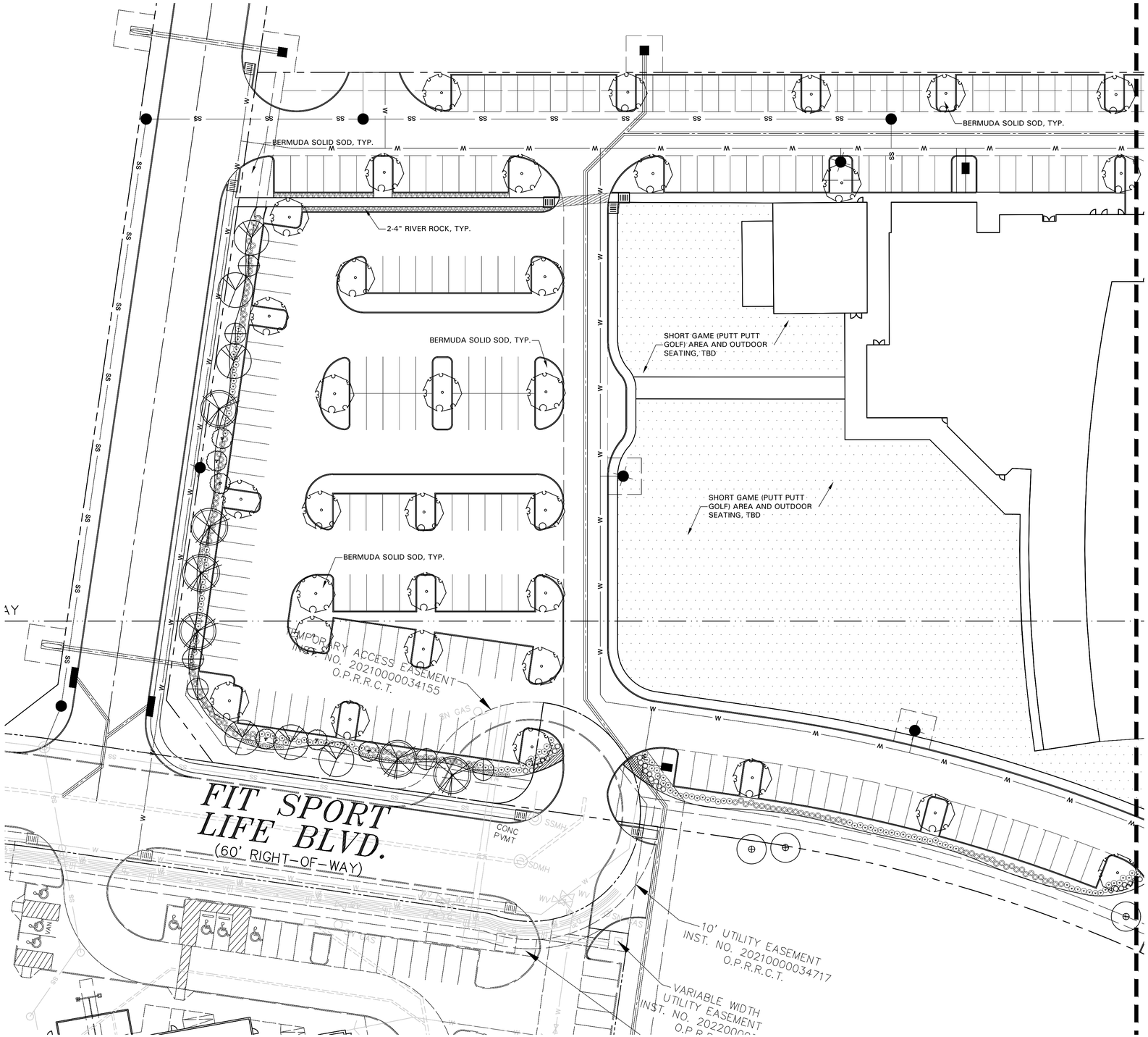
TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

MATERIALS BOARD

A-2.1



GRAPHIC SCALE

0 30 60 FEET

Scale 1"=30' - 0"

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

PLANT SCHEDULE

LABEL	COMMON NAME
	SHADE TREES
CE	Cedar Elm
CO	Chinkapin Oak
RO	Texas Red Oak
	ORNAMENTAL TREES
DW	Desert Willow
RB	Oklahoma Redbud
	SHRUBS
AB	Edward Goucher Abelia
BAR	Crimson Pygmy Barberry
DBH	Dwarf Burford Holly
DN	Dwarf Nandina 'Flirt'
LM	Lindheimer Muhly Grass
	GROUNDCOVER/VINES/GRASS
GL	Giant Lirope
	Bermuda Solid Sod TifTuf
	2-4" River Rock

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
4. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED. APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

PRUNING AND TRIMMING NOTES

1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
3. DO NOT 'TOP' OR 'HEAD' TREES.
4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

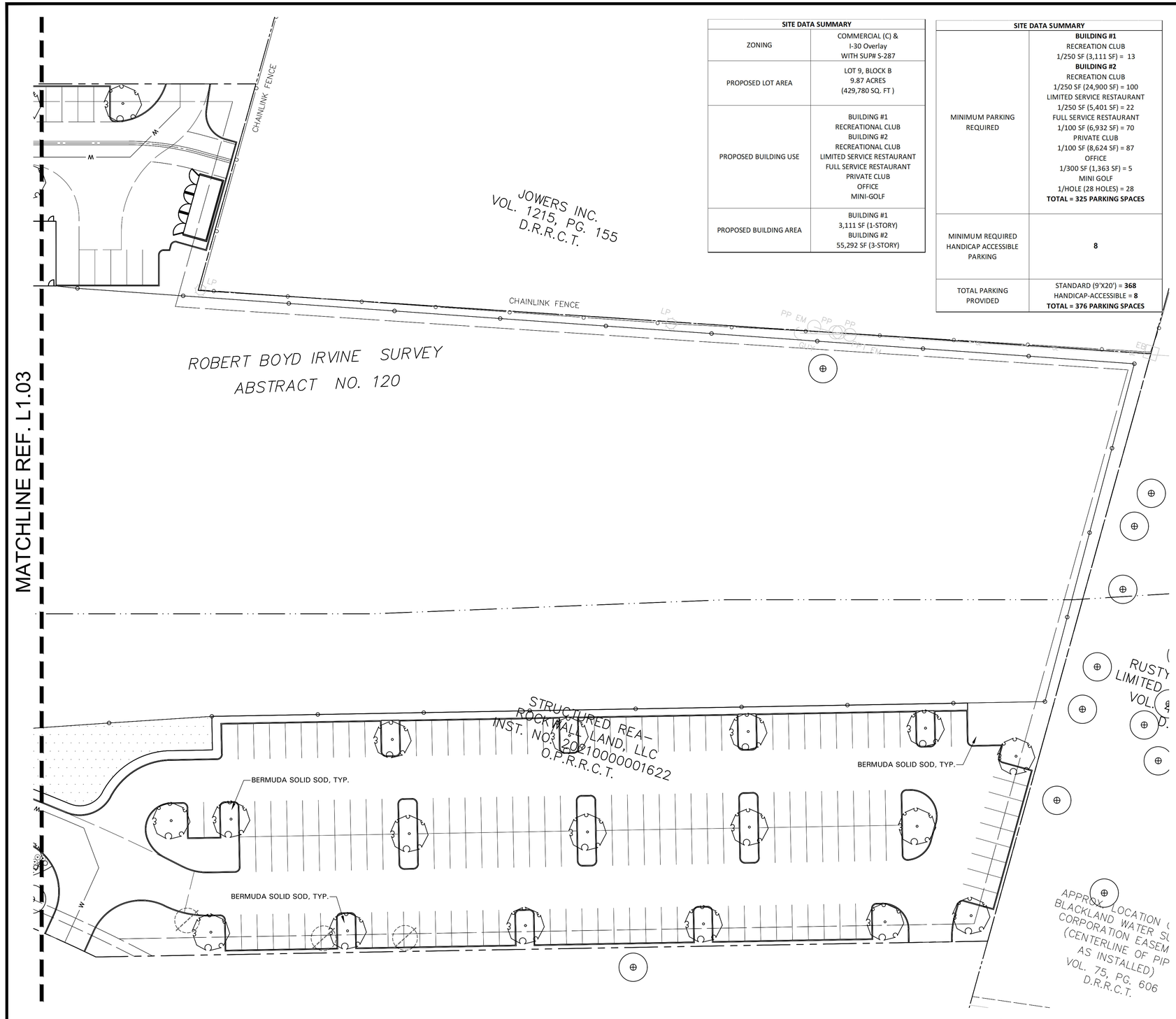
L1.03 LANDSCAPE PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: ------

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

DATE: 3/18/2024
W.A. No. 19144.02



SITE DATA SUMMARY	
ZONING	COMMERCIAL (C) & I-30 Overlay WITH SUP# S-287
PROPOSED LOT AREA	LOT 9, BLOCK B 9.87 ACRES (429,780 SQ. FT)
PROPOSED BUILDING USE	BUILDING #1 RECREATIONAL CLUB BUILDING #2 RECREATIONAL CLUB LIMITED SERVICE RESTAURANT FULL SERVICE RESTAURANT PRIVATE CLUB OFFICE MINI-GOLF
PROPOSED BUILDING AREA	BUILDING #1 3,111 SF (1-STORY) BUILDING #2 55,292 SF (3-STORY)

SITE DATA SUMMARY	
MINIMUM PARKING REQUIRED	**BUILDING #1** RECREATION CLUB 1/250 SF (3,111 SF) = 13 **BUILDING #2** RECREATION CLUB 1/250 SF (24,900 SF) = 100 LIMITED SERVICE RESTAURANT 1/250 SF (5,401 SF) = 22 FULL SERVICE RESTAURANT 1/100 SF (6,932 SF) = 70 PRIVATE CLUB 1/100 SF (8,624 SF) = 87 OFFICE 1/300 SF (1,363 SF) = 5 MINI GOLF 1/HOLE (28 HOLES) = 28 **TOTAL = 325 PARKING SPACES**
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	**8**
TOTAL PARKING PROVIDED	STANDARD (9'X20') = **368** HANDICAP-ACCESSIBLE = **8** **TOTAL = 376 PARKING SPACES**

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

NON RESIDENTIAL BUFFERS ABUTTING R-O-W

1. Buffer strips shall be a minimum of 15'/20' wide along the entire length of the property's frontage abutting the right of way. All landscape buffers shall incoproate groundcover, a built up berm and shrubbery. Berms and shrubs shall have a minimum height of 30".

2. One canopy tree and one accent tree shall be incorporated for every 50 l.f.

3. Per Article 5, subsection 6.02 - Two shade trees shall be provided for every 100 l.f.

Fit Sport Life Blvd = 268 l.f.

REQUIRED	PROVIDED
20' wide buffer	23' wide buffer
berm and/or shrubs	shrubs 36" ht.
5 canopy trees, 4" cal.	5 canopy trees, 4" cal.
5 accent trees, 4' ht.	5 accent trees, 4' ht.

Roadway (no name) = 347 l.f.

REQUIRED	PROVIDED
15' wide buffer	15' wide buffer
berm and/or shrubs	shrubs 36" ht.
7 canopy trees, 4" cal.	7 canopy trees, 4" cal.
7 accent trees, 4' ht.	7 accent trees, 4' ht.

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.

Parking spaces: 378

REQUIRED	PROVIDED
36" screen	36" screen
38 canopy trees, 4" cal.	51 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	12' ht., 4' spread, matching
	CO	Chinkapin Oak	*Quercus muhlenbergii*	4" cal.	12' ht., 4' spread, matching
	RO	Texas Red Oak	*Quercus texana*	4" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREES			
	DW	Desert Willow	*Chilopsis linearis*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
	AB	Edward Goucher Abelia	*Abelia x grandiflora 'Edward Goucher'*	36" ht.	full, 20" spread, 36" o.c.
	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 18" sprd, 24" o.c.
	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	36" ht.	full, 20" spread, 36" o.c.
	DN	Dwarf Nandina 'Flirt'	*Nandina domestica 'Flirt'*	5 gal.	full, 30" o.c.
	LM	Lindheimer Muhly Grass	*Muhlenbergia lindheimeri*	5 gal.	full, 24" spread, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod TifTuf			
		2-4" River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04, OF ARTICLE 08)

L1.04 LANDSCAPE PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: -------

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

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SHEET 1 OF 1

DATE: 3/18/2024
W.A. No. 19144.02

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
   1. PLANTING (TREES, SHRUBS, GRASSES)
   1. BED PREP AND FERTILIZATION
   3. NOTIFICATION OF SOURCES
   4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
   5. GUARANTEE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, 31 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z60.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK

C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.

B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE

3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK, LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NORMAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:
   a. CLAY – BETWEEN 7-27%
   b. SILT – BETWEEN 15-25%
   c. SAND – LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.

D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS, NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16' DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURERS LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).

2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREAS:

1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT,WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ⅓ OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCORING'.

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.

2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

T. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.

2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.

4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

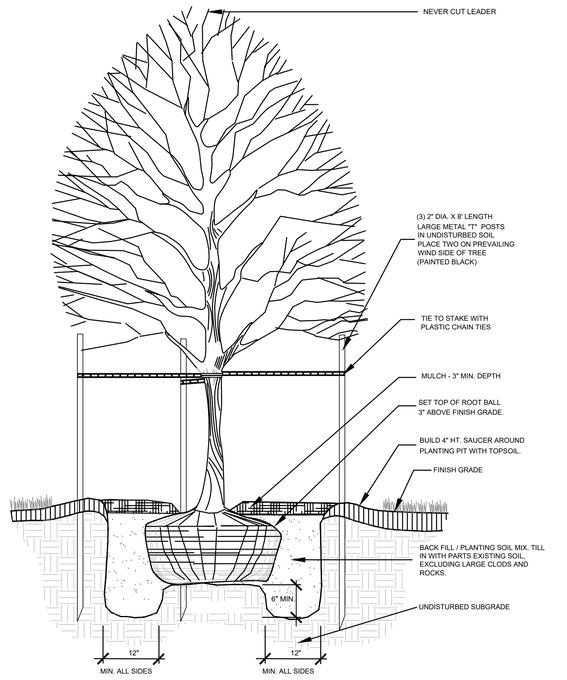
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

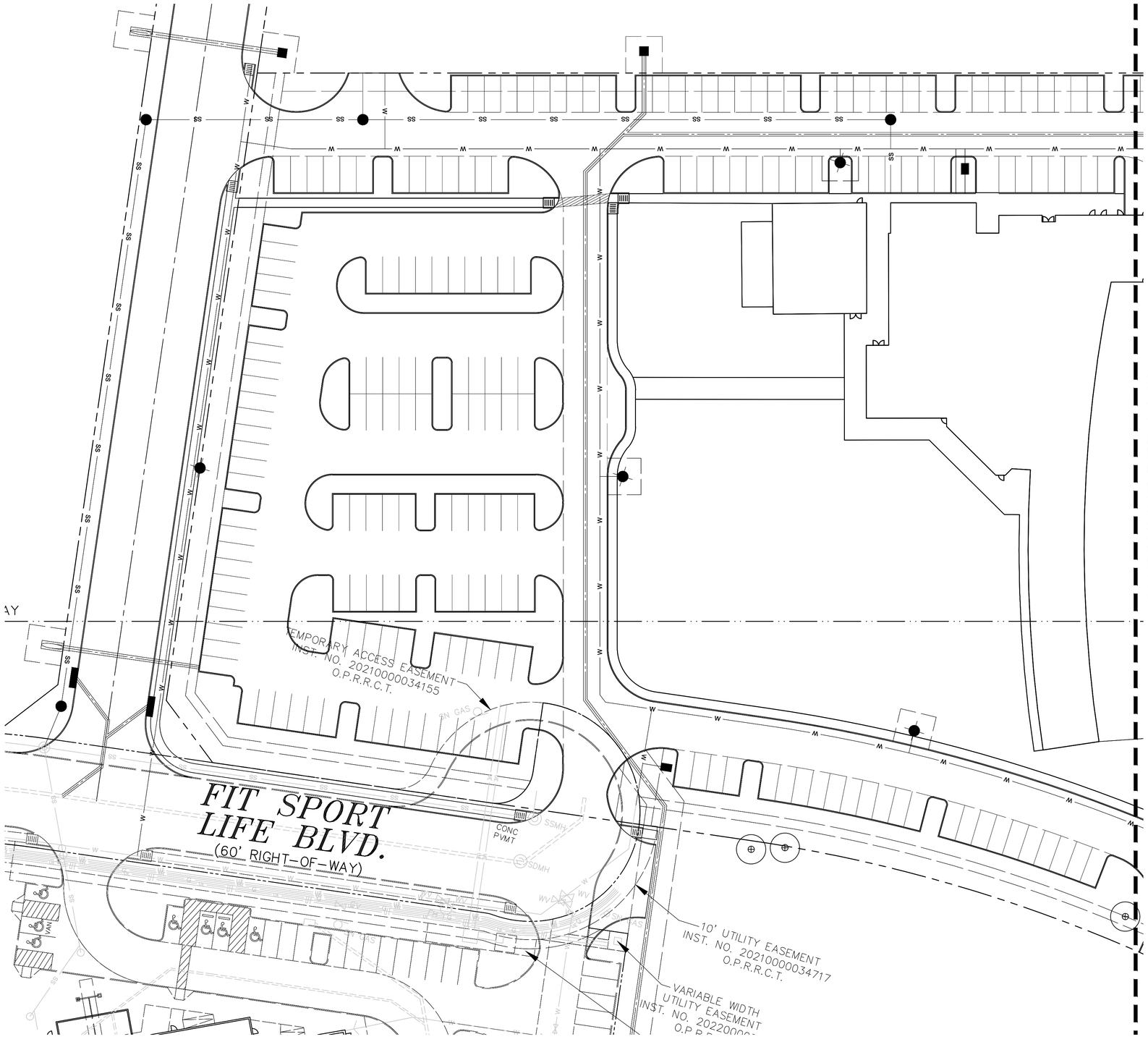
E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



1 TREE



SITE DATA SUMMARY	
ZONING	COMMERCIAL (C) & I-30 Overlay WITH SUP# S-287
PROPOSED LOT AREA	LOT 9, BLOCK B 9.87 ACRES (429,780 SQ. FT)
PROPOSED BUILDING USE	BUILDING #1 RECREATIONAL CLUB BUILDING #2 RECREATIONAL CLUB LIMITED SERVICE RESTAURANT FULL SERVICE RESTAURANT PRIVATE CLUB OFFICE MINI-GOLF
PROPOSED BUILDING AREA	BUILDING #1 3,111 SF (1-STORY) BUILDING #2 55,292 SF (3-STORY)

SITE DATA SUMMARY	
MINIMUM PARKING REQUIRED	**BUILDING #1** RECREATION CLUB 1/250 SF (3,111 SF) = 13 **BUILDING #2** RECREATION CLUB 1/250 SF (24,900 SF) = 100 LIMITED SERVICE RESTAURANT 1/250 SF (5,401 SF) = 22 FULL SERVICE RESTAURANT 1/100 SF (6,932 SF) = 70 PRIVATE CLUB 1/100 SF (8,624 SF) = 87 OFFICE 1/300 SF (1,363 SF) = 5 MINI GOLF 1/HOLE (28 HOLES) = 28 **TOTAL = 325 PARKING SPACES**
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	**8**
TOTAL PARKING PROVIDED	STANDARD (9'X20') = **368** HANDICAP-ACCESSIBLE = **8** **TOTAL = 376 PARKING SPACES**

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO 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 DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

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 LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNERS'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"X4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

TREE PRESERVATION LEGEND

TREE TO BE REMOVED

TREE TO REMAIN

TREE PRESERVATION FENCING

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

L1.01 TREE PRESERVATION PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.:-------

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY
WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR
COMMERCIAL AMUSEMENT RECREATION

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

SHEET 1 OF 1

DATE: 3/18/2024
W.A. No. 19144.02

MATCHLINE REF. L1.01

CHAINLINK FENCE

JOWERS INC.
VOL. 1215, PG. 155
D.R.R.C.T.

CHAINLINK FENCE

ROBERT BOYD IRVINE SURVEY
ABSTRACT NO. 120

STRUCTURED REA–
ROCKWALL LAND, LLC
INST. NO. 20210000001622
O.P.R.R.C.T.

RUSTY
LIMITED
VOL.
D.

APPROX. LOCATION
BLACKLAND WATER SU
CORPORATION EASEM
(CENTERLINE OF PIP
AS INSTALLED)
VOL. 75, PG. 606
D.R.R.C.T.

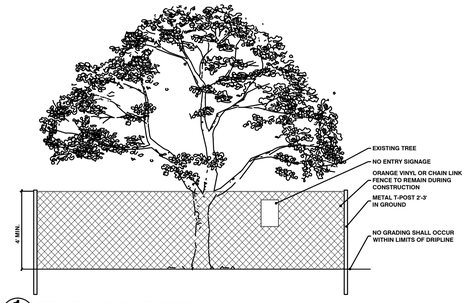
TREE PRESERVATION LEGEND

TREE TO BE REMOVED

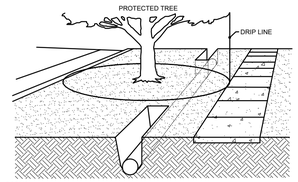
TREE TO REMAIN

TREE PRESERVATION FENCING

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

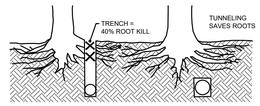


1 TREE PROTECTION FENCING
N.T.S.

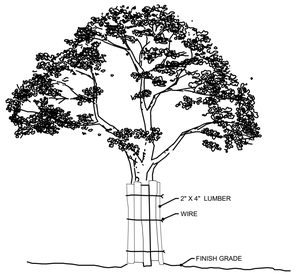


BORING

BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED IN CIRCUMSTANCES WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OF THE PROTECTED TREE. WHERE 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 FORTY EIGHT (48") INCHES.



2 BORING AND TUNNELING
N.T.S.



WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2" X 4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE BARK OF THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

3 BARK PROTECTION
N.T.S.

L1.02 TREE PRESERVATION PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: ------

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY
WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR
COMMERCIAL AMUSEMENT RECREATION

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

DATE: 3/18/2024
W.A. No. 19144.02

Scale: 1 inch= 80 Ft.

Project Name: Texas Wedge	
Client:	Date:3/14/2024
Drawn By: CM	Version:

HLPS HOSSLEY LIGHTING AND POWER SOLUTIONS

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

Luminaire Schedule						
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens
	A1	6	Single	CREE OSQL-C-30L-40K7-5M	0.900	30000
	A2	2	Single	CREE OSQL-C-30L-40K7-3B	0.900	19600
	A3	16	Single	CREE OSQL-C-30L-40K7-4B	0.900	18000
	A4	16	Single	CREE OSQL-C-30L-40K7-4M	0.900	28500

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
OVERALL CALCULATIONS	Illuminance	Fc	10	10	0.37	6.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
PROPERTY LINE	Illuminance	Fc	10	N.A.	0.00	4.4	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
PARKING LOT 1	Illuminance	Fc			2.56	6.0	0.3	8.53	20.00	Readings taken at 0'-0" AFG
PARKING LOT 2	Illuminance	Fc			2.10	5.9	0.4	5.25	14.75	Readings taken at 0'-0" AFG

NOTES:
1) Fixture Mounting Heights (MH) are indicated next to each fixture.
2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
3) Interior reflectances 80/50/20; exterior reflectances 20% UON.
4) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
5) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Project Name: Texas Wedge

Client:

Date:3/14/2024

Drawn By: CM

Version:

HLPS HOSSLEY LIGHTING AND POWER SOLUTIONS

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

PROJECT COMMENTS

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

DATE: 3/22/2024

PROJECT NUMBER: SP2024-011
PROJECT NAME: Amended SIte Plan for 1220 Data Drive
SITE ADDRESS/LOCATIONS: 1220 DATA DR, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Bobby Pross of Pross Design Group on behalf of Jaymie Bullard of USEF Rockwall Owner, LLC for the approval of an Amended Site Plan for a Warehouse/Distribution Facility on a 12.101-acre tract of land identified as Lot 4, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/22/2024	Needs Review

03/22/2024: I.1 This is a request for the approval of an Amended Site Plan for a Warehouse/Distribution Facility on a 12.101-acre tract of land identified as Lot 4, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30.

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

M.3 For reference, include the case number (SP2024-011) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 If any changes to platted easements or new easements are added, the subject property will be required to replat.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

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

M.6 Site Plan
(1) Please provide the project data table that can be found on the site plan of the previously approved case, SP2021-027. (Subsection 03.04. B, of Article 11, UDC)
(2) There appears to be a future proposed chiller located within a fire lane. Please move this chiller as it may not be located within the fire lane. (Subsection 01.05. C, of Article 05, UDC)

M.7 Landscape Plan.
(1) Please provide an updated landscape plan, as the chillers and silos will need additional landscape screening. According to Subsection 01.05. D, of Article 05, of the Unified Development Code, Aboveground Storage Tanks shall require primary (i.e. screening wall) and secondary (i.e. landscaping) screening. In this case, only the wall is being proposed. Staff would recommend the use of large evergreen canopy trees adjacent to the wall and between the drive and detention pond east of the proposed silos. (Subsection 01.05. D, of Article 05, UDC)

M.8 Building Elevations
(1) Please clarify if the silos are to be painted or finished in a non-reflective coating to reduce glare and mitigate visibility. (Subsection 01.05. D, of Article 05, UDC)
(2) Please ghost the silos in elevations where they are in the background. (Subsection 01.05. D, of Article 05, UDC)

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.10 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
(2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

I.11 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. Is the existing parking bay here being removed? This does not match what was built in the field.
2. Resubmitted Civil Engineering plans will be required for review and approval if you are changing what was previously approved.
3. No structures will be allowed in easements
4. Need to know what the water and sewer usage will be for this entire lot. Maximum water allowed is 2,000 gallons/acre/day and sewer is 1,000 gal/acre/day. Any more usage will not be allowed and can't be supplied

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.

- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved

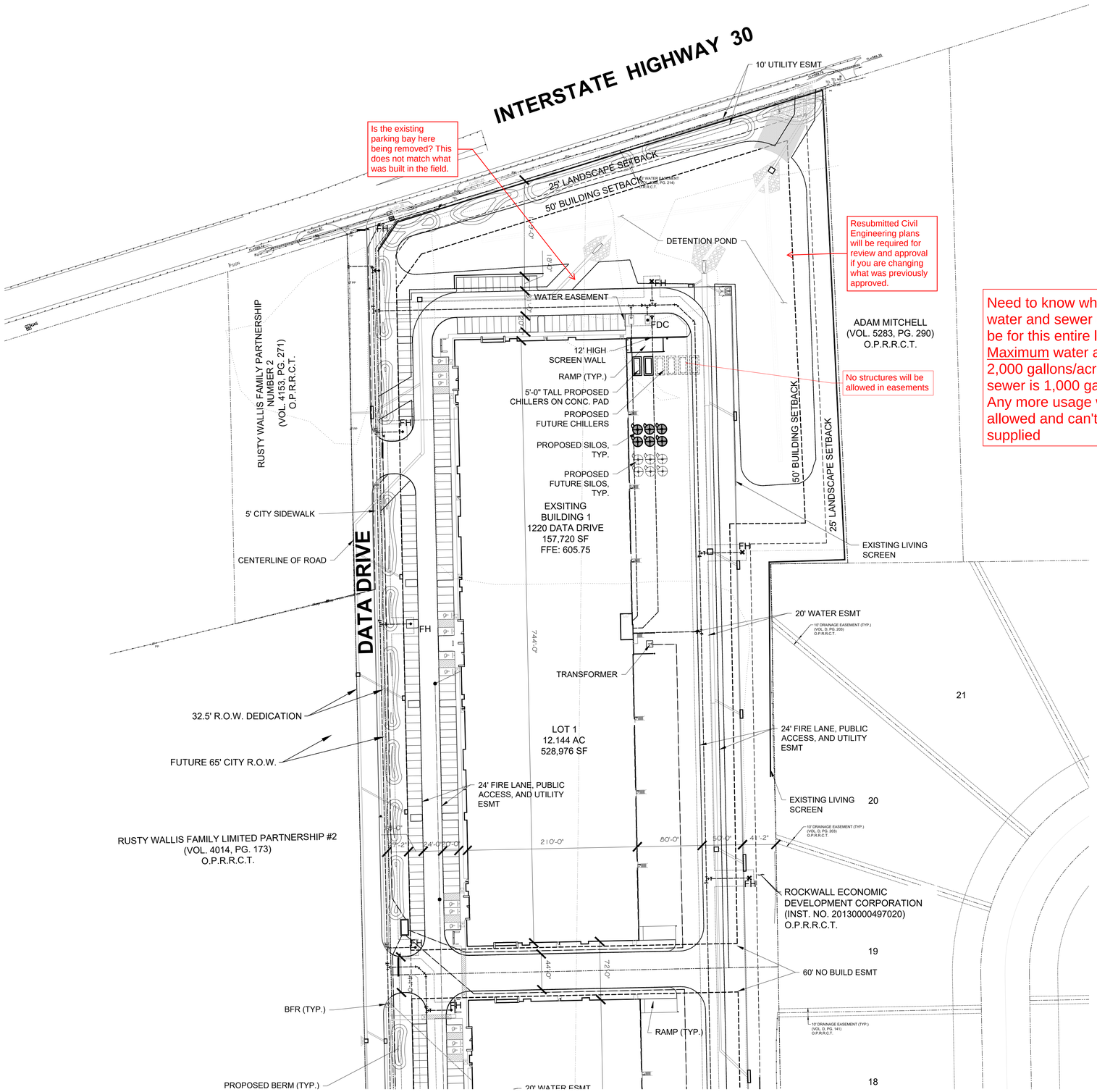
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

03/18/2024: Please provide and landscape plan with plant legend



1 SITE PLAN
SCALE: 1/64" = 1'-0"

Need to know what the water and sewer usage will be for this entire lot. Maximum water allowed is 2,000 gallons/acre/day and sewer is 1,000 gal/acre/day. Any more usage will not be allowed and can't be supplied

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

APPROVED:
I hereby certify that the above and forgoing 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

OWNER
USEF ROCKWALL OWNER, LLC
3030 LBJ Freeway Suite 1650
Dallas, TX 75234
Contact: Jaymie Bullard
Tel: 214-393-6060

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SITE PLAN

drawn: AA
checked: ---
date 03/13/2024

#	DATE	DESCRIPTION

pdg pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/759-1400

FORVIA FINISH OUT
ROCKWALL PARK 30 - BLDG 1
ROCKWALL, TEXAS

job no 2152
sheet A1.0

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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	1220 Data Drive				
SUBDIVISION	Seefried Rockwall Addition	LOT	1	BLOCK	A
GENERAL LOCATION	I-30 and Data Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	Vacant Warehouse
PROPOSED ZONING	No change	PROPOSED USE	Plastics Recycling
ACREAGE	12.101	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	USEF ROCKWALL OWNER, LLC,	☐ APPLICANT	Pross Design Group
CONTACT PERSON	Jaymie Bullard	CONTACT PERSON	Bobby Pross
ADDRESS	3030 LBJ Freeway Suite 1650	ADDRESS	5310 Harvest Hill Rd. Suite 180
CITY, STATE & ZIP	Dallas Tx 75234	CITY, STATE & ZIP	Dallas Tx 75230
PHONE	214-393-6060	PHONE	972-759-1400
E-MAIL	jaymiebullard@seefriedproperties.com	E-MAIL	bpross@pdgarch.net

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 100.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14TH DAY OF MARCH, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

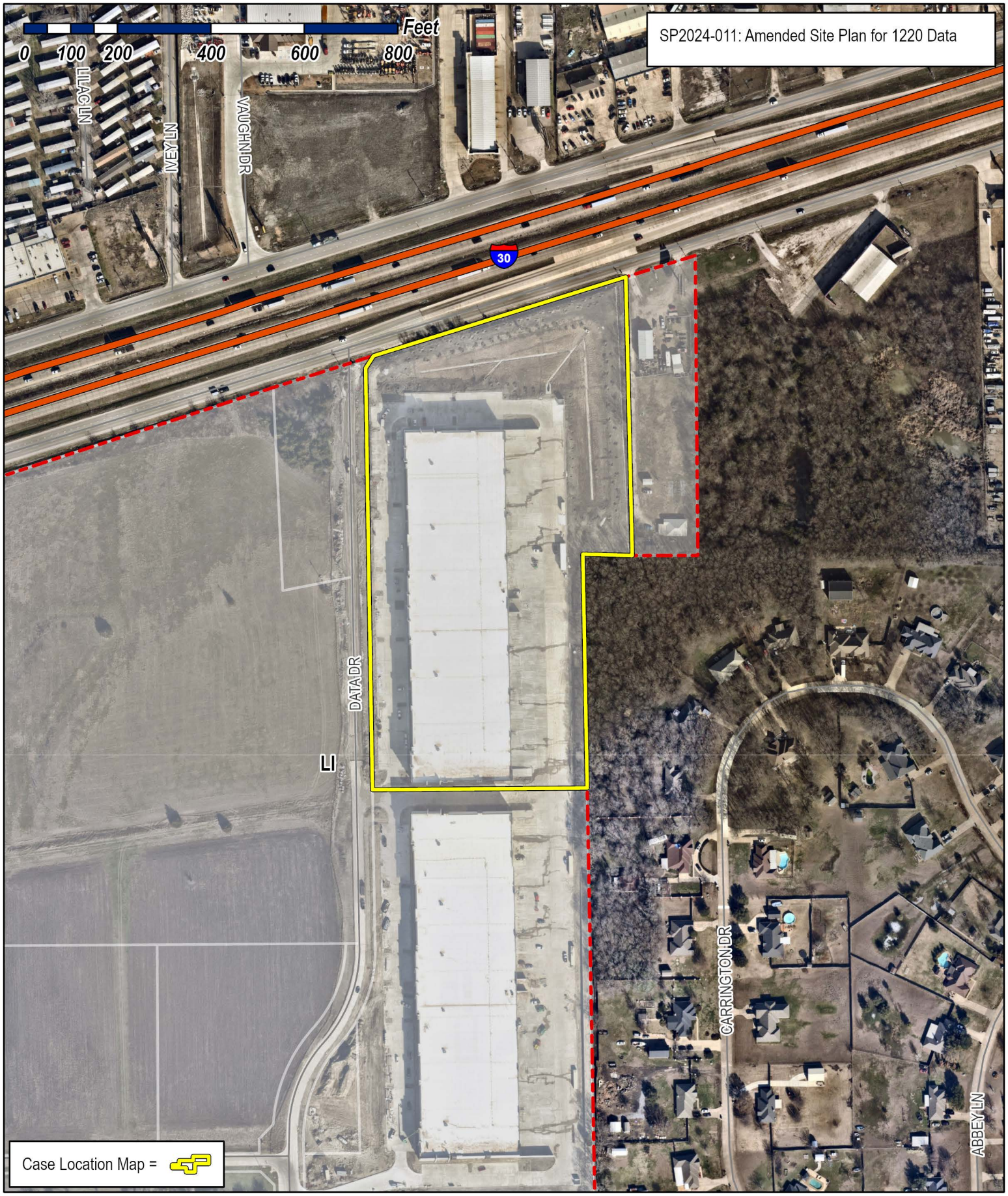
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14TH DAY OF MARCH, 2024

OWNER'S SIGNATURE J. Bullard

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Karen Bove

NOTARY PUBLIC STATE OF TEXAS
KAREN BOVE
Notary ID #10652028
My Commission Expires
August 5, 2025

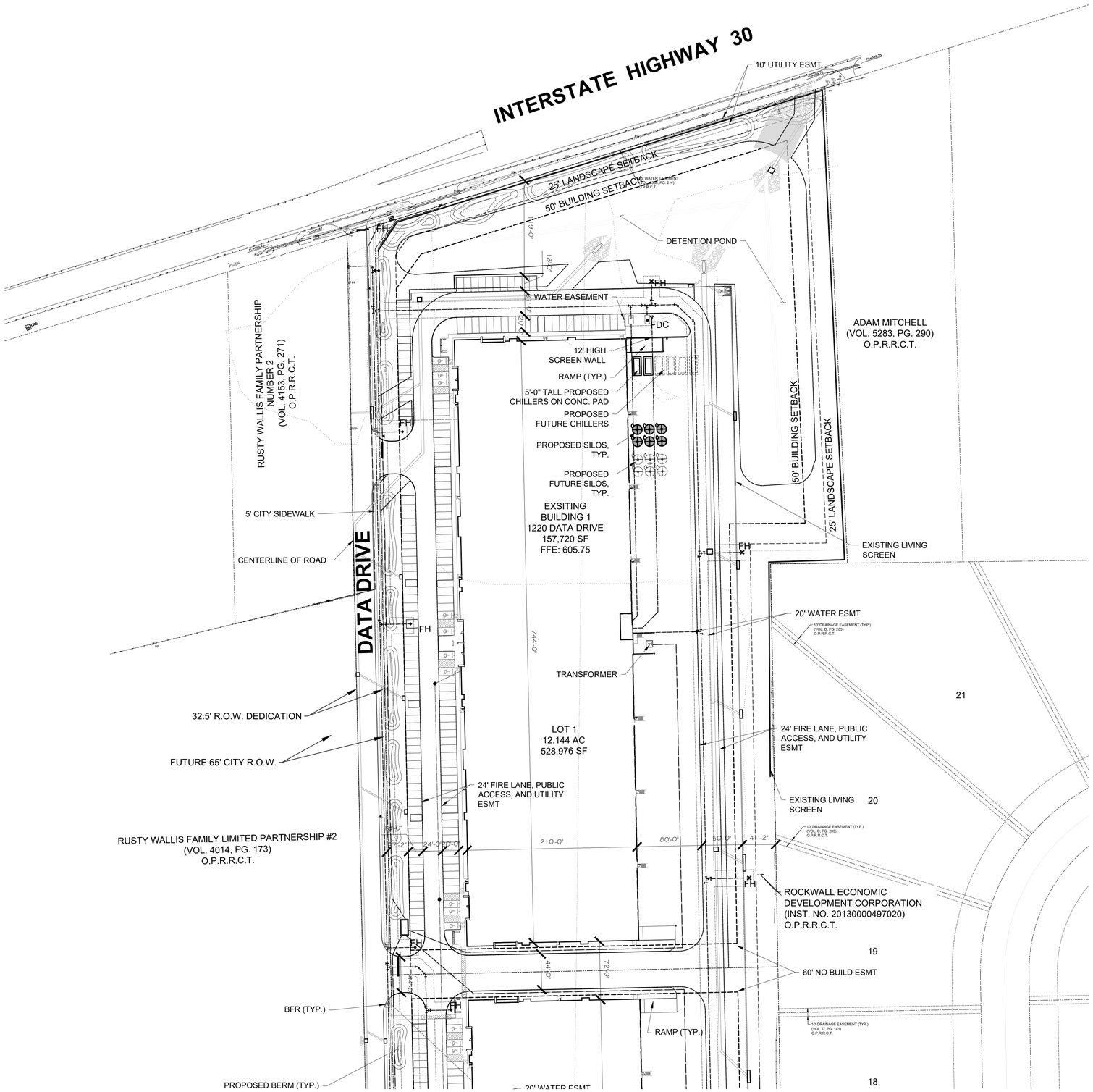
MY COMMISSION EXPIRES



City of Rockwall

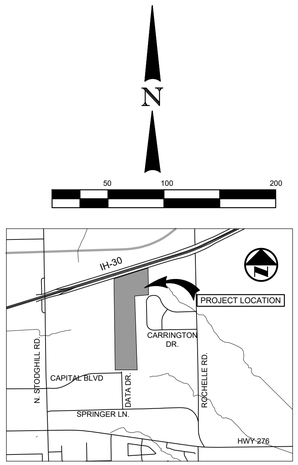
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



1 SITE PLAN

SCALE: 1/64" = 1'-0"



VICINITY MAP

(NOT TO SCALE)

APPROVED:

I hereby certify that the above and forgoing 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

OWNER
USEF ROCKWALL OWNER, LLC
3030 LBJ Freeway Suite 1650
Dallas, TX 75234
Contact: Jaymie Bullard
Tel: 214-393-6060

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ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SITE PLAN

drawn: AA
checked ---
date 03/13/2024

DESCRIPTION | DATE

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/759-1400

FORVIA FINISH OUT
ROCKWALL PARK 30 - BLDG 1
ROCKWALL, TEXAS

job no 2152
sheet A1.0

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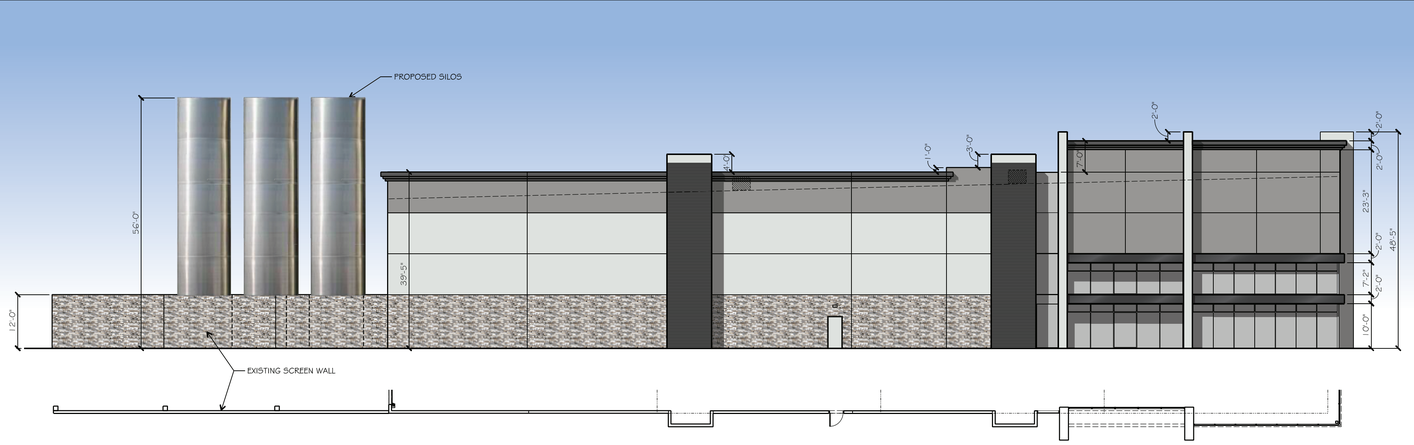
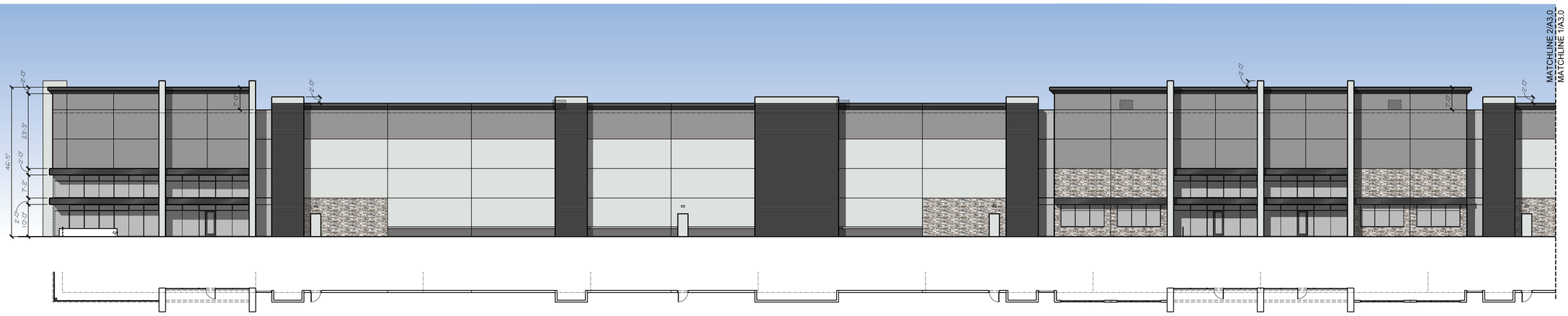
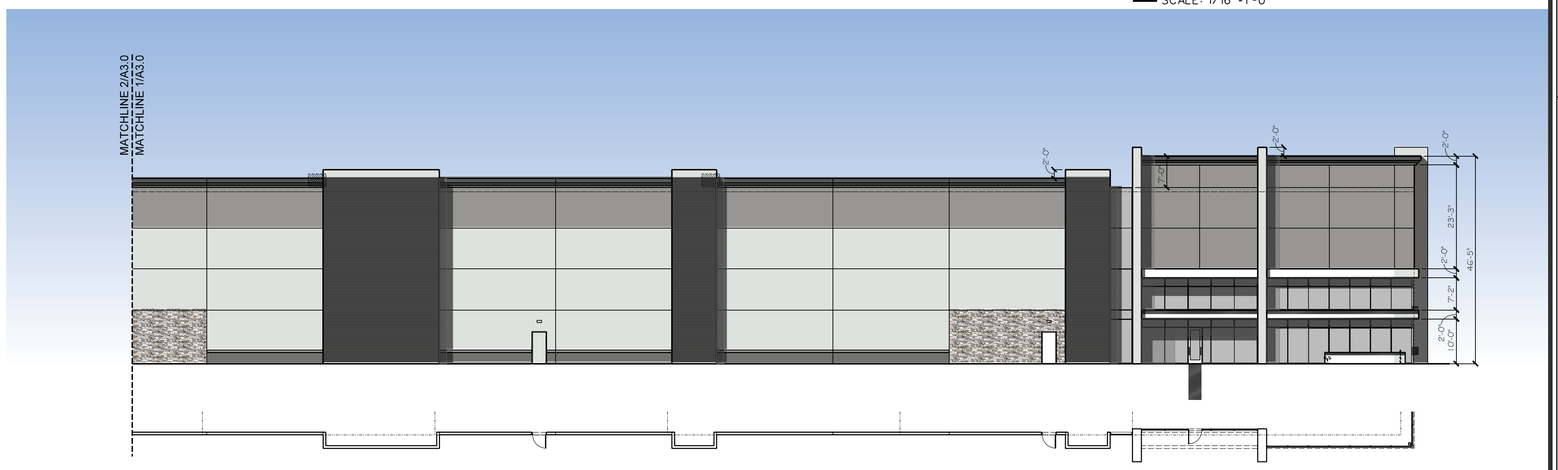
$TIME$
$DATE$
$FILE$



3 EXISTING BUILDING 1
NORTH ELEVATION
SCALE: 1/16"=1'-0"



2 EXISTING BUILDING 1
PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"



1 EXISTING BUILDING 1
PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"

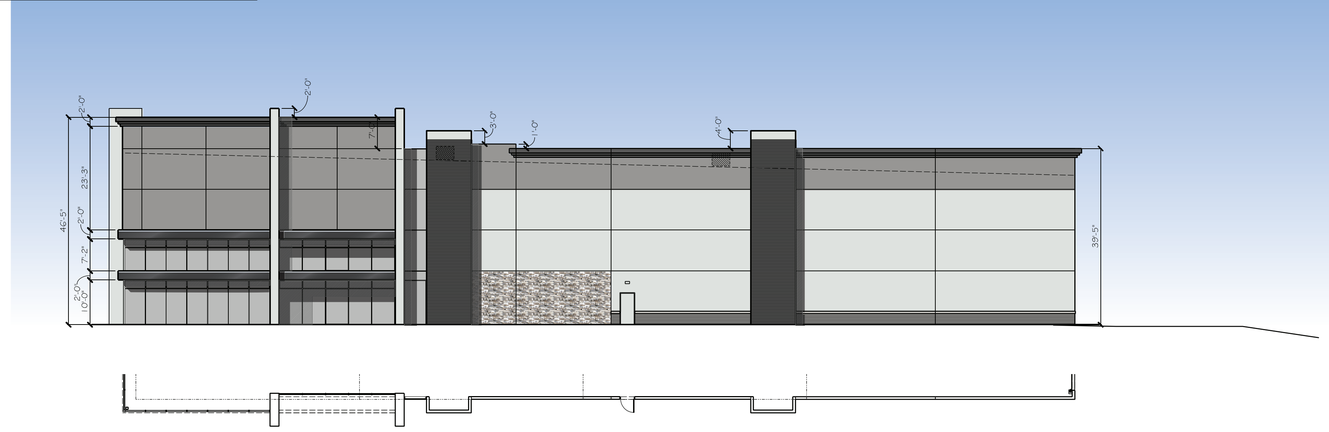
drawn:
checked
MARK W. PROSS
date
1/10/2021

SEEFRIED PROPERTIES

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/934-1440

FORVIA FINISH OUT
ROCKWALL PARK 30 - BLDG 1
ROCKWALL, TEXAS

job no
2152
sheet
A3.0



3 EXISTING BUILDING 1
SOUTH ELEVATION
SCALE: 1/16"=1'-0"

2 EXISTING BUILDING 1
PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"

1 EXISTING BUILDING 1
PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"

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$TIME$
$DATE$
$FILE$

drawn:
checked
MARK W. PROSS
date
1/10/2021

SEEFRIED PROPERTIES

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/726-1440

FORVIA FINISH OUT
ROCKWALL PARK 30 - BLDG 1
ROCKWALL, TEXAS

job no
2152
sheet
A3.1

PROJECT COMMENTS

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

DATE: 3/22/2024

PROJECT NUMBER: SP2024-012
PROJECT NAME: Site Plan for 1775 Airport Road
SITE ADDRESS/LOCATIONS: 1775 AIRPORT RD, ROCKWALL, 75087

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Frank Conselman for the approval of a Site Plan for an Industrial/Warehouse Building on a 6.68-acre tract of land identified as Tracts 21 & 21-01 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 1735 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/22/2024	Needs Review

03/22/2024: SP2024-012; Site Plan for 1775 Airport Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Frank Conselman for the approval of a Site Plan for an Industrial/Warehouse Building on a 6.68-acre tract of land identified as Tracts 21 & 21-01 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, and addressed as 1775 Airport Road.

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

M.3 For reference, include the case number (SP2024-012) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block on the photometric plan. (Subsection 03.04.A, of Article 11, UDC)

I.5 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.6 Provide a letter from the FAA confirming compliance.

M.7 Site Plan
1) Provide a vicinity map. (Subsection 03.04, of Article 11, UDC)
2) Indicate any screening for pad-mounted or ground mounted utility equipment. (Subsection 01.05.C, of Article 05, UDC)
3) Indicate all easements. (Subsection 03.04.B, of Article 11, UDC)
4) Indicate the 5-foot required sidewalk along Airport Road. (Subsection 03.04.B, of Article 11, UDC)
5) Indicate the centerline for Airport Road. (Subsection 03.04.B, of Article 11, UDC)
6) Pickle ball courts are not allowed in LI Districts by current UDC. This will be updated in the upcoming UDC amendment. Hold off until phase 2 site plan. (Land Use Table, Article 04, UDC)
7) Delineate loading areas. Loading spaces shall be 12' x 65'; cannot block parking spaces. (Subsection 06.04, Article 06, UDC)

M.8 Landscape Plan

1) Indicate any screening for pad-mounted or ground mounted utility equipment. (Subsection 01.05.C, of Article 05, UDC)
2) Indicate shrub screening of dumpster. (Subsection 01.05.B, of Article 05, UDC)
3) Nine (9) Canopy trees and nine (9) accent trees are required for the frontage of Airport road. (Subsection 05.01, Article 08, UDC)
4) Provide shrubs adjacent to the parking spaces facing to Airport Road. (Subsection 05.02.C, Article 08, UDC)
5) Residential Adjacency screening is required along the north, south and west property lines. Provide three (3)-tiered screening along these adjacencies in a minimum 20-foot landscape buffer. (Subsection 01.06, of Article 05, UDC)
6) Indicate the 10-foot landscape buffer required along Airport Road. (Subsection 05.01, Article 08, UDC)
7) All parking spaces shall be within 80' of a tree. Place a tree by loading area to meet this requirement. (Subsection 05.03.E, Article 08, UDC)
8) Vertical walls are not allowed in detention. Please show on the site plan that the proposed retaining wall is outside of the proposed detention easement. (Engineering Standards of Design)
9) Provide the surface area for the detention basin. There shall be a minimum of one (1) canopy tree per 750 SF and one (1) accent tree per 1,500 SF of detention area. (Subsection 05.03.D, of Article 08, UDC)
10) All required landscaping must be planted at phase one (1) plantings. (i.e. residential adjacency, detention, etc.)
11) Indicate the existing trees at the North end of the lot. (Subsection 03.01.E, of Article 09, UDC)

M.9 Building Elevations

1) Please dash in all roof top mounted equipment and demonstrate that it will be fully screened.
2) Cementitious materials shall not be used within the first four (4) feet of grade. (Subsection 05.01.A.2, Article 05, UDC)
3) Accent brick and stone patterns are required to create contrast through color, shape, size, and/or texture to the planes of the primary brick or stone materials used on each building elevation. In this case, there does not appear to be enough masonry material to meet this requirement. (Subsection 05.01.A.1.b, Article 05, UDC)
4) The building articulation does not meet the primary or secondary articulation requirements. Specifically, project height, width, as well as wall length requirements. This will require an exception from the Planning and Zoning Commission. (Subsection 05.01.C.1, Article 05, UDC)
5) The building materials excludes any stone. This will require an exception to the 20% stone requirement. (Subsection 05.01.A.1.a.1, of Article 05, UDC)
6) The building materials do not incorporate 90% masonry. This will require an exception to the 90% masonry requirement. (Subsection 05.01.A.1, of Article 05, UDC)
7) The building materials incorporate more than 10% secondary materials. This will require an exception to the 10% secondary materials requirement. (Subsection 05.01.A.1, of Article 05, UDC)
8) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
9) Please demonstrate that the building has parapets by dashing in the proposed roof deck. Parapets are required for all buildings that doe not have a pitched roof. (Subsection 05.01.A. 2, of Article 05, UDC)
10) Dumpster enclosure must be finished with the same primary materials as the building (i.e. stucco). (Subsection 01.05.B, Article 05, UDC)

M.10 Staff has identified some of the following exception(s) associated with the proposed request (however, there are more deficiencies list above): [1] Primary building articulation, [2] Secondary building articulation, [3] 20% stone, [4] 90% masonry, [5] Cementitious material within 4 feet of grade, [6] accent brick or stone, and [7] excess of 10% secondary materials. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
(2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. Wall must be 10' from 12" water line
2. Will need to pothole and tie ex. 12" water line
3. No detention is allowed in the FEMA 100-year nor local 100-year fully developed floodplain. No detention pond is allowed with outlet elevation below a receiving stream's or channel's 100-year fully developed flood elevation.
4. No vertical walls allowed within the detention easement. The detention easement will be set at the freeboard elevation. Ensure these proposed walls do not fall within that easement.
5. Walls will need to be set back from the property lines to be able to construct/maintain.
6. Is the dashed area future improvements? If so, please label/clarify.
7. Add any proposed storm drainage structures/pipes to the site plan.
8. Existing 12" water
9. This existing drive isn't dedicated as access or fire lane easement.
10. Is this parking inside of covered garage? Parking spaces shall be a min 20'x9'.
11. What is this? Is this another small building? Clarify.
12. Show the water easements for all FHs and meters. You will need a minimum 20' wide easement.
13. Backflow preventors need to be "testable". Please add "testable" to the label.
14. A 10' utility easement is required along all street frontages.
15. Please show the utility lines on the landscape plan. No trees to be with 10' of any water, sewer or storm line that is 10" in diameter or larger. No trees to be with 5' of any water, sewer, or storm line that is less than 10".

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- Detention is required.
- Detention is not allowed within the 100yr floodplain.

- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at free board elevation.
- The 100-year WSEL must be called out for detention systems and for the 100-year Floodplain.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system or the 100yr floodplain. FEE must be a minimum 2' above the 100-year WSEL for the detention system and the floodplain.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Must have a flood study if you touch/cross the 100yr floodplain limits. Review fees apply.
- See Engineering Standards of Design for the required erosion hazard setback for all floodplain/creeks.
- Flood plain and erosion hazard setback to be in a drainage easement.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- The adjacent property to the east of this site (Regional Firearms Training Center) has an 8" sewer/manhole available to tie into.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- The adjacent property to the east of this site (Regional Firearms Training Center) has an 8" water stub available to tie into. There is also a 12" water main along Airport Road that is available for tie in.
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed for utility connection not under paving.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Water line must have 10' either side of the water line in an easement.

Roadway Paving Items:
- Must meet City driveway spacing requirements. Driveway spacing is 100ft.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved

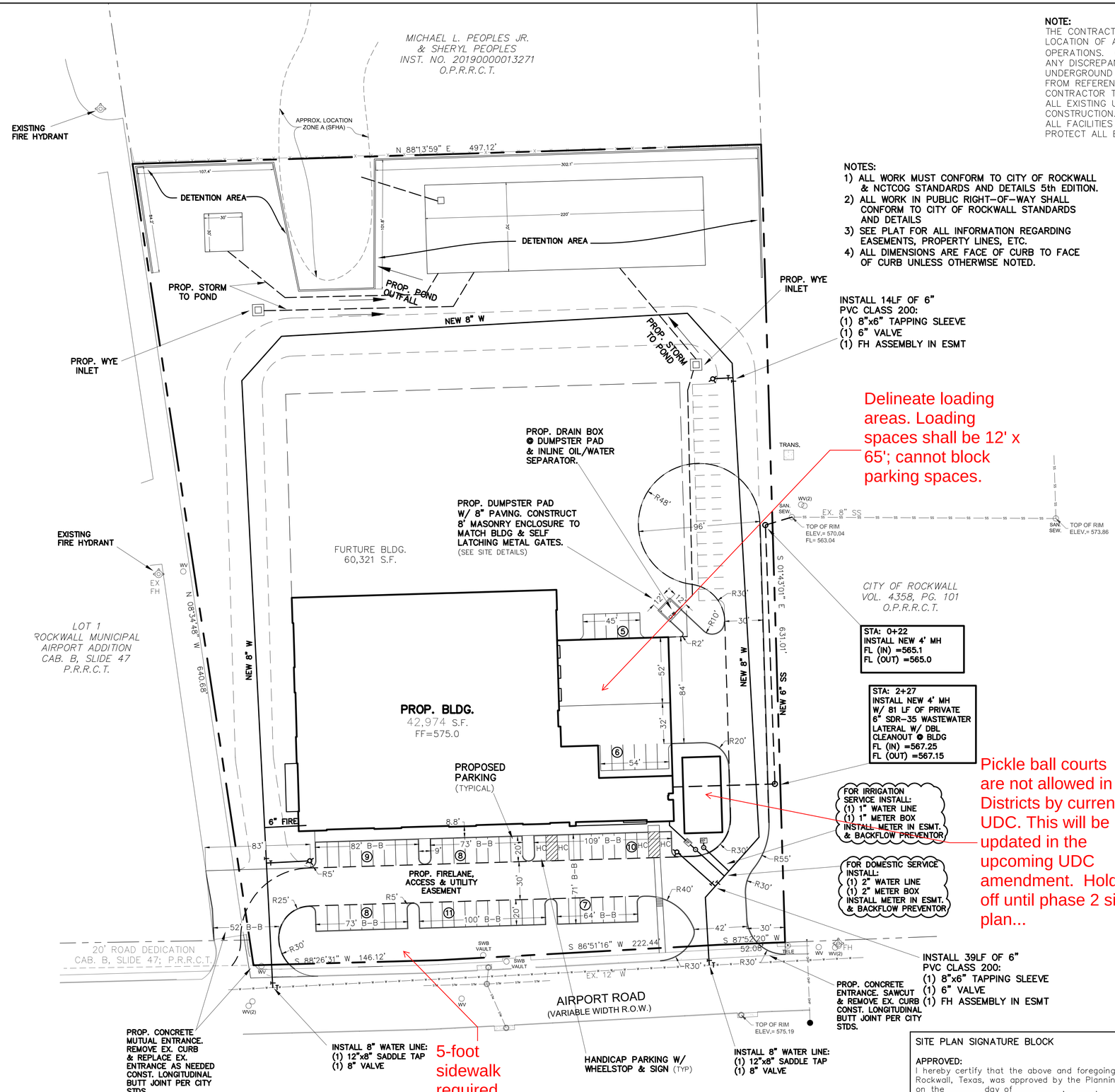
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

No Comments



NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING NOTES:
1) APPROACHES TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
3) DUMPSTER PAD TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK (SIDEWALK TO BE 4"), 3000 psi, 6 SACK MIX, REINFORCED WITH #3 BARS @ 18" O.C.
5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
5) NO SAND UNDER PAVING.
6) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **TEXAS HERITAGE SURVEYING, LCC** OF **DALLAS, TEXAS**. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

SITE DATA:

LOT AREA:
6.685 Acres, 291,202 sq.ft.
LOT COVERAGE:
14.76%
FLOOR TO AREA RATIO:
6.78:1
BUILDING AREA:
Office: 8,399 sq.ft.
Warehouse: 35,575 sq.ft.
Total: 42,974 sq.ft.
BUILDING HEIGHT:
1 STORY
PROPOSED FUTURE USE:
Office
IMPERVIOUS AREA (including buildings):
55,535 sq.ft.
ONING:
D-10/C
ARKING:
equired:
ffice (1/300sf) = 28
arehouse (1/1000sf) = 36
andicap = 3
rovided:
tandard = 60
andicap = 4
otal Provided = 64
ANDSCAPE AREA:
equired: (20%)
rovided: sq.ft.
RESPRINKLER:
ES
THERE ARE NO EXIST. BUILDINGS ON THIS SITE
* THERE ARE TREES ON THIS SITE

40 20 0 40
1" = 40'

LEGEND

———	= PROPERTY LINE
SS	= EXISTING SANITARY SEWER LINE
W	= EXISTING WATER LINE
G	= EXISTING GAS LINE
FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
T	= EX. WATER VALVE
S	= EXISTING SEWER MANHOLE
G	= EXISTING GAS METER
B-B	= BACK OF CURB TO BACK OF CURB
EXIST. or EX.	= EXISTING
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM
	= PROPOSED FIRE HYDRANT
	= PROPOSED FIRELANE

STATE OF TEXAS
GERALD MONK
44563
LICENSED PROFESSIONAL ENGINEER
3/14/24

CASE #SP2024-

SITE PLAN

TEXAS PRODUCTS CORPORATE OFFICE

1775 AIRPORT ROAD
David Harr Survey, Abstract No. 102,
6.685 ACRES
City of Rockwall, Rockwall County, Texas

owner
TEXAS PRODUCTS
Rockwall, Texas
Contact: Jeff Carroll (972)732-6085

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567
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date:	scale:	sheet:
3/14/24	1" = 20'	C101

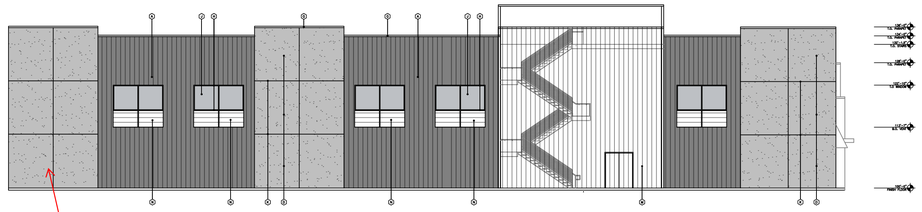
SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this_____ day of _____, _____.

Planning & Zoning Commission,Chairman

Director of Planning and Zoning

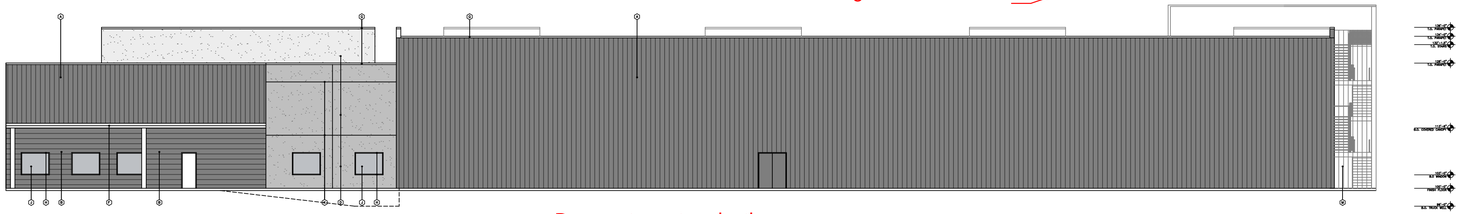


Stucco at the first 4 feet of grade requires an exception

Does not meet projection height or width requirements. Exception to Secondary building articulation

MTL SIDING - 2,407 S.F. - 41%
STUCCO - 2,193 S.F. - 37%
MTL SCREEN - 1,332 S.F. - 22%
TOTAL - 5,932 S.F. - 100%

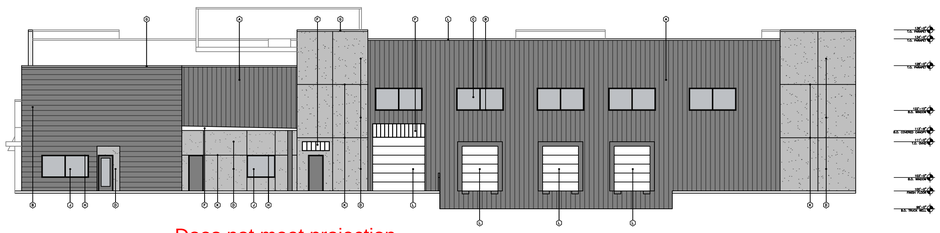
4 WEST ELEVATION
SCALE: 1/16" = 1' - 0"



Does not meet projection height or width requirements, as well as wall length requirements. Exception to Secondary Building Articulation standards.

MTL SIDING - 8,416 S.F. - 92%
STUCCO - 744 S.F. - 8%
TOTAL - 9,160 S.F. - 100%

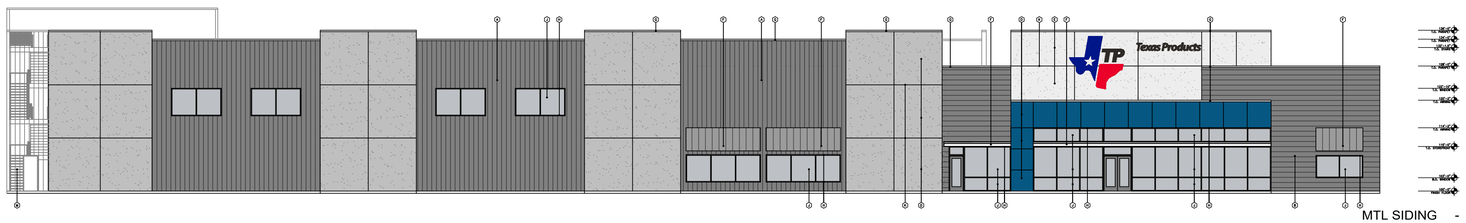
3 NORTH ELEVATION
SCALE: 1/16" = 1' - 0"



Does not meet projection height or width requirements, as well as wall length requirements. Exception to Secondary Building Articulation standards.

MTL SIDING - 3,771 S.F. - 74%
STUCCO - 1,329 S.F. - 26%
TOTAL - 5,100 S.F. - 100%

2 EAST ELEVATION
SCALE: 1/16" = 1' - 0"



Does not meet projection height or width requirements. Exception to Primary Building Articulation standards.

MTL SIDING - 4,074 S.F. - 49%
STUCCO - 3,900 S.F. - 46%
ALUCOBOND - 410 S.F. - 5%
TOTAL - 8,384 S.F. - 100%

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

EXTERIOR FINISH SCHEDULE

A	EXTERIOR METAL, SIDING PANELS, VERTICAL, COLOR – BLACK
B	EXTERIOR METAL, SIDING PANELS, HORIZONTAL, COLOR – BLACK
C	ALUCOBOND METAL PANEL, SIZE AS SHOWN, COLOR INTERSTATE BLUE – MFG PAC–CLAD
D	STUCCO: (3 PART SYSTEM) W/ ELASTOMERIC FINISH COAT – COLOR – SW 9163 TIN LIZZIE
E	STUCCO: (3 PART SYSTEM) W/ ELASTOMERIC FINISH COAT – COLOR – SW 7661 REFLECTION @ LOGO PANEL
F	AWNINGS: PREFINISHED MTL. AWNINGS PANELS COLOR – GREY
G	PREFINISHED METAL COPING COLOR – GREY
H	ALUMINUM STOREFRONT, COLOR – ANODIZED ALUM
J	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 20% – BLUE
K	STUCCO: CONTROL JOINTS AS SHOWN
L	OVERHEAD SECTIONAL DOOR, COLOR – MED GREY
M	STAIR SCREEN
N	METAL VENTS, COLOR – BLACK

NOTES:
1. ALL MECHANICAL EQUIPMENT IS BEHIND PARAPET WALLS
2. ALL PARAPET WALLS WILL BE FINISHED ON BACK SIDE

ISSUE:
SITE PLAN: 03-15-2024

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NEW OFFICE/WAREHOUSE FOR
TEXAS PRODUCTS
CORPORATE OFFICE
1775 Airport Road
Rockwall, Texas 75087

No Stone. Exception to 20% Stone requirement. Less than 90% masonry, exception required.

CITY OF ROCKWALL CASE NUMBER: SP2024–XXX
LEGAL DESCRIPTION AND OR ADDRESS: DAVID HARR SURVEY, ABSTRACT # 102, ROCKWALL, COUNTY, TEXAS. CONVEYED FROM JO ANN ATHEY, GUARDIAN TO ADD REAL ESTATE, LTD.
OWNER Mr. Frank Conselman Texas Products, LLC 3925 Rugar Dr. Royse City, TX 75189
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972–732–6085 E: jc@carrollarch.com ATTN: Jeff Carroll
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the_____day of_____,_____. WITNESS OUR HANDS, this_____day of_____,_____. Planning & Zoning Commission, Chairman Director of Planning and Zoning

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
p. 972-732-6085
f. 972-732-8058

EXTERIOR ELEVATIONS

DATE: MAR 2024
PROJECT NO: 2023083
DRAWN BY: ZJ
CHECKED BY:
SHEET NO: A501

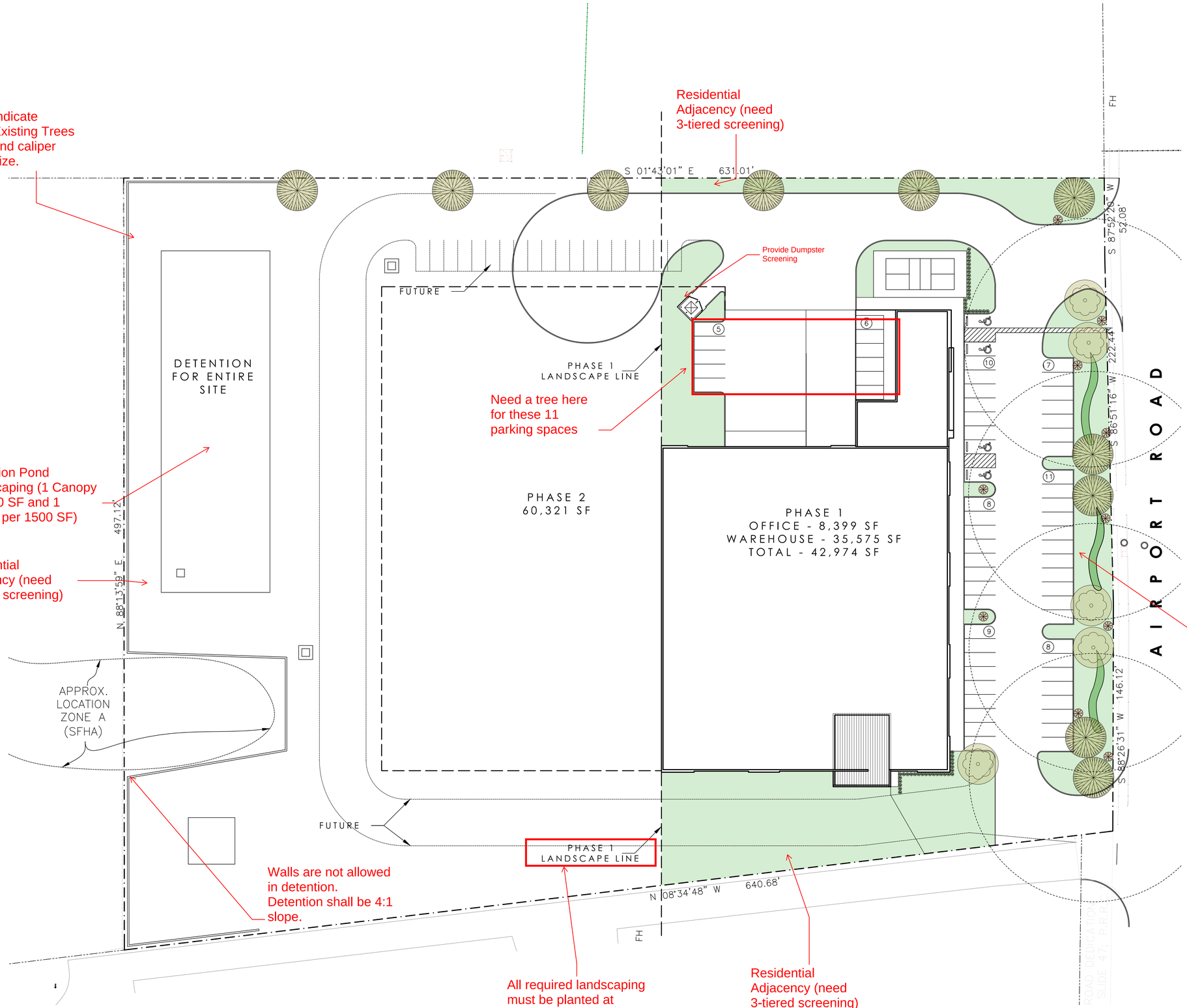
RTUs will need to be screened by parapets or using a louver system.

Parapets shall be extended back and finished on the backside same as front.

Pickle ball courts are currently not allowed in LI Districts. This will be updated in the upcoming UDC amendment. Hold off until phase 2 site plan...

Texas Products

—Mershawn—



SITE DATA TABLE	
SITE AREA PHASE 1	2.9 ACRES (126,462 S.F.)
ZONING	LI LIGHT INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
BUILDING AREA PHASE 1: OFFICE – WAREHOUSE –	42,974 S.F. 8,399 S.F. 35,575 S.F.
LOT COVERAGE (GROSS AREA)	34%
FLOOR TO AREA RATIO	
BUILDING HEIGHT MAX.	60'–0"

LANDSCAPE TABULATION	
NET AREA PHASE 1	2.9 ACRES (126,462 S.F.)
REQUIRED LANDSCAPE AREA– 20% OF 126,462 S.F.	25,292.4 S.F.
PROVIDED LANDSCAPE AREA– 25% OF 126,462 S.F.	31,081 S.F.
IMPERVIOUS COVERAGE– 75% OF 126,462 S.F.	95,381 S.F.

NOTES:
- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'–0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND

TREES, INSTALLED W/ MINIMUM 4" CALIPER

- CEDAR ELM
- BURM
- BALD CYPRESS (DETENTION POND)
- DESERT WILLOW
- WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (Subsection 05.04, of Article 08)

GENERAL NOTES:

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50–FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. – PROVIDED
7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT–OF–WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

CITY OF ROCKWALL CASE NUMBER: SP2024–XXX
LEGAL DESCRIPTION AND OR ADDRESS: DAVID HARR SURVEY, ABSTRACT # 102, ROCKWALL, COUNTY, TEXAS. CONVEYED FROM JO ANN ATHEY, GUARDIAN TO ADD REAL ESTATE, LTD.
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1 LANDSCAPE SITE PLAN
SCALE: 1" = 30'-0"

ISSUE:
SITE PLAN: 03–15–2024

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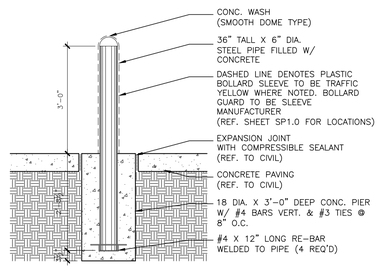
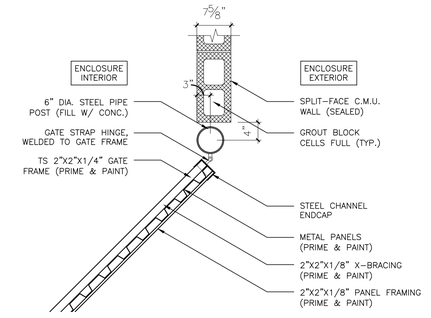
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t. 972-732-6085
f. 972-732-8058

LANDSCAPE SITE PLAN

DATE: MAR 2024
PROJECT NO: 2023083
DRAWN BY: ZJ
CHECKED BY:
SHEET NO: A100

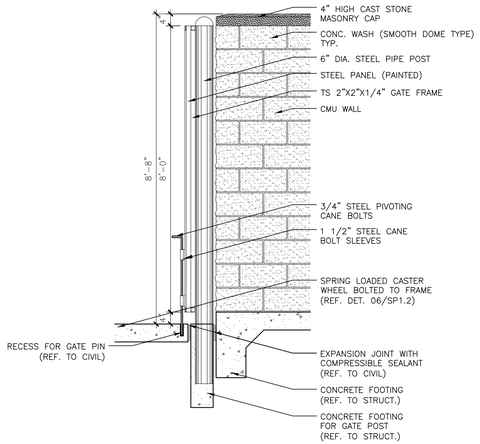


8 BOLLARD DETAIL @ DUMPSTER
SCALE: 1/2" = 1'-0"

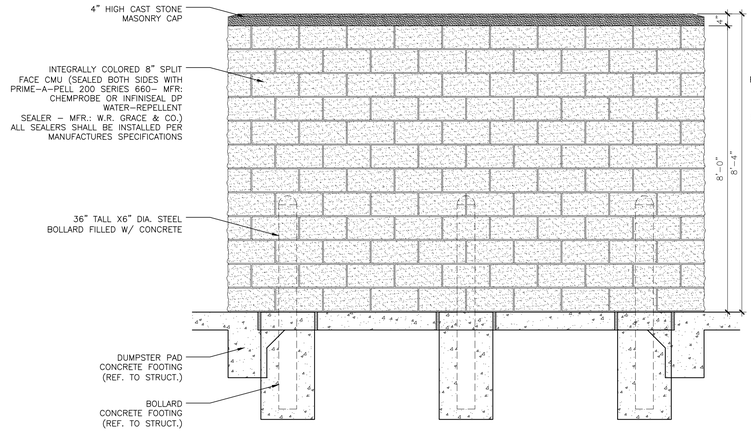


7 DUMPSTER ENCLOSURE GATE DETAIL
SCALE: 3/4" = 1'-0"

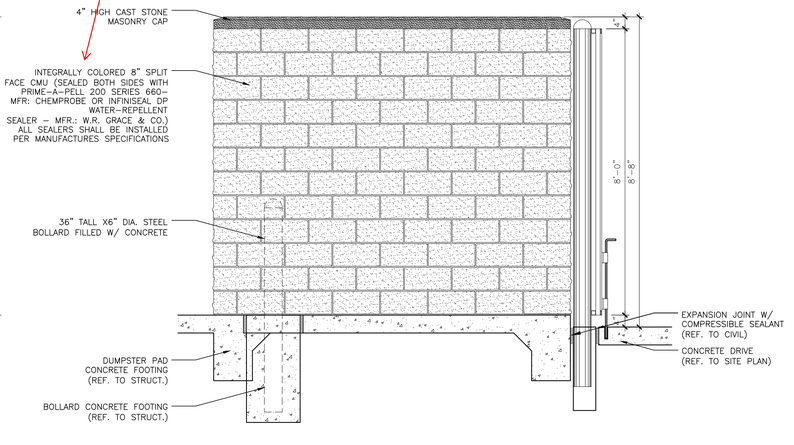
Dumpster need to be enclosed with primary building materials. (i.e. Stucco)



6 GATE SECTION @ DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"

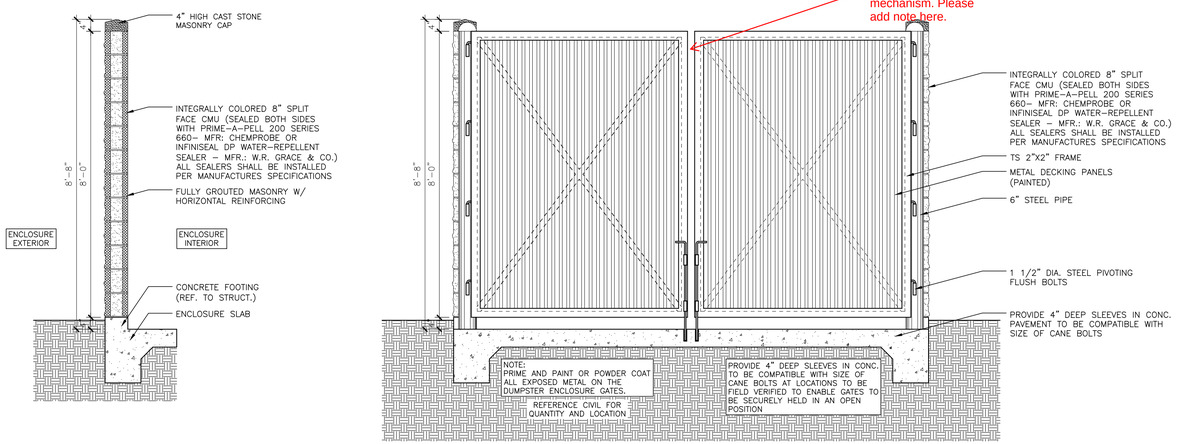


5 DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: 1/2" = 1'-0"



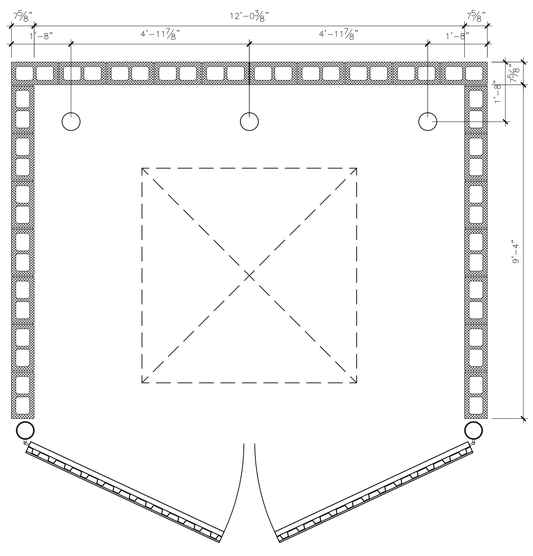
4 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"

Must have self-latching mechanism. Please add note here.



3 WALL SECTION @ DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"

2 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE ENLARGED PLAN
SCALE: 1/2" = 1'-0"

CITY OF ROCKWALL CASE NUMBER:
SP2024-XXX

LEGAL DESCRIPTION AND OR ADDRESS:
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3925 Rugar Dr.
Royse City, TX 75189

APPLICANT
Carroll Architects, INC.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this_____day of_____,_____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ISSUE:
SITE PLAN: 03-15-2024

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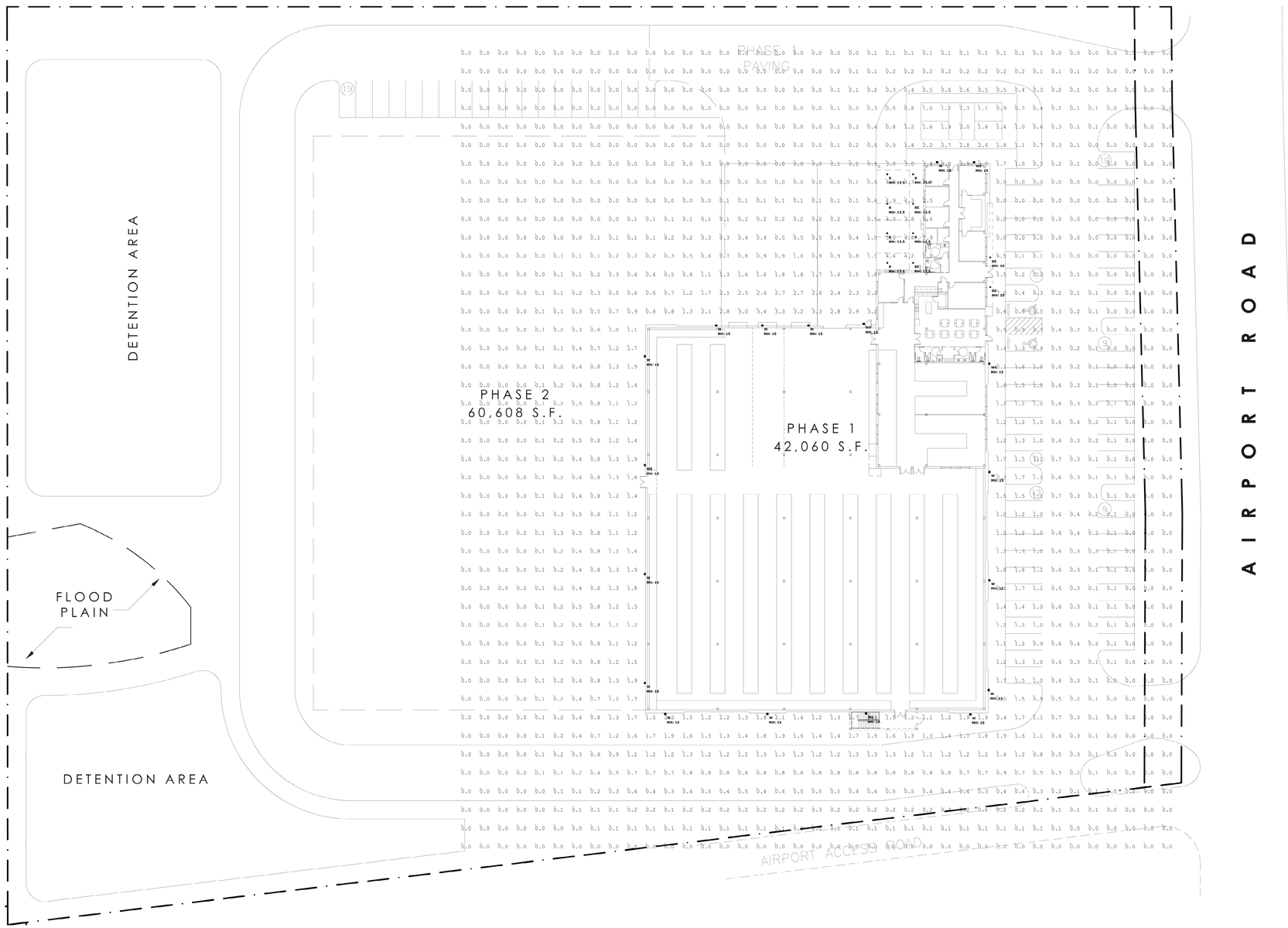
NEW OFFICE/WAREHOUSE FOR
TEXAS PRODUCTS
CORPORATE OFFICE
1775 Airport Road
Rockwall, Texas 75087

CARROLL architects
750 E. Interstate 30
Suite 110, TX. 75087
t: 972-732-6085
f: 972-732-8058

DUMPSTER ENCLOSURE DETAILS

DATE: MAR 2024
SHEET NO: A203
PROJECT NO: 2023083
DRAWN BY: ZJ
CHECKED BY:

Photometric Plan looks good...



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
⊗	B	10	LITHONIA LDN4 40/10 L04AR LSS MVOLT DRIVER	1047	10.58	1.000	0.850	1.000
⊡	W	18	LITHONIA WDGE2 LED P4 40K 80CRI T4M MVOLT MOUNT FINISH	4177	46.659	1.000	0.850	1.000

BE & WE PROVIDED WITH INTEGRAL 90 MINUTE EMERGENCY BATTERY BACKUP

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planar	0	Fc	0.46	7.0	0.0	N.A.

1 PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

ISSUE:
SITE PLAN: 03-15-2024

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CORPORATE OFFICE
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Rockwall, Texas 75087

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX. 75087
t. 972-732-6085
f. 972-732-8058

PHOTOMETRIC PLAN

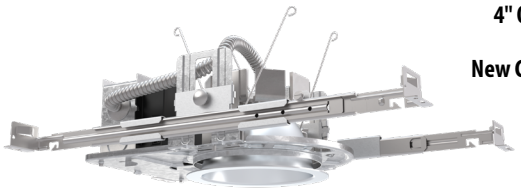
DATE: FEB 2024
SHEET NO: E101A
PROJECT NO: 2023083
DRAWN BY: ZJ
CHECKED BY:

James F. Turner Engineers, L.P.
Consulting Engineers
8340 Meadow Rd. Suite 100
Dallas, Texas 75231
TEL. 214-750-2000
Job #: 35906
TX REGISTRATION # 10240
DRAWN/DESIGN: TNM/TNM | QC/APPD: JBM/TNM

Catalog Number	LDN4-40/10-LO4AR-LSS-
Notes	
Type	B/BE

LDN4 STATIC WHITE

4" Open and Wallwash LED
Non-IC
New Construction Downlight



Open Trim

Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equeal to or less than 60deg per CIE 117-1996 Discomfort Galre in Interior Lighting. UGR FAQs

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are ROHS compliant

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuity-brands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

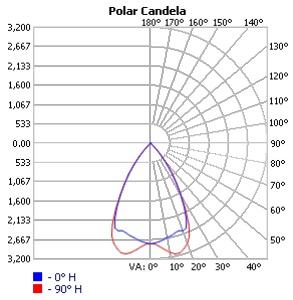
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PERFORMANCE DATA

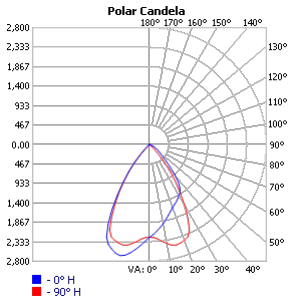
LDN4			
Nominal	**Lumens**	**Wattage**	**Lm/W**
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

Notes
Tested in accordance with IESNA LM-79-08
Tested to current IES and NEMA standards under stabilized laboratory conditions
Based on LDN4 AR LSS 35K 80CRI

DISTRIBUTIONS



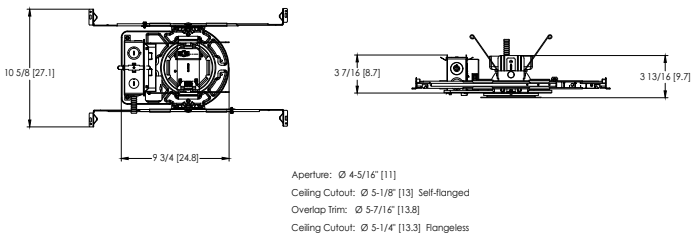
Open



Wallwash

DIMENSIONS

LDN4 500-2000 Lumens



See page 4 for other fixture dimensions

LDN4

Design Select options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4 35/15 LO4 AR LSS MVOLT EZ1

LDN4							
Series	**Color temperature**	**Lumens ‡**		**Trim Style**	**Trim Color**	**Trim Finish**	**Flange Color ‡**
LDN4 4" round	27/ 2700K	05 500 lumens	20 2000 lumens	LO4 Downlight	AR Clear	LSS Semi-specular	TRW White painted flange
	30/ 3000K	07 750 lumens	25 2500 lumens	LW4 Wallwash	WR ‡ White	LD Matte diffuse	TRBL Black painted flange
	35/ 3500K	10 1000 lumens	30 3000 lumens		BR ‡ Black	LS Specular	FRALTBD RAL painted flange only
	40/ 4000K	15 1500 lumens	40 4000 lumens		TRALTBD ‡ RAL painted trim		FCPC Custom painted flange only
	50/ 5000K				TCPC ‡ Custom painted trim		

Voltage	**Driver**	**Emergency ‡**	**Control Input ‡**
MVOLT Multi-volt	GZ10 0-10V driver dims to 10%	(blank) No emergency option	(blank) No control option
120 120V	GZ1 0-10V driver dims to 1%	EL Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	NPP16D nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
277 277V	D10 Minimum dimming 10% driver for use with JOT	ELR Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	NPP16DER nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
347 ‡ 347V	D1 Minimum dimming 1% driver for use with JOT	ELSD Emergency battery pack with self-diagnostics, 10W Constant Power, integral test switch. Not Certified in CA Title 20 MAEDBS	N80 nLight™ Lumen Compensation
	EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELRSD Emergency battery pack with self-diagnostics, 10W Constant Power, remote test switch. Not Certified in CA Title 20 MAEDBS	JOT Wireless room control with "Just One Touch" pairing
	EDAB eldoLED DALI SOLDRIVE dim to dark	E10WCP Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS	NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
		E10WCPR Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDBS	NPS80EZER nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
		E10WRSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology	NLTAIR2 nLight® Air enabled
			NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options
			NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.

Options	
HAO ‡	High ambient option (40°C)
CP ‡	Chicago Plenum
RRL___	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
BAA	Buy America(n) Act Compliant
90CRI	High CRI (90+)
SF ‡	Single fuse

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

(Maximum order quantity for design select lead times is 160.)

‡ Option Value Ordering Restrictions	
Option value	**Restriction**
Lumen Packages	Overall height varies based on lumen package, refer to dimensional charts on page 4
WR, BR	Not available with finish (LSS, LD, LS)
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TRW, TRBL	Available with clear (AR) trim color only
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details
347	Not available with emergency options
All Emergency	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER	Not available with MVOLT. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
SF	Must specify 120 or 277 volt
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
NPP16D, NPP16DER, NPPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
NLTAIR2, NLTAIRER2, NLATAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. Not recommended for metal ceiling installations.
NLTAIR2	When combined with EZ1 or EZ10 drivers, can be used as a normal power
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
HAO	Fixture height is 5-11/16" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm. Not available with emergency battery pack option.
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch.

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Accessories: *Order as separate catalog number.*	
PS1055CP	FMC Power Sentry batterypack, T20 compliant, field installable, 10w constant power
EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA46 JZ	Oversized trim ring with 6" outside diameter
SCA4	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA4 10D.

Emergency Battery Pack Options - Field Installable

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter/ 2-hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL 924 Listed products that are certified for field install external/remote to the fixture.
*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.
The CP10 delivered emergency illuminations outperforms legacy 1400 lumen fluorescent emergency ballasts.
Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

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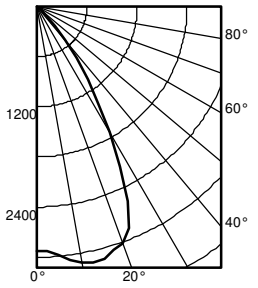
PHOTOMETRY

Distribution Curve | **Distribution Data** | **Output Data** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

LDN4 35/30 LO4AR, input watts: 32.1, delivered lumens: 3122.6, LM/W = 88.52, spacing criterion at 0= 1.04, test no. ISF 30712P249.



	Ave	Lumens
0	2927	
5	2989	290
15	3120	875
25	2575	1136
35	1062	667
45	149	148
55	3	5
65	2	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	2301.2	73.7
0° - 40°	2968.2	95.1
0° - 60°	3121.1	100.0
0° - 90°	3122.6	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	3122.6	*100.0

*Efficiency

Mounting Height	Inital FC Center Beam	50% beam - 55.6° Diameter	50% beam - 55.6° FC	10% beam - 78.0° Diameter	10% beam - 78.0° FC
8.0	96.8	5.8	48.4	8.9	9.7
10.0	52.0	7.9	26.0	12.2	5.2
12.0	32.4	10.0	16.2	15.4	3.2
14.0	22.1	12.1	11.1	18.6	2.2
16.0	16.1	14.2	8.0	21.9	1.6

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	**3000K**	**3500K**	**4000K**	**5000K**
80CRI	0.950	0.966	1.000	1.025	1.101

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	**White (WR)**	**Black (BR)**
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Ouput power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.
The LPW rating is also available at Designlight Consortium.

Notes
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

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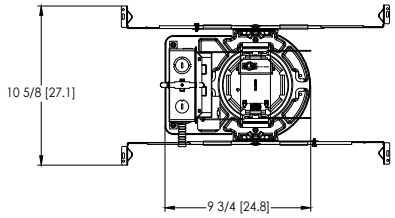
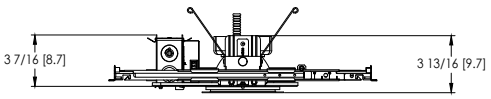
* All dimensions are inches (centimeters) unless otherwise noted.

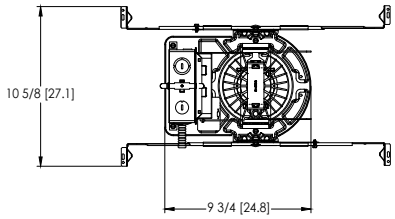
LDN4 500-2000 Lumens

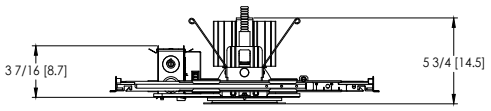




Aperture: Ø 4-5/16" [11]
Ceiling Cutout: Ø 5-1/8" [13] Self-flanged
Overlap Trim: Ø 5-7/16" [13.8]
Ceiling Cutout: Ø 5-1/4" [13.3] Flangeless

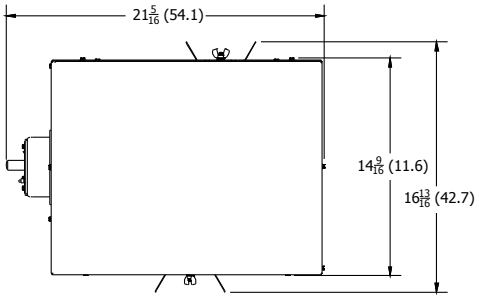
LDN4 2000-4000 Lumens

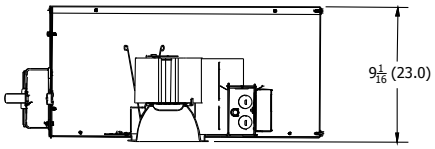




Aperture: Ø 4-5/16" [11]
Ceiling Cutout: Ø 5-1/8" [13] Self-flanged
Overlap Trim: Ø 5-7/16" [13.8]
Ceiling Cutout: Ø 5-1/4" [13.3] Flangeless

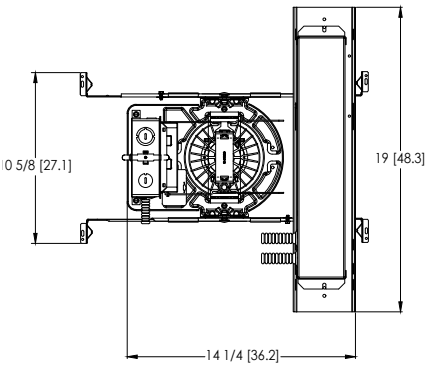
LDN4 CP

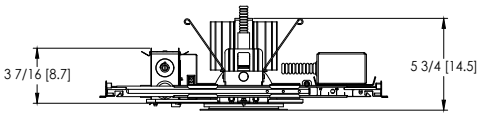




Aperture: 4-5/16" (11)
Ceiling Opening: 5-1/8" (13)
Overlap Trim: 5-7/16" (13.8)

LDN4 EL





Aperture: Ø 4-5/16" [11]
Ceiling Cutout: Ø 5-1/8" [13] Self-flanged
Overlap Trim: Ø 5-7/16" [13.8]
Ceiling Cutout: Ø 5-1/4" [13.3] Flangeless

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ADDITIONAL DATA

JOT
JUST ONE TOUCH

The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

Diagram

LDN4 Series

Sensor Switch
WSXA JOT

1. **Power:** Install JOT enabled fixtures and controls as instructed.
2. **Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
3. **Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis 0A2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

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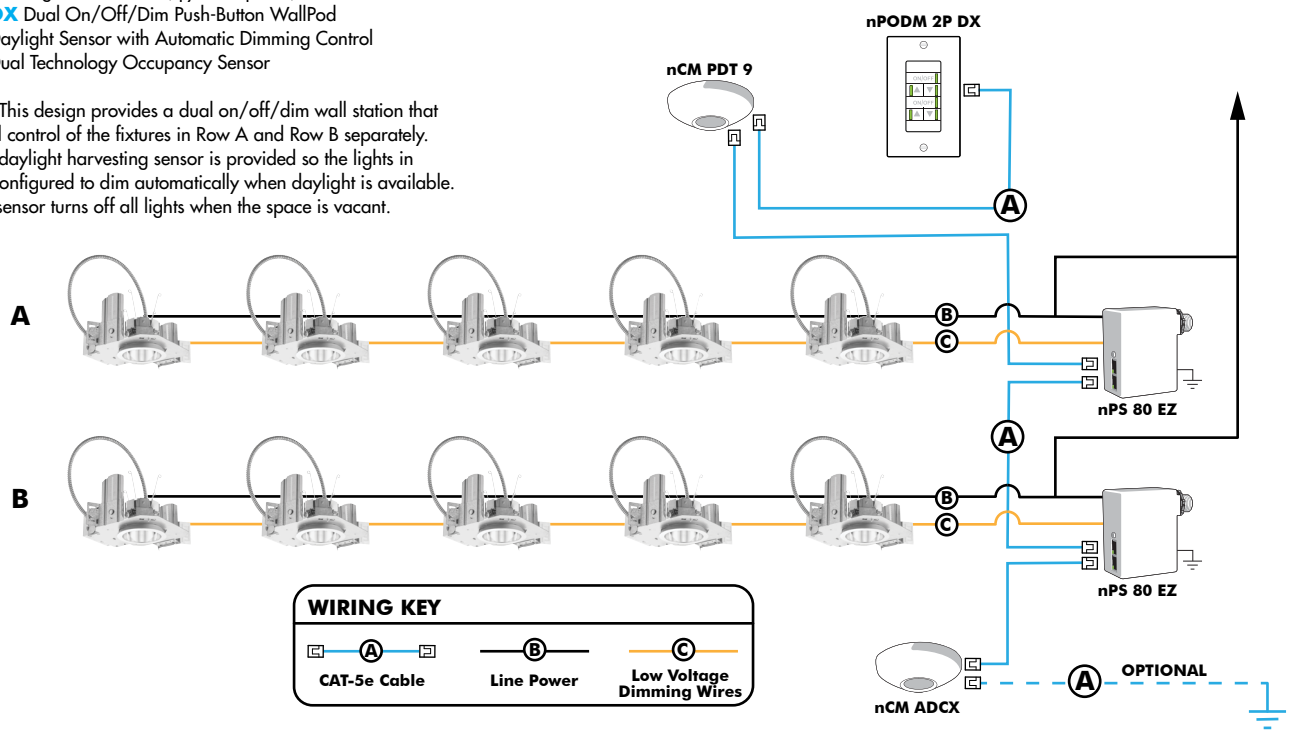
EXAMPLE
Group Fixture Control*
*Appiication diagram applies for fixtures with eldoLED drivers only.

nPS 80 EZ Dimming/Control Pack (qty: 2 required)
nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
nCM ADCX Daylight Sensor with Automatic Dimming Control
nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.

Push-Button Wallpod
Traditional tactile buttons and LED user feedback

Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:			
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.			
WallPod Stations	**Model number**	**Occupancy sensors**	**Model Number**
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	**Model Number**	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	**Cat-5 cables (plenum rated)**	**Model Number**
		10', CAT5 10FT	CAT5 10FT J1
		15, CAT5 15FT	CAT5 15FT J1

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nLight® AIR Control Accessories:
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.

Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH[1]

Notes
1 Can only be ordered with the RES7Z zone control sensor version.

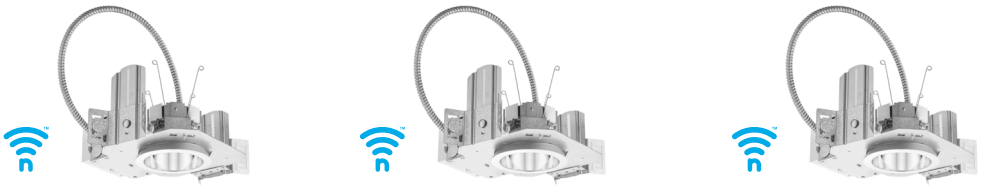
UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CL**AIR**ITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CL**AIR**ITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome

nLight AIR rPODB 2P DX Mobile Device

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WDGE2 LED

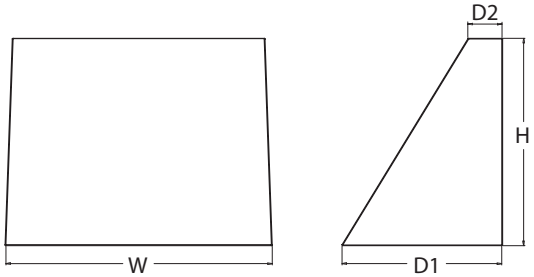
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number	WDGE2-LED-P4-40K-
Notes	80CRI-T4M-MVOLT-
Type	W/WE

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0[1]	27K 2700K	70CRI[4]	T1S Type I Short	MVOLT	**Shipped included**
	P1[2]	30K 3000K	80CRI	T2M Type II Medium	347[5]	SRM Surface mounting bracket
	P2[2]	40K 4000K	LW[3] Limited Wavelength	T3M Type III Medium	480[5]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[6]
	P3[2]	50K 5000K		T4M Type IV Medium		**Shipped separately**
	P4[2]	AMB[3] Amber		TFTM Forward Throw Medium		AWS 3/8inch Architectural wall spacer[7]
						PBBW S urface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.[7]

Options

E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE[8]	Photocell, Button Type
DMG[9]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
BAA	Buy America(n) Act Compliant
CCE	Coastal Construction[7]

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

NOTES

1 P0 option not available with sensors/controls.
2 P1-P4 not available with AMB and LW.
3 AMB and LW always go together.
4 70CRI only available with T3M and T4M.
5 347V and 480V not available with E10WH or E20WC.
6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
7 For PBBW and AWS require an RFA.
8 PE not available in 480V or with sensors/controls.
9 DMG option not available with sensors/controls.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)					Amber (Limited Wavelength)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
		T2M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	1
P1	11W	T1S	1,105	99	0	0	1	1,157	104	0	0	1	1,215	109	0	0	1	1,200	107	0	0	1					
		T2M	1,150	103	0	0	1	1,204	108	0	0	1	1,264	113	0	0	1	1,249	112	0	0	1					
		T3M	1,150	103	0	0	1	1,205	108	0	0	1	1,265	113	0	0	1	1,250	112	0	0	1					
		T4M	1,126	101	0	0	1	1,179	106	0	0	1	1,238	111	0	0	1	1,223	110	0	0	1					
		TFTM	1,133	101	0	0	1	1,186	106	0	0	1	1,245	112	0	0	1	1,230	110	0	0	1					
P2	19W	T1S	1,801	95	1	0	1	1,886	99	1	0	1	1,981	104	1	0	1	1,957	103	1	0	1					
		T2M	1,875	99	1	0	1	1,963	103	1	0	1	2,061	109	1	0	1	2,037	107	1	0	1					
		T3M	1,876	99	1	0	1	1,964	103	1	0	1	2,062	109	1	0	1	2,038	107	1	0	1					
		T4M	1,836	97	1	0	1	1,922	101	1	0	1	2,018	106	1	0	1	1,994	105	1	0	1					
		TFTM	1,847	97	1	0	1	1,934	102	1	0	1	2,030	107	1	0	1	2,006	106	1	0	1					
P3	32W	T1S	2,809	87	1	0	1	2,942	92	1	0	1	3,089	96	1	0	1	3,052	95	1	0	1					
		T2M	2,924	91	1	0	1	3,062	95	1	0	1	3,215	100	1	0	1	3,176	99	1	0	1					
		T3M	2,925	91	1	0	1	3,063	95	1	0	1	3,216	100	1	0	1	3,177	99	1	0	1					
		T4M	2,862	89	1	0	1	2,997	93	1	0	1	3,147	98	1	0	1	3,110	97	1	0	1					
		TFTM	2,880	90	1	0	1	3,015	94	1	0	1	3,166	99	1	0	1	3,128	97	1	0	1					
P4	47W	T1S	3,729	80	1	0	1	3,904	84	1	0	1	4,099	88	1	0	1	4,051	87	1	0	1					
		T2M	3,881	83	1	0	1	4,063	87	1	0	1	4,267	91	1	0	1	4,216	90	1	0	1					
		T3M	3,882	83	1	0	1	4,065	87	1	0	1	4,268	91	1	0	1	4,217	90	1	0	1					
		T4M	3,799	81	1	0	1	3,978	85	1	0	1	4,177	90	1	0	1	4,127	88	1	0	1					
		TFTM	3,822	82	1	0	1	4,002	86	1	0	1	4,202	90	1	0	1	4,152	89	1	0	1					

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T3M	737	107	0	0	0	763	111	0	0	0	822	119	0	0	0	832	121	0	0	1
		T4M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1
P1	11W	T3M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	1	0	1	1,445	129	1	0	1
		T4M	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1
P2	19W	T3M	2,087	110	1	0	1	2,160	114	1	0	1	2,327	123	1	0	1	2,357	124	1	0	1
		T4M	2,042	108	1	0	1	2,114	111	1	0	1	2,278	120	1	0	1	2,306	121	1	0	1
P3	32W	T3M	3,254	101	1	0	1	3,369	105	1	0	1	3,629	113	1	0	1	3,675	114	1	0	1
		T4M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	1	0	1	3,597	112	1	0	1
P4	47W	T3M	4,319	93	1	0	1	4,471	96	1	0	1	4,817	103	1	0	2	4,878	105	1	0	2
		T4M	4,227	91	1	0	1	4,376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2

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Electrical Load

Performance Package	System Watts	Current (A)					
		120Vac	208Vac	240Vac	277Vac	347Vac	480Vac
P0	7.0	0.061	0.042	0.04	0.039	--	--
	9.0	--	--	--	--	0.031	0.021
P1	11.0	0.100	0.064	0.059	0.054	--	--
	14.1	--	--	--	--	0.046	0.031
P2	19.0	0.168	0.106	0.095	0.083	--	--
	22.8	--	--	--	--	0.067	0.050
P3	32.0	0.284	0.163	0.144	0.131	--	--
	37.1	--	--	--	--	0.107	0.079
P4	47.0	0.412	0.234	0.207	0.185	--	--
	53.5	--	--	--	--	0.153	0.112

Lumen Output in Emergency Mode (4000K, 80 CRI, T3M)

Option	Lumens
E10WH	1,358
E20WC	2,230

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.87

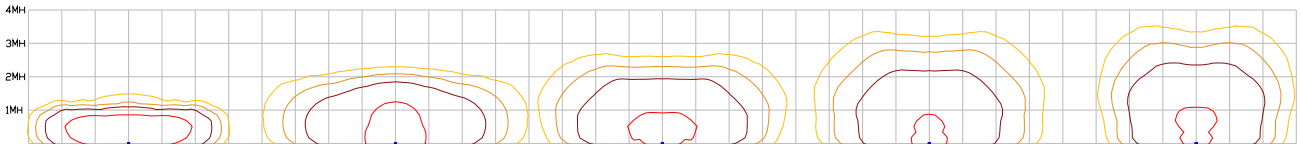
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

0.25 fc
0.5 fc
1.0 fc
3.0 fc

MH = 10ft
Grid = 10ft x 10ft



"P3 40K 80CRI T1S" "P3 40K 80CRI T2M" "P3 40K 80CRI T3M" "P3 40K 80CRI T4M" "P3 40K 80CRI TFTM"

Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

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Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

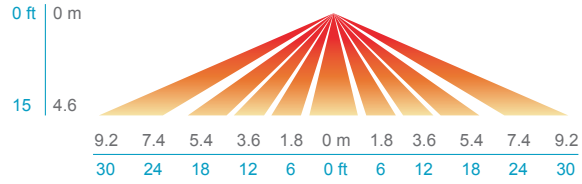
Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

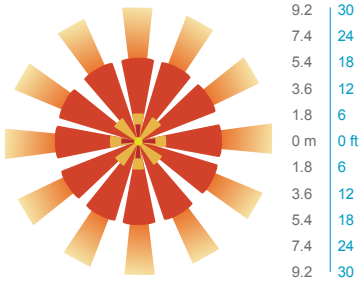
Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

PIR

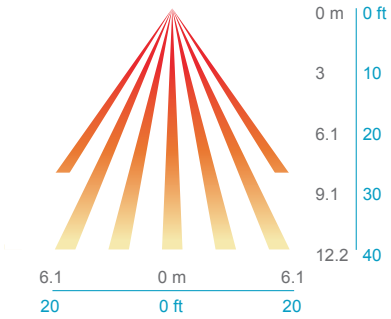
HIGH VIEW



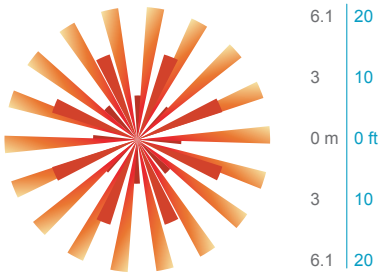


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

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Mounting, Options & Accessories

Motion/Ambient Sensor

D = 7"
H = 9" (Standalone controls)
11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)
W = 11.5"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"
H = 9"
W = 11.5"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"
H = 4.4"
W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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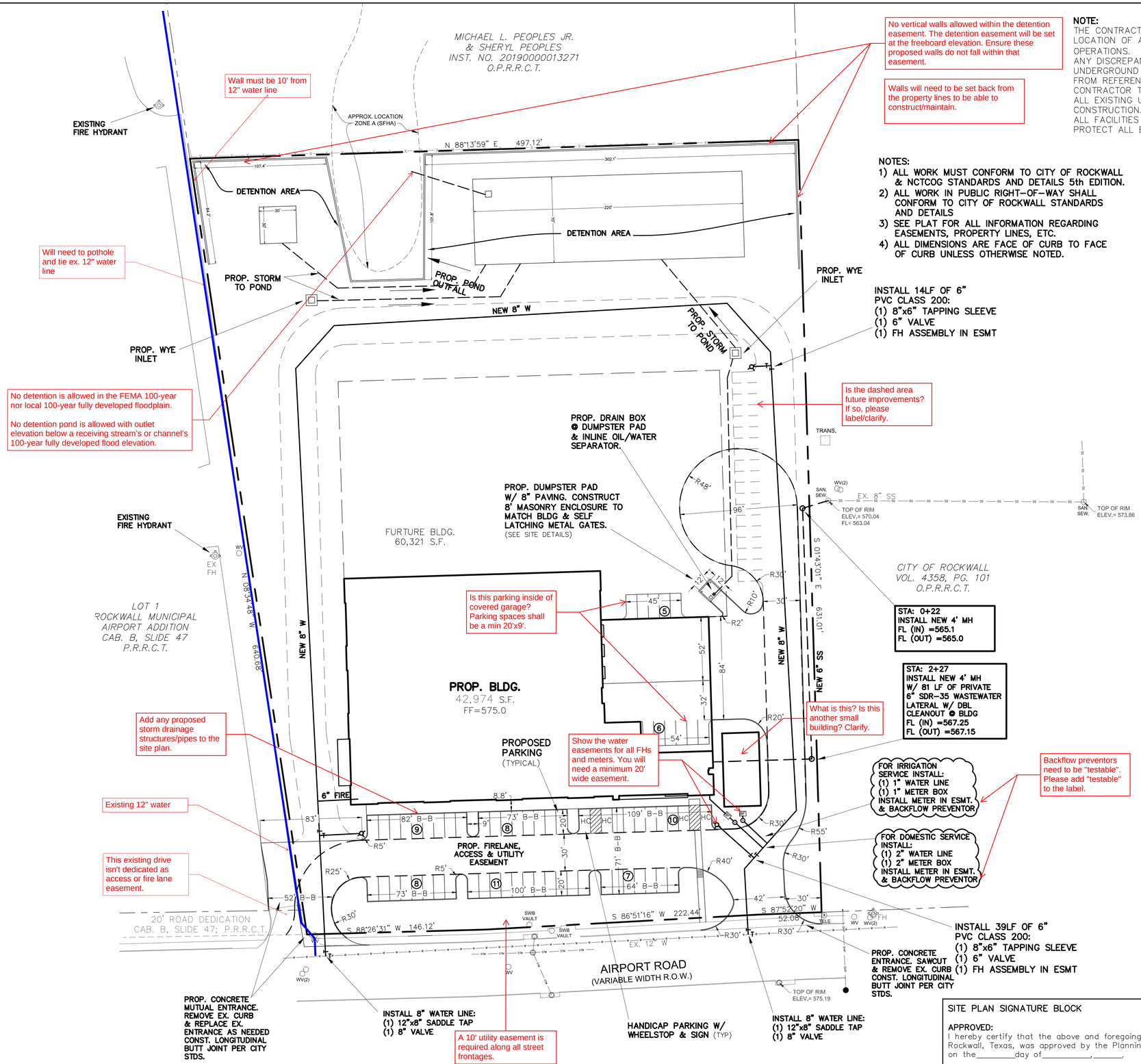


NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIF LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REP ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTI UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONS CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTI ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORD ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRE PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CO

PAVING NOTES:
1) APPROACHES TO BE 8" THICK, 4200 psi, 7.5 SA WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK #3 BARS @ 18" ON CENTER. (O.C.)
3) DUMPSTER PAD TO BE 7" THICK, 3600 psi, 6.5 WITH #3 BARS @ 18" ON CENTER. (O.C.)
4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" 4"), 3000 psi, 6 SACK MIX, REINFORCED WITH #
5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8 TO 95% OF STD. PROCTOR @ MOISTURE RANGE OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi,
5) NO SAND UNDER PAVING.
6) NO PAVING, INCLUDING SLAB, TO BE INSTALLED SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY ANCHORED SEEDED CURLEX OR SOD ON THE SID

**** NOTICE TO CONTRACTORS**
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPO SURVEY PERFORMED BY **TEXAS HERITAGE SURVEY DALLAS, TEXAS**. THE CONTRACTOR SHALL NOTIFY IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES TO THE TOPOGRAPHIC INFORMATION. THE CONTRA BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, PIPES, AND STRUCTURES (STORM SEWER, SANITA WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHIC CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL OWNER AND ENGINEER IF ANY DISCREPANCIES AR BETWEEN THE ACTUAL CONDITIONS VERSUS THE IN THE CONSTRUCTION PLANS. ANY COSTS INCUR RESULT OF NOT CONFIRMING THE ACTUAL LOCATI (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDU STRUCTURES SHALL BE BORNE BY THE CONTRAC ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIF AND ENGINEER IF ANY ERRORS OR DISCREPANCIE ON THE CONSTRUCTION DOCUMENTS (PS&E), WHI IMPACT THE PROJECT. ENGINEER AND OWNER SHA INDEMNIFIED OF PROBLEMS AND/OR COST WHICH FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEE

SITE DATA:

LOT AREA:
6.685 Acres, 291,202 sq.ft.
LOT COVERAGE:
14.76%
FLOOR TO AREA RATIO:
6.78:1
BUILDING AREA:
Office: 8,399 sq.ft.
Warehouse: 35,575 sq.ft.
Total: 42,974 sq.ft.
BUILDING HEIGHT:
1 STORY
PROPOSED FUTURE USE:
Office
IMPERVIOUS AREA (including buildings):
55,535 sq.ft.
ZONING:
PD-10/C
PARKING:
Required:
Office (1/300sf) = 28
Warehouse (1/1000sf) = 36
Handicap = 3
Provided:
Standard = 60
Handicap = 4
Total Provided = 64
LANDSCAPE AREA:
Required: (20%)
Provided: sq.ft.
FIRESPRINKLER:
YES
* THERE ARE NO EXIST. BUILDINGS ON THIS SITE
* THERE ARE TREES ON THIS SITE

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- Detention is required.
- Detention is not allowed within the 100yr floodplain.
- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at free board elevation.
- The 100-year WSEL must be called out for detention systems and for the 100-year Floodplain.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system or the 100yr floodplain. FEE must be a minimum 2' above the 100-year WSEL for the detention system and the floodplain.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Must have a flood study if you touch/cross the 100yr floodplain limits. Review fees apply.
- See Engineering Standards of Design for the required erosion hazard setback for all floodplain/creeks.
- Flood plain and erosion hazard setback to be in a drainage easement.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- The adjacent property to the east of this site (Regional Firearms Training Center) has an 8" sewer/manhole available to tie into.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- The adjacent property to the east of this site (Regional Firearms Training Center) has an 8" water stub available to tie into. There is also a 12" water main along Airport Road that is available for tie in.
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed for utility connection not under paving.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Water line must have 10' either side of the water line in an easement.

Roadway Paving Items:
- Must meet City driveway spacing requirements. Driveway spacing is 100ft.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

= PROPOSED FIRELANE

STATE OF TEXAS
GERALD MONK
44563
LICENSED
PROFESSIONAL ENGINEER
3/14/24

CASE #SP2024-

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this_____ day of _____, _____.

Planning & Zoning Commission,Chairman

Director of Planning and Zoning

SITE PLAN

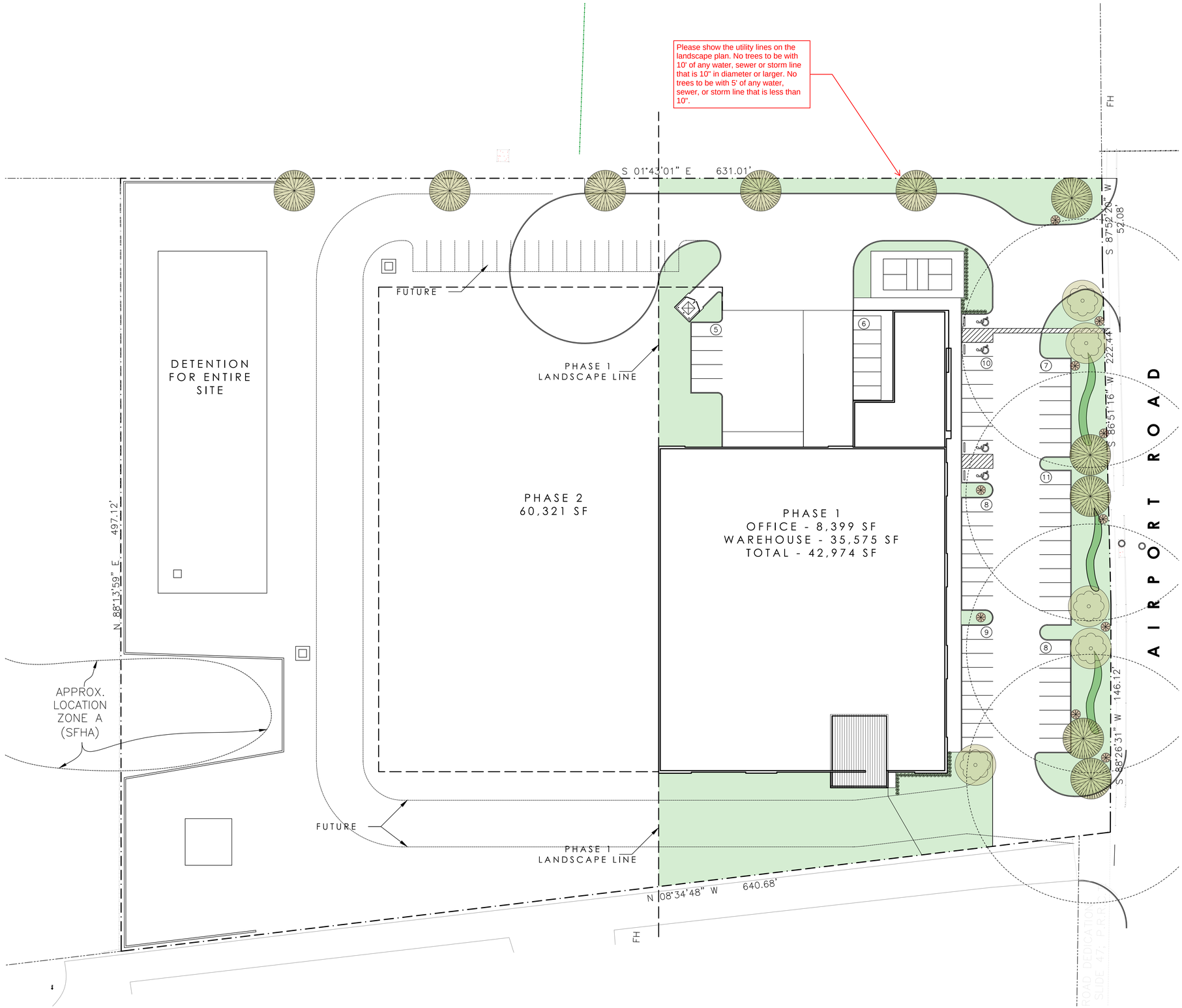
TEXAS PRODUCTS CORPORATE OFFICE

1775 AIRPORT ROAD
David Harr Survey, Abstract No. 102,
6.685 ACRES
City of Rockwall, Rockwall County, Texas

owner
TEXAS PRODUCTS
Rockwall, Texas
Contact: Jeff Carroll (972)732-6085

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567
©2024 by Monk Consulting Engineers, Inc., All Rights Reserved.

date:	scale:	sheet:
3/14/24	1" = 20'	C101



1 LANDSCAPE SITE PLAN
SCALE: 1" = 30'-0"

SITE DATA TABLE	
SITE AREA PHASE 1	2.9 ACRES (126,462 S.F.)
ZONING	LI LIGHT INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
BUILDING AREA PHASE 1: OFFICE – WAREHOUSE –	42,974 S.F. 8,399 S.F. 35,575 S.F.
LOT COVERAGE (GROSS AREA)	34%
FLOOR TO AREA RATIO	
BUILDING HEIGHT MAX.	60'–0"

LANDSCAPE TABULATION	
NET AREA PHASE 1	2.9 ACRES (126,462 S.F.)
REQUIRED LANDSCAPE AREA– 20% OF 126,462 S.F.	25,292.4 S.F.
PROVIDED LANDSCAPE AREA– 25% OF 126,462 S.F.	31,081 S.F.
IMPERVIOUS COVERAGE– 75% OF 126,462 S.F.	95,381 S.F.

NOTES:
- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'–0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND

TREES, INSTALLED W/ MINIMUM 4" CALIPER

- CEDAR ELM
- BURM
- BALD CYPRESS (DETENTION POND)
- DESERT WILLOW
- WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (Subsection 05.04, of Article 08)

GENERAL NOTES:

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50–FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. – PROVIDED
7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT–OF–WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

CITY OF ROCKWALL CASE NUMBER:
SP2024–XXX

LEGAL DESCRIPTION AND OR ADDRESS:
DAVID HARR SURVEY, ABSTRACT # 102,
ROCKWALL, COUNTY, TEXAS.
CONVEYED FROM JO ANN ATHEY,
GUARDIAN TO ADD REAL ESTATE, LTD.

OWNER
Mr. Frank Conselman
Texas Products, LLC
3925 Rugar Dr,
Royse City, TX 75189

APPLICANT
Carroll Architects, INC.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972–732–6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this_____day of_____,_____,

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

ISSUE:
SITE PLAN: 03–15–2024

COPYRIGHT NOTICE:
These drawings and specifications are the property and copyright of Carroll Architects and shall not be used by any person for any purpose without the written permission of Carroll Architects. Visual contact with these drawings and specifications shall constitute prima facie evidence of acceptance of these restrictions. Unauthorized use of these drawings and specifications may result in legal action, and/or monetary liability.

NEW OFFICE/WAREHOUSE FOR
TEXAS PRODUCTS
CORPORATE OFFICE
1775 Airport Road
Rockwall, Texas 75087

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t. 972-732-6085
f. 972-732-8058

LANDSCAPE SITE PLAN

DATE: MAR 2024
SHEET NO: A100
PROJECT NO: 2023083
DRAWN BY: ZJ
CHECKED BY:

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2024-012

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.

362

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1775 AIRPORT RD.
SUBDIVISION DAVID HARR SURVEY ABSTRACT 102 LOT BLOCK
GENERAL LOCATION NEXT TO MUNIC. AIRPORT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL CURRENT USE N/A
PROPOSED ZONING SAME PROPOSED USE OFFICE WHSE
ACREAGE 6.68 AC 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	TEXAS Product, LLC	☒ APPLICANT	CARROLL ARCHITECTS, INC.
CONTACT PERSON	FRANK CONSELMAN	CONTACT PERSON	JEFF CARROLL
ADDRESS	3925 Ruger DR	ADDRESS	750 E. INTERSTATE 30 STE: 110
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	ROCKWALL, TX 75087
PHONE	469. 323. 1937	PHONE	214. 632. 1762
E-MAIL	FRANK@TEXASPRODUCTS.COM	E-MAIL	JC@CARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF MARCH, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

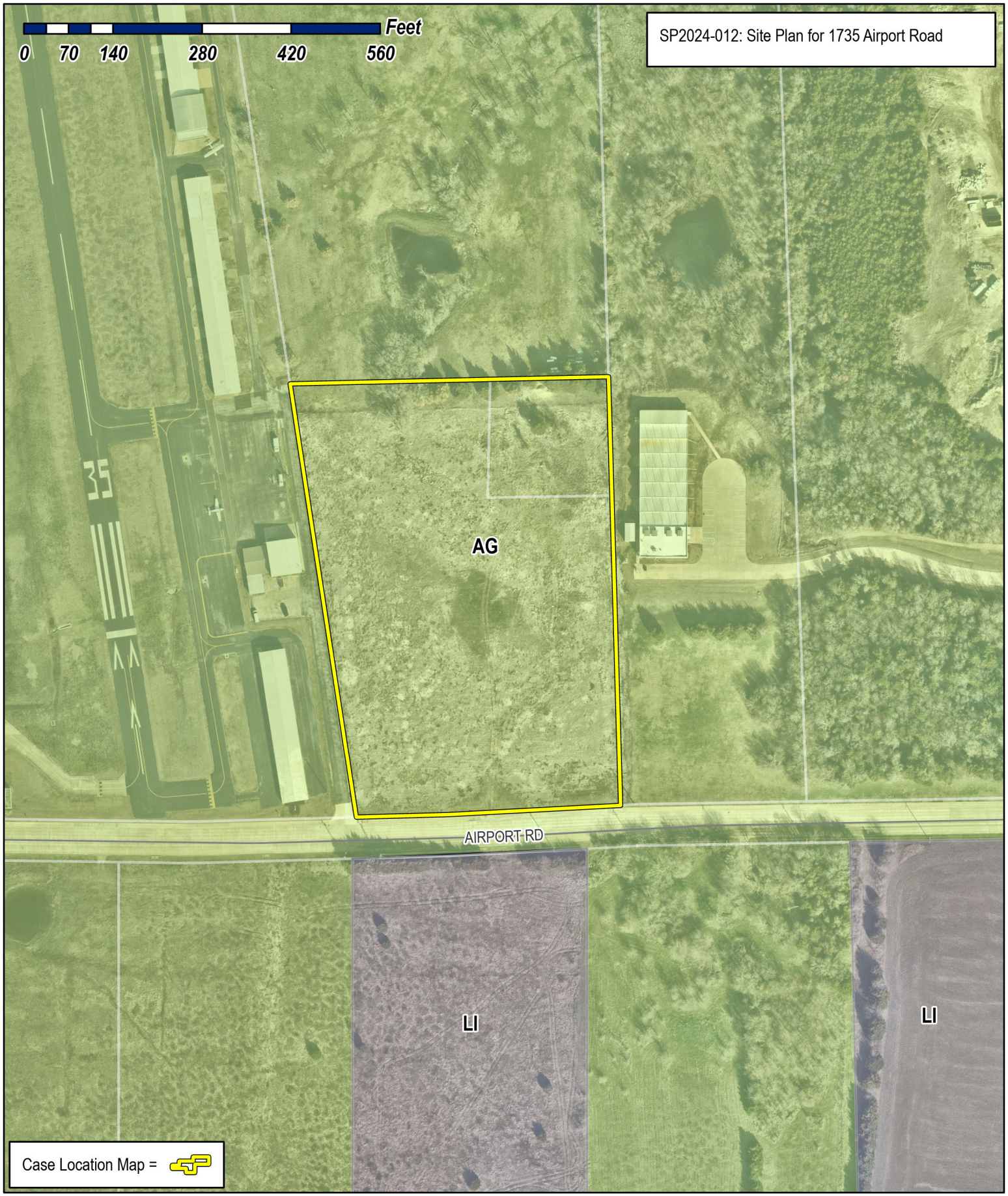
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF March, 2024

Applicant's ~~OWNER'S~~ SIGNATURE Jeff Carroll

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MEGAN MURPHY
Notary Public, State of Texas
Comm. Expires 05-10-2024
Notary ID 130656923

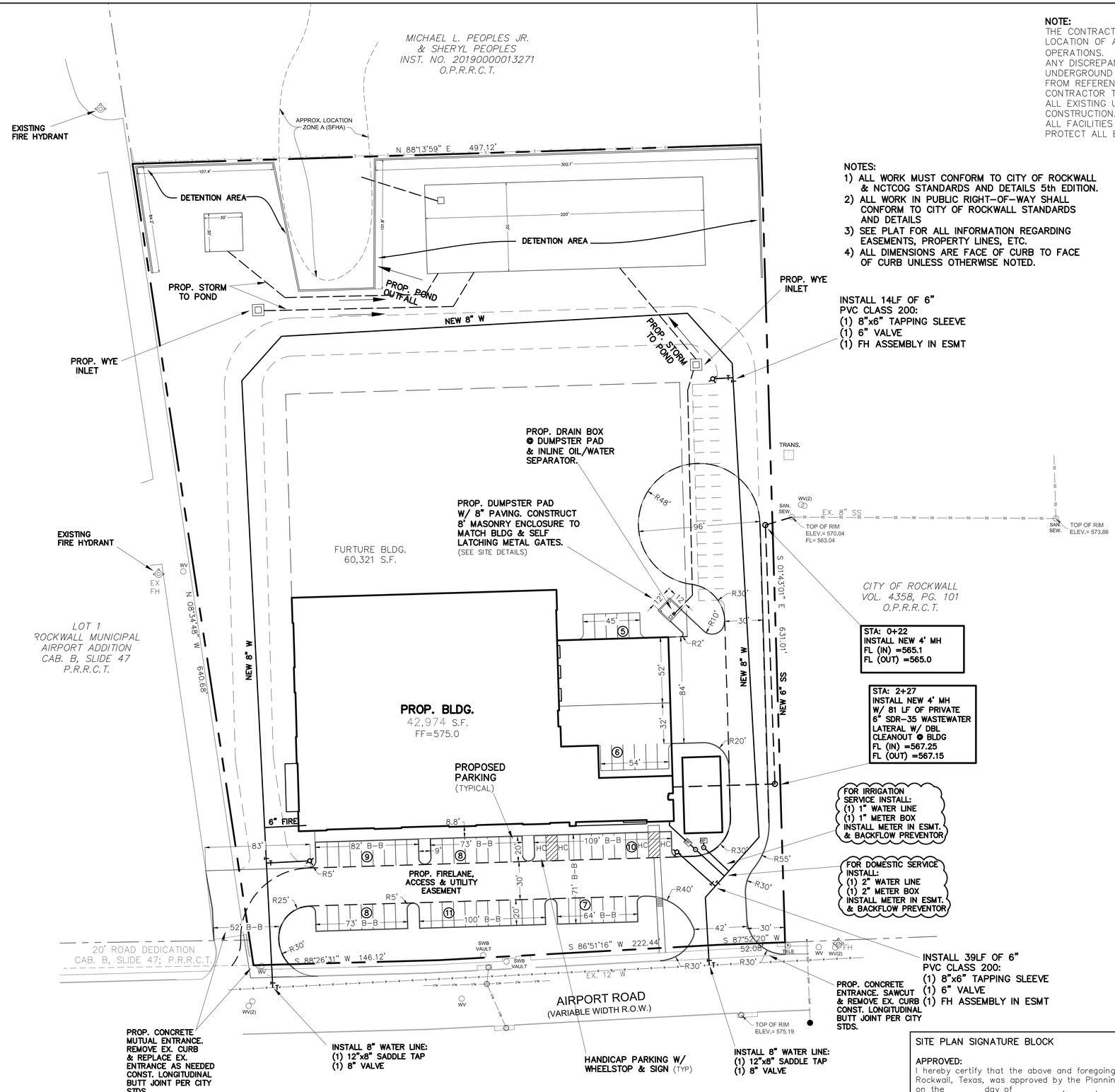
MY COMMISSION EXPIRES 5.10.24



City of Rockwall

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

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



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2) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
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4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK (SIDEWALK TO BE 4"), 3000 psi, 6 SACK MIX, REINFORCED WITH #3 BARS @ 18" O.C.
5) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
5) NO SAND UNDER PAVING.
6) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **TEXAS HERITAGE SURVEYING, LCC** OF **DALLAS, TEXAS**. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

SITE DATA:

LOT AREA:
6.685 Acres, 291,202 sq.ft.
LOT COVERAGE:
14.76%
FLOOR TO AREA RATIO:
6.78:1
BUILDING AREA:
Office: 8,399 sq.ft.
Warehouse: 35,575 sq.ft.
Total: 42,974 sq.ft.
BUILDING HEIGHT:
1 STORY
PROPOSED FUTURE USE:
Office
IMPERVIOUS AREA (including buildings):
55,535 sq.ft.
ZONING:
PD-10/C
PARKING:
Required:
Office (1/300sf) = 28
Warehouse (1/1000sf) = 36
Handicap = 3
Provided:
Standard = 60
Handicap = 4
Total Provided = 64
LANDSCAPE AREA:
Required: (20%)
Provided: sq.ft.
FIRESPRINKLER:
YES
* THERE ARE NO EXIST. BUILDINGS ON THIS SITE
* THERE ARE TREES ON THIS SITE

40 20 0 40
1" = 40'

LEGEND

———	= PROPERTY LINE
SS	= EXISTING SANITARY SEWER LINE
W	= EXISTING WATER LINE
G	= EXISTING GAS LINE
FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
T	= EX. WATER VALVE
S	= EXISTING SEWER MANHOLE
G	= EXISTING GAS METER
B-B	= BACK OF CURB TO BACK OF CURB
EXIST. or EX.	= EXISTING
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM
	= PROPOSED FIRE HYDRANT
	= PROPOSED FIRELANE

STATE OF TEXAS
GERALD MONK
44563
LICENSED
PROFESSIONAL ENGINEER
3/14/24

CASE #SP2024-

SITE PLAN

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this_____ day of _____, _____.

Planning & Zoning Commission,Chairman

Director of Planning and Zoning

TEXAS PRODUCTS CORPORATE OFFICE

1775 AIRPORT ROAD
David Harr Survey, Abstract No. 102,
6.685 ACRES
City of Rockwall, Rockwall County, Texas

owner
TEXAS PRODUCTS
Rockwall, Texas
Contact: Jeff Carroll (972)732-6085

prepared by

MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567

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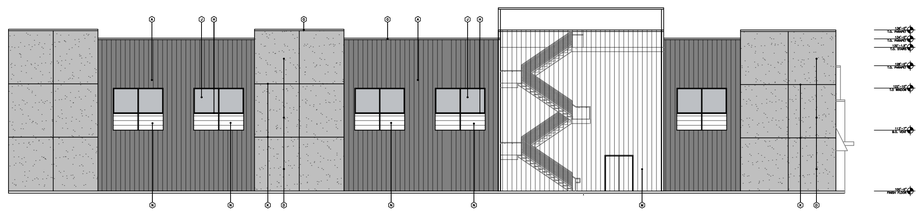
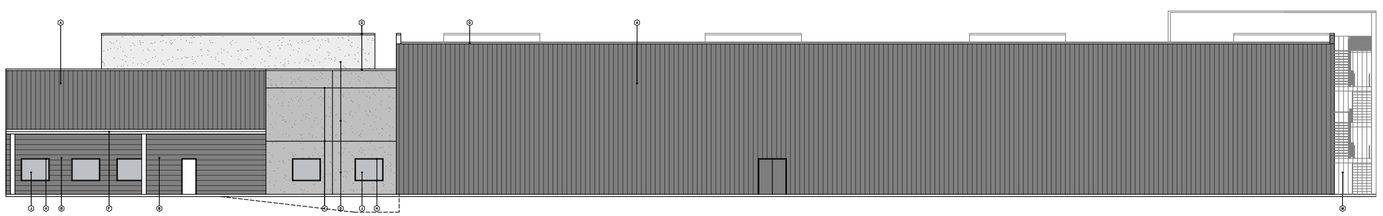
date:	scale:	sheet:
3/14/24	1" = 20'	C101



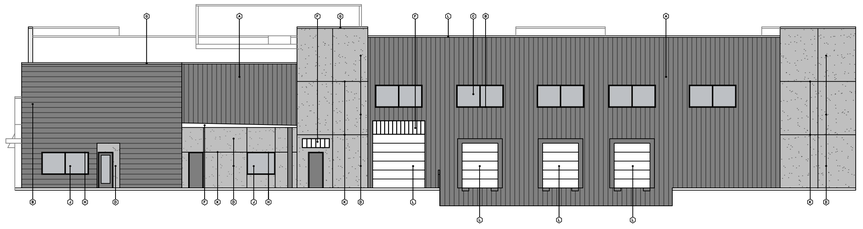
MTL SIDING	-	2,407 S.F.	- 41%
STUCCO	-	2,193 S.F.	- 37%
MTL SCREEN	-	1,332 S.F.	- 22%
TOTAL	-	5,932 S.F.	- 100%

4 WEST ELEVATION
SCALE: 1/16" = 1' - 0"



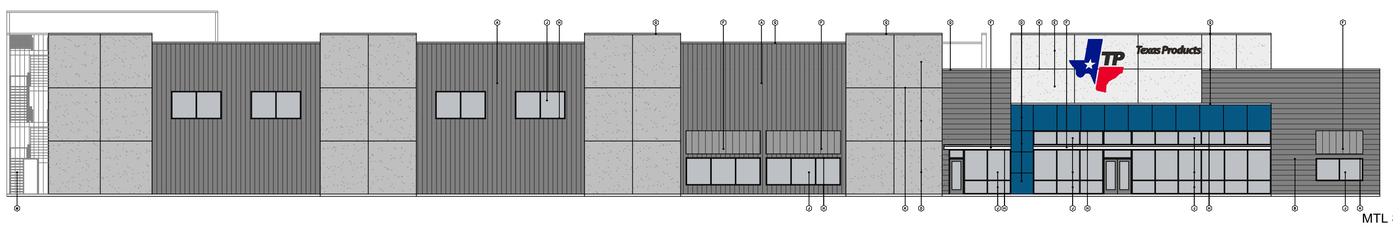
MTL SIDING	-	8,416 S.F.	- 92%
STUCCO	-	744 S.F.	- 8%
TOTAL	-	9,160 S.F.	- 100%

3 NORTH ELEVATION
SCALE: 1/16" = 1' - 0"



MTL SIDING	-	3,771 S.F.	- 74%
STUCCO	-	1,329 S.F.	- 26%
TOTAL	-	5,100 S.F.	- 100%

2 EAST ELEVATION
SCALE: 1/16" = 1' - 0"



MTL SIDING	-	4,074 S.F.	- 49%
STUCCO	-	3,900 S.F.	- 46%
ALUCOBOND	-	410 S.F.	- 5%
TOTAL	-	8,384 S.F.	- 100%

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

EXTERIOR FINISH SCHEDULE

- (A) EXTERIOR METAL, SIDING PANELS, VERTICAL, COLOR – BLACK
- (B) EXTERIOR METAL, SIDING PANELS, HORIZONTAL, COLOR – BLACK
- (C) ALUCOBOND METAL PANEL, SIZE AS SHOWN, COLOR INTERSTATE BLUE – MFG PAC-CLAD
- (D) STUCCO: (3 PART SYSTEM) W/ ELASTOMERIC FINISH COAT – COLOR – SW 9163 TIN LIZZIE
- (E) STUCCO: (3 PART SYSTEM) W/ ELASTOMERIC FINISH COAT – COLOR – SW 7661 REFLECTION @ LOGO PANEL
- (F) AWNINGS: PREFINISHED MTL. AWNINGS PANELS COLOR – GREY
- (G) PREFINISHED METAL COPING COLOR – GREY
- (H) ALUMINUM STOREFRONT, COLOR – ANODIZED ALUM
- (J) GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 20% – BLUE
- (K) STUCCO: CONTROL JOINTS AS SHOWN
- (L) OVERHEAD SECTIONAL DOOR, COLOR – MED GREY
- (M) STAIR SCREEN
- (N) METAL VENTS, COLOR – BLACK

NOTES:
1. ALL MECHANICAL EQUIPMENT IS BEHIND PARAPET WALLS
2. ALL PARAPET WALLS WILL BE FINISHED ON BACK SIDE

ISSUE:
SITE PLAN: 03-15-2024

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NEW OFFICE/WAREHOUSE FOR
TEXAS PRODUCTS
CORPORATE OFFICE
1775 Airport Road
Rockwall, Texas 75087

CITY OF ROCKWALL CASE NUMBER:
SP2024-XXX

LEGAL DESCRIPTION AND OR ADDRESS:
DAVID HARR SURVEY, ABSTRACT # 102,
ROCKWALL, COUNTY, TEXAS,
CONVEYED FROM JO ANN ATHEY,
GUARDIAN TO ADD REAL ESTATE, LTD.

OWNER
Mr. Frank Conselman
Texas Products, LLC
3925 Rugar Dr.
Royse City, TX 75189

APPLICANT
Carroll Architects, INC.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

SITE PLAN SIGNATURE BLOCK

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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

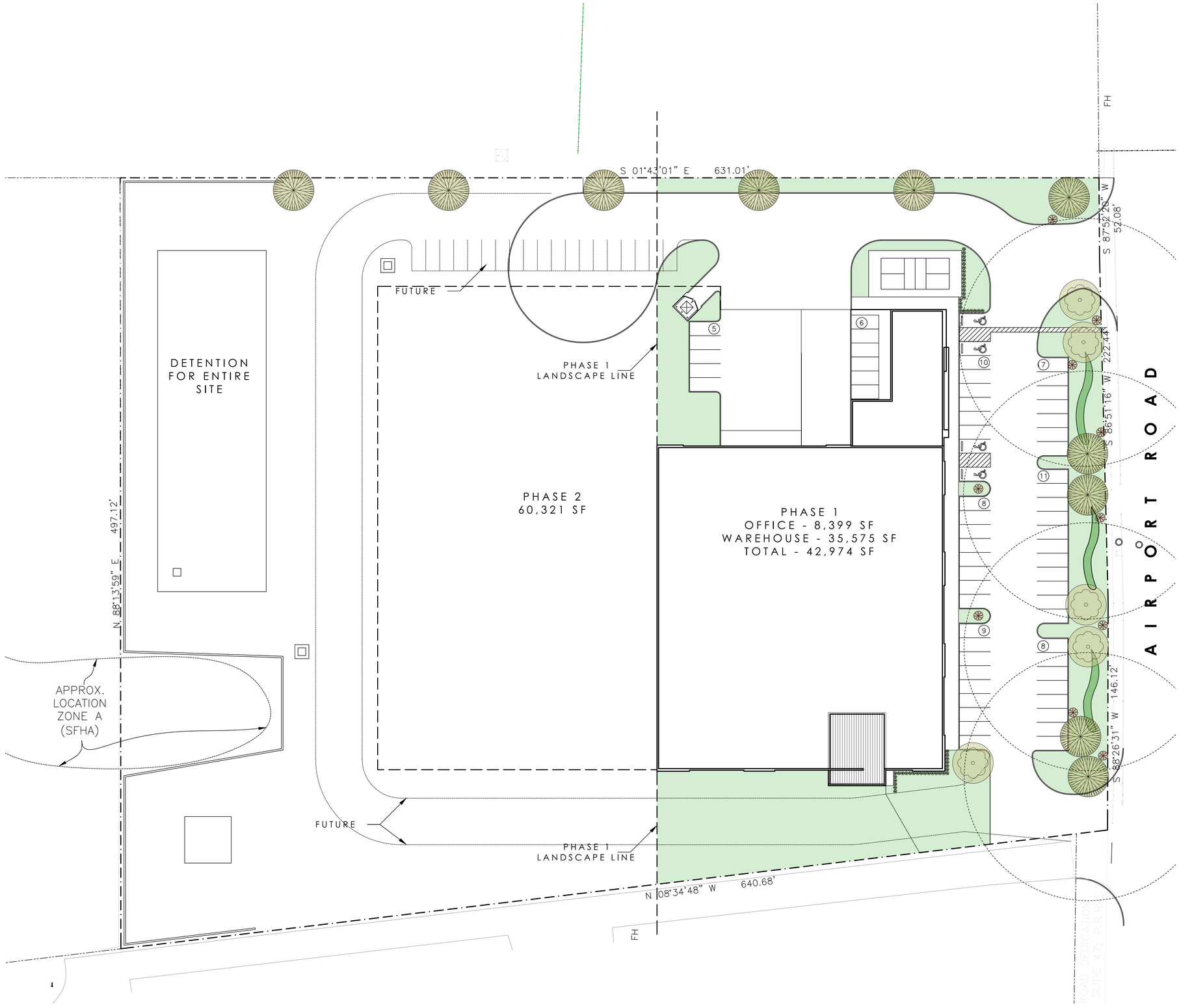
Director of Planning and Zoning

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

DATE: MAR 2024
PROJECT NO: 2023083
DRAWN BY: ZJ
CHECKED BY:
SHEET NO: A501

TP
Texas Products
—Mershawn—



1 LANDSCAPE SITE PLAN
SCALE: 1" = 30'-0"

SITE DATA TABLE	
SITE AREA PHASE 1	2.9 ACRES (126,462 S.F.)
ZONING	LI LIGHT INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
BUILDING AREA PHASE 1: OFFICE – WAREHOUSE –	42,974 S.F. 8,399 S.F. 35,575 S.F.
LOT COVERAGE (GROSS AREA)	34%
FLOOR TO AREA RATIO	
BUILDING HEIGHT MAX.	60'–0"

LANDSCAPE TABULATION	
NET AREA PHASE 1	2.9 ACRES (126,462 S.F.)
REQUIRED LANDSCAPE AREA– 20% OF 126,462 S.F.	25,292.4 S.F.
PROVIDED LANDSCAPE AREA– 25% OF 126,462 S.F.	31,081 S.F.
IMPERVIOUS COVERAGE– 75% OF 126,462 S.F.	95,381 S.F.

NOTES:
- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'–0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND

TREES, INSTALLED W/ MINIMUM 4" CALIPER

- CEDAR ELM
- BURM
- BALD CYPRESS (DETENTION POND)
- DESERT WILLOW
- WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (Subsection 05.04, of Article 08)

GENERAL NOTES:

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50–FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. – PROVIDED
7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT–OF–WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

CITY OF ROCKWALL CASE NUMBER:
SP2024–XXX

LEGAL DESCRIPTION AND OR ADDRESS:
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ROCKWALL, COUNTY, TEXAS.
CONVEYED FROM JO ANN ATHEY,
GUARDIAN TO ADD REAL ESTATE, LTD.

OWNER
Mr. Frank Conselman
Texas Products, LLC
3925 Rugar Dr,
Royse City, TX 75189

APPLICANT
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750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972–732–6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, this_____day of_____,_____,

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

ISSUE:
SITE PLAN: 03–15–2024

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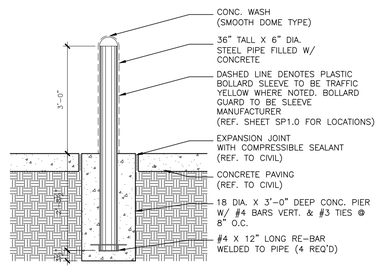
Rockwall, Texas 75087

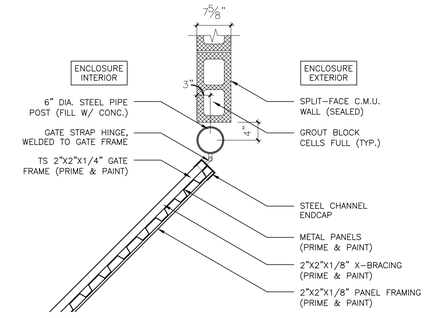
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t. 972-732-6085
f. 972-732-8058

LANDSCAPE SITE PLAN

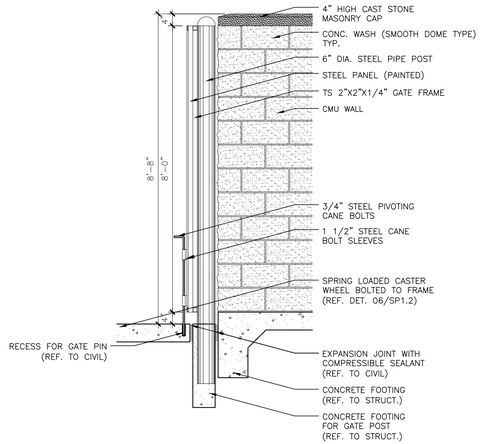
DATE: MAR 2024
PROJECT NO: 2023083
DRAWN BY: ZJ
CHECKED BY:
SHEET NO: A100



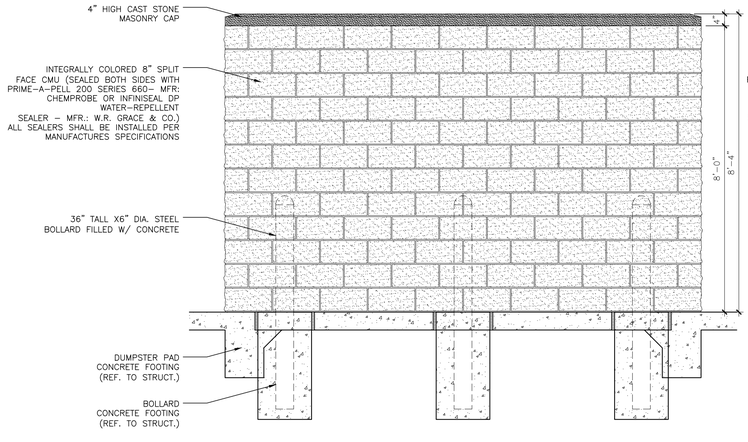
8 BOLLARD DETAIL @ DUMPSTER
SCALE: 1/2" = 1'-0"



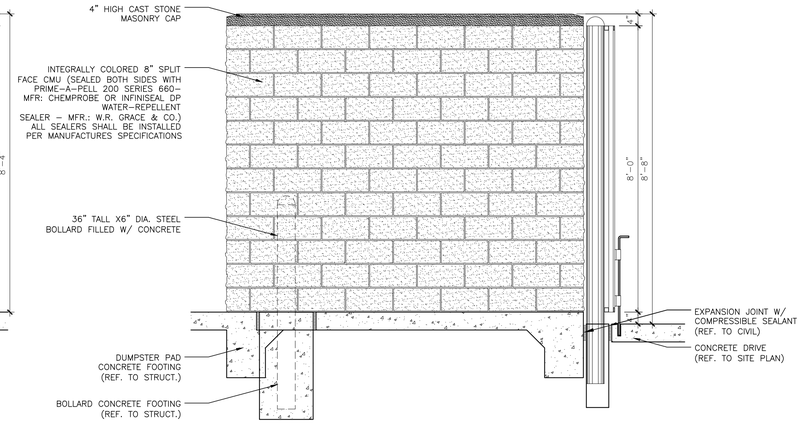
7 DUMPSTER ENCLOSURE GATE DETAIL
SCALE: 3/4" = 1'-0"



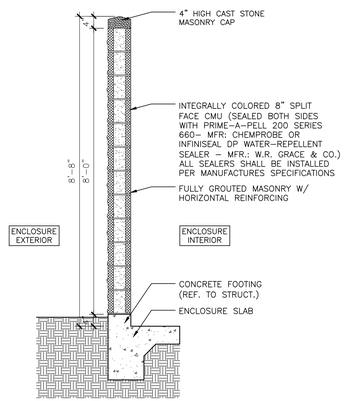
6 GATE SECTION @ DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



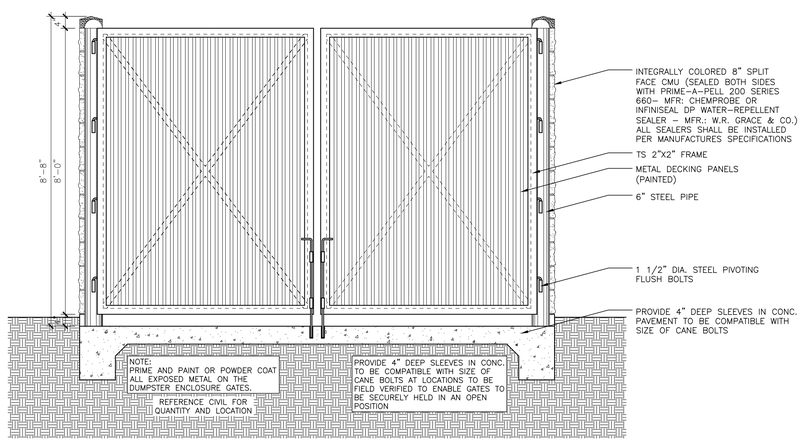
5 DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: 1/2" = 1'-0"



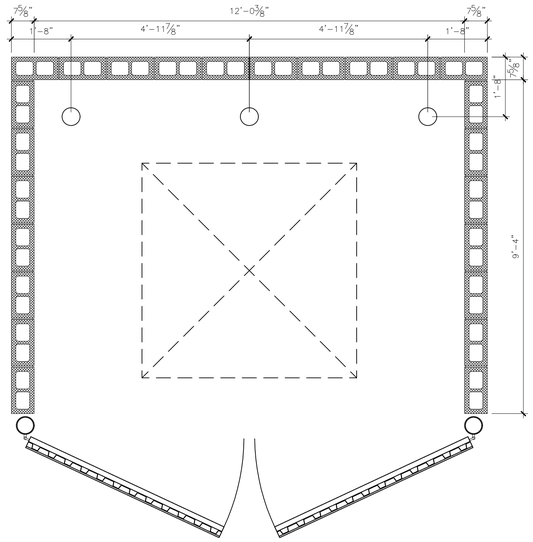
4 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



3 WALL SECTION @ DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



2 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE ENLARGED PLAN
SCALE: 1/2" = 1'-0"

CITY OF ROCKWALL CASE NUMBER:
SP2024-XXX

LEGAL DESCRIPTION AND OR ADDRESS:
DAVID HARR SURVEY, ABSTRACT # 102,
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CONVEYED FROM JO ANN ATHEY,
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APPLICANT
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ATTN: Jeff Carroll

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, this_____day of_____,_____.

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning and Zoning

ISSUE:
SITE PLAN: 03-15-2024

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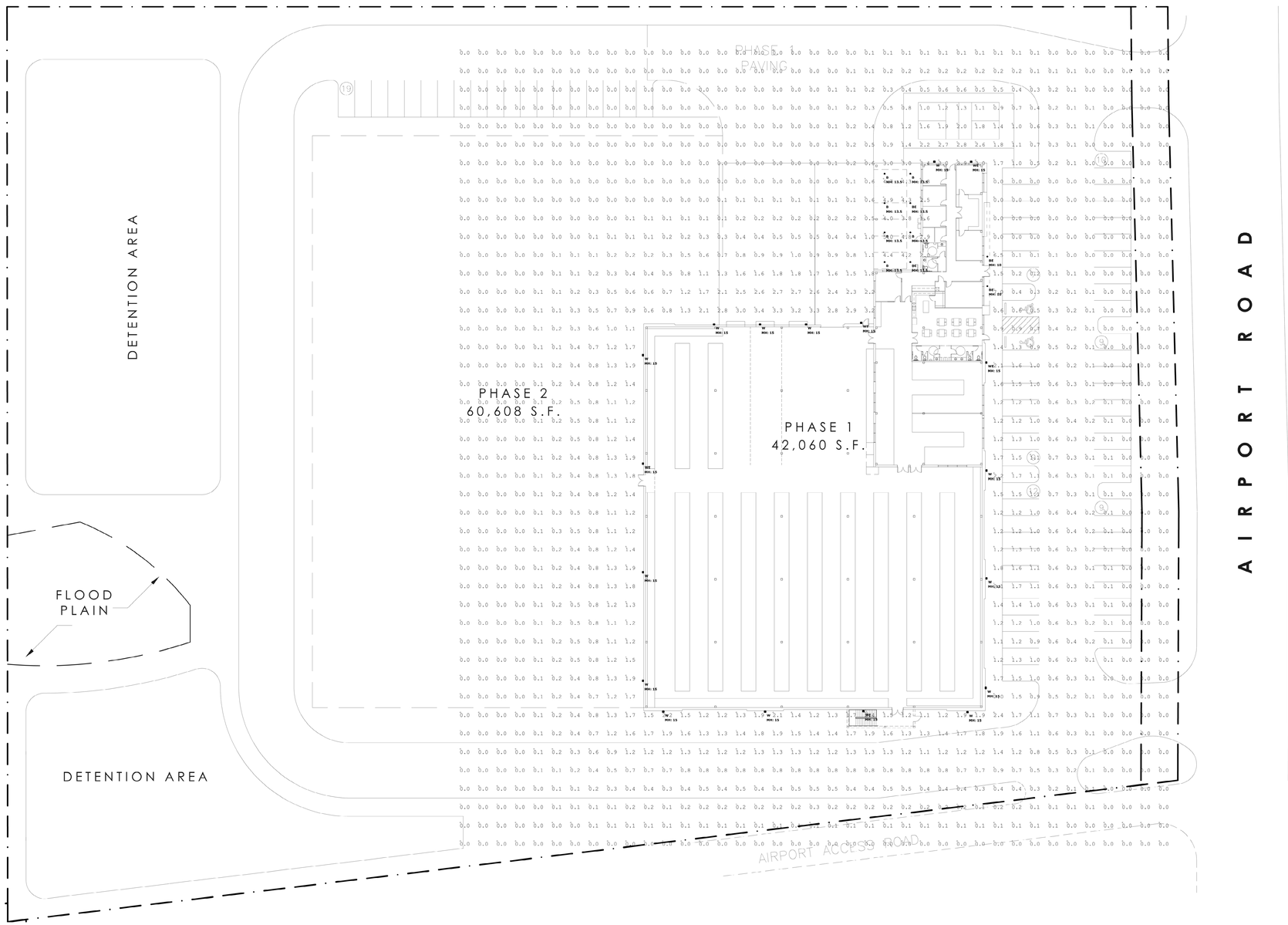
DUMPSTER ENCLOSURE DETAILS

DATE: MAR 2024
SHEET NO: A203
PROJECT NO: 2023083
DRAWN BY: ZJ
CHECKED BY:



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
⊙	B	10	LITHONIA LDN4 40/10 L04AR LSS MVOLT DRIVER	1047	10.58	1.000	0.850	1.000
⊡	W	18	LITHONIA WDGE2 LED P4 40K 80CRI T4M MVOLT MOUNT FINISH	4177	46.659	1.000	0.850	1.000

BE & WE PROVIDED WITH INTEGRAL 90 MINUTE EMERGENCY BATTERY BACKUP

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planar	0	Fc	0.46	7.0	0.0	N.A.

1 PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

ISSUE:
SITE PLAN: 03-15-2024

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Rockwall, Texas 75087

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX. 75087
t. 972-732-6085
f. 972-732-8058

PHOTOMETRIC PLAN

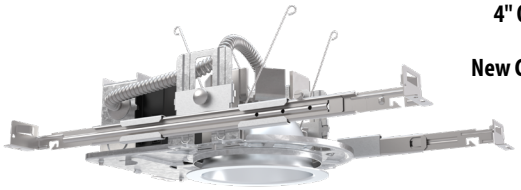
DATE: FEB 2024
SHEET NO: E101A
PROJECT NO: 2023083
DRAWN BY: ZJ
CHECKED BY:

James F. Turner Engineers, L.P.
Consulting Engineers
8340 Meadow Rd. Suite 100
Dallas, Texas 75231
TEL. 214-750-2000
Job #: 35906
TX REGISTRATION # 10240
DRAWN/DESIGN: TNM/TNM | QC/APPD: JBM/TNM

Catalog Number	LDN4-40/10-LO4AR-LSS-
Notes	MVOLT-GZ10
Type	B/BE

LDN4 STATIC WHITE

4" Open and Wallwash LED
Non-IC
New Construction Downlight



Open Trim

Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equeal to or less than 60deg per CIE 117-1996 Discomfort Galre in Interior Lighting. UGR FAQs

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are ROHS compliant

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuity-brands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

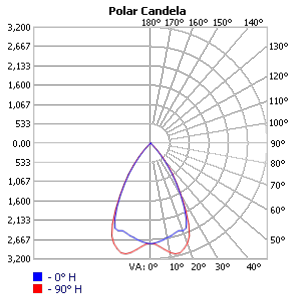
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PERFORMANCE DATA

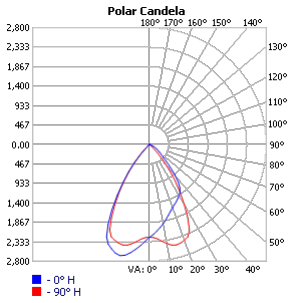
LDN4			
Nominal	**Lumens**	**Wattage**	**Lm/W**
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

Notes
Tested in accordance with IESNA LM-79-08
Tested to current IES and NEMA standards under stabilized laboratory conditions
Based on LDN4 AR LSS 35K 80CRI

DISTRIBUTIONS



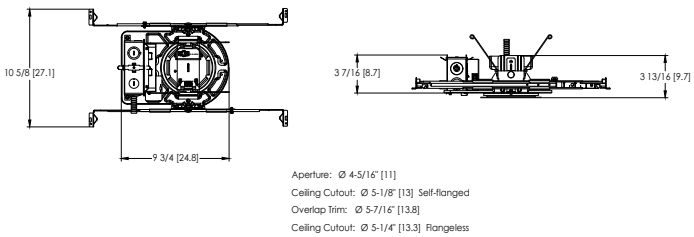
Open



Wallwash

DIMENSIONS

LDN4 500-2000 Lumens



See page 4 for other fixture dimensions

LDN4

Design Select options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4 35/15 LO4 AR LSS MVOLT EZ1

LDN4							
Series	**Color temperature**	**Lumens ‡**		**Trim Style**	**Trim Color**	**Trim Finish**	**Flange Color ‡**
LDN4 4" round	27/ 2700K	05 500 lumens	20 2000 lumens	LO4 Downlight	AR Clear	LSS Semi-specular	TRW White painted flange
	30/ 3000K	07 750 lumens	25 2500 lumens	LW4 Wallwash	WR ‡ White	LD Matte diffuse	TRBL Black painted flange
	35/ 3500K	10 1000 lumens	30 3000 lumens		BR ‡ Black	LS Specular	FRALTBD RAL painted flange only
	40/ 4000K	15 1500 lumens	40 4000 lumens		TRALTBD ‡ RAL painted trim		FCPC Custom painted flange only
	50/ 5000K				TCPC ‡ Custom painted trim		

Voltage	**Driver**	**Emergency ‡**	**Control Input ‡**
MVOLT Multi-volt	GZ10 0-10V driver dims to 10%	(blank) No emergency option	(blank) No control option
120 120V	GZ1 0-10V driver dims to 1%	EL Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	NPP16D nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
277 277V	D10 Minimum dimming 10% driver for use with JOT	ELR Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	NPP16DER nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
347 ‡ 347V	D1 Minimum dimming 1% driver for use with JOT	ELSD Emergency battery pack with self-diagnostics, 10W Constant Power, integral test switch. Not Certified in CA Title 20 MAEDBS	N80 nLight™ Lumen Compensation
	EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELRSD Emergency battery pack with self-diagnostics, 10W Constant Power, remote test switch. Not Certified in CA Title 20 MAEDBS	JOT Wireless room control with "Just One Touch" pairing
	EDAB eldoLED DALI SOLDRIVE dim to dark	E10WCP Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS	NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
		E10WCPR Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDBS	NPS80EZER nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
		E10WRSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology	NLTAIR2 nLight® Air enabled
			NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options
			NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.

Options	
HAO ‡	High ambient option (40°C)
CP ‡	Chicago Plenum
RRL___	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
BAA	Buy America(n) Act Compliant
90CRI	High CRI (90+)
SF ‡	Single fuse

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

(Maximum order quantity for design select lead times is 160.)

‡ Option Value Ordering Restrictions	
Option value	**Restriction**
Lumen Packages	Overall height varies based on lumen package, refer to dimensional charts on page 4
WR, BR	Not available with finish (LSS, LD, LS)
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TRW, TRBL	Available with clear (AR) trim color only
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details
347	Not available with emergency options
All Emergency	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER	Not available with MVOLT. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
SF	Must specify 120 or 277 volt
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
NPP16D, NPP16DER, NPPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
NLTAIR2, NLTAIRER2, NLATAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. Not recommended for metal ceiling installations.
NLTAIR2	When combined with EZ1 or EZ10 drivers, can be used as a normal power
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
HAO	Fixture height is 5-11/16" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm. Not available with emergency battery pack option.
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch.

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Accessories: *Order as separate catalog number.*	
PS1055CP	FMC Power Sentry batterypack, T20 compliant, field installable, 10w constant power
EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA46 JZ	Oversized trim ring with 6" outside diameter
SCA4	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA4 10D.

Emergency Battery Pack Options - Field Installable

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter/ 2-hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL 924 Listed products that are certified for field install external/remote to the fixture.
*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.
The CP10 delivered emergency illuminations outperforms legacy 1400 lumen fluorescent emergency ballasts.
Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

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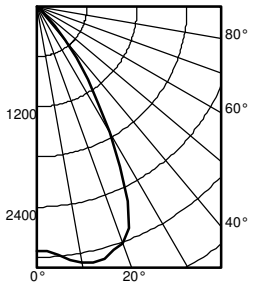
PHOTOMETRY

Distribution Curve | **Distribution Data** | **Output Data** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

LDN4 35/30 LO4AR, input watts: 32.1, delivered lumens: 3122.6, LM/W = 88.52, spacing criterion at 0= 1.04, test no. ISF 30712P249.



	Ave	Lumens
0	2927	
5	2989	290
15	3120	875
25	2575	1136
35	1062	667
45	149	148
55	3	5
65	2	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	2301.2	73.7
0° - 40°	2968.2	95.1
0° - 60°	3121.1	100.0
0° - 90°	3122.6	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	3122.6	*100.0

*Efficiency

Mounting Height	Inital FC Center Beam	50% beam - 55.6° Diameter	50% beam - 55.6° FC	10% beam - 78.0° Diameter	10% beam - 78.0° FC
8.0	96.8	5.8	48.4	8.9	9.7
10.0	52.0	7.9	26.0	12.2	5.2
12.0	32.4	10.0	16.2	15.4	3.2
14.0	22.1	12.1	11.1	18.6	2.2
16.0	16.1	14.2	8.0	21.9	1.6

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	**3000K**	**3500K**	**4000K**	**5000K**
80CRI	0.950	0.966	1.000	1.025	1.101

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	**White (WR)**	**Black (BR)**
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Ouput power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.
The LPW rating is also available at Designlight Consortium.

Notes
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

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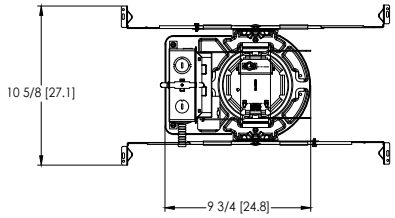
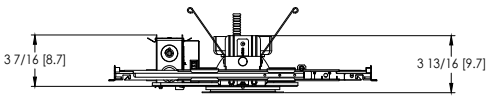
* All dimensions are inches (centimeters) unless otherwise noted.

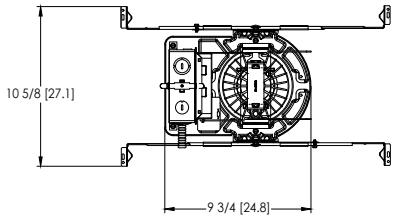
LDN4 500-2000 Lumens

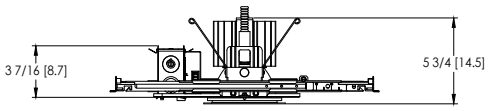




Aperture: Ø 4-5/16" [11]
Ceiling Cutout: Ø 5-1/8" [13] Self-flanged
Overlap Trim: Ø 5-7/16" [13.8]
Ceiling Cutout: Ø 5-1/4" [13.3] Flangeless

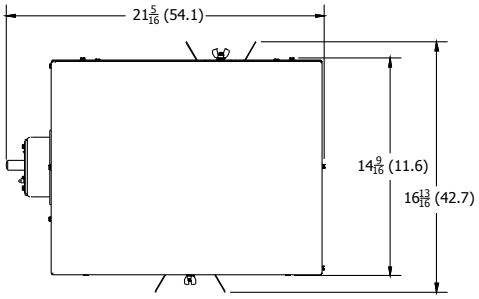
LDN4 2000-4000 Lumens

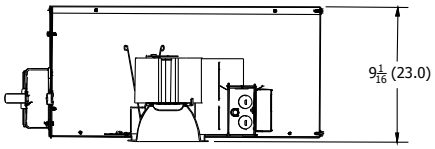




Aperture: Ø 4-5/16" [11]
Ceiling Cutout: Ø 5-1/8" [13] Self-flanged
Overlap Trim: Ø 5-7/16" [13.8]
Ceiling Cutout: Ø 5-1/4" [13.3] Flangeless

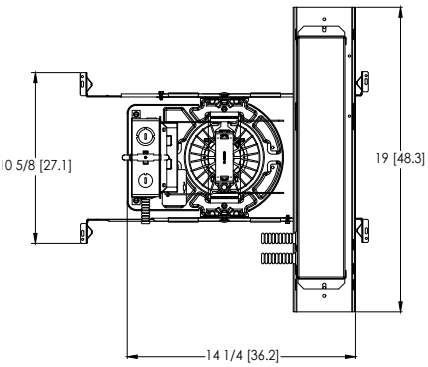
LDN4 CP

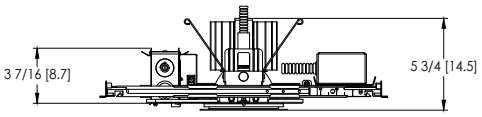




Aperture: 4-5/16" (11)
Ceiling Opening: 5-1/8" (13)
Overlap Trim: 5-7/16" (13.8)

LDN4 EL





Aperture: Ø 4-5/16" [11]
Ceiling Cutout: Ø 5-1/8" [13] Self-flanged
Overlap Trim: Ø 5-7/16" [13.8]
Ceiling Cutout: Ø 5-1/4" [13.3] Flangeless

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ADDITIONAL DATA

JOT
JUST ONE TOUCH

The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

Diagram

LDN4 Series

Sensor Switch
WSXA JOT

1. **Power:** Install JOT enabled fixtures and controls as instructed.
2. **Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
3. **Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis 0A2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

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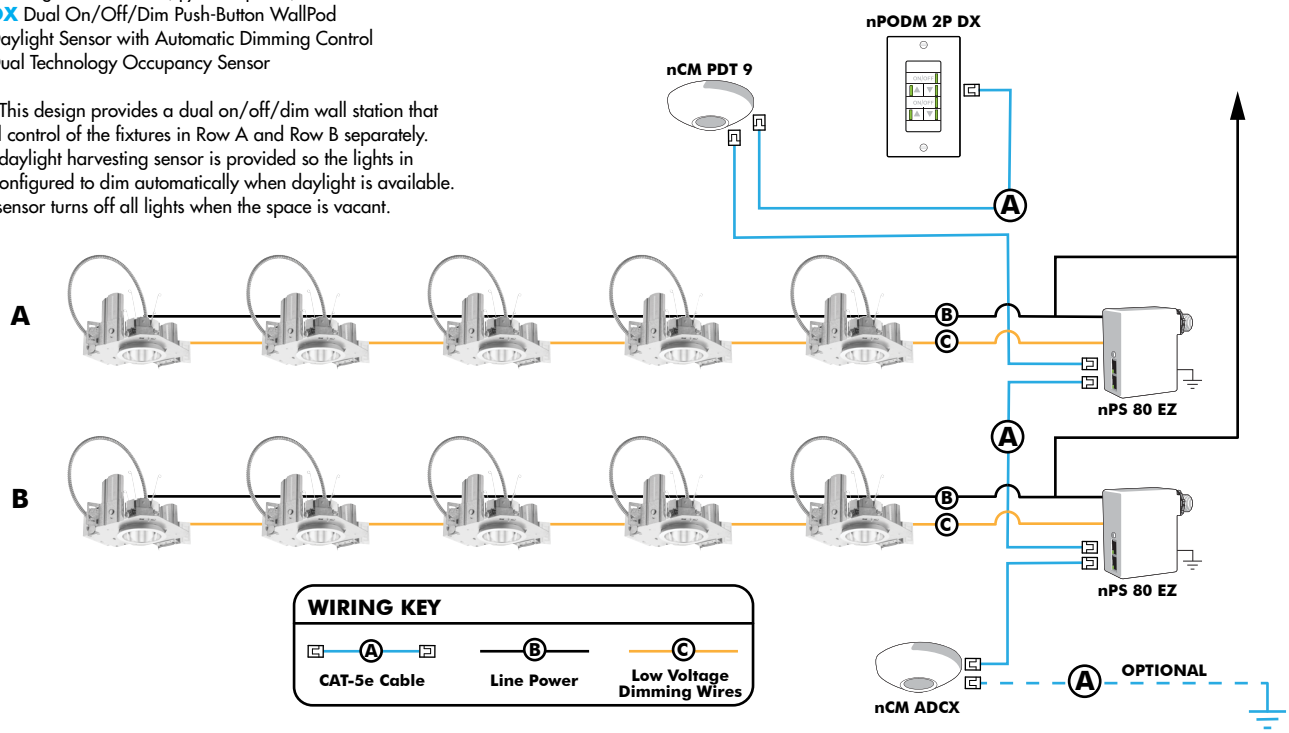
EXAMPLE
Group Fixture Control*
*Appiication diagram applies for fixtures with eldoLED drivers only.

nPS 80 EZ Dimming/Control Pack (qty: 2 required)
nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
nCM ADCX Daylight Sensor with Automatic Dimming Control
nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.

Push-Button Wallpod
Traditional tactile buttons and LED user feedback

Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:			
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.			
WallPod Stations	**Model number**	**Occupancy sensors**	**Model Number**
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	**Model Number**	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	**Cat-5 cables (plenum rated)**	**Model Number**
		10', CAT5 10FT	CAT5 10FT J1
		15, CAT5 15FT	CAT5 15FT J1

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nLight® AIR Control Accessories:
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.

Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH[1]

Notes
1 Can only be ordered with the RES7Z zone control sensor version.

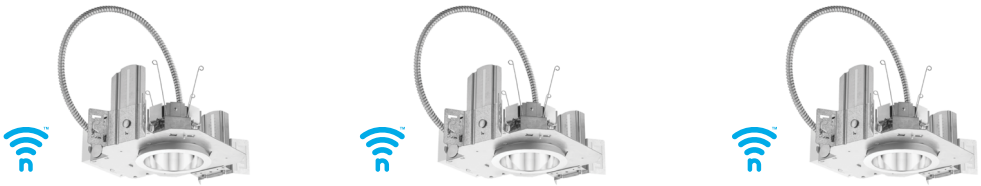
UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CL**AIR**ITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CL**AIR**ITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome

nLight AIR rPODB 2P DX Mobile Device

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WDGE2 LED

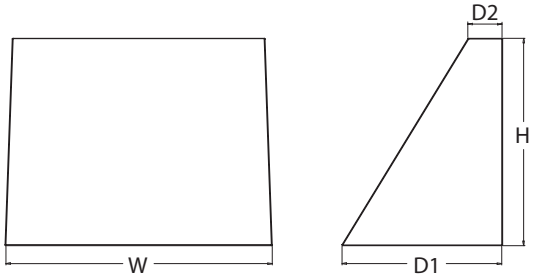
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number	WDGE2-LED-P4-40K-
Notes	80CRI-T4M-MVOLT-
Type	W/WE

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0[1]	27K 2700K	70CRI[4]	T1S Type I Short	MVOLT	**Shipped included**
	P1[2]	30K 3000K	80CRI	T2M Type II Medium	347[5]	SRM Surface mounting bracket
	P2[2]	40K 4000K	LW[3] Limited Wavelength	T3M Type III Medium	480[5]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[6]
	P3[2]	50K 5000K		T4M Type IV Medium		**Shipped separately**
	P4[2]	AMB[3] Amber		TFTM Forward Throw Medium		AWS 3/8inch Architectural wall spacer[7]
						PBBW S urface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.[7]

Options

E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE[8]	Photocell, Button Type
DMG[9]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
BAA	Buy America(n) Act Compliant
CCE	Coastal Construction[7]

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

NOTES

1 P0 option not available with sensors/controls.
2 P1-P4 not available with AMB and LW.
3 AMB and LW always go together.
4 70CRI only available with T3M and T4M.
5 347V and 480V not available with E10WH or E20WC.
6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
7 For PBBW and AWS require an RFA.
8 PE not available in 480V or with sensors/controls.
9 DMG option not available with sensors/controls.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)					Amber (Limited Wavelength)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
		T2M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	1
P1	11W	T1S	1,105	99	0	0	1	1,157	104	0	0	1	1,215	109	0	0	1	1,200	107	0	0	1					
		T2M	1,150	103	0	0	1	1,204	108	0	0	1	1,264	113	0	0	1	1,249	112	0	0	1					
		T3M	1,150	103	0	0	1	1,205	108	0	0	1	1,265	113	0	0	1	1,250	112	0	0	1					
		T4M	1,126	101	0	0	1	1,179	106	0	0	1	1,238	111	0	0	1	1,223	110	0	0	1					
		TFTM	1,133	101	0	0	1	1,186	106	0	0	1	1,245	112	0	0	1	1,230	110	0	0	1					
P2	19W	T1S	1,801	95	1	0	1	1,886	99	1	0	1	1,981	104	1	0	1	1,957	103	1	0	1					
		T2M	1,875	99	1	0	1	1,963	103	1	0	1	2,061	109	1	0	1	2,037	107	1	0	1					
		T3M	1,876	99	1	0	1	1,964	103	1	0	1	2,062	109	1	0	1	2,038	107	1	0	1					
		T4M	1,836	97	1	0	1	1,922	101	1	0	1	2,018	106	1	0	1	1,994	105	1	0	1					
		TFTM	1,847	97	1	0	1	1,934	102	1	0	1	2,030	107	1	0	1	2,006	106	1	0	1					
P3	32W	T1S	2,809	87	1	0	1	2,942	92	1	0	1	3,089	96	1	0	1	3,052	95	1	0	1					
		T2M	2,924	91	1	0	1	3,062	95	1	0	1	3,215	100	1	0	1	3,176	99	1	0	1					
		T3M	2,925	91	1	0	1	3,063	95	1	0	1	3,216	100	1	0	1	3,177	99	1	0	1					
		T4M	2,862	89	1	0	1	2,997	93	1	0	1	3,147	98	1	0	1	3,110	97	1	0	1					
		TFTM	2,880	90	1	0	1	3,015	94	1	0	1	3,166	99	1	0	1	3,128	97	1	0	1					
P4	47W	T1S	3,729	80	1	0	1	3,904	84	1	0	1	4,099	88	1	0	1	4,051	87	1	0	1					
		T2M	3,881	83	1	0	1	4,063	87	1	0	1	4,267	91	1	0	1	4,216	90	1	0	1					
		T3M	3,882	83	1	0	1	4,065	87	1	0	1	4,268	91	1	0	1	4,217	90	1	0	1					
		T4M	3,799	81	1	0	1	3,978	85	1	0	1	4,177	90	1	0	1	4,127	88	1	0	1					
		TFTM	3,822	82	1	0	1	4,002	86	1	0	1	4,202	90	1	0	1	4,152	89	1	0	1					

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T3M	737	107	0	0	0	763	111	0	0	0	822	119	0	0	0	832	121	0	0	1
		T4M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1
P1	11W	T3M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	1	0	1	1,445	129	1	0	1
		T4M	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1
P2	19W	T3M	2,087	110	1	0	1	2,160	114	1	0	1	2,327	123	1	0	1	2,357	124	1	0	1
		T4M	2,042	108	1	0	1	2,114	111	1	0	1	2,278	120	1	0	1	2,306	121	1	0	1
P3	32W	T3M	3,254	101	1	0	1	3,369	105	1	0	1	3,629	113	1	0	1	3,675	114	1	0	1
		T4M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	1	0	1	3,597	112	1	0	1
P4	47W	T3M	4,319	93	1	0	1	4,471	96	1	0	1	4,817	103	1	0	2	4,878	105	1	0	2
		T4M	4,227	91	1	0	1	4,376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2

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Electrical Load

Performance Package	System Watts	Current (A)					
		120Vac	208Vac	240Vac	277Vac	347Vac	480Vac
P0	7.0	0.061	0.042	0.04	0.039	--	--
	9.0	--	--	--	--	0.031	0.021
P1	11.0	0.100	0.064	0.059	0.054	--	--
	14.1	--	--	--	--	0.046	0.031
P2	19.0	0.168	0.106	0.095	0.083	--	--
	22.8	--	--	--	--	0.067	0.050
P3	32.0	0.284	0.163	0.144	0.131	--	--
	37.1	--	--	--	--	0.107	0.079
P4	47.0	0.412	0.234	0.207	0.185	--	--
	53.5	--	--	--	--	0.153	0.112

Lumen Output in Emergency Mode (4000K, 80 CRI, T3M)

Option	Lumens
E10WH	1,358
E20WC	2,230

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.87

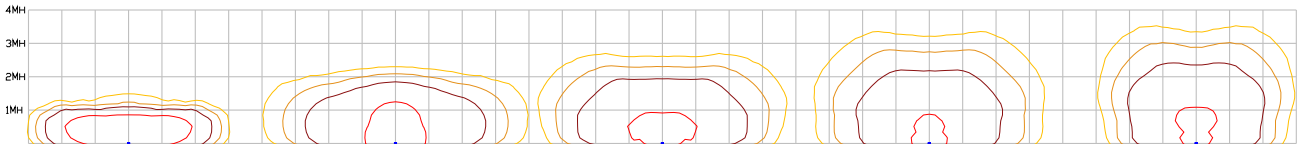
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

0.25 fc
0.5 fc
1.0 fc
3.0 fc

MH = 10ft
Grid = 10ft x 10ft



"P3 40K 80CRI T1S" "P3 40K 80CRI T2M" "P3 40K 80CRI T3M" "P3 40K 80CRI T4M" "P3 40K 80CRI TFTM"

Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

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Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

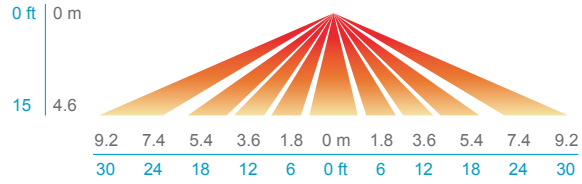
Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

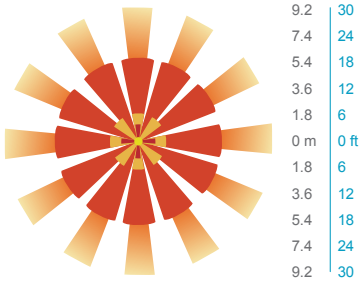
Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

PIR

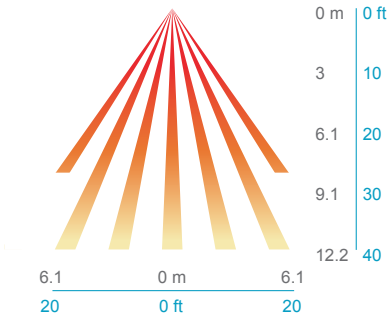
HIGH VIEW



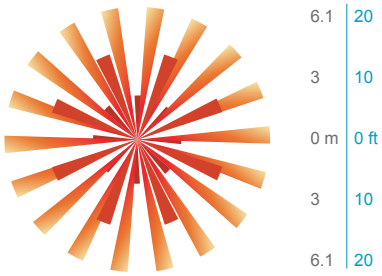


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

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Mounting, Options & Accessories

Motion/Ambient Sensor

D = 7"
H = 9" (Standalone controls)
11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)
W = 11.5"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"
H = 9"
W = 11.5"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"
H = 4.4"
W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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PROJECT COMMENTS

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

DATE: 3/22/2024

PROJECT NUMBER: SP2024-013
PROJECT NAME: Site Plan for 1780 Airport Road
SITE ADDRESS/LOCATIONS: 1780 AIRPORT RD, ROCKWALL, TX 75087

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Margie Verhagen of Meals on Wheels for the approval of a Site Plan for a facility for a Social Service Provider (i.e. Meals on Wheels) on an 6.211-acre tract of land identified as Tract 2 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 1780 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/22/2024	Needs Review

03/22/2024: SP2024-013; Site Plan for 1780 Airport Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Margie Verhagen of Meals on Wheels for the approval of a Site Plan for a facility for a Social Service Provider (i.e. Meals on Wheels) on an 6.211-acre tract of land identified as Tract 2 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 1780 Airport Road.

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

M.3 For reference, include the case number (SP2024-013) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block on the site plan, dumpster elevations, and photometric plan. (Subsection 03.04.A, of Article 11, UDC)

I.5 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.6 Provide a letter from the FAA confirming compliance.

M.7 Site Plan
1) Provide a vicinity map. (Subsection 03.04, of Article 11, UDC)
2) Cross access needs to be provided to the adjacent parcel of land (i.e. Lot 1, Block A). This can be achieved by moving the driveway over between the two (2) properties or providing an access easement to the driveway.
3) Indicate any screening for pad-mounted or ground mounted utility equipment. (Subsection 01.05.C, of Article 05, UDC)
4) Indicate all easements. (Subsection 03.04.B, of Article 11, UDC)
5) Indicate the 5-foot required sidewalk along Airport Road. (Subsection 03.04.B, of Article 11, UDC)
6) Delineate loading areas. Loading spaces shall be 12' x 65'; cannot block parking spaces. (Subsection 06.04, Article 06, UDC)
7) Indicate the type and depth of the paving material. (Subsection 03.02, of Article 06, UDC)

M.8 Landscape Plan

1) Indicate any screening for pad-mounted or ground mounted utility equipment. (Subsection 01.05.C, of Article 05, UDC)
2) Indicate shrub screening of dumpster. (Subsection 01.05.B, of Article 05, UDC)
3) Five (5) Canopy trees and five (5) accent trees are required for the frontage of Airport road. (Subsection 05.01, Article 08, UDC)
4) Provide shrubs adjacent to the parking spaces facing airport and adjacent properties. (Subsection 05.02.C, Article 08, UDC)
5) Residential Adjacency screening is required along the south property line. Provide three (3)-tiered screening along this adjacency in a 20-foot landscape buffer. Alternative method of screening is this area can be proposed and accepted by the Planning and Zoning Commission. (Subsection 01.06, of Article 05, UDC)
6) Indicate the 10-foot landscape buffer required along Airport Road. (Subsection 05.01, Article 08, UDC)
7) Ensure that all parking spaces shall be within 80' of a tree. (Subsection 05.03.E, Article 08, UDC)
8) Provide the surface area for the detention basin. There shall be a minimum of one (1) canopy tree per 750 SF and one (1) accent tree per 1,500 SF of detention area. (Subsection 05.03.D, of Article 08, UDC)
9) How are the trees in the detention pond being preserved? The grading will necessitate these trees to be removed.
10) Indicate the existing trees throughout the site. (Subsection 03.01.E, of Article 09, UDC)
11) Please provide an exhibit showing that all parking spaces are within 80-feet of a tree.
12) Please provide heavier landscape screening adjacent to the property line where the loading dock is located.

M.9 Building Elevations

1) Please dash in all roof top mounted equipment and demonstrate that it will be fully screened.
2) The building articulation does not meet the primary or secondary articulation requirements. Specifically, wall length requirements. This will require an exception from the Planning and Zoning Commission. (Subsection 05.01.C.1, Article 05, UDC)
3) The building materials do not meet the 20% stone requirement. This will require an exception from the Planning and Zoning Commission. (Subsection 05.01.A.1.a.1, of Article 05, UDC)
4) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
5) Provide a note indicating a self-latching gate on the dumpster elevations. (Subsection 01.05.B, of Article 05, UDC)

M.10 Staff has identified the following exception(s) associated with the proposed request: [1] Primary building articulation, and [2] Secondary building articulation, [3] exceeds 10% secondary materials/under 90% masonry materials and [4] 20% stone. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
(2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. Shift drive aisle to property line for mutual access to Lot 1
2. Drainage must be piped to drainage or an open swale system at Airport and John King.
3. Please note, drainage system in Airport was not designed for this property to drain to.
4. Install 5' sidewalk 2' inside ROW or in an a pedestrian easement in the property. If the sidewalk is adjacent to curb the sidewalk will need to be 6' and doweled into the curb per City standards.
5. Commercial driveway entrances require a 30' radius.
6. A 10' utility easement is required along all street frontages.
7. Label the proposed fire lane for this site.
8. Site Plans require all proposed utilities to be shown (water, sewer, storm). Please add to the site plan for preliminary review.
9. Dumpster enclosure to require oil/water separator that will be piped to the storm drainage system.
10. All parking spaces shall be 20'x9'.
11. Sanitary sewer must be installed crossing rail road and be extended to the property lines and northwest property.
12. Trees are within proposed detention pond.

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.
- Need to show existing and proposed water and sewer on site plan.

Drainage Items:
- Detention is required.
- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at free board elevation.
- The 100-year WSEL must be called out for detention systems.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Existing site flow patterns must be maintained. Drainage must be piped to drainage system at Airport and John King. The drainage system in Airport was not designed for this property to drain to.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Public sewer to be 8" minimum.

- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Sanitary sewer must be installed crossing rail road and be extended to the property lines and northwest property.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- There is an existing 12" water main on the other side of Airport Road available for use.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Closing of Airport isn't allowed. If Airport is cut for water tie in, full concrete panel replacement is required per City requirements.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved w/ Comments

03/21/2024: DUMPSTER ENCLOSURE IS REQUIRED TO HAVE A DRAIN THAT SHALL FLOW THROUGH AN OIL/WATER SEPARATOR (THAT IS SIZED BY AN ENGINEER) AND MUST DISCHARGE TO THE STORM WATER LINE AND NOT TO THE SANITARY SEWER

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved w/ Comments

03/18/2024: FDC shall be facing and visible from the fire lane.
FDC must be within 100 feet of a fire hydrant and 50 feet of the fire lane.
The FDC shall be clear and unobstructed, with a minimum of a 5-foot-clear all-weather path from fire lane access

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved

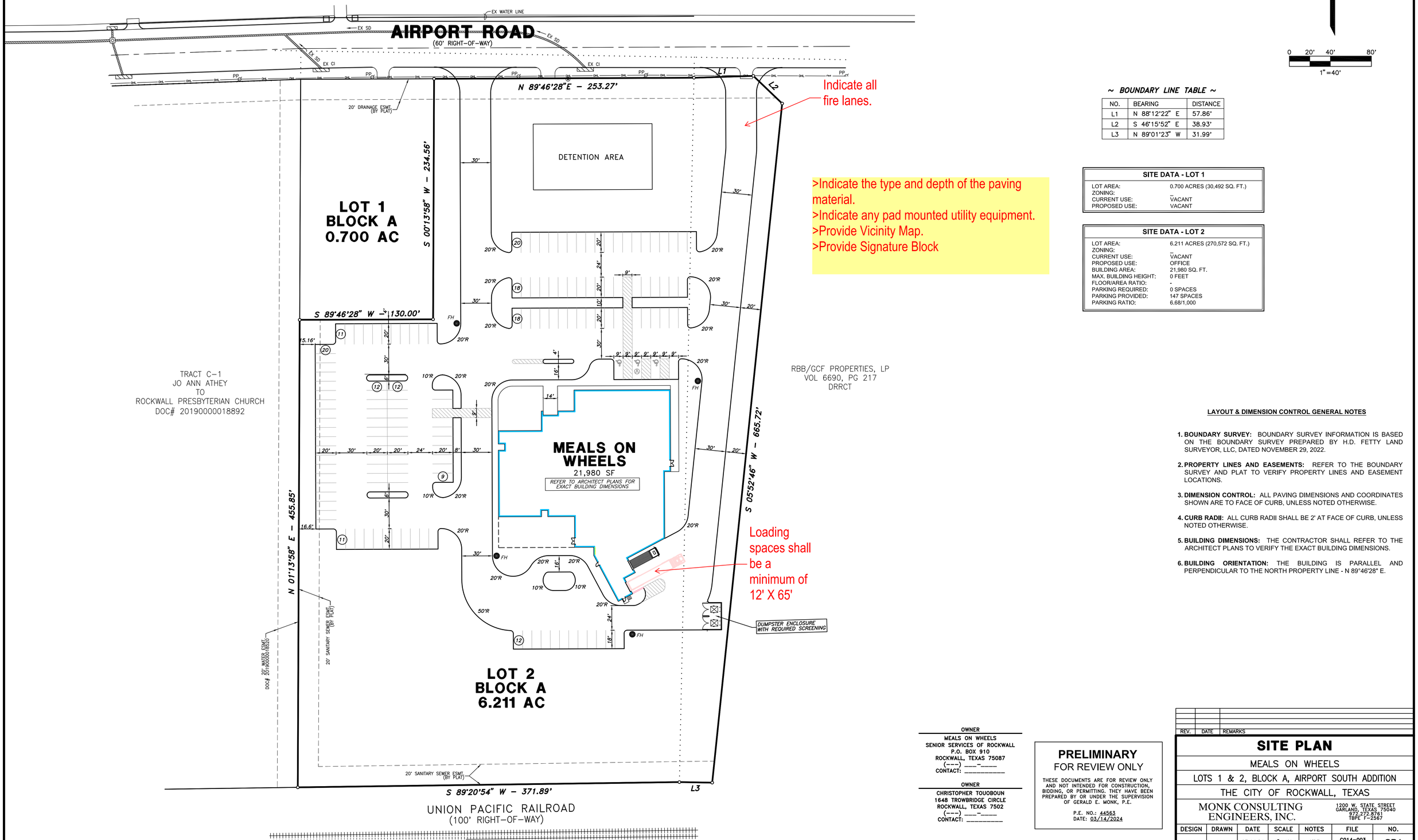
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

03/18/2024: Please ensure that all parking spaces are within 80 of a tree



Indicate all fire lanes.

>Indicate the type and depth of the paving material.
>Indicate any pad mounted utility equipment.
>Provide Vicinity Map.
>Provide Signature Block

Loading spaces shall be a minimum of 12' X 65'

N

0 20' 40' 80'

1"=40'

~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 88°12'22" E	57.86'
L2	S 46°15'52" E	38.93'
L3	N 89°01'23" W	31.99'

SITE DATA - LOT 1	
LOT AREA:	0.700 ACRES (30,492 SQ. FT.)
ZONING:	-
CURRENT USE:	VACANT
PROPOSED USE:	VACANT

SITE DATA - LOT 2	
LOT AREA:	6.211 ACRES (270,572 SQ. FT.)
ZONING:	-
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE
BUILDING AREA:	21,980 SQ. FT.
MAX. BUILDING HEIGHT:	0 FEET
FLOOR/AREA RATIO:	-
PARKING REQUIRED:	0 SPACES
PARKING PROVIDED:	147 SPACES
PARKING RATIO:	6.68/1,000

LAYOUT & DIMENSION CONTROL GENERAL NOTES

1. **BOUNDARY SURVEY:** BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR, LLC, DATED NOVEMBER 29, 2022.
2. **PROPERTY LINES AND EASEMENTS:** REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
3. **DIMENSION CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
4. **CURB RADII:** ALL CURB RADII SHALL BE 2' AT FACE OF CURB, UNLESS NOTED OTHERWISE.
5. **BUILDING DIMENSIONS:** THE CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
6. **BUILDING ORIENTATION:** THE BUILDING IS PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE - N 89°46'28" E.

OWNER
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL
P.O. BOX 910
ROCKWALL, TEXAS 75087
(---) ___-____
CONTACT: _____

OWNER
CHRISTOPHER TOUOBOUN
1648 TROWBRIDGE CIRCLE
ROCKWALL, TEXAS 7502
(---) ___-____
CONTACT: _____

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF GERALD E. MONK, P.E.

P.E. NO.: 44563
DATE: 03/14/2024

REV.	DATE	REMARKS

SITE PLAN

MEALS ON WHEELS

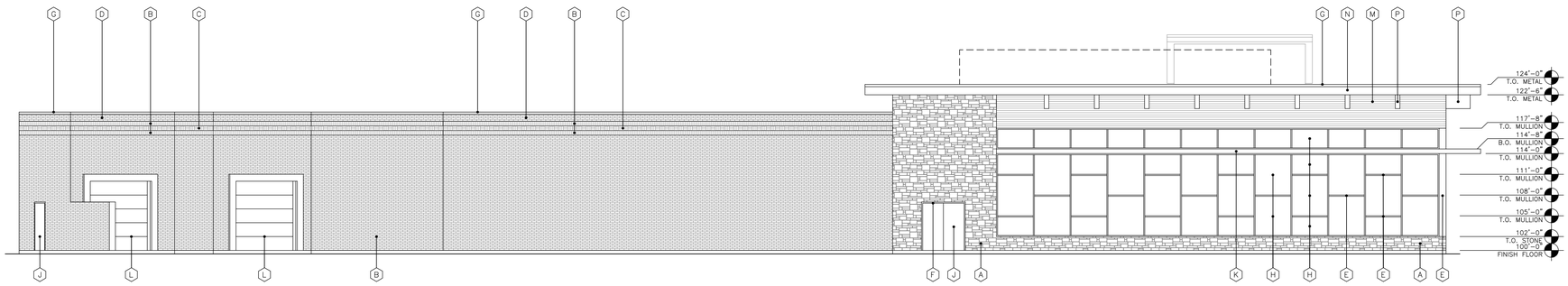
LOTS 1 & 2, BLOCK A, AIRPORT SOUTH ADDITION

THE CITY OF ROCKWALL, TEXAS

MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
972.272.8761
TBPE F-2567

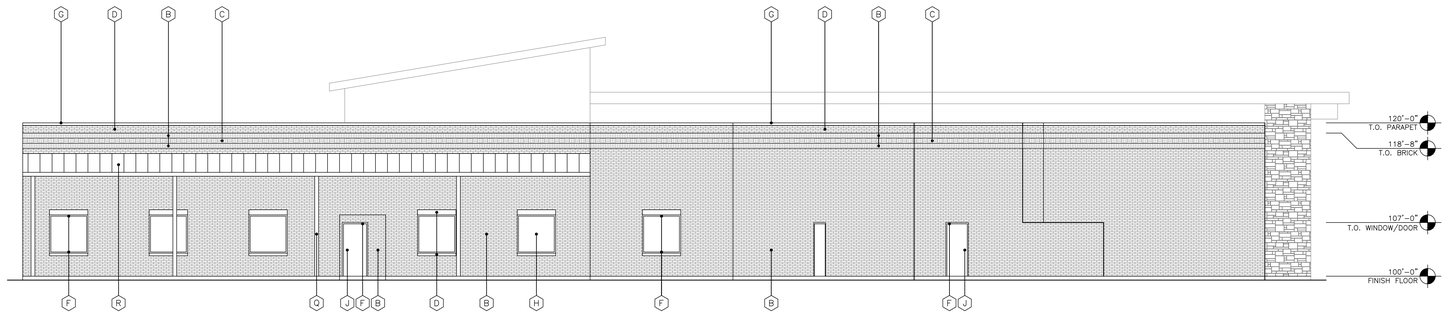
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GEM	CAC	03.14.24	1"=40'	HDF	C014-003 SITE	SP1

>Indicate RTUs and how they will be screened.
>Primary and Secondary facades do not meet articulation standards specifically wall length requirements. (Exception)
>Does not meet 20% Stone requirement (Exceprtion)



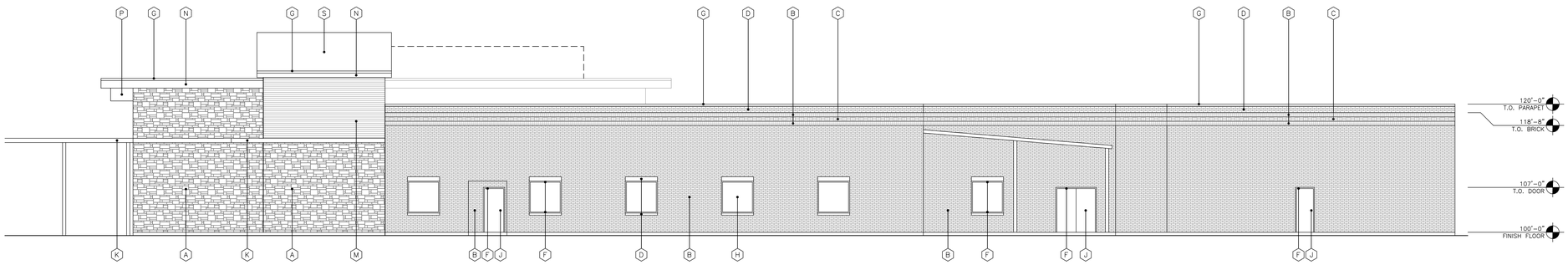
METAL	-	304 S.F.	-	10.2 %
STONE	-	423 S.F.	-	14.2 %
BRICK	-	2,262 S.F.	-	75.6 %
TOTAL	-	2,989 S.F.	-	100.0 %

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



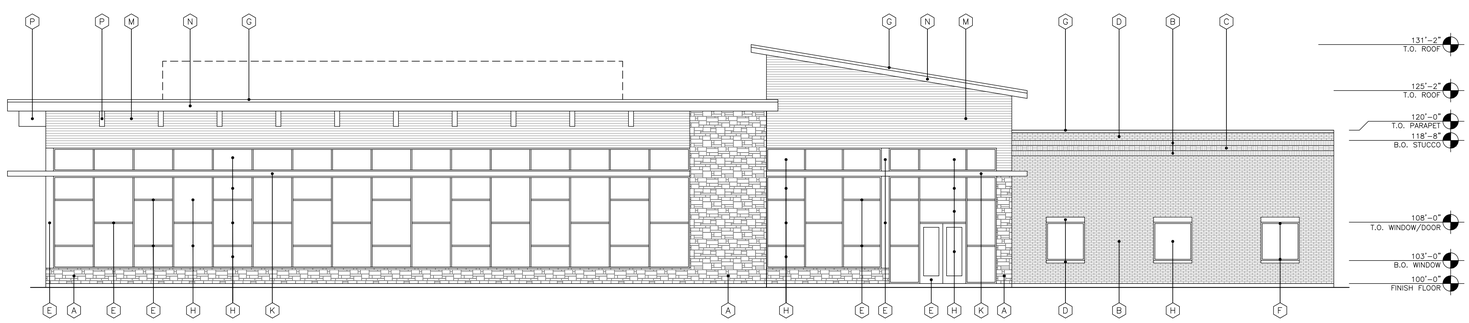
METAL	-	0 S.F.	-	0.0 %
STONE	-	135 S.F.	-	4.7 %
BRICK	-	2,709 S.F.	-	95.3 %
TOTAL	-	2,844 S.F.	-	100.0 %

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



METAL	-	180 S.F.	-	4.7 %
STONE	-	710 S.F.	-	18.3 %
BRICK	-	2,987 S.F.	-	77.0 %
TOTAL	-	3,877 S.F.	-	100.0 %

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



METAL	-	700 S.F.	-	37.1 %
STONE	-	453 S.F.	-	24.0 %
BRICK	-	735 S.F.	-	38.9 %
TOTAL	-	1,888 S.F.	-	100.0 %

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

EXTERIOR FINISH SCHEDULE

A	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 6" TALL, MAXIMUM SIZE 15" TALL COLOR – GRAY
B	BRICK VENEER: FIELD COLOR – ACME RED SUNSET
C	BRICK VENEER: BASKET WEAVE ACCENT COLOR – ACME MUSHROOM BROWN
D	BRICK VENEER: ACCENT SOLDIER COURSE & ROWLOCK ACCENT COLOR – ACME MARBLE GRAY
E	STOREFRONT & DOORS, COLOR – ANODIZED ALUMINUM
F	WINDOW/DOOR FRAMES COLOR – ANODIZED ALUMINUM
G	PREFINISHED METAL COPING COLOR – ANODIZED ALUMINUM
H	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% – GREY
J	EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR – SILVER
K	STEEL AWNING, PAINT – SILVER
L	ELEC. SECTIONAL OVERHEAD DOCK DOORS COLOR – LIGHT GREY
M	METAL SIDING, RIBBED PANEL, COLOR – SILVER
N	CONTINUOUS METAL FASCIA COLOR – SILVER
P	STL. BEAMS COLOR – DARK CHARCOAL
Q	STEEL COLUMN, COLOR – SILVER
R	STANDING SEAM METAL, MFG – PAC-CLAD; CEE – LOCK, COLOR – LIGHT GREY
S	STANDING SEAM METAL, MFG – PAC-CLAD; CEE – LOCK, COLOR – SILVER

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES

ISSUE:
OWNER REVIEW: 03-13-2024
OWNER REVIEW:

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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087

MEALS ON WHEELS
SENIOR SERVICES
of Rockwall County

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972.722.6085
F: 972.732.8038

MEALS ON WHEELS

LEGAL DESCRIPTION AND OR ADDRESS:
LOT 2, BLOCK A AIRPORT SOUTH ADDITION
SURVEY, ABSTRACT NO.102
City of Rockwall, Rockwall County, Texas

OWNER

APPLICANT
Carroll Architects, Inc.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
SP2024-XXX

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this_____day of_____,_____,

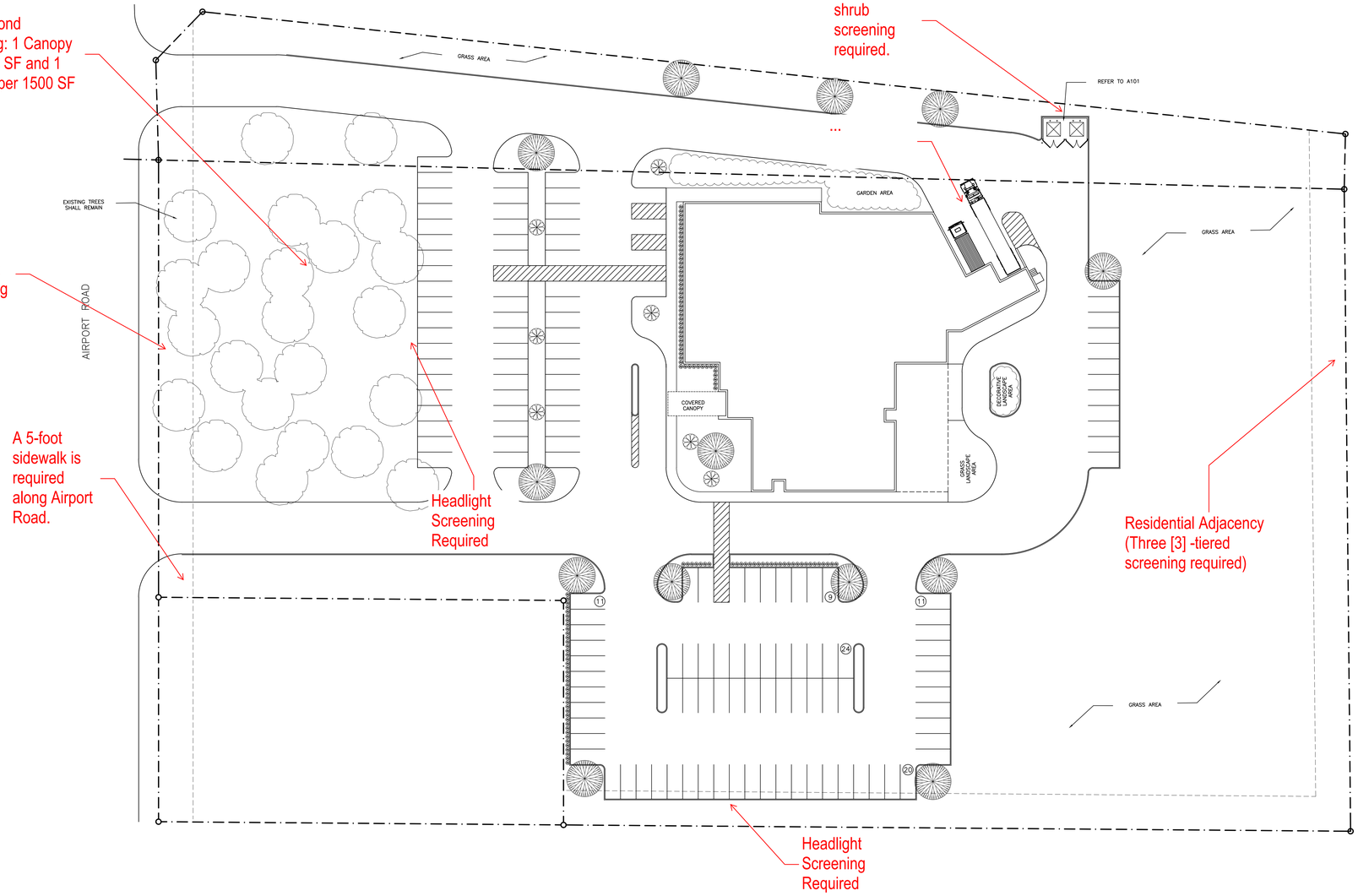
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

EXTERIOR ELEVATIONS

DATE: AUG 2021
SHEET NO: A501
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY:

>Please indicate the existing trees throughout the site including trees that are being removed or saved.
>Ensure that all parking spaces are within 80' of a canopy tree.



SITE DATA TABLE	
SITE AREA	6.211 ACRES (270,572 S.F.)
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	VENUE/OFFICE
BUILDING AREA: VENUE – OFFICE – KITCHEN –	21,980 S.F. 7,385 S.F. 6,795 S.F. 7,800 S.F.
LOT COVERAGE (GROSS AREA)	8.1%
FLOOR TO AREA RATIO	
BUILDING HEIGHT MAX.	60'–0"

LANDSCAPE TABULATION	
NET AREA	6.211 ACRES (270,572 S.F.)
REQUIRED LANDSCAPE AREA– 20% OF 270,572 S.F.	54,114 S.F.
PROVIDED LANDSCAPE AREA– 50.4% OF 270,572 S.F.	136,336 S.F.
IMPERVIOUS COVERAGE– 49.6% OF 270,572 S.F.	115,649 S.F.

NOTES:
- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'–0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND

TREES, INSTALLED W/ MINIMUM 4" CALIPER

- CEDAR ELM (MIN. 4" CALIPER) (6 QTY)
- WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION (@ 24–30" O.C.) (138 QTY)
- EVE'S NECKLACE (MIN. 4' TALL) (6 QTY)
- EXISTING TREE OR SHRUBBERY

GENERAL NOTES:

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50–FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. – PROVIDED
7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT–OF–WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

BUILDING PARKING CALCULATIONS

BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
VENUE	7,385 S.F.	304 SEATS @ 1/4	= 76
OFFICE	6,795 S.F.	1/300	= 23
KITCHEN	7,800 S.F.	1/500	= 16
TOTAL PARKING REQUIRED			= 115 SPACES
TOTAL PARKING PROVIDED			= 147 SPACES

MEALS ON WHEELS
LEGAL DESCRIPTION AND OR ADDRESS: LOT 2, BLOCK A AIRPORT SOUTH ADDITION SURVEY, ABSTRACT NO.102 City of Rockwall, Rockwall County, Texas
OWNER Mrs. Margie VerHagen – Executive Director Meals on Wheels Senior Services of Rockwall 4398 SH 276 Rockwall, TX 75032
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972–732–6085 E: jc@carrollarch.com ATTN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP2024–XXX
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the_____day of_____,_____. WITNESS OUR HANDS, this_____day of_____,_____, Planning & Zoning Commission, Chairman Director of Planning and Zoning

N

1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

ISSUE:
OWNER REVIEW: 03-13-2024
OWNER REVIEW:

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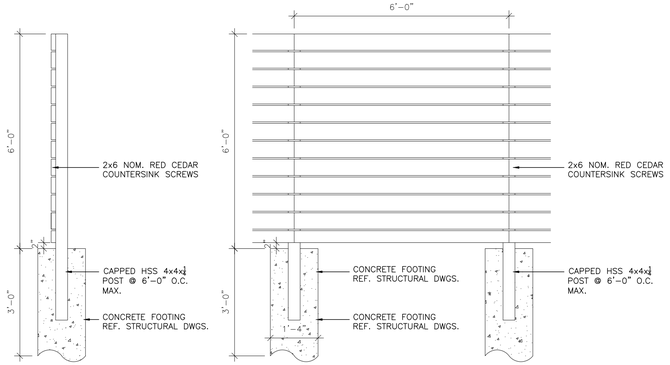
PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087

MEALS on WHEELS
SENIOR SERVICES
of Rockwall County

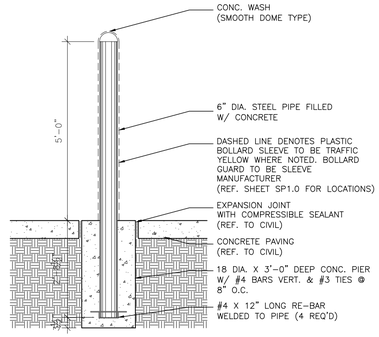
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972.732.6085
F: 972.732.8058

LANDSCAPE PLAN

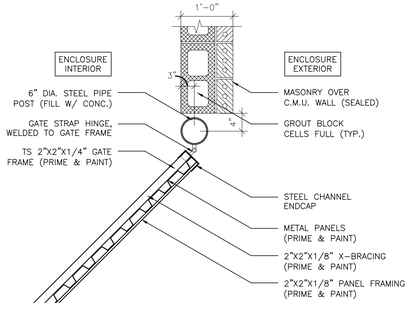
DATE: AUG 2021
SHEET NO: L1
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY:



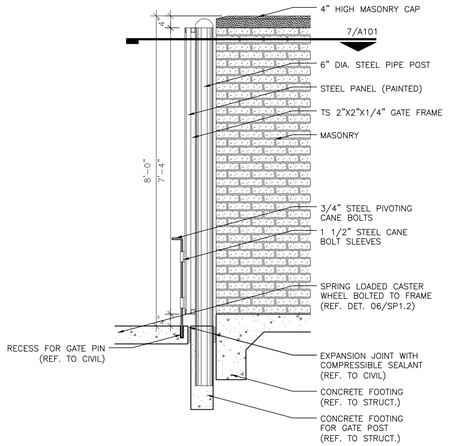
9 WOOD SCREEN FENCE
SCALE: 1/2" = 1'-0"



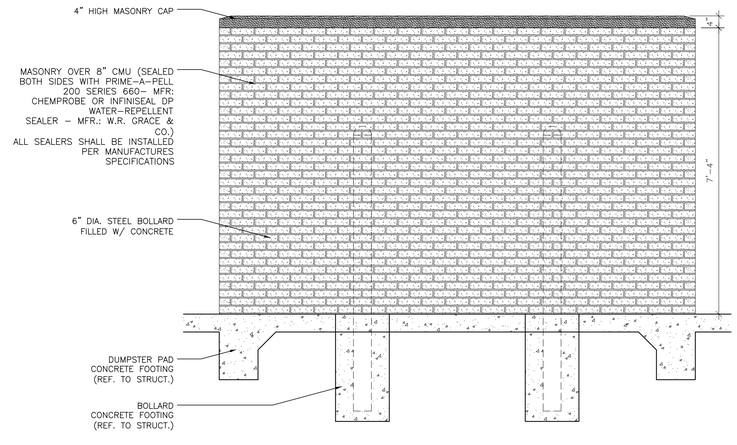
8 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



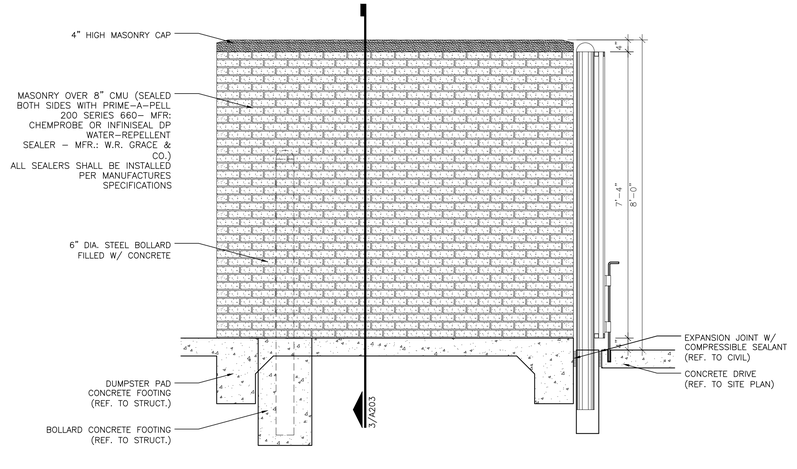
7 DUMPSTER ENCLOSURE GATE DETAIL
SCALE: 3/4" = 1'-0"



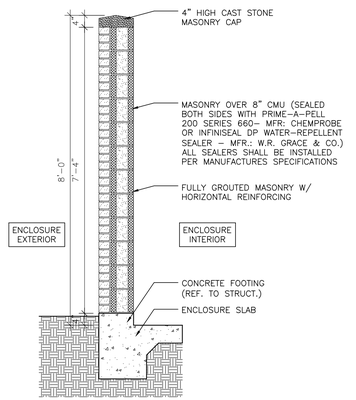
6 GATE SECTION @ DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



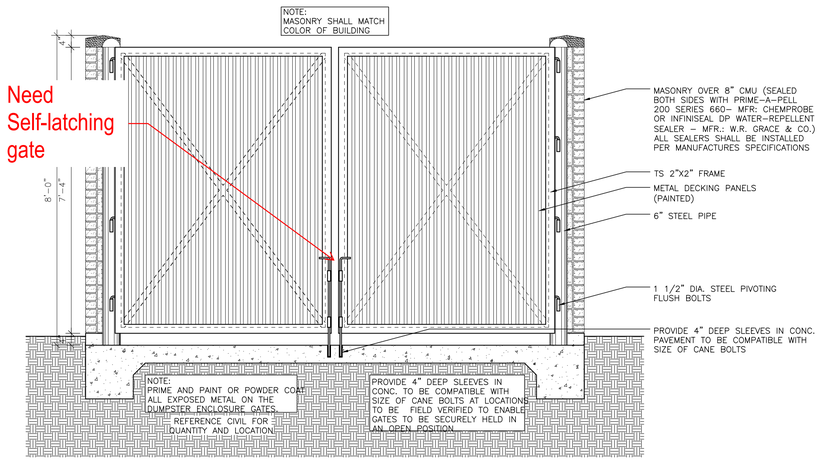
5 DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: 1/2" = 1'-0"



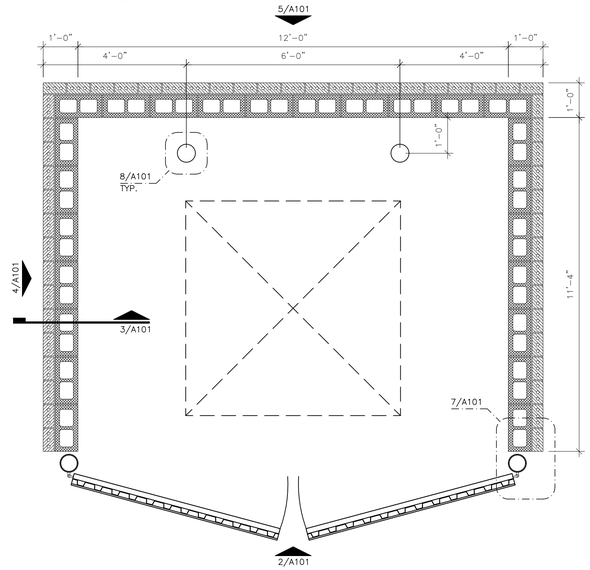
4 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



3 WALL SECTION @ DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



2 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE ENLARGED PLAN
SCALE: 1/2" = 1'-0"

ISSUE:
OWNER REVIEW:
OWNER REVIEW: 02-27-2024

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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087

MEALS on WHEELS
SENIOR SERVICES
of Rockwall County

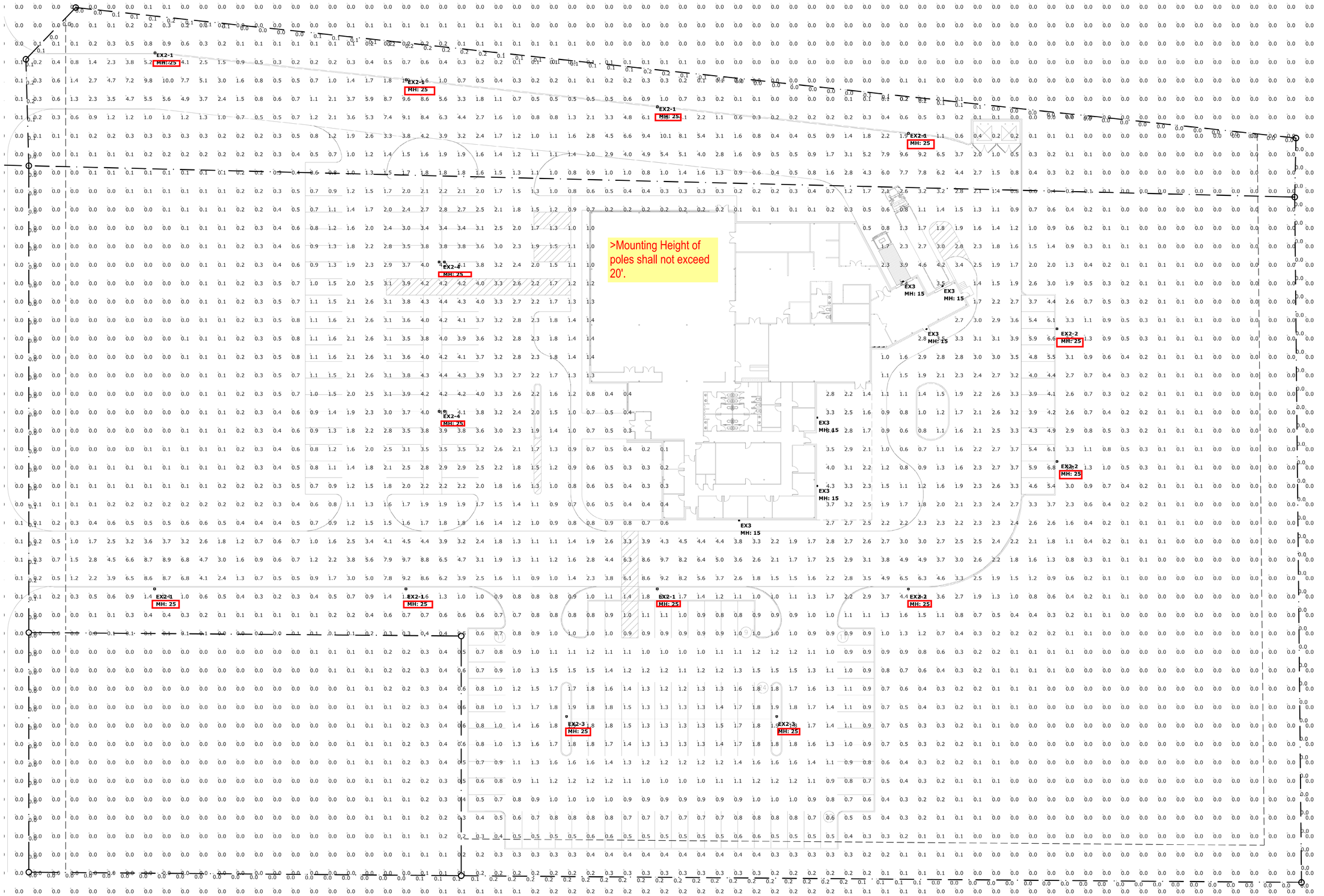
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972.732.6085
f: 972.732.8058

MASONRY DUMPSTER ENCLOSURE

DATE: AUG 2021
SHEET NO: A101
PROJECT NO: 2020031
DRAWN BY:
CHECKED BY:

Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	EX2-1	7	LITHONIA RSX2 LED-P3-40K-R2-VOLTAGE-MOUNTING-HS-FINISH	16491	149.98	1.000	0.900	1.000
	EX2-2	3	LITHONIA RSX2 LED-P3-40K-R4-VOLTAGE-MOUNTING-FINISH	22021	149.98	1.000	0.900	1.000
	EX2-3	2	LITHONIA RSX2 LED-P3-40K-R5-VOLTAGE-MOUNTING-FINISH	22312	149.98	1.000	0.900	1.000
	EX2-4	2	LITHONIA RSX2 LED-P3-40K-R5-VOLTAGE-MOUNTING-FINISH | 2@180 DEGREES	44624	299.96	1.000	0.900	1.000
	EX3	6	LITHONIA WDGE2 LED-P4-40K-70CRI-T3M-VOLTAGE-SRM-FINISH	4816	46.659	1.000	0.900	1.000

Calculation Summary							
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min	Max/Min
GRADE_Planar	0	Fc	0.89	10.1	0.0	N.A.	N.A.
PROPERTY LINE	N.A.	Fc	0.05	0.2	0.0	N.A.	N.A.
DRIVE LANE		Fc	2.95	10.1	0.2	14.75	50.50
PARKING LOT - E		Fc	5.01	6.8	3.7	1.35	1.84
PARKING LOT - S		Fc	1.12	2.2	0.5	2.24	4.40
PARKING LOT - W		Fc	2.30	4.4	0.6	3.83	7.33



1 PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

ISSUE:
OWNER REVIEW 02-27-2024
OWNER REVIEW:

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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087

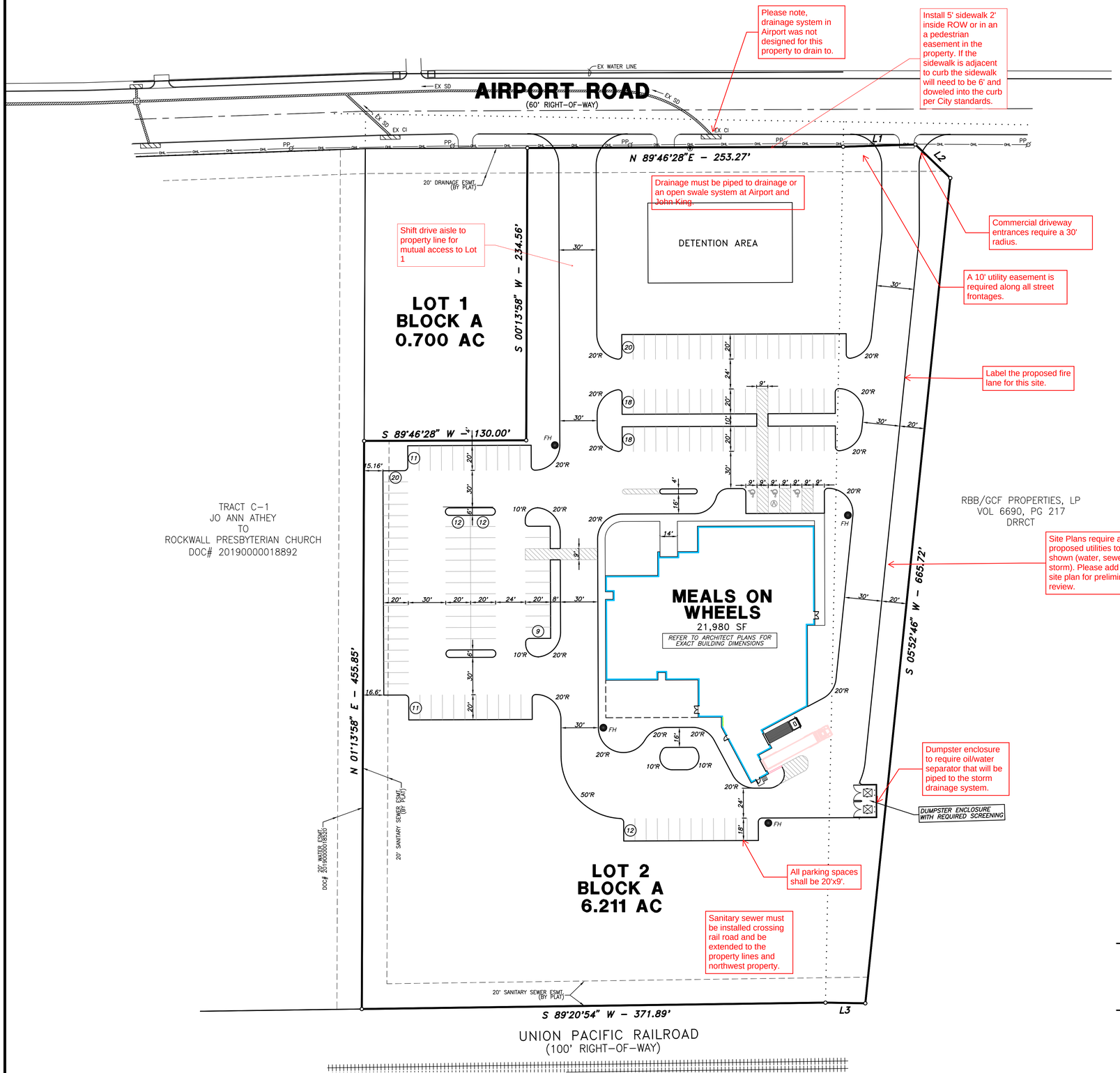
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX. 75087
P. 972.722.1085
F. 972.722.8058

PHOTOMETRIC PLAN

DATE: AUG 2021
SHEET NO: E101A
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY:

James F. Turner Engineers, L.P.
Consulting Engineers
8340 Meadow Rd, Suite 160
Dallas, Texas 75231
TEL. 214-750-0900
Job # 35907
TX REGISTRATION # 12240

DRAWN/DESIGN TNM/TNM | QC/APPD JBM/TNM



~ BOUND

NO.	BEA
L1	N 8
L2	S 4
L3	N 8

LOT AREA:
ZONING:
CURRENT USE:
PROPOSED USE:

LOT AREA:
ZONING:
CURRENT USE:
PROPOSED USE:
BUILDING AREA:
MAX. BUILDING HEI
FLOOR/AREA RATIO
PARKING REQUIRED
PARKING PROVIDED
PARKING RATIO:

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.
- Need to show existing and proposed water and sewer on site plan.

Drainage Items:
- Detention is required.
- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at free board elevation.
- The 100-year WSEL must be called out for detention systems.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Existing site flow patterns must be maintained. Drainage must be piped to drainage system at Airport and John King. The drainage system in Airport was not designed for this property to drain to.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Sanitary sewer must be installed crossing rail road and be extended to the property lines and northwest property.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- There is an existing 12" water main on the other side of Airport Road available for use.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Closing of Airport isn't allowed. If Airport is cut for water tie in, full concrete panel replacement is required per City requirements.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

3. **DIMENSION CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
4. **CURB RADII:** ALL CURB RADII SHALL BE 2' AT FACE OF CURB, UNLESS NOTED OTHERWISE.
5. **BUILDING DIMENSIONS:** THE CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
6. **BUILDING ORIENTATION:** THE BUILDING IS PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE - N 89°46'28" E.

OWNER
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL
P.O. BOX 910
ROCKWALL, TEXAS 75087
(---) ___-____
CONTACT: _____

OWNER
CHRISTOPHER TOUOBOUN
1648 TROWBRIDGE CIRCLE
ROCKWALL, TEXAS 7502
(---) ___-____
CONTACT: _____

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF GERALD E. MONK, P.E.

P.E. NO.: 44563
DATE: 03/14/2024

REV.	DATE	REMARKS

SITE PLAN

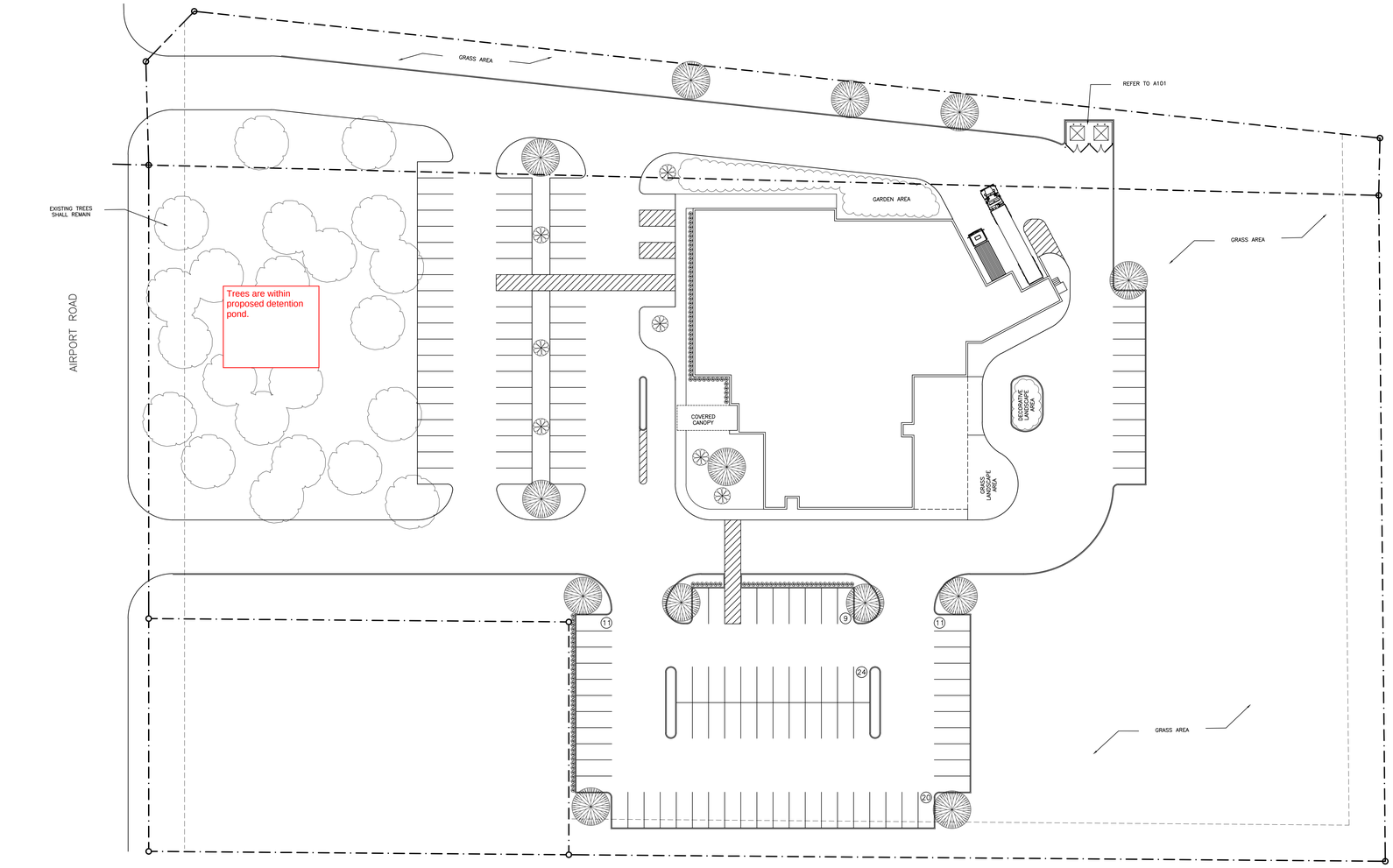
MEALS ON WHEELS

LOTS 1 & 2, BLOCK A, AIRPORT SOUTH ADDITION

THE CITY OF ROCKWALL, TEXAS

MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
972.272.8761
TBPE F-2567

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GEM	CAC	03.14.24	1"=40'	HDF	C014-003 SITE	SP1



N

1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

SITE DATA TABLE	
SITE AREA	6.211 ACRES (270,572 S.F.)
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	VENUE/OFFICE
BUILDING AREA: VENUE – OFFICE – KITCHEN –	21,980 S.F. 7,385 S.F. 6,795 S.F. 7,800 S.F.
LOT COVERAGE (GROSS AREA)	8.1%
FLOOR TO AREA RATIO	
BUILDING HEIGHT MAX.	60'-0"

LANDSCAPE TABULATION	
NET AREA	6.211 ACRES (270,572 S.F.)
REQUIRED LANDSCAPE AREA– 20% OF 270,572 S.F.	54,114 S.F.
PROVIDED LANDSCAPE AREA– 50.4% OF 270,572 S.F.	136,336 S.F.
IMPERVIOUS COVERAGE– 49.6% OF 270,572 S.F.	115,649 S.F.

NOTES:
- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'–0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND

TREES, INSTALLED W/ MINIMUM 4" CALIPER

- CEDAR ELM (MIN. 4" CALIPER) (6 QTY)
- WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION (@ 24–30" O.C.) (138 QTY)
- EVE'S NECKLACE (MIN. 4' TALL) (6 QTY)
- EXISTING TREE OR SHRUBBERY

GENERAL NOTES:

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50–FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. – PROVIDED
7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT–OF–WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

BUILDING PARKING CALCULATIONS

BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
VENUE	7,385 S.F.	304 SEATS @ 1/4	= 76
OFFICE	6,795 S.F.	1/300	= 23
KITCHEN	7,800 S.F.	1/500	= 16
TOTAL PARKING REQUIRED			= 115 SPACES
TOTAL PARKING PROVIDED			= 147 SPACES

MEALS ON WHEELS
LEGAL DESCRIPTION AND OR ADDRESS: LOT 2, BLOCK A AIRPORT SOUTH ADDITION SURVEY, ABSTRACT NO.102 City of Rockwall, Rockwall County, Texas
OWNER Mrs. Margie VerHagen – Executive Director Meals on Wheels Senior Services of Rockwall 4398 SH 276 Rockwall, TX 75032
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972–732–6085 E: jc@carrollarch.com ATTN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP2024–XXX
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the_____day of_____, _____, WITNESS OUR HANDS, this_____day of_____, _____, Planning & Zoning Commission, Chairman Director of Planning and Zoning

ISSUE:	
OWNER REVIEW:	03-13-2024
OWNER REVIEW:	

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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087

MEALS on WHEELS
SENIOR SERVICES
of Rockwall County

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX. 75087
P: 972-732-6085
F: 972-732-8058

LANDSCAPE PLAN

DATE: AUG 2021
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY:
SHEET NO: L1

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2024-013

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 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 1780 Airport Rd

SUBDIVISION — LOT 2 BLOCK A

GENERAL LOCATION Accross the street from MUNI. Airport

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial — CURRENT USE N/A

PROPOSED ZONING Same — PROPOSED USE Meals on Wheels Services

ACREAGE 6.211 AC — 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	Meals on Wheels	☒ APPLICANT	Carroll Architects, Inc
CONTACT PERSON	Margie Verhagen	CONTACT PERSON	Jeff Carroll
ADDRESS	4398 Hwy 276	ADDRESS	750 E. I-30 Ste. 110
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	972.771.9514	PHONE	214.632.1762
E-MAIL	MVerhagen@rockwallmealsonwheels.org	E-MAIL	JC@carrollarch.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF March, 20 24. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* March, *20* 24.

Applicants *~~OWNER'S~~ SIGNATURE* Jeff Carroll

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Megan Murphy

MEGAN MURPHY
Notary Public, State of Texas
Comm. Expires 05-10-2024
Notary ID 130656823

MY COMMISSION EXPIRES 5.10.24

City of Rockwall

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

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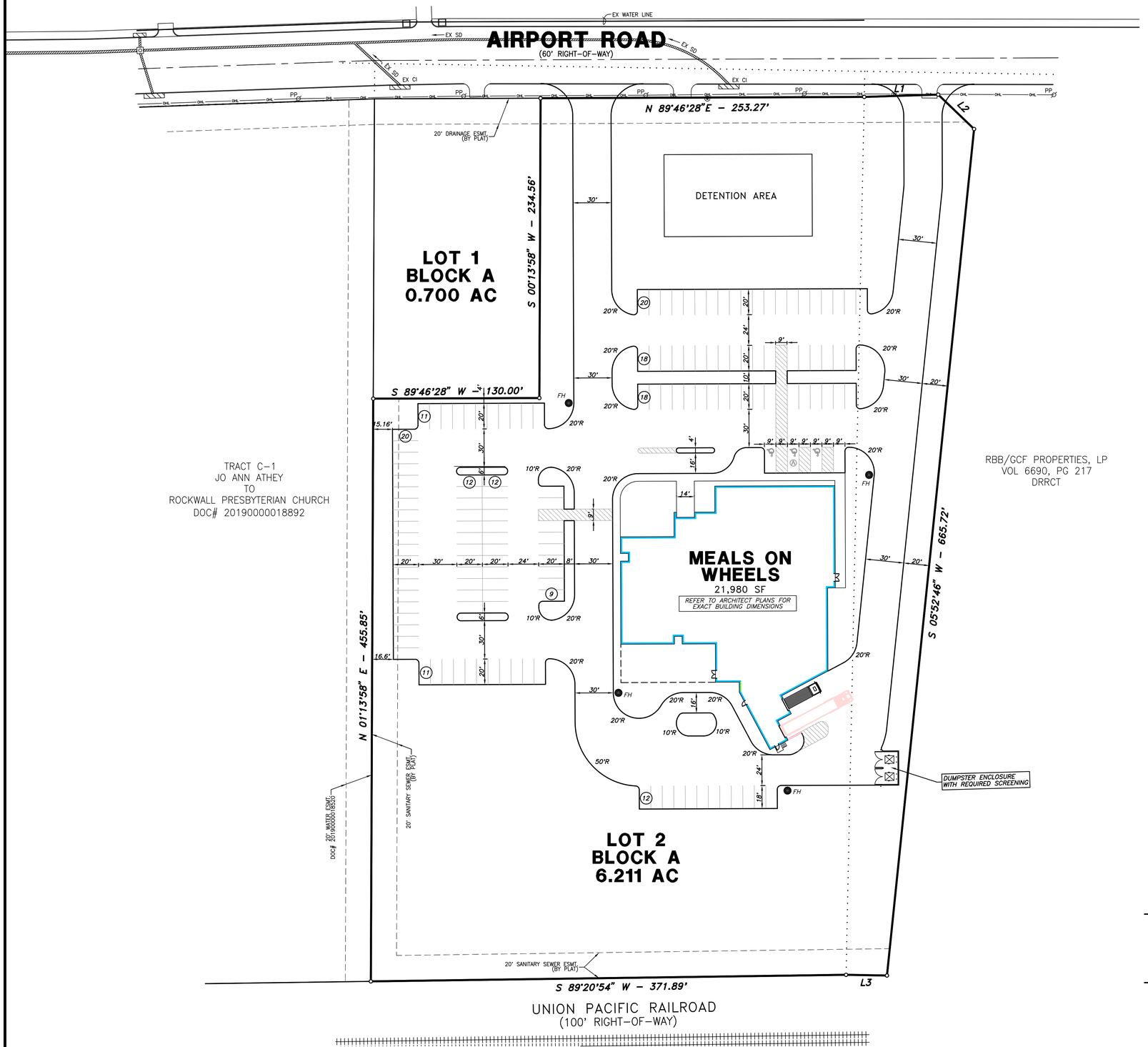

N

0 20' 40' 80'

1"=40'

~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 88°12'22" E	57.86'
L2	S 46°15'52" E	38.93'
L3	N 89°01'23" W	31.99'

SITE DATA - LOT 1	
LOT AREA:	0.700 ACRES (30,492 SQ. FT.)
ZONING:	_
CURRENT USE:	VACANT
PROPOSED USE:	VACANT

SITE DATA - LOT 2	
LOT AREA:	6.211 ACRES (270,572 SQ. FT.)
ZONING:	_
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE
BUILDING AREA:	21,980 SQ. FT.
MAX. BUILDING HEIGHT:	0 FEET
FLOOR/AREA RATIO:	-
PARKING REQUIRED:	0 SPACES
PARKING PROVIDED:	147 SPACES
PARKING RATIO:	6.68/1,000

LAYOUT & DIMENSION CONTROL GENERAL NOTES

1. **BOUNDARY SURVEY:** BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR, LLC, DATED NOVEMBER 29, 2022.
2. **PROPERTY LINES AND EASEMENTS:** REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
3. **DIMENSION CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
4. **CURB RADII:** ALL CURB RADII SHALL BE 2' AT FACE OF CURB, UNLESS NOTED OTHERWISE.
5. **BUILDING DIMENSIONS:** THE CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
6. **BUILDING ORIENTATION:** THE BUILDING IS PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE - N 89°46'28" E.

OWNER
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL
P.O. BOX 910
ROCKWALL, TEXAS 75087
(---) ___-____
CONTACT: _____

OWNER
CHRISTOPHER TOUOBOUN
1648 TROWBRIDGE CIRCLE
ROCKWALL, TEXAS 7502
(---) ___-____
CONTACT: _____

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P.E. NO.: 44563
DATE: 03/14/2024

REV.	DATE	REMARKS

SITE PLAN

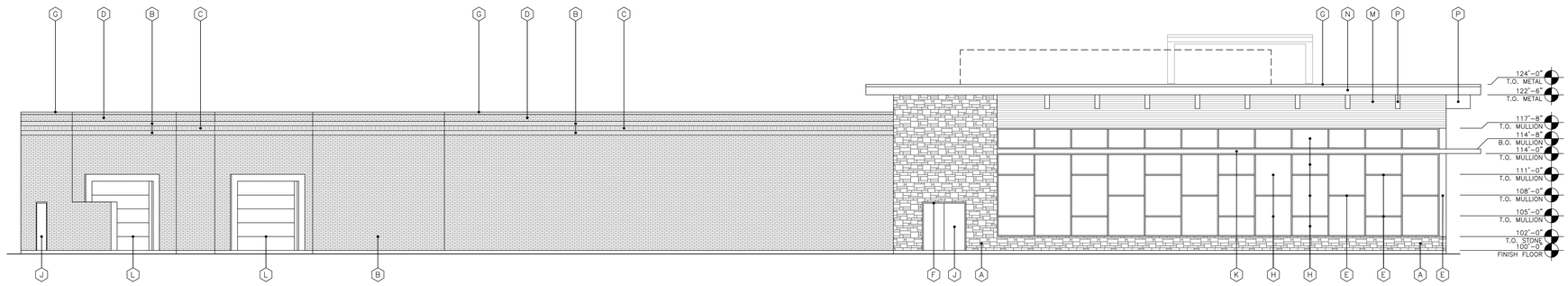
MEALS ON WHEELS

LOTS 1 & 2, BLOCK A, AIRPORT SOUTH ADDITION

THE CITY OF ROCKWALL, TEXAS

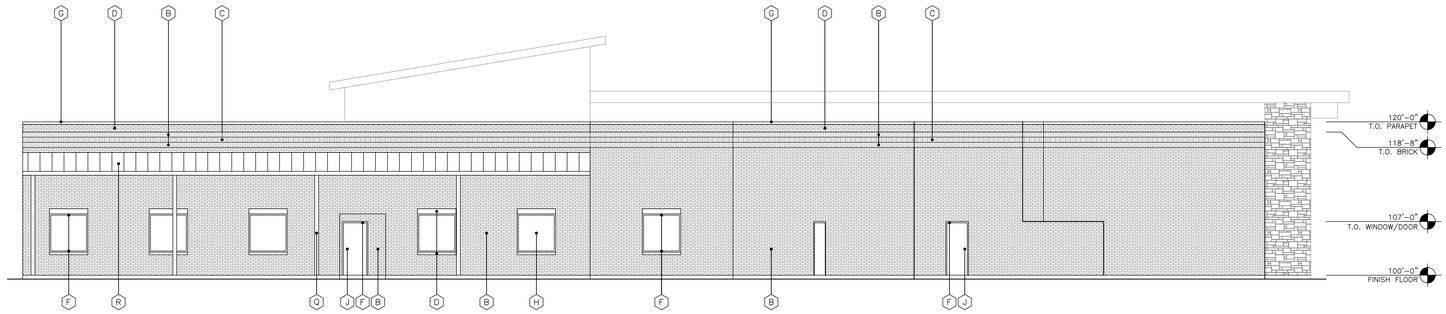
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
972.272.8761
TBPE F-2567

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GEM	CAC	03.14.24	1"=40'	HDF	C014-003 SITE	SP1



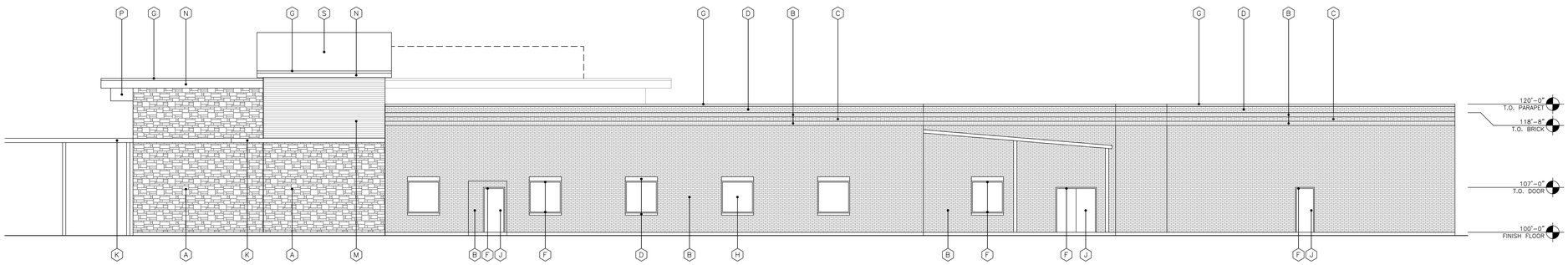
METAL	-	304 S.F.	-	10.2 %
STONE	-	423 S.F.	-	14.2 %
BRICK	-	2,262 S.F.	-	75.6 %
TOTAL	-	2,989 S.F.	-	100.0 %

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



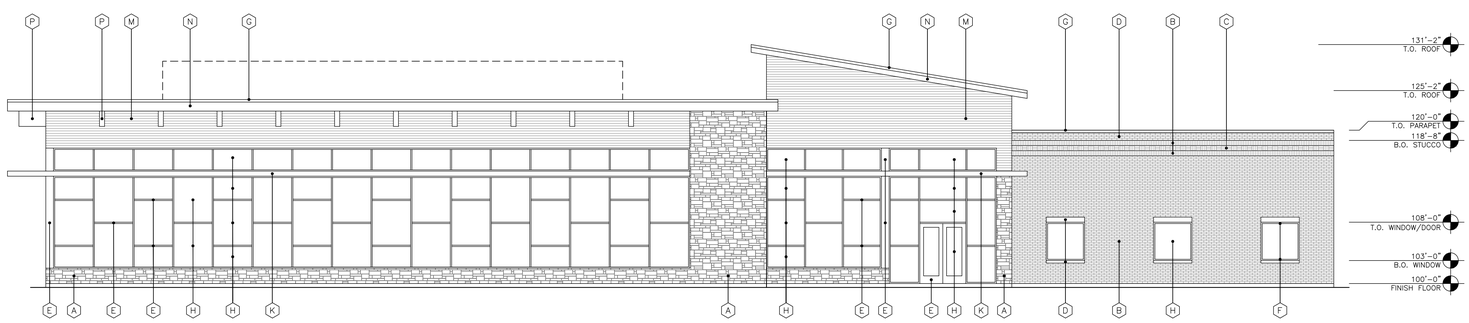
METAL	-	0 S.F.	-	0.0 %
STONE	-	135 S.F.	-	4.7 %
BRICK	-	2,709 S.F.	-	95.3 %
TOTAL	-	2,844 S.F.	-	100.0 %

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



METAL	-	180 S.F.	-	4.7 %
STONE	-	710 S.F.	-	18.3 %
BRICK	-	2,987 S.F.	-	77.0 %
TOTAL	-	3,877 S.F.	-	100.0 %

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



METAL	-	700 S.F.	-	37.1 %
STONE	-	453 S.F.	-	24.0 %
BRICK	-	735 S.F.	-	38.9 %
TOTAL	-	1,888 S.F.	-	100.0 %

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

EXTERIOR FINISH SCHEDULE

A	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 6" TALL, MAXIMUM SIZE 15" TALL COLOR – GRAY
B	BRICK VENEER: FIELD COLOR – ACME RED SUNSET
C	BRICK VENEER: BASKET WEAVE ACCENT COLOR – ACME MUSHROOM BROWN
D	BRICK VENEER: ACCENT SOLDIER COURSE & ROWLOCK ACCENT COLOR – ACME MARBLE GRAY
E	STOREFRONT & DOORS, COLOR – ANODIZED ALUMINUM
F	WINDOW/DOOR FRAMES COLOR – ANODIZED ALUMINUM
G	PREFINISHED METAL COPING COLOR – ANODIZED ALUMINUM
H	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% – GREY
J	EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR – SILVER
K	STEEL AWNING, PAINT – SILVER
L	ELEC. SECTIONAL OVERHEAD DOCK DOORS COLOR – LIGHT GREY
M	METAL SIDING, RIBBED PANEL, COLOR – SILVER
N	CONTINUOUS METAL FASCIA COLOR – SILVER
P	STL. BEAMS COLOR – DARK CHARCOAL
Q	STEEL COLUMN, COLOR – SILVER
R	STANDING SEAM METAL, MFG – PAC-CLAD; CEE – LOCK, COLOR – LIGHT GREY
S	STANDING SEAM METAL, MFG – PAC-CLAD; CEE – LOCK, COLOR – SILVER

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES

ISSUE:	
OWNER REVIEW:	03-13-2024
OWNER REVIEW:	

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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087

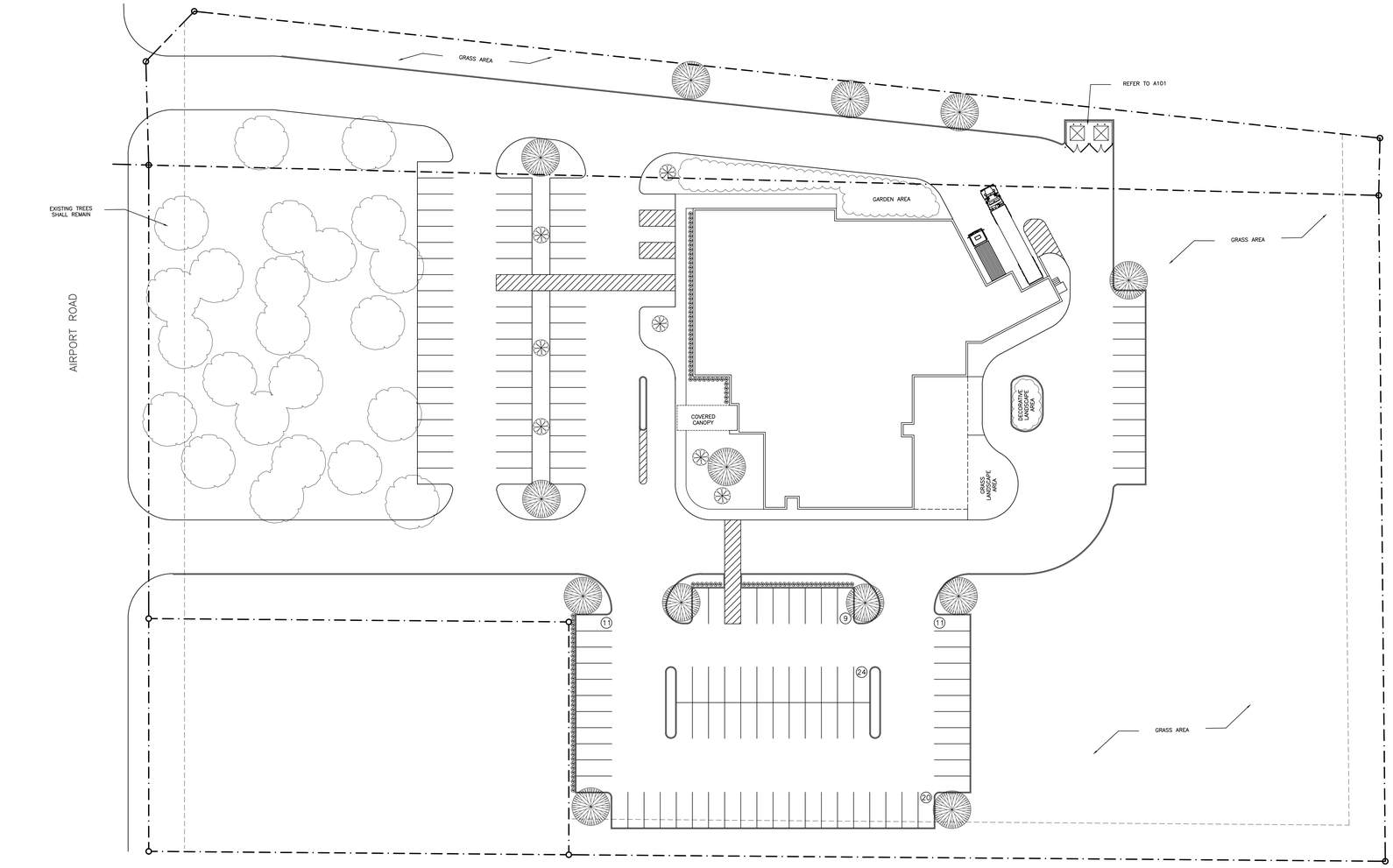
MEALS ON WHEELS
SENIOR SERVICES
of Rockwall County

MEALS ON WHEELS
LEGAL DESCRIPTION AND OR ADDRESS: LOT 2, BLOCK A AIRPORT SOUTH ADDITION SURVEY, ABSTRACT NO.102 City of Rockwall, Rockwall County, Texas
OWNER
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP2024-XXX
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the_____day of_____,_____. WITNESS OUR HANDS, this_____day of_____,_____, Planning & Zoning Commission, Chairman Director of Planning and Zoning

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972.732.6085
F: 972.732.8038

EXTERIOR ELEVATIONS

DATE: AUG 2021
SHEET NO: A501
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY:



N

1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

SITE DATA TABLE	
SITE AREA	6.211 ACRES (270,572 S.F.)
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	VENUE/OFFICE
BUILDING AREA: VENUE – OFFICE – KITCHEN –	21,980 S.F. 7,385 S.F. 6,795 S.F. 7,800 S.F.
LOT COVERAGE (GROSS AREA)	8.1%
FLOOR TO AREA RATIO	
BUILDING HEIGHT MAX.	60'-0"

LANDSCAPE TABULATION	
NET AREA	6.211 ACRES (270,572 S.F.)
REQUIRED LANDSCAPE AREA– 20% OF 270,572 S.F.	54,114 S.F.
PROVIDED LANDSCAPE AREA– 50.4% OF 270,572 S.F.	136,336 S.F.
IMPERVIOUS COVERAGE– 49.6% OF 270,572 S.F.	115,649 S.F.

NOTES:
- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'–0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND

TREES, INSTALLED W/ MINIMUM 4" CALIPER

- CEDAR ELM (MIN. 4" CALIPER) (6 QTY)
- WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION (@ 24–30" O.C.) (138 QTY)
- EVE'S NECKLACE (MIN. 4' TALL) (6 QTY)
- EXISTING TREE OR SHRUBBERY

GENERAL NOTES:

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50–FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. – PROVIDED
7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT–OF–WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

BUILDING PARKING CALCULATIONS

BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
VENUE	7,385 S.F.	304 SEATS @ 1/4	= 76
OFFICE	6,795 S.F.	1/300	= 23
KITCHEN	7,800 S.F.	1/500	= 16
TOTAL PARKING REQUIRED			= 115 SPACES
TOTAL PARKING PROVIDED			= 147 SPACES

MEALS ON WHEELS
LEGAL DESCRIPTION AND OR ADDRESS: LOT 2, BLOCK A AIRPORT SOUTH ADDITION SURVEY, ABSTRACT NO.102 City of Rockwall, Rockwall County, Texas
OWNER Mrs. Margie VerHagen – Executive Director Meals on Wheels Senior Services of Rockwall 4398 SH 276 Rockwall, TX 75032
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972–732–6085 E: jc@carrollarch.com ATTN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP2024–XXX
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the_____day of_____, _____, WITNESS OUR HANDS, this_____day of_____, _____, Planning & Zoning Commission, Chairman Director of Planning and Zoning

ISSUE:	
OWNER REVIEW:	03-13-2024
OWNER REVIEW:	

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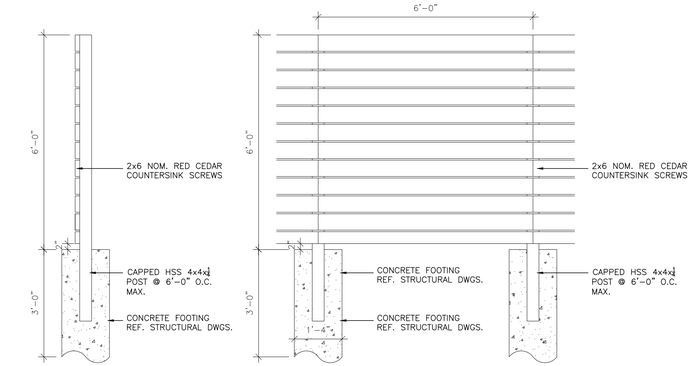
PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087

MEALS on WHEELS
SENIOR SERVICES
of Rockwall County

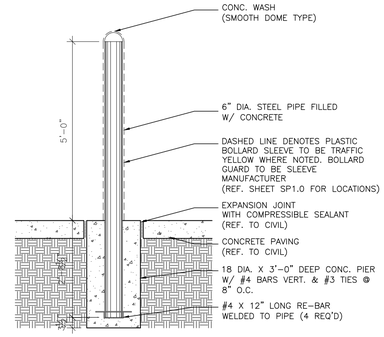
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX. 75087
P: 972-732-6085
F: 972-732-8058

LANDSCAPE PLAN

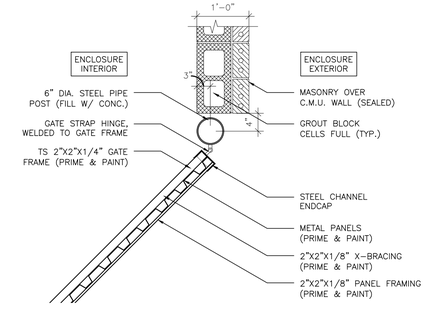
DATE: AUG 2021
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY:
SHEET NO: L1



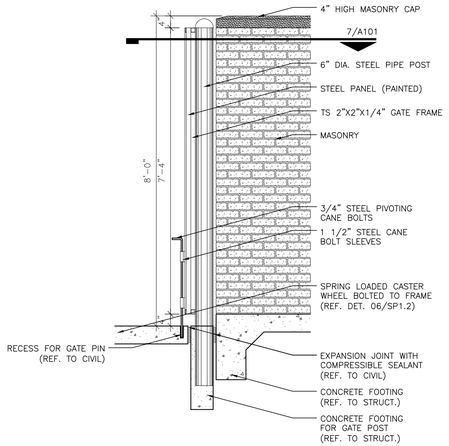
9 WOOD SCREEN FENCE
SCALE: 1/2" = 1'-0"



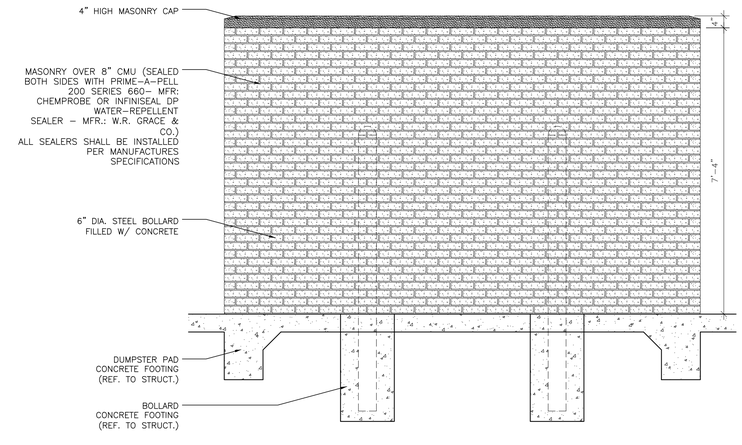
8 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



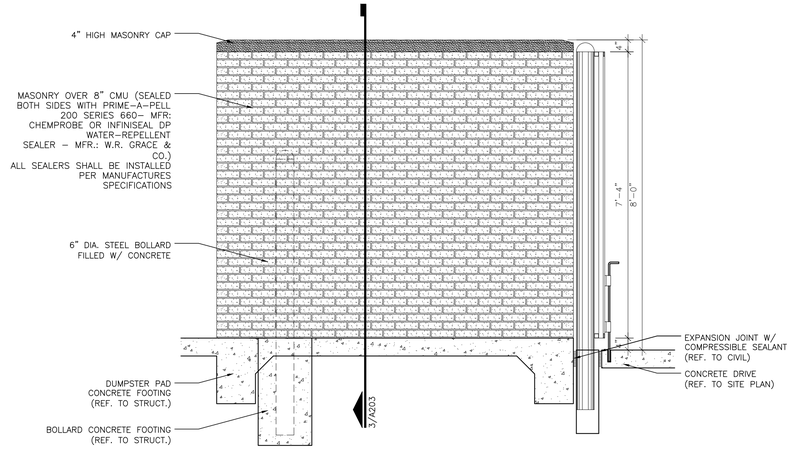
7 DUMPSTER ENCLOSURE GATE DETAIL
SCALE: 3/4" = 1'-0"



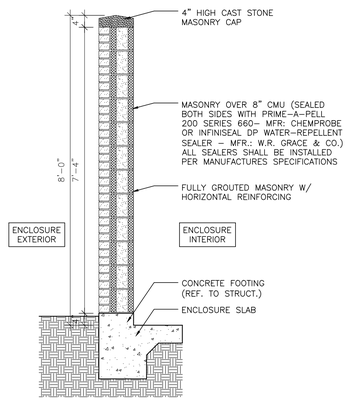
6 GATE SECTION @ DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



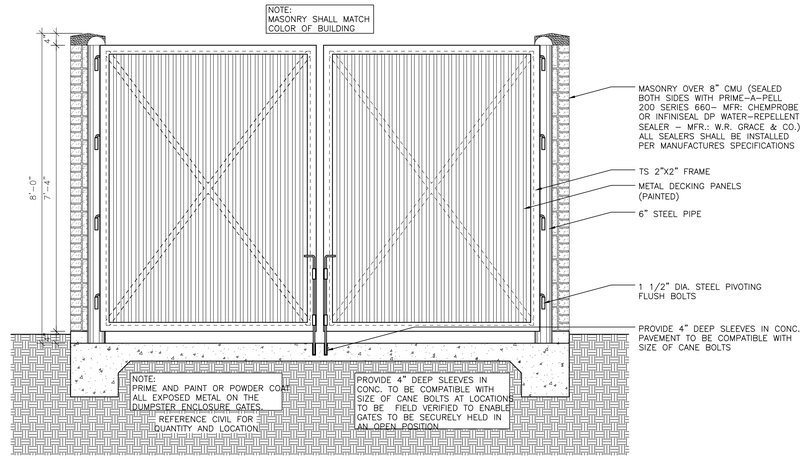
5 DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: 1/2" = 1'-0"



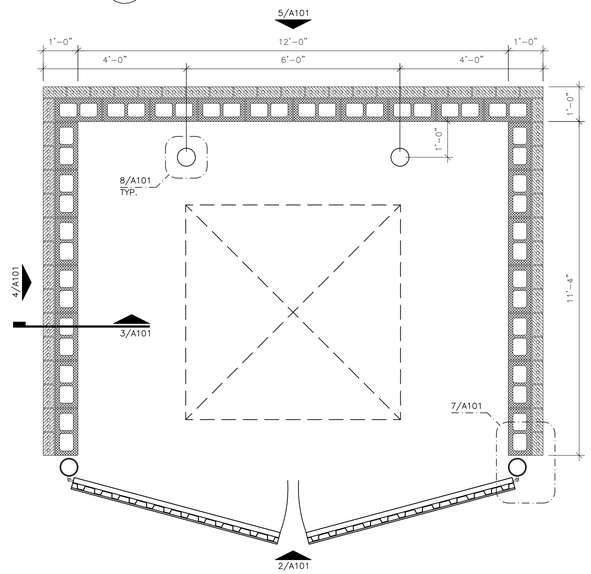
4 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



3 WALL SECTION @ DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



2 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE ENLARGED PLAN
SCALE: 1/2" = 1'-0"

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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087

MEALS on WHEELS SENIOR SERVICES of Rockwall County

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972.732.6085
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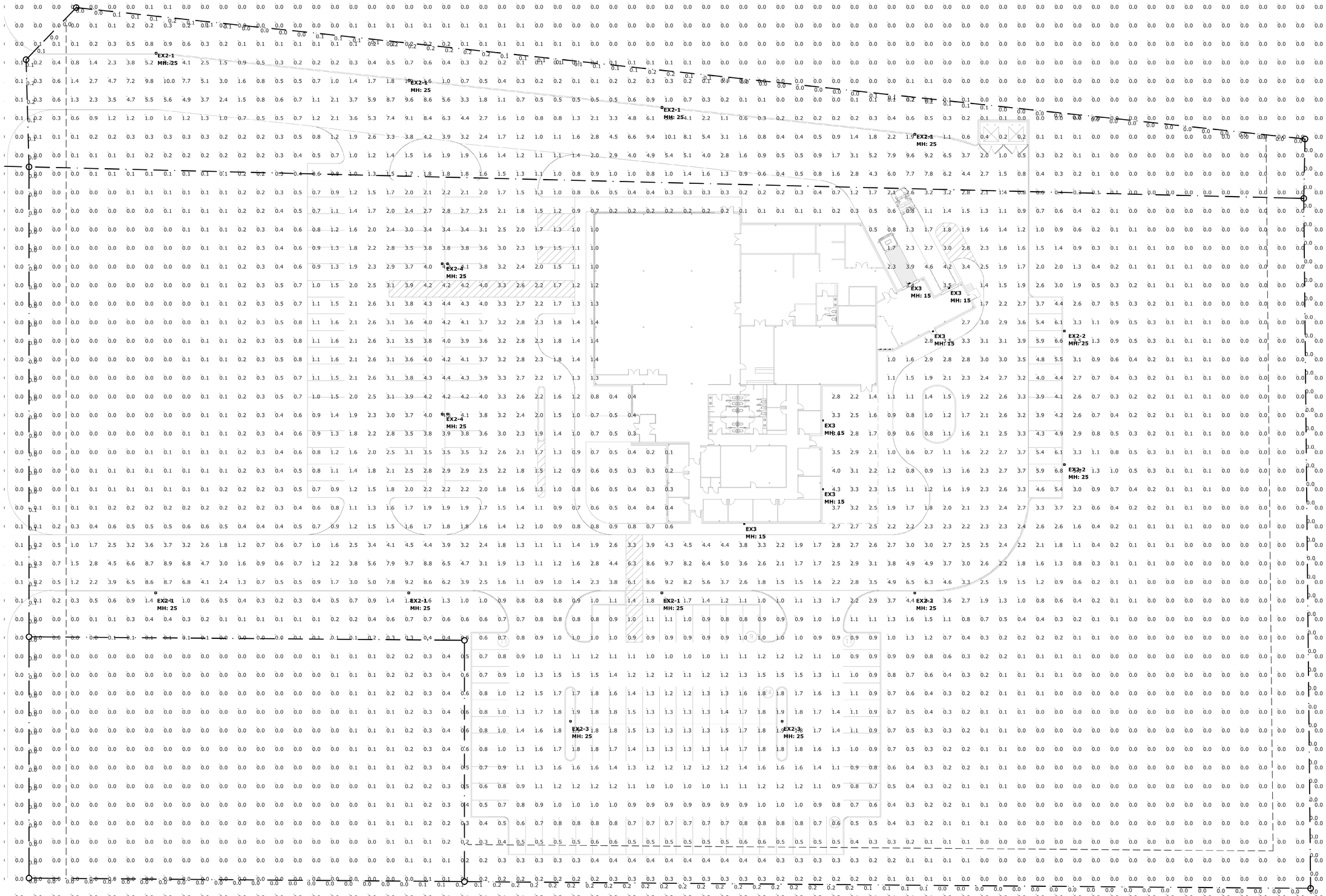
MASONRY DUMPSTER ENCLOSURE

DATE: AUG 2021
SHEET NO: A101
PROJECT NO: 2020031
DRAWN BY:
CHECKED BY:

Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	EX2-1	7	LITHONIA RSX2 LED-P3-40K-R2-VOLTAGE-MOUNTING-HS-FINISH	16491	149.98	1.000	0.900	1.000
	EX2-2	3	LITHONIA RSX2 LED-P3-40K-R4-VOLTAGE-MOUNTING-FINISH	22021	149.98	1.000	0.900	1.000
	EX2-3	2	LITHONIA RSX2 LED-P3-40K-R5-VOLTAGE-MOUNTING-FINISH	22312	149.98	1.000	0.900	1.000
	EX2-4	2	LITHONIA RSX2 LED-P3-40K-R5-VOLTAGE-MOUNTING-FINISH | 2@180 DEGREES	44624	299.96	1.000	0.900	1.000
	EX3	6	LITHONIA WDGE2 LED-P4-40K-70CRI-T3M-VOLTAGE-SRM-FINISH	4816	46.659	1.000	0.900	1.000

Calculation Summary							
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min	Max/Min
GRADE_Planar	0	Fc	0.89	10.1	0.0	N.A.	N.A.
PROPERTY LINE	N.A.	Fc	0.05	0.2	0.0	N.A.	N.A.
DRIVE LANE		Fc	2.95	10.1	0.2	14.75	50.50
PARKING LOT - E		Fc	5.01	6.8	3.7	1.35	1.84
PARKING LOT - S		Fc	1.12	2.2	0.5	2.24	4.40
PARKING LOT - W		Fc	2.30	4.4	0.6	3.83	7.33



1 PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

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OWNER REVIEW 02-27-2024
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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087

CARROLL architects
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Rockwall, TX. 75087
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PHOTOMETRIC PLAN

DATE:
SHEET NO:
AUG 2021
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY:
E101A

James F. Turner Engineers, L.P.
Consulting Engineers
8340 Meadow Rd, Suite 160
Dallas, Texas 75231
TEL. 214-750-0900
Job # 35907
TX REGISTRATION # 12240

DRAWN/DESIGN: TNM/TNM | QC/APPD: JBM/TNM

PROJECT COMMENTS

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

DATE: 3/22/2024

PROJECT NUMBER: SP2024-014
PROJECT NAME: Site Plan for Rockwall Business Park East Addiition
SITE ADDRESS/LOCATIONS: 962 E. Ralph Hall Parkway

CASE CAPTION: Discuss and consider a request by Dnyanada Nevgi of SRV Land Building and Real Estate, LLC on behalf of Naomi Freeman of Buffalo Country Properties, LLC for the approval of a Site Plan for a Retail Building and Daycare Facility on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/22/2024	Needs Review

03/22/2024: SP2024-014; Site Plan for 962 E Ralph Hall Parkway
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Dnyanada Nevgi of SRV Land Building and Real Estate, LLC on behalf of Naomi Freeman of Buffalo Country Properties, LLC for the approval of a Site Plan for a Retail Building and Daycare Facility on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205].

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

M.3 For reference, include the case number (SP2024-014) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block on all pages of the submittal. (Subsection 03.04.A, of Article 11, UDC)

I.5 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.6 Site Plan
1) Indicate any screening for pad-mounted or ground mounted utility equipment. (Subsection 01.05.C, of Article 05, UDC)
2) Indicate four (4) queueing cars for drop off/pickup. (Subsection 02.03.C.4, of Article 04, UDC)
3) Mesh is not permitted on the wrought iron fencing. For screening of play areas, use evergreen shrubs.
4) Please update the proposed lot names as lots 15 and 16.

M.7 Landscape Plan
1) Indicate any screening for pad-mounted or ground mounted utility equipment. (Subsection 01.05.C, of Article 05, UDC)
2) Indicate shrub screening of dumpster. (Subsection 01.05.B, of Article 05, UDC)
3) Provide screening shrubs adjacent to the parking spaces that will face adjacent properties or Ralph Hall Parkway. (Subsection 05.02.C, Article 08, UDC)
4) Vitex is a prohibited tree species. Please provide an approved tree to replace it. (Table 1, Appendix C, UDC)

M.8 Treescape Plan

1) Provide an updated the table to reflect the height of Cedar trees as shown in the example treescape plan spreadsheet in article 9 of the UDC. (Table 2, of Article 09, UDC)
2) Any Cedar tree eight (8) foot or taller will require mitigation of four (4) caliper inches. (Section 05.B, of Article 09, UDC)

M.9 Building Elevations

1) The building articulation does not meet the primary articulation requirements. Specifically, a wall cannot extend three (3) times the walls height without having a primary architectural/entryway element. In this case, the west elevation of the daycare facility is directly adjacent to the Flagstone Estates Subdivision, and does not incorporate any vertical or horizontal projections. In addition, the strip retail building does not provide any horizontal projecting elements that would qualify as a primary architectural/entryway element on the south. (Subsection 05.01.C.1, Article 05, UDC)
2) The building articulation does not meet the secondary articulation requirements. Specifically, a wall cannot extend three (3) times the walls height without having an architectural element. In this case, the south elevation of the daycare facility does not incorporate any vertical or horizontal projections. In addition, the strip retail building does not provide any horizontal projecting elements that would qualify as an architectural element on the north, west, and east elevations.
3) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
4) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)

M.10 Staff has identified the following exception(s) associated with the proposed request: [1] Primary building articulation, and [2] Secondary building articulation. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
(2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. Must extend 5' sidewalk to eastern property line

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.

- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- The existing stream running through the property is a WOTUS wetland. A WOTUS determination will need to be completed with the Civil Engineering plans.
- A flood study will be required for headwall/culvert design within the 100yr floodplain. Review fees shall apply.
- Detention is required.
- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at free board elevation.
- The 100-year WSEL must be called out for detention systems.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 15" sewer main located on the south side of the property that is available for use.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- There is an existing 8" water main along E. Ralph Hall Pkwy available for use.
- Must extend 8" water main along E. Ralph Hall Pkwy frontage.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- Must extend sidewalk along E. Ralph Hall Pkwy.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved w/ Comments

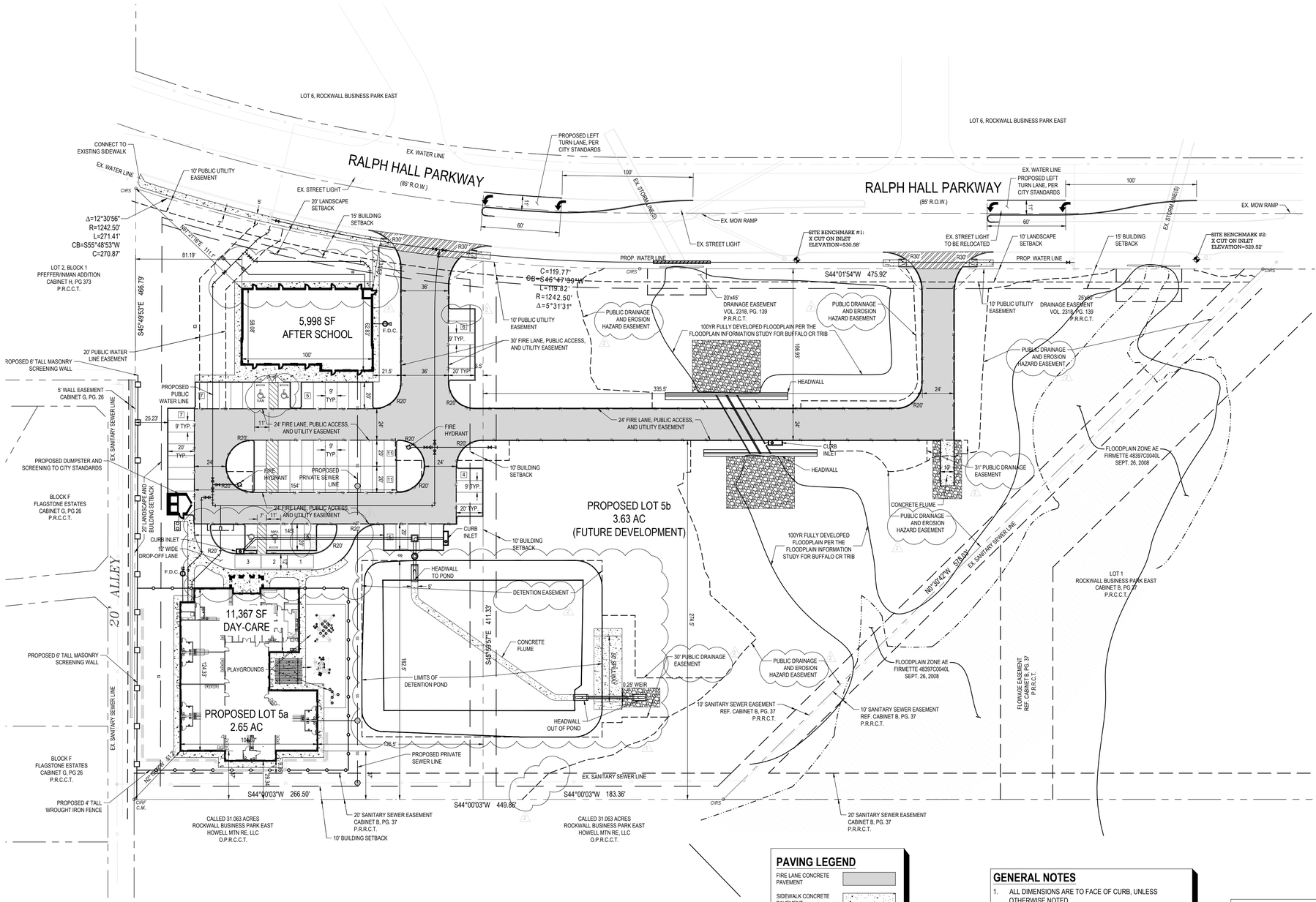
03/18/2024: Assigned addresses are:
Retail: 962 E. Ralph Hall Pkwy. Rockwall, TX 75032
School: 950 E. Ralph Hall Pkwy. Rockwall, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

03/18/2024: 1. Tree mitigation requirement have changed please refer to the new submission requirements.
2. When calculating the Eastern Red Cedars keep in mind that when they are in tight groups impacting the the development of the tree and causing branch death in the lower quadrant that would be counted as structural and diseased.
3. Recommend Tif Tuf or Tahoma 31 due to their cold, drought and wear tolerance over common Bermuda



0 20 40 80

SCALE: 1" = 40'

OMEGA

811 S. CENTRAL EXPRESSWAY
SUITE #306
RICHARDSON, TX 75080
TBPE FIRM NO. F-20145

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
HIEN TUONG NGUYEN
126133
LICENSED
PROFESSIONAL ENGINEER

NTUYEN TUONGHIEN

06/23/2022

OMEGA DESIGN HAS REVIEWED COMMENTS ISSUED ON MAY 04, 2021 BY THE CITY OF ROCKWALL WITH RESPECT TO THESE HEREIN CONSTRUCTION PLANS ("PLANS") DESIGNED & PREPARED UNDER THE SEAL OF AND SUBMITTED BY JARED HELMBERGER, PE #130231. REVISIONS, ALTERATIONS & CHANGES ("REVISIONS") HAVE BEEN MADE TO THE "PLANS" IN ACCORDANCE WITH MAY 04, 2021, CITY OF ROCKWALL COMMENTS, AND DO NOT RELIEVE THE ENGINEER OF RECORD PRIOR TO NOVEMBER 10, 2021. REVISIONS MADE SUBSEQUENT TO NOVEMBER 10, 2021, ARE HEREIN IDENTIFIED BY "CLOUDS".

Revisions By Omega:

1	11/10/2021	PER CITY COMMENTS
2	02/25/2022	PER CITY AND ARCHITECT COMMENTS
3	06/23/2022	PER CITY BUILDING COMMENTS

ZONING DATA

ZONING:	"C" COMMERCIAL
LAND USE:	DAY-CARE, RETAIL, OFFICE
OVERLAY DISTRICT:	N/A
FRONT BUILDING SETBACK:	15 FEET
REAR BUILDING SETBACK:	10 FEET
SIDE (WEST) BUILDING SETBACK:	20 FEET
SIDE (EAST) BUILDING SETBACK:	10 FEET
FRONT LANDSCAPE SETBACK:	20 FEET
SIDE (WEST) LANDSCAPE SETBACK:	20 FEET
MAX BUILDING HEIGHT:	3 STORIES OR 45 FEET
PARKING RATIO FOR DAY-CARE:	1 SPACE PER 300 SQUARE FEET
PARKING RATIO FOR RETAIL/OFFICE:	1 SPACE PER 250 SQUARE FEET

SITE DATA

	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%

PARKING DATA

DAY-CARE:	
1 SPACE PER 300 SF	38 SPACES REQUIRED
RETAIL/OFFICE:	
1 SPACE/250 SQUARE FEET	24 SPACES REQUIRED
TOTAL SPACES REQUIRED:	*62 SPACES REQUIRED*
TOTAL SPACES PROVIDED:	*62 SPACES PROVIDED*
HANDICAP SPACES REQUIRED:	*3 SPACES REQUIRED*
VAN SPACES REQUIRED:	*1 SPACE REQUIRED*

PAVING LEGEND

- FIRE LANE CONCRETE PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- 10" PUBLIC R.O.W. CONCRETE PAVEMENT
- PLAYGROUND SECTION (VITRITURF)

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURE PLANS FOR EXACT BUILDING DIMENSIONS.
4. FIRE LANE IS TO BE STRIPED IN ACCORDANCE WITH CITY STANDARDS.
5. ALL ADA ROUTES AND RAMPS ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
6. ADA PARKING SPACES AND LOADING ZONES ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
7. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
8. MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED.

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE ROCKWALL PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2020.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2020.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

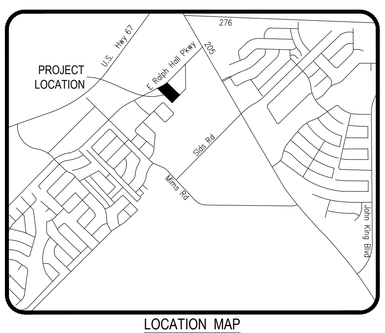
PROJECT NAME: PINNACLE MONTESSORI ROCKWALL

EXISTING LEGAL DESCRIPTION: LOT 5, ROCKWALL BUSINESS PARK EAST

CASE NUMBER: SP2020-006

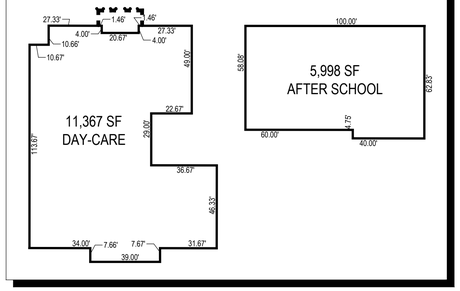
CURRENT OWNER: DALLAS EAST, ATTN: JIM VAUDAGNA
1445 W SAN CARLOS ST.
SAN JOSE, CA 95126

DEVELOPER: EPSILON LAND DEVELOPMENT, MELISSA BLACK
811 S. CENTRAL EXPRESSWAY, #306
RICHARDSON, TX 75080



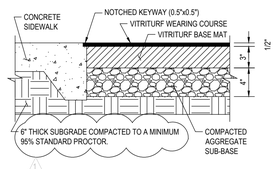
LOCATION MAP
1" = 1000'

BUILDING PERIMETER DETAIL



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- PROPOSED FIRE LANE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED SCREEN WALL
- PARKING COUNT



PLAYGROUND SECTION
N.T.S.

PROJECT BENCHMARKS:

BM#1 - *AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF A INLET LOCATED 358' S FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.*
ELEVATION: 530.58'

BM#2 - *AN "X" CUT ON TOP OF THE SOUTHEAST CORNER OF AN INLET LOCATED 51' S FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.*
ELEVATION: 529.52'

PROJECT INFORMATION:

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

CLIENT INFORMATION:

Buffalo Country Properties, LLC
12050 Research Road, #9305
Frisco, TX 75033

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C1.00

BEAR
LAND CONSULTANTS

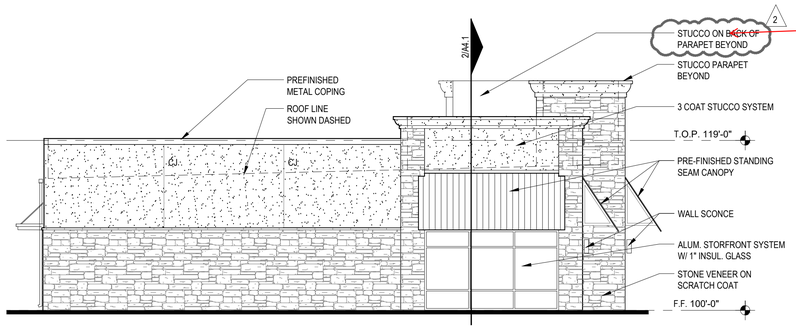
ADDRESS:
1808 BONNER ST.,
McKINNEY, TX 75069
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

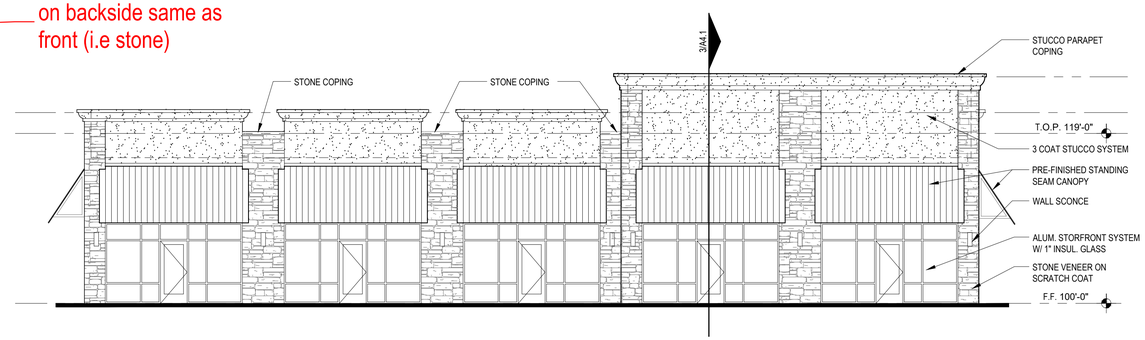
ISSUE DATE: 12/20/2020

REVISION(S): DATE:

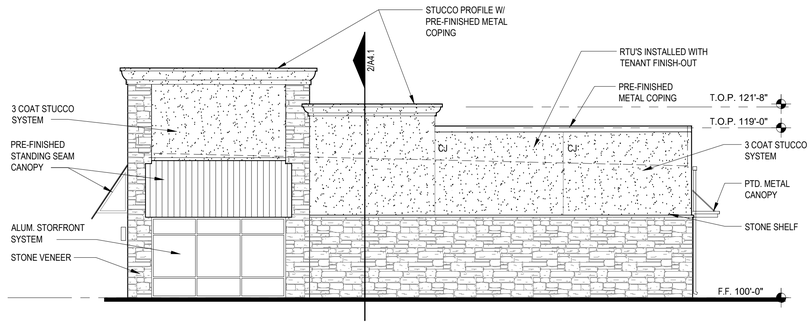
Parapet must be finished on backside same as front (i.e stone)



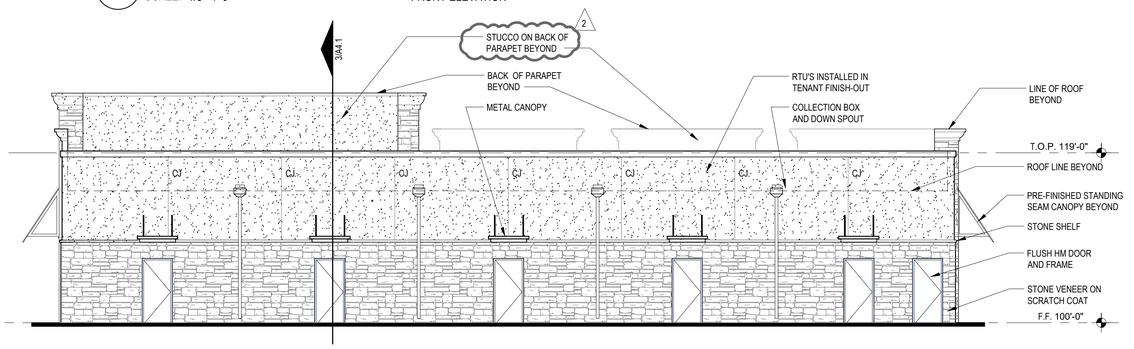
1 WEST ELEVATION
SCALE: 1/8= 1'-0"



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



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



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

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1)Building Articulation.

(a)Primary Building Facades. According to Subsection 04.01(C)(1) of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a) primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property." Specifically, a wall cannot extend three (3) times the walls height without having a primary architectural/entryway element. In this case, the west elevation of the daycare facility is directly adjacent to the Flagstone Estates Subdivision, and does not incorporate any vertical or horizontal projections. In addition, the strip retail building does not provide any horizontal projecting elements that would qualify as a primary architectural/entryway element on the south.

(b)Secondary Building Facades. According to Subsection 04.01(C)(2) of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a) secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property." Specifically, a wall cannot extend three (3) times the walls height without having an architectural element. In this case, the south elevation of the daycare facility does not incorporate any vertical or horizontal projections. In addition, the strip retail building does not provide any horizontal projecting elements that would qualify as an architectural element on the north, west, and east elevations.

SHELL BUILDING

BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4 %
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7 %
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4 %
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6 %
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100 %

NOTE:

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.

OMEGA DESIGN

OMEGA DESIGN LLC
4516 EMERSON AV. #B
DALLAS, TEXAS 75205
214 462 7330

Revisions:

#	DATE	COMMENTS
1	5 - 6 - 2020	CITY COMMENTS
2	2 - 22 - 2022	CITY COMMENTS

REGISTERED ARCHITECT
Glenn Hyphen Hegemier
14939
STATE OF TEXAS

SEPTEMBER 30, 2021

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PROJECT

PINNACLE MONTESSORI SHELL BUILDING

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:

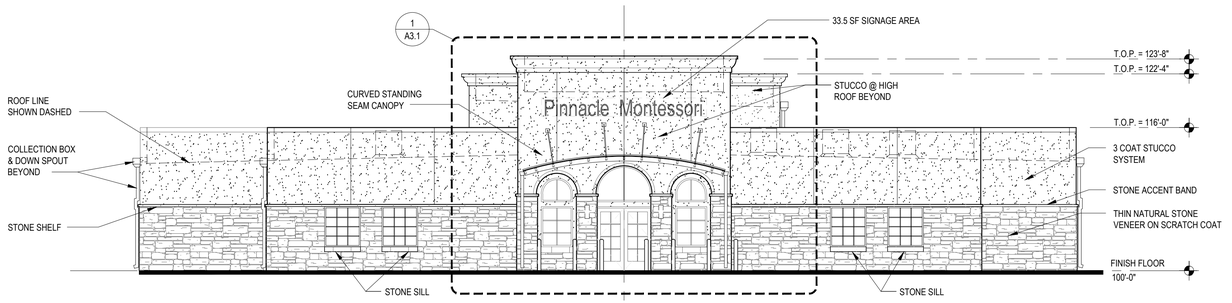
AFTER SCHOOL SHELL BLDG. - EXTERIOR ELEVATIONS

SHEET NO.

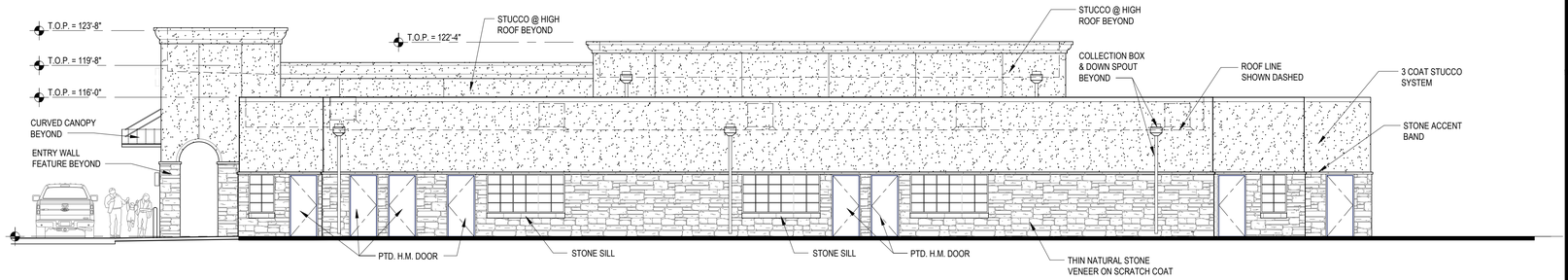
A3.2

ISSUE DATE: SEPTEMBER 30, 2021

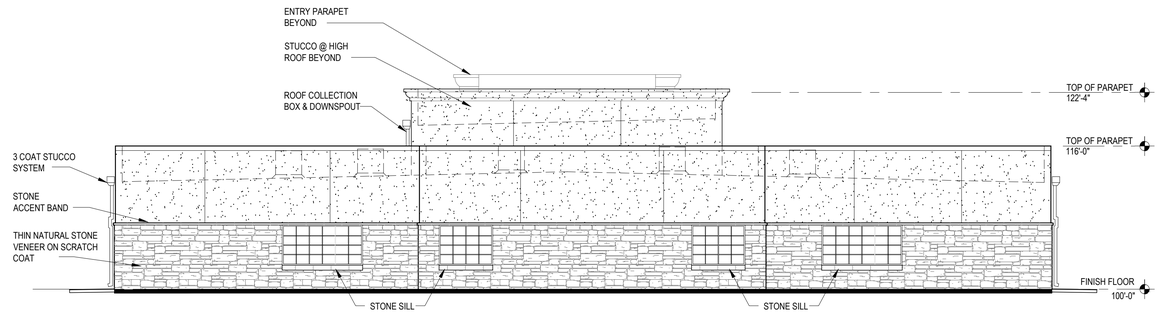
Z:\Architecture\032 Rockwall\Shell bldg\A3.2 - SHELL - EXTERIOR ELEVATIONS.dwg, 3/21/2022 10:43:02 AM



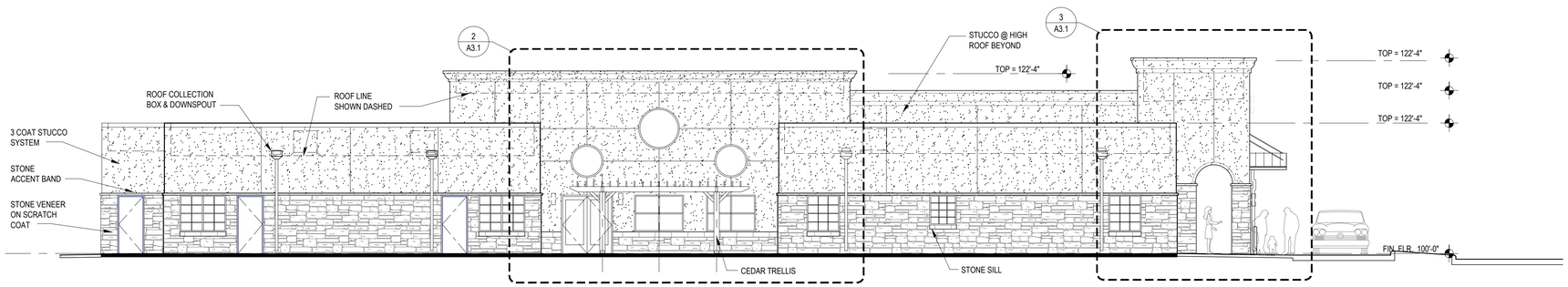
1 NORTH ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0"
(FRONT ELEVATION)



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



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



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

SCHOOL BUILDING EXTERIOR FINISHES

	CORNICE STUCCO	COLOR - STO #16041
	STUCCO	COLOR - STO #16031
	STONE ACCENT BAND & STONE SILL	WHITE LIMESTONE
	WAINSCOT STONE VENEER	WHITE LIMESTONE - HARD WHITE W/ 30% NICOTINE ACCENTS
	STOREFRONT	ANODIZED ALUMINUM STORFRONT
	FIBERGLASS WINDOWS	PELLA, POWDER COAT FINISH, COLOR WHITE
	CANOPY SOFFIT	WHITE SG
	H. M. DOORS	SW 6141, SOFTER TAN

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS
3. REFER TO STRUCTURAL DRAWINGS FOR SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER WEATHER EXPOSED AREAS.
5. ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4 PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
6. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
7. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & DRAWINGS FOR FINAL GRADING.
8. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
9. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.

SYMBOL LEGEND - ELEVATIONS

- THIN STONE STONE VENEER
- STUCCO
- (111) DOOR TAG
- (A) WINDOW TAG
- XX — WALL SECTION TAG
- XX / AX.X — DETAIL SECTION TAG
- T.O.P. 100'-0" XTH FLOOR — TOP OF PLATE
- T.O.D. 100'-0" XTH FLOOR — TOP OF DECK
- T.O.S. 100'-0" XTH FLOOR — TOP OF SLAB
- F.F. 100'-0" — FINISH FLOOR

NOTE:

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.

OMEGA DESIGN

OMEGA DESIGN LLC
4516 EMERSON AV. #B -
DALLAS, TEXAS 75205
214 462 7330

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT
Glenn Hoppenstein
14939
STATE OF TEXAS

SEPTEMBER 30, 2021

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PROJECT

PINNACLE MONTESSORI OF ROCKWALL

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

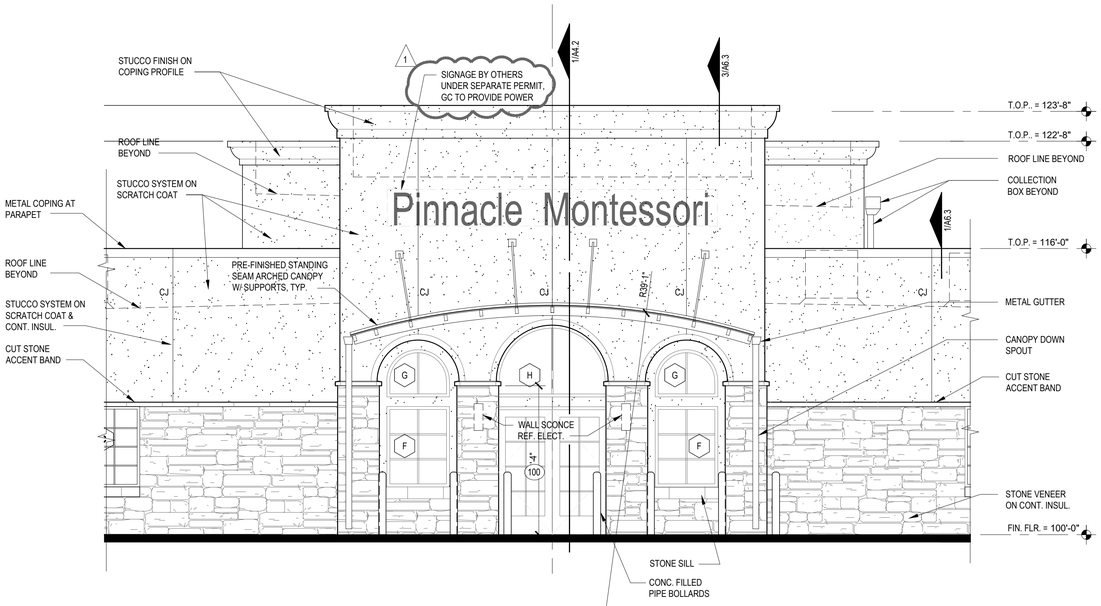
Lakeside Kids, LLC
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SCHOOL BUILDING - EXTERIOR ELEVATIONS

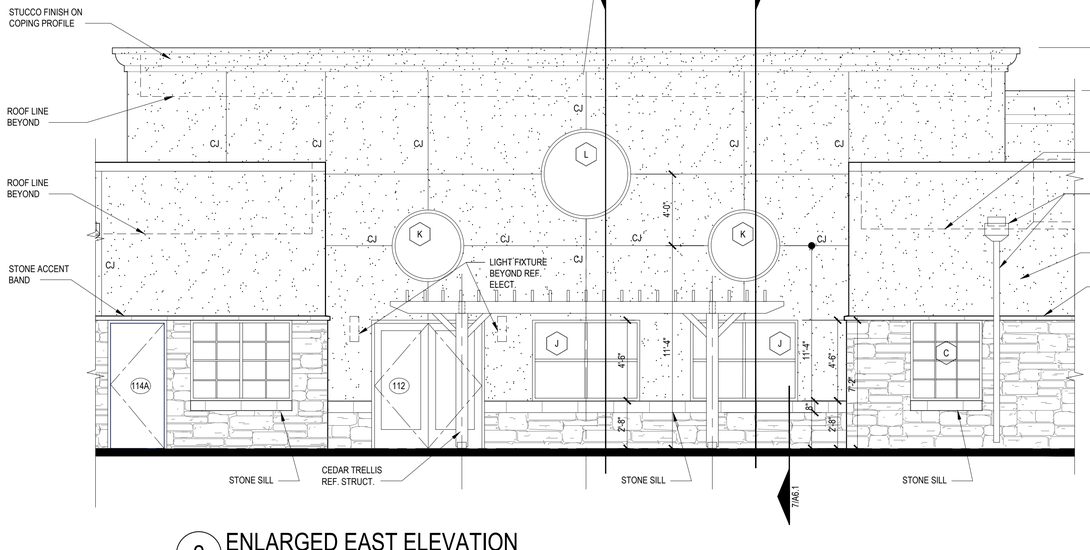
SHEET NO.
A3.0

ISSUE DATE: SEPTEMBER 30, 2021

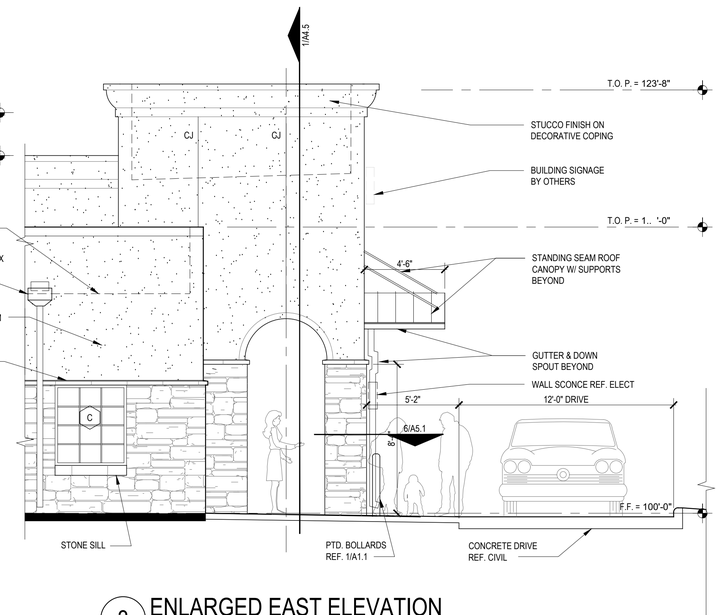
Z:\Architecture\032 Rockwall\A3.0 - SCHOOL BUILDING - EXTERIOR ELEVATIONS Ver B10.dwg, 10/4/2021 10:31:33 AM



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



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



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

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS
3. REFER TO STRUCTURAL DRAWINGS FOR SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER WEATHER EXPOSED AREAS.
5. ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4 PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
6. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
7. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & DRAWINGS FOR FINAL GRADING.
8. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
9. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.

SYMBOL LEGEND - ELEVATIONS

- THIN BRICK VENEER
- THIN STONE STONE VENEER
- STUCCO
- 111 DOOR TAG
- A WINDOW TAG
- XX WALL SECTION TAG
- XX / AX.X DETAIL SECTION TAG
- T.O.P. 100'-0" XTH FLOOR — TOP OF PLATE
- T.O.D. 100'-0" XTH FLOOR — TOP OF DECK
- T.O.S. 100'-0" XTH FLOOR — TOP OF SLAB
- F.F. 100'-0" — FINISH FLOOR

OMEGA DESIGN LLC
4516 EMERSON AV. #B
DALLAS, TEXAS 75205
214 462 7330

Revisions:		
#	DATE	COMMENTS
1	MAR 11, 2022	CITY COMMENTS

REGISTERED ARCHITECT — Glenn Hopper — 14939 — STATE OF TEXAS

SEPTEMBER 30, 2021

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PROJECT

PINNACLE MONTESSORI OF ROCKWALL

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
ENLARGED SCHOOL - EXTERIOR ELEVATIONS

SHEET NO.
A3.1

ISSUE DATE: SEPTEMBER 30, 2021

Z:\Architecture\032 Rockwall\A3.1 - ENLARGED - EXTERIOR ELEVATIONS.dwg, 3/17/2022 4:31:23 PM

SHELL BUILDING

BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4 %
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7 %
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4 %
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6 %
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100 %

NOTE:

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS
3. REFER TO STRUCTURAL DRAWINGS FOR SLAB BREAKS
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- (111) DOOR TAG
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- XX — WALL SECTION TAG
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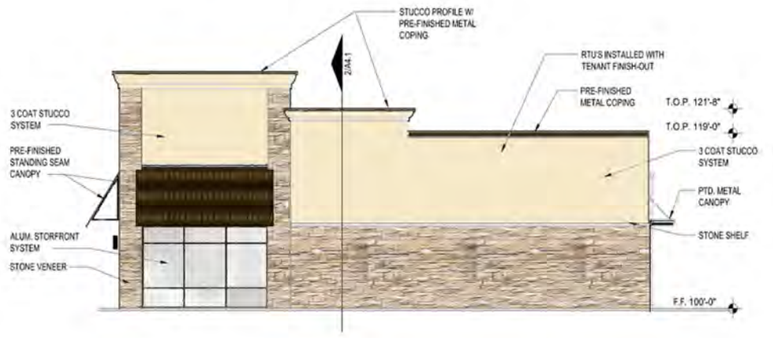
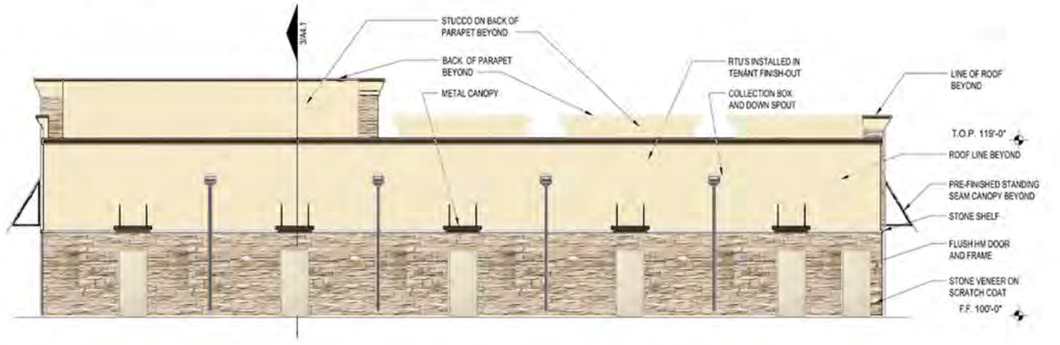
1 EAST ELEVATION
SCALE:

3 SOUTH ELEVATION
SCALE:



2 NORTH ELEVATION
SCALE:



4 WEST ELEVATION
SCALE:

OMEGA DESIGN LLC
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DALLAS, TEXAS 75205
214 462 7330

Revisions:		
#	DATE	COMMENTS

REGISTERED ARCHITECT TINA SANGHRAJKA 29302 STATE OF TEXAS

TINA SANGHRAJKA

REG # 29302 - 3/01/2024

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PROJECT

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Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
MATERIAL SHEET

SHEET NO.
A01

ISSUE DATE: SEPTEMBER 30, 2021

3 SOUTH ELEVATION
SCALE:

1 4 6 7

3

LIME STONE

BRONZE METAL

2

5

STUCCO FINISH
(STO - 16031)

GLASS

SHELL BUILDING

BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
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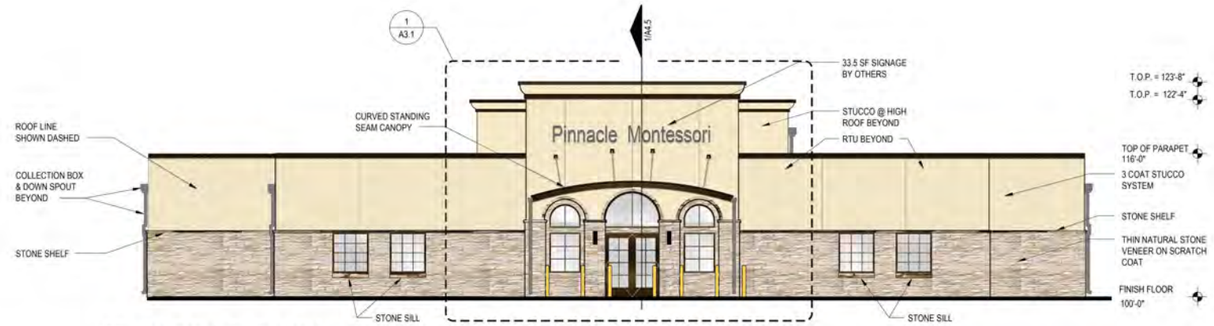
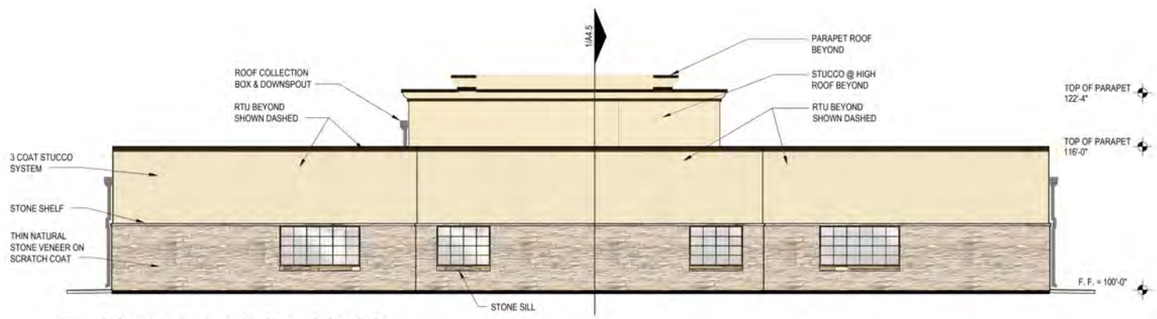


1 NORTH ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0" (STREET ELEVATION)

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



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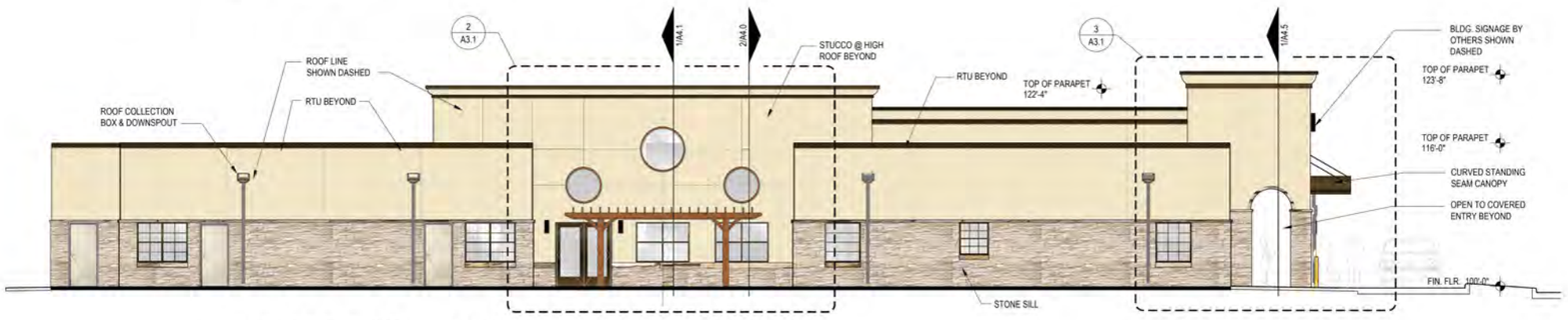

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- XX / AX.X — DETAIL SECTION TAG

SCHOOL BUILDING

BUILDING MATERIALS	SOUTH	NORTH	EAST	WEST	TOTALS	
	SF	SF	SF	SF	SF	%
STUCCO	1,006	972	1,460	1,529	4,987	57 %
THIN STONE VENEER	600	613	631	601	2,445	28 %
DOORS	0	42	105	168	315	4 %
WINDOWS	134	115	290	146	685	8 %
STONE WINDOW SILLS	17	9	12	18	56	1 %
STONE SHELF	27	25	34	35	121	1 %
STANDING SEAM CANOPY	0	12	9	9	30	1 %
TOTALS	1,784	1,845	2,579	2,524	8,732	100 %

NOTE:

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

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OMEGA DESIGN

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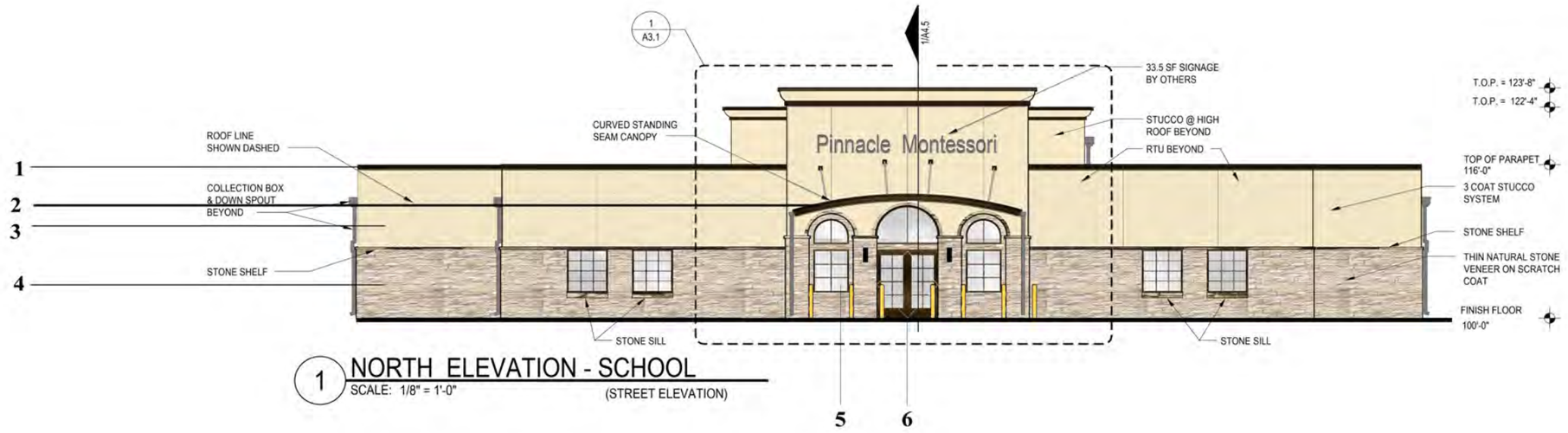
SHEET TITLE:
SCHOOL BUILDING - EXTERIOR ELEVATIONS

SHEET NO.
A3.0

ISSUE DATE: SEPTEMBER 30, 2021



1 NORTH ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0" (STREET ELEVATION)

BRONZE METAL - 1 2 6

GLASS - 5

LIMESTONE - 4

STUCCO FINISH - 3

WOOD TEXTURE AT BACK SIDE OF ELEVATION

SCHOOL BUILDING						
BUILDING MATERIALS	SOUTH	NORTH	EAST	WEST	TOTALS	
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PROJECT

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SHEET TITLE:
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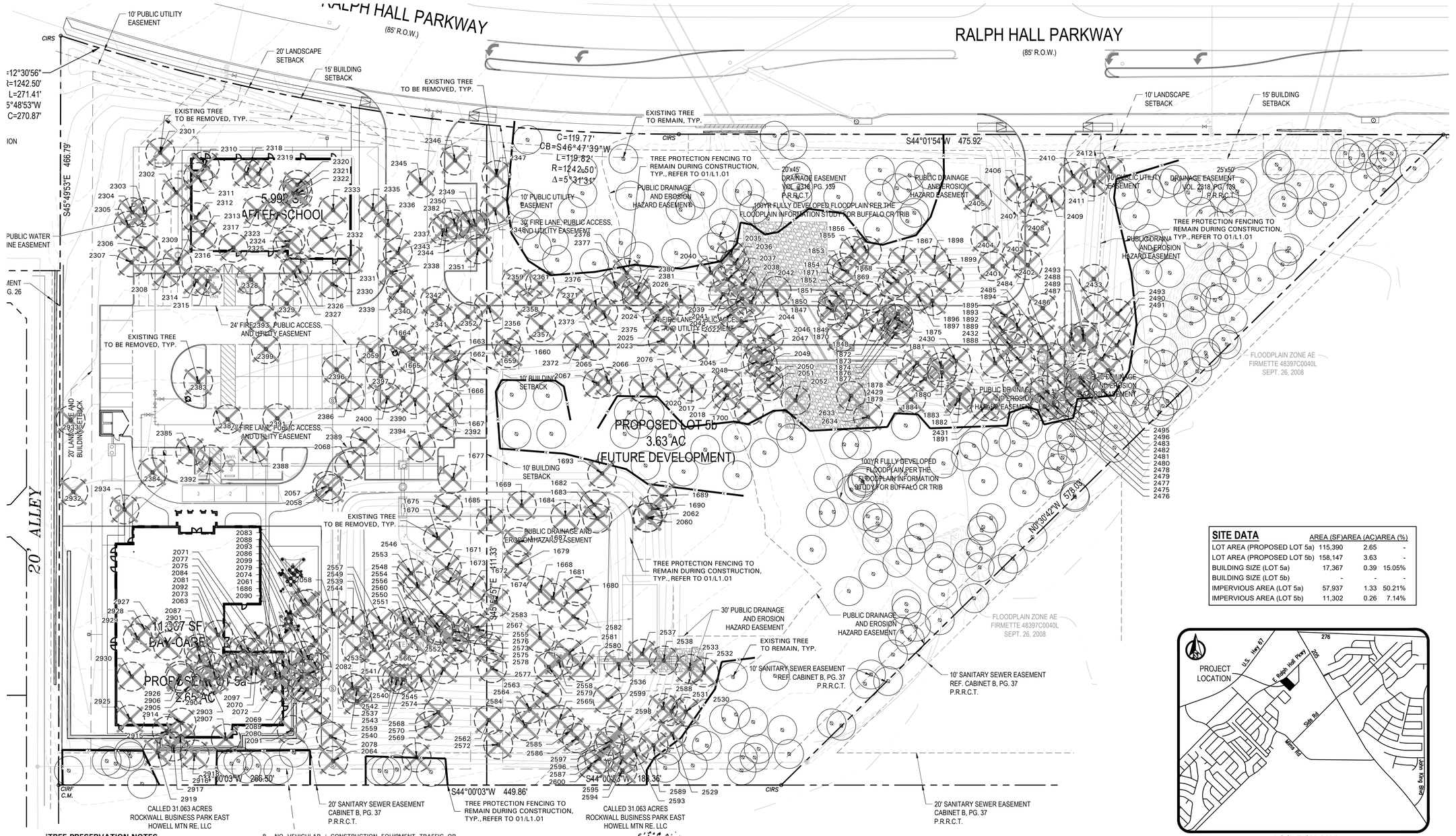
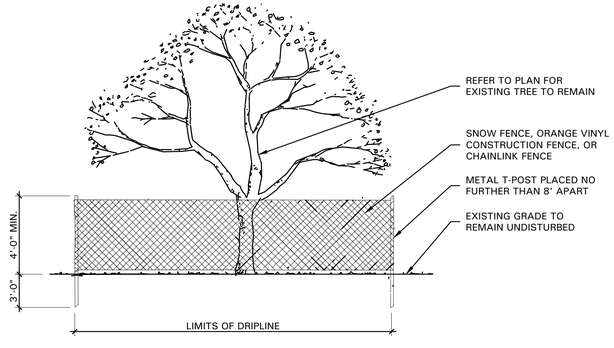


SITE DATA	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%

LOCATION MAP
1" = 1000'

'TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



01 TREE PROTECTIVE FENCING
NOT TO SCALE

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

PROJECT NAME:	PINNACLE MONTESSORI ROCKWALL
EXISTING LEGAL DESCRIPTION:	LOT 5A, ROCKWALL BUSINESS PARK EAST
CASE NUMBER:	P2022-006
CURRENT OWNER:	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
DEVELOPER:	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080

SCALE: 1" = 30'-0"
0 15 30 60

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN ALLEN
2240
STATE OF TEXAS
08/05/22

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PIA0032

SHEET TITLE

TREE PRESERVATION PLAN

SHEET NUMBER

L1.01

ISSUE DATE: 03-20-2020

TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Mitigation (inches)
1659	6	Cedar	TO BE REMOVED	
1660	8	Cedar	TO BE REMOVED	
1661	18	Cedar	TO REMAIN	
1662	6	Cedar	TO BE REMOVED	
1663	6	Cedar	TO BE REMOVED	
1664	6	Cedar	TO BE REMOVED	
1665	6	Cedar	TO BE REMOVED	
1666	6	Cedar	TO BE REMOVED	
1667	6	Cedar	TO BE REMOVED	
1668	6	Cedar	TO BE REMOVED	
1669	6	Cedar	TO BE REMOVED	
1670	6	Cedar	TO BE REMOVED	
1671	8	Cedar	TO BE REMOVED	
1672	6	Cedar	TO BE REMOVED	
1673	6	Cedar	TO BE REMOVED	
1674	6	Cedar	TO BE REMOVED	
1675	12	Cedar	TO BE REMOVED	6
1676	8	Cedar	TO REMAIN	
1677	12	Cedar	TO BE REMOVED	6
1678	6	Cedar	TO REMAIN	
1679	6	Cedar	TO BE REMOVED	
1680	6	Cedar	TO BE REMOVED	
1681	6	Cedar	TO BE REMOVED	
1682	6	Cedar	TO BE REMOVED	
1683	6	Cedar	TO BE REMOVED	
1684	6	Cedar	TO BE REMOVED	
1685	12	Cedar	TO BE REMOVED	6
1686	6	Cedar	TO REMAIN	
1687	10	Cedar	TO BE REMOVED	
1688	6	Cedar	TO REMAIN	
1689	6	Cedar	TO BE REMOVED	
1690	6	Cedar	TO BE REMOVED	
1691	6	Cedar	TO REMAIN	
1692	6	Cedar	TO REMAIN	
1693	14	Cedar	TO BE REMOVED	7
1694	10	Cedar	TO REMAIN	
1695	8	Cedar	TO REMAIN	
1695	6	Cedar	TO REMAIN	
1696	6	Cedar	TO REMAIN	
1697	16	Cedar	TO REMAIN	
1698	6	Cedar	TO REMAIN	
1699	6	Cedar	TO REMAIN	
1700	18	Cedar	TO BE REMOVED	9
1838	12	Hackberry	TO REMAIN	
1839	12	Hackberry	TO REMAIN	
1840	8	Green Ash	TO REMAIN	
1841	10	Hackberry	TO REMAIN	
1842	10	Hackberry	TO REMAIN	
1843	12	Gulf Black Willow	TO REMAIN	
1844	10	Gulf Black Willow	TO REMAIN	
1845	10	Cottonwood	TO REMAIN	
1846	6	Green Ash	TO REMAIN	
1847	6	Cottonwood	TO REMAIN	
1848	6	Hackberry	TO BE REMOVED	DECLINE
1849	12	Hackberry	TO BE REMOVED	6
1850	8	Hackberry	TO BE REMOVED	DECLINE
1851	6	Green Ash	TO BE REMOVED	6
1852	6	American Elm	TO BE REMOVED	6
1853	6	Hackberry	TO BE REMOVED	
1854	12	Hackberry	TO BE REMOVED	6
1855	8	Hackberry	TO BE REMOVED	DECLINE
1856	6	Hackberry	TO BE REMOVED	DECLINE
1857	12	Hackberry	TO REMAIN	
1858	12	Cedar Elm	TO REMAIN	
1859	6	Hackberry	TO REMAIN	
1860	10	Hackberry	TO REMAIN	
1861	8	American Elm	TO REMAIN	
1862	8	Cedar Elm	TO REMAIN	
1863	8	Cedar	TO REMAIN	
1864	10	American Elm	TO REMAIN	
1865	6	Hackberry	TO REMAIN	
1866	6	Hackberry	TO REMAIN	
1867	10	Cottonwood	TO BE REMOVED	
1868	8	Hackberry	TO BE REMOVED	DECLINE
1869	6	Hackberry	TO BE REMOVED	DECLINE
1870	6	Hackberry	TO BE REMOVED	
1871	10	Hackberry	TO BE REMOVED	
1872	6	Hackberry	TO BE REMOVED	
1873	10	American Elm	TO BE REMOVED	10
1874	8	Hackberry	TO BE REMOVED	
1875	6	Hackberry	TO BE REMOVED	
1876	8	Cedar	TO BE REMOVED	
1877	6	Hackberry	TO BE REMOVED	
1878	6	Cedar	TO BE REMOVED	
1879	8	Hackberry	TO BE REMOVED	
1880	10	Hackberry	TO BE REMOVED	
1881	8	Hackberry	TO BE REMOVED	
1882	6	Hackberry	TO BE REMOVED	
1883	6	Hackberry	TO BE REMOVED	
1884	6	Hackberry	TO BE REMOVED	
1885	12	Cedar	TO REMAIN	
1886	10	Cedar	TO REMAIN	
1887	12	Cedar	TO REMAIN	
1888	8	American Elm	TO BE REMOVED	8
1889	8	Cedar	TO BE REMOVED	
1890	12	Cedar	TO REMAIN	
1891	6	Hackberry	TO BE REMOVED	
1892	8	Cedar	TO BE REMOVED	
1893	6	Cedar	TO BE REMOVED	
1894	10	Green Ash	TO BE REMOVED	10
1895	6	Cedar	TO BE REMOVED	
1896	22	Cottonwood	TO BE REMOVED	
1897	8	Hackberry	TO BE REMOVED	
1898	12	Cedar	TO BE REMOVED	6
1899	10	Cedar	TO BE REMOVED	
2017	6	Cedar	TO BE REMOVED	
2018	6	Cedar	TO BE REMOVED	
2020	6	Cedar	TO BE REMOVED	
2022	14	Cedar	TO BE REMOVED	7
2023	10	Cedar	TO BE REMOVED	
2024	6	Cedar	TO BE REMOVED	
2025	6	Cedar	TO BE REMOVED	
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2046	10	American Elm	TO BE REMOVED	10
2047	6	Cedar	TO BE REMOVED	
2048	12	Green Ash	TO BE REMOVED	12
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2050	10	Green Ash	TO BE REMOVED	10
2051	10	Pecan	TO BE REMOVED	
2052	6	Cedar	TO BE REMOVED	
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2055	10	Cedar	TO REMAIN	
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2433	6	Cedar	TO BE REMOVED	DECLINE
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2626	8	Cedar	TO REMAIN	
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2629	10	Cedar	TO REMAIN	
2630	6	Cedar	TO REMAIN	
2631	10	Cedar	TO REMAIN	
2632	10	Cedar	TO REMAIN	
2633	6	Gulf Black Willow	TO BE REMOVED	
2634	6	Cedar	TO BE REMOVED	
2635	8	Cedar	TO REMAIN	
2636	6	Cedar	TO REMAIN	
2637	6	Cedar	TO REMAIN	
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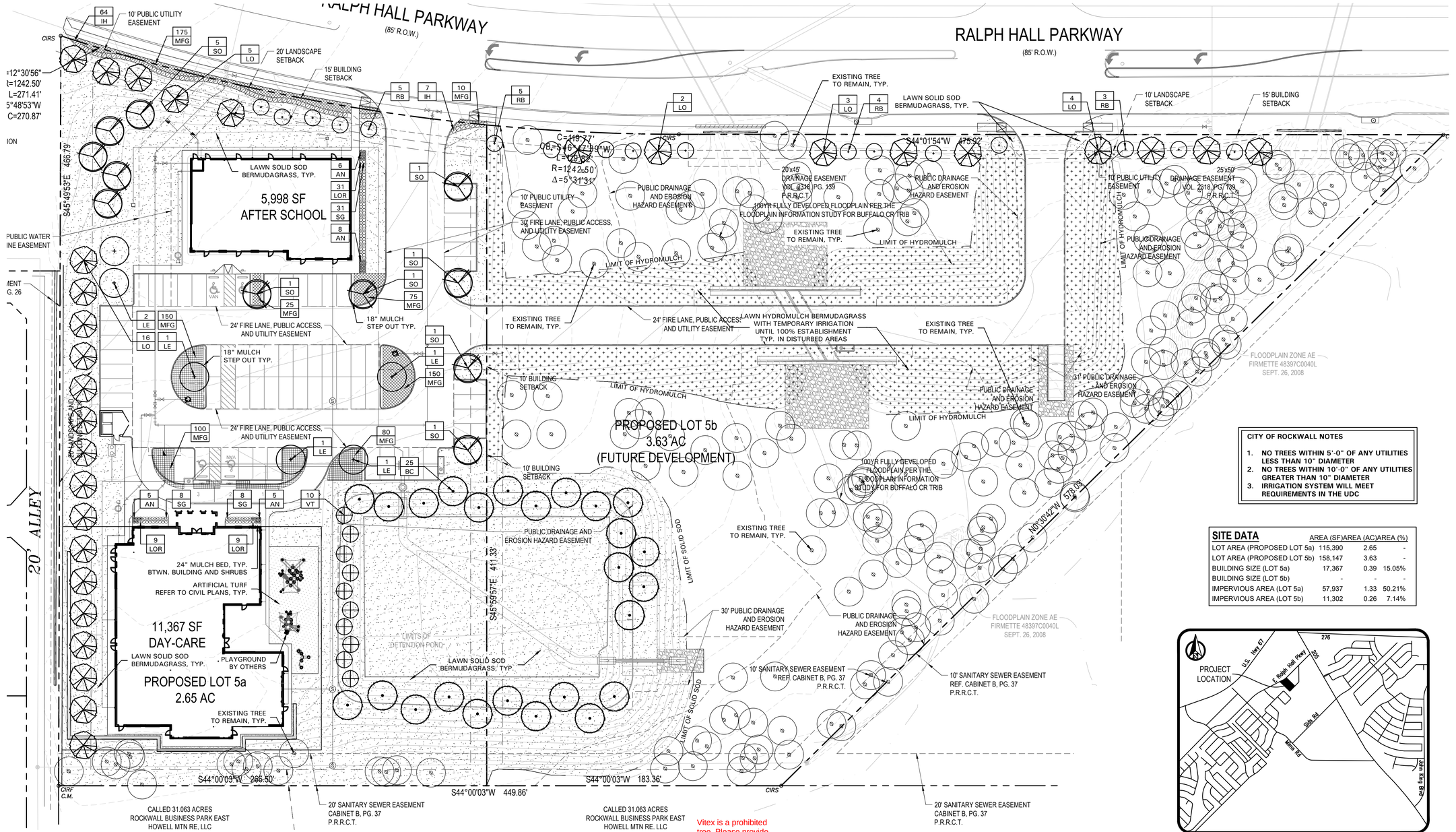
2643	10	Cedar	TO REMAIN	
2644	10	Cedar	TO REMAIN	
2645	12	Cedar	TO REMAIN	
2646	12	Cedar	TO REMAIN	
2647	6	Cedar	TO REMAIN	
2648	6	Cedar	TO REMAIN	
2649	18	Cedar	TO REMAIN	
2650	6	Cedar	TO REMAIN	
2651	14	Cedar	TO REMAIN	
2652	6	Cedar	TO REMAIN	
2653	6	Cedar	TO REMAIN	
2654	6	Cedar	TO REMAIN	
2655	5	Cedar	TO REMAIN	
2656	10	Cedar	TO REMAIN	
2657	16	Cedar	TO REMAIN	
2658	6	Cedar	TO REMAIN	
2659	14	Cedar	TO REMAIN	
2660	6	Cedar	TO REMAIN	
2661	10	Cedar	TO REMAIN	
2662	16	Cedar	TO REMAIN	
2663	14	Cedar	TO REMAIN	
2664	12	Cedar	TO REMAIN	
2665	10	Cedar	TO REMAIN	
2666	8	Cedar	TO REMAIN	
2667	8	Cedar	TO REMAIN	
2668	12	Cedar	TO REMAIN	
2669	8	Cedar	TO REMAIN	
2670	8	Cedar	TO REMAIN	
2671	8	Cedar	TO REMAIN	
2672	12	Cedar	TO REMAIN	
2673	6	Cedar	TO REMAIN	
2674	6	Cedar	TO REMAIN	
2675	6	Cedar	TO REMAIN	
2676	6	Cedar	TO REMAIN	
2677	6	Cedar	TO REMAIN	
2678	6	Cedar	TO REMAIN	
2679	6	Cedar	TO REMAIN	
2680	12	Cedar	TO REMAIN	
2681	10	Cedar	TO REMAIN	
2682	6	Cedar	TO REMAIN	
2683	8	Cedar	TO REMAIN	
2684	8	Cedar	TO REMAIN	
2685	8	Cedar	TO REMAIN	
2686	6	Cedar	TO REMAIN	
2687	8	Cedar	TO REMAIN	
2688	8	Cedar	TO REMAIN	
2689	8	Cedar	TO REMAIN	
2690	8	Cedar	TO REMAIN	
2691	8	Cedar	TO REMAIN	
2692	8	Cedar	TO REMAIN	
2693	10	Cedar	TO REMAIN	
2694	6	Cedar	TO REMAIN	
2695	8	Cedar	TO REMAIN	
2696	6	Cedar	TO REMAIN	
2697	6	Cedar	TO REMAIN	
2698	6	Cedar	TO REMAIN	
2699	6	Cedar	TO REMAIN	
2700	8	Cedar	TO REMAIN	
2901	6	Cedar	TO BE REMOVED	
2902	12	Cedar	TO BE REMOVED	6
2903	6	Cedar	TO BE REMOVED	
2904	6	Cedar	TO BE REMOVED	
2905	8	Cedar	TO BE REMOVED	
2906	6	Cedar	TO BE REMOVED	
2907	8	Cedar	TO BE REMOVED	
2908	10	Cedar	TO REMAIN	
2909	10	Cottonwood	TO REMAIN	
2910	8	Cedar	TO REMAIN	
2911	6	Cedar	TO REMAIN	
2913	6	Cedar	TO REMAIN	
2914	8	Cedar	TO BE REMOVED	
2915	6	Cedar	TO BE REMOVED	
2916	6	Cedar	TO BE REMOVED	
2917	6	Cedar	TO BE REMOVED	
2918	6	Cedar	TO BE REMOVED	
2919	8	Cedar	TO BE REMOVED	
2920	8	Cedar	TO REMAIN	
2921	6	Cedar	TO REMAIN	
2922	8	Cedar	TO REMAIN	
2923	8	Cedar	TO REMAIN	
2924	6	Cottonwood	TO REMAIN	
2925	6	Cedar	TO BE REMOVED	
2926	6	Cedar	TO BE REMOVED	
2927	8	Cedar	TO BE REMOVED	
2928	6	Cedar	TO BE REMOVED	
2929	6	Cedar	TO BE REMOVED	
2930	6	Cedar	TO BE REMOVED	
2931	16	Cottonwood	TO REMAIN	
2932	22	Cedar	TO BE REMOVED	11
2933	14	Cedar	TO BE REMOVED	7
2934	14	Cedar	TO BE REMOVED	7
2935	12	Cedar	TO REMAIN	

Total Caliper Inches on Site	**4,975**
Total Caliper Inches Removed	**2,622**
Total Mitigation Inches Required	**359**
Total Mitigation Inches Provided - (57) 4" cal. trees	**288**
**Total Mitigation In



CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER**
2. **NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER**
3. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

SITE DATA

	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%

LOCATION MAP
1" = 1000'

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY.	SIZE	REMARKS
	TREES					
BC	*Taxodium distichum*	Bald Cypress	Canopy	25	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	Canopy	6	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LO	*Quercus virginiana*	Live Oak	Canopy	30	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
RB	*Cercis canadensis 'Oklahoma'*	Oklahoma Redbud	Accent	17	30 gal.	container grown, 8' ht., 4' spread min.
SO	*Quercus shumardii*	Shumard Red Oak	Canopy	11	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
VT	*Vitex agnus-castus*	Vitex	Accent	10	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
		Total Canopy Trees:		72		
		Total Accent Trees:		27		
	SHRUBS/GROUNDCOVER					
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper		24	5 gal.	container full, 20" spread, 24" o.c.
IH	*Raphiolepsis indica 'Clara'*	Indian Hawthorne 'Clara'		71	5 gal.	container full, 24" spread, 36" o.c.
LOR	*Loropetalum chinensis 'Plum Delight'*	Loropetalum 'Plum Delight'		49	3 gal.	container full, 18" spread, 24" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass		765	1 gal.	container full, 24" o.c.
SG	*Salvia greggii 'Red'*	Salvia Greggii 'Red'		47	5 gal.	container full, 20" spread 24" o.c.
	Cynodon dactylon	Common Bermudagrass				solid sod, refer to Solid Sod Notes

Vitex is a prohibited tree. Please provide an alternative approved accent tree.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

SCALE: 1" = 30'-0"
0 15 30 60

PROJECT NAME:	PINNACLE MONTESSORI ROCKWALL
EXISTING LEGAL DESCRIPTION:	LOT 5A, ROCKWALL BUSINESS PARK EAST
CASE NUMBER:	P2022-006
CURRENT OWNER:	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
DEVELOPER:	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments

PROFESSIONAL SEAL

08/05/22

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L2.01

ISSUE DATE: 03-20-2020

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. CONTRACTOR SHALL CROWN ALL LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
6. CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF FINE GRADING, CROWNS, AND BERMS PRIOR TO INSTALLING LANDSCAPE. NOTIFY LANDSCAPE ARCHITECT 72 HOURS IN ADVANCE TO SCHEDULE A SITE VISIT.
7. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
9. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
10. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
11. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE PRICE TO INSTALL (2") TWO INCHES OF IMPORTED TOPSOIL ON ALL LAWN AREAS IN LIEU OF USING EXISTING TOPSOIL ON-SITE. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
7. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
8. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS - Lot 5a

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f., to include groundcover, berm, and shrubbery

RALPH HALL PARKWAY: 272 l.f.

Required	Provided
10' wide buffer	20' wide buffer
(5) trees, 4" cal.	(5) trees, 4" cal.
(5) accent trees	(5) accent trees

RESIDENTIAL BUFFER

1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) l.f.

Residential Adjacency: 320 l.f.

Required	Provided
20' wide buffer	20' wide buffer
(16) trees, 4" cal.	(16) trees, 4" cal.

PARKING LOT LANDSCAPING

1. Five (5%) percent of the interior parking lot shall be landscape.
2. One tree per ten (10) spaces for lots over 20,000 s.f.

Total interior parking lot area: 23,980 s.f.
Total parking spaces: 64 spaces

Required	Provided
1,199 s.f. (5%)	4,288 s.f.
(7) trees, 4" cal.	(12) trees, 4" cal.

SITE LANDSCAPING

1. Fifteen (15%) percent of the total site shall be landscaped for COMMERCIAL.
2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 273,538 s.f.

Required	Provided
41,031 s.f. (15%)	56,373 s.f. (21%)
20,516 s.f. (50%)	24,603 s.f. (60%)

DETENTION BASIN LANDSCAPING

1. One (1) canopy tree and (1) accent tree per 750 s.f. of dry area.

Detention Basin Area: 8,051 s.f.

Required	Provided
(10) trees, 4" cal.	(10) trees, 4" cal.
(10) accent trees	(10) accent trees

LANDSCAPE TABULATIONS - Lot 5b

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f.

RALPH HALL PARKWAY: 596 l.f.

Required	Provided
10' wide buffer	10' wide buffer
(12) trees, 4" cal.	(9) trees, 4" cal.
(12) accent trees	(12) accent trees
	(3) existing trees

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER**
2. **NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER**
3. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

N

SCALE: 1" = 30'-0"

0 15 30 60

BELLE FIRMA

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
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5	03.03.22	City Comments
6	08.05.22	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN WALTERS
2240
STATE OF TEXAS
08/05/22

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

L2.02

ISSUE DATE: 03-20-2020

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

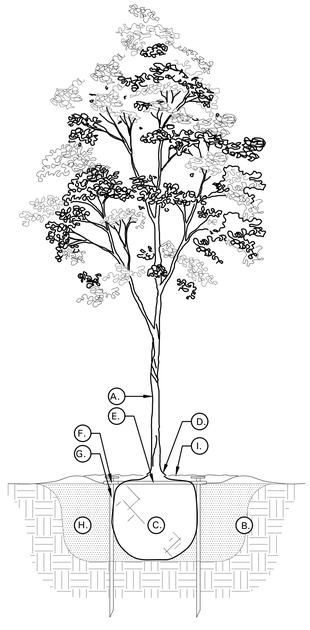
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

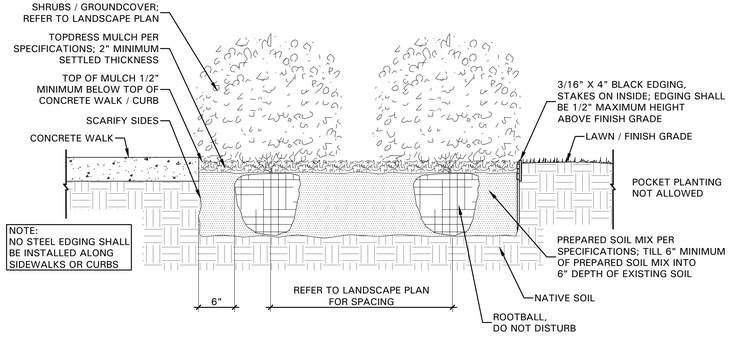
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 678-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN WALTERS
2240
STATE OF TEXAS
08/05/22

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

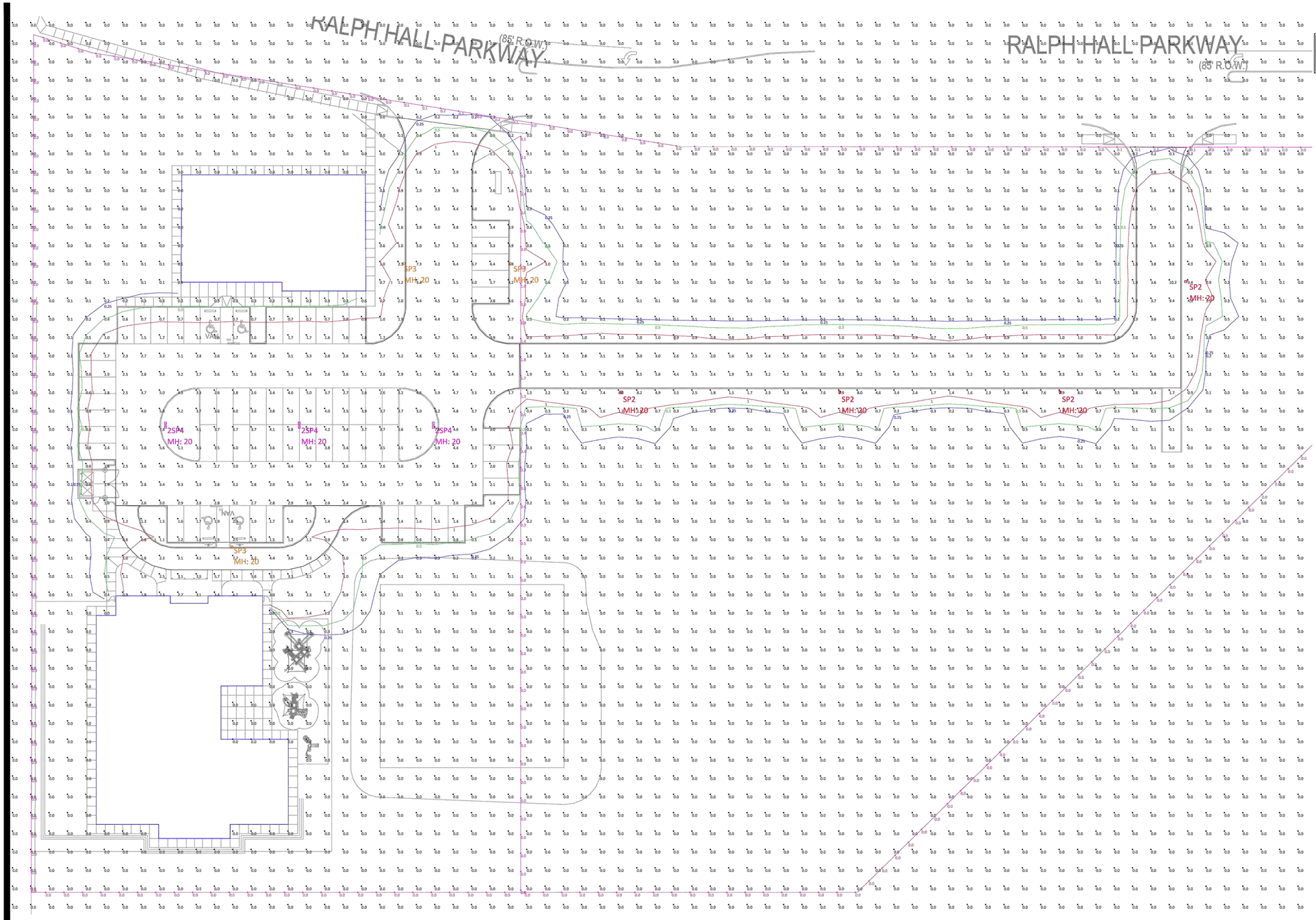
SHEET TITLE

LANDSCAPE SPECIFICATIONS AND DETAILS

SHEET NUMBER

L2.03

ISSUE DATE: 03-20-2020



1 SITE PLAN PHOTOMETRIC
Scale: NOT TO SCALE

Luminaire Schedule						
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens
	2SP4	3	BACK-BACK	BEACON VP-L-64L-135-4K7-4 | 2@180DEGREES	0.900	14935
	SP2	4	SINGLE	BEACON VP-L-64L-135-4K7-2	0.900	17761
	SP3	3	SINGLE	BEACON VP-L-64L-135-4K7-3	0.900	17791

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
Grade	Illuminance	Fc	10	10	0.22	10.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line	Illuminance	Fc	10	N.A.	0.07	1.8	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Drop Off	Illuminance	Fc			2.77	7.7	0.6	4.62	12.83	Readings taken at 0'-0" AFG
East Drive	Illuminance	Fc			3.67	10.2	0.1	36.70	102.00	Readings taken at 0'-0" AFG
Parking Lot & Drives	Illuminance	Fc			3.22	7.7	0.4	8.05	19.25	Readings taken at 0'-0" AFG

NOTES:
1) Fixture Mounting Heights (MH) are indicated next to each fixture.
2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
3) All fixtures labeled with "_ph" indicates that another fixture's IES file was used as a placeholder due to unavailable IES files from the specified Manufacturer.
4) Interior reflectances 80/50/20; exterior reflectances 20% UON.
5) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
6) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

ARJO ENGINEERS, INC.
Consulting Engineers
5501 LBJ FREEWAY, SUITE 435
DALLAS, TEXAS 75240
PH. (214) 520-7799 FAX (214) 520-7897
TEXAS REGISTERED ENGINEERING FIRM F-33

OMEGA DESIGN LLC
4516 EMERSON AV. #B
DALLAS, TEXAS 75205
214 462 7330

Revisions:

#	DATE	COMMENTS

STATE OF TEXAS
JAMES H. BAILEY, JR.
62360
LICENSED
PROFESSIONAL ENGINEER
10-06-2021

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PROJECT

PINNACLE MONTESSORI OF ROCKWALL

Site Address:
E. Ralph Hall and Plaza Drive,
Rockwall, Texas

PROJECT
SRC 032
(5916.08)

OWNER

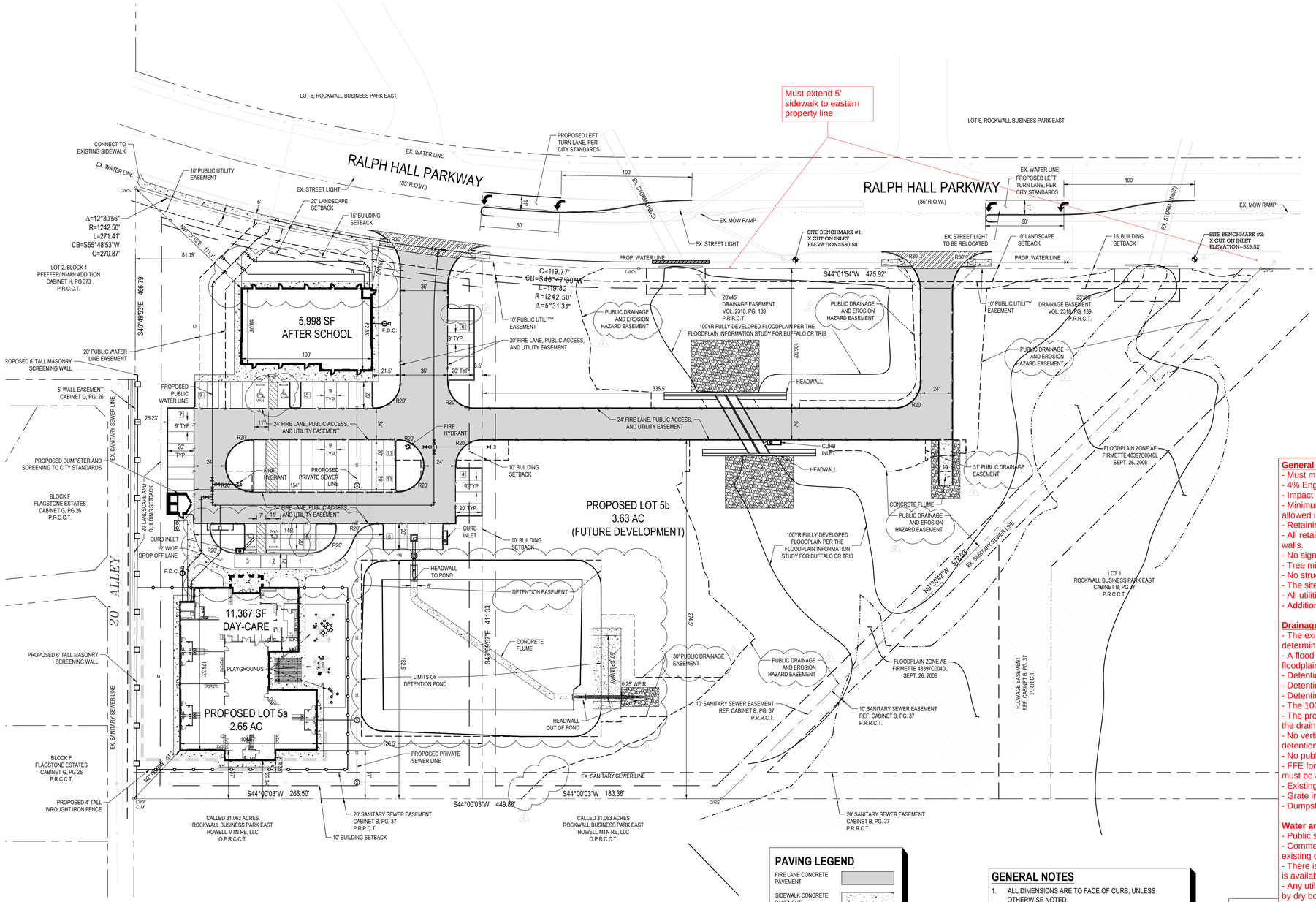
Lakeside Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SITE PLAN - PHOTOMETRIC

SHEET NO.
E1.01

ISSUE DATE: MARCH 20, 2021



0 20 40 80

SCALE: 1" = 40'

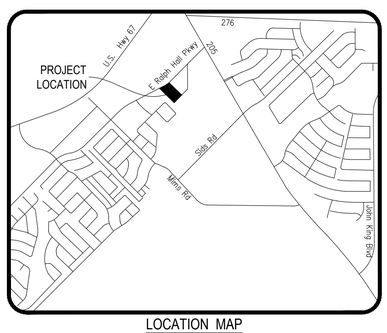
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- The existing stream running through the property is a WOTUS wetland. A WOTUS determination will need to be completed with the Civil Engineering plans.
- A flood study will be required for headwall/culvert design within the 100yr floodplain. Review fees shall apply.
- Detention is required.
- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at free board elevation.
- The 100-year WSEL must be called out for detention systems.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 15" sewer main located on the south side of the property that is available for use.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- There is an existing 8" water main along E. Ralph Hall Pkwy available for use.
- Must extend 8" water main along E. Ralph Hall Pkwy frontage.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

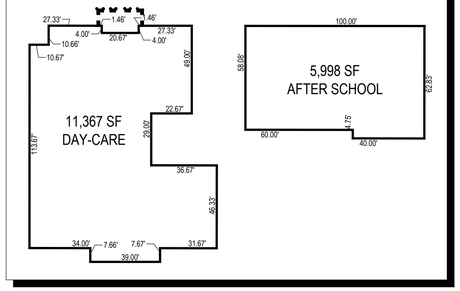
Roadway Paving Items:
- Must meet City driveway spacing requirements.
- Must extend sidewalk along E. Ralph Hall Pkwy.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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



LOCATION MAP
1" = 1000'

BUILDING PERIMETER DETAIL



PAVING LEGEND

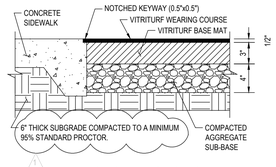
- FIRE LANE CONCRETE PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- 10" PUBLIC R.O.W. CONCRETE PAVEMENT
- PLAYGROUND SECTION (VITRITURF)

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- PROPOSED FIRE LANE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED SCREEN WALL
- PARKING COUNT

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURE PLANS FOR EXACT BUILDING DIMENSIONS.
4. FIRE LANE IS TO BE STRIPED IN ACCORDANCE WITH CITY STANDARDS.
5. ALL ADA ROUTES AND RAMPS ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
6. ADA PARKING SPACES AND LOADING ZONES ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
7. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
8. MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED.



PLAYGROUND SECTION
N.T.S.

APPROVED:
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TEXAS, WAS AP
___ DAY OF _
WITNESS OUR
PLANNING & ZO

PROJECT
EXISTING
CASE NU
CURRENT
DEVELOP

BEAR LAND CONSULTANTS

ADDRESS:
1808 BONNER ST.,
McKINNEY, TX 75069
TBPE FIRM NUMBER:
F-22218

OMEGA

811 S. CENTRAL EXPRESSWAY
SUITE #306
RICHARDSON, TX 75080
TBPE FIRM NO. F-20145

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
HIEN TUONG NGUYEN
126133
LICENSED
PROFESSIONAL ENGINEER
NGUYEN TUONG HIEN

ISSUE DATE: 12/20/2020

06/23/2022

OMEGA DESIGN HAS REVIEWED COMMENTS ISSUED ON MAY 04, 2021 BY THE CITY OF ROCKWALL WITH RESPECT TO THESE HEREIN CONSTRUCTION PLANS ("PLANS") DESIGNED & PREPARED UNDER THE SEAL OF AND SUBMITTED BY JARED HELMBERGER, PE #130231. REVISIONS, ALTERATIONS & CHANGES ("REVISIONS") HAVE BEEN MADE TO THE "PLANS" IN ACCORDANCE WITH MAY 04, 2021, CITY OF ROCKWALL COMMENTS, AND DO NOT RELIEVE THE ENGINEER OF RECORD PRIOR TO NOVEMBER 10, 2021. REVISIONS MADE SUBSEQUENT TO NOVEMBER 10, 2021, ARE HEREIN IDENTIFIED BY "CLOUDS".

Revisions By Omega:

1	11/10/2021	PER CITY COMMENTS

REVISION(S): DATE:

PROJECT BENCHMARKS:

BM#1 - *AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF A INLET LOCATED 356' ± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.*
ELEVATION: 530.58'

BM#2 - *AN "X" CUT ON TOP OF THE SOUTHEAST CORNER OF AN INLET LOCATED 51' ± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.*
ELEVATION: 529.52'

PROJECT INFORMATION:

PINNACLE MONTESSORI ACADEMY ROCKWALL

E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

CLIENT INFORMATION:

Buffalo Country Properties, LLC
12050 Research Road, #9305
Frisco, TX 75033

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C1.00

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	950 & 962 E. Ralph Hall Pkwy. Rockwall, TX 75032				
SUBDIVISION	ROCKWALL BUSINESS PARK EAST	LOT	13	BLOCK	
GENERAL LOCATION	RALPH HALL PKWY, TX				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C		CURRENT USE	C	
PROPOSED ZONING			PROPOSED USE		
ACREAGE	2.649	LOTS [CURRENT]	1	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	BUFFALO COUNTRY PROPERTIES LLC	☑ APPLICANT	SRC Land Building and Real Estate LLC.
CONTACT PERSON	Naomi Freeman	CONTACT PERSON	Dnyanada Nevgi
ADDRESS	12050 Research Rd	ADDRESS	811 S Central Expressway, Suite 306
	#9305		
CITY, STATE & ZIP	Frisco, TX 75033	CITY, STATE & ZIP	Richardson, TX- 75080
PHONE	4692334774	PHONE	214-396-3737
E-MAIL	afreeman@pinnaclemontessori.com	E-MAIL	pm@srclandbuilding.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Naomi Freeman [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 14 DAY OF MARCH 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

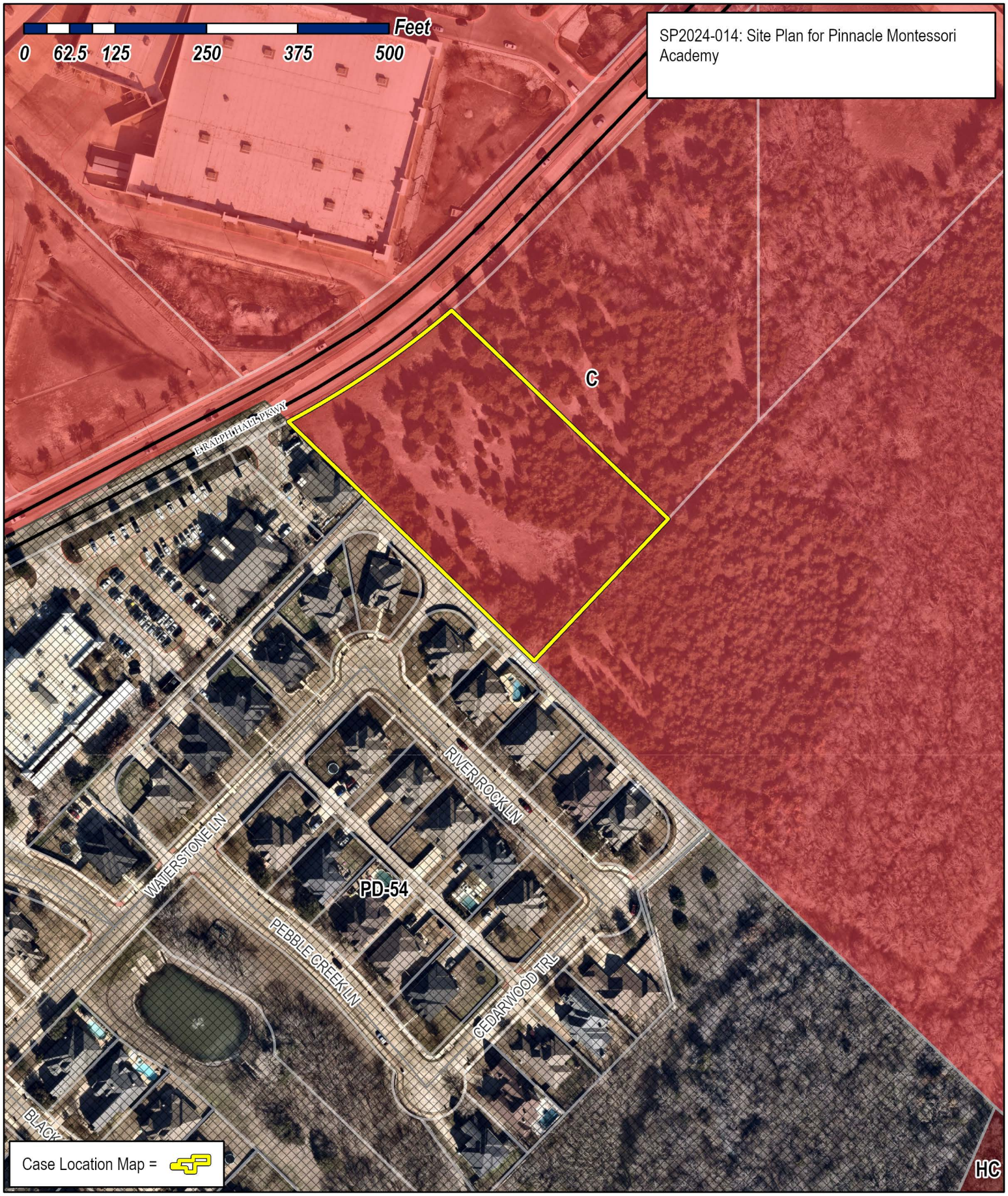
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF MARCH 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ PA

Commonwealth of Pennsylvania - Notary Seal
PATRICIA LAPORTA - Notary Public
Bucks County
My Commission Expires March 19, 2027
Commission Number 1347495

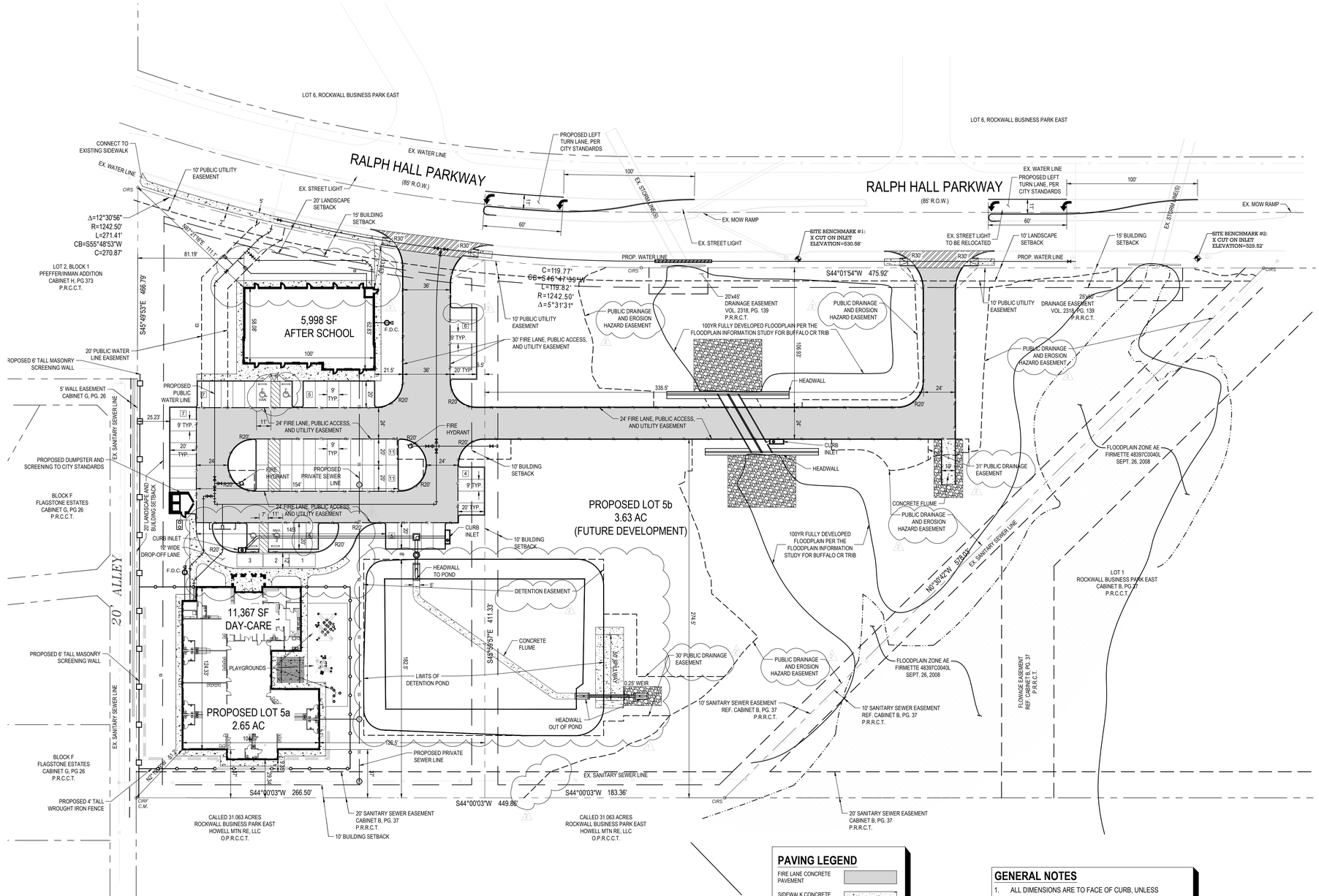
MY COMMISSION EXPIRES 03-19-27

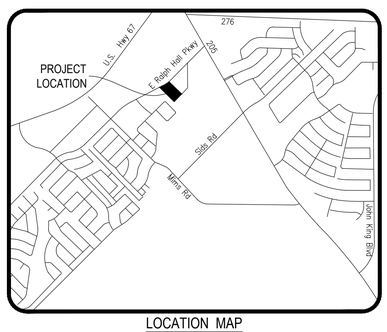


City of Rockwall

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

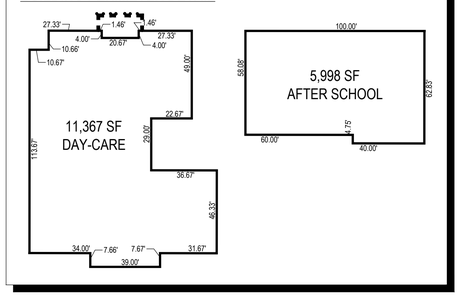
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LOCATION MAP
1" = 1000'

BUILDING PERIMETER DETAIL



PAVING LEGEND

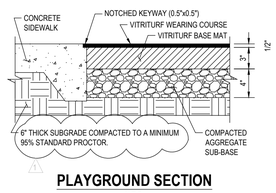
- FIRE LANE CONCRETE PAVEMENT
- SIDEWALK CONCRETE PAVEMENT
- 10" PUBLIC R.O.W. CONCRETE PAVEMENT
- PLAYGROUND SECTION (VITRITURF)

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- PROPOSED FIRE LANE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED SCREEN WALL
- PARKING COUNT

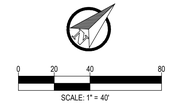
GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURE PLANS FOR EXACT BUILDING DIMENSIONS.
4. FIRE LANE IS TO BE STRIPED IN ACCORDANCE WITH CITY STANDARDS.
5. ALL ADA ROUTES AND RAMPS ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
6. ADA PARKING SPACES AND LOADING ZONES ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
7. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
8. MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED.



PLAYGROUND SECTION

N.T.S.



ZONING DATA

ZONING:	"C" COMMERCIAL
LAND USE:	DAY-CARE, RETAIL, OFFICE
OVERLAY DISTRICT:	N/A
FRONT BUILDING SETBACK:	15 FEET
REAR BUILDING SETBACK:	10 FEET
SIDE (WEST) BUILDING SETBACK:	20 FEET
SIDE (EAST) BUILDING SETBACK:	10 FEET
FRONT LANDSCAPE SETBACK:	20 FEET
SIDE (WEST) LANDSCAPE SETBACK:	20 FEET
MAX BUILDING HEIGHT:	3 STORIES OR 45 FEET
PARKING RATIO FOR DAY-CARE:	1 SPACE PER 300 SQUARE FEET
PARKING RATIO FOR RETAIL/OFFICE:	1 SPACE PER 250 SQUARE FEET

SITE DATA

	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%

PARKING DATA

DAY-CARE:	
1 SPACE PER 300 SF	38 SPACES REQUIRED
RETAIL/OFFICE:	
1 SPACE/250 SQUARE FEET	24 SPACES REQUIRED
TOTAL SPACES REQUIRED:	*62 SPACES REQUIRED*
TOTAL SPACES PROVIDED:	*62 SPACES PROVIDED*
HANDICAP SPACES REQUIRED:	*3 SPACES REQUIRED*
VAN SPACES REQUIRED:	*1 SPACE REQUIRED*

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE ROCKWALL PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2020.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2020.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

PROJECT NAME: PINNACLE MONTESSORI ROCKWALL
EXISTING LEGAL DESCRIPTION: LOT 5, ROCKWALL BUSINESS PARK EAST
CASE NUMBER: SP2020-006
CURRENT OWNER: DALLAS EAST, ATTN: JIM VAUDAGNA
1445 W SAN CARLOS ST.
SAN JOSE, CA 95126
DEVELOPER: EPSILON LAND DEVELOPMENT, MELISSA BLACK
811 S. CENTRAL EXPRESSWAY, #306
RICHARDSON, TX 75080

BEAR LAND CONSULTANTS
ADDRESS:
1808 BONNER ST.,
McKINNEY, TX 75069
TBPE FIRM NUMBER:
F-22218

PROFESSIONAL SEAL:

STATE OF TEXAS
JARED HELMBERGER
130231
LICENSED
PROFESSIONAL ENGINEER

ISSUE DATE: 12/20/2020

OMEGA
811 S. CENTRAL EXPRESSWAY
SUITE #306
RICHARDSON, TX 75080
TBPE FIRM NO. F-20145

STATE OF TEXAS
HIEN TUONG NGUYEN
126133
LICENSED
PROFESSIONAL ENGINEER
NGUYEN TUONGHIEN
06/23/2022

OMEGA DESIGN HAS REVIEWED COMMENTS ISSUED ON MAY 04, 2021 BY THE CITY OF ROCKWALL WITH RESPECT TO THESE HEREIN CONSTRUCTION PLANS ("PLANS") DESIGNED & PREPARED UNDER THE SEAL OF AND SUBMITTED BY JARED HELMBERGER, PE #130231. REVISIONS, ALTERATIONS & CHANGES ("REVISIONS") HAVE BEEN MADE TO THE "PLANS" IN ACCORDANCE WITH MAY 04, 2021, CITY OF ROCKWALL COMMENTS, AND DO NOT RELIEVE THE ENGINEER OF RECORD PRIOR TO NOVEMBER 10, 2021. REVISIONS MADE SUBSEQUENT TO NOVEMBER 10, 2021, ARE HEREIN IDENTIFIED BY "CLOUDS".

REVISION(S): DATE:

Revisions By Omega:

1	11/10/2021	PER CITY COMMENTS
2	02/25/2022	PER CITY AND ARCHITECT COMMENTS
3	06/23/2022	PER CITY BUILDING COMMENTS

PROJECT BENCHMARKS:

BM#1 - *AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF A INLET LOCATED 356' S FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.*
ELEVATION: 530.58'

BM#2 - *AN "X" CUT ON TOP OF THE SOUTHEAST CORNER OF AN INLET LOCATED 51' S FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HILL PARKWAY.*
ELEVATION: 529.52'

PROJECT INFORMATION:

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

CLIENT INFORMATION:

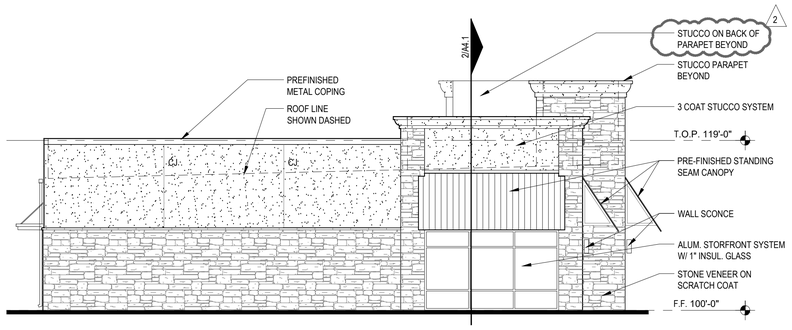
Buffalo Country Properties, LLC
12050 Research Road, #9305
Frisco, TX 75033

SHEET TITLE:

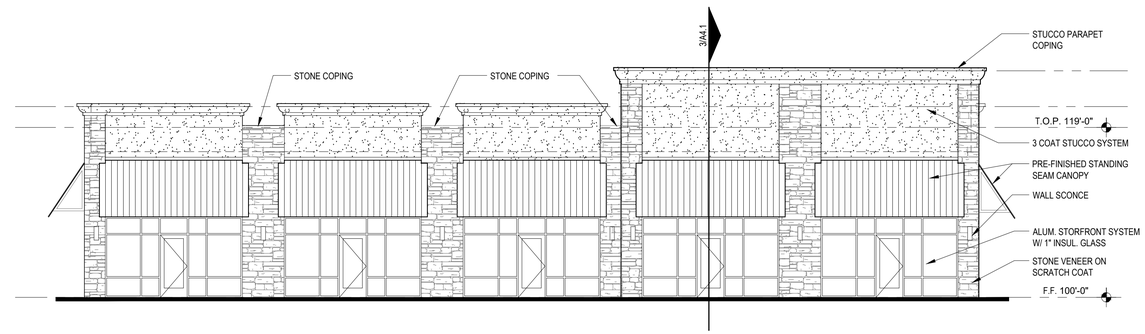
SITE PLAN

SHEET NUMBER:

C1.00

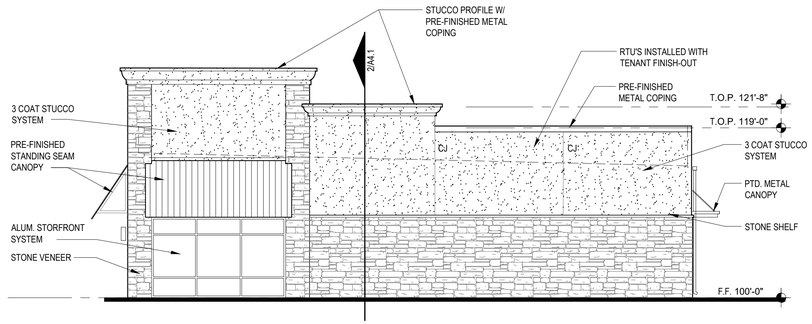


1 WEST ELEVATION
SCALE: 1/8= 1'-0"

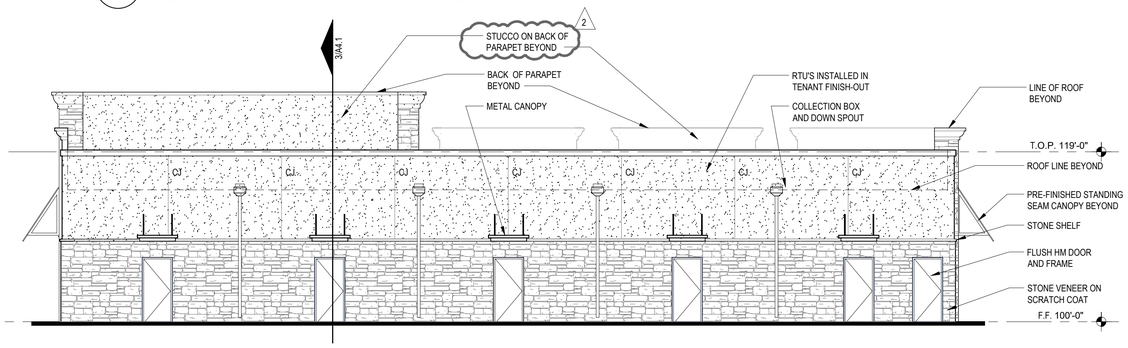


2 SOUTH ELEVATION
SCALE: 1/8= 1'-0"

FRONT ELEVATION



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



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

STREET ELEVATION

SHELL BUILDING										
BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4 %
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7 %
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4 %
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6 %
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100 %

NOTE:

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.

OMEGA DESIGN

OMEGA DESIGN LLC
4516 EMERSON AV. #B
DALLAS, TEXAS 75205
214 462 7330

Revisions:		
#	DATE	COMMENTS
1	5 - 6 - 2020	CITY COMMENTS
2	2 - 22 - 2022	CITY COMMENTS

REGISTERED ARCHITECT
Glenn Hopkins
14939
STATE OF TEXAS

SEPTEMBER 30, 2021

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PROJECT

PINNACLE MONTESSORI SHELL BUILDING

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:

AFTER SCHOOL SHELL BLDG. - EXTERIOR ELEVATIONS

SHEET NO.

A3.2

ISSUE DATE: SEPTEMBER 30, 2021

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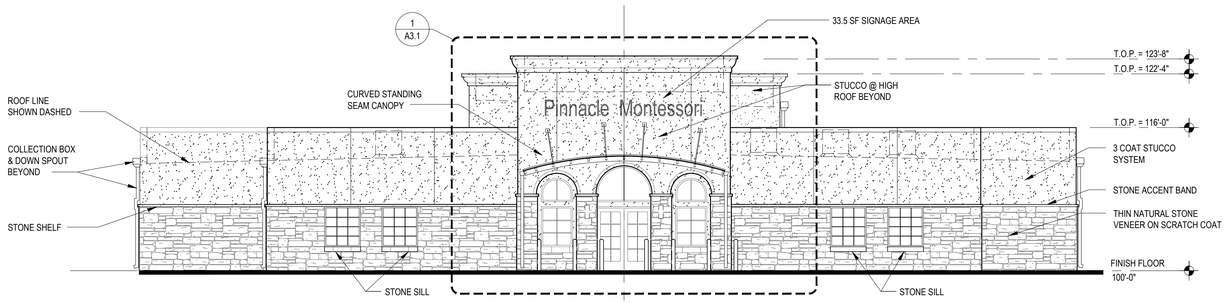
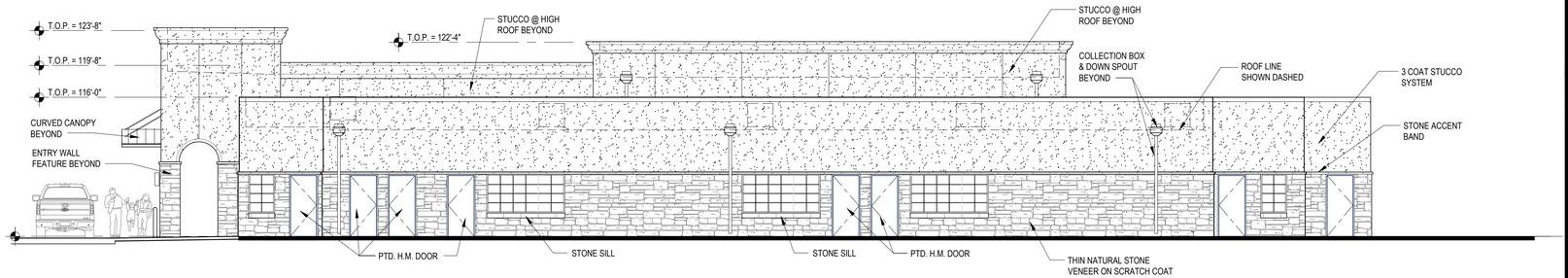
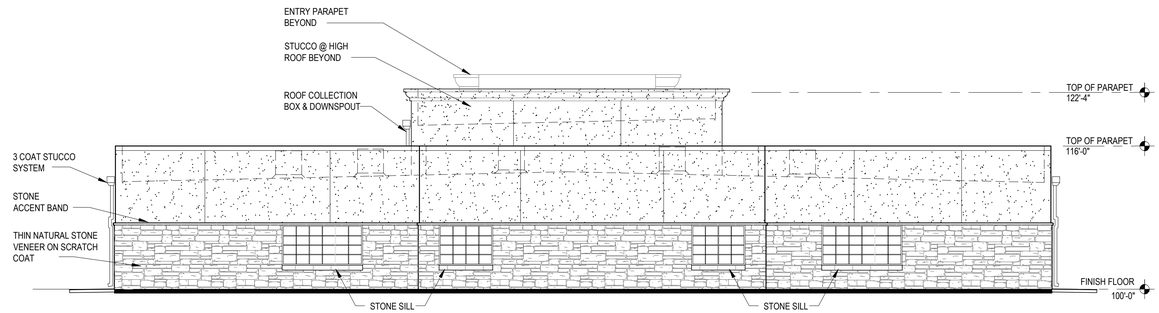


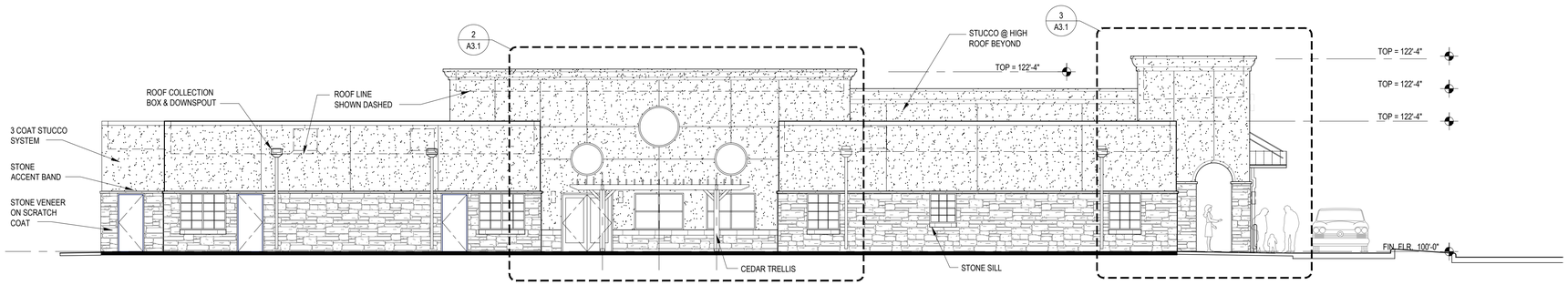
1 NORTH ELEVATION - SCHOOL
SCALE: 1/8" = 1'-0"
(FRONT ELEVATION)



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



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



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

SCHOOL BUILDING EXTERIOR FINISHES

	CORNICE STUCCO	COLOR - STO #16041
	STUCCO	COLOR - STO #16031
	STONE ACCENT BAND & STONE SILL	WHITE LIMESTONE
	WAINSCOT STONE VENEER	WHITE LIMESTONE - HARD WHITE W/ 30% NICOTINE ACCENTS
	STOREFRONT	ANODIZED ALUMINUM STORFRONT
	FIBERGLASS WINDOWS	PELLA, POWDER COAT FINISH, COLOR WHITE
	CANOPY SOFFIT	WHITE SG
	H. M. DOORS	SW 6141, SOFTER TAN

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS
3. REFER TO STRUCTURAL DRAWINGS FOR SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER WEATHER EXPOSED AREAS.
5. ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4 PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
6. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
7. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & DRAWINGS FOR FINAL GRADING.
8. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
9. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.

SYMBOL LEGEND - ELEVATIONS

- THIN STONE STONE VENEER
- STUCCO
- (111) DOOR TAG
- (A) WINDOW TAG
- XX — WALL SECTION TAG
- XX / AX.X — DETAIL SECTION TAG
- T.O.P. 100'-0" XTH FLOOR — TOP OF PLATE
- T.O.D. 100'-0" XTH FLOOR — TOP OF DECK
- T.O.S. 100'-0" XTH FLOOR — TOP OF SLAB
- F.F. 100'-0" — FINISH FLOOR

NOTE:

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.

OMEGA DESIGN

OMEGA DESIGN LLC
4516 EMERSON AV. #B -
DALLAS, TEXAS 75205
214 462 7330

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT
Glenn Hoopaugh
14939
STATE OF TEXAS

SEPTEMBER 30, 2021

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PROJECT

PINNACLE MONTESSORI OF ROCKWALL

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SCHOOL BUILDING - EXTERIOR ELEVATIONS

SHEET NO.
A3.0

ISSUE DATE: SEPTEMBER 30, 2021

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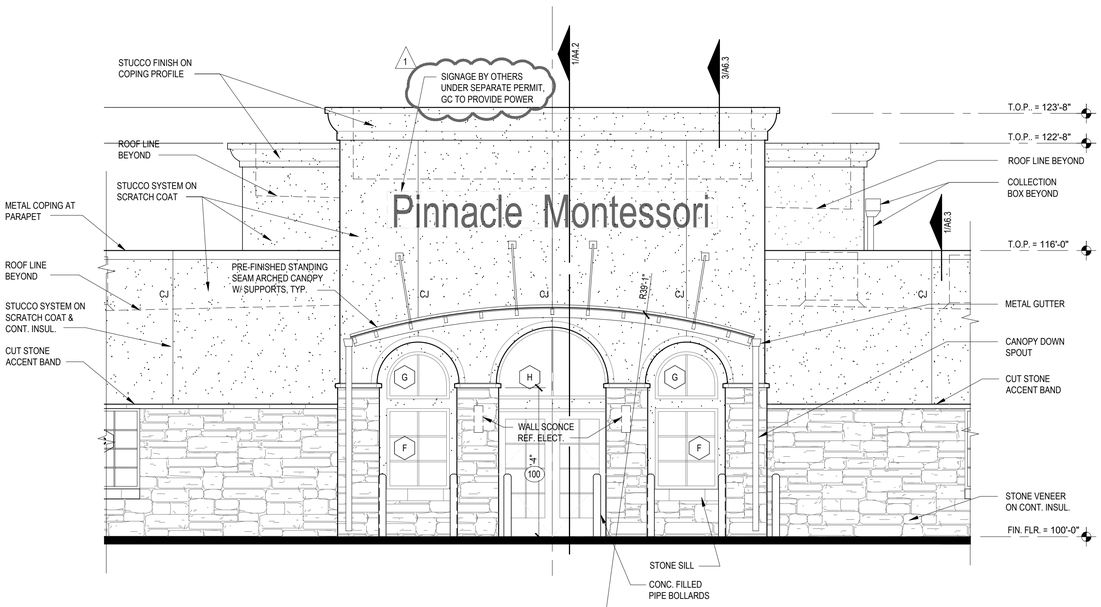
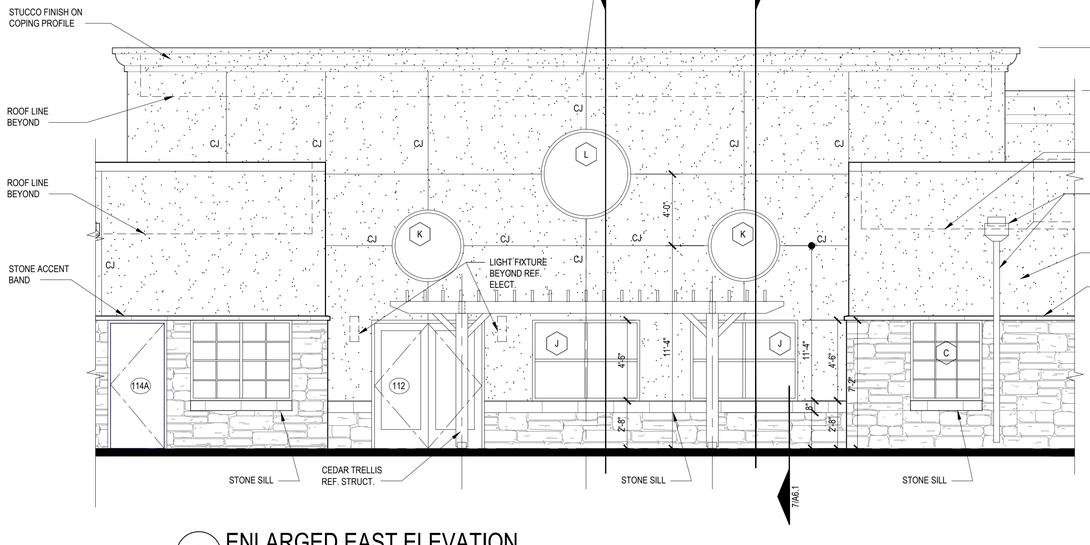
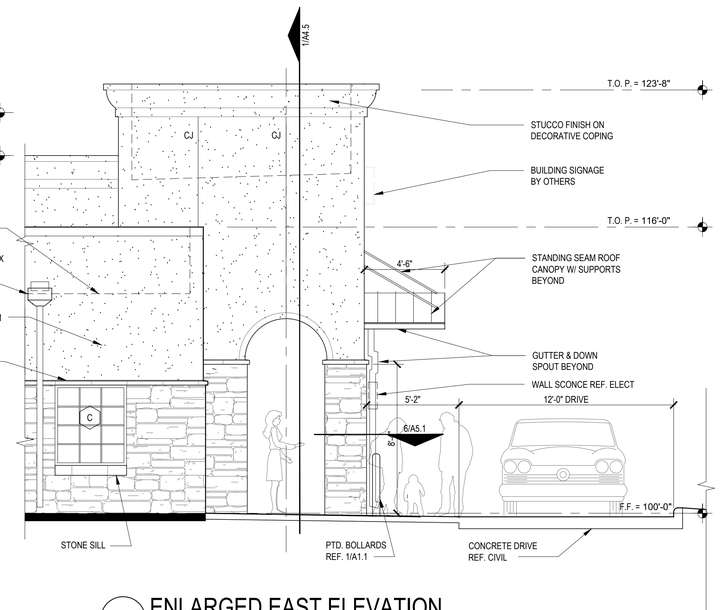


1 ENLARGED NORTH ELEVATION
SCALE: 1/4= 1'-0"



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



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

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS
3. REFER TO STRUCTURAL DRAWINGS FOR SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER WEATHER EXPOSED AREAS.
5. ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4 PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
6. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
7. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & DRAWINGS FOR FINAL GRADING.
8. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
9. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.

SYMBOL LEGEND - ELEVATIONS

- THIN BRICK VENEER
- THIN STONE STONE VENEER
- STUCCO
- T.O.P. 100'-0" XTH FLOOR — TOP OF PLATE
- T.O.D. 100'-0" XTH FLOOR — TOP OF DECK
- T.O.S. 100'-0" XTH FLOOR — TOP OF SLAB
- F.F. 100'-0" — FINISH FLOOR
- (111) DOOR TAG
- (A) WINDOW TAG
- XX — WALL SECTION TAG
- XX / AX.X — DETAIL SECTION TAG

OMEGA DESIGN

OMEGA DESIGN LLC
4516 EMERSON AV. #B
DALLAS, TEXAS 75205
214 462 7330

Revisions:		
#	DATE	COMMENTS
1	MAR 11, 2022	CITY COMMENTS

REGISTERED ARCHITECT
Glenn Hopper
14939
STATE OF TEXAS

SEPTEMBER 30, 2021

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PROJECT

PINNACLE MONTESSORI OF ROCKWALL

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:

ENLARGED SCHOOL - EXTERIOR ELEVATIONS

SHEET NO.

A3.1

ISSUE DATE: SEPTEMBER 30, 2021

Z:\Architecture\032 Rockwall\A3.1 - ENLARGED - EXTERIOR ELEVATIONS.dwg, 3/17/2022 4:31:23 PM

SHELL BUILDING

BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4 %
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7 %
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4 %
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6 %
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100 %

NOTE:

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.

WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 6'-8" A.F.F. MAXIMUM.
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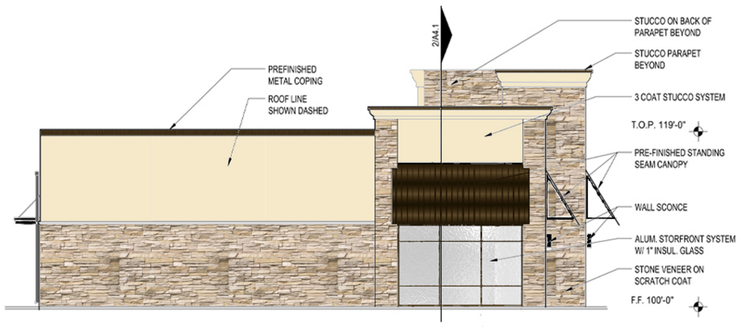
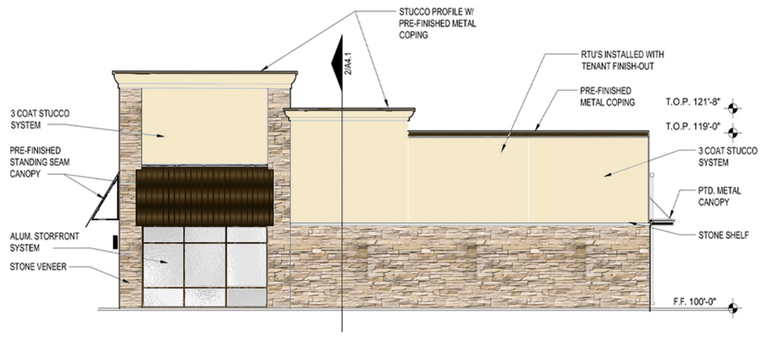
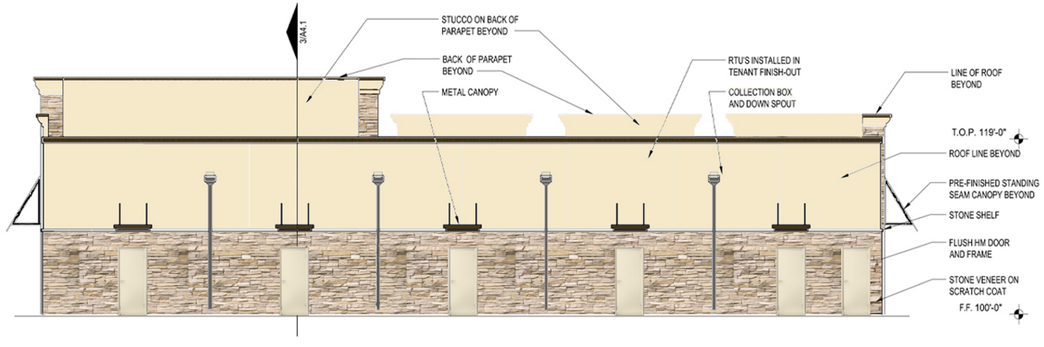


1 EAST ELEVATION
SCALE:

3 SOUTH ELEVATION
SCALE:



2 NORTH ELEVATION
SCALE:



4 WEST ELEVATION
SCALE:

OMEGA DESIGN LLC
4516 EMERSON AV. #B ·
DALLAS, TEXAS 75205
214 462 7330

Revisions:		
#	DATE	COMMENTS

REGISTERED ARCHITECT · TINA SANGHRAJKA · 29302 · STATE OF TEXAS

TINA SANGHRAJKA

REG # 29302 - 3/01/2024

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PROJECT

PINNACLE MONTESSORI SHELL BUILDING

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC

5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
MATERIAL SHEET

SHEET NO.
A01

ISSUE DATE: SEPTEMBER 30, 2021

3 SOUTH ELEVATION
SCALE:

1 4 6 7

3

LIME STONE

BRONZE METAL

2

5

STUCCO FINISH
(STO - 16031)

GLASS

SHELL BUILDING

BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
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OMEGA DESIGN LLC

4516 EMERSON AV. #B ·
DALLAS, TEXAS 75205
214 462 7330

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT
TINA SANGHRAJKA
29302
STATE OF TEXAS

TINA SANGHRAJKA

REG # 29302 - 3/01/2024

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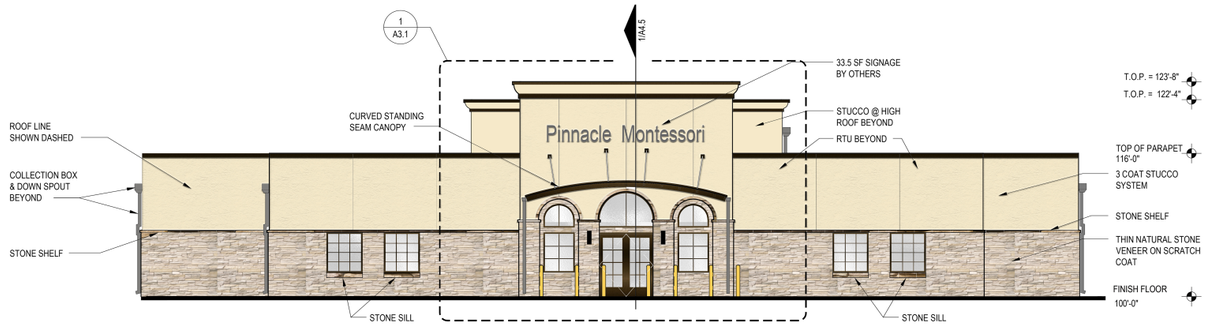
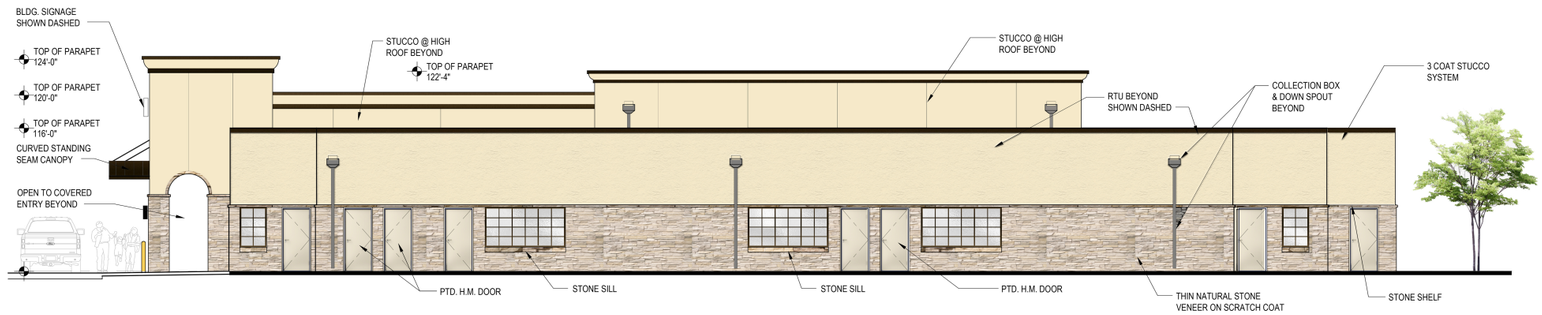


1 NORTH ELEVATION - SCHOOL

SCALE: 1/8" = 1'-0" (STREET ELEVATION)



2 WEST ELEVATION - SCHOOL

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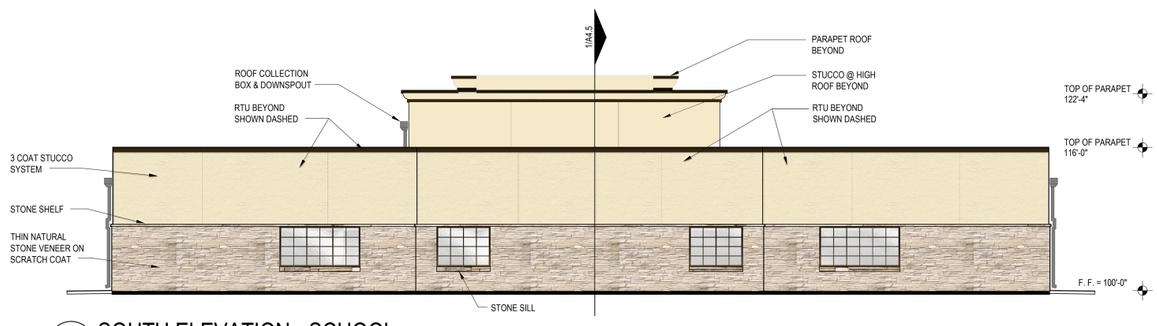
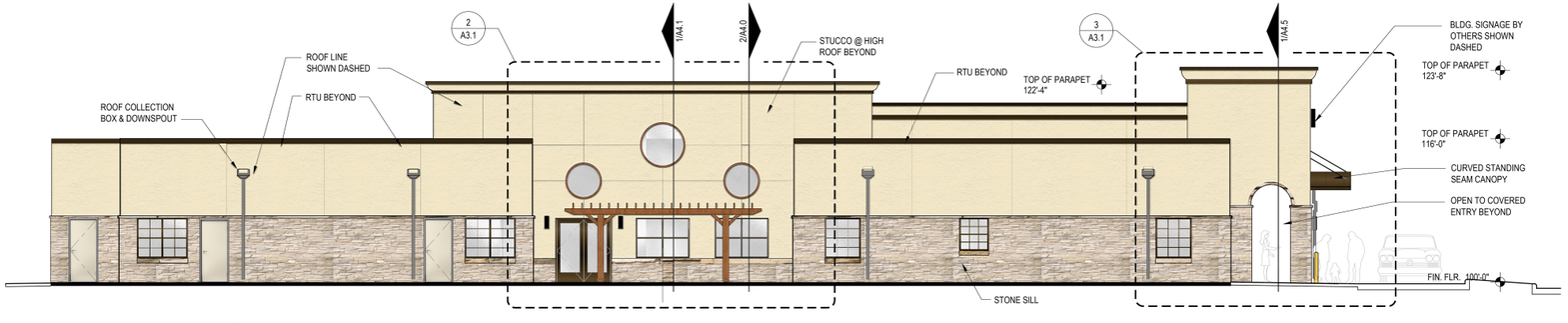


3 SOUTH ELEVATION - SCHOOL

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



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- F.F. 100'-0" — FINISH FLOOR
- 111 — DOOR TAG
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- XX — WALL SECTION TAG
- XX / AX.X — DETAIL SECTION TAG

SCHOOL BUILDING

BUILDING MATERIALS	SOUTH	NORTH	EAST	WEST	TOTALS	
	SF	SF	SF	SF	SF	%
STUCCO	1,006	972	1,480	1,529	4,987	57 %
THIN STONE VENEER	600	613	631	601	2,445	28 %
DOORS	0	42	105	168	315	4 %
WINDOWS	134	115	290	146	685	8 %
STONE WINDOW SILLS	17	9	12	18	56	1 %
STONE SHELF	27	25	34	35	121	1 %
STANDING SEAM CANOPY	0	12	9	9	30	1 %
TOTALS	1,784	1,845	2,579	2,524	8,732	100 %

NOTE:

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

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OMEGA DESIGN

OMEGA DESIGN LLC
4516 EMERSON AV. #B -
DALLAS, TEXAS 75205
214 462 7330

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT TINA SANGHRAJKA 29302 STATE OF TEXAS

TINA SANGHRAJKA

REG # 29302 - 3/01/2024

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PROJECT

PINNACLE MONTESSORI OF ROCKWALL

Site Address:
E. Ralph Hall and Plaza Drive
Rockwall, Texas 75087

PROJECT #
SRC 032

OWNER

Lakeside Kids, LLC

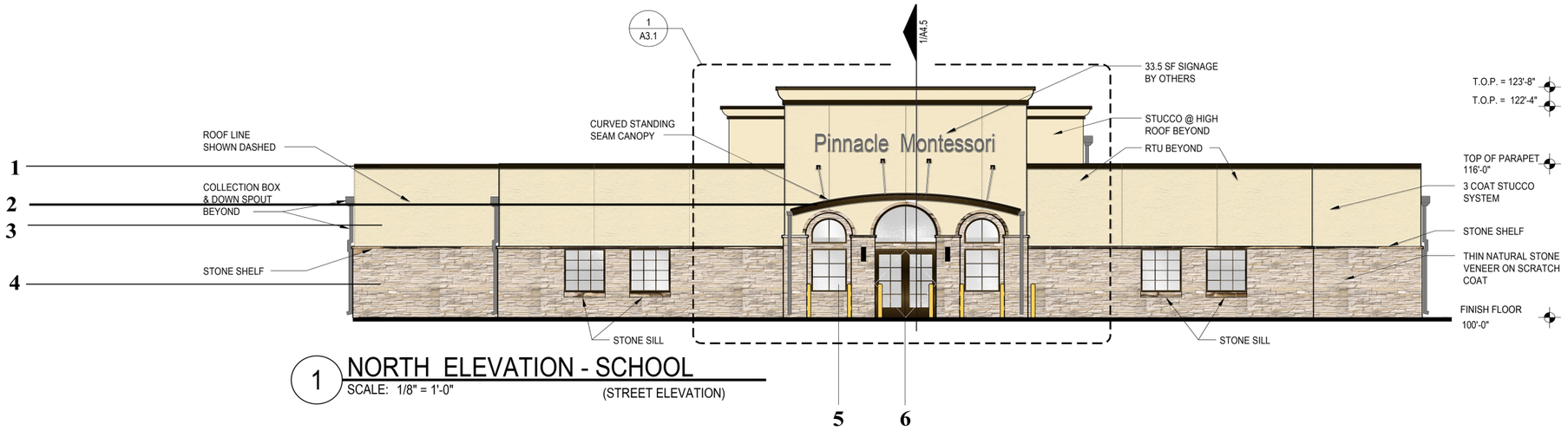
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SCHOOL BUILDING - EXTERIOR ELEVATIONS

SHEET NO.

A3.0

ISSUE DATE: SEPTEMBER 30, 2021



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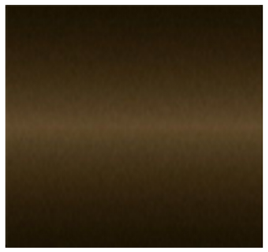
SCALE: 1/8" = 1'-0" (STREET ELEVATION)



BRONZE METAL - 1 2 6

GLASS - 5

LIMESTONE - 4

STUCCO FINISH - 3

WOOD TEXTURE AT BACK SIDE OF ELEVATION

SCHOOL BUILDING						
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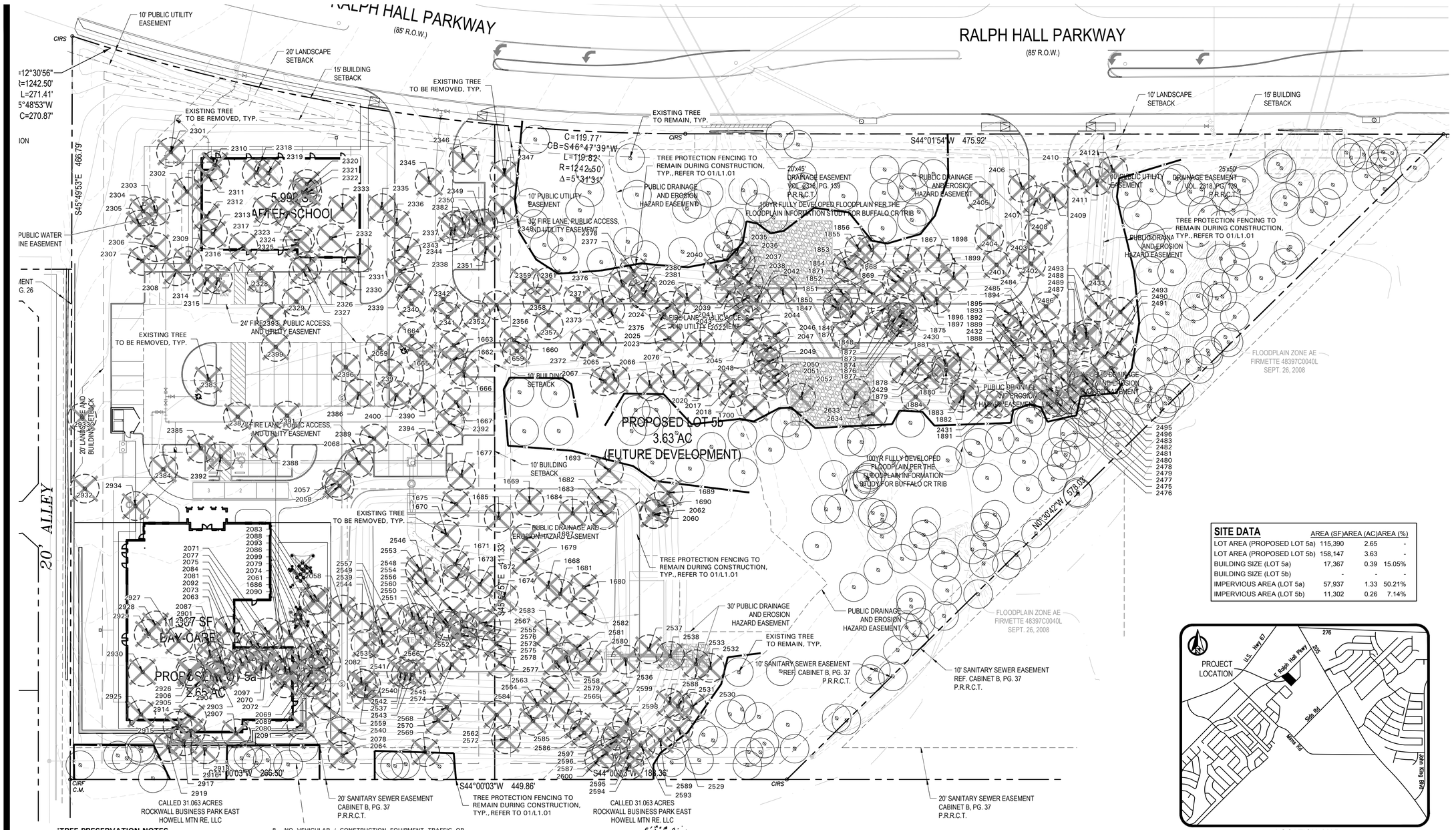
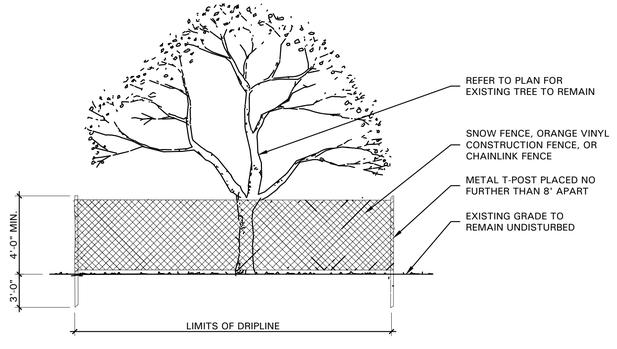


'TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



01 TREE PROTECTIVE FENCING
NOT TO SCALE

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

SITE DATA

	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%

LOCATION MAP
1" = 1000'

PROJECT NAME:	PINNACLE MONTESSORI ROCKWALL
EXISTING LEGAL DESCRIPTION:	LOT 5A, ROCKWALL BUSINESS PARK EAST
CASE NUMBER:	P2022-006
CURRENT OWNER:	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
DEVELOPER:	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080

N

SCALE: 1" = 30'-0"
0 15 30 60

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN ALLEN
2240
STATE OF TEXAS
08/05/22

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PIA0032

SHEET TITLE

TREE PRESERVATION PLAN

SHEET NUMBER

L1.01

ISSUE DATE: 03-20-2020

TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Mitigation (inches)
1659	6	Cedar	TO BE REMOVED	
1660	8	Cedar	TO BE REMOVED	
1661	18	Cedar	TO REMAIN	
1662	6	Cedar	TO BE REMOVED	
1663	6	Cedar	TO BE REMOVED	
1664	6	Cedar	TO BE REMOVED	
1665	6	Cedar	TO BE REMOVED	
1666	6	Cedar	TO BE REMOVED	
1667	6	Cedar	TO BE REMOVED	
1668	6	Cedar	TO BE REMOVED	
1669	6	Cedar	TO BE REMOVED	
1670	6	Cedar	TO BE REMOVED	
1671	8	Cedar	TO BE REMOVED	
1672	6	Cedar	TO BE REMOVED	
1673	6	Cedar	TO BE REMOVED	
1674	6	Cedar	TO BE REMOVED	
1675	12	Cedar	TO BE REMOVED	6
1676	8	Cedar	TO REMAIN	
1677	12	Cedar	TO BE REMOVED	6
1678	6	Cedar	TO REMAIN	
1679	6	Cedar	TO BE REMOVED	
1680	6	Cedar	TO BE REMOVED	
1681	6	Cedar	TO BE REMOVED	
1682	6	Cedar	TO BE REMOVED	
1683	6	Cedar	TO BE REMOVED	
1684	6	Cedar	TO BE REMOVED	
1685	12	Cedar	TO BE REMOVED	6
1686	6	Cedar	TO REMAIN	
1687	10	Cedar	TO BE REMOVED	
1688	6	Cedar	TO REMAIN	
1689	6	Cedar	TO BE REMOVED	
1690	6	Cedar	TO BE REMOVED	
1691	6	Cedar	TO REMAIN	
1692	6	Cedar	TO REMAIN	
1693	14	Cedar	TO BE REMOVED	7
1694	10	Cedar	TO REMAIN	
1695	8	Cedar	TO REMAIN	
1695	6	Cedar	TO REMAIN	
1696	6	Cedar	TO REMAIN	
1697	16	Cedar	TO REMAIN	
1698	6	Cedar	TO REMAIN	
1699	6	Cedar	TO REMAIN	
1700	18	Cedar	TO BE REMOVED	9
1838	12	Hackberry	TO REMAIN	
1839	12	Hackberry	TO REMAIN	
1840	8	Green Ash	TO REMAIN	
1841	10	Hackberry	TO REMAIN	
1842	10	Hackberry	TO REMAIN	
1843	12	Gulf Black Willow	TO REMAIN	
1844	10	Gulf Black Willow	TO REMAIN	
1845	10	Cottonwood	TO REMAIN	
1846	6	Green Ash	TO REMAIN	
1847	6	Cottonwood	TO REMAIN	
1848	6	Hackberry	TO BE REMOVED	DECLINE
1849	12	Hackberry	TO BE REMOVED	6
1850	8	Hackberry	TO BE REMOVED	DECLINE
1851	6	Green Ash	TO BE REMOVED	6
1852	6	American Elm	TO BE REMOVED	6
1853	6	Hackberry	TO BE REMOVED	
1854	12	Hackberry	TO BE REMOVED	6
1855	8	Hackberry	TO BE REMOVED	DECLINE
1856	6	Hackberry	TO BE REMOVED	DECLINE
1857	12	Hackberry	TO REMAIN	
1858	12	Cedar Elm	TO REMAIN	
1859	6	Hackberry	TO REMAIN	
1860	10	Hackberry	TO REMAIN	
1861	8	American Elm	TO REMAIN	
1862	8	Cedar Elm	TO REMAIN	
1863	8	Cedar	TO REMAIN	
1864	10	American Elm	TO REMAIN	
1865	6	Hackberry	TO REMAIN	
1866	6	Hackberry	TO REMAIN	
1867	10	Cottonwood	TO BE REMOVED	
1868	8	Hackberry	TO BE REMOVED	DECLINE
1869	6	Hackberry	TO BE REMOVED	DECLINE
1870	6	Hackberry	TO BE REMOVED	
1871	10	Hackberry	TO BE REMOVED	
1872	6	Hackberry	TO BE REMOVED	
1873	10	American Elm	TO BE REMOVED	10
1874	8	Hackberry	TO BE REMOVED	
1875	6	Hackberry	TO BE REMOVED	
1876	8	Cedar	TO BE REMOVED	
1877	6	Hackberry	TO BE REMOVED	
1878	6	Cedar	TO BE REMOVED	
1879	8	Hackberry	TO BE REMOVED	
1880	10	Hackberry	TO BE REMOVED	
1881	8	Hackberry	TO BE REMOVED	
1882	6	Hackberry	TO BE REMOVED	
1883	6	Hackberry	TO BE REMOVED	
1884	6	Hackberry	TO BE REMOVED	
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1886	10	Cedar	TO REMAIN	
1887	12	Cedar	TO REMAIN	
1888	8	American Elm	TO BE REMOVED	8
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1895	6	Cedar	TO BE REMOVED	
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1897	8	Hackberry	TO BE REMOVED	
1898	12	Cedar	TO BE REMOVED	6
1899	10	Cedar	TO BE REMOVED	
2017	6	Cedar	TO BE REMOVED	
2018	6	Cedar	TO BE REMOVED	
2020	6	Cedar	TO BE REMOVED	
2022	14	Cedar	TO BE REMOVED	7
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2024	6	Cedar	TO BE REMOVED	
2025	6	Cedar	TO BE REMOVED	
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2046	10	American Elm	TO BE REMOVED	10
2047	6	Cedar	TO BE REMOVED	
2048	12	Green Ash	TO BE REMOVED	12
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2050	10	Green Ash	TO BE REMOVED	10
2051	10	Pecan	TO BE REMOVED	
2052	6	Cedar	TO BE REMOVED	
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2354	12	Cedar	TO BE REMOVED	6
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2430	8	Hackberry	TO REMAIN	
2431	10	Hackberry	TO BE REMOVED	
2432	14	American Elm	TO REMAIN	
2433	6	Cedar	TO BE REMOVED	DECLINE
2434	6	Cedar	TO REMAIN	
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2617	8	Cedar	TO REMAIN	
2618	8	Cedar	TO REMAIN	
2619	6	Cedar	TO REMAIN	
2620	6	Cedar	TO REMAIN	
2621	6	Cedar	TO REMAIN	
2622	8	Cedar	TO REMAIN	
2623	10	Cedar	TO REMAIN	
2624	10	Cedar	TO REMAIN	
2625	6	Cedar	TO REMAIN	
2626	8	Cedar	TO REMAIN	
2627	8	Cedar	TO REMAIN	
2628	12	Cedar	TO REMAIN	
2629	10	Cedar	TO REMAIN	
2630	6	Cedar	TO REMAIN	
2631	10	Cedar	TO REMAIN	
2632	10	Cedar	TO REMAIN	
2633	6	Gulf Black Willow	TO BE REMOVED	
2634	6	Cedar	TO BE REMOVED	
2635	8	Cedar	TO REMAIN	
2636	6	Cedar	TO REMAIN	
2637	6	Cedar	TO REMAIN	
2638	6	Cedar	TO REMAIN	
2639	8	Cedar	TO REMAIN	
2640	16	Cedar	TO REMAIN	
2641	6	Cedar	TO REMAIN	
2642	6	Cedar	TO REMAIN	
2643	10	Cedar	TO REMAIN	
2644	10	Cedar	TO REMAIN	
2645	12	Cedar	TO REMAIN	
2646	12	Cedar	TO REMAIN	
2647	6	Cedar	TO REMAIN	
2648	6	Cedar	TO REMAIN	
2649	18	Cedar	TO REMAIN	
2650	6	Cedar	TO REMAIN	
2651	14	Cedar	TO REMAIN	
2652	6	Cedar	TO REMAIN	
2653	6	Cedar	TO REMAIN	
2654	6	Cedar	TO REMAIN	
2655	5	Cedar	TO REMAIN	
2656	10	Cedar	TO REMAIN	
2657	16	Cedar	TO REMAIN	
2658	6	Cedar	TO REMAIN	
2659	14	Cedar	TO REMAIN	
2660	6	Cedar	TO REMAIN	
2661	10	Cedar	TO REMAIN	
2662	16	Cedar	TO REMAIN	
2663	14	Cedar	TO REMAIN	
2664	12	Cedar	TO REMAIN	
2665	10	Cedar	TO REMAIN	
2666	8	Cedar	TO REMAIN	
2667	8	Cedar	TO REMAIN	
2668	12	Cedar	TO REMAIN	
2669	8	Cedar	TO REMAIN	
2670	8	Cedar	TO REMAIN	
2671	8	Cedar	TO REMAIN	
2672	12	Cedar	TO REMAIN	
2673	6	Cedar	TO REMAIN	
2674	6	Cedar	TO REMAIN	
2675	6	Cedar	TO REMAIN	
2676	6	Cedar	TO REMAIN	
2677	6	Cedar	TO REMAIN	
2678	6	Cedar	TO REMAIN	
2679	6	Cedar	TO REMAIN	
2680	12	Cedar	TO REMAIN	
2681	10	Cedar	TO REMAIN	
2682	6	Cedar	TO REMAIN	
2683	8	Cedar	TO REMAIN	
2684	8	Cedar	TO REMAIN	
2685	8	Cedar	TO REMAIN	
2686	6	Cedar	TO REMAIN	
2687	8	Cedar	TO REMAIN	
2688	8	Cedar	TO REMAIN	
2689	8	Cedar	TO REMAIN	
2690	8	Cedar	TO REMAIN	
2691	8	Cedar	TO REMAIN	
2692	8	Cedar	TO REMAIN	
2693	10	Cedar	TO REMAIN	
2694	6	Cedar	TO REMAIN	
2695	8	Cedar	TO REMAIN	
2696	6	Cedar	TO REMAIN	
2697	6	Cedar	TO REMAIN	
2698	6	Cedar	TO REMAIN	
2699	6	Cedar	TO REMAIN	
2700	8	Cedar	TO REMAIN	
2901	6	Cedar	TO BE REMOVED	
2902	12	Cedar	TO BE REMOVED	6
2903	6	Cedar	TO BE REMOVED	
2904	6	Cedar	TO BE REMOVED	
2905	8	Cedar	TO BE REMOVED	
2906	6	Cedar	TO BE REMOVED	
2907	8	Cedar	TO BE REMOVED	
2908	10	Cedar	TO REMAIN	
2909	10	Cottonwood	TO REMAIN	
2910	8	Cedar	TO REMAIN	
2911	6	Cedar	TO REMAIN	
2913	6	Cedar	TO REMAIN	
2914	8	Cedar	TO BE REMOVED	
2915	6	Cedar	TO BE REMOVED	
2916	6	Cedar	TO BE REMOVED	
2917	6	Cedar	TO BE REMOVED	
2918	6	Cedar	TO BE REMOVED	
2919	8	Cedar	TO BE REMOVED	
2920	8	Cedar	TO REMAIN	
2921	6	Cedar	TO REMAIN	
2922	8	Cedar	TO REMAIN	
2923	8	Cedar	TO REMAIN	
2924	6	Cottonwood	TO REMAIN	
2925	6	Cedar	TO BE REMOVED	
2926	6	Cedar	TO BE REMOVED

RALPH HALL PARKWAY
(85' R.O.W.)

RALPH HALL PARKWAY
(85' R.O.W.)

20' ALLEY

5,998 SF
AFTER SCHOOL

11,367 SF
DAY-CARE

PROPOSED LOT 5a
2.65 AC

PROPOSED LOT 5b
3.63 AC
(FUTURE DEVELOPMENT)

LAWN SOLID SOD BERMUDAGRASS, TYP.

EXISTING TREE TO REMAIN, TYP.

LIMIT OF HYDROMULCH

LAWN HYDROMULCH BERMUDAGRASS WITH TEMPORARY IRRIGATION UNTIL 100% ESTABLISHMENT TYP. IN DISTURBED AREAS

24' FIRE LANE, PUBLIC ACCESS, AND UTILITY EASEMENT

18" MULCH STEP OUT TYP.

10' BUILDING SETBACK

20' LANDSCAPE SETBACK

15' BUILDING SETBACK

10' PUBLIC UTILITY EASEMENT

PUBLIC DRAINAGE AND EROSION HAZARD EASEMENT

30' FIRE LANE, PUBLIC ACCESS, AND UTILITY EASEMENT

100YR FULLY DEVELOPED FLOODPLAIN PER THE FLOODPLAIN INFORMATION STUDY FOR BUFFALO CR TRIB

20'x45' DRAINAGE EASEMENT VOL. 2316, PG. 139 P.R.R.C.T.

25'x50' DRAINAGE EASEMENT VOL. 2316, PG. 139 P.R.R.C.T.

31' PUBLIC DRAINAGE AND EROSION HAZARD EASEMENT

30' PUBLIC DRAINAGE AND EROSION HAZARD EASEMENT

LIMIT OF SOLID SOD

LAWN SOLID SOD BERMUDAGRASS, TYP.

LIMITS OF DETENTION POND

PLAYGROUND BY OTHERS

24" MULCH BED, TYP. BTWN. BUILDING AND SHRUBS

ARTIFICIAL TURF REFER TO CIVIL PLANS, TYP.

10' SANITARY SEWER EASEMENT REF. CABINET B, PG. 37 P.R.R.C.T.

20' SANITARY SEWER EASEMENT CABINET B, PG. 37 P.R.R.C.T.

PUBLIC WATER LINE EASEMENT

FLOODPLAIN ZONE AE
FIRMETTE 48397C0040L
SEPT. 26, 2008

CALLED 31.063 ACRES
ROCKWALL BUSINESS PARK EAST
HOWELL MTN RE, LLC

S44°00'03"W 266.50'
S44°00'03"W 449.86'
S44°00'03"W 183.36'
S45°59'57"E 411.33'
S45°49'52"E 466.79'
S44°01'54"W 475.92'
N00°30'42"W 578.03'

C=419.27'
CB=S46°47'39"W
L=419.82'
R=1242.50'
Δ=5°31'31"

=12°30'56"
=1242.50'
L=271.41'
5°48'53"W
C=270.87'

CIRS
CIRF
C.M.
PC

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY.	SIZE	REMARKS
	TREES					
BC	*Taxodium distichum*	Bald Cypress	Canopy	25	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	Canopy	6	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LO	*Quercus virginiana*	Live Oak	Canopy	30	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
RB	*Cercis canadensis 'Oklahoma'*	Oklahoma Redbud	Accent	17	30 gal.	container grown, 8' ht., 4' spread min.
SO	*Quercus shumardii*	Shumard Red Oak	Canopy	11	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
VT	*Vitex agnus-castus*	Vitex	Accent	10	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
		Total Canopy Trees:		72		
		Total Accent Trees:		27		
	SHRUBS/GROUNDCOVER					
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper		24	5 gal.	container full, 20" spread, 24" o.c.
IH	*Raphiolepsis indica 'Clara'*	Indian Hawthorne 'Clara'		71	5 gal.	container full, 24" spread, 36" o.c.
LOR	*Loropetalum chinensis 'Plum Delight'*	Loropetalum 'Plum Delight'		49	3 gal.	container full, 18" spread, 24" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass		765	1 gal.	container full, 24" o.c.
SG	*Salvia greggii 'Red'*	Salvia Greggii 'Red'		47	5 gal.	container full, 20" spread 24" o.c.
	Cynodon dactylon	Common Bermudagrass				solid sod, refer to Solid Sod Notes

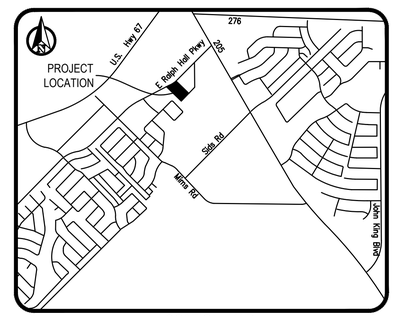
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER**
2. **NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER**
3. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

SITE DATA

	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%



LOCATION MAP
1" = 1000'

PROJECT NAME:	PINNACLE MONTESSORI ROCKWALL
EXISTING LEGAL DESCRIPTION:	LOT 5A, ROCKWALL BUSINESS PARK EAST
CASE NUMBER:	P2022-006
CURRENT OWNER:	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
DEVELOPER:	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080

SCALE: 1" = 30'-0"
0 15 30 60

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN ANN JAMES
2248
STATE OF TEXAS
08/05/22

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PIMA032

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L2.01

ISSUE DATE: 03-20-2020

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. CONTRACTOR SHALL CROWN ALL LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
6. CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF FINE GRADING, CROWNS, AND BERMS PRIOR TO INSTALLING LANDSCAPE. NOTIFY LANDSCAPE ARCHITECT 72 HOURS IN ADVANCE TO SCHEDULE A SITE VISIT.
7. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
9. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
10. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
11. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE PRICE TO INSTALL (2") TWO INCHES OF IMPORTED TOPSOIL ON ALL LAWN AREAS IN LIEU OF USING EXISTING TOPSOIL ON-SITE. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
7. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
8. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS - Lot 5a

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f., to include groundcover, berm, and shrubbery

RALPH HALL PARKWAY: 272 l.f.

Required	Provided
10' wide buffer	20' wide buffer
(5) trees, 4" cal.	(5) trees, 4" cal.
(5) accent trees	(5) accent trees

RESIDENTIAL BUFFER

1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) l.f.

Residential Adjacency: 320 l.f.

Required	Provided
20' wide buffer	20' wide buffer
(16) trees, 4" cal.	(16) trees, 4" cal.

PARKING LOT LANDSCAPING

1. Five (5%) percent of the interior parking lot shall be landscape.
2. One tree per ten (10) spaces for lots over 20,000 s.f.

Total interior parking lot area: 23,980 s.f.
Total parking spaces: 64 spaces

Required	Provided
1,199 s.f. (5%)	4,288 s.f.
(7) trees, 4" cal.	(12) trees, 4" cal.

SITE LANDSCAPING

1. Fifteen (15%) percent of the total site shall be landscaped for COMMERCIAL.
2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 273,538 s.f.

Required	Provided
41,031 s.f. (15%)	56,373 s.f. (21%)
20,516 s.f. (50%)	24,603 s.f. (60%)

DETENTION BASIN LANDSCAPING

1. One (1) canopy tree and (1) accent tree per 750 s.f. of dry area.

Detention Basin Area: 8,051 s.f.

Required	Provided
(10) trees, 4" cal.	(10) trees, 4" cal.
(10) accent trees	(10) accent trees

LANDSCAPE TABULATIONS - Lot 5b

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f.

RALPH HALL PARKWAY: 596 l.f.

Required	Provided
10' wide buffer	10' wide buffer
(12) trees, 4" cal.	(9) trees, 4" cal.
(12) accent trees	(12) accent trees
	(3) existing trees

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER**
2. **NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER**
3. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

N

SCALE: 1" = 30'-0"

0 15 30 60

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
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6	08.05.22	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
MARIANN MARTIN
2240
STATE OF TEXAS
08/05/22

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

L2.02

ISSUE DATE: 03-20-2020

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

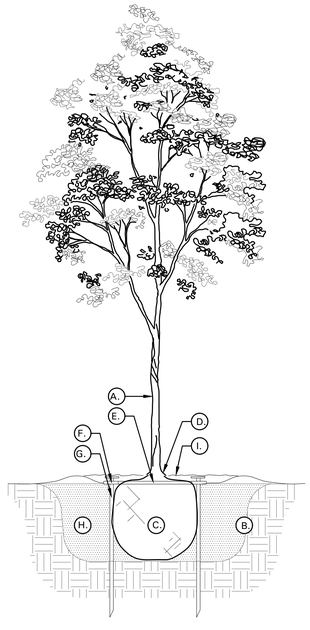
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

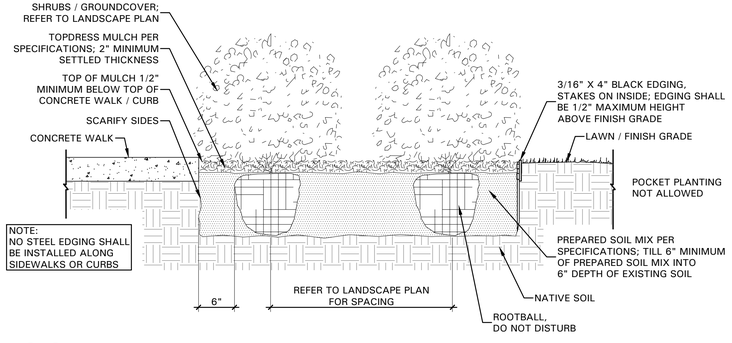
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 678-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN HAMMONS
2240
STATE OF TEXAS
08/05/22

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

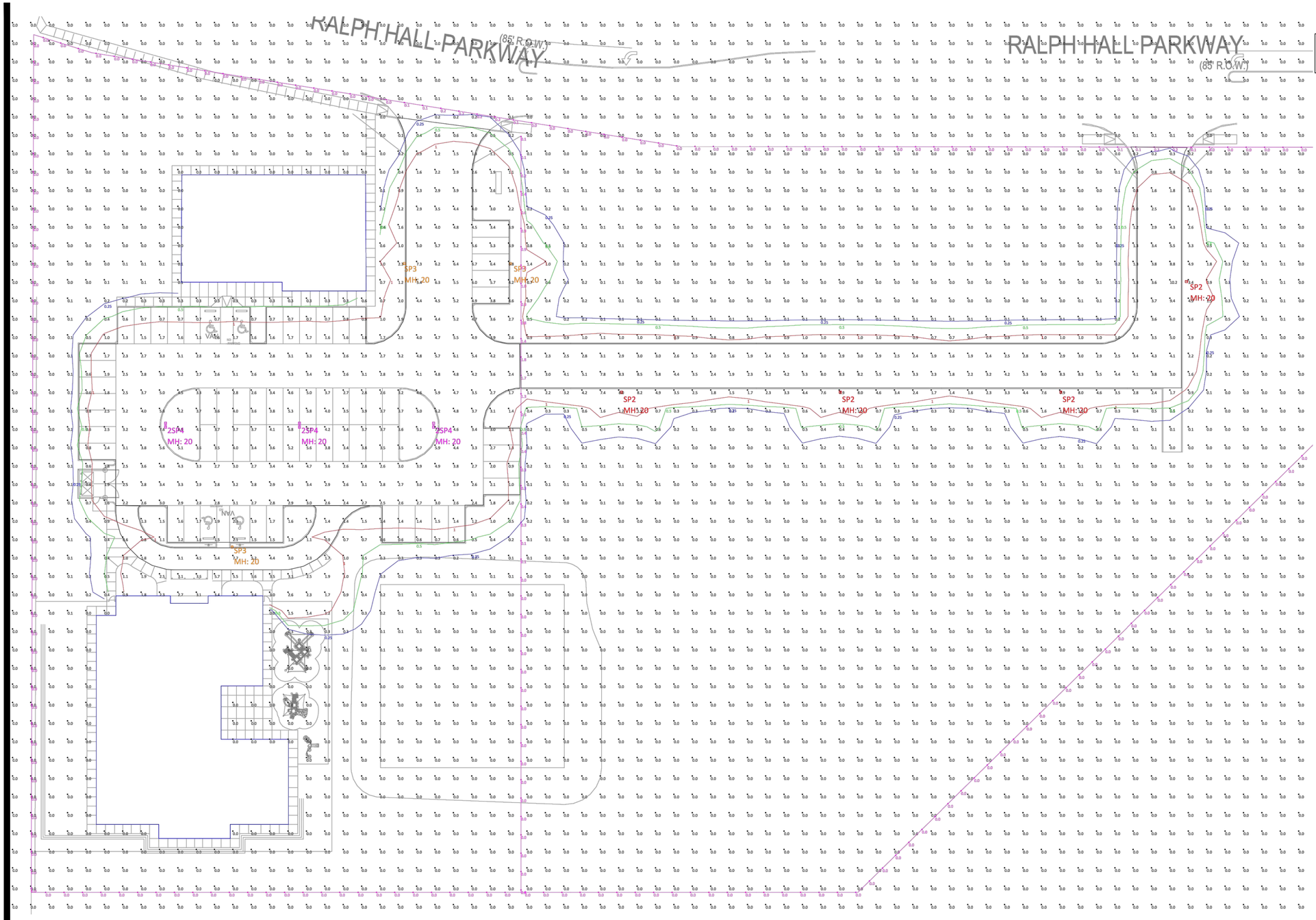
SHEET TITLE

LANDSCAPE SPECIFICATIONS AND DETAILS

SHEET NUMBER

L2.03

ISSUE DATE: 03-20-2020



1 SITE PLAN PHOTOMETRIC
Scale: NOT TO SCALE

Luminaire Schedule						
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens
	2SP4	3	BACK-BACK	BEACON VP-L-64L-135-4K7-4 | 2@180DEGREES	0.900	14935
	SP2	4	SINGLE	BEACON VP-L-64L-135-4K7-2	0.900	17761
	SP3	3	SINGLE	BEACON VP-L-64L-135-4K7-3	0.900	17791

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
Grade	Illuminance	Fc	10	10	0.22	10.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line	Illuminance	Fc	10	N.A.	0.07	1.8	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Drop Off	Illuminance	Fc			2.77	7.7	0.6	4.62	12.83	Readings taken at 0'-0" AFG
East Drive	Illuminance	Fc			3.67	10.2	0.1	36.70	102.00	Readings taken at 0'-0" AFG
Parking Lot & Drives	Illuminance	Fc			3.22	7.7	0.4	8.05	19.25	Readings taken at 0'-0" AFG

NOTES:
1) Fixture Mounting Heights (MH) are indicated next to each fixture.
2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
3) All fixtures labeled with "_ph" indicates that another fixture's IES file was used as a placeholder due to unavailable IES files from the specified Manufacturer.
4) Interior reflectances 80/50/20; exterior reflectances 20% UON.
5) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
6) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

ARJO ENGINEERS, INC.
Consulting Engineers
5501 LBJ FREEWAY, SUITE 435
DALLAS, TEXAS 75240
PH. (214) 520-7799 FAX (214) 520-7897
TEXAS REGISTERED ENGINEERING FIRM F-33

OMEGA DESIGN LLC
4516 EMERSON AV. #B
DALLAS, TEXAS 75205
214 462 7330

Revisions:

#	DATE	COMMENTS

STATE OF TEXAS
JAMES H. BAILEY, JR.
62360
LICENSED PROFESSIONAL ENGINEER
10-06-2021

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PROJECT

PINNACLE MONTESSORI OF ROCKWALL

Site Address:
E. Ralph Hall and Plaza Drive,
Rockwall, Texas

PROJECT
SRC 032
(5916.08)

OWNER

Lakeside Kids, LLC
5909 Beth Drive
Plano, Texas 75093

SHEET TITLE:
SITE PLAN - PHOTOMETRIC

SHEET NO.
E1.01

ISSUE DATE: MARCH 20, 2021

PROJECT COMMENTS

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

DATE: 3/22/2024

PROJECT NUMBER: SP2024-015
PROJECT NAME: Site Plan for 7- Eleven
SITE ADDRESS/LOCATIONS: 1200 CORPORATE CROSSING

CASE CAPTION: Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Conor Keilty of Structured REA-Rockwall Land LLC for the approval of a Site Plan for a Retail Store with Gasoline Sales (i.e. 7/11) on a 1.95-acre portion of a larger 12.868-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of Corporate Crossing and Fit Sport Life Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/22/2024	Needs Review

03/22/2024: SP2024-015; Site Plan for Retail store with Gasoline Sales
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Kevin Patel of Triangle Engineering on behalf of Conor Keilty of Structured REA-Rockwall Land LLC for the approval of a Site Plan for a Retail Store with Gasoline Sales (i.e. 7/11) on a 1.95-acre portion of a larger 12.868-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of Corporate Crossing and Fit Sport Life Boulevard.

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

M.3 For reference, include the case number (SP2024-015) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Site Plan
1) Provide screening shrubs adjacent to the parking spaces that will face adjacent properties or Ralph Hall Parkway. (Subsection 05.02.C, Article 08, UDC)
2) Indicate the type and depth of paving material and provide a detail. (Subsection 03.02, of Article 06, UDC)
3) All overhead utilities shall be placed underground. (Subsection 06.02.H, Article 05, UDC)
4) A five (5)-foot sidewalk will be required along Fit Sport Life Blvd and Corporate Crossing. (Subsection 03.04.B, of Article 11, UDC)
5) Indicate all building setbacks. (Subsection 03.04.B, of Article 11, UDC)
6) Indicate perimeter dimensions of the building (Subsection 03.04.B, of Article 11, UDC)
7) Indicate all perimeter dimensions of the site. (Subsection 03.04.B, of Article 11, UDC)
8) Incorporate gas vent into the canopy or behind building.
9) All outside enclosures shall be covered.

M.6 Landscape Plan

1) The Landscape buffer required along Corporate Crossing is 15-feet not 20-feet. Staff suggests providing the 20-foot buffer and using that as a compensatory measure for variances requested. (Subsection 06.02.E, Article 05, UDC)
2) Provide impervious area vs. landscape area (Subsection 01.01.B, of Article 05, UDC)
3) Remove Crepe myrtles from landscape plan. They are prohibited trees. (Section 03, Appendix 3, UDC)
4) Provide a note indicating that irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)

M.7 Building Elevations

1) Building does not meet four (4)-sided architecture requirements. Specifically the wall length for the east elevation and the 6.5 inch wall projections. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
2) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
3) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
4) The use of manufactured stone is a variance to the overlay district standards. (Subsection 06.02.C.a.1, of Article 05, UDC)
5) EFIS is a prohibited material. Use 3-part stucco instead. (Subsection 06.02.C, of Article 05, UDC)
6) Building materials do not meet the 90% masonry requirement. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C, of Article 05, UDC)
7) Building materials do not meet the 20% stone requirement. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C, of Article 05, UDC)
8) The building elevations do not appear to provide enough architectural elements. Currently, staff only identifies one (1) element. Please note the General Overlay District Standards require four (4) architectural elements.

M.8 Photometric Plan

1) The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle. (Subsection 03.03.C, of Article 07, UDC)
2) Under canopy lighting shall not exceed 35 FC. (Subsection 03.03.E.1, of Article 07, UDC)
3) The maximum outdoor maintained computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site with the exception of the under canopy lighting as mentioned earlier. (Subsection 03.03.G, Article 07, UDC)
4) The maximum mounting height for lighting shall be 20 feet in the FM-549 Overlay District (Subsection 06.02.G, Article 05, UDC)
5) Any unshielded light sources shall have a maximum wattage of 15 W. (Subsection 03.03.A, of Article 07, UDC)

M.9 Staff has identified the following variance(s) associated with the proposed request: [1] Four (4)-sided Architecture, [2] Primary Articulation, [3] 20% stone, [4] 90% masonry, [5] excess of 10% secondary materials, [6] natural stone, and [7] not enough architectural elements. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.10 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

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

(1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
(2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present

their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. You will need to continue this sidewalk along Corporate Crossing and Fit Sports Life Blvd.
2. Remove signage from site plan. Permitted separately through Bldg. Dept.
3. Flood study must be followed.
4. Must plat this lot to dedicate fire lane and access easement
5. You will need to provide a proposed culvert underneath of this driveway to pass the drainage through this drainage channel. It will need to be sized to pass the 100yr storm, the size will be similar to the fit sport life blvd. culvert (One 6'x2' box culvert and one 5'x2' box culvert).
6. You cannot encroach into the existing 90' drainage easement without revising channel. You can only cross the channel/easement with a driveway at a 90 degree angle. Please revise the site plan to avoid this.
7. No grading or landscape berms can be located within NTMWD easements. No grading or landscape berms can be located within City easements or ROW.
8. Landscape plan is subject to change with engineering plan review. No trees within 10' of utilities.

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- Detention will need to be provided per the drainage study.
- Existing flow patterns must be maintained. The site must drain to the existing headwall at Corporate Crossing.
- No vertical walls allowed in existing drainage easements.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for the existing detention ponds and existing drainage swale.
- FFE for all buildings must be called out when adjacent to a detention pond or drainage swale. Minimum 2' above 100-year WSEL.
- Dumpster areas and area under gas canopy is required to drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 8" sewer main on the other side of Fit Sport Life Blvd available for use.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed unless public utility is under paving.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- There is an existing 12" water main along Fit Sport Life Blvd available for use.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved w/ Comments

03/21/2024: DUMPSTER ENCLOSURE DOESN'T MEET THE MINIMUM DESIGN/SIZE REQUIREMENTENTS OF THE UDC. DUMPSTER ENCLOSURE IS REQUIRED TO HAVE A DRAIN THAT SHALL FLOW THROUGH AN OIL/WATER SEPARATOR (THAT IS SIZED BY AN ENGINEER) AND MUST DISCHARGE TO THE STORM WATER LINE AND NOT TO THE SANITARY SEWER

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved w/ Comments

03/18/2024: Assigned Address will be 1200 CORPORATE CROSSING,ROCKWALL,TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

03/18/2024: 1. Eastern Red Cedar's are protected by being 8' or taller not by caliper inch.
2. Recommend Tif Tuf or Tahoma 31 over Tifway 419 due to drought, wear and cold tolerance.

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

Five (5) foot Sidewalk required along Fit Sport Life Boulevard.

Incorporate gas vent into the canopy or behind building.

Indicate type and depth of all paving materials and provide a detail.

Overhead Utilities must be placed underground

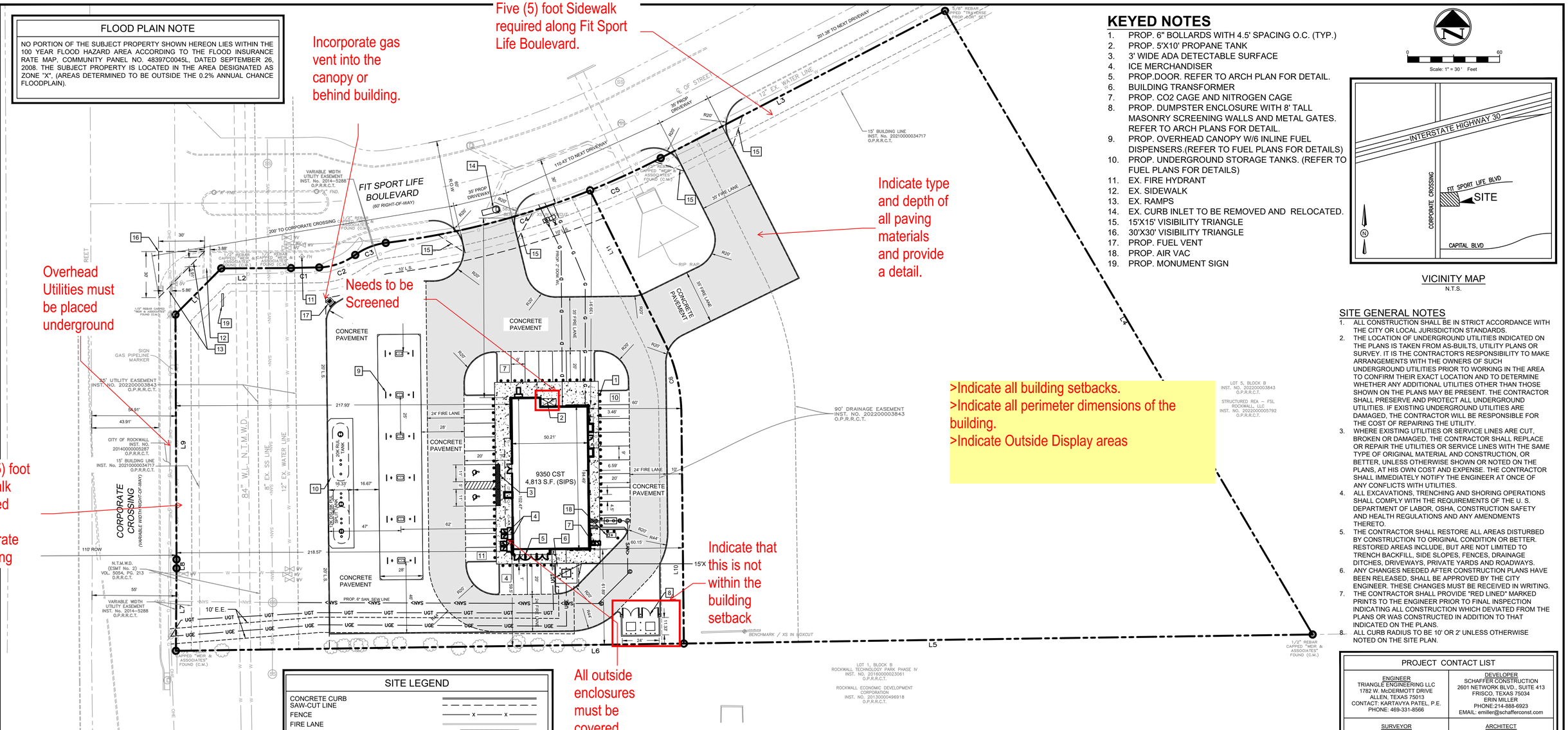
Needs to be Screened

Five (5) foot sidewalk required along Corporate Crossing

Indicate that this is not within the building setback

All outside enclosures must be covered.

>Indicate all building setbacks.
>Indicate all perimeter dimensions of the building.
>Indicate Outside Display areas



KEYED NOTES

1. PROP. 6" BOLLARDS WITH 4.5' SPACING O.C. (TYP.)
2. PROP. 5'X10' PROPANE TANK
3. 3' WIDE ADA DETECTABLE SURFACE
4. ICE MERCHANDISER
5. PROP.DOOR. REFER TO ARCH PLAN FOR DETAIL.
6. BUILDING TRANSFORMER
7. PROP. CO2 CAGE AND NITROGEN CAGE
8. PROP. DUMPSTER ENCLOSURE WITH 8' TALL MASONRY SCREENING WALLS AND METAL GATES. REFER TO ARCH PLANS FOR DETAIL.
9. PROP. OVERHEAD CANOPY W/6 INLINE FUEL DISPENSERS.(REFER TO FUEL PLANS FOR DETAILS)
10. PROP. UNDERGROUND STORAGE TANKS. (REFER TO FUEL PLANS FOR DETAILS)
11. EX. FIRE HYDRANT
12. EX. SIDEWALK
13. EX. RAMPS
14. EX. CURB INLET TO BE REMOVED AND RELOCATED.
15. 15'X15' VISIBILITY TRIANGLE
16. 30'X30' VISIBILITY TRIANGLE
17. PROP. FUEL VENT
18. PROP. AIR VAC
19. PROP. MONUMENT SIGN

VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	x x
FIRE LANE	
STRIPING	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	T
LIGHT POLE	
POWER POLE	
UNDERGROUND TELEPHONE LINE	UGT UGT
UNDERGROUND ELECTRIC LINE	UGE UGE
GAS LINE	G G
SANITARY SEWER LINE	SAN> SAN>
WATER MAIN	W W
DOMESTIC WATER LINE	D D

EXISTING LEGEND

	BOUNDARY LINE		CHAIN LINK FENCE
	ADJOINER BOUNDARY LINE		METAL FENCE POST
	EASEMENT LINE (AS NOTED)	ICV	IRRIGATION CONTROL VALVE
W	WATER LINE	CO	SEWER CLEAN OUT
SAN>	SANITARY SEWER LINE	TF	TRANSFORMER
	STORM DRAIN LINE (AS NOTED)	EB	ELECTRIC BOX
OHE	OVERHEAD ELECTRIC LINE	EM	ELECTRIC METER
	SET IRON ROD (AS NOTED)	TSB	TELEPHONE SIGNAL BOX
	FOUND IRON ROD (AS NOTED)	TSL	TRAFFIC SIGNAL LIGHT
	"X" CUT FOUND		GAS MARKER
	"X" CUT SET	G	GAS METER
WM	WATER METER	AC	AIR CONDITIONER UNIT
FH	FIRE HYDRANT		
SS	SANITARY SEWER MAN HOLE		
CV	CABLE VAULT		
UV	UTILITY VAULT		
FO	FIBER OPTIC MARKER		
WV	WATER VALVE		
TS	TRAFFIC SIGN		
SD	STORM MAN HOLE		
	LIGHT POLE		
	POWER POLE		
	BENCH MARK		
(CM)	CONTROL MONUMENT		
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS		
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS		
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS		

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 44°45'06" E	42.43'
L2	N 89°45'06" E	45.46'
L3	N 62°39'05" E	208.73'
L4	S 30°31'32" E	471.96'
L5	S 89°10'38" W	410.08'
L6	S 89°10'38" W	331.30'
L7	N 00°28'18" E	53.84'
L8	N 00°17'15" W	5.72'
L9	N 00°14'54" W	159.68'
L10	S 00°36'39" E	149.65'
L11	S 26°06'50" E	109.77'

BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	542.50'	18.48'	1°57'07"	N 88°46'32" E	18.48'
C2	42.50'	25.17	33°55'38"	N 70°50'15" E	24.80'
C3	42.50'	21.64'	29°10'40"	N 68°27'40" E	21.41'
C4	530'	137.98'	14°55'00"	N 75°35'16" E	137.59'
C5	530'	50.67'	5°28'40"	N 65°23'26" E	50.65'
C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.95 AC (84,939 S.F.)
ZONING:	C-COMMERCIAL W/ I-30 OVERLAY DISTRICT
PROPOSED USE:	FUELING STATION W/ CONVENIENCE STORE
BUILDING AREA:	4,813 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	30'-0"
BUILDING COVERAGE:	5.67%
FLOOR AREA RATIO:	0.06
IMPERVIOUS AREA:	46,244 S.F. (54.4%)
PERVIOUS/LANDSCAPE AREA:	38,695 S.F. (45.6%)
REGULAR PARKING REQUIRED: 1 SP PER 250 S.F.	20 SPACES
REGULAR PARKING PROVIDED:	30 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	32 SPACES

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
D	DOMESTIC	2"	1
I	IRRIGATION	1"	1
	SANITARY SEWER	6"	

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

APPROVED:
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING 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 ___ OF ____, ____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING & ZONING

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	DEVELOPER SCHAFFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE:214-888-6923 EMAIL: emiller@schafferconst.com
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TEXAS 75238 SARAH RANDALL 214-343-9400
OWNER STRUCTURED REA-ROCKWALL LAND LLC 3104 E CAMELBACK RD, STE 2387 PHOENIX, ARIZONA 85016 CONOR KEILTY PHONE:480-856-8808 EMAIL: conork@structuredrea.com	

NO.	DATE	DESCRIPTION	BY
1	09/07/23	1st SITE PLAN	EB
2	10/13/23	35' WIDE DRIVEWAYS	EB
3	11/08/23	2nd SITE PLAN	EB
4	02/19/24	REVISED DUMPSTER PAD	EB
5	03-15-24	SITE PLAN SUBMITTAL	IA
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
03-15-24

SITE PLAN

7-ELEVEN AT CORPORATE CROSSING

CORPORATE CROSSING AND FIT SPORT LIFE BLVD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032

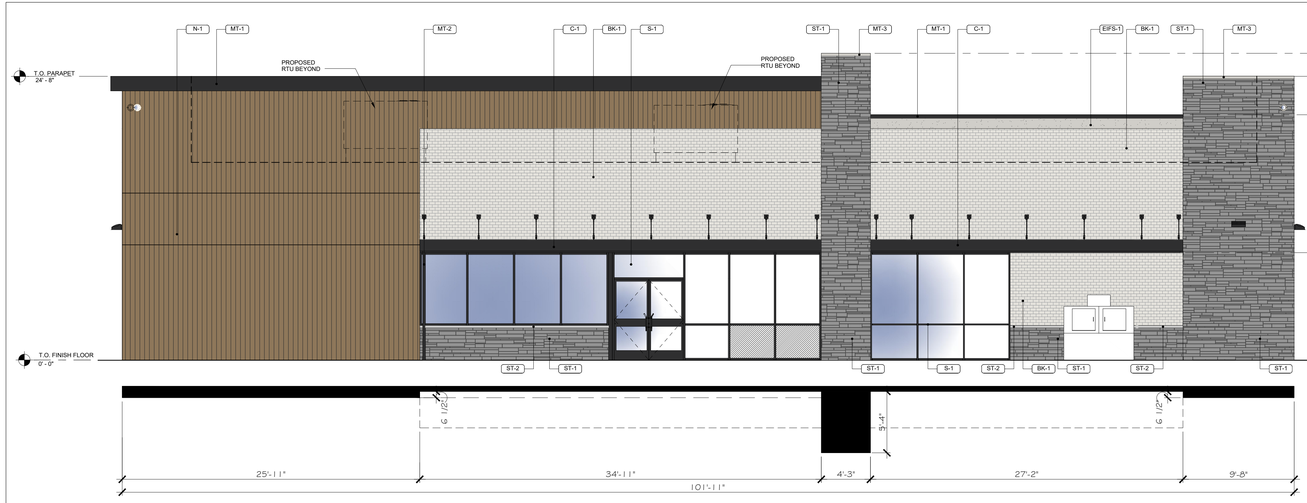
FIT SPORT LIFE ADDITION, BLOCK B, LOT 6

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	02/19/24	SEE SCALE BAR	125-23	C-3.0

TX. P.E. FIRM #11525

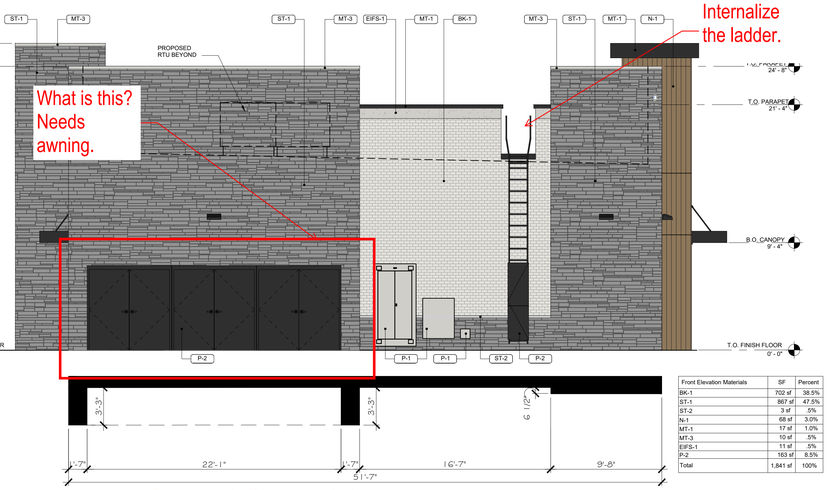
CASE NO:



Front Elevation Materials	SF	Percent
BK-1	702 sf	38.0%
ST-1	428 sf	18.0%
ST-2	7 sf	.5%
N-1	734 sf	31.0%
MT-1	89 sf	4.0%
MT-3	3 sf	.5%
EIFS-1	24 sf	1.0%
S-1	393 sf	16.0%
Total	2,380 sf	100%

Does not meet 20% stone or 90% masonry requirement. 2 variances.

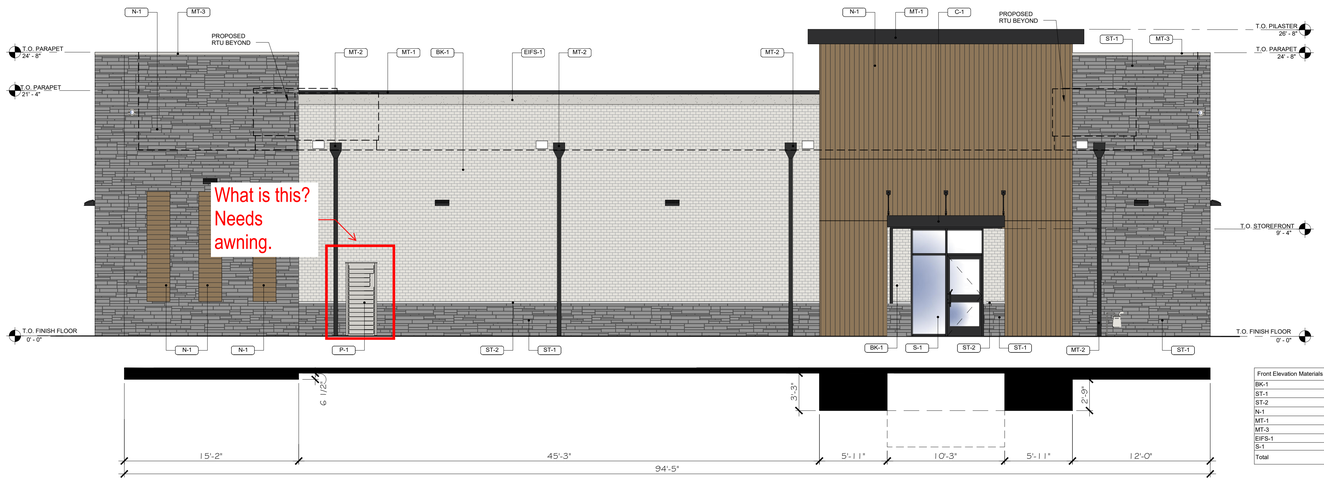
1 ELEVATION - WEST
3/16" = 1'-0"



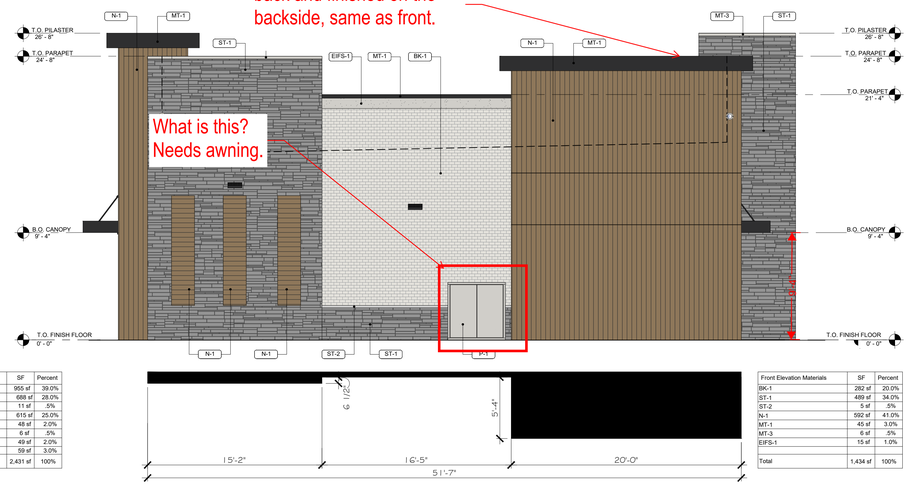
Front Elevation Materials	SF	Percent
BK-1	702 sf	38.5%
ST-1	867 sf	47.5%
ST-2	3 sf	.5%
N-1	68 sf	3.0%
MT-1	17 sf	1.0%
MT-3	10 sf	.5%
EIFS-1	11 sf	.5%
P-2	163 sf	8.5%
Total	1,841 sf	100%

2 ELEVATION - SOUTH
3/16" = 1'-0"

Parapets shall be extended back and finished on the backside, same as front.

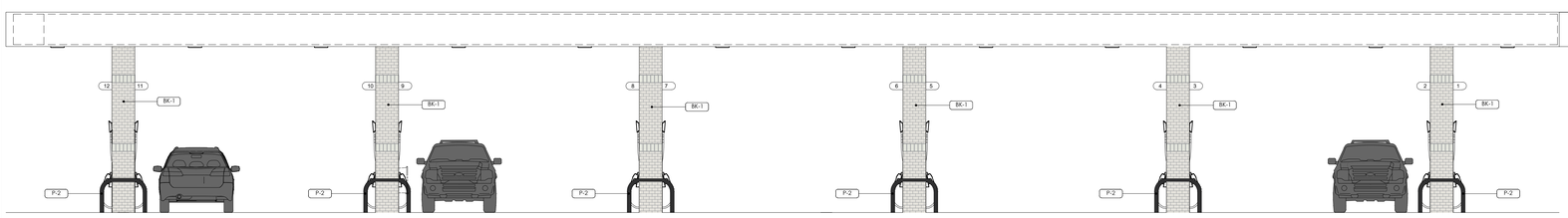


Front Elevation Materials	SF	Percent
BK-1	955 sf	39.0%
ST-1	688 sf	28.0%
ST-2	11 sf	.5%
N-1	615 sf	25.0%
MT-1	48 sf	2.0%
MT-3	6 sf	.5%
EIFS-1	49 sf	2.0%
S-1	59 sf	3.0%
Total	2,431 sf	100%

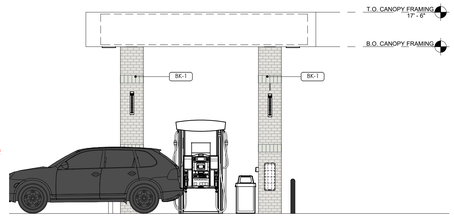


Front Elevation Materials	SF	Percent
BK-1	282 sf	20.0%
ST-1	489 sf	34.0%
ST-2	5 sf	.5%
N-1	592 sf	41.0%
MT-1	45 sf	3.0%
MT-3	6 sf	.5%
EIFS-1	15 sf	1.0%
Total	1,434 sf	100%

3 ELEVATION - EAST
3/16" = 1'-0"

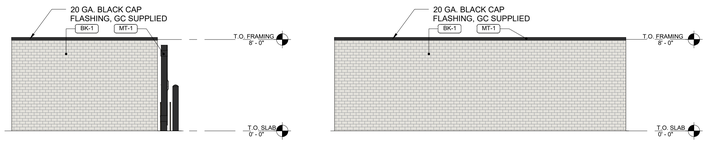


4 ELEVATION - NORTH
3/16" = 1'-0"

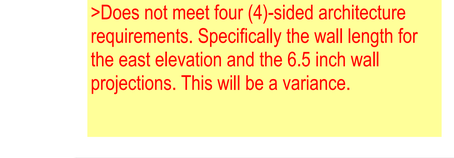


Use of manufactured stone is a variance.

5 GAS CANOPY ELEVATION - FRONT
3/16" = 1'-0"



6 GAS CANOPY ELEVATION - SIDE
3/16" = 1'-0"



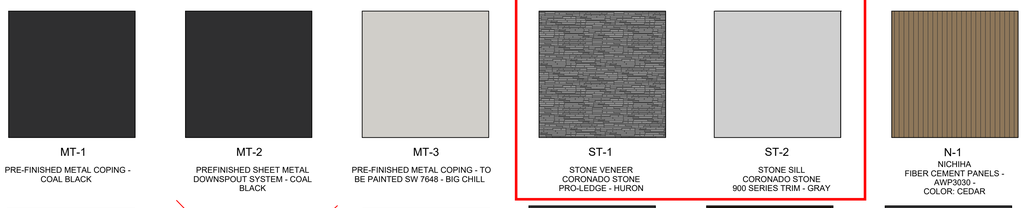
7 DUMPSTER ENCL. ELEVATION - SIDE
3/16" = 1'-0"

8 DUMPSTER ENCL. ELEVATION - REAR
3/16" = 1'-0"

9 FRONT DUMPSTER ENCL. ELEVATION
3/16" = 1'-0"

Needs call out for self-latching gate.

MATERIAL SCHEDULE



MT-1
PRE-FINISHED METAL COPING - COAL BLACK

MT-2
PREFINISHED SHEET METAL DOWNSPOUT SYSTEM - COAL BLACK

MT-3
PRE-FINISHED METAL COPING - TO BE PAINTED SW 7648 - BIG CHILL

ST-1
STONE VENEER
CORONADO STONE
PRO-LEDGE - HURON

ST-2
STONE SILL
CORONADO STONE
900 SERIES TRIM - GRAY

N-1
NICHIHA
FIBER CEMENT PANELS - AWP3030 - COLOR: CEDAR

BK-1
THIN BRICK
CORONADO STONE - WIRE CUT
COLOR: GLACIER

EIFS-1
SAND PEBBLE FINE
8 BIG CHILL

EFIS is a prohibited material. Use 3 part stucco

P-1
PAINT
SHERWIN WILLIAMS - SW 7648
BIG CHILL

P-2
PAINT
SHERWIN WILLIAMS - TRICORN BLACK - SW 6258
TRASH ENCLOSURE, BOLLARDS, FUEL CANOPY COLUMNS

S-1
KAWNEER 451T VG
ALUMINUM STOREFRONT FRAME
COLOR: #29 BLACK

C-1
MAPES PRE-FINISHED CANOPY -
MATTE BLACK

>Does not meet four (4)-sided architecture requirements. Specifically the wall length for the east elevation and the 6.5 inch wall projections. This will be a variance.

PROJECT CONTACT LIST

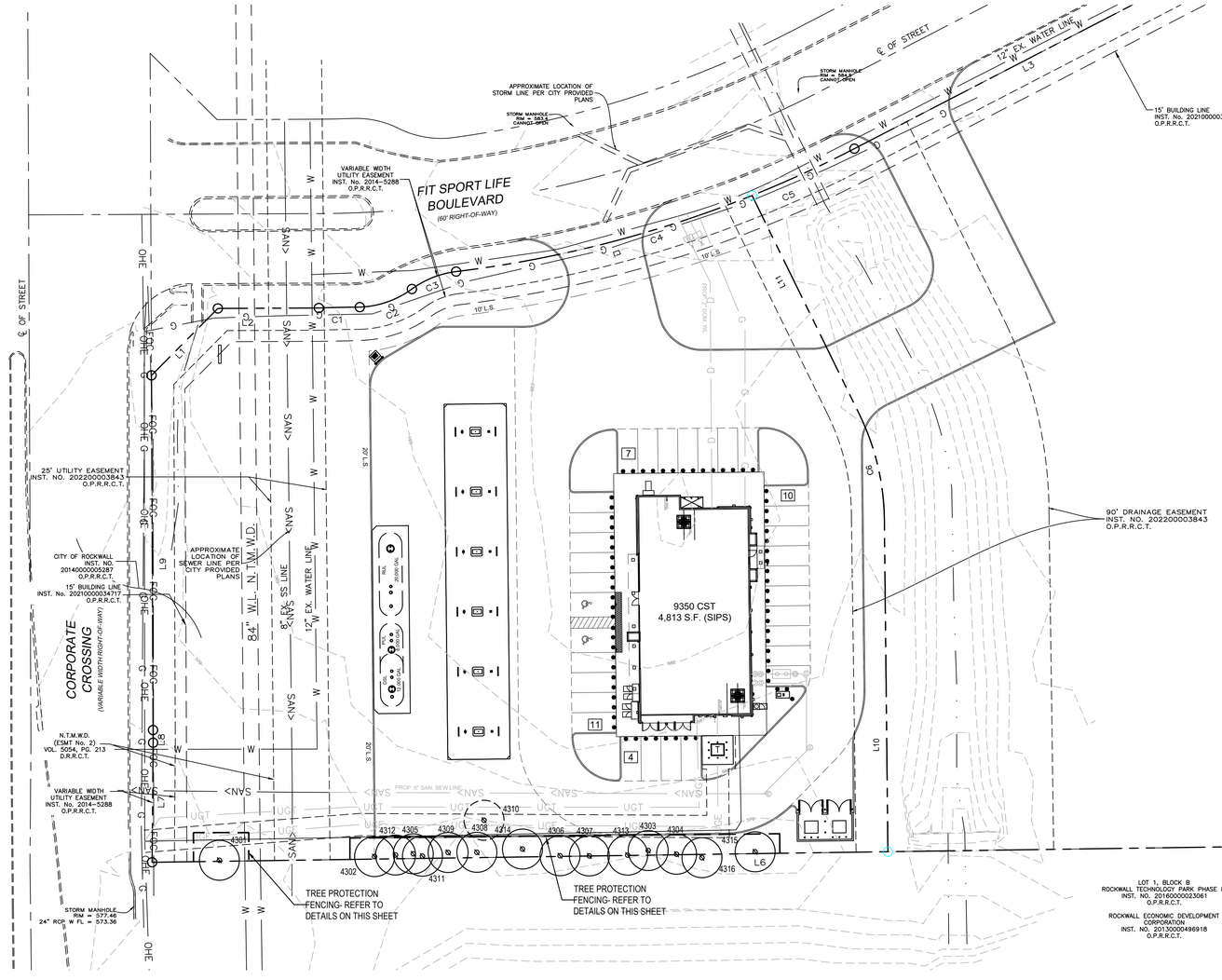
ARCHITECT	CIVIL ENGINEER	DEVELOPER
THE DIMENSION GROUP 10755 SANDHILL RD, DALLAS, TX 75238 214.343.9400 ALEXANDRA MATIS AMATIS@DIMENSIONGRP.COM	TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DR. ALLEN, TX 75013 469.331.8566 KARTAVYA PATEL, P.E. KPATEL@TRIANGLE-ENGR.COM	SCHAFFER CONSTRUCTION 2601 NETWORK BLVD. STE #413 FRISCO, TX 75034 214.888.6923 ERIN MILELR EMILLER@SCHAFFERCONST.COM

PROPOSED FACADE PLAN

CITY CASE #TBD
CORPORATE CROSSING & FIT SPORT LIFE BLVD
FIT SPORT LIFE ADDITON
BLOCK B, LOT 6
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE PREPARED : 03.13.2024

PRINTED BY: SRANDALL
DRAWING NAME: _SEL_XA-EXTERIOR ELEVATIONS PRELIM 2024.03.13.DWG PRINT DATE: Mar 13, 2024 - 10:57am

Rev. #	Date	Description



BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 44°45'06" E	42.43'
L2	N 89°45'06" E	45.46'
L3	N 62°39'05" E	208.73'
L4	S 30°31'32" E	471.96'
L5	S 89°10'38" W	410.08'
L6	S 89°10'38" W	331.30'
L7	N 00°28'18" E	53.84'
L8	N 00°17'15" W	5.72'
L9	N 00°14'54" W	159.68'
L10	S 00°36'39" E	149.65'
L11	S 26°06'50" E	109.77'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	542.50'	18.48'	1°57'07"	N 88°46'32" E	18.48'
C2	42.50'	25.17	33°55'38"	N 70°50'15" E	24.80'
C3	42.50'	21.64'	29°10'40"	N 68°27'40" E	21.41'
C4	530'	137.98'	14°55'00"	N 75°35'16" E	137.59'
C5	530'	50.67'	5°28'40"	N 65°23'26" E	50.65'
C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

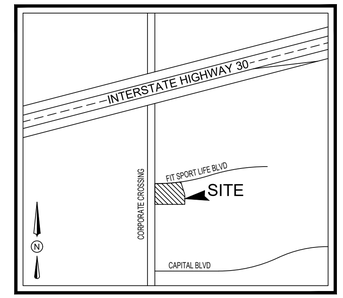
01 TREE PRESERVATION PLAN
SCALE 1"=30'-0"
0 15 40 80

EXISTING TREE NOTES

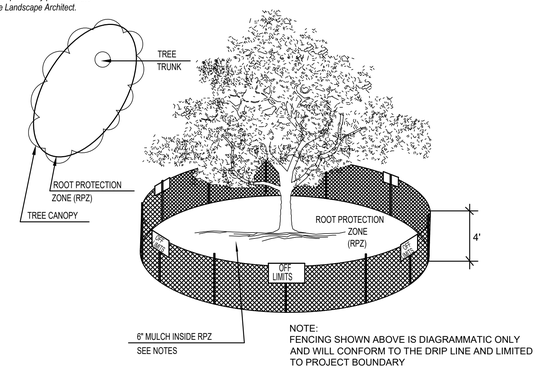
1. *Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.*
2. *If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.*
3. *No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.*
4. *Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.*
5. *Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.*
6. *Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.*
7. *Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.*
8. *Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.*
9. *Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.*
10. *Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.*
11. *Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.*
12. *Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).*
13. *Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).*
14. *Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.*

TREE SURVEY FIELD DATA

NO.	SIZE (" DIA)	SPECIES (COMMON NAME)	PROTECTED/ UNPROTECTED	REMARKS
4301	36	WILLOW	UNPROTECTED	TO REMAIN
4302	6	HACKBERRY	UNPROTECTED	TO REMAIN
4303	6	HACKBERRY	UNPROTECTED	TO REMAIN
4304	12	HACKBERRY	UNPROTECTED	TO REMAIN
4305	7	HACKBERRY	UNPROTECTED	TO REMAIN
4306	16	HACKBERRY	UNPROTECTED	TO REMAIN
4307	12	HACKBERRY	UNPROTECTED	TO REMAIN
4308	7	HACKBERRY	UNPROTECTED	TO REMAIN
4309	7	HACKBERRY	UNPROTECTED	TO REMAIN
4310	6	CEDAR	UNPROTECTED	TO BE REMOVED
4311	7	HACKBERRY	UNPROTECTED	TO REMAIN
4312	14	HACKBERRY	UNPROTECTED	TO REMAIN
4313	6	HACKBERRY	UNPROTECTED	TO REMAIN
4314	8	HACKBERRY	UNPROTECTED	TO REMAIN
4315	14	HACKBERRY	UNPROTECTED	TO REMAIN
4316	14	HACKBERRY	UNPROTECTED	TO REMAIN



VICINITY MAP
N.T.S.



NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A
NOT TO SCALE

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	DEVELOPER SCHAFFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE:214-888-6923 EMAIL: emiller@schafferconst.com
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TEXAS 75238 SARAH RANDALL 214-343-9400
OWNER STRUCTURED REA-ROCKWALL LAND LLC 3104 E CAMELBACK RD, STE 2387 PHOENIX, ARIZONA 85016 CONOR KEILTY PHONE:480-856-8808 EMAIL: conork@structuredrea.com	

Studio Green Spot

LANDSCAPE ARCHITECT
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1782 W. McDERMOTT DR.
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CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TROMPIATORE
2042
STATE OF TEXAS

03.14.2024

7- ELEVEN AT CORPORATE CROSSING

FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS

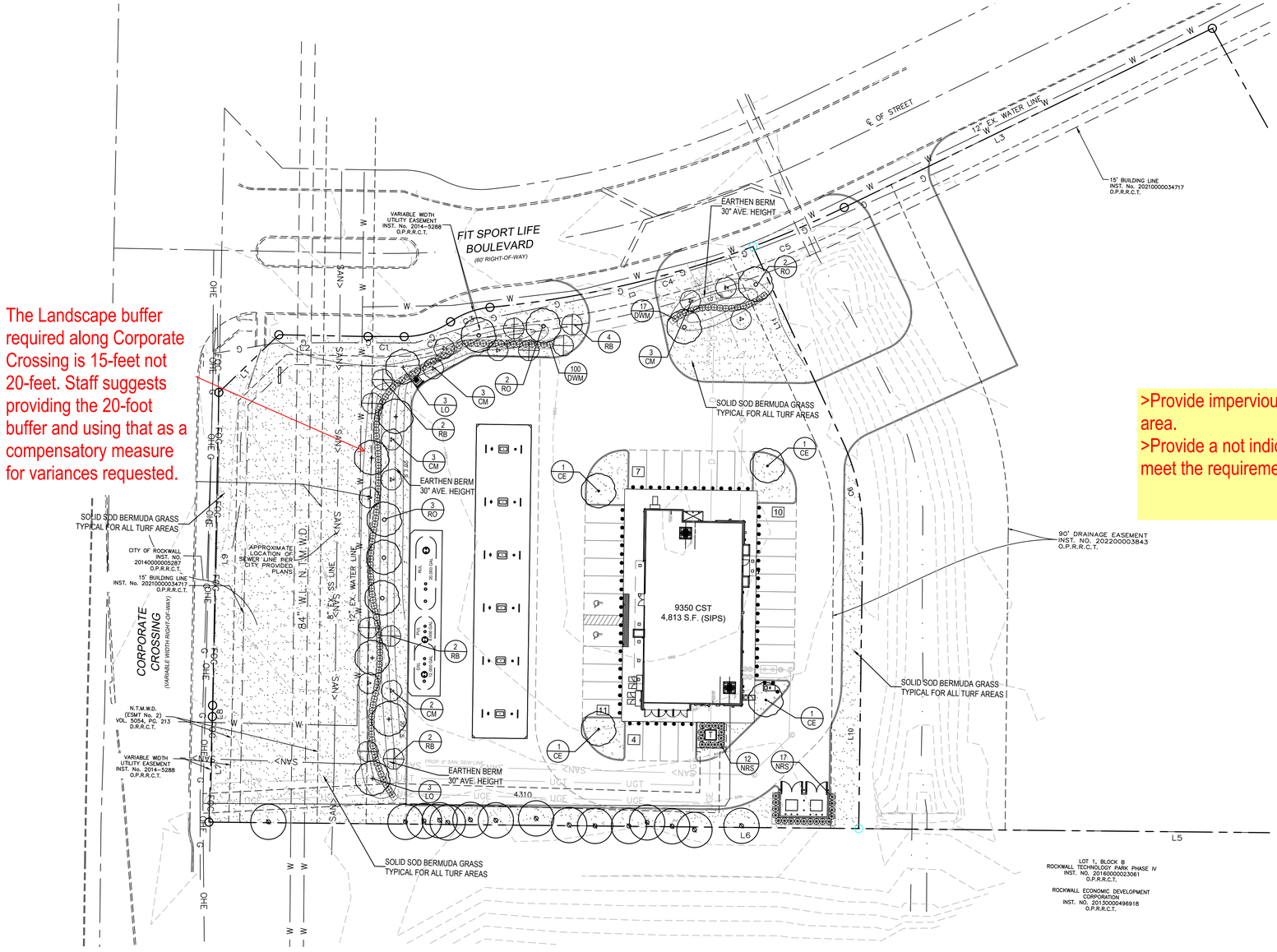
ISSUE:
FOR APPROVAL 03.14.2023

DATE:
03.14.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1



The Landscape buffer required along Corporate Crossing is 15-feet not 20-feet. Staff suggests providing the 20-foot buffer and using that as a compensatory measure for variances requested.

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C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

Crepe Myrtles are not an approved accent tree. Please replace with an approved tree.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
CE	4	Cedar Elm	*Ulmus crassifolia*	4" cal.	B&B, 12' ht., 5' spread, 6' clear straight trunk
LO	6	Live Oak	*Live Oak*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RO	7	Red Oak	*Quercus shumardii*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	11	Crepe Myrtle	*Lagerstroema indica*	2" cal.	container, 8' ht., 4' spread, tree form
RB	10	Red Bud	*Cercis canadensis*	2" cal.	container, 8' ht., 4' spread, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
DWM	117	Dwarf Wax Myrtle	*Myrica pusilla*	7 gal.	container, 36" ht., 30" spread
NRS	29	Nellie R. Stevens	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
		'419' Bermudagrass	*Cynodon dactylon '419'*		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

>Provide impervious area vs. landscaped area.
>Provide a not indicating that irrigation will meet the requirements of the UDC.

f.)
caped
43%)
e must be

Required 6,371 s.f. (50%) — Provided 30,744 s.f. (100+%)

STREET REQUIREMENTS
Requirements: (2) canopy tree, 4" cal. & (4) accent tree, 4' ht. per 100 l.f. of frontage. Perimeter screening (30" height berm and 30" ht. evergreen shrubs.)

FIT SPORT LIFE BLVD. (249 l.f.)

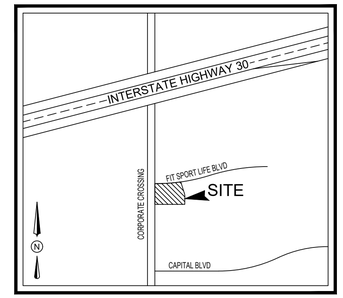
Required	Provided
(5) canopy trees	(5) canopy trees
(10) accent trees	(10) accent trees
30" ht. berm	30" ht. berm
30" ht. evergreen shrubs	30" ht. evergreen shrubs

CORPORATE CROSSING (262 l.f.)

Required	Provided
(5) canopy trees	(5) canopy trees
(11) accent trees	(11) accent trees
30" ht. berm	30" ht. berm
30" ht. evergreen shrubs	30" ht. evergreen shrubs

PARKING LOT REQUIREMENTS (32 spaces)
Requirements: (1) canopy tree, 4" cal. per 10 parking spaces

Required	Provided
(4) canopy trees	(4) canopy trees



VICINITY MAP
N.T.S.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	DEVELOPER SCHAFFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE:214-888-6923 EMAIL: emiller@schafferconst.com
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LANDSCAPE ARCHITECT
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REGISTERED LANDSCAPE ARCHITECT CHRIS TROMBLEY 2042 STATE OF TEXAS
03.14.2024

7- ELEVEN AT CORPORATE CROSSING

FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS

ISSUE:
FOR APPROVAL 03.14.2024

DATE:
03.14.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980. Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

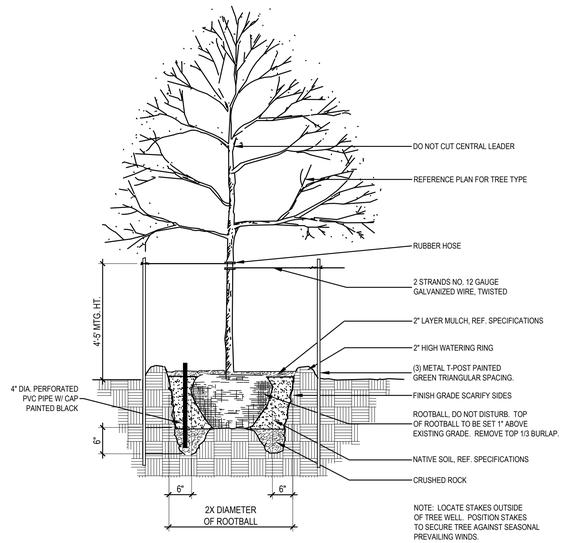
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

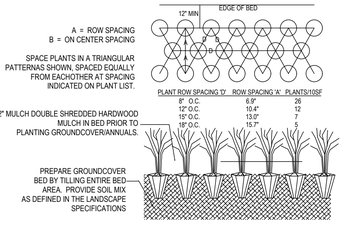
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

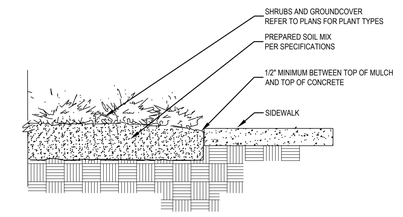
END OF SECTION



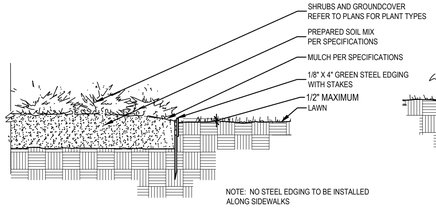
01 TREE PLANTING DETAIL
NOT TO SCALE



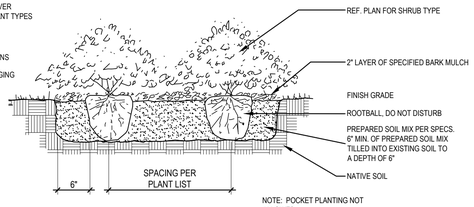
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	DEVELOPER SCHAFFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE:214-888-6923 EMAIL: emiller@schafferconst.com
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TEXAS 75238 SARAH RANDALL 214-343-9400
OWNER STRUCTURED REA-ROCKWALL LAND LLC 3104 E CAMELBACK RD, STE 2387 PHOENIX, ARIZONA 85016 CONOR KEILTY PHONE:480-856-8808 EMAIL: conork@structuredrea.com	

Studio Green Spot
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALIANO 2042 STATE OF TEXAS

03.14.2024

7- ELEVEN AT CORPORATE CROSSING

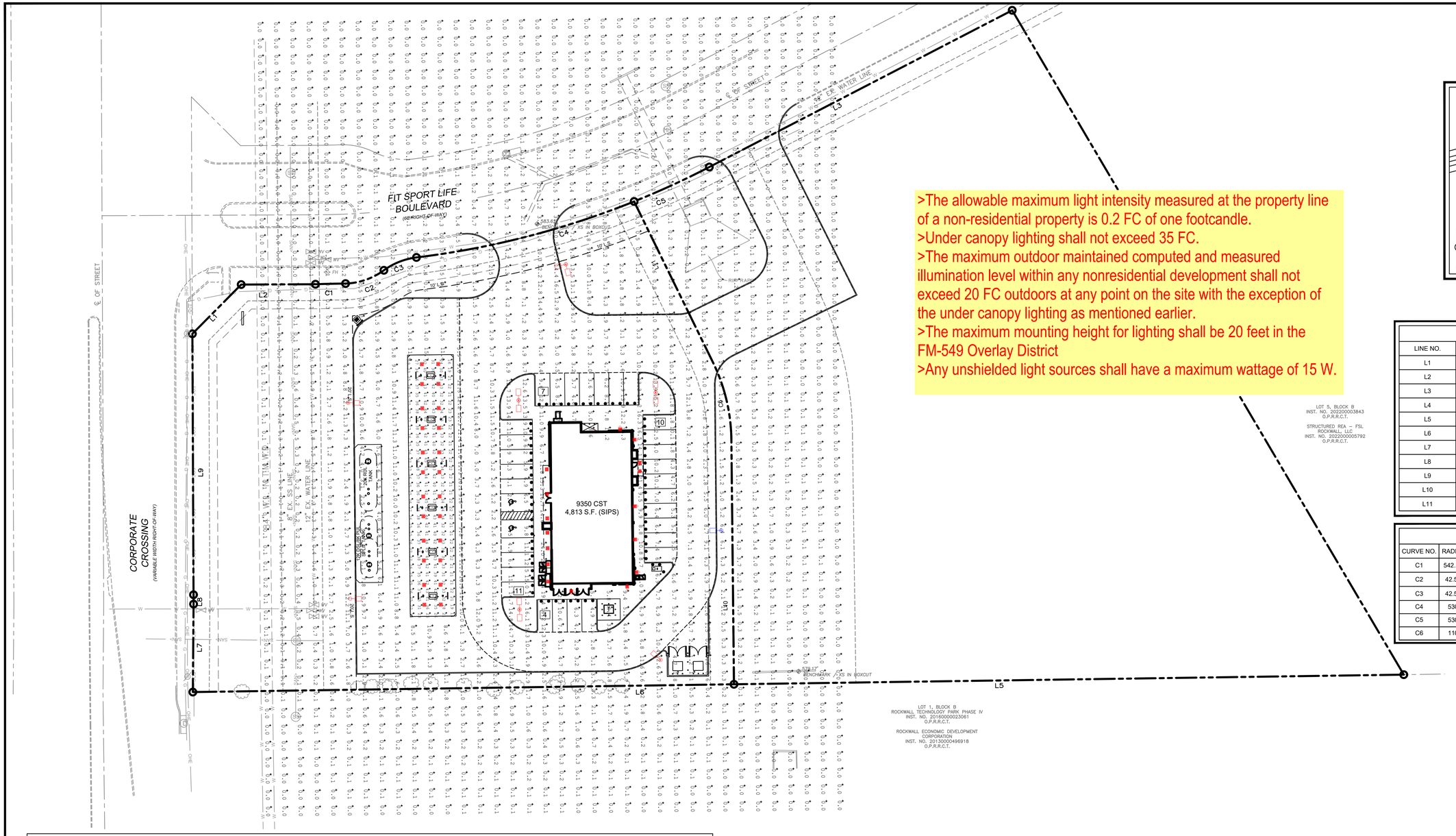
FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS

ISSUE:
FOR APPROVAL 03.14.2024

DATE:
03.14.2024

SHEET NAME:
LANDSCAPE SPECIFICATIONS

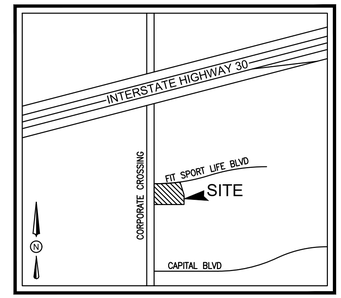
SHEET NUMBER:
L.3



>The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle.
>Under canopy lighting shall not exceed 35 FC.
>The maximum outdoor maintained computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site with the exception of the under canopy lighting as mentioned earlier.
>The maximum mounting height for lighting shall be 20 feet in the FM-549 Overlay District
>Any unshielded light sources shall have a maximum wattage of 15 W.

N

0 60
Scale: 1" = 30' Feet



VICINITY MAP
N.T.S.

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 44°45'06" E	42.43'
L2	N 89°45'06" E	45.46'
L3	N 62°39'05" E	208.73'
L4	S 30°31'32" E	471.96'
L5	S 89°10'38" W	410.08'
L6	S 89°10'38" W	331.30'
L7	N 00°28'18" E	53.84'
L8	N 00°17'15" W	5.72'
L9	N 00°14'54" W	159.68'
L10	S 00°36'39" E	149.65'
L11	S 26°06'50" E	109.77'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	542.50'	18.48'	1°57'07"	N 88°46'32" E	18.48'
C2	42.50'	25.17	33°55'38"	N 70°50'15" E	24.80'
C3	42.50'	21.64'	29°10'40"	N 68°27'40" E	21.41'
C4	530'	137.98'	14°55'00"	N 75°35'16" E	137.59'
C5	530'	50.67'	5°28'40"	N 65°23'26" E	50.65'
C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	8	CPY-F-4L	Single	1.000	4590	31	CPY250-C-4L-57K7-F-UL-DM-WH-HZ
	24	CPY-F-8L	Single	1.000	8475	53	CPY250-C-8L-57K7-F-UL-DM-WH-HZ
	3	XSPLG-3ME	SINGLE	1.000	23800	184	XSPLG-D-HT-3ME-24L-57K7-UL-BZ-N
	1	XSPLG-4ME	Single	1.000	23800	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	1	XSPLG-4ME-2	2 @ 90°	1.000	23800	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	3	XSPLG-4ME-2(180)	2 @ 180°	1.000	23800	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	8	XSPW	WALL MOUNT	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-UL-BZ

Calculation Summary (Footcandles calculated using LMF: 1.00)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	2.20	26.2	0.0	N.A.	N.A.
GAS CANOPY	Fc	32.73	45	14	2.34	3.21
PAVED AREA	Fc	6.28	17.2	1.3	4.83	13.23

Pole Schedule
(8) SSS-4-11-17-CW-BS-OT-N-BZ (17' X 4" X 11ga STEEL SQUARE POLE)
Proposed poles meet 140 MPH sustained winds.

Additional Equipment:

(4) PD-1H4 (Single Head Tenon)

(1) PD-2H4(90) (Twin Head Tenon @ 90°)

(3) PD-2H4(180) (Twin Head Tenon @ 180°)

Lighting Requirements:

Paved Area: 1.0fc minimum

Gas Canopy: 30-50fc

***** CUSTOMER TO VERIFY ORDERING INFORMATION AND**

CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

APPROVED:
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING 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 ___ OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	09/07/23	1st SITE PLAN	EB
2	10/13/23	35' WIDE DRIVEWAYS	EB
3	11/08/23	2nd SITE PLAN	EB
4	02/19/24	REVISED DUMPSTER PAD	EB
5	03-15-24	SITE PLAN SUBMITTAL	IA
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
03-15-24

PHOTOMETRIC PLAN

7-ELEVEN

CORPORATE CROSSING AND FIT SPORT LIFE BLVD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032

FIT SPORT LIFE ADDITION, BLOCK B, LOT 6

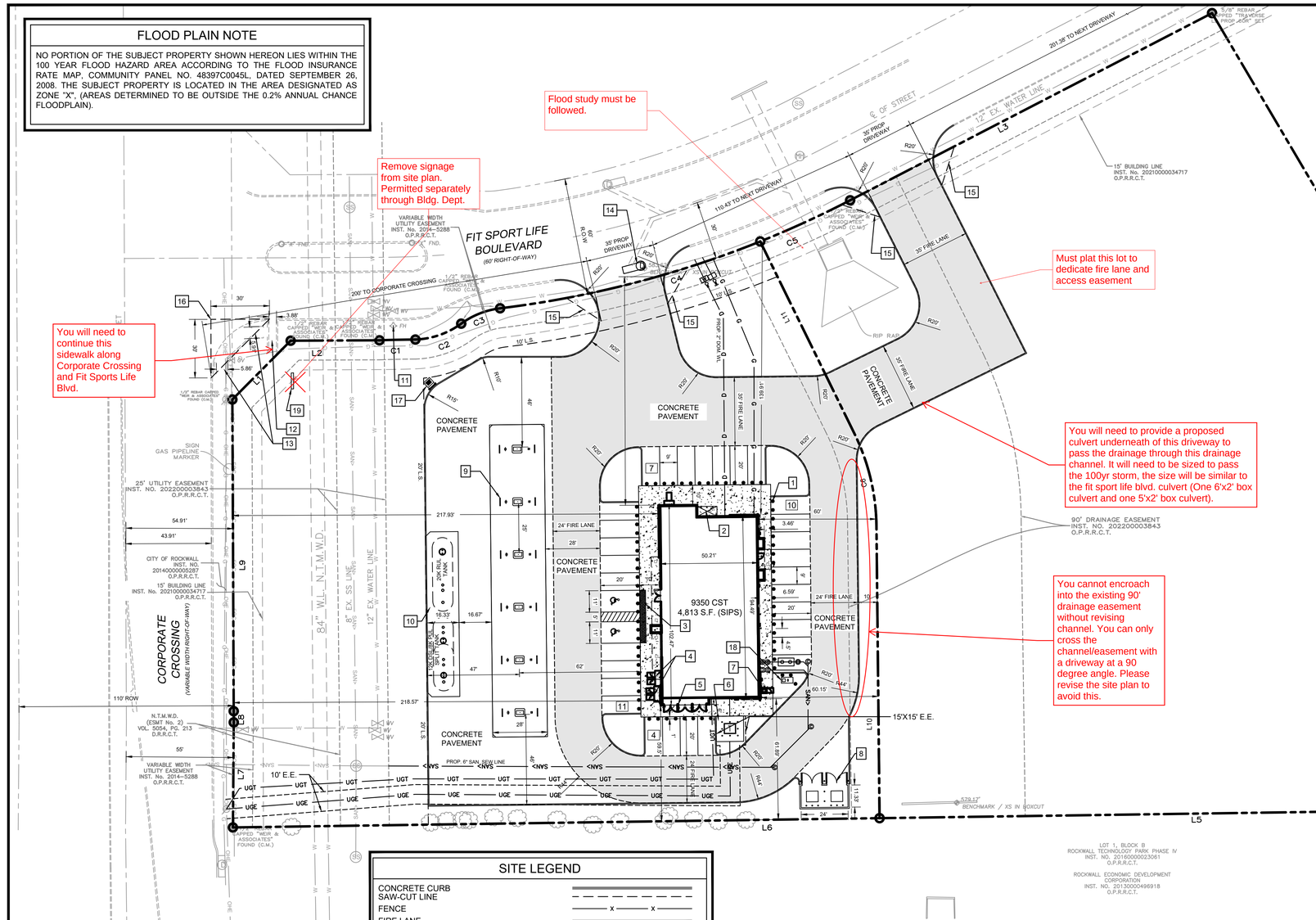
TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management
TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	02/19/24	SEE SCALE BAR	125-23	C-3.5

CASE NO:

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



KEYED NOTES

1. PROP. 6" BOLLARDS WITH 4.5' SPA
2. PROP. 5'X10' PROPANE TANK
3. 3' WIDE ADA DETECTABLE SURFA
4. ICE MERCHANDISER
5. PROP.DOOR. REFER TO ARCH PL
6. BUILDING TRANSFORMER
7. PROP. CO2 CAGE AND NITROGEN
8. PROP. DUMPSTER ENCLOSURE W MASONRY SCREENING WALLS AN REFER TO ARCH PLANS FOR DET
9. PROP. OVERHEAD CANOPY W/6 I DISPENSERS.(REFER TO FUEL PL
10. PROP. UNDERGROUND STORAGE FUEL PLANS FOR DETAILS)
11. EX. FIRE HYDRANT
12. EX. SIDEWALK
13. EX. RAMPS
14. EX. CURB INLET TO BE REMOVED
15. 15'X15' VISIBILITY TRIANGLE
16. 30'X30' VISIBILITY TRIANGLE
17. PROP. FUEL VENT
18. PROP. AIR VAC
19. PROP. MONUMENT SIGN

6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- Detention will need to be provided per the drainage study.
- Existing flow patterns must be maintained. The site must drain to the existing headwall at Corporate Crossing.
- No vertical walls allowed in existing drainage easements.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for the existing detention ponds and existing drainage swale.
- FFE for all buildings must be called out when adjacent to a detention pond or drainage swale. Minimum 2' above 100-year WSEL.
- Dumpster areas and area under gas canopy is required to drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 8" sewer main on the other side of Fit Sport Life Blvd available for use.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed unless public utility is under paving.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- There is an existing 12" water main along Fit Sport Life Blvd available for use.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

EXISTING LEGEND

	BOUNDARY LINE		CHAIN LINK FENCE
	ADJOINER BOUNDARY LINE		METAL FENCE POST
	EASEMENT LINE (AS NOTED)	ICV	IRRIGATION CONTROL VALVE
W	WATER LINE	CO	SEWER CLEAN OUT
SAN>	SANITARY SEWER LINE	TF	TRANSFORMER
	STORM DRAIN LINE (AS NOTED)	EB	ELECTRIC BOX
OHE	OVERHEAD ELECTRIC LINE	EM	ELECTRIC METER
	SET IRON ROD (AS NOTED)	TSB	TELEPHONE SIGNAL BOX
	FOUND IRON ROD (AS NOTED)	TSL	TRAFFIC SIGNAL LIGHT
	"X" CUT FOUND	G	GAS MARKER
	"X" CUT SET	G	GAS METER
WM	WATER METER	AC	AIR CONDITIONER UNIT
FH	FIRE HYDRANT		
SS	SANITARY SEWER MAN HOLE		
CV	CABLE VAULT		
UV	UTILITY VAULT		
FO	FIBER OPTIC MARKER		
WV	WATER VALVE		
TS	TRAFFIC SIGN		
SD	STORM MAN HOLE		
	LIGHT POLE		
	POWER POLE		
	BENCH MARK		
(CM)	CONTROL MONUMENT		
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS		
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS		
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS		

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	X X
FIRE LANE	
STRIPING	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	
UNDERGROUND TELEPHONE LINE	UGT UGT
UNDERGROUND ELECTRIC LINE	UGE UGE
GAS LINE	G G
SANITARY SEWER LINE	SAN> SAN>
WATER MAIN	W W
DOMESTIC WATER LINE	D D

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 44°45'06" E	42.43'
L2	N 89°45'06" E	45.46'
L3	N 62°39'05" E	208.73'
L4	S 30°31'32" E	471.96'
L5	S 89°10'38" W	410.08'
L6	S 89°10'38" W	331.30'
L7	N 00°28'18" E	53.84'
L8	N 00°17'15" W	5.72'
L9	N 00°14'54" W	159.68'
L10	S 00°36'39" E	149.65'
L11	S 26°06'50" E	109.77'

BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	542.50'	18.48'	1°57'07"	N 88°46'32" E	18.48'
C2	42.50'	25.17	33°55'38"	N 70°50'15" E	24.80'
C3	42.50'	21.64'	29°10'40"	N 68°27'40" E	21.41'
C4	530'	137.98'	14°55'00"	N 75°35'16" E	137.59'
C5	530'	50.67'	5°28'40"	N 65°23'26" E	50.65'
C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.95 AC (84,939 S.F.)
ZONING:	C-COMMERCIAL W/ I-30 OVERLAY DISTRICT
PROPOSED USE:	FUELING STATION W/ CONVENIENCE STORE
BUILDING AREA:	4,813 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	30'-0"
BUILDING COVERAGE:	5.67%
FLOOR AREA RATIO:	0.06
IMPERVIOUS AREA:	46,244 S.F. (54.4%)
PERVIOUS/LANDSCAPE AREA:	38,695 S.F. (45.6%)
REGULAR PARKING REQUIRED: 1 SP PER 250 S.F.	20 SPACES
REGULAR PARKING PROVIDED:	30 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	32 SPACES

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
D	DOMESTIC	2"	1
I	IRRIGATION	1"	1
	SANITARY SEWER	6"	

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

APPROVED:

I HEARBY CERTIFY THAT THE ABOVE AND FORGOING 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 ___ OF _____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	DEVELOPER SCHAFFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE:214-888-6923 EMAIL: emiller@schafferconst.com
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TEXAS 75238 SARAH RANDALL 214-343-9400
OWNER STRUCTURED REA-ROCKWALL LAND LLC 3104 E CAMELBACK RD, STE 2387 PHOENIX, ARIZONA 85016 CONOR KEILTY PHONE:480-856-8808 EMAIL: conork@structuredrea.com	

SITE PLAN

7-ELEVEN AT CORPORATE CROSSING

CORPORATE CROSSING AND FIT SPORT LIFE BLVD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032

FIT SPORT LIFE ADDITION, BLOCK B, LOT 6

NO.	DATE	DESCRIPTION	BY
1	09/07/23	1st SITE PLAN	EB
2	10/13/23	35' WIDE DRIVEWAYS	EB
3	11/08/23	2nd SITE PLAN	EB
4	02/19/24	REVISED DUMPSTER PAD	EB
5	03-15-24	SITE PLAN SUBMITTAL	IA
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED
PROFESSIONAL ENGINEER
03-15-24

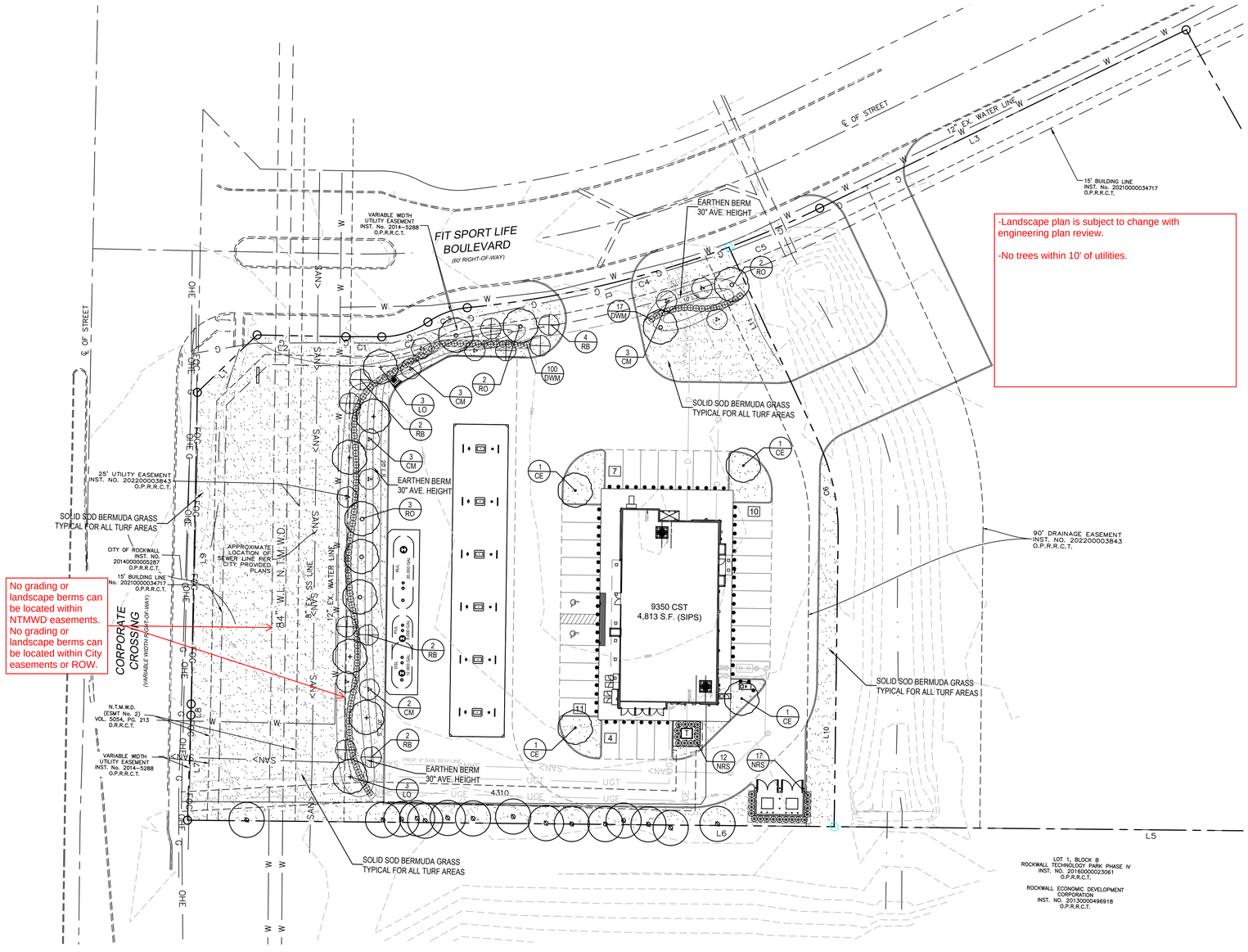
TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	02/19/24	SEE SCALE BAR	125-23	C-3.0

CASE NO:



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LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS:

I-30 Overlay / Commercial zoning

SITE REQUIREMENTS (site area 84,936 s.f.)
Requirements: 20% site area to be landscaped

Required	Provided
12,741 s.f. (15%)	36,649 s.f. (43%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
6,371 s.f. (50%)	30,744 s.f. (100+%)

STREET REQUIREMENTS
Requirements: (2) canopy tree, 4" cal. & (4) accent tree, 4' ht. per 100 l.f. of frontage. Perimeter screening (30" height berm and 30" ht. evergreen shrubs.)

FIT SPORT LIFE BLVD. (249 l.f.)

Required	Provided
(5) canopy trees	(5) canopy trees
(10) accent trees	(10) accent trees
30" ht. berm	30" ht. berm
30" ht. evergreen shrubs	30" ht. evergreen shrubs

CORPORATE CROSSING (262 l.f.)

Required	Provided
(5) canopy trees	(5) canopy trees
(11) accent trees	(11) accent trees
30" ht. berm	30" ht. berm
30" ht. evergreen shrubs	30" ht. evergreen shrubs

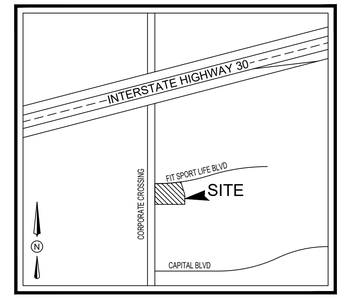
PARKING LOT REQUIREMENTS (32 spaces)
Requirements: (1) canopy tree, 4" cal. per 10 parking spaces

Required	Provided
(4) canopy trees	(4) canopy trees

PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CE	4	Cedar Elm	*Ulmus crassifolia*	4" cal.	B&B, 12' ht., 5' spread, 6' clear straight trunk
LO	6	Live Oak	*Live Oak*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RO	7	Red Oak	*Quercus shumardii*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	11	Crepe Myrtle	*Lagerstroema indica*	2" cal.	container, 8' ht., 4' spread, tree form
RB	10	Red Bud	*Cercis candidensis*	2" cal.	container, 8' ht., 4' spread, tree form
SHRUBS					
DWM	117	Dwarf Wax Myrtle	*Myrica pusilla*	7 gal.	container, 36" ht., 30" spread
NRS	29	Nellie R. Stevens	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
		'419' Bermudagrass	*Cynodon dactylon '419'*		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



VICINITY MAP
N.T.S.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

01 LANDSCAPE PLAN

SCALE 1"=30'-0"

0 15 30 60

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	DEVELOPER SCHAFFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE:214-888-6923 EMAIL: emiller@schafferconst.com
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Studio Green Spot
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TROMBLEY 2042 STATE OF TEXAS

03.14.2024

7- ELEVEN AT CORPORATE CROSSING

FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS

ISSUE:
FOR APPROVAL 03.14.2024

DATE:
03.14.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

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	SEC Corporate Crossing & Fit Sport Life Blvd.				
SUBDIVISION	Fit Sport Life Addition	LOT	6	BLOCK	B
GENERAL LOCATION	SEC Corporate Crossing & Fit Sport Life Blvd.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C-Commercial		CURRENT USE	Vacant Lot	
PROPOSED ZONING	N/A		PROPOSED USE	Fueling Station w/ C-Store	
ACREAGE	1.95	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	STRUCTURED REA- ROCKWALL LAND LLC	☒ APPLICANT	Triangle Engineering
CONTACT PERSON	CONOR KEILTY	CONTACT PERSON	Kartavya (Kevin) Patel
ADDRESS	3104 E Camelback Road #2387	ADDRESS	1782 W. McDermott Dr.
CITY, STATE & ZIP	Phoenix, AZ 85016	CITY, STATE & ZIP	Allen, TX 75013
PHONE	480-856-8808	PHONE	469.331.8566
E-MAIL	CONORK@STRUCTUREDREA.COM	E-MAIL	kpatel@triangle-engr.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CONOR KEILTY [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 $ 290, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF March, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF March, 2024

OWNER'S SIGNATURE Washington

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Robert S Dillard

Notary Public
State of Washington
Robert S Dillard
Commission No. 185589
Commission Expires 07-01-24

MY COMMISSION EXPIRES 07-01-2024

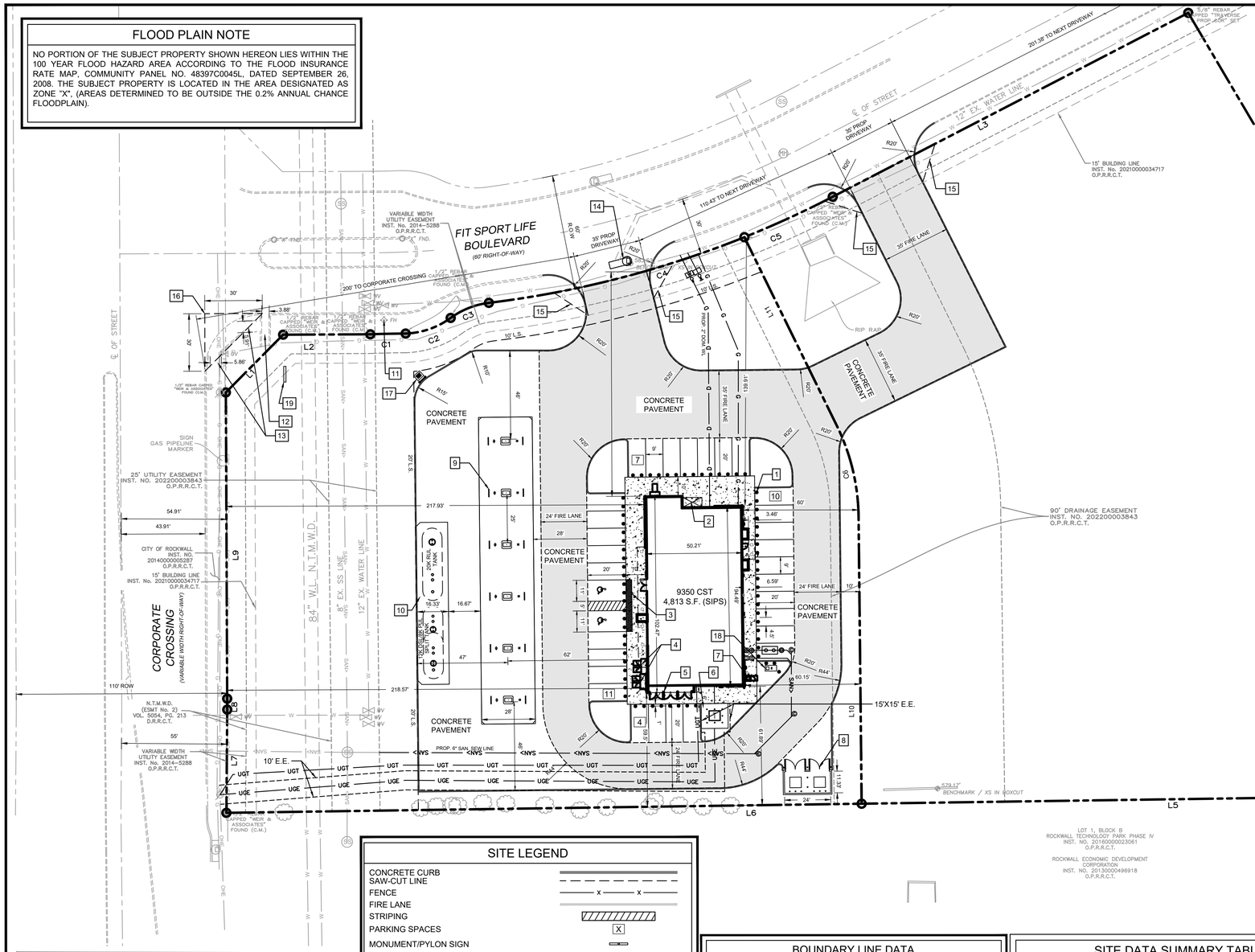
City of Rockwall

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

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

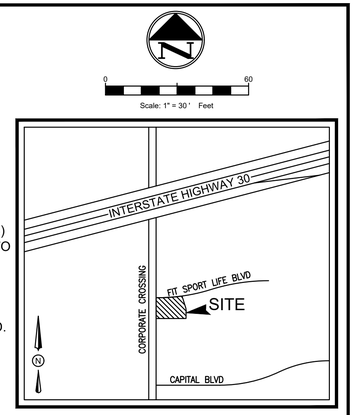
FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



KEYED NOTES

1. PROP. 6" BOLLARDS WITH 4.5' SPACING O.C. (TYP.)
2. PROP. 5'X10' PROPANE TANK
3. 3' WIDE ADA DETECTABLE SURFACE
4. ICE MERCHANDISER
5. PROP.DOOR. REFER TO ARCH PLAN FOR DETAIL.
6. BUILDING TRANSFORMER
7. PROP. CO2 CAGE AND NITROGEN CAGE
8. PROP. DUMPSTER ENCLOSURE WITH 8' TALL MASONRY SCREENING WALLS AND METAL GATES. REFER TO ARCH PLANS FOR DETAIL.
9. PROP. OVERHEAD CANOPY W/6 INLINE FUEL DISPENSERS.(REFER TO FUEL PLANS FOR DETAILS)
10. PROP. UNDERGROUND STORAGE TANKS. (REFER TO FUEL PLANS FOR DETAILS)
11. EX. FIRE HYDRANT
12. EX. SIDEWALK
13. EX. RAMPS
14. EX. CURB INLET TO BE REMOVED AND RELOCATED.
15. 15'X15' VISIBILITY TRIANGLE
16. 30'X30' VISIBILITY TRIANGLE
17. PROP. FUEL VENT
18. PROP. AIR VAC
19. PROP. MONUMENT SIGN



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	DEVELOPER SCHAFFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE:214-888-6923 EMAIL: emiller@schafferconst.com
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TEXAS 75238 SARAH RANDALL 214-343-9400
OWNER STRUCTURED REA-ROCKWALL LAND LLC 3104 E CAMELBACK RD, STE 2387 PHOENIX, ARIZONA 85016 CONOR KEILTY PHONE:480-856-8808 EMAIL: conork@structuredrea.com	

EXISTING LEGEND

	BOUNDARY LINE		CHAIN LINK FENCE
	ADJOINER BOUNDARY LINE		METAL FENCE POST
	EASEMENT LINE (AS NOTED)	ICV	IRRIGATION CONTROL VALVE
W	WATER LINE	CO	SEWER CLEAN OUT
SAN>	SANITARY SEWER LINE	TF	TRANSFORMER
	STORM DRAIN LINE (AS NOTED)	EB	ELECTRIC BOX
OHE	OVERHEAD ELECTRIC LINE	EM	ELECTRIC METER
	SET IRON ROD (AS NOTED)	TSB	TELEPHONE SIGNAL BOX
	FOUND IRON ROD (AS NOTED)	TSL	TRAFFIC SIGNAL LIGHT
	"X" CUT FOUND	GM	GAS MARKER
	"X" CUT SET	G	GAS METER
WM	WATER METER	AC	AIR CONDITIONER UNIT
FH	FIRE HYDRANT		
SS	SANITARY SEWER MAN HOLE		
CV	CABLE VAULT		
UV	UTILITY VAULT		
FO	FIBER OPTIC MARKER		
WV	WATER VALVE		
TS	TRAFFIC SIGN		
SD	STORM MAN HOLE		
	LIGHT POLE		
	POWER POLE		
	BENCH MARK		
(CM)	CONTROL MONUMENT		
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS		
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS		
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS		

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	x x
FIRE LANE	
STRIPING	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	T
LIGHT POLE	
POWER POLE	
UNDERGROUND TELEPHONE LINE	UGT UGT
UNDERGROUND ELECTRIC LINE	UGE UGE
GAS LINE	G G
SANITARY SEWER LINE	SAN> SAN>
WATER MAIN	W W
DOMESTIC WATER LINE	D D

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 44°45'06" E	42.43'
L2	N 89°45'06" E	45.46'
L3	N 62°39'05" E	208.73'
L4	S 30°31'32" E	471.96'
L5	S 89°10'38" W	410.08'
L6	S 89°10'38" W	331.30'
L7	N 00°28'18" E	53.84'
L8	N 00°17'15" W	5.72'
L9	N 00°14'54" W	159.68'
L10	S 00°36'39" E	149.65'
L11	S 26°06'50" E	109.77'

BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	542.50'	18.48'	1°57'07"	N 88°46'32" E	18.48'
C2	42.50'	25.17	33°55'38"	N 70°50'15" E	24.80'
C3	42.50'	21.64'	29°10'40"	N 68°27'40" E	21.41'
C4	530'	137.98'	14°55'00"	N 75°35'16" E	137.59'
C5	530'	50.67'	5°28'40"	N 65°23'26" E	50.65'
C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.95 AC (84,939 S.F.)
ZONING:	C-COMMERCIAL W/ I-30 OVERLAY DISTRICT
PROPOSED USE:	FUELING STATION W/ CONVENIENCE STORE
BUILDING AREA:	4,813 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	30'-0"
BUILDING COVERAGE:	5.67%
FLOOR AREA RATIO:	0.06
IMPERVIOUS AREA:	46,244 S.F. (54.4%)
PERVIOUS/LANDSCAPE AREA:	38,695 S.F. (45.6%)
REGULAR PARKING REQUIRED: 1 SP PER 250 S.F.	20 SPACES
REGULAR PARKING PROVIDED:	30 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	32 SPACES

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
D	DOMESTIC	2"	1
I	IRRIGATION	1"	1
	SANITARY SEWER	6"	

APPROVED:
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING 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 ___ OF ____, ____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	09/07/23	1st SITE PLAN	EB
2	10/13/23	35' WIDE DRIVEWAYS	EB
3	11/08/23	2nd SITE PLAN	EB
4	02/19/24	REVISED DUMPSTER PAD	EB
5	03-15-24	SITE PLAN SUBMITTAL	IA
.	.	.	.
.	.	.	.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
03-15-24

SITE PLAN

7-ELEVEN AT CORPORATE CROSSING

CORPORATE CROSSING and FIT SPORT LIFE BLVD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032

FIT SPORT LIFE ADDITION, BLOCK B, LOT 6

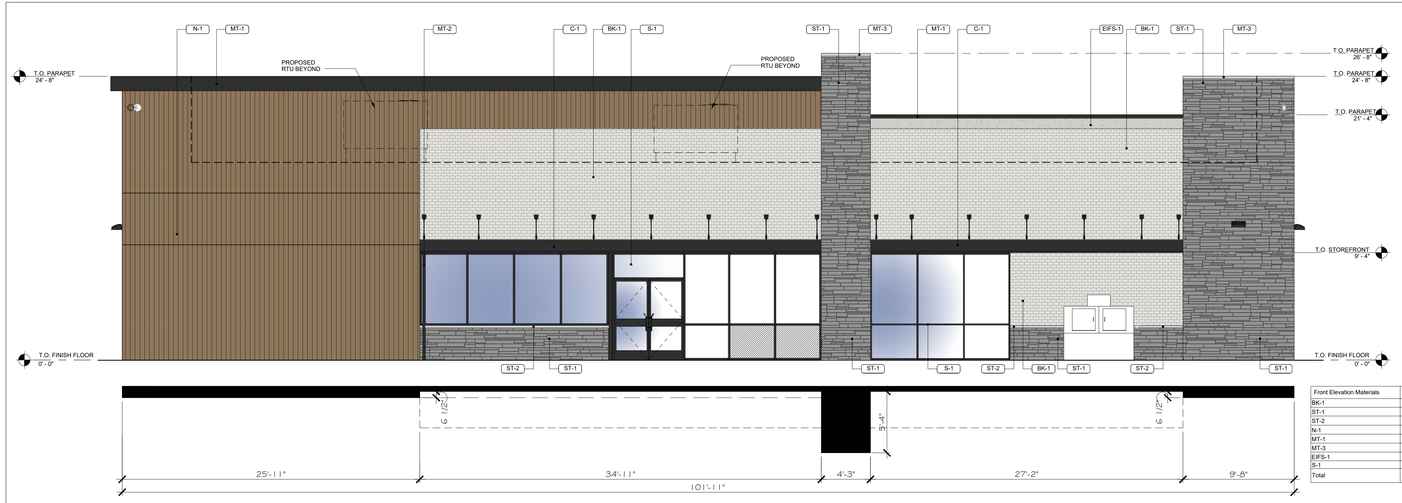
TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	02/19/24	SEE SCALE BAR	125-23	C-3.0

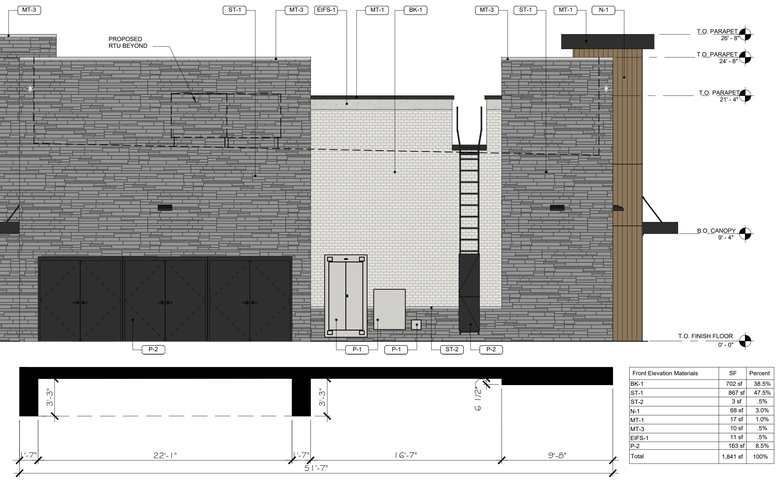
TX. P.E. FIRM #11525

CASE NO:



Front Elevation Materials	SF	Percent
BK-1	702 sf	29.0%
ST-1	428 sf	18.0%
ST-2	7 sf	.5%
N-1	734 sf	31.0%
MT-1	89 sf	4.0%
MT-3	3 sf	.5%
EIFS-1	24 sf	1.0%
S-1	393 sf	16.0%
Total	2,380 sf	100%

1 ELEVATION - WEST
3/16" = 1'-0"

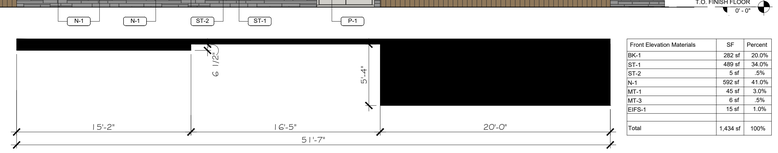


Front Elevation Materials	SF	Percent
BK-1	702 sf	38.5%
ST-1	867 sf	47.5%
ST-2	3 sf	.5%
N-1	68 sf	3.0%
MT-1	17 sf	1.0%
MT-3	10 sf	.5%
EIFS-1	11 sf	.5%
P-2	163 sf	8.5%
Total	1,841 sf	100%

2 ELEVATION - SOUTH
3/16" = 1'-0"

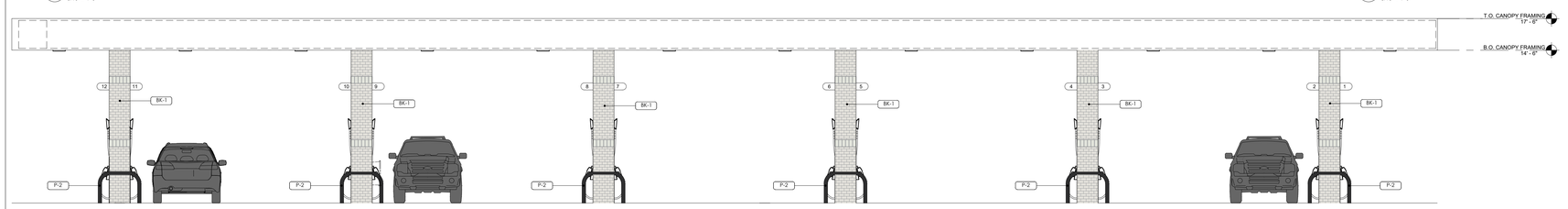
Front Elevation Materials	SF	Percent
BK-1	955 sf	39.0%
ST-1	688 sf	28.0%
ST-2	11 sf	.5%
N-1	615 sf	25.0%
MT-1	48 sf	2.0%
MT-3	6 sf	.5%
EIFS-1	49 sf	2.0%
S-1	59 sf	3.0%
Total	2,431 sf	100%

3 ELEVATION - EAST
3/16" = 1'-0"

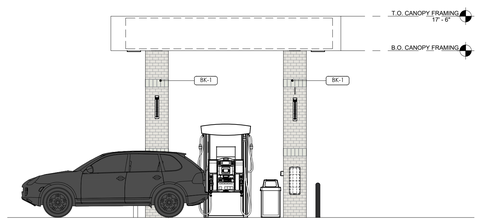


Front Elevation Materials	SF	Percent
BK-1	282 sf	20.0%
ST-1	489 sf	34.0%
ST-2	5 sf	.5%
N-1	592 sf	41.0%
MT-1	45 sf	3.0%
MT-3	6 sf	.5%
EIFS-1	15 sf	1.0%
Total	1,434 sf	100%

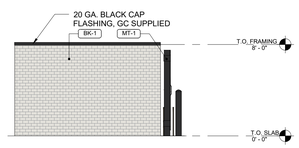
4 ELEVATION - NORTH
3/16" = 1'-0"



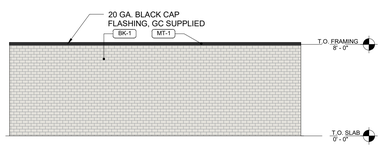
5 GAS CANOPY ELEVATION - FRONT
3/16" = 1'-0"



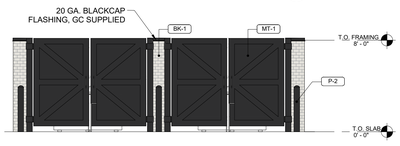
6 GAS CANOPY ELEVATION - SIDE
3/16" = 1'-0"



7 DUMPSTER ENCL. ELEVATION - SIDE
3/16" = 1'-0"



8 DUMPSTER ENCL. ELEVATION - REAR
3/16" = 1'-0"

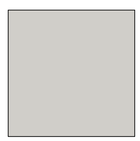


9 FRONT DUMPSTER ENCL. ELEVATION
3/16" = 1'-0"

MATERIAL SCHEDULE

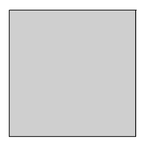
MT-1
PRE-FINISHED METAL COPING - COAL BLACK

MT-2
PREFINISHED SHEET METAL DOWNSPOUT SYSTEM - COAL BLACK

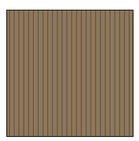


MT-3
PRE-FINISHED METAL COPING - TO BE PAINTED SW 7648 - BIG CHILL

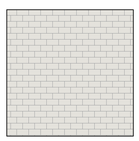
ST-1
STONE VENEER CORONADO STONE PRO-LEDGE - HURON



ST-2
STONE SILL CORONADO STONE 900 SERIES TRIM - GRAY

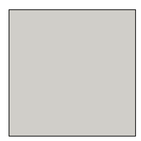


N-1
NICHIHA FIBER CEMENT PANELS - AWP3030 - COLOR: CEDAR



BK-1
THIN BRICK CORONADO STONE - WIRE CUT COLOR: GLACIER

EIFS-1
SAND PEBBLE FINE TEXTURE COLOR: SW 7648 BIG CHILL



P-1
PAINT SHERWIN WILLIAMS - SW 7648 BIG CHILL

P-2
PAINT SHERWIN WILLIAMS - TRICORN BLACK - SW 6258 TRASH ENCLOSURE, BOLLARDS, FUEL CANOPY COLUMNS

S-1
KAWNEER 451T VG ALUMINUM STOREFRONT FRAME COLOR: #29 BLACK

C-1
MAPES PRE-FINISHED CANOPY - MATTE BLACK

PROJECT CONTACT LIST

ARCHITECT
THE DIMENSION GROUP
10755 SANDHILL RD,
DALLAS, TX 75238
214.343.9400
ALEXANDRA MATIS
AMATIS@DIMENSIONGRP.COM

CIVIL ENGINEER
TRIANGLE ENGINEERING LLC
1782 W. McDERMOTT DR.
ALLEN, TX 75013
469.331.8566
KARTAVYA PATEL, P.E.
KPATEL@TRIANGLE-ENGR.COM

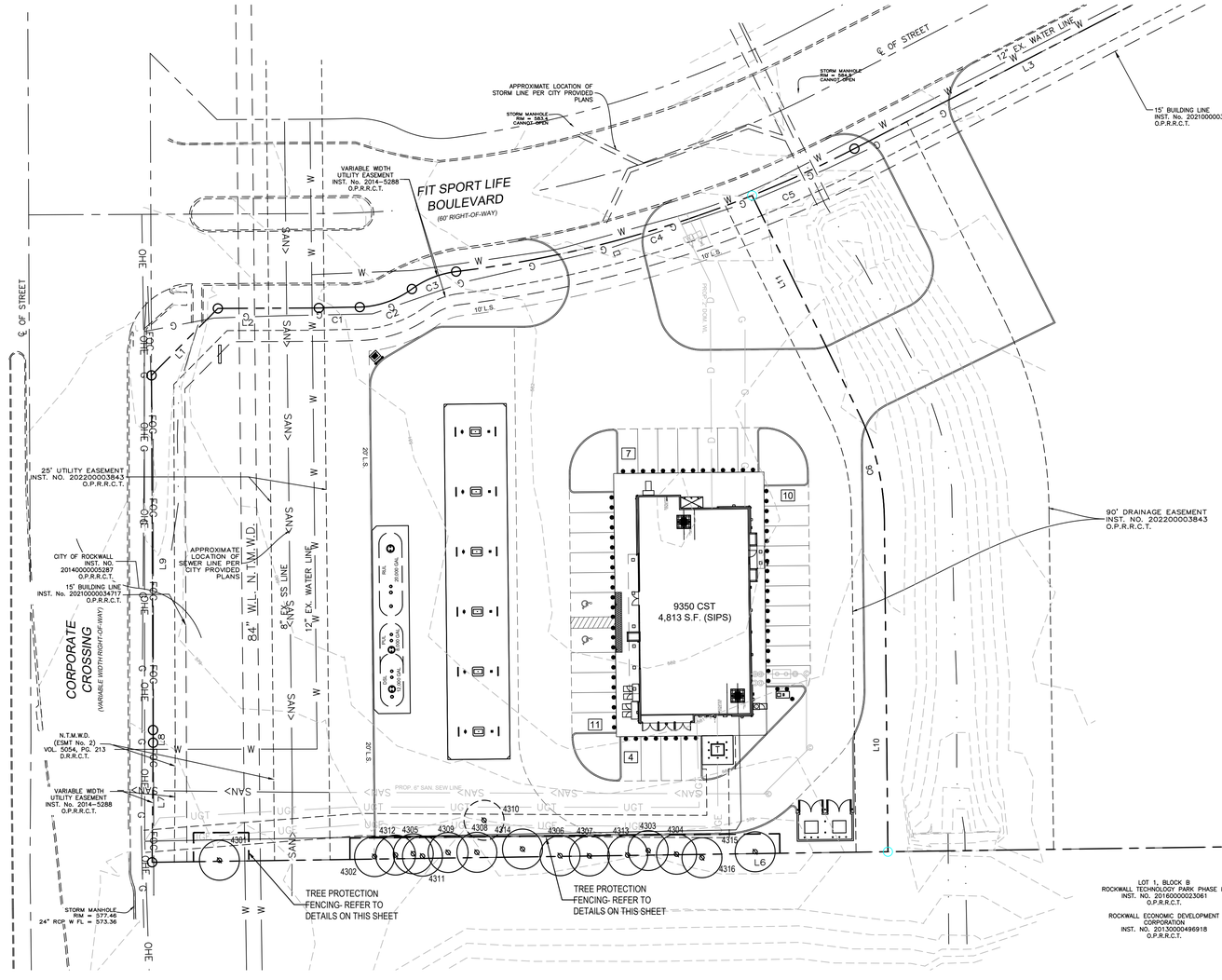
DEVELOPER
SCHAFFER CONSTRUCTION
2601 NETWORK BLVD. STE #413
FRISCO, TX 75034
214.888.6923
ERIN MILELR
EMILLER@SCHAFFERCONST.COM

PROPOSED FACADE PLAN

CITY CASE #TBD
CORPORATE CROSSING & FIT SPORT LIFE BLVD
FIT SPORT LIFE ADDITON
BLOCK B, LOT 6
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE PREPARED : 03.13.2024

PRINTED BY: SBANDALL
DRAWING NAME: _SEL_XA-EXTERIOR ELEVATIONS PRELIM 2024.03.13.DWG PRINT DATE: Mar 13, 2024 - 10:57am

Rev. #	Date	Description



BOUNDARY LINE DATA		
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C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

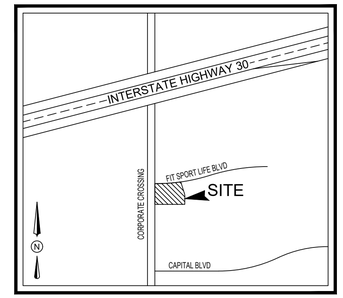
01 TREE PRESERVATION PLAN
SCALE 1"=30'-0"
0 15 40 80

EXISTING TREE NOTES

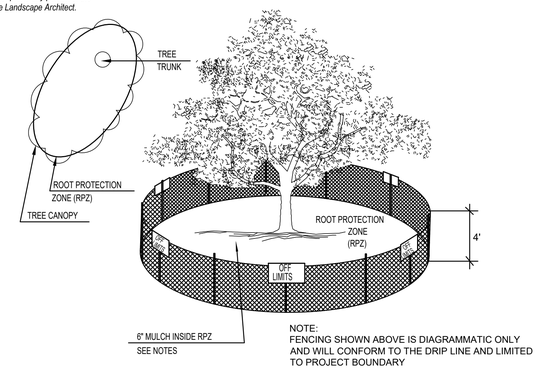
1. *Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.*
2. *If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.*
3. *No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.*
4. *Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.*
5. *Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.*
6. *Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.*
7. *Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.*
8. *Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.*
9. *Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.*
10. *Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.*
11. *Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.*
12. *Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).*
13. *Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).*
14. *Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.*

TREE SURVEY FIELD DATA

NO.	SIZE (" DIA)	SPECIES (COMMON NAME)	PROTECTED/ UNPROTECTED	REMARKS
4301	36	WILLOW	UNPROTECTED	TO REMAIN
4302	6	HACKBERRY	UNPROTECTED	TO REMAIN
4303	6	HACKBERRY	UNPROTECTED	TO REMAIN
4304	12	HACKBERRY	UNPROTECTED	TO REMAIN
4305	7	HACKBERRY	UNPROTECTED	TO REMAIN
4306	16	HACKBERRY	UNPROTECTED	TO REMAIN
4307	12	HACKBERRY	UNPROTECTED	TO REMAIN
4308	7	HACKBERRY	UNPROTECTED	TO REMAIN
4309	7	HACKBERRY	UNPROTECTED	TO REMAIN
4310	6	CEDAR	UNPROTECTED	TO BE REMOVED
4311	7	HACKBERRY	UNPROTECTED	TO REMAIN
4312	14	HACKBERRY	UNPROTECTED	TO REMAIN
4313	6	HACKBERRY	UNPROTECTED	TO REMAIN
4314	8	HACKBERRY	UNPROTECTED	TO REMAIN
4315	14	HACKBERRY	UNPROTECTED	TO REMAIN
4316	14	HACKBERRY	UNPROTECTED	TO REMAIN



VICINITY MAP
N.T.S.



NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A
NOT TO SCALE

PROJECT CONTACT LIST	
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REGISTERED LANDSCAPE ARCHITECT
CHRIS TROMPIATORE
2042
STATE OF TEXAS

03.14.2024

7- ELEVEN AT CORPORATE CROSSING

FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS

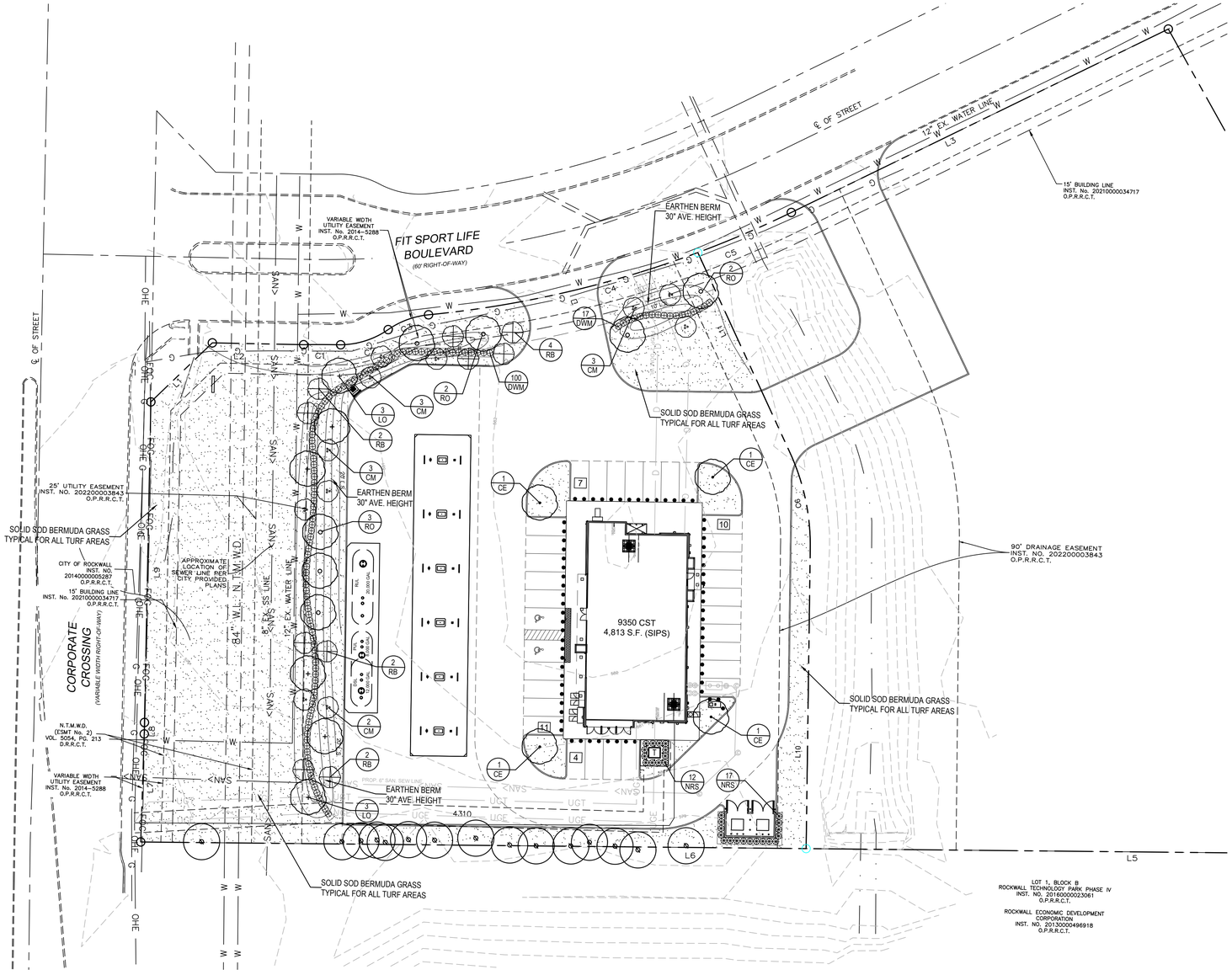
ISSUE:
FOR APPROVAL 03.14.2023

DATE:
03.14.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1



BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 44°45'06" E	42.43'
L2	N 89°45'06" E	45.46'
L3	N 62°39'05" E	208.73'
L4	S 30°31'32" E	471.96'
L5	S 89°10'38" W	410.08'
L6	S 89°10'38" W	331.30'
L7	N 00°28'18" E	53.84'
L8	N 00°17'15" W	5.72'
L9	N 00°14'54" W	159.68'
L10	S 00°36'39" E	149.65'
L11	S 26°06'50" E	109.77'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	542.50'	18.48'	1°57'07"	N 88°46'32" E	18.48'
C2	42.50'	25.17	33°55'38"	N 70°50'15" E	24.80'
C3	42.50'	21.64'	29°10'40"	N 68°27'40" E	21.41'
C4	530'	137.98'	14°55'00"	N 75°35'16" E	137.59'
C5	530'	50.67'	5°28'40"	N 65°23'26" E	50.65'
C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS:

I-30 Overlay / Commercial zoning

SITE REQUIREMENTS (site area 84,936 s.f.)
Requirements: 20% site area to be landscaped

Required	Provided
12,741 s.f. (15%)	36,649 s.f. (43%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
6,371 s.f. (50%)	30,744 s.f. (100+%)

STREET REQUIREMENTS
Requirements: (2) canopy tree, 4" cal. & (4) accent tree, 4' ht. per 100 l.f. of frontage. Perimeter screening (30" height berm and 30" ht. evergreen shrubs.)

FIT SPORT LIFE BLVD. (249 l.f.)

Required	Provided
(5) canopy trees	(5) canopy trees
(10) accent trees	(10) accent trees
30" ht. berm	30" ht. berm
30" ht. evergreen shrubs	30" ht. evergreen shrubs

CORPORATE CROSSING (262 l.f.)

Required	Provided
(5) canopy trees	(5) canopy trees
(11) accent trees	(11) accent trees
30" ht. berm	30" ht. berm
30" ht. evergreen shrubs	30" ht. evergreen shrubs

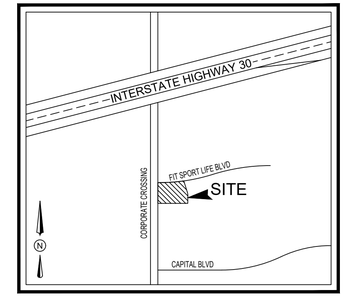
PARKING LOT REQUIREMENTS (32 spaces)
Requirements: (1) canopy tree, 4" cal. per 10 parking spaces

Required	Provided
(4) canopy trees	(4) canopy trees

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
CE	4	Cedar Elm	*Ulmus crassifolia*	4" cal.	B&B, 12' ht., 5' spread, 6' clear straight trunk
LO	6	Live Oak	*Live Oak*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RO	7	Red Oak	*Quercus shumardii*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	11	Crepe Myrtle	*Lagerstroemia indica*	2" cal.	container, 8' ht., 4' spread, tree form
RB	10	Red Bud	*Cercis candidensis*	2" cal.	container, 8' ht., 4' spread, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
DWM	117	Dwarf Wax Myrtle	*Myrica pusilla*	7 gal.	container, 36" ht., 30" spread
NRS	29	Nellie R. Stevens	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
		'419' Bermudagrass	*Cynodon dactylon '419'*		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



VICINITY MAP
N.T.S.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

01 LANDSCAPE PLAN

SCALE 1"=30'-0"

0 15 30 60

PROJECT CONTACT LIST	
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FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS

ISSUE:
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SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980. Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

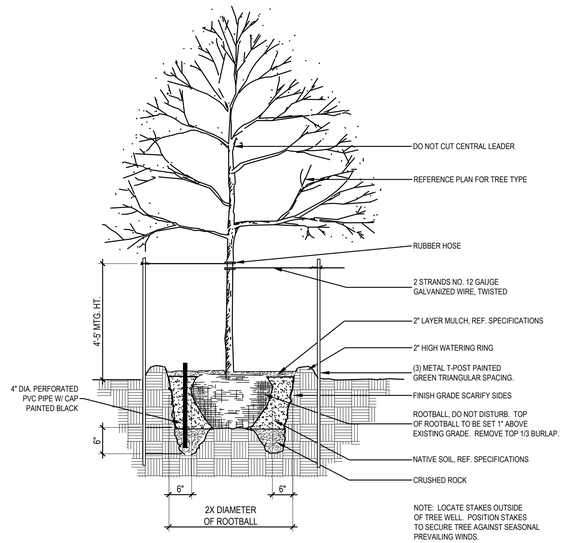
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

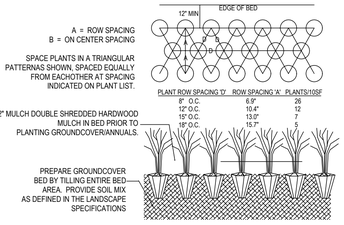
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE



02 GROUNDCOVER PLANTING DETAIL
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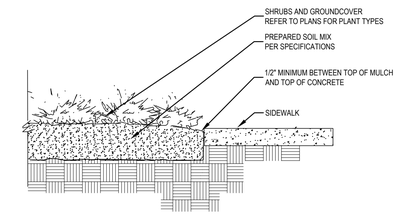
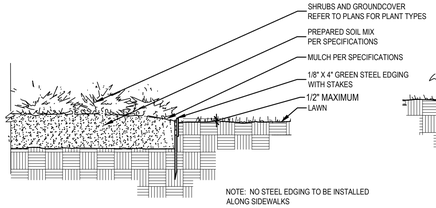
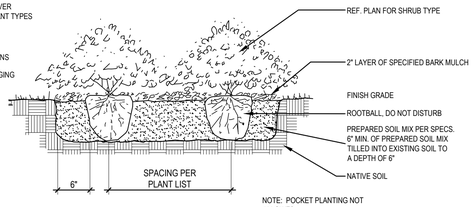


03 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

PROJECT CONTACT LIST	
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SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TEXAS 75238 SARAH RANDALL 214-343-9400
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Studio Green Spot
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CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALIANO 2042 STATE OF TEXAS

03.14.2024

7- ELEVEN AT CORPORATE CROSSING

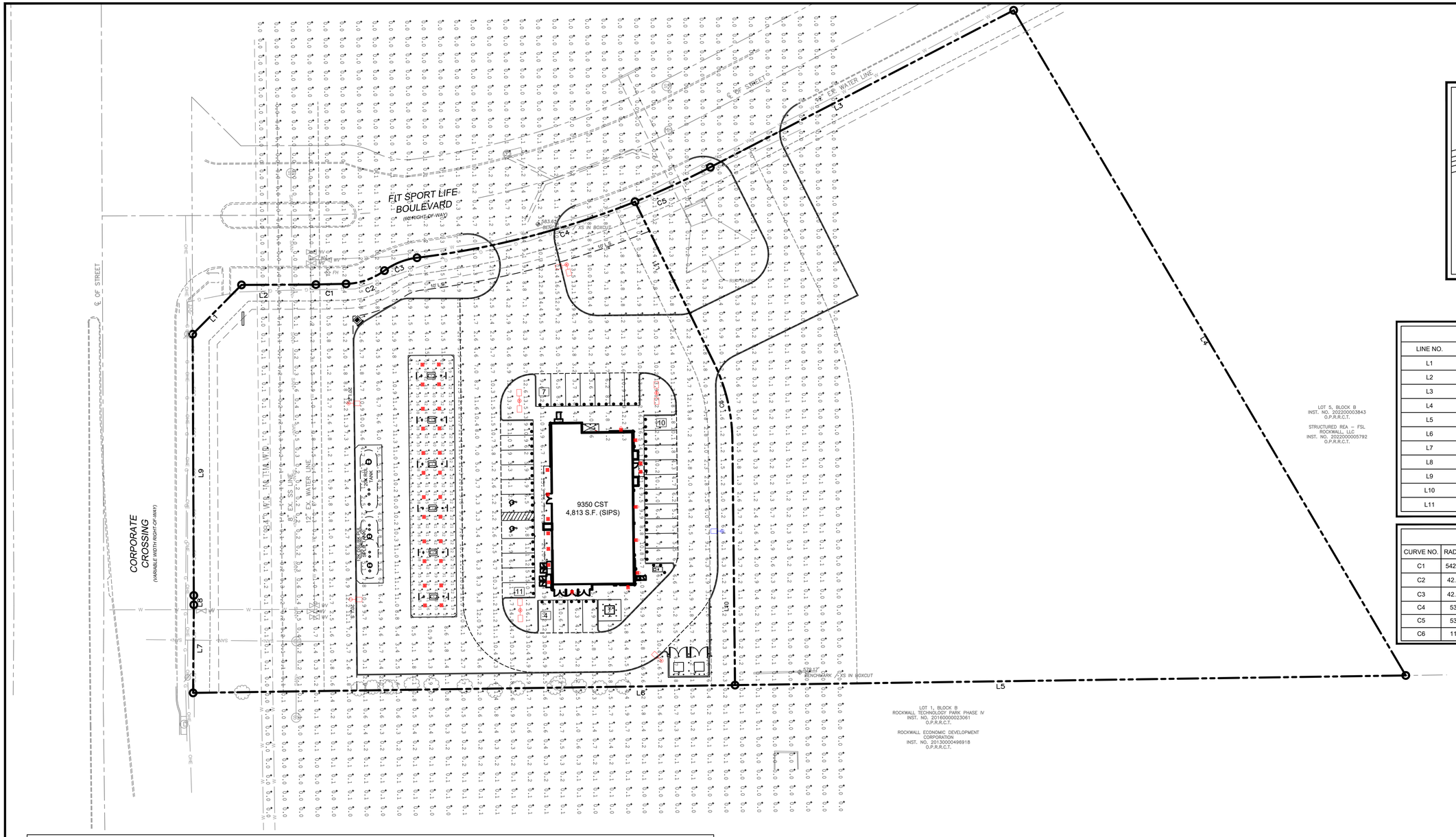
FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS

ISSUE:
FOR APPROVAL 03.14.2024

DATE:
03.14.2024

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L.3


FIT SPORT LIFE BOULEVARD
(60' RIGHT-OF-WAY)
CORPORATE CROSSING
(VARIABLE WIDTH RIGHT-OF-WAY)
℄ OF STREET
9350 CST
4,813 S.F. (SIPS)
8" EX. WATER LINE
8" EX. SS LINE
8" EX. WATER LINE
8" EX. WATER LINE
8" EX. WATER