

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

NOVEMBER 28, 2023 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = **RED**

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) ACTION AGENDA

(1) **SP2023-033 (ANGELICA GUEVARA)**

Discuss and consider a request by Dillon Stores of Stored Out Services on behalf of Michael Hendricks of Chaparral Partners for the approval of an Amended Site Plan for the remodel of an existing amenity center for the Eastbank Apartments (*i.e. Pebblebrook Apartments*) being a 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street, and take any action necessary.

(2) **SP2023-041 (ANGELICA GUEVARA)**

Discuss and consider a request by Alejandro Orfanos of POP Restaurants, LLC for the approval of an Amended Site Plan for an existing restaurant with drive-through on a 0.64-acre parcel of land identified as Lot 1, Block A, Popeye's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2535 Ridge Road, and take any action necessary.

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

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

(4) **SP2023-043 (ANGELICA GUEVARA)**

Discuss and consider a request by Brent Northington of MJDI Architects, Inc. on behalf of Carolina Molina of Alvaplast US Development, LLC for the approval of an Amended Site Plan for an existing warehouse/manufacturing facility on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.

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

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

(6) **SP2023-045 (ANGELICA GUEVARA)**

Discuss and consider a request by Steven Huffman of Huffman Communications Sales, Inc. on behalf of David Naylor of Rayburn Country Electric Cooperative for the approval of an Amended Site Plan for an Industrial Campus on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

(7) **SP2023-046 (HENRY LEE)**

Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of Stephen Pepper of SH Dev Klutts Rockwall, LLC for the approval of a Site Plan for Phase 1 of the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, 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 November 21, 2023 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: November 28, 2023
APPLICANT: Dillon Stokes; *Stoked Out Services*
CASE NUMBER: SP2023-033; *Amended Site Plan for 1410 S. Goliad Street*

On August 11, 2020, the Planning and Zoning Commission approved an *Amended Site Plan* [i.e. Case No. SP2020-013] to allow the expansion and remold of the exterior of the existing amenity center for the Pebblebrook Apartment Complex (i.e. Eastbank Apartment Complex). As part of the Site Plan case, the Planning and Zoning Commission approved building elevations that incorporated HardieBoard horizontal siding and Lueder limestone. The applicant also was granted a variance to the *Roof Design Standards* to allow a roof pitch of 3:12 on the building; however, the expansion and remodel never took place and the subject property switched ownership prior to the current application. On October 20, 2023, the applicant -- Dillon Stokes -- submitted an application for an *Amended Site Plan* to add metal paneling to part of the building façade of the leasing office and raise that height to approximately 18-feet. On November 1, 2023, the Architectural Review Board recommended that the applicant submit new colored building elevations and a material sample board to better illustrate the proposed changes. On November 7, 2023, the owner -- Michael Hendricks -- submitted a letter for an extension of up to 30 days in order to allow more time to resubmit new building elevations and a material sample board requested by the ARB. On November 14, 2023, both the applicant and owner submitted new building elevations for the leasing center and material sample boards with two (2) exterior options: [1] HardieBoard siding and [2] metal paneling. A material sample board and elevations were also submitted for new shade structures on the subject property, which would consist of metal columns with cedar elements. Based on the new building elevations for the leasing office, the proposed building does not meet the following architectural standards:

- (1) 90% Masonry Requirement. According to Subsection 05.01 (C)(1) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(e)ach exterior wall of a building’s façade shall consist of a minimum of 90% *Primary* materials ...” In this case, the proposed building is utilizing less than 90% *Primary* materials, which will require a *variance* from the Planning and Zoning Commission.
- (2) Cementitious Materials. According to Subsection 05.01 (C)(2) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he use of cementitious materials shall be limited to 50% of the building’s exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building’s façade.” In this case, the applicant is proposing to utilize stucco within the first four (4) feet of the buildings’ façade, which will require a *variance* from the Planning and Zoning Commission.
- (3) Roof Design Standards. According to Subsection 04.01(A)(1), of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides.” In this case the proposed building is being remodeled with a flat roof without a parapet, which will require a variance from the Planning and Zoning Commission.

Based on the provided building elevations and site plan, the requested changes to the leasing center and shade structures will require variances to the [1] 90% masonry materials, [2] the use/amount of cementitious materials, and [3] the roof design standards. Although, the applicant has failed to provide compensatory measures in lieu of variances, staff should note that the proposed changes to the leasing center and the shade structures near the basketball courts are a reinvestment in an older, non-conforming property, and based on this the request warrant consideration without compensatory measures. In this case, the applicant appears to want to update the existing building and surroundings with a more modernized and upgraded architecture. With this being said, approval of all variances are discretionary decisions for the Planning and Zoning Commission and do require a supermajority vote with a minimum of four (4) affirmative votes. Should the Planning and Zoning

Commission have any questions concerning the applicant's request, staff and the applicant will be available at the November 28, 2023 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1410 S. GOLIAD ST. ROCKWALL, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

OWNER CHAPARRAL PARTNERS

APPLICANT STOKED OUT SERVICES

CONTACT PERSON MICHAEL HENDRICKS

CONTACT PERSON DILLON STOKES

ADDRESS 4925 GREENVILLE AVE SUITE 860

ADDRESS 4455 CR. 2608

TD

CITY, STATE & ZIP DALLAS, TX. 75206

CITY, STATE & ZIP CADDO MILLS, TX, 75135

PHONE 214-912-6097

PHONE 972-922-2644

E-MAIL MHENDRICKS@CHAPARRALPARTNERS.COM

E-MAIL DILLON@STOKEDOUTSERVICES.COM

NOTARY VERIFICATION [REQUIRED]

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

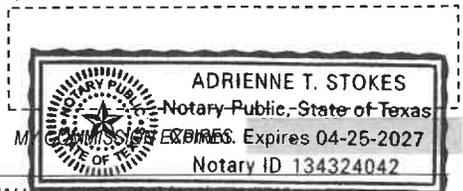
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

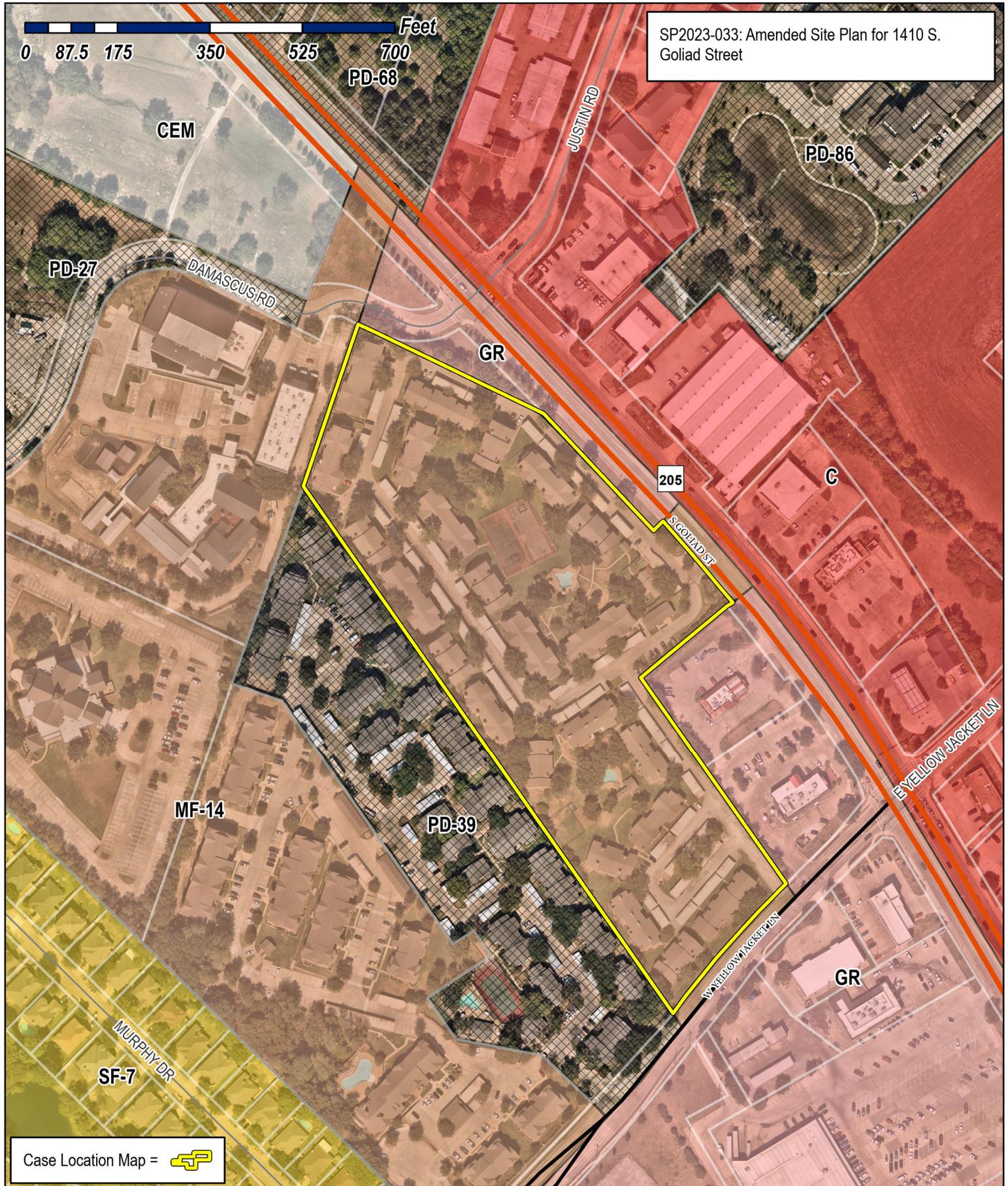
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF 19, 2023

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Adrienne Stokes





SP2023-033: Amended Site Plan for 1410 S. Goliad Street

Case Location Map = 



City of Rockwall

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

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





09/29/23
Consultant

Project Title

Eastbank Apartments
Leasing Office
1410 S. Coliad Street
Rockwall, TX

Copyright Information
This drawing is an instrument of service and the property of Clark Design Co. and shall remain its property. The use of this drawing shall be restricted to the original site for which it is prepared, and publication thereof is expressly prohibited in any use.

Revisions:

Drawing Title:

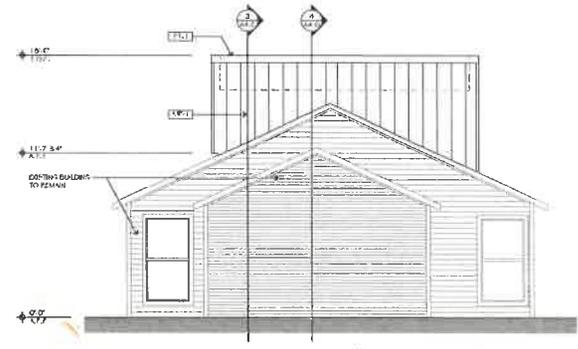
EXTERIOR ELEVATIONS

Date: 06/29/23

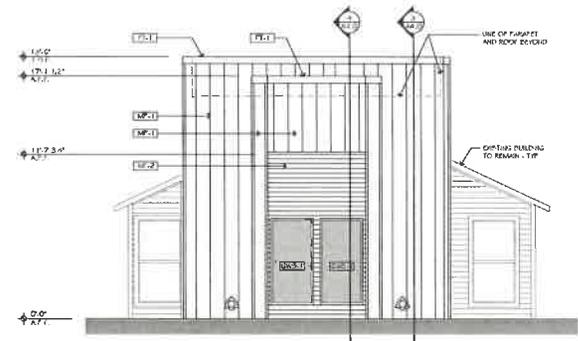
Project No. G23-002

Sheet No.

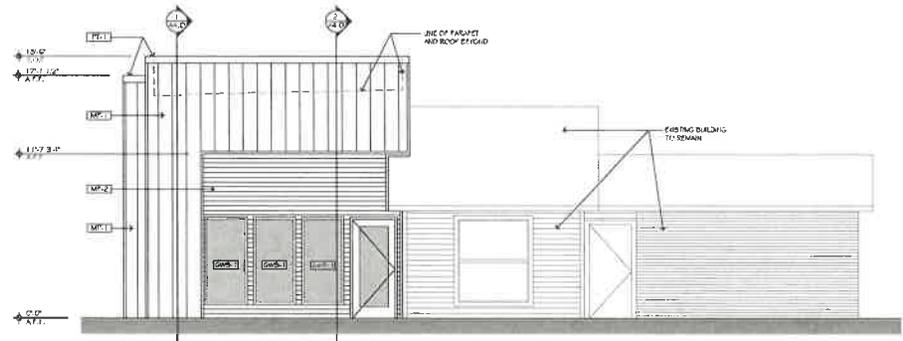
A2.0



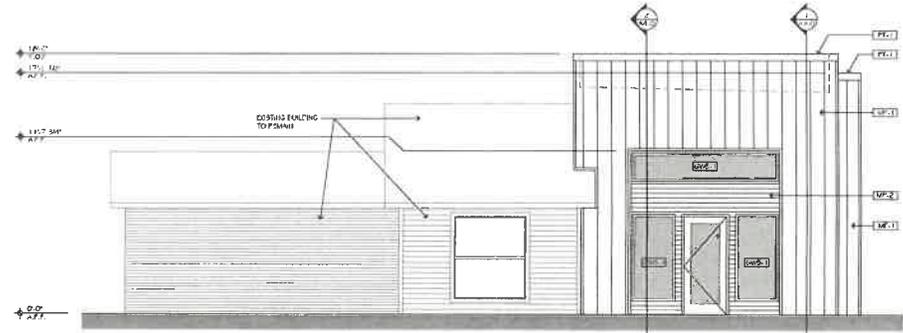
4 | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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

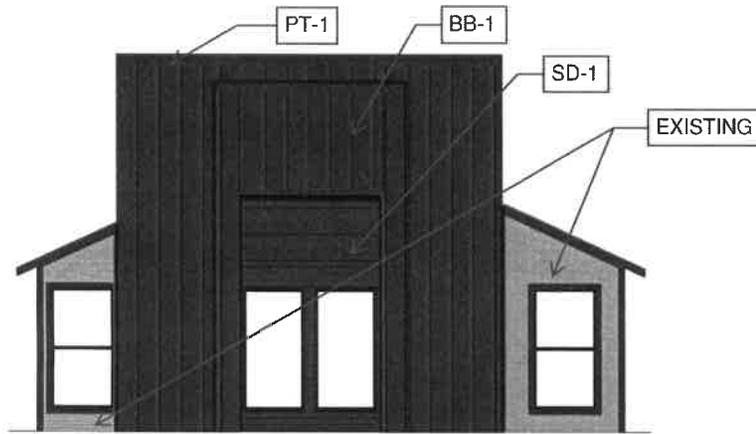
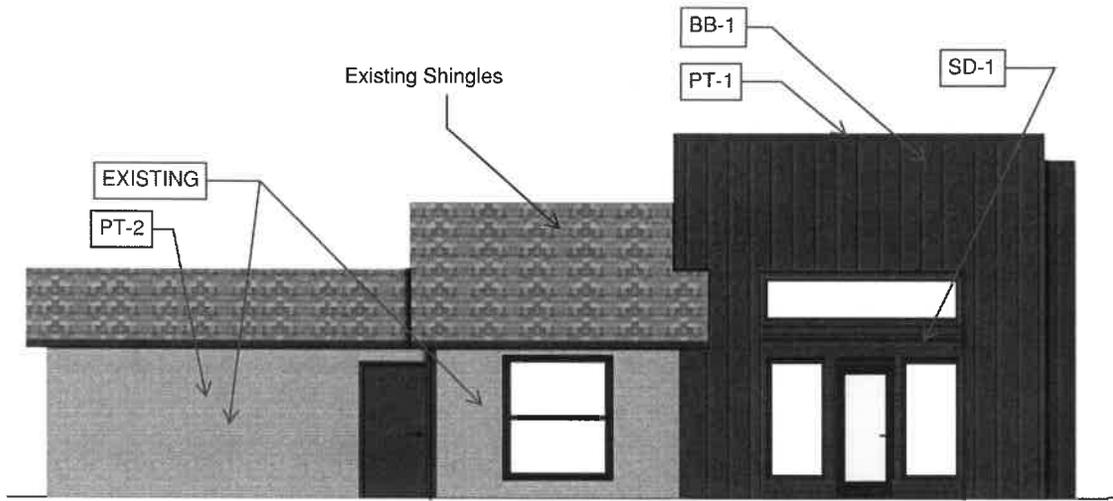


3 | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

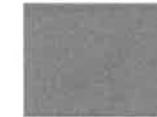
EXTERIOR MATERIALS LIST	
ARCHITECTURAL METAL PANELS	
MP-1	METAL PANEL: ANOD. PR-11.0, FLAT PANEL, CONCEALED FASTENING WALL SYSTEM, 1/8" WIDE PANELS, 24 GA., SANDORIN FINISH, COOL. F.B.D.
MP-2	METAL PANEL: ANOD. BRASS/STAIN. LC, CONCEALED FASTENING WALL SYSTEM, 1/8" WIDE PANELS, 24 GA., SANDORIN FINISH, COOL. F.B.D.
PAINT	
PC-1	PAINT: EXTERIOR METAL FLASHING, SHEATHING, WEATH. METAL FITTING, CASTN. STAINL. FINISH, COLOR TO MATCH MP-1
GLAZING WALL SYSTEM	
GW-1	FRAME: EXTERIOR STOREFRONT FRAMING SYSTEM, PRIME SIB BRASS, DOUBLE-PANE, 1/2" INSULATED GLASS PANEL, GLAZ. 1, LOW-E, DRWG. 2, 24, 1/2" PATTERN GLAZ., TRYPFED AD. RESISTANT IN 1.25" x 1.125" PATTERN



BB-1
 BOARD AND BATTEN
 PAINTED PT-1
 2" WIDE BATTEN AT 16" O.C.
 BY JAMES HARDE



PT-1
 PAINT
 EXTERIOR METAL FLASHING SHERWIN WILLIAMS,
 METAL ETCHING SATIN ENAMEL SHERWIN
 SW Classic French Grey 0077

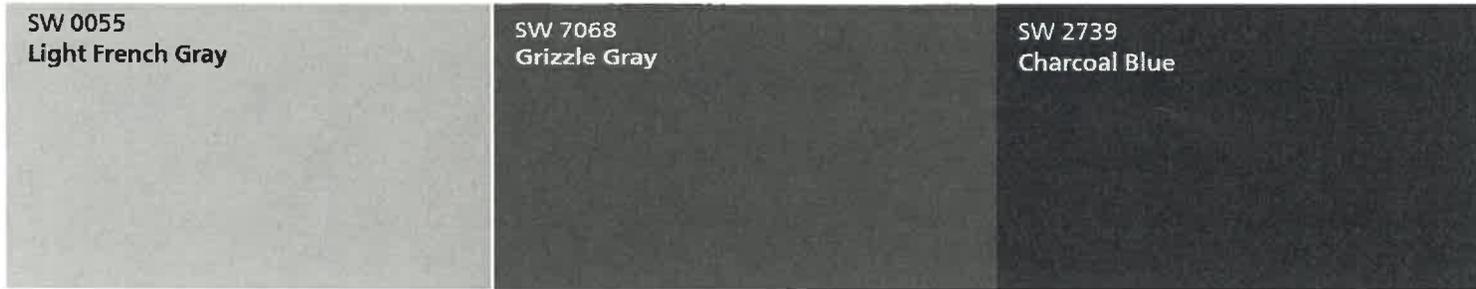


PT-2
 PAINT
 EXISTING BRICK TO BE PAINTED SHERWIN
 WILLIAMS
 UNCERTAIN GREY SW6234



SD-1
 HARDE PLANK
 JAMES HARDE 6" PLANK CEDARMILL
 HORIZONTAL SIDING,
 SW Classic French Grey 0077

East Bank
Exterior Colors



Body A

Trim/Fascia/Metalwork

Doors



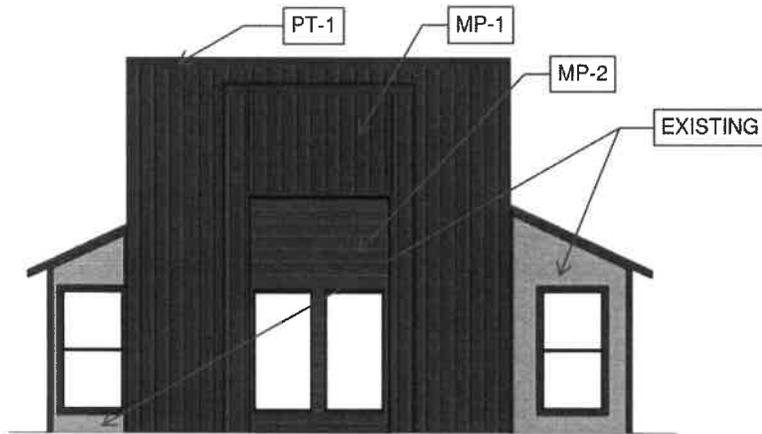
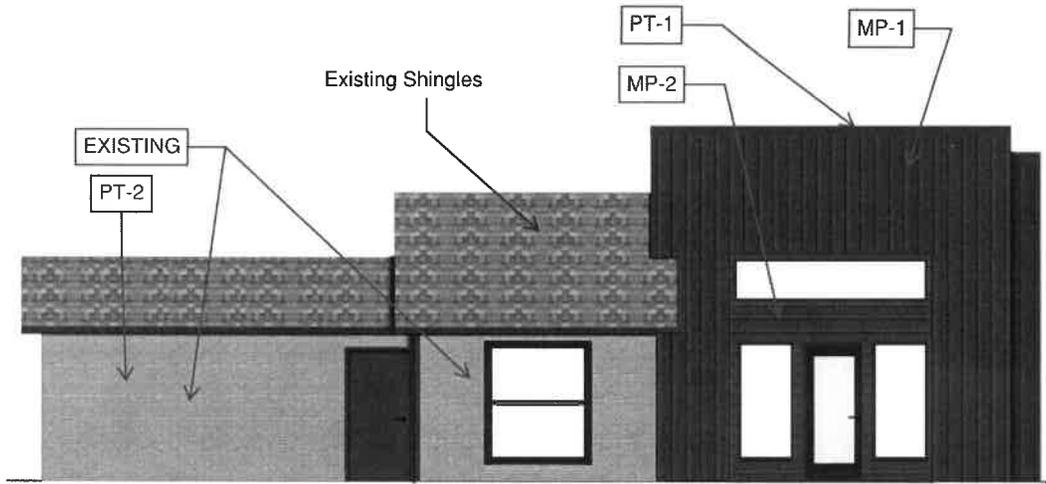
Body B

Trim/Fascia/Metalwork

Doors



LEASING
IMPRESSIONS



MP-1

METAL PANELS
Mueller Inc. U Panel SW 0077 Classic French Gray



MP-2

METAL PANELS
Mueller Inc. U Panel SW 0077 Classic French Gray



PT-1

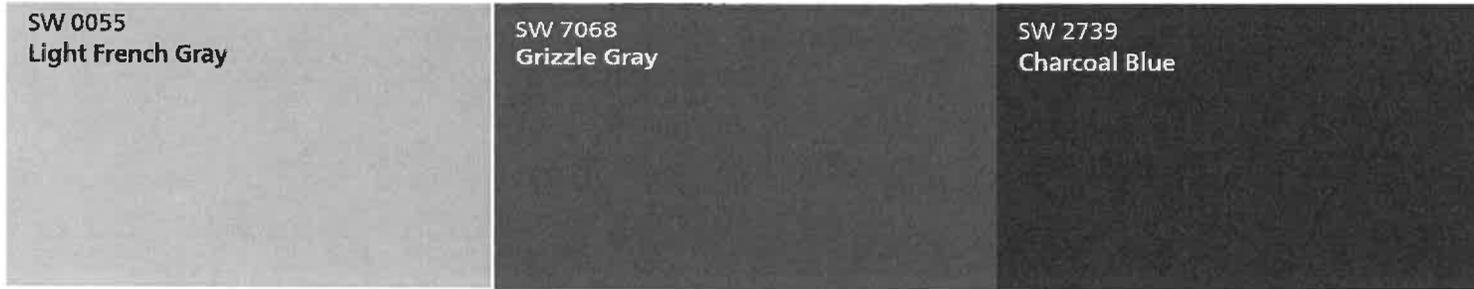
PAINT
EXTERIOR METAL FLASHING SHERWIN WILLIAMS,
METAL ETCHING SATIN ENAMEL FINISH COLOR:
TO MATCH MP-1



PT-2

PAINT
EXISTING BRICK TO BE PAINTED SHERWIN
WILLIAMS
UNCERTAIN GREY SW6234

East Bank
Exterior Colors



SW 0055
Light French Gray

SW 7068
Grizzle Gray

SW 2739
Charcoal Blue

Body A

Trim/Fascia/Metalwork

Doors



SW 0077
Classic French Gray

SW 7068
Grizzle Gray

SW 2739
Charcoal Blue

Body B

Trim/Fascia/Metalwork

Doors



LEASING
IMPRESSIONS

Actual Example Photos Below



Eastbank Shade Structures
1410 S. Goliad St.
Rockwall, TX 75087



Materials

1"x6" Cedar

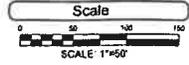
Stain Specification-
Master Halco:
Oxford Brown



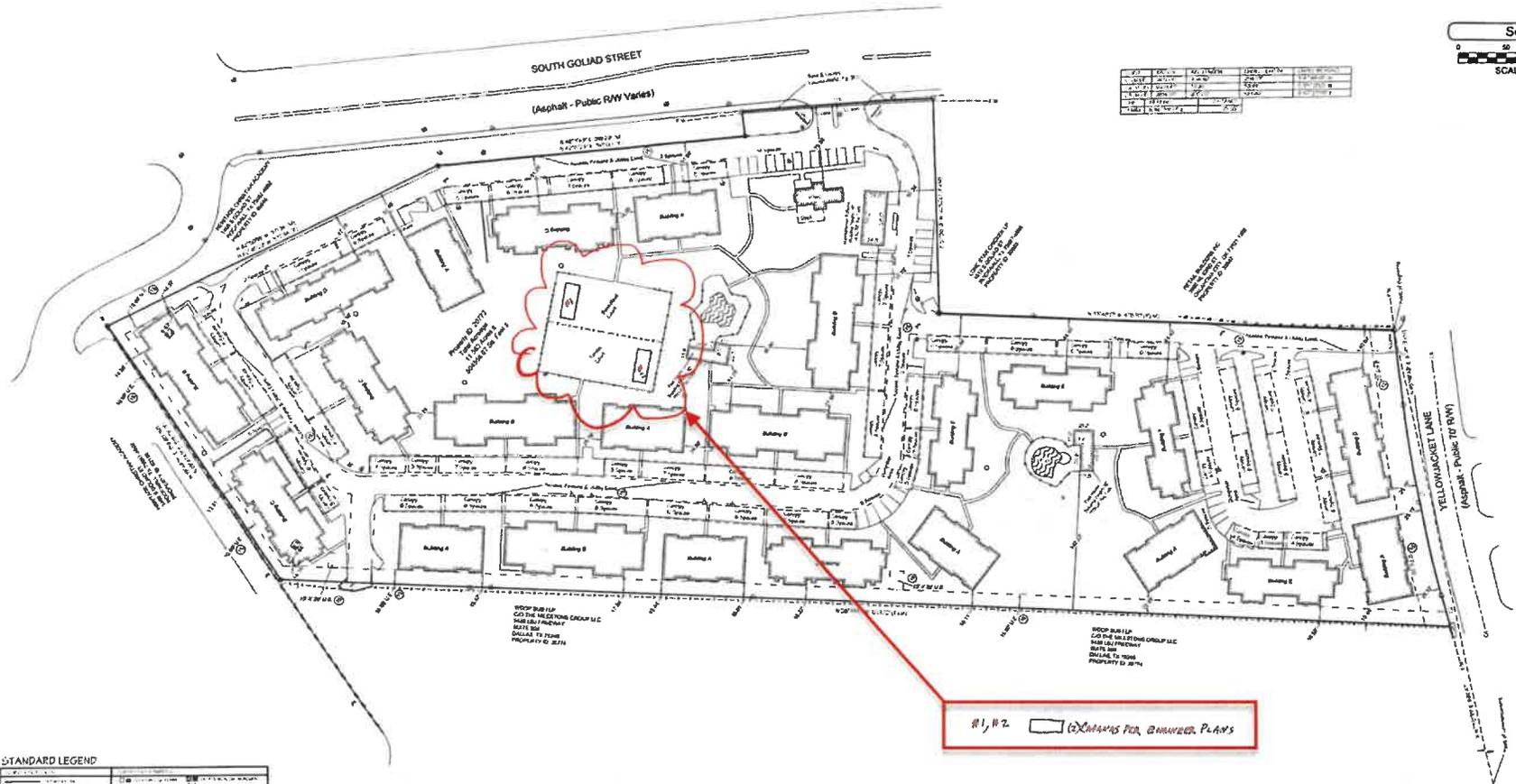
Metal- 6"x6" x3/16"

Paint Specification-
SW 7048 Urbane
Bronze. (Color
Depicted As Well)





NO.	DATE	BY	REVISION	DESCRIPTION
1	10/12/17	JL	ISSUE FOR PERMIT	ISSUE FOR PERMIT
2	10/12/17	JL	ISSUE FOR PERMIT	ISSUE FOR PERMIT
3	10/12/17	JL	ISSUE FOR PERMIT	ISSUE FOR PERMIT
4	10/12/17	JL	ISSUE FOR PERMIT	ISSUE FOR PERMIT
5	10/12/17	JL	ISSUE FOR PERMIT	ISSUE FOR PERMIT
6	10/12/17	JL	ISSUE FOR PERMIT	ISSUE FOR PERMIT
7	10/12/17	JL	ISSUE FOR PERMIT	ISSUE FOR PERMIT



#1, #2  EXISTING PER EXHIBIT PLANS

STANDARD LEGEND

SYMBOL	DESCRIPTION
	Survey Boundary
	Easement
	Right-of-Way
	Building Footprint
	Driveway
	Walkway
	Utility Line
	Fencing
	Tree
	Pond
	Well
	Septic Tank
	Storm Drain
	Sewer Line
	Water Line
	Gas Line
	Electric Line
	Telephone Line
	Cable Line
	Fire Hydrant
	Manhole
	Valve
	Meter
	Transformer
	Pole
	Sign
	Light Fixture
	Air Conditioning Unit
	Pool
	Deck
	Staircase
	Ramp
	Walkway
	Driveway
	Parking Space
	Access Point
	Gate
	Wall
	Fence
	Post-and-Rail Fence
	Chain-Link Fence
	Concrete Foundation
	Brick Foundation
	Block Foundation
	Slab Foundation
	Pier-and-Beam Foundation
	Crawlspace Foundation
	Basement Foundation
	Foundation Wall
	Foundation Footing
	Foundation Pier
	Foundation Beam
	Foundation Slab
	Foundation Wall
	Foundation Footing
	Foundation Pier
	Foundation Beam
	Foundation Slab

BLWA ASSOCIATES P.A.
ALAN DARRIN SR. ARCH.
Address: 504 W. SYCAMORE ST. SUITE 201
FAVETTVILLE, AR 72708
Company Number: 474-6544888
Fax Number: 474-368-1522
E-mail: bsway@blwa.com

ALTAIACSM Land Title Survey Sheet 2 of 2

This Work Coordinated By:  Pixis, LLC P.O. Box 1284 Harrison, OK 73049 505.276.1166 harrison@pixis.com	Prepared For: Client Ref. No: 0001
Project Address: 11410 S. GOLAD ST	Project Name: Pebblebrook Apartments
Project Location: ROCKWALL, TEXAS 75087	Job Number: 16-03-017



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: November 28, 2023

APPLICANT: Alejandro Orfanos; *POP Restaurants, LLC.*

SUBJECT: SP2023-041; *Amended Site Plan for an Existing Restaurant with Drive-Through (Popeye's)*

The applicant, Alejandro Orfanos of POP Restaurants, LLC., is requesting approval of an *Amended Site Plan* to change the building elevations for an existing *Restaurant with Drive-Through* (i.e. *Popeye's*). The subject property is a 0.64-acre parcel of land (i.e. *Lot 1, Block A, Popeye's Addition*), zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, and addressed as 2535 Ridge Road. On April 15, 2002, the Planning and Zoning Commission approved a site plan (i.e. *Case No. PZ2002-13*) allowing the construction of a *Restaurant with Drive-Through or Drive-In* on the subject property. According to Rockwall Central Appraisal District (RCAD), the existing building is 2,043 SF that was constructed in 2002. Staff was notified by the Building Inspections Department that work had commenced for a remodel on the subject property. The applicants were given a verbal 'Stop Work' order until the appropriate permits were reviewed and approved by staff which then prompted the applicant to submit an application for an *Amended Site Plan*. The finished work on the building consisted of painting the entire existing building white and removing the canopies and shutters. On November 13, 2023, the applicant submitted new building elevations indicating the following changes: [1] adding a mural, and [2] adding metal, flat canopies to the building. Based on the *General Overlay District Standards*, the proposed mural on the building will require a variance for the following:

- (1) *Corporate Identity*. According to Subsection 06.02(C)(8), *General Overlay District Standards*, of the Unified Development Code (UDC), "(a) a company's building corporate identity that conflicts with the *General Overlay District Standards* shall be reviewed case-by-case basis as a variance in accordance with the requirements of Subsection 09.02, *Variations to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*."

The submitted *Amended Site Plan* generally conforms to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District, and the IH-30 Overlay (IH-30 OV) District and Scenic Overlay (SOV) District. With this being said, the applicant is requesting a variance to the requirements of Subsection 06.02(C)(2), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), to allow corporate branding on the subject property. Staff should point out that this variance -- *for murals associated with branding elements* -- has been approved for other restaurants in the IH-30 Corridor in the past (e.g. *Raising Canes, Velvet Taco, Saltgrass, etc.*); however, the approval of the requested variance is a discretionary decision for the Planning and Zoning Commission, and will require a supermajority vote (i.e. *three-quarter majority vote*) of the Planning and Zoning Commission with a minimum of four (4) votes in the affirmative. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the November 28, 2023 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 11/20/2023

PROJECT NUMBER: SP2023-041
PROJECT NAME: Amended Site Plan for Popeyes
SITE ADDRESS/LOCATIONS: 2535 RIDGE RD

CASE CAPTION: Discuss and consider a request by Alejandro Orfanos of POP Restaurants, LLC for the approval of an Amended Site Plan for an existing restaurant with drive-through on a 0.64-acre parcel of land identified as Lot 1, Block A, Popeye's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2535 Ridge Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	11/20/2023	Approved w/ Comments

11/20/2023: SP2023-041; Amended Site Plan for An Existing Restaurant with Drive-Through
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for approval of an Amended Site Plan for an existing restaurant with drive-through on a 0.64-acre parcel of land identified as Lot 1, Block A, Popeye's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, and addressed as 2535 Ridge Road.

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

M.3 For reference, include the case number (SP2023-041) 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 the City standard Site Plan Signature Block on all pages of the plans (i.e. Site Plan, Building Elevations, Landscape Plan, Photometric Plan). Please remove the bracketed wording and leave a blank space for the date. (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 _____, ____.

Planning & Zoning Commission Chairman

Director of Planning and Zoning

M.6 Based on the materials submitted staff has identified the following exceptions for this project:

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

to the General Overlay District Standards, of Article 11, Development Applications and Review Procedures.

M.7 Please provide a picture of the proposed shutters that will be used on Elevation C. The building elevations are not clear as to how this design element will look.

M.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 28, 2023 Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting will be held on November 28, 2023

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 PM. 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. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/14/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/16/2023	Approved

11/16/2023: * Separate permits required for Remodel and Signs

* Mural must be approved with Amended Site Plan, Not allowed by sign ordinance

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/14/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/20/2023	Approved

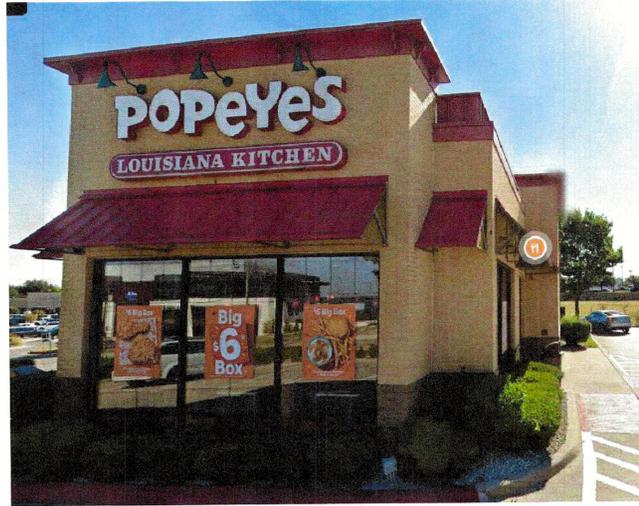
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/14/2023	Approved

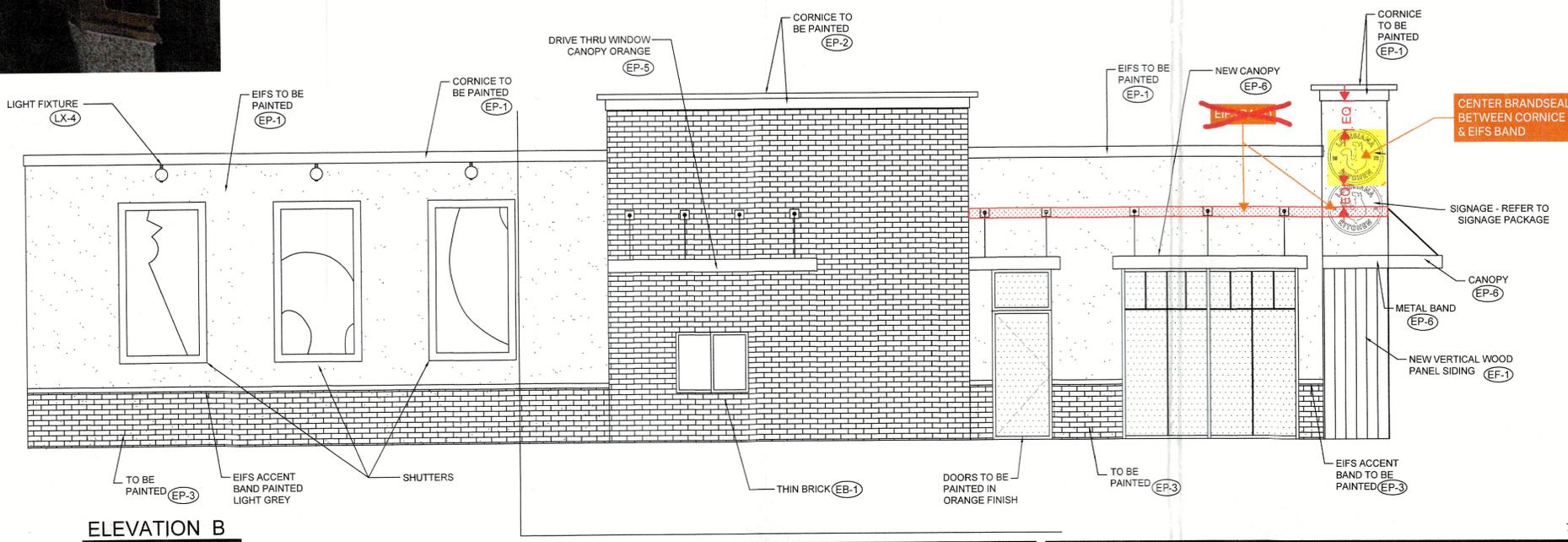
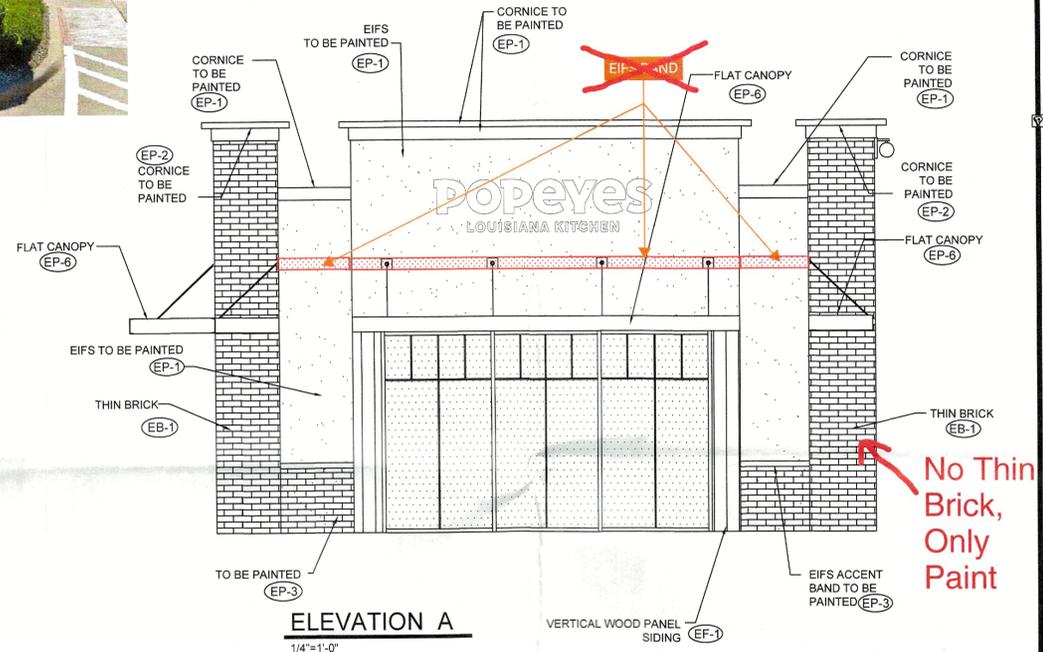
No Comments



2021 POPEYE'S FINISH SCHEDULE							
EXTERIOR MATERIALS & FINISH SCHEDULE **TO BE USED WITH FS-LEGACY (1846)							
DATE	CODE	MATERIAL	LOCATION	SOURCE	PRODUCT	ADDITIONAL INFORMATION	
3/25/2021					WALL FINISHES AND PAINT		
	EB-1	FACE BRICK	ACCENT TOWER BRICK	NICHHA FIBER CEMENT	VINTAGE BRICK	ALEXANDRIA BUFF 7 3/8" x 2 1/2" x 3/4"	CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichha.com
				ALTERNATE OPTION: CREATIVE MATERIALS CORPORATION	ALTERNATE OPTION: THIN BRICK	FLAGSTAFF 8-1/8" x 2-1/16" x 5/8"	CONTACT: popeyes@creativematerialcorp.com 1.800.207.2967 Ext 7797
	EF-1	EXTERIOR WOOD SIDING	FRONT FAÇADE EXTERIOR WALLS	NICHHA FIBER CEMENT	VINTAGE WOOD AWP 3030	CEDAR 17-7/8" 14 x 119-5/16" L	CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichha.com
	EP-1	EXTERIOR PAINT	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	WHITE OC-125 MOONLIGHT WHITE	CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7551 GREEK VILLA	CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-2	EXTERIOR PAINT	BRICK TOWER METAL COPING	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	ROOT BEER CANDY 2105-20	CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 6062 RUGGED BROWN	CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-3	EXTERIOR PAINT	EXTERIOR WAINSCOT, SILL PAINT, AND DUMPSITE WALLS	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	"GRAY" HC-170 STONINGTON GREY	CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7657 TINSMITH	CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-4	EXTERIOR PAINT	BOLLARDS AND DIRECTIONAL SIGN POLES	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	SAFETY YELLOW	CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	INDUSTRIAL ENAMEL HS		CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-5	METAL/PAINT	DRIVE THRU WINDOW CANOPY	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	ORANGE, PANTONE #3564 C, PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER
	EP-6	METAL/PAINT	BUILDING CANOPIES	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	TEAL, PANTONE #326 C, PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER
	EP-7	EXTERIOR PAINT	DUMPSITE GATES AND PYLON POLE	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	FACTORY FINISH BLACK	CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	INDUSTRIAL ENAMEL HS	SW 6991 BLACK MAGIC	CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-8	EXTERIOR PAINT	ALL EXTERIOR WALLS	BENJAMIN MOORE	ALIPHATIC ACRYLIC URETHANE - GLOSS	ANTI-GRAFFITI COAT V500-00 CLEAR	CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	3K WATERBASED URETHANE - GLOSS	Anti-Graffiti Coating B65-190 B65V190	CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
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No Comments - MP
No Comments - JB
No Comment - AW



NOTES:
ADD EIFS BAND + CENTER BRANDSEAL IN BETWEEN EIFS BAND AND CORNICHE.

APPROVED AS NOTED

BY: MELANIE DE JESUS

DATE: 07/28/2023

1 year validation - approval subject to program and image change.
PLM's approval of any rendering, site or floor plan in any case does not constitute a deed or deed of construction. PLM's approval of any particular site. If you have a crossed site, you must obtain prior written approval of PLM's Development Committee to develop such site. These documents are not for permit or construction. They must be completed and/or modified by a licensed architect and engineer to conform to all local and applicable codes and specific site conditions. There is no warranty, whether implied or expressed, that these documents meet the applicable code requirements. Liability for the design and any use of the documents is the sole responsibility of the architect and engineer of record.

Popeyes
LOUISIANA KITCHEN
2535 RIDGE RD.
ROCKWALL, TEXAS

STORE 7201

DATE	
CHECKED BY:	

EXTERIOR ELEVATIONS



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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE)¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE)¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE)¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE)¹</p> <p><input checked="" type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input checked="" type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²</p> <p>NOTES:</p> <p>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.</p> <p>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.</p>
---	--

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 2535 Ridge Rd, Rockwall TX 75087

SUBDIVISION: _____ LOT: _____ BLOCK: _____

GENERAL LOCATION: 2535 Ridge Rd, Rockwall TX 75087

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	CURRENT USE
PROPOSED ZONING	PROPOSED USE
ACREAGE	LOTS [CURRENT] LOTS [PROPOSED]

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

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

<input type="checkbox"/> OWNER	POP Restaurants LLC	<input type="checkbox"/> APPLICANT	POP Restaurants LLC
CONTACT PERSON	Alejandro Orfanos	CONTACT PERSON	Alejandro Orfanos
ADDRESS	4515 LBJ Fwy	ADDRESS	4515 LBJ FWY
CITY, STATE & ZIP	Farmers Branch, TX 75244	CITY, STATE & ZIP	Farmers Branch, TX
PHONE	972-620-2287	PHONE	972-620-2287
E-MAIL	development@sunholdings.net	E-MAIL	aorfanos@sunholdings.net

NOTARY VERIFICATION [REQUIRED]

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

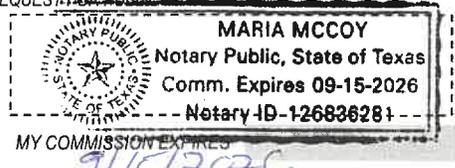
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30 DAY OF October, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30 DAY OF October, 2023.

OWNER'S SIGNATURE

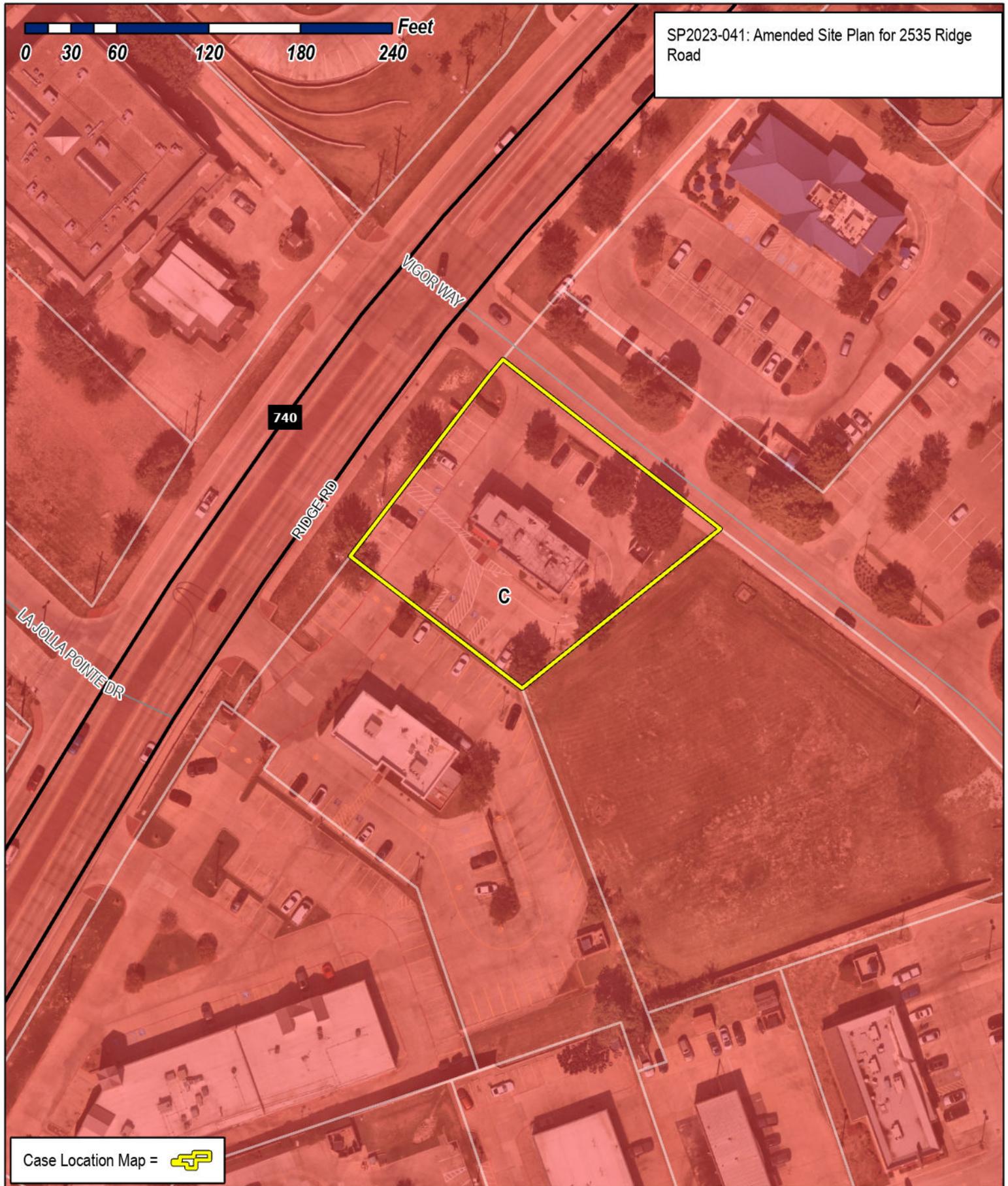
[Handwritten Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2023-041: Amended Site Plan for 2535 Ridge Road



Case Location Map = 



City of Rockwall

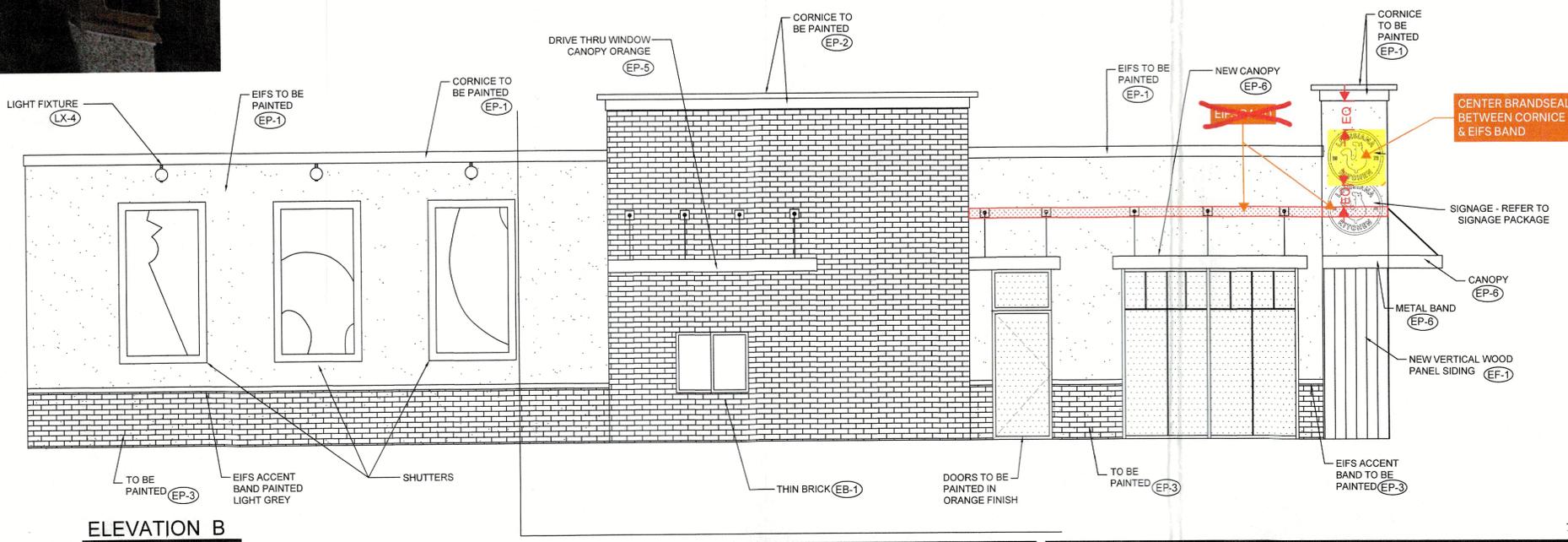
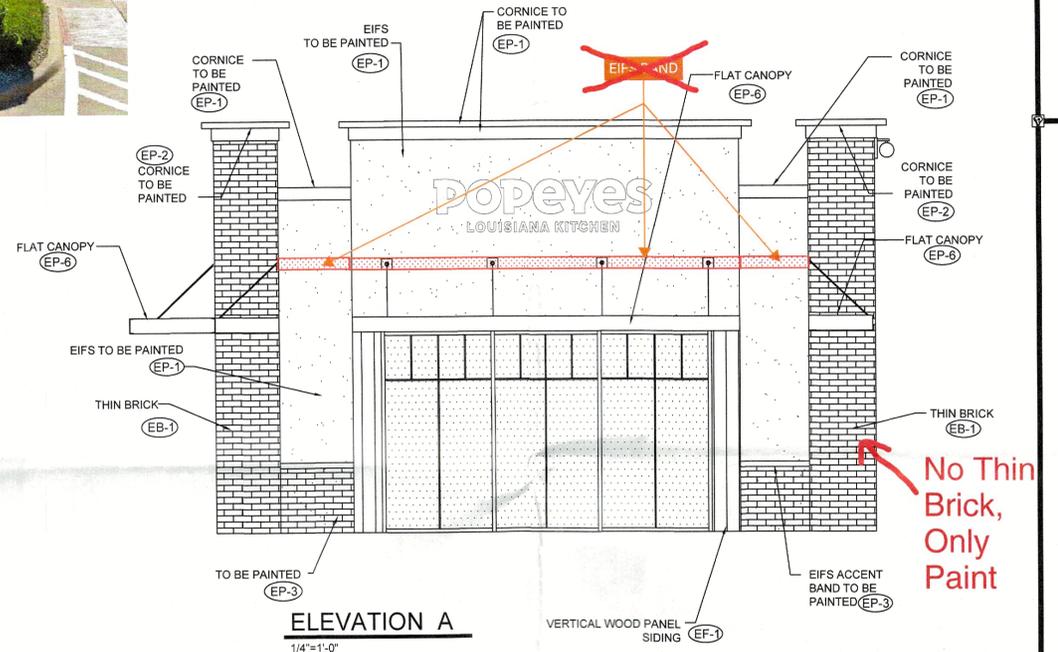
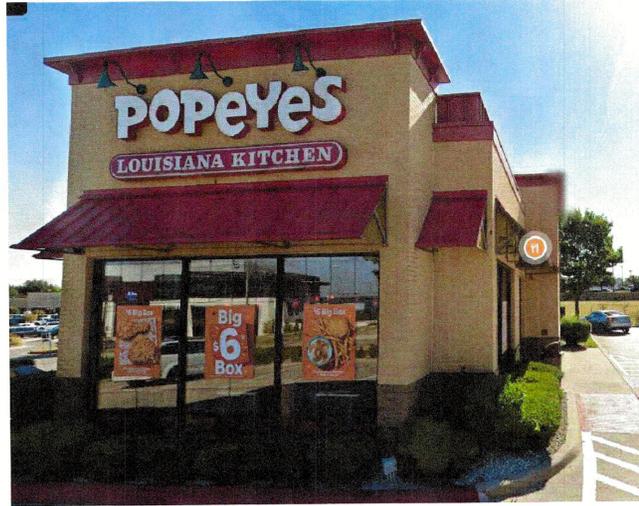
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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





2021 POPEYE'S FINISH SCHEDULE						
EXTERIOR MATERIALS & FINISH SCHEDULE **TO BE USED WITH FS-LEGACY (1846)						
DATE	CODE	MATERIAL	LOCATION	SOURCE	PRODUCT	ADDITIONAL INFORMATION
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				ALTERNATE OPTION: CREATIVE MATERIALS CORPORATION	ALTERNATE OPTION: THIN BRICK	FLAGSTAFF 8-1/8" x 2-1/16" x 5/8" CONTACT: popeyes@creativematerialscorp.com 1.800.207.2967 Ext 1797
	EF-1	EXTERIOR WOOD SIDING	FRONT FAÇADE EXTERIOR WALLS	NICHHA FIBER CEMENT	VINTAGE WOOD AWP 3030	CEDAR 17-7/8" H x 119-5/16" L CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichha.com
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				SHERWIN WILLIAMS	3K WATERBASED URETHANE - GLOSS	Anti-Graffiti Coating B65-190 B65V190 CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
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NOTES:
ADD EIFS BAND + CENTER BRANDSEAL IN BETWEEN EIFS BAND AND CORNICHE.

APPROVED AS NOTED

BY: MELANIE DE JESUS

DATE: 07/28/2023

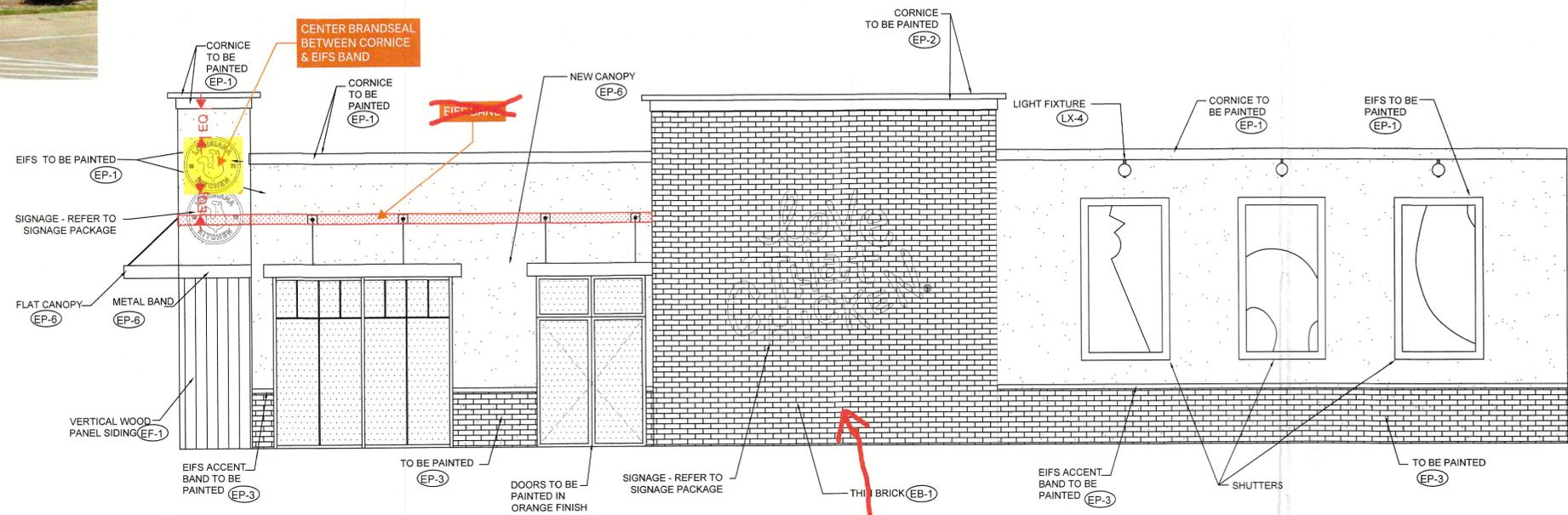
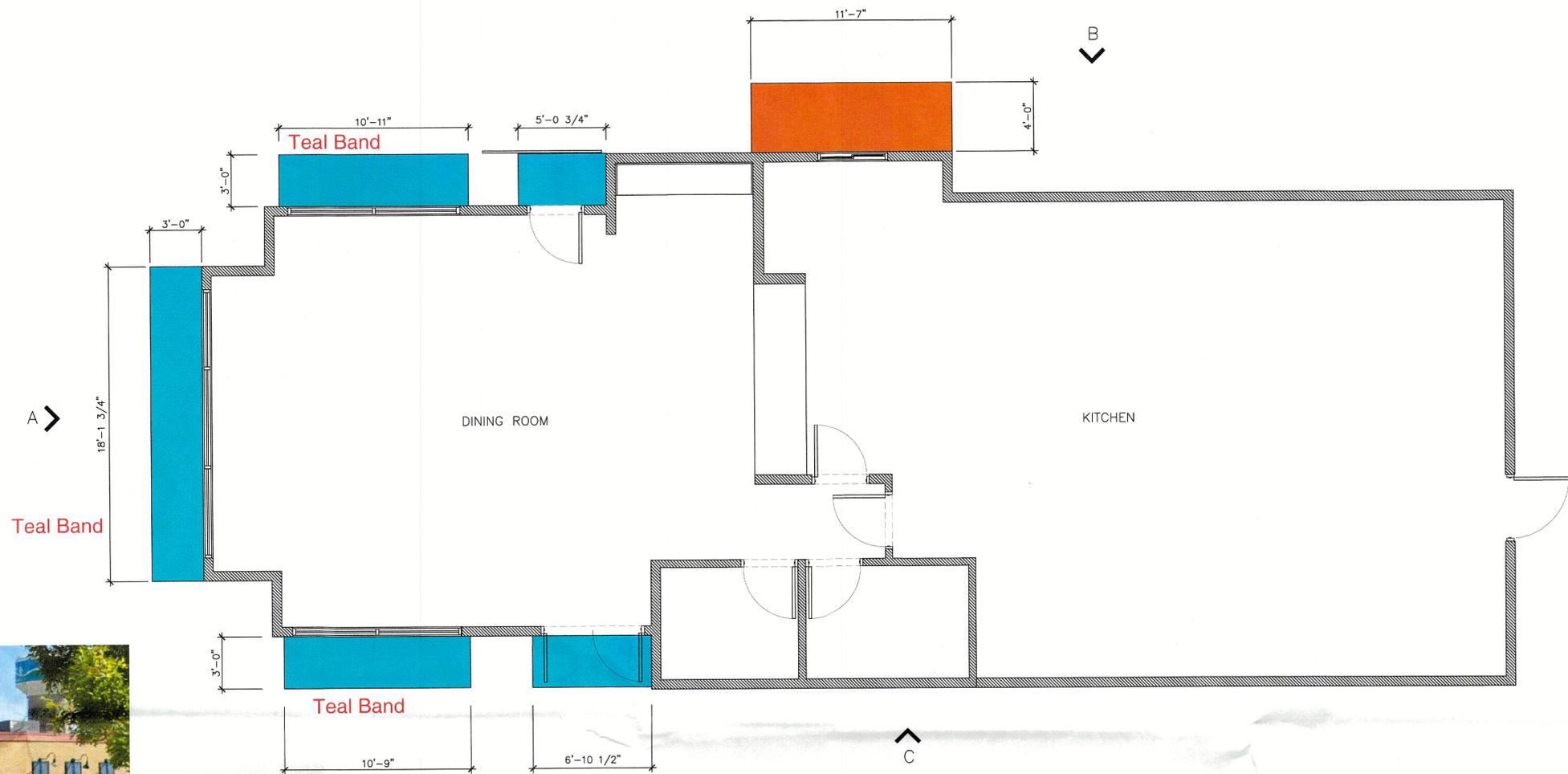
1 year validation - approval subject to program and image change.
PLM's approval of any rendering, site or floor plan in any case does not constitute (and shall not be deemed or construed to constitute) PLM's approval of any particular site. If you have a cross-section site, you must obtain prior written approval of PLM's Development Committee to develop such site. These documents are not for permit or construction. They must be completed and/or modified by a licensed architect and engineer to conform to all local and applicable codes and specific site conditions. There is no warranty, whether implied or expressed, that these documents meet the applicable code requirements. Liability for the design and any use of the documents is the sole responsibility of the architect and engineer of record.

Popeyes
LOUISIANA KITCHEN
2535 RIDGE RD.
ROCKWALL, TEXAS

STORE 7201

DATE	
CHECKED BY:	

EXTERIOR ELEVATIONS



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

POPEYES.
LOUISIANA KITCHEN
2535 RIDGE RD.
ROCKWALL, TEXAS

STORE 7201

CHECKED BY: _____
DATE: _____

EXTERIOR ELEVATIONS

POPEYES

LOUISIANA KITCHEN









PROJECT COMMENTS



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

DATE: 11/20/2023

PROJECT NUMBER: SP2023-042
PROJECT NAME: Amended Site Plan for 1007 Ridge Road
SITE ADDRESS/LOCATIONS: 1007 RIDGE RD

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	11/20/2023	Approved w/ Comments

11/20/2023: SP2023-042: Amended Site Plan for an Existing General Retail Building
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of an Amended Site Plan for an existing general retail building on a 0.55-acre parcel of land identified as Lot 1, Block A, Burgamy Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 1007 Ridge Road.
- 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 (SP2023-042) 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 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, 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 Building Elevations:

- (1) Please indicate what building materials will be used for the increased parapet height. (Subsection 06.02, Article 05, UDC)
- (2) Please cross-hatch any proposed roof top units on building elevations. (Subsection 04.01. C, of Article 05, UDC)
- (3) The current codes require all RTU's to be fully screened from all adjacent properties. Currently, there is no parapet on the rear side of the building. Screening of the RTU's will

be required. Please indicate how the RTU's will be screened.

(4) All structures less than 6,000 SF shall have a pitched roof. In this case, the existing building has a mansard roof on a portion of the structure. By removing this roof element, it makes the existing building less in conformance with the General Overlay District Standards; however, this can be granted through a variance by the Planning and Zoning Commission. (Subsection 04.01, Article 05, UDC)

(5) Please note that the code requires the back sides of the parapet to be finished in the same material as the outward facing façade. In this case, the proposed parapet elements will extend above the existing roof line and will be required to be clad in the same materials as the front façade, please indicate conformance to this requirement on the plans (Subsection 06.02, of Article 05, UDC)

M.6 Dumpster Screening

(1) Indicate/delineate the dumpster location. (Subsection 01.05, of Article 05, UDC)

(2) Indicate the dumpster enclosure height. Dumpster enclosures are required to be eight (8) feet in in an overlay district. (Subsection 01.05, of Article 05, UDC)

(3) Indicate that the dumpster enclosure will utilize the same masonry materials as the primary building. (Subsection 01.05, of Article 05, UDC)

(4) Indicate that the dumpster enclosure will have a self-latching gate. (Subsection 01.05, of Article 05, UDC)

I.7 Staff has identified the following possible exception(s) and variance(s) associated with the proposed request: [1] Roof Design Standards, [2] HVAC Screening. Please provide a variance letter that requests this variance.

I.8 Please note that failure to address all comments provided by staff by 3:00 PM on December 5, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 28, 2023 Planning & Zoning Meeting.

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

1) Planning & Zoning Meeting will be held on November 28, 2023.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/14/2023	Approved w/ Comments

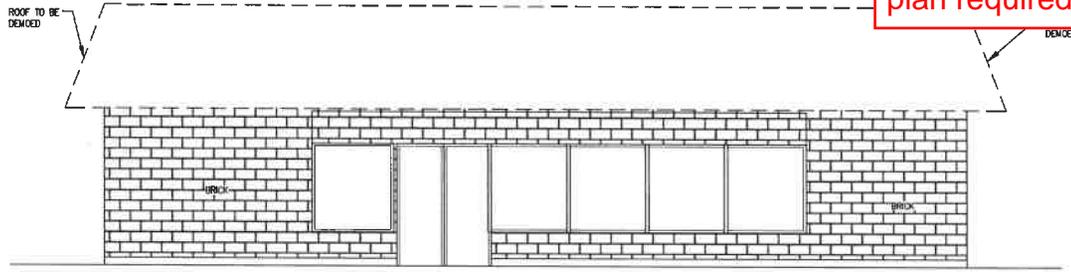
- 11/14/2023: 1. If anything on site is changing/relocating, full site plan required.
2. Need overall site plan showing dumpster area.
3. Need to show oil/water separator for dumpster area. Must drain to the storm system...not the sanitary sewer.
4. This will need to be shown on the site plan.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/16/2023	Needs Review

- 11/16/2023: * NEED SITE PLAN FOR DUMPSTER ENCLOSURE LOCATION
* DUMPSTER ENCLOSURE MUST MEET MINIMUM SIZE REQUIREMENTS - CURRENTLY DOESN'T
* DUMPSTER ENCLOSURE MUST HAVE AN INLET OR TRENCH DRAIN THAT FLOWS THROUGH AND OIL/WATER SEPARATOR (SIZED BY AN ENGINEER) PRIOR TO DISCHARGING TO THE STORM LINE
* GREASE TRAP TO BE SIZED BY AN ENGINEER

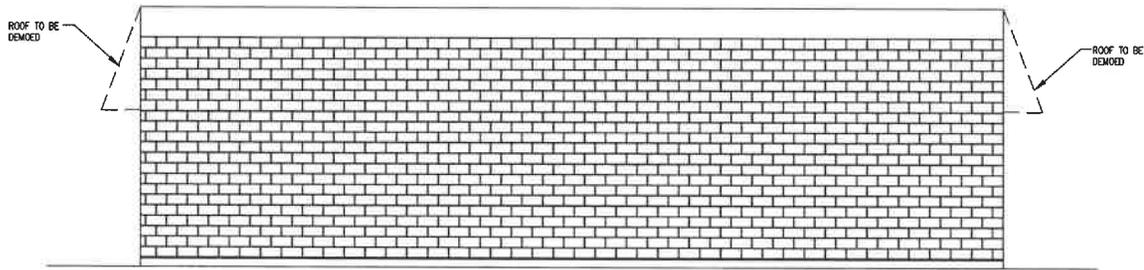
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	Ariana Kistner	11/17/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/14/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/20/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/14/2023	Approved
No Comments			



EXISTING FRONT ELEVATION

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



EXISTING REAR ELEVATION

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

If anything on site is changing/relocating, full site plan required.

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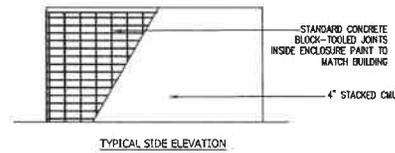
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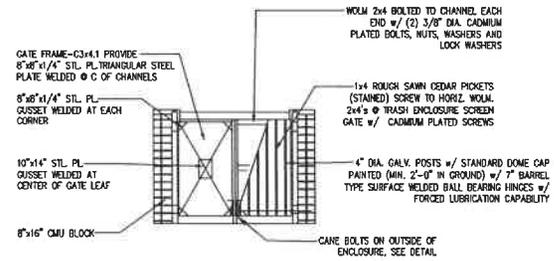
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 A2.01

TYPICAL FLOORPLAN NOTES:

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

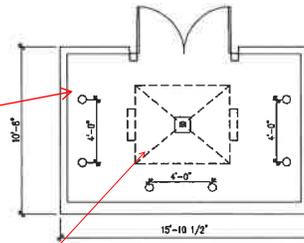


DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: N.T.S.

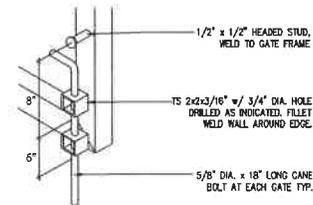


DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: N.T.S.

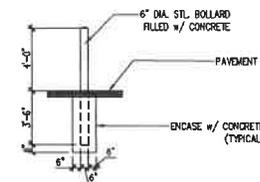
Need overall site plan showing dumpster area



Need to show oil/water separator for dumpster area. Must drain to the storm system...not the sanitary sewer



CANE BOLT DETAIL
SCALE: N.T.S.



BOLLARD DETAIL
SCALE: N.T.S.

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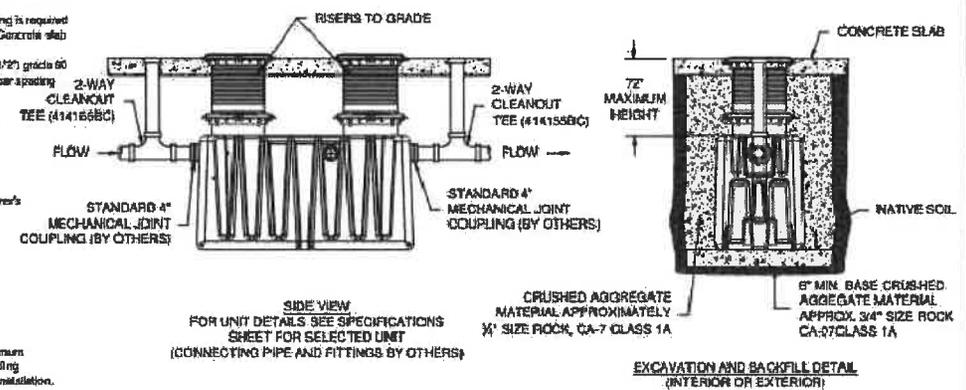
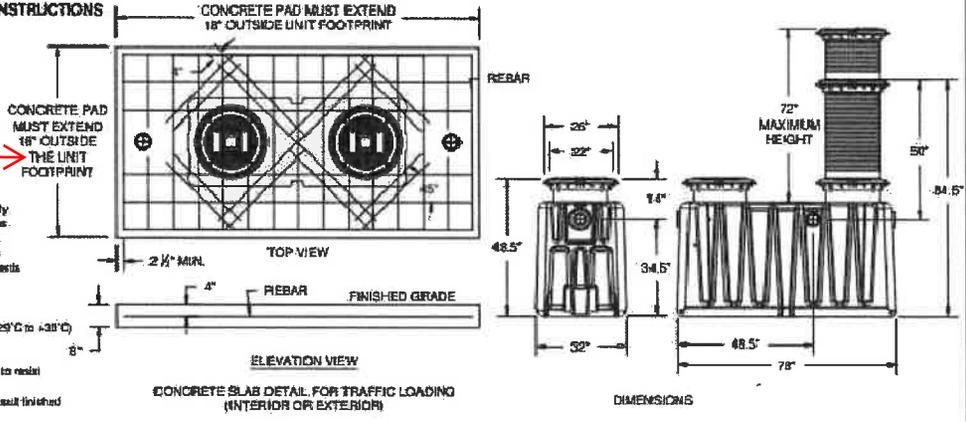
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A3.01

Endura® XL - INTERIOR OR EXTERIOR BELOW GRADE INSTALLATION INSTRUCTIONS
BELOW GRADE INSTALLATION INSTRUCTIONS

1. EXCAVATE to install the unit within 25ft on all sides.
- 1.1 Within 25ft on all sides.
- 1.2 Depth of excavation (Endura® XL) 140150A2X.
- 1.3 Set the 1/2" gravel or Endura® XL.
- 1.4 Additional Tie-downs (Interceptors).
2. BACKFILLING & FINISHED CONCRETE SLAB (TRAFFIC LOAD RATED)
- 2.1 Endura® XL is supplied standard with traffic rated covers designed in accordance with AASHTO 304 - H20 (18,000lbs) and approved to CSA B481.0 Class 'E' -26°F to +100°F (25°C to +38°C).
- 2.2 Preparation of sub grade per local jurisdictional code requirements.
- 2.3 Stabilize and compact sub grade to 85% proctor per Excavation information above.
- 2.4 Fill tank with water (to discharge level) to prevent movement during backfilling process and to resist backfill load.
- 2.5 Before backfilling and panning of slab, install riser(s) (as necessary) and cover assembly to suit finished floor/grade level.
- 2.6 Backfill using crushed aggregate material approximately 3/4" size rock, pea gravel or sand.
- 2.7 Place minimum 6" aggregate base (as-settled) poured structural slab. Aggregate should be 3/4" size rock or pea gravel.
- 2.8 Thickness of concrete around cover to be determined by specifying engineer. If traffic loading is required refer to local specifying engineer recommendations and/or local code requirements. Note: Concrete slab dimensions shown are for illustration purposes only.
- 2.9 Concrete to be 28 day compressive strength to 4000 PSI. Reinforcers with No.4 rebar (#12) grade 60 steel per ASTM A615; connected with 1/2" wire. Rebar to be 2" from edge of concrete. Rebar spacing 12" grid, 4" spacing a round access openings.
3. PIPING CONNECTIONS
- 3.1 All Endura® XL Grease Interceptors are manufactured with no hub connections. Threaded connections are available from your Endura distributor supplying the product code with "T" - i.e. 4010CA8T.
- 3.2 Locally approved mechanical joint (MJ) couplings are used to connect the inlet and outlet piping to the tank. This allows transition to different piping materials as required.
- 3.3 Make system piping connections using locally approved MJ couplings installing to manufacturer's instructions. Review all field-made connections for leaks before backfilling begins. Isolate the tank from the system both up and down stream and fill tank with water, submersing the inlet and outlet fully below the water level. **DO NOT PRESSURE TEST - Risk of serious Injury or Death.**
- 3.4 **DO NOT** decrease pipe diameter across the unit (i.e. 4 inch inlet, 3 inch outlet). If the piping system needs to be reduced, use appropriate mechanical joint reduces consistent with the direction of flow and installed in compliance with local code.
4. EXTENSION RISERS (Optional)
- 4.1 Endura® XL Extension Risers provide a maximum of 35" extension per riser. Based on maximum installation depth up to a maximum of 72" depth of burial can be achieved (see 1.4 above), adding Extension Risers (or part thereof) during installation. Risers are cut to length on site to suit installation.
- 4.2 Remove cover from interceptor. Set aside for use at finished grade/floor level.
- 4.3 Secure riser to tank frame remains in place) using folings provided. Ensure seal is correctly located.
- 4.4 Secure the 1-1/2" adapter fitting supplied with the Extension Kit to the thread on the top of the handle mechanism. Cut and extend a length of 1 1/2" DNW pipe per instructions supplied.
- 4.5 For custom riser length - measure from tank frame to finished grade/floor level. Subtract 1 1/2". Cut cleanly by hand or mechanical means using guide rings molded into the riser to give clean straight cut. Note - Horizontal surface of cover will be 0.5" above finished floor/grade.
- 4.6 Fit riser seal provided over the cut edge of the riser and locate frame (supplied) over the seal making sure it is fully seated. Secure with lip screws provided using the pre-drilled locaters in frame.
- 4.7 Repeat process for additional riser if/as required.
- 4.8 With frame installed and verified at correct height, pass the handle extension support over the 1 1/2" DNW and secure the support to the frame with the screw provided. Solvent weld a 1/4" vent into top of the pipe to act as a handle.
- 4.9 Re-fit the original cover(s) provided with the interceptor.

This will need to be shown on the site plan.

Interceptors being serviced. Ideally the inlet of the interceptor, rather than the tank dimensions bottom, frame the air admission chamber (where available) approximately 3/4" size rock, pea or be level laterally and longitudinally (where in high water table conditions. Consulted by the specifying engineer. Be used in conjunction with coated aspect on substrate. Specific requirements to be determined by specifying engineer.



NOTES:
 Endura XL grease interceptors are riser and supplied with an internal flow control system already in place. They do not require an external flow control system or an intake vent unless specified by local code requirements or being operated as a POI G-101 installation. Endura XL grease interceptors are only to be installed in the manner and for the application shown. Consult local codes for separate stopping requirements, clearance locations and additional installation instructions. Full instructions information supplied with every interceptor.



Reviewed

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 ROCKWALL, TX 75087

ISSUE LOG	
DATE	DESCRIPTION

SCALE
 1/8" = 1'-0"

DATE
 09/11/2023

SHEET
 P.1.03



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1007 Ridge Rd

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial / Retail

CURRENT USE C-Store

PROPOSED ZONING Commercial Retail

PROPOSED USE C-Store

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

OWNER

Kamran Khan

APPLICANT

CONTACT PERSON

Abel Cisneros

CONTACT PERSON

ADDRESS

805 Green Pond Dr.

ADDRESS

CITY, STATE & ZIP

Garland TX 75040

CITY, STATE & ZIP

PHONE

214-907-6355

PHONE

E-MAIL

notutexasbrands@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 24 DAY OF October 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

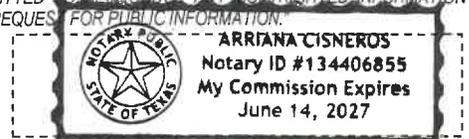
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 24 DAY OF October, 2023

OWNER'S SIGNATURE

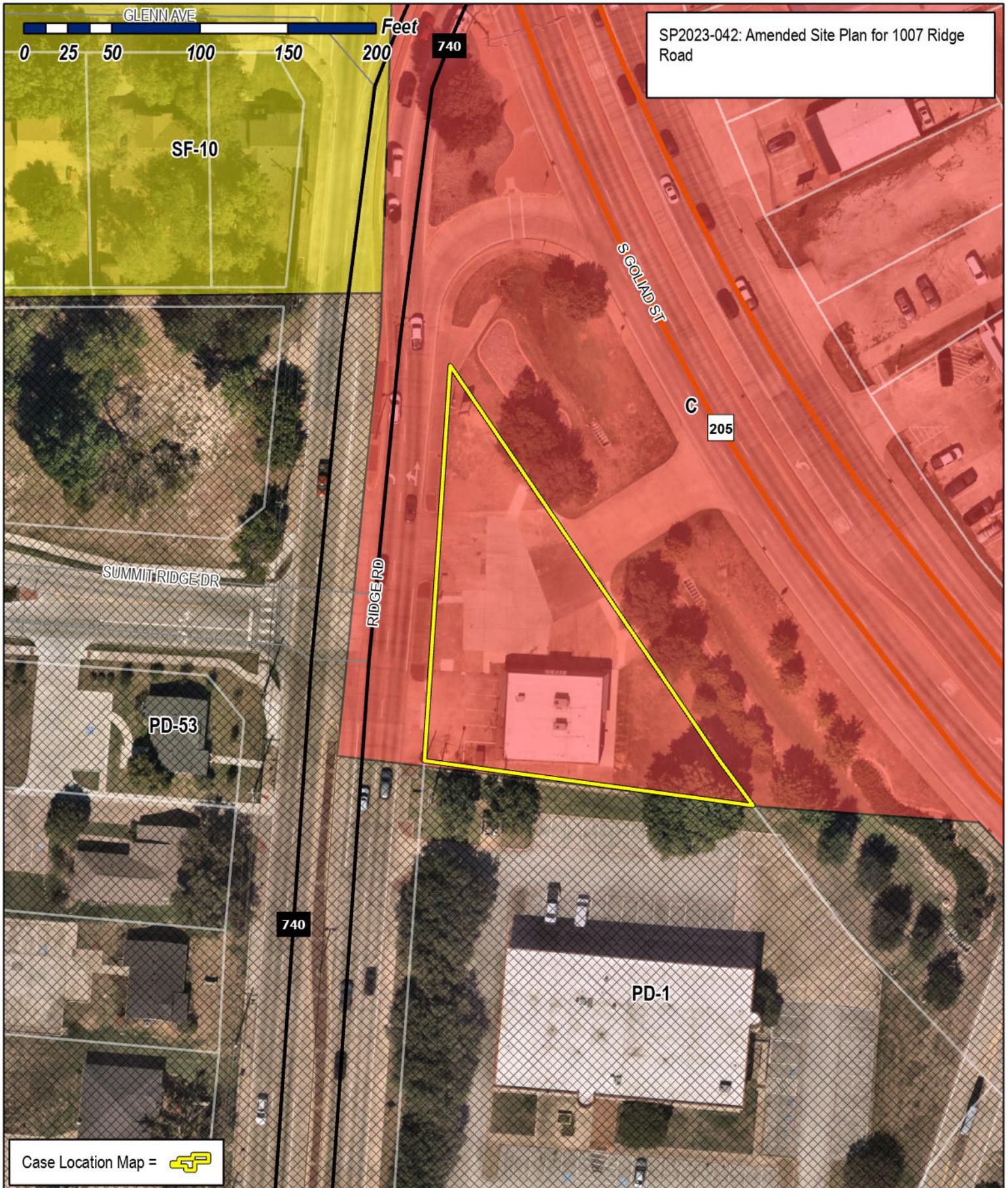
Kamran Khan

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES June 14, 2027



SP2023-042: Amended Site Plan for 1007 Ridge Road

SF-10

SUMMIT RIDGE DR

PD-53

RIDGE RD

S GOLIAD ST

C

205

PD-1

Case Location Map =

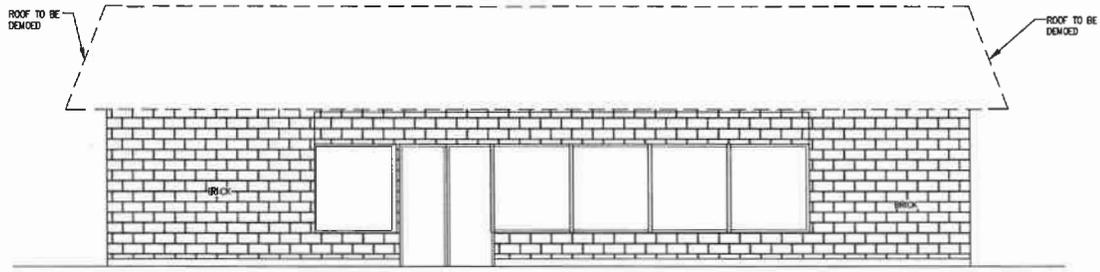


City of Rockwall

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

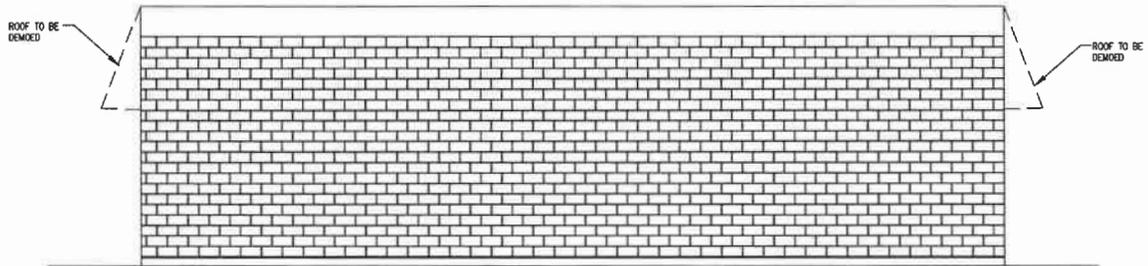
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





EXISTING FRONT ELEVATION

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



EXISTING REAR ELEVATION

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

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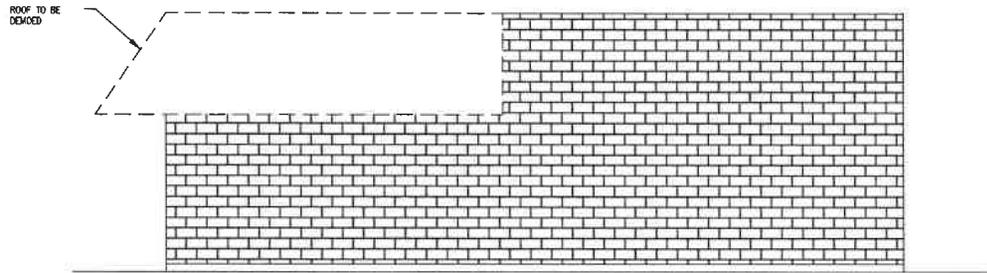
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 ROCKWALL, TX 75087

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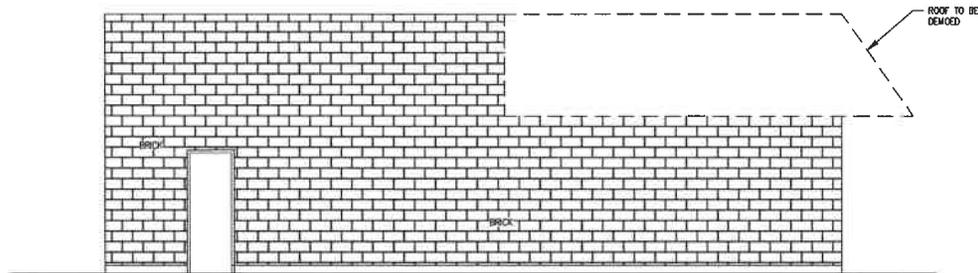
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EXISTING RIGHT SIDE ELEVATION

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



EXISTING LEFT SIDE ELEVATION

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

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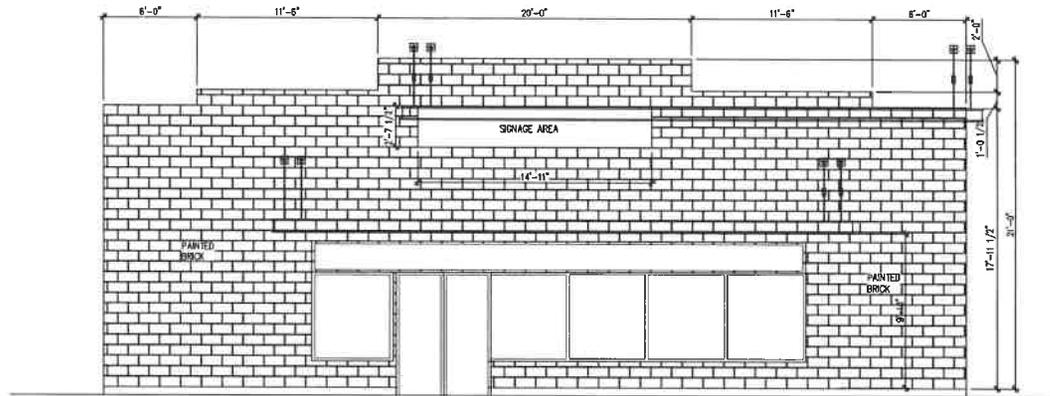
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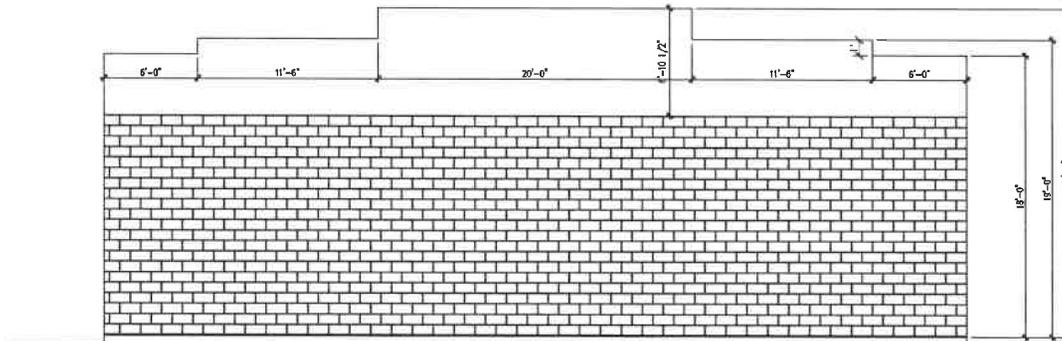
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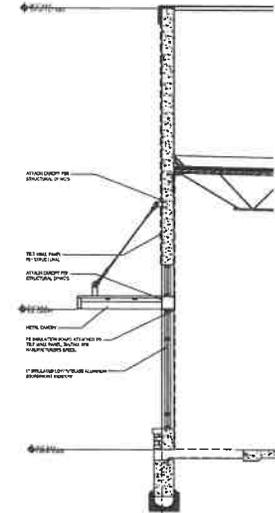
NEW FRONT ELEVATION

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



NEW REAR ELEVATION

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



AWNING DETAIL

SCALE: N.T.S.

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1007 RIDGE RD.
 ROCKWALL, TX 75087

ISSUE LOG
DATE DESCRIPTION

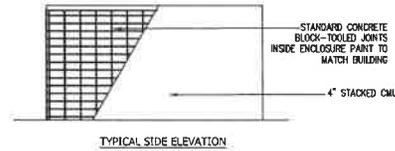
SCALE
 1/8" = 1'-0"

DATE
 09/11/2023

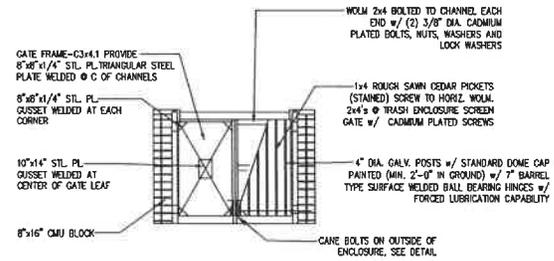
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 A2.03

TYPICAL FLOORPLAN NOTES:

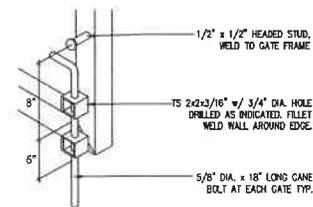
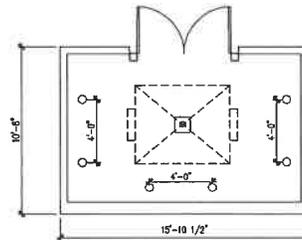
1. DOWEL CONC. WALK INTO FOUNDATION WALL AT EXTERIOR DOORS AND STOREFRONT DOORS, AND AT STOREFRONT SYSTEM.
2. REFERENCE STRUCTURAL DRAWINGS FOR COLUMN DESIGNATIONS AND ADDITIONAL INFORMATION.
3. REFERENCE MEP DRAWINGS FOR UTILITIES RUN UNDER SLAB. PROVIDE 2' SQ. LEAVE OUT AT STUB-UP & CLEAN OUTS, UNLESS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



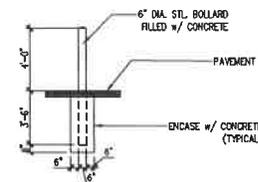
DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: N.T.S.



DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: N.T.S.



CANE BOLT DETAIL
SCALE: N.T.S.



BOLLARD DETAIL
SCALE: N.T.S.

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 ROCKWALL, TX 75087

ISSUE LOG	
DATE	DESCRIPTION

SCALE
 1/8" = 1'-0"

DATE
 09/11/2023

SHEET
 A3.01

GENERAL NOTES

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

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

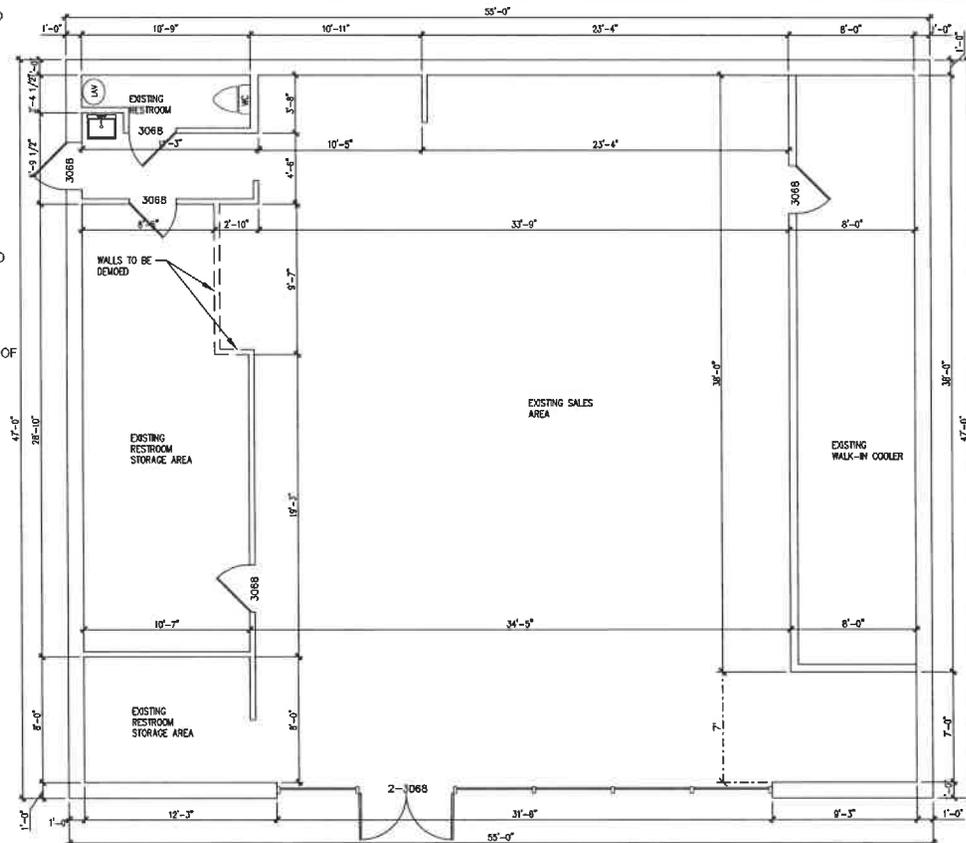
- ALL GARAGE DOORS SHALL HAVE REMOTE ACCESS. MATERIALS ON GARAGE WILL BE ALUMINUM WITH A LIGHT BRONZE FINISH.
- ALL CONCRETE AREAS SHALL FORMED WITH HIGH-STRENGTH CONCRETE MATERIAL AND SHALL HAVE A BRUSH FINISH WITH A STONE BOARD.
- EXISTING BACK YARD TREE SHALL BE USED TO MEET AND SATISFY REQUIREMENTS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

FOR DIMENSION PURPOSES:

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

CODE INFORMATION

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



EXISTING FLOOR PLAN

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

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1007 RIDGE RD.
 ROCKWALL, TX 75087

ISSUE LOG

DATE	DESCRIPTION

SCALE
1/8" = 1'-0"

DATE
08/11/2023

SHEET
A1.00



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: November 28, 2023

APPLICANT: Brent T. Northington; *MJDII Architects, Inc.*

CASE NUMBER: SP2023-043; *Amended Site Plan for an Existing Warehouse/Manufacturing Facility (SPR)*

On March 12, 2019, the Planning and Zoning Commission approved a Site Plan [*i.e.* Case No. SP2019-004] to allow the construction of a *warehouse/manufacturing facility*. Since the approval of the site plan the *warehouse/manufacturing facility* has been constructed. On March 14, 2023, the Planning and Zoning Commission approved an Amended Site Plan [*i.e.* Case No. SP2023-009] to expand the existing *warehouse/manufacturing facility*. On November 13, 2023, the applicants resubmitted another application for an Amended Site Plan for the expansion of the existing *warehouse/manufacturing facility*. Specifically, the applicant is requesting to add a pump house to the subject property. Based on the building elevations provided in the Amended Site Plan, the applicant has made changes to the building materials for the proposed pump house. These went from being a fiberglass, faux brick exterior to a metal r-paneling exterior. Based on this, staff concluded that the building does not meet the architectural requirements of the *General Industrial District Standards*. Specifically, the proposed building does not meet the following:

- (1) *Roof Design Standards*. According to Subsection 04.01(A)(1), of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides.” In this case the proposed building is being constructed with a flat roof, which is not atypical of buildings used for this purpose; however, the proposed building does not meet the roof design standards, and will require an exception from the Planning and Zoning Commission.
- (2) *Building Articulation*. According to Subsection 04.01(C) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), buildings require primary and secondary articulation on certain building facades. In this case, the proposed building does not meet the requirements for building articulation and will require an exception from the Planning and Zoning Commission.
- (3) *Building Materials*. According to Subsection 06.02(C)(1) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(e)ach exterior wall of a building’s façade shall consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials.” In this case, the building will be clad in 100% metal r-paneling. This will be an exception to the material requirements of the *General Industrial District Standards*.

Based on the provided building elevations and site plan, the only change is the addition of the proposed pump house, which will require exceptions to the [1] roof design standards, [2] building articulation requirements, and [3] the building materials. Staff should note that the applicant will be providing additional landscaping (*i.e. row of trees along the private drive for screening*) as a compensatory measure. With this being said, approval of exceptions are discretionary decisions for the Planning and Zoning Commission and do require a supermajority vote with a minimum of four (4) affirmative votes. Should the Planning and Zoning Commission have any questions concerning the applicant’s request, staff and the applicant will be available at the November 28, 2023 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 11/20/2023

PROJECT NUMBER: SP2023-043
PROJECT NAME: Amended Site Plan for 1200 E. Washington Street
SITE ADDRESS/LOCATIONS: 1200 E WASHINGTON ST

CASE CAPTION: Discuss and consider a request by Brent Northington of MJDI Architects, Inc. on behalf of Carolina Molina of Alvaplast US Development, LLC for the approval of an Amended Site Plan for an existing warehouse/manufacturing facility on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	11/17/2023	Approved w/ Comments

11/17/2023: SP2023-043: Amended Site Plan for an Existing Warehouse/Manufacturing Facility (SPR)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an existing warehouse/manufacturing facility on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, and addressed as 501 Industrial Boulevard.

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 (SP2023-043) 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 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, 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 Building Elevations:

(1) Based on the material requirements for a building within an overlay district, each exterior wall of a building shall include a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials. In this case, the building will be clad in 100% metal r-paneling. This will be an exception to the material requirements of the General

I.6 Staff has identified an exception to the material requirements. With this being said, the applicants will be providing additional landscaping (i.e. row of trees along the private drive for screening) as a compensatory measure. Please provide a letter that outlines the request for this exception.

I.7 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.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. It is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 28, 2023 Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

1) Planning & Zoning Meeting/Public Hearing meeting will be held on November 28, 2023.

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/14/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/16/2023	Approved w/ Comments

11/16/2023: BUILDING PERMIT WILL BE REQUIRED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/14/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/20/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/14/2023	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1200 East Washington St.

SUBDIVISION Indalloy Addition

LOT 2

BLOCK 1

GENERAL LOCATION Approx. 700 feet south of E. Washington St., and 450 feet west of Airport Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial (LI)

CURRENT USE N/A (Ground-up New Construction)

PROPOSED ZONING No Change

PROPOSED USE Industrial Distribution Center

ACREAGE 43.0

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 Alvaplast U.S., Inc.
 CONTACT PERSON Carolina Molina
 ADDRESS 1480 Justin Road
 CITY, STATE & ZIP Rockwall, TX 75087
 PHONE 469-745-9331
 E-MAIL cmolina@sprpackaging.com

APPLICANT MJDII Architects, Inc.
 CONTACT PERSON Brent T. Northington
 ADDRESS 16775 Addison Road, Suite 310
 CITY, STATE & ZIP Addison, TX 75001
 PHONE 972-630-6062
 E-MAIL btn@mjdii.com

NOTARY VERIFICATION [REQUIRED]

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

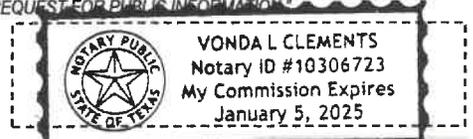
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF November, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION 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 8th DAY OF November, 2023

OWNER'S SIGNATURE

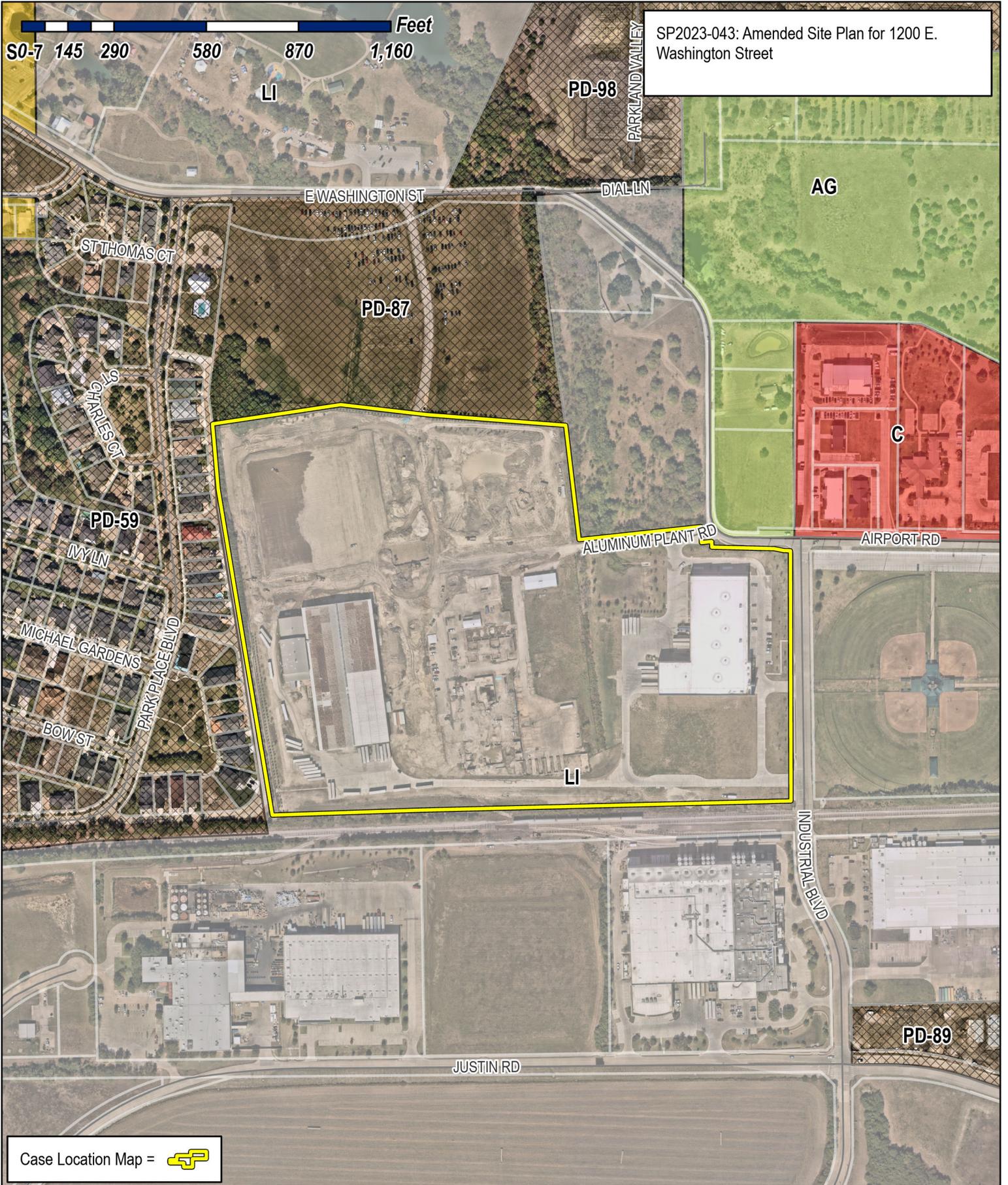
Carolina Molina

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

January 5, 2025



Case Location Map = 



City of Rockwall

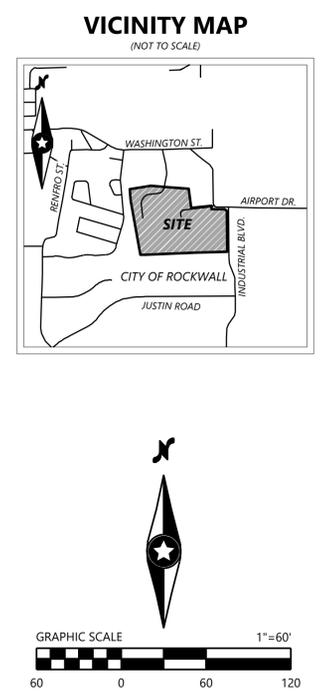
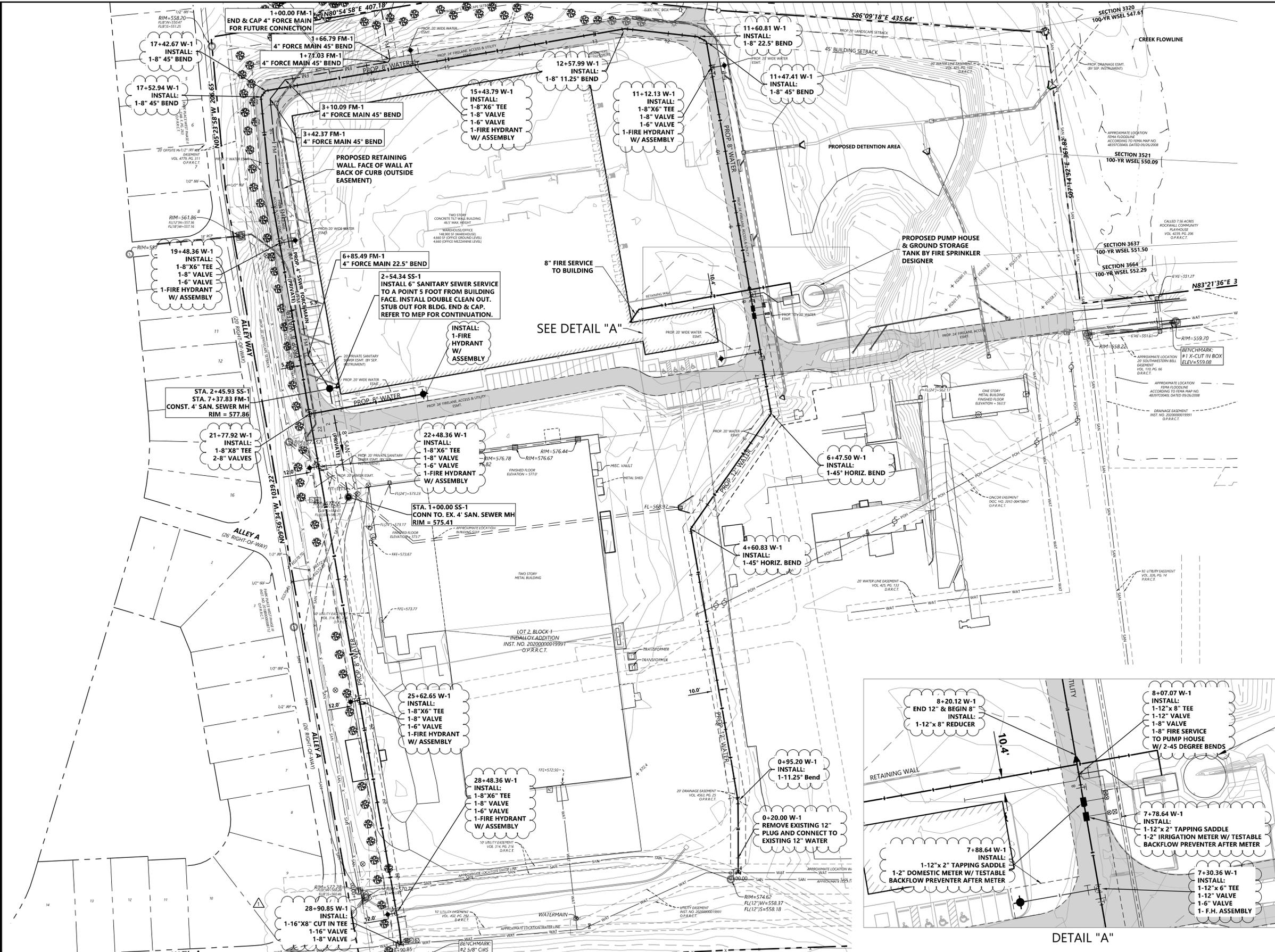
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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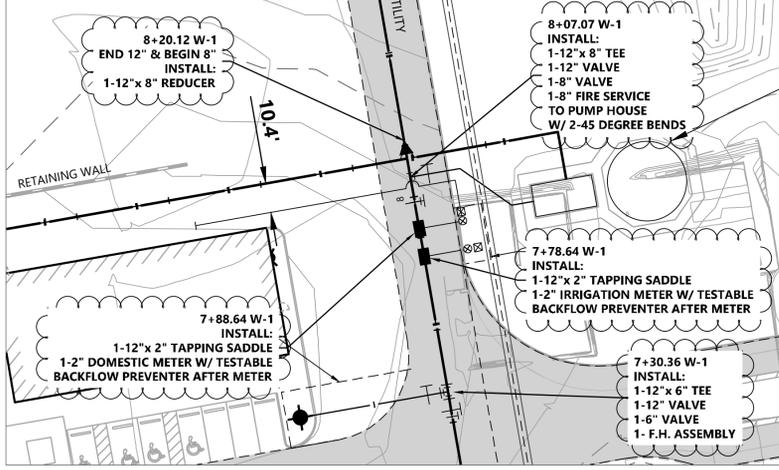
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- LEGEND**
- EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY SEWER MAIN
 - EXISTING WATER LINE
 - PROPOSED WATER MAIN
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED FIRE DEPT. CONNECTION
 - PROPOSED WASTEWATER MAIN
 - PROPOSED WASTEWATER MH
 - PROPOSED CLEAN OUT
 - PROPOSED WATER METER
 - PROPOSED BACKFLOW PREVENTER

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

NEW WATER CROSSING OVER A NEW WASTEWATER LINE
 ONE SEGMENT OF WATERLINE PIPE SHALL BE CENTERED OVER THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER LINE. THE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE THE WASTEWATER LINE. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI @ 5.0% DEFLECTION. ALSO, THE WASTEWATER PIPE SHALL HAVE A PRESSURE RATING FOR BOTH PIPE AND JOINTS OF 150 PSI. IF THE PRESSURE RATING IS NOT MET, THE WASTEWATER LINE SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME - A MINIMUM OF 2.5 BAGS OF CEMENT/CY OF MIXTURE; THE CEMENT STABILIZED BEDDING SHALL BE A MINIMUM OF 6 INCHES ABOVE AND ONE QUARTER OF THE PIPE DIAMETER ON EITHER SIDE AND BELOW THE WASTEWATER PIPE, MINIMUM 4 INCHES) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.



DESIGNED:	INITIAL ISSUE:
CHECKED:	REVISIONS:
DRAWN:	08-31-2023 CITY COMMENTS
HORIZONTAL SCALE:	
VERTICAL SCALE:	

PREPARED FOR:
SPR PACKAGING
 1480 JUSTIN ROAD
 ROCKWALL, TEXAS 75087



SPR DISTRIBUTION CENTER
 ROCKWALL, TEXAS

Westwood
 Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com
 Westwood Professional Services, Inc.
 TPE FIRM REGISTRATION NO. F-11756
 TPELS FIRM REGISTRATION NO. 10004301

UTILITY PLAN 6.01

PROJECT NUMBER: 0036677.00 DATE: 08/19/22

SPR DISTRIBUTION CENTER

PROJECT COMMENTS



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

DATE: 11/20/2023

PROJECT NUMBER: SP2023-044
PROJECT NAME: Site Plan for 1760 Airport Road
SITE ADDRESS/LOCATIONS: 1760 AIRPORT RD

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	11/20/2023	Needs Review

11/20/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Hind Saad of RSG Engineering on behalf of Roy Bhavi of FlexSpace Business Parks, LLC for the approval of a Site Plan for a warehouse/office development on a 6.17-acre tract of land identified as Tract 2-01 of the D. Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road.

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 (SP2023-044) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

I.4 The subject property will be required to be Final Plat, to establish any new lot lines and new 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, 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.6 Site Plan:

(1) Please delineate and label the building setback along Airport Road. This is the only setback that needs to be indicated on the site plan. (Subsection 03.04. B, of Article 11,

UDC)

- (2) Please indicate the fire lane as "Fire Lane, Public Access, and Utility Easement." (Subsection 03.04. B, of Article 11, UDC)
- (3) Please indicate the typical dimension of a parking space; the required minimum is 9'x20'. (Subsection 05.06, of Article 06, UDC)
- (4) Is there any existing or proposed fencing? If so, please indicate the location, height, and material. (Subsection 08.02. F, of Article 08, UDC)
- (5) The dumpster enclosure gates must incorporate a self-latching mechanism. Please update the dumpster detail to reflect this. (Subsection 01.05. B, of Article 05, UDC)
- (6) Please provide a note that there shall be no outside storage. (Article 05, UDC)

M.7 Landscape Plan:

- (1) Please delineate and label the landscape buffer along Airport Road. (Subsection 05.01, of Article 08, UDC)
- (2) All parking spaces shall be within 80-feet of a canopy tree. It appears additional parking islands may be needed to meet this requirement. (Subsection 05.03, 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 the development checklist. (Section 03, of Article 09, UDC)
- (2) Please provide cut sheets for all proposed light fixtures. (Subsection 03.03, of Article 07, UDC)

M.9 Building Elevations:

- (1) As indicated in the variance letter the proposed buildings do not meet the material and articulation requirement; therefore, you are requesting exceptions to the material and articulation requirements. (Subsection 05.01, of Article 05, UDC)

I.10 Staff has identified the following exception(s) associated with the proposed request: [1] 90% masonry, [2] primary and secondary articulation, and [3] loading dock screening. 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.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on December 5, 2023 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. Revisions for this case will be due on December 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 12, 2023 Planning & Zoning Meeting.

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

- 1) Planning & Zoning Work Session meeting will be held on November 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on December 12, 2023.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/14/2023	Approved w/ Comments

11/14/2023: 1. Dimension all parking spaces. Ensure parking is 9'x20'.

2. Please label 20' drainage easement here.

3. Label 64' x 15' No Parking area.

4. Show water easements for Fire Hydrants, Domestic and Irrigation Meters.

5. Remove this note here.
6. Must be drawn to scale.
7. Update.
8. Must meet City requirements/standards.
9. Make a water easement. Sanitary sewer will be private.
10. Proposed hydrant cannot be located within sewer easement.
11. Easement width is minimum 20'. Additional easement width may be required. Easement width depends on size of main and depth.
12. 8" Water loop, 8" sanitary sewer (including off-site sewer), detention, and drive aisle turnaround/hammerhead will have to be completed with this phase
13. Drive aisle and/or fire lane turnaround/hammerhead will be required and all items required for Phase 1.
14. Ensure that these proposed trees do not interfere with the sewer main located in this easement. 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".

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- All utilities must be underground.
- Need to show proposed and existing water and sewer on site plan.

Drainage Items:

- Detention is required. Use the Modified Rational Method for acreages less than 20 acres.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes.
- No public water or sanitary sewer allowed in detention easement.
- All detained water must drain to the existing system at the SE corner of John King and Airport.
- Must have a 20' drainage easement adjacent to Airport Road.

Water and Wastewater Items:

- Must loop minimum 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line to the southeast. Will need a Railroad permit to cross their ROW and off-site sewer easement(s). Must extend 8" sewer to western property line.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Will need a utility crossing permit from the railroad.
- To connect to existing water full panel concrete replacement will be required.
- All public utilities must be centered in easement.
- All buildings must be sprinkled. Review FDC location requirements.

Roadway Paving Items:

- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.

- Install 5' sidewalk along Airport. 5' sidewalk along Airport to be located 2' inside the right-of-way.
- Driveway spacing is 100'. Need to check verify Meals on Wheels driveway location.

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	11/16/2023	Needs Review

11/16/2023: * ON ELEVATIONS WHERE ARE THE SCUPPERS AND ROOF DRAIN DOWNSPOUTS. #15 SCUPPERS ARE LISTED BUT NOT SHOWN, AND #11 IS SHOWN BUT NOT LISTED.

* DUMPSTER ENCLOSURE- SHOWS SPLIT FACE CMU ON THE EXTERIOR BUT I DON'T SEE THIS ON THE BUILDING ELEVATIONS AS A MATERIAL - NEED TO REVISE PLAN

* OIL WATER SEPARATOR FOR THE DUMPSTER ENCLOSURE SHALL DRAIN TO THE STORM WATER LINE

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/14/2023	Approved

No Comments

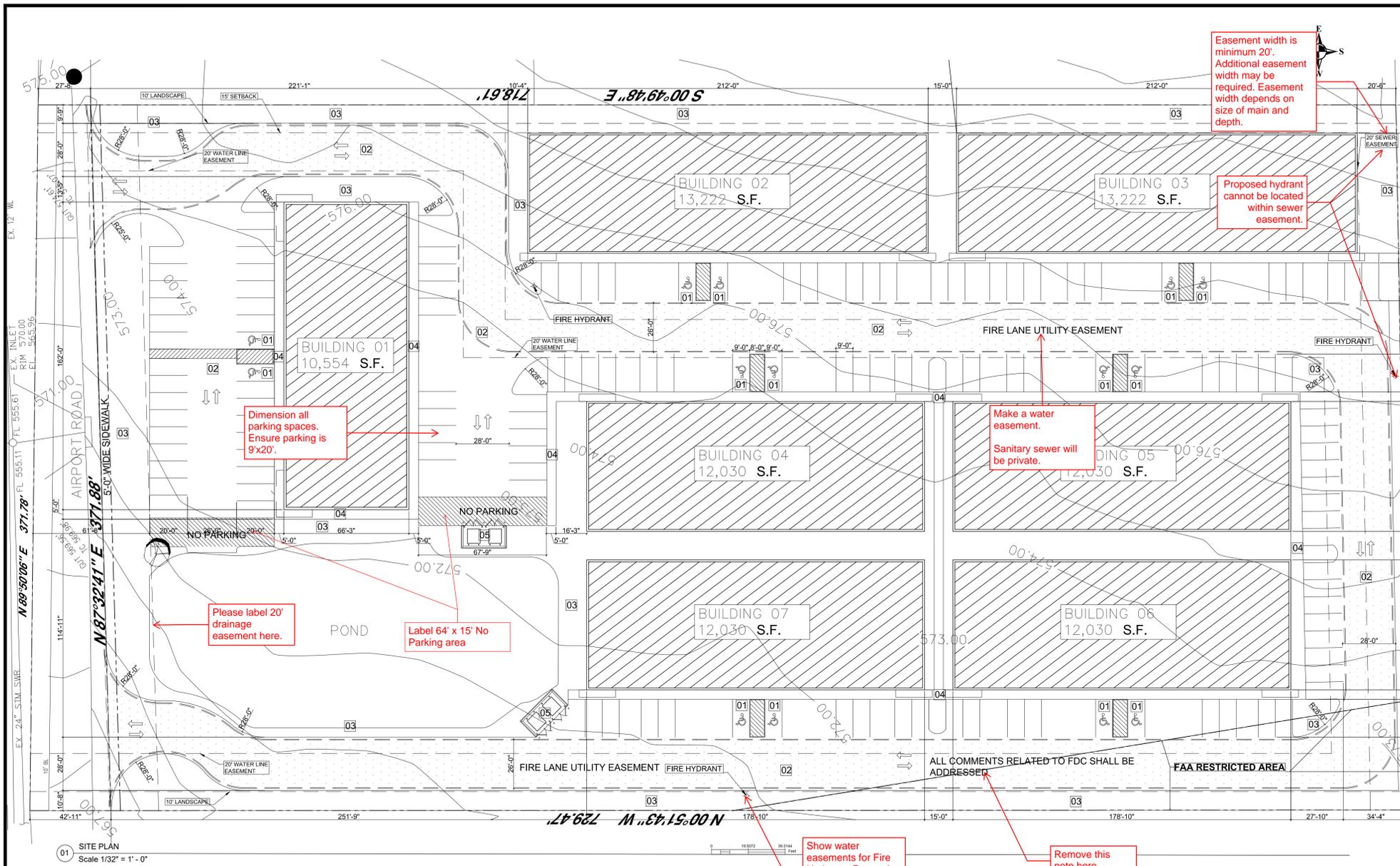
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	11/20/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/14/2023	Approved w/ Comments

11/14/2023: 1. Evergreen headlight screen shrub row along airport road along parking back of curb. 24" tall at time of planting and 36" o.c. and evergreen

2. Recommendation is to reduce the number of Texas Ash with the Emerald Ash Borer in North Texas that could potentially result in loss of all ash species.



ADA & TAS

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

FIRE LANE NOTES

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

FIRE LANE



PAINT DESIGNATED CURBS WITH TRAFFIC PAINT "FIRE ENGINE RED" FACE & TOP OF CURB OR A STRIPE SHALL BE PAINT ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS AND STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED W/ THE WARNING "FIRE LANE TOW-AWAY ZONE" IN WHITE COLOR. USE STENCIL W/ 4" HIGH X 3/4" THICK LETTERS @ 20'-0" O.C.

NOTE PARKING

- General Items:**
- Must meet City's 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
 - All utilities must be underground.
 - Need to show proposed and existing water and sewer on site plan.

Drainage Items:

- Detention is required. Use the Modified Rational Method for acreages less than 20 acres.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes.
- No public water or sanitary sewer allowed in detention easement.
- All detained water must drain to the existing system at the SE corner of John King and Airport.
- Must have a 20' drainage easement adjacent to Airport Road.

Water and Wastewater Items:

- Must loop minimum 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line to the southeast. Will need a Railroad permit to cross their ROW and off-site sewer easement(s). Must extend 8" sewer to western property line.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Will need a utility crossing permit from the railroad.
- To connect to existing water full panel concrete replacement will be required.
- All public utilities must be centered in easement.
- All buildings must be sprinkled. Review FDC location requirements.

Roadway Paving Items:

- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.
- Install 5' sidewalk along Airport. 5' sidewalk along Airport to be located 2' inside the right-of-way.
- Driveway spacing is 100'. Need to check verify Meals on Wheels driveway location.

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".

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

WATER SUPPLY (FOR FIREFIGHTING)

BUILDING 01	
REQUIRED GPM:	2,250
DURATION:	2H
NUMBER OF HYDRANTS REQUIRED / PROVIDED	2REQ / 2PROV
75% REDUCTION (MUST MAINTAIN MINIMUM PER TABLE B105.1.(1) OR B105.1.(2))	NO

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

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

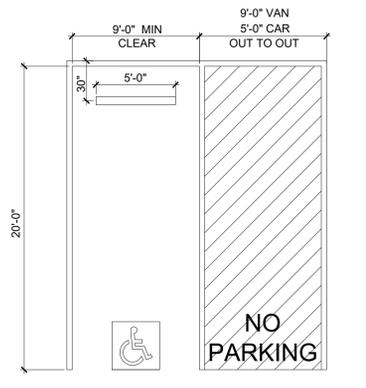
GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

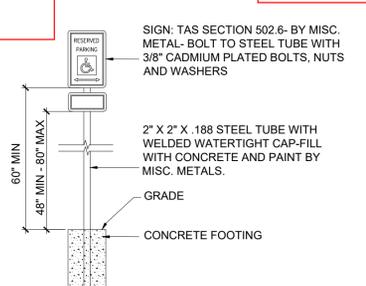
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

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

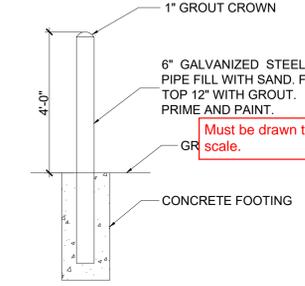
Planning & Zoning Commission, Chairman Director of Planning and Zoning



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



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



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

NOTES:
1. HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL REGULATIONS.
2. SIGNS SHALL BE POST MTD. WITH POST LOCATED BETWEEN BUILDING AND SIDEWALK, CENTERED ON PARKING SPACE.
3. SIGNS SHALL BE POST MTD. WITH POSTS LOCATED BETWEEN BUILDING AND CURB, CENTERED ON PARKING SPACE.

REVISIONS

NO.	DESCRIPTION

ISSUE DATE: 08/17/23

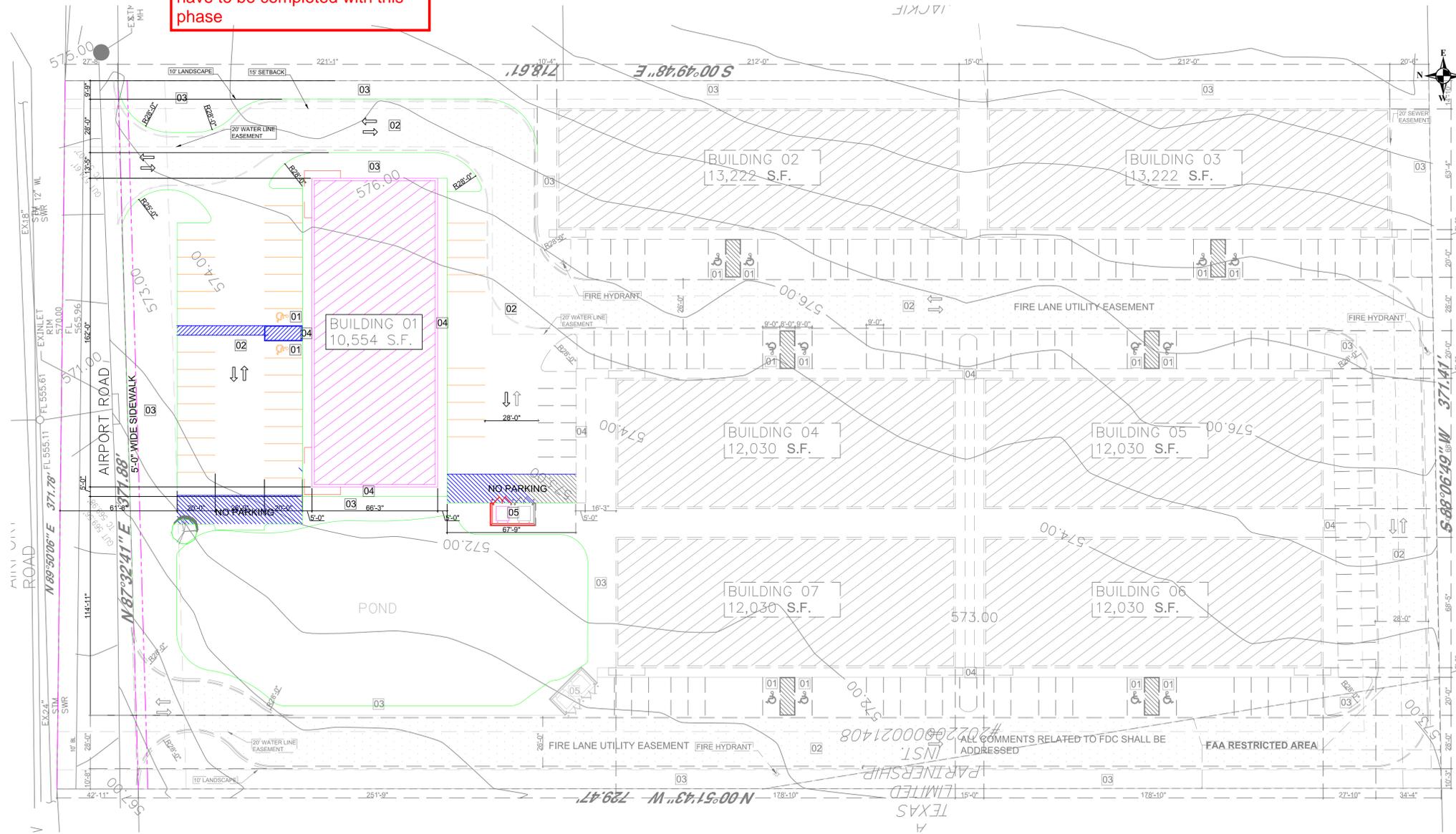
05/19/2023

SITE PLAN

DRAWN BY: CHECKED:

PROJECT No: 23420.02 SHEET No: A0.1

8" Water loop, 8" sanitary sewer (including off-site sewer),detention, and drive aisle turnaround/hammerhead will have to be completed with this phase



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

COLORED DETAIL REPRESENTS PHASE 1

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

SITE PLAN SIGNATURE BLOCK

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

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

Planning & Zoning Commission, Chairman

REVISIONS	

ISSUE DATE: 08/28/23

08/28/2023

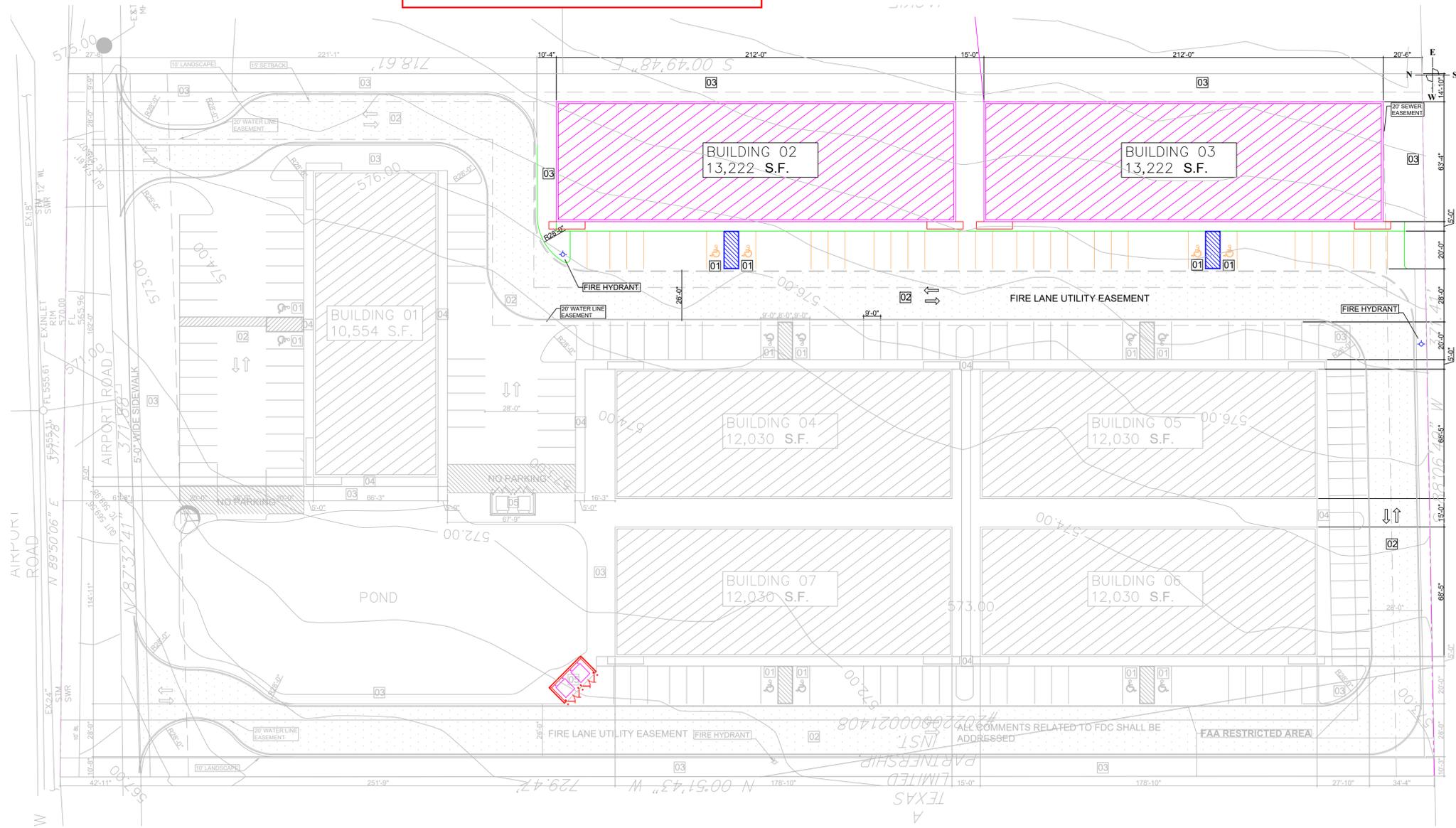
PHASE 1
SITE PLAN

DRAWN BY: CHECKED:

PROJECT No: SHEET No:
23420.02 A0.1

SP2023-028

Drive aisle and/or fire lane
turnaround/hammerhead will be required and
all items required for Phase 1



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

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

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

SITE PLAN SIGNATURE BLOCK

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

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

Planning & Zoning Commission, Chairman

REVISIONS

ISSUE DATE: 08/28/23

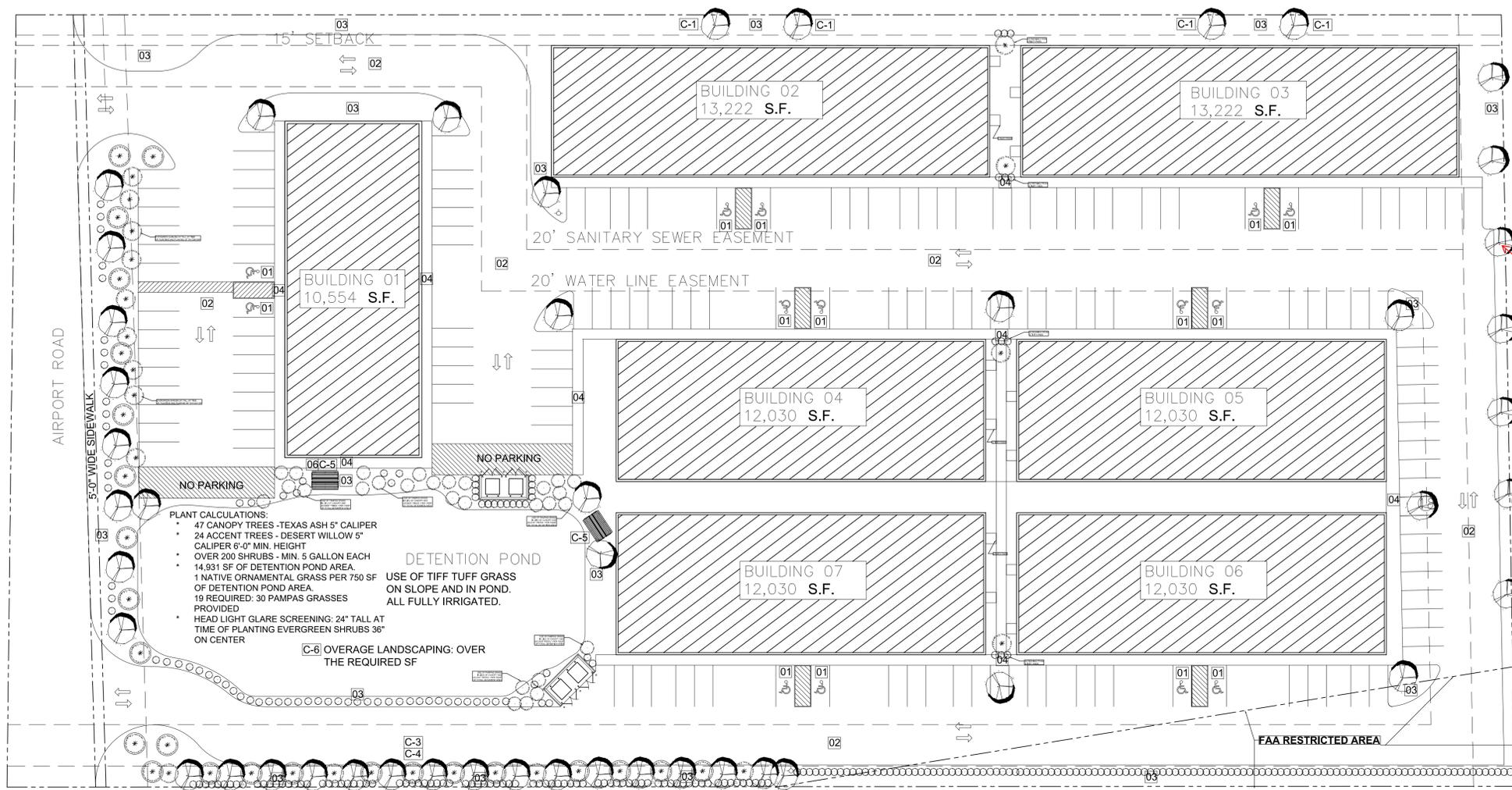
08/28/2023

PHASE 2
SITE PLAN

DRAWN BY: CHECKED:

PROJECT No: SHEET No:
23420.02 A0.1

SP2023-028



SYMBOL LEGEND

	CANOPY TREE - TEXAS ASH
	ACCENT TREE - DESERT WILLOW OR EASTERN REDBUD
	PAMPAS GRASS
	SHRUB
	EVERGREEN SHRUB
	PUBLIC BENCH

- ### KEYED NOTES
- 01 - HANDICAP SYMBOL & SIGN
 - 02 - PAVING
 - 03 - LANDSCAPING
 - 04 - SIDEWALK SAME LEVEL / ACCESSIBLE ROUTE
 - 05 - DUMPSTER
 - C-1 - 2 CANOPY TREES PROVIDED: COMPENSATORY MEASURE
 - C-2 - 2 CANOPY TREES PROVIDED: COMPENSATORY MEASURE
 - C-3 - 3 TIER SCREENING: COMPENSATORY MEASURE

Ensure that these proposed trees do not interfere with the sewer main located in this easement. 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".

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

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

LANDSCAPE CALCULATIONS

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

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

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

FRONTAGE SHRUBS	
TOTAL SHRUBS PROVIDED	17 STREET SHRUBS

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

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

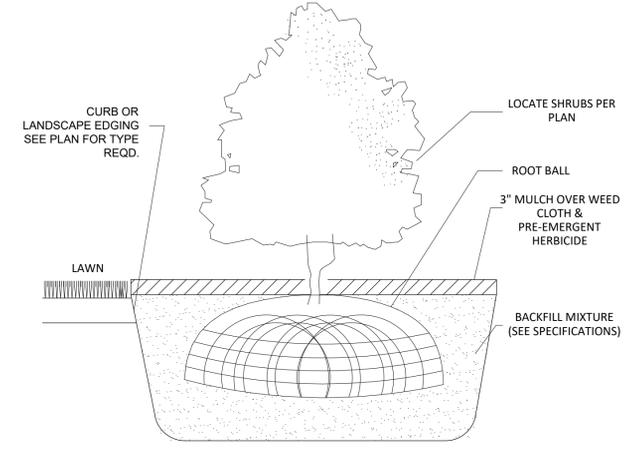
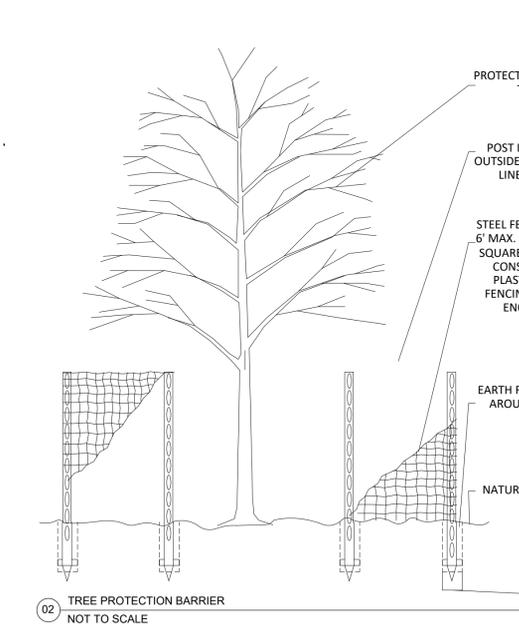
LANDSCAPE SCREENING REQUIRED: 1 TREE PER 20'-0"	
87' LF. CANOPY TREE	5 STREET TREES
87' LF. ACCENT TREE	5 STREET TREES
TOTAL STREET TREES PROVIDED	10 STREET TREES

SCREENING SHRUBS PER AIRPORT REGULATION	
TOTAL SHRUBS PROVIDED	155 STREET SHRUBS

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

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

TYPE	SPECIES	SIZE OF PLANTING	QUANTITY
CANOPY	TEXAS ASH	4" CALIPER	55
CANOPY	TEXAS ASH	5" CALIPER IN 3-TIERED AREAS	
ACCENT	DESERT WILLOW	4 FOOT IN HEIGHT	31
SHRUB	BURFORD HOLLY	5 GALLON	200+
ORNAMENTAL GRASS	PAMPAS GRASS	5 GALLON	30



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

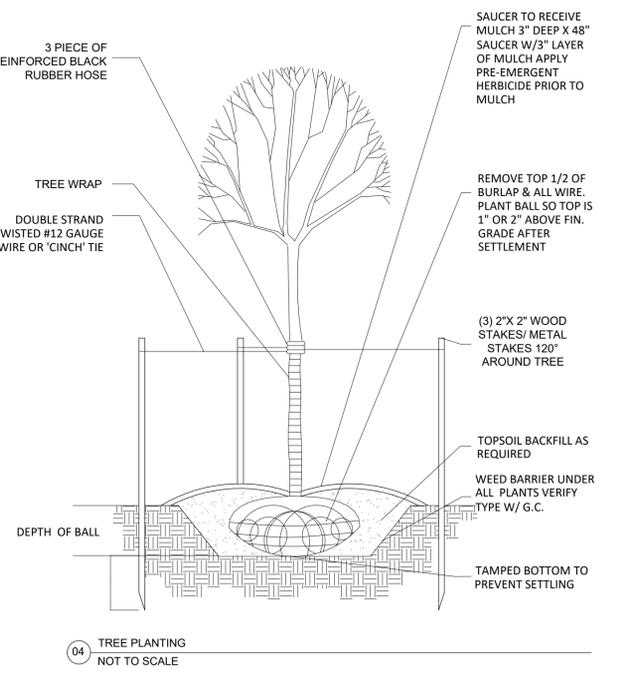
SITE PLAN SIGNATURE BLOCK

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



RS&G ENGINEERING

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

13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77079
PH. 713-783-7777
TYPE PERM #: 15498

REVISIONS	

ISSUE DATE: 08/28/23

08/28/2023

LANDSCAPE

DRAWN BY:	CHECKED:
PROJECT No:	SHEET No:
23420.02	A0.3

SP2023-028



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1760 Airport rd, Rockwall, TX 75087

SUBDIVISION A102, D Harr, Tract 2-01

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Vacant

PROPOSED ZONING

PROPOSED USE Light industrial

ACREAGE 6.18

LOTS [CURRENT]

1

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER FlexSpace Business Parks LLC

APPLICANT RSG ENGINEERING

CONTACT PERSON Roy Bhavi

CONTACT PERSON HIND SAAD

ADDRESS 835 Tillman Dr,

ADDRESS 13501 KATY FREEWAY, STE. 3180

CITY, STATE & ZIP Allen TX 75013

CITY, STATE & ZIP Houston, TX 77041

PHONE 972.674.8933

PHONE 281- 248- 6785

E-MAIL roy.bhavi@flexspacebusinessparks.co

E-MAIL hind@rsgcompanies.com

NOTARY VERIFICATION [REQUIRED]

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

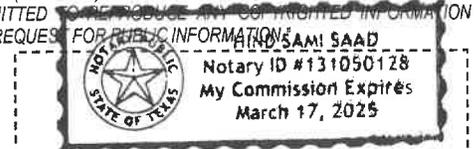
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 10th TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF November, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION (ON SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.)"

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF November, 2023

OWNER'S SIGNATURE

Roy Bhavi

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 3-17-2025



SP2023-044: Site Plan for 1760 Airport Road



Case Location Map = 

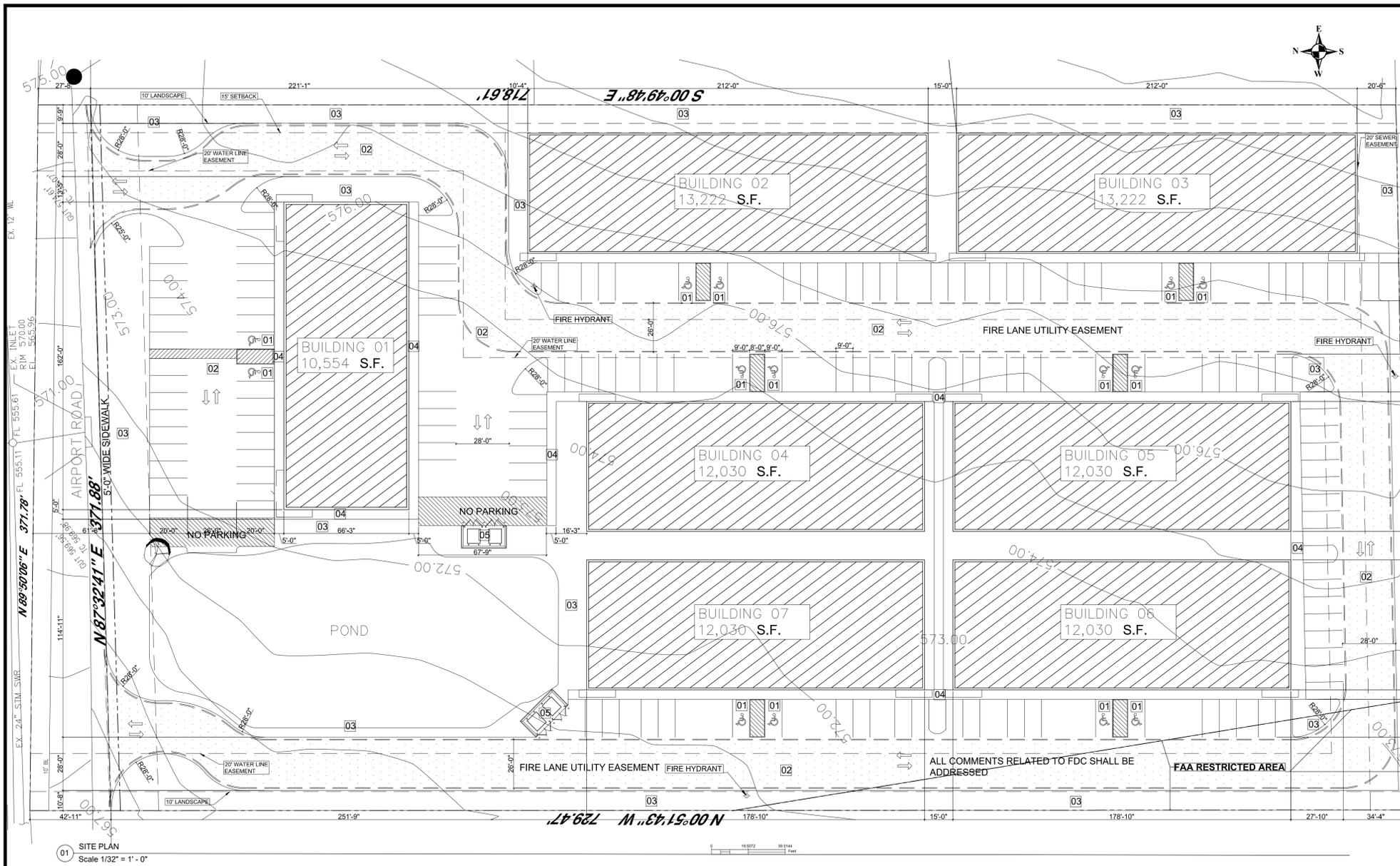


City of Rockwall

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

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





ADA & TAS

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

FIRE LANE NOTES

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

FIRE LANE

FIRE LANE
PAINT DESIGNATED CURBS WITH TRAFFIC PAINT "FIRE ENGINE RED" FACE & TOP OF CURB OR A STRIPE SHALL BE PAINT ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS AND STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED W/ THE WARNING "FIRE LANE TOW AWAY ZONE" IN WHITE COLOR. USE STENCIL W/ 4" HIGH X 3/4" THICK LETTERS @ 20'-0" O.C.

NOTE PARKING

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

PARKING REQUIREMENT

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

TOTAL REQUIRED	109
TOTAL PROVIDED	110
INCLUDED 14 HANDICAP VAN	

GENERAL NOTES

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

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

WATER SUPPLY (FOR FIREFIGHTING)

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

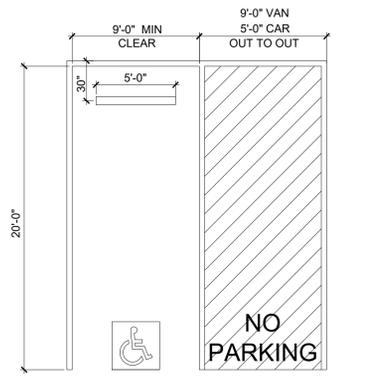
GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

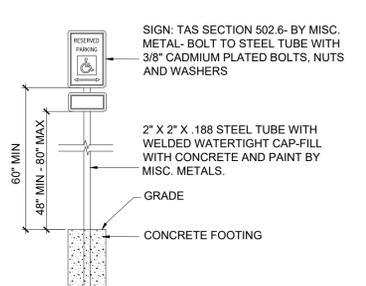
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

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

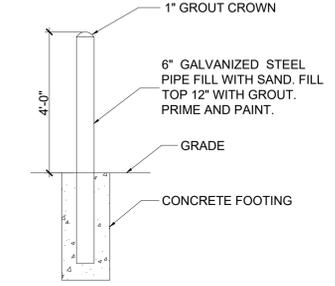
Planning & Zoning Commission, Chairman Director of Planning and Zoning



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



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



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

REVISIONS

ISSUE DATE: 08/17/23



05/19/2023

SITE PLAN

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

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

SITE PLAN SIGNATURE BLOCK

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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



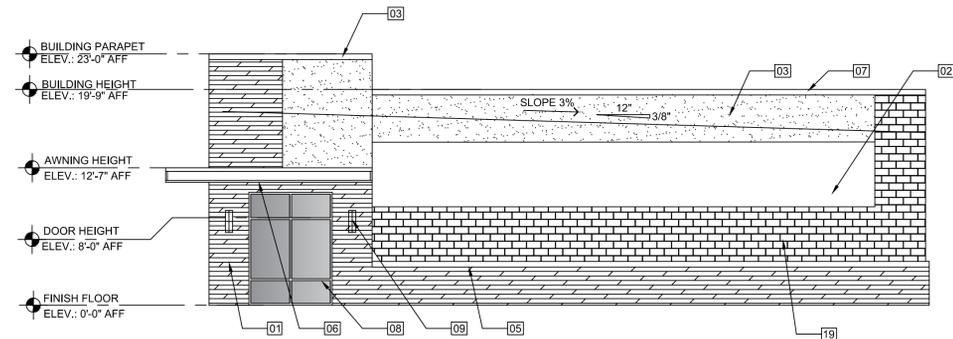
MATERIAL PERCENTAGES

1	STONE: = 22%		
2	3	4	STUCCO: = 50%
19	BRICK: = 28%		

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

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

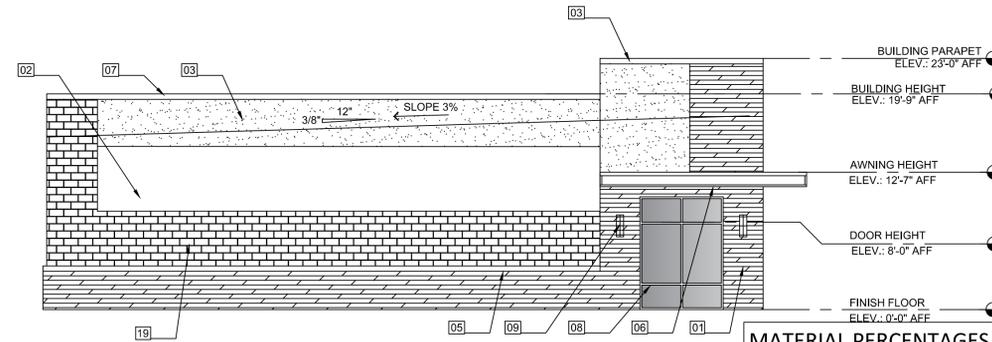
WILL PROVIDE FUTURE SUITE NUMBERS
PER CITY REQUIREMENTS



MATERIAL PERCENTAGES

1	STONE: = 24%	
2	3	STUCCO: = 50%
19	BRICK: = 26%	

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



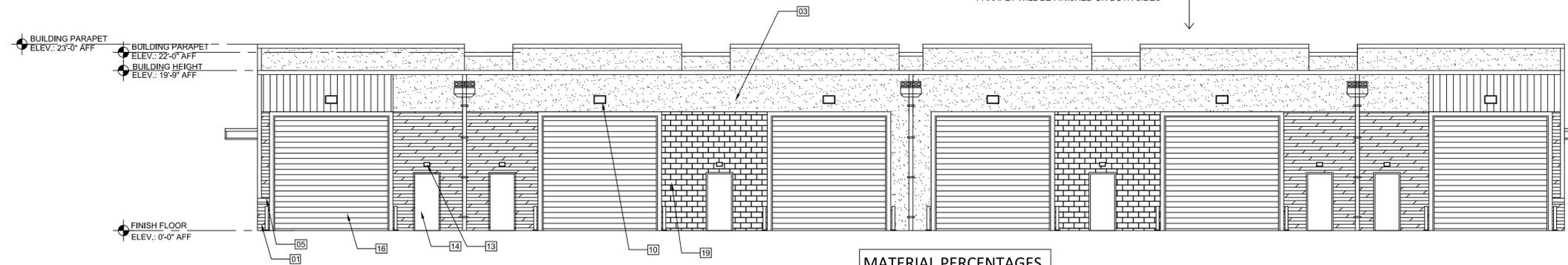
MATERIAL PERCENTAGES

1	STONE: = 24%	
2	3	STUCCO: = 50%
19	BRICK: = 26%	

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

EXTERIOR ELEVATION KEY NOTES

- 1 NATURAL QUARRIED STONE. COLOR: SW 7066 (GRAY MATTERS)
- 2 FINE STUCCO COLOR: SW 7074 (SOFTWARE)
- 3 CLASSIC STUCCO COLOR: SW 7074 (SOFTWARE)
- 4 STUCCO COLOR: SW 6257 (GIBRALTAR)
- 5 CAP STONE
- 6 PRE-FINISHED METAL CANOPY. COLOR: SW 7076 (CYBERSPACE)
- 7 METAL COPING. COLOR: SW 7076 (CYBERSPACE)
- 8 WINDOW/ DOOR SYSTEM (RE. SCHEDULES)
- 9 WALL SCONCE
- 10 WALL PACK LIGHT
- 11 DOWNSPOUT
- 12 WALL SUPPORT - PROVIDE WHERE IS NECESSARY
- 13 EXTERIOR WALL-MOUNTED LIGHT
- 14 PAINTED METAL DOOR. COLOR: SW 7664 (STEELY GRAY)
- 15 SCUPPER
- 16 OVERHEAD DOOR. COLOR: SW 7664 (STEELY GRAY)
- 17 BOLLARDS
- 18 1/2" CORRUGATED METAL SIDING 10". COLOR: SW 7074 (SOFTWARE)
- 19 ACCENT SMOOTH BRICK. COLOR: SW 7551 (GREEK VILLA)
- 20 1/2" CORRUGATED METAL SIDING 5". COLOR: SW 6257 (GIBRALTAR)



MATERIAL PERCENTAGES

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

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

GENERAL NOTES

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

NO.	REVISIONS

ISSUE DATE: 08/24/23

BUILDING 01

05/19/2023

EXTERIOR ELEVATIONS

DRAWN BY: CHECKED:

PROJECT No. SHEET No.

23420.02 A2.0

EXTERIOR ELEVATION KEY NOTES

- 1 NATURAL QUARRIED STONE, COLOR: SW 7066 (GRAY MATTERS)
- 2 FINE STUCCO COLOR: SW 7074 (SOFTWARE)
- 3 CLASSIC STUCCO COLOR: SW 7074 (SOFTWARE)
- 4 STUCCO COLOR: SW 6257 (GIBRALTAR)
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- 6 PRE-FINISHED METAL CANOPY, COLOR: SW 7076 (CYBERSPACE)
- 7 METAL COPING, COLOR: SW 7076 (CYBERSPACE)
- 8 WINDOW/ DOOR SYSTEM (RE. SCHEDULES)
- 9 WALL SCONCE
- 10 WALL PACK LIGHT

- 11 DOWNSPOUT
- 12 WALL SUPPORT - PROVIDE WHERE IS NECESSARY
- 13 EXTERIOR WALL-MOUNTED LIGHT
- 14 PAINTED METAL DOOR, COLOR: SW 7664 (STEELY GRAY)
- 15 SCUPPER
- 16 OVERHEAD DOOR, COLOR: SW 7664 (STEELY GRAY)
- 17 BOLLARDS
- 18 3/4" CORRUGATED METAL SIDING 10", COLOR: SW 7074 (SOFTWARE)
- 19 ACCENT SMOOTH BRICK, COLOR: SW 7551 (GREEK VILLA)
- 20 3/4" CORRUGATED METAL SIDING 5", COLOR: SW 6257 (GIBRALTAR)

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

SITE PLAN SIGNATURE BLOCK

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

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

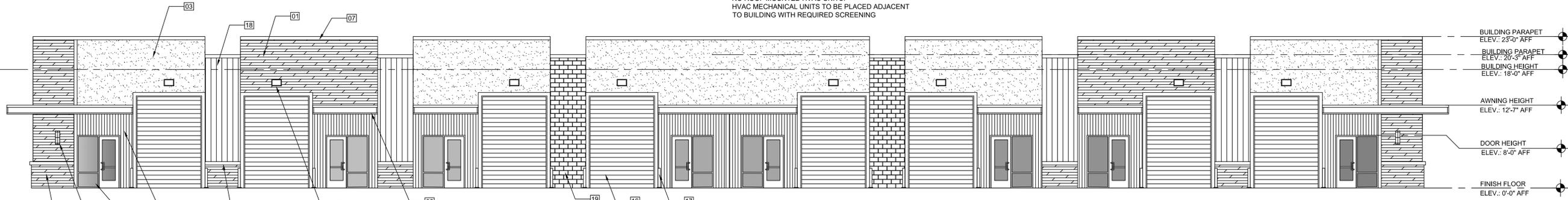
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

GENERAL NOTES

1. ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS.
2. ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE.
3. VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING. REFER WALL SECTIONS AND DETAILS FOR SPECIFICS.
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6. CONTROL JOINT. NOT TO EXCEED 144 S.F.

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

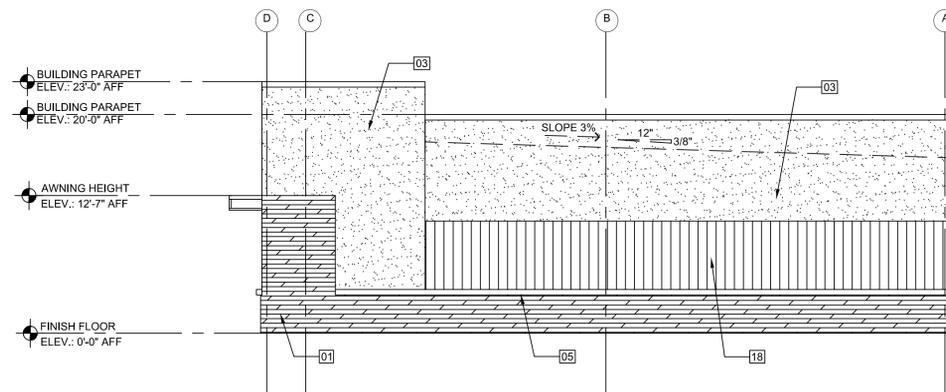


01 FRONT ELEVATION
Scale 1/8" = 1' - 0"

MATERIAL PERCENTAGES

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

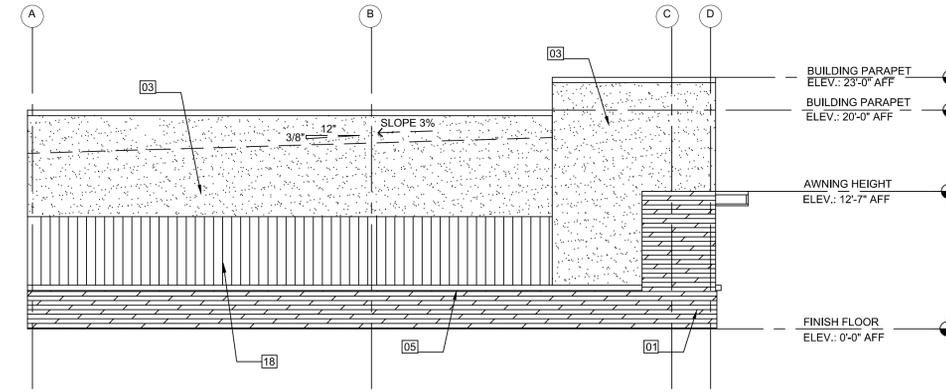
WILL PROVIDE FUTURE SUITE NUMBERS PER CITY REQUIREMENTS



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

MATERIAL PERCENTAGES

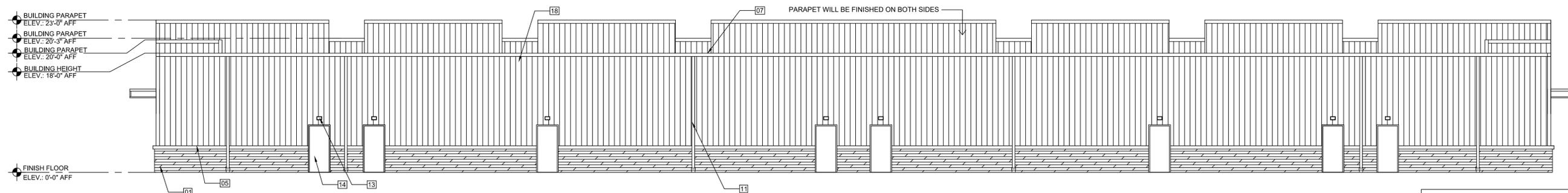
- 1 STONE = 22%
- 3 METAL SIDING = 28%
- 21 STUCCO = 50%



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

MATERIAL PERCENTAGES

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



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

MATERIAL PERCENTAGES

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

REVISIONS

ISSUE DATE: 08/24/23

BUILDINGS 02 & 03



05/19/2023

EXTERIOR ELEVATIONS

DRAWN BY: CHECKED:

PROJECT No SHEET No:

23420.02 A2.0

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Planning & Zoning Commission, Chairman Director of Planning and Zoning

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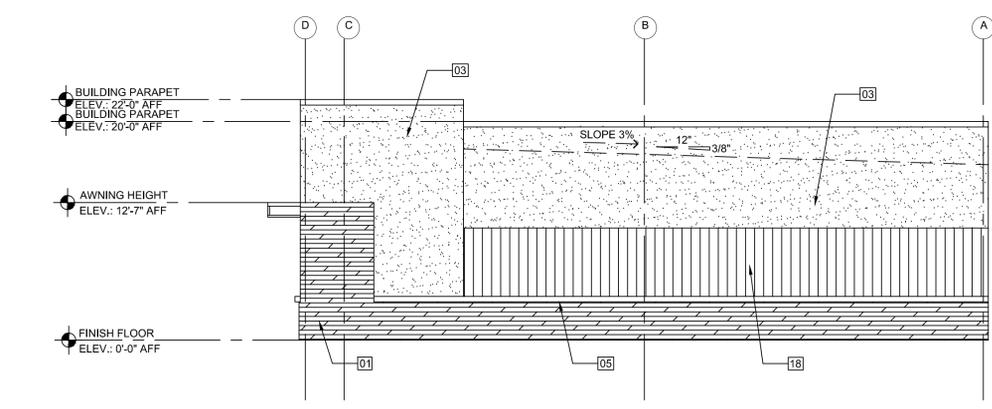


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Scale 1/8" = 1' - 0"

MATERIAL PERCENTAGES

1	STONE: = 21%
3	4 METAL SIDING: = 27%
2	1 STUCCO: = 45%
2	2 BRICK: = 7%

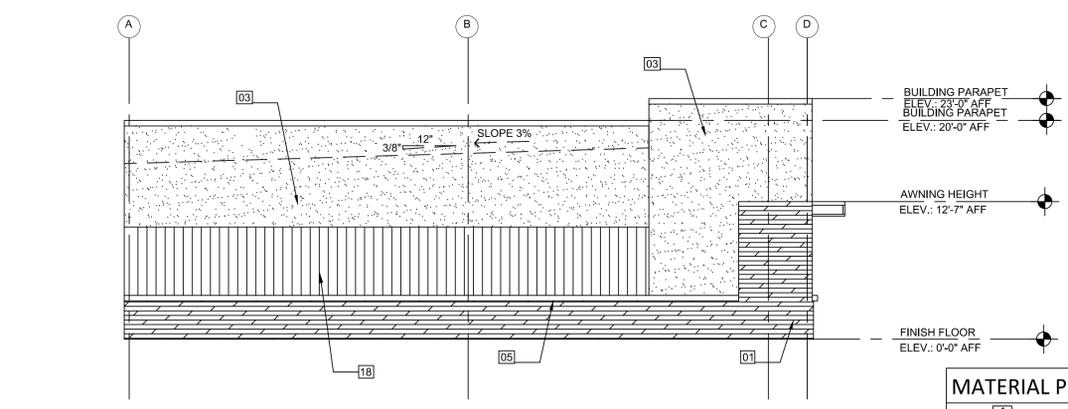
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02 RIGHT ELEVATION
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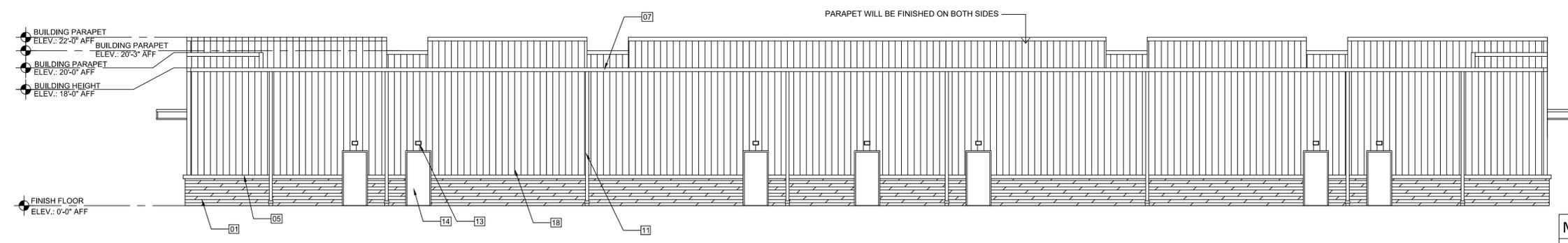
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2	1 STUCCO: = 50%



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MATERIAL PERCENTAGES

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2	1 STUCCO: = 50%



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Scale 1/8" = 1' - 0"

MATERIAL PERCENTAGES

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3	METAL SIDING: = 80%

RSRG ENGINEERING
13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77079
PH. 713-783-7777
TBPE FIRM #: 15498

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

REVISIONS

ISSUE DATE: 08/24/23

BUILDINGS
04 & 05

05/19/2023

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DRAWN BY: CHECKED:

PROJECT No: SHEET No:
23420.02 A2.0

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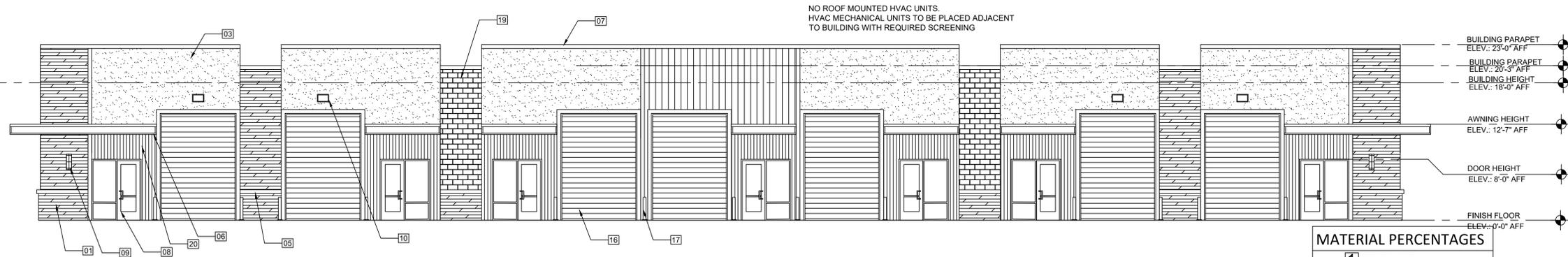
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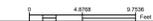
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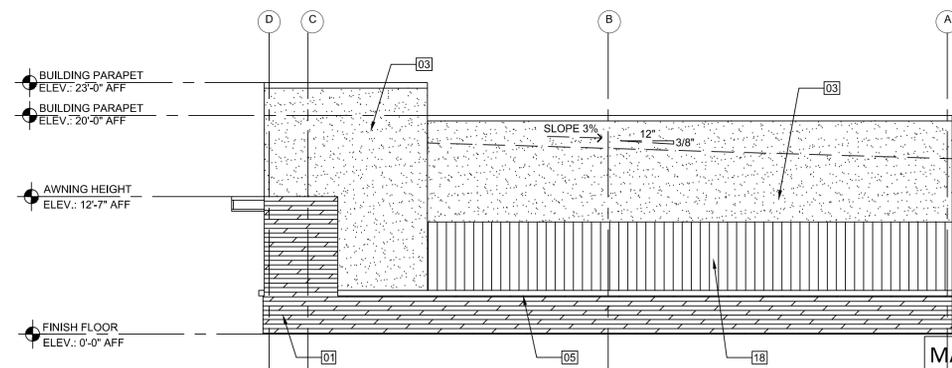
01 FRONT ELEVATION
Scale 1/8" = 1' - 0"



WILL PROVIDE FUTURE SUITE NUMBERS
PER CITY REQUIREMENTS

MATERIAL PERCENTAGES

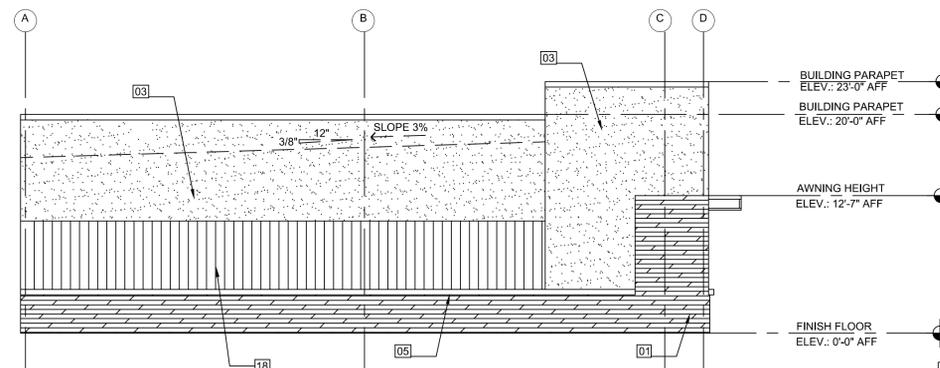
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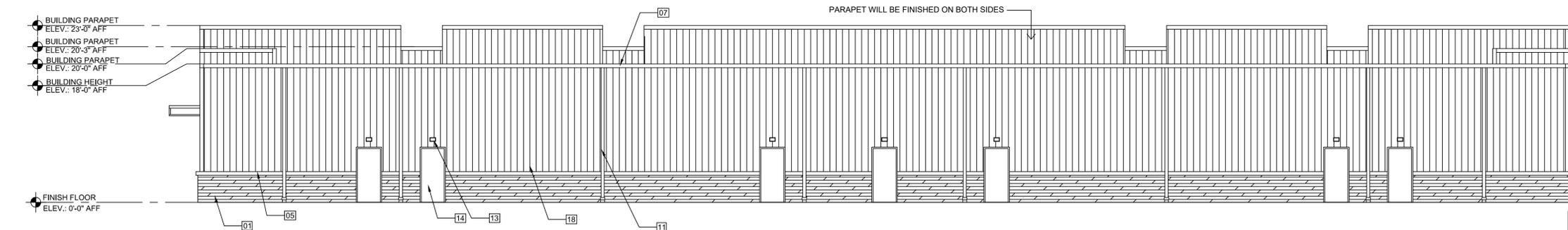
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REVISIONS			

ISSUE DATE: 08/24/23

BUILDINGS
06 & 07



05/19/2023

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RS&G ENGINEERING

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

TBPE FIRM #: 15498

ROCKWALL INDUSTRIAL
BUILDINGS ON SITE

IMAGES

PROJECT No:

SHEET No:

01



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ROCKWALL INDUSTRIAL
NORTH JOHN KING BLVD.

IMAGES

PROJECT No:

SHEET No:

01



IMAGES

ROCKWALL INDUSTRIAL
SOUTH JOHN KING BLVD.

PROJECT No:
SHEET No:
01

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ROCKWALL INDUSTRIAL
ALLEY VIEW

IMAGES

PROJECT No:

SHEET No:

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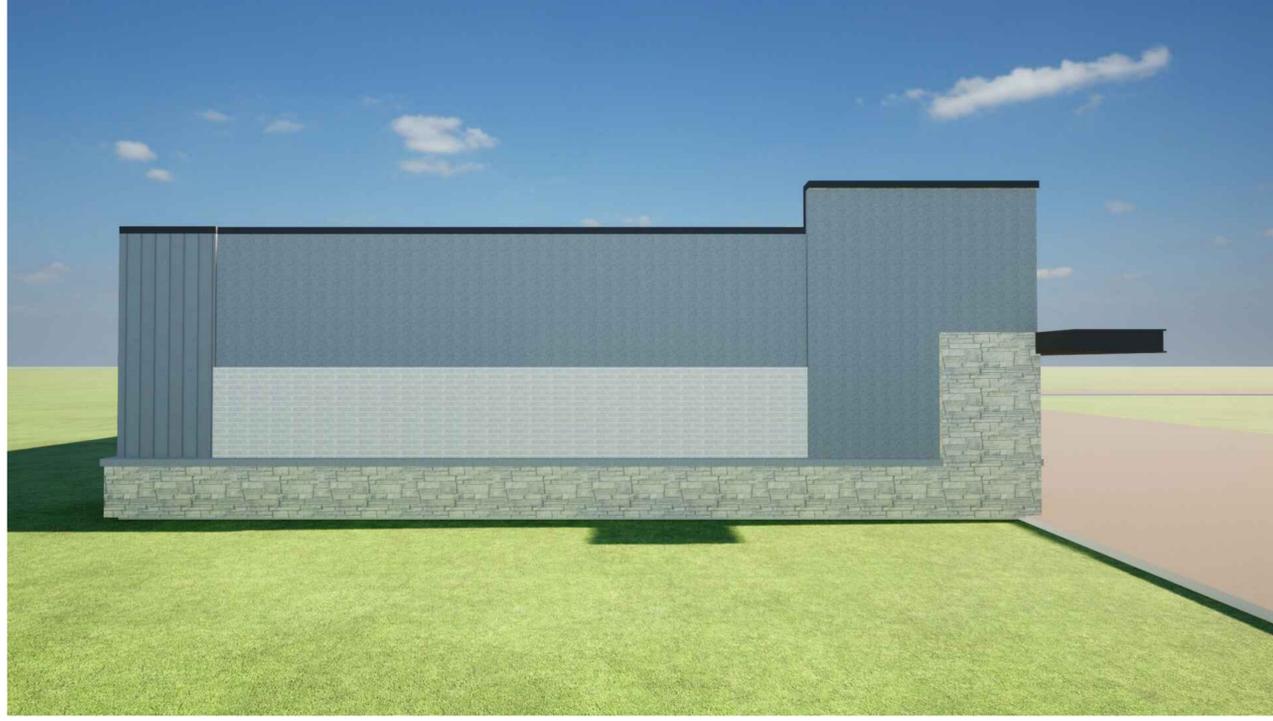
ROCKWALL INDUSTRIAL
BUILDING 01

IMAGES

PROJECT No:

SHEET No:

01



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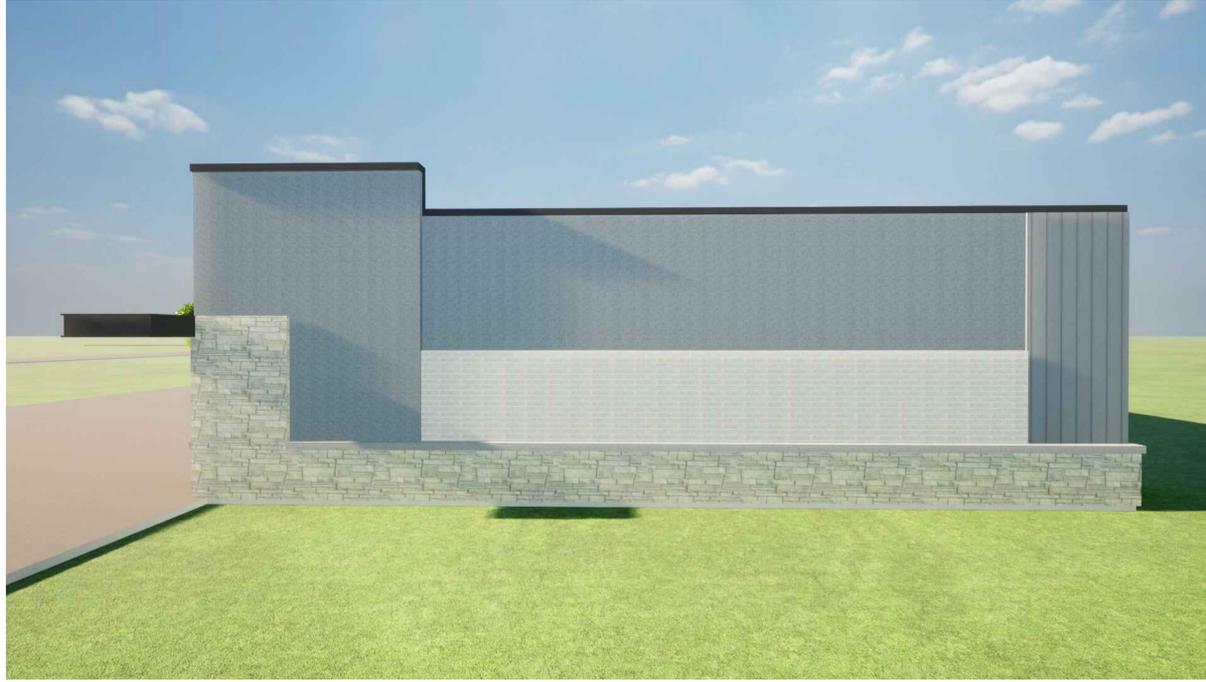
ROCKWALL INDUSTRIAL
BUILDING 02,03

IMAGES

PROJECT No:

SHEET No:

01



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ROCKWALL INDUSTRIAL
BUILDING 04,05,06,07

IMAGES

PROJECT No:

SHEET No:

01



BUILDING 01 DETAIL



BUILDING 02,03 DETAIL



BUILDING 04,05,06,07 DETAIL

IMAGES

PROJECT No:

SHEET No:

01

ROCKWALL INDUSTRIAL
BUILDING DETAILS

RS&G ENGINEERING

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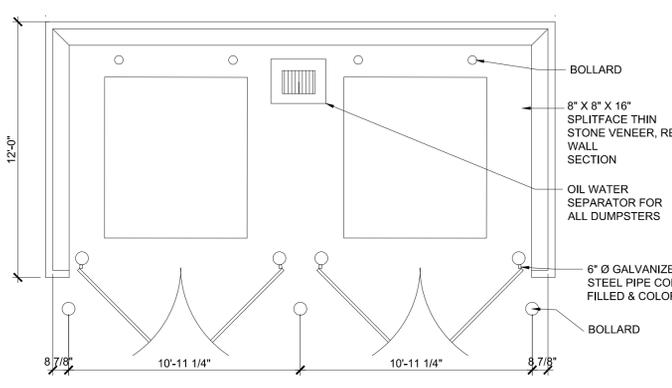
NO.	REVISIONS

ISSUE DATE: 08/28/23

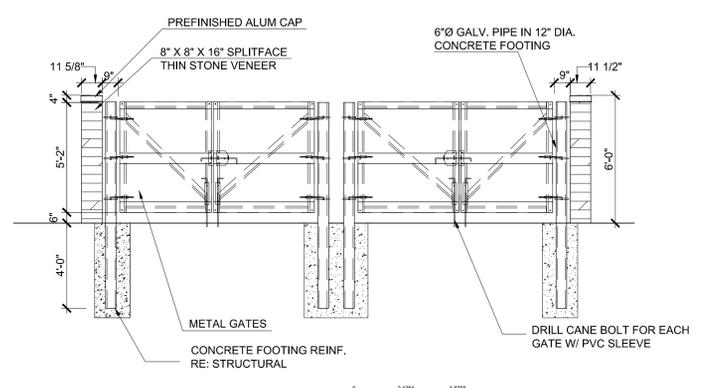
08/28/2023

DUMPSTER DETAIL

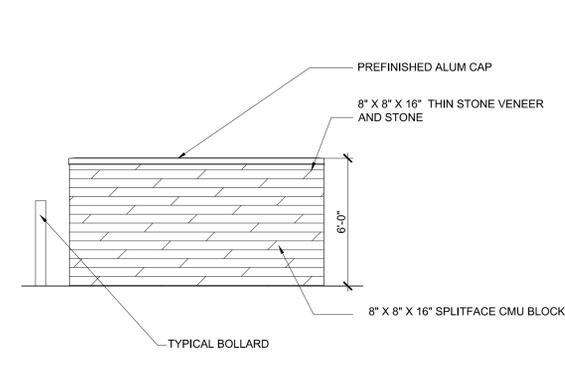
DRAWN BY:	CHECKED:
PROJECT No:	SHEET No:
23420.02	A0.2



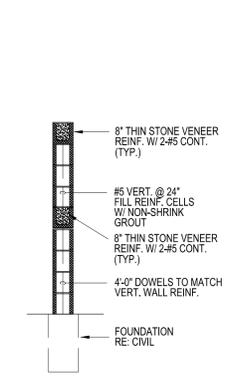
01 DUMPSTER PLAN
Scale 1/4" = 1'-0"



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



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



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

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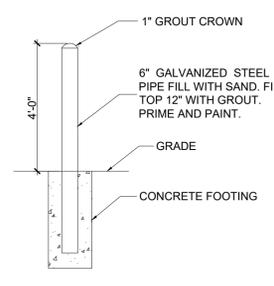
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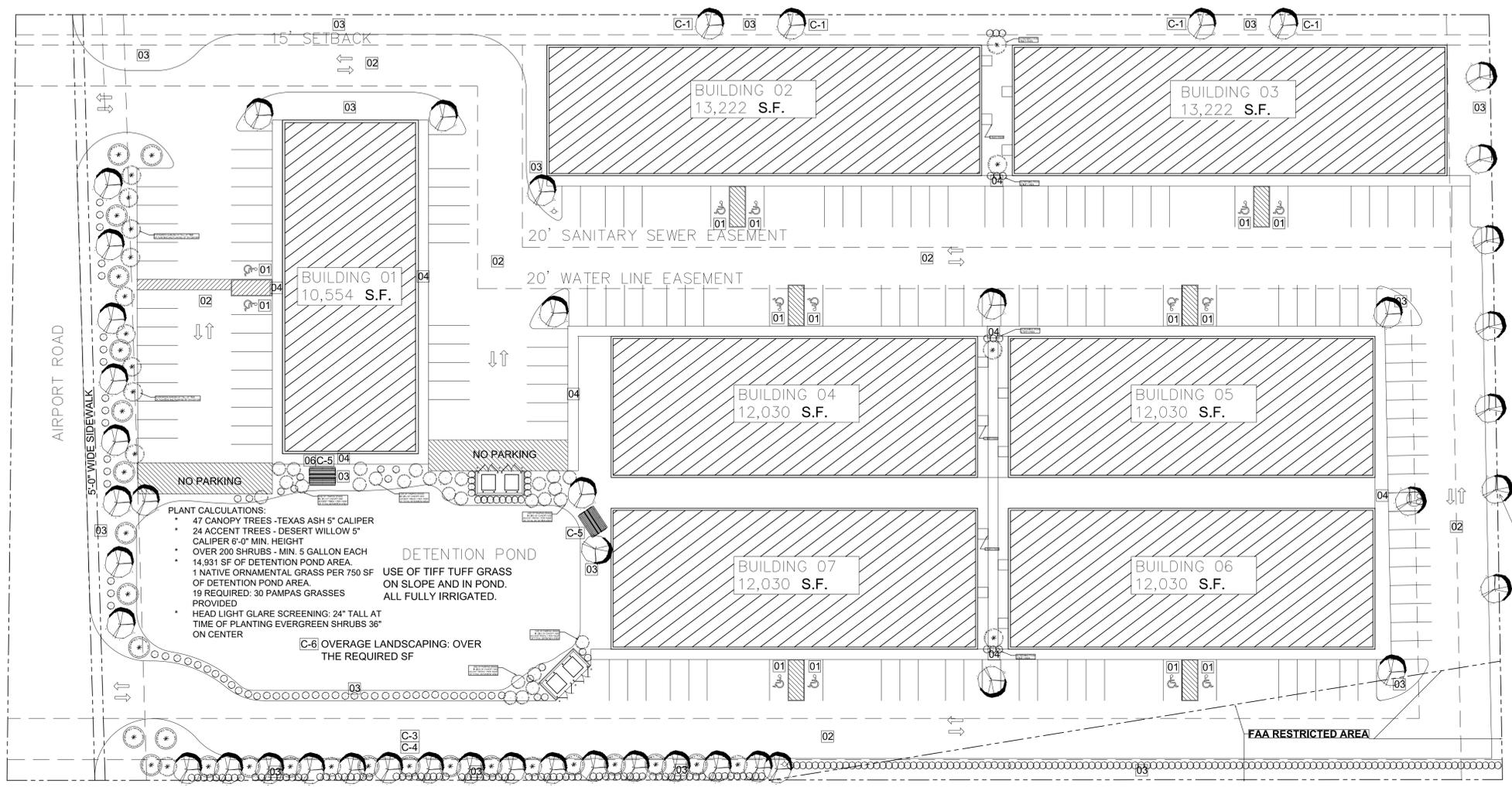
Director of Planning and Zoning



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

GENERAL NOTES

- FOR DUMPSTER ENCLOSURE REFER STRUCTURAL DRAWINGS
- FOR SLAB FINISHED GRADES, SEE GRADING PLAN.
- ALL WOOD FOR GATES IS TO BE THRU-BOLTED TO TUBE FRAME WITH 3/8" GALVANIZED BOLTS AND HARDWARE.
- DUMPSTER ENCLOSURE MATERIAL: THIN STONE VENEER



SYMBOL LEGEND

	CANOPY TREE - TEXAS ASH
	ACCENT TREE - DESERT WILLOW OR EASTERN REDBUD
	PAMPAS GRASS
	SHRUB
	EVERGREEN SHRUB
	PUBLIC BENCH

KEYED NOTES

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

IMPERVIOUS COVERAGE

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

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

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

LANDSCAPE CALCULATIONS

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

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

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

FRONTAGE SHRUBS	
TOTAL SHRUBS PROVIDED	17 STREET SHRUBS

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

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

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

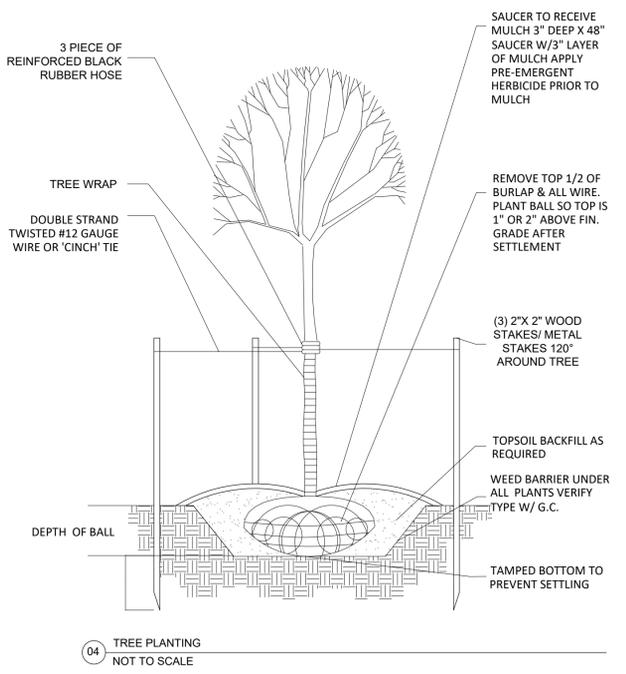
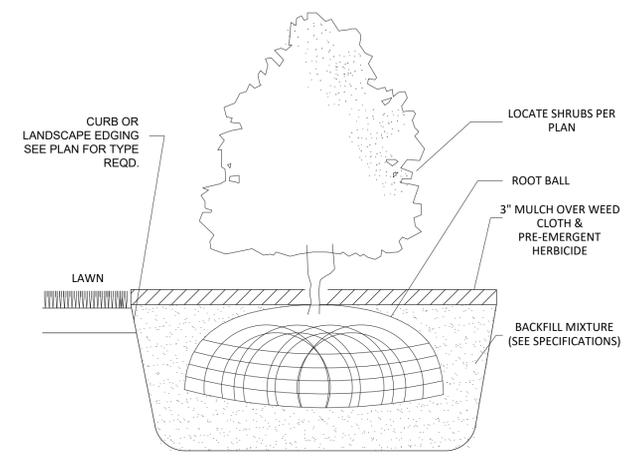
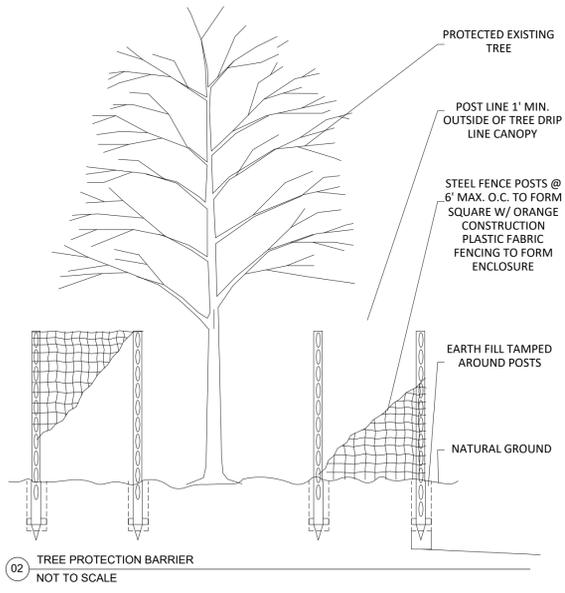
SCREENING SHRUBS PER AIRPORT REGULATION	
TOTAL SHRUBS PROVIDED	155 STREET SHRUBS

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

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

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

TYPE	SPECIES	SIZE OF PLANTING	QUANTITY
CANOPY	TEXAS ASH	4" CALIPER	55
CANOPY	TEXAS ASH	5" CALIPER IN 3-TIERED AREAS	
ACCENT	DESERT WILLOW	4 FOOT IN HEIGHT	31
SHRUB	BURFORD HOLLY	5 GALLON	200+
ORNAMENTAL GRASS	PAMPAS GRASS	5 GALLON	30



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

SITE PLAN SIGNATURE BLOCK

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SP2023-028

RS&G ENGINEERING
 13501 KATY FREEWAY
 SUITE 3180
 HOUSTON, TEXAS 77079
 PH. 713-783-7777
 TPPE PERM #: 15498

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

REVISIONS	DATE	DESCRIPTION

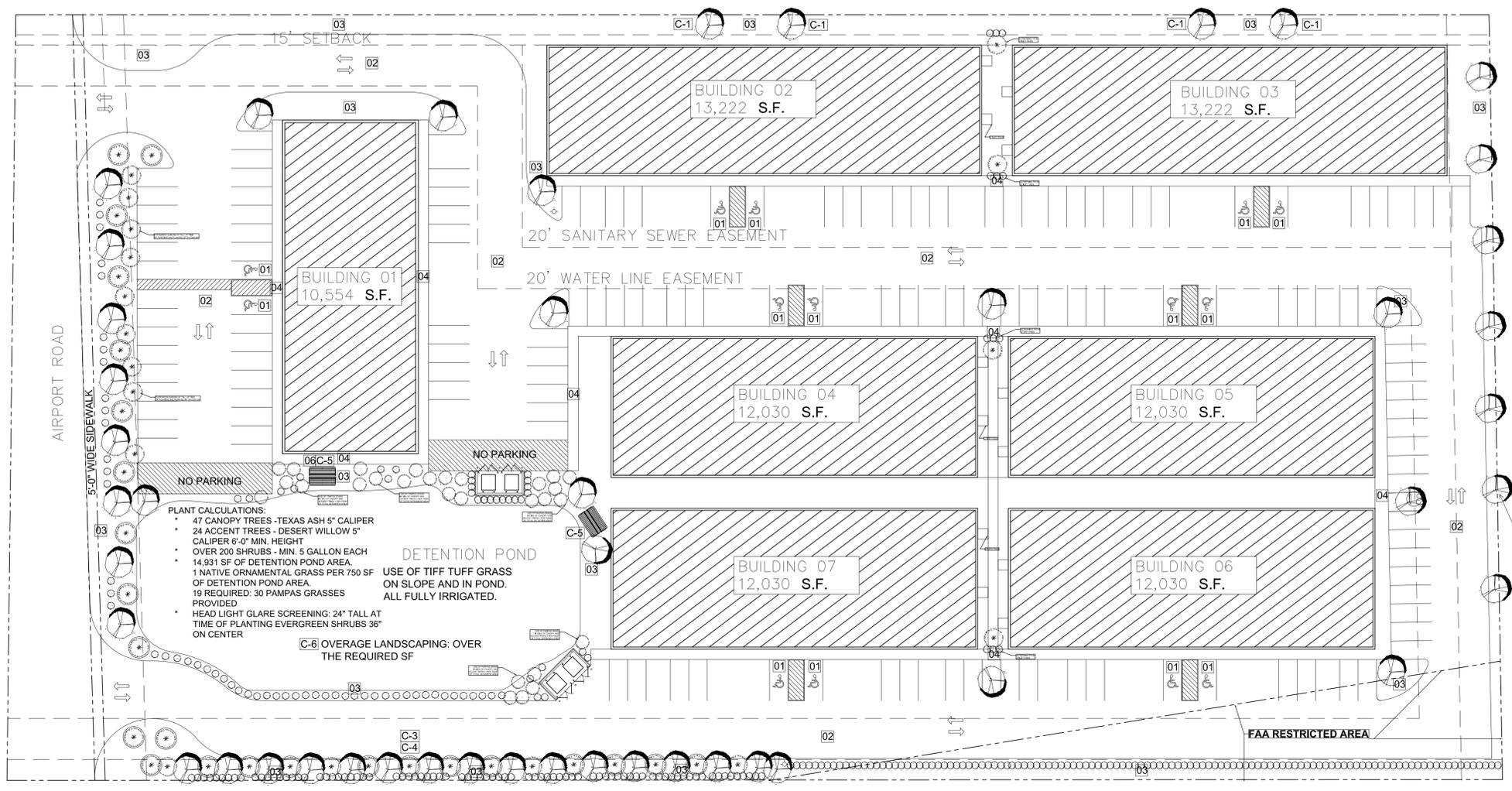
ISSUE DATE: 08/28/23

08/28/2023

LANDSCAPE

DRAWN BY: _____ CHECKED: _____

PROJECT No: 23420.02 SHEET No: A0.3



SYMBOL LEGEND

	CANOPY TREE - TEXAS ASH
	ACCENT TREE - DESERT WILLOW OR EASTERN REDBUD
	PAMPAS GRASS
	SHRUB
	EVERGREEN SHRUB
	PUBLIC BENCH

KEYED NOTES

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

IMPERVIOUS COVERAGE

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

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

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

LANDSCAPE CALCULATIONS

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

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

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

FRONTAGE SHRUBS	
TOTAL SHRUBS PROVIDED	17 STREET SHRUBS
Berms and shrubbery shall have a total minimum height of 30-inches.	
PARKING LOT TREES REQUIRED: 1 LARGE TREE FOR EACH 10 SPACES.	
110 SPACES / 10	12 PKNG. LOT TREES
TOTAL PARKING LOT TREES PROVIDED	17 PKNG. LOT TREES

LANDSCAPE SCREENING REQUIRED: 1 TREE PER 20'-0"

87' LF. CANOPY TREE	5 STREET TREES
87' LF. ACCENT TREE	5 STREET TREES
TOTAL STREET TREES PROVIDED	10 STREET TREES

SCREENING SHRUBS PER AIRPORT REGULATION

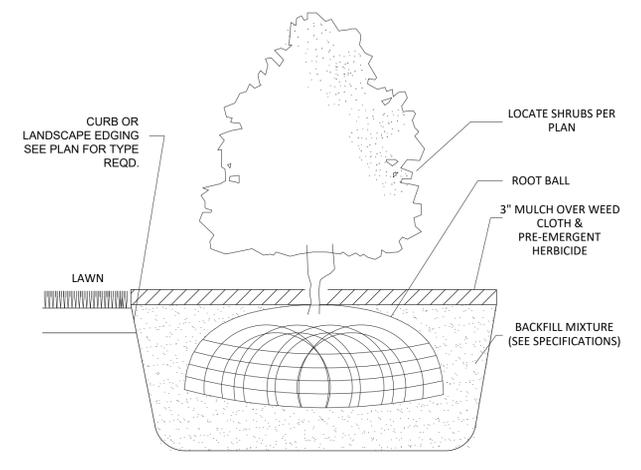
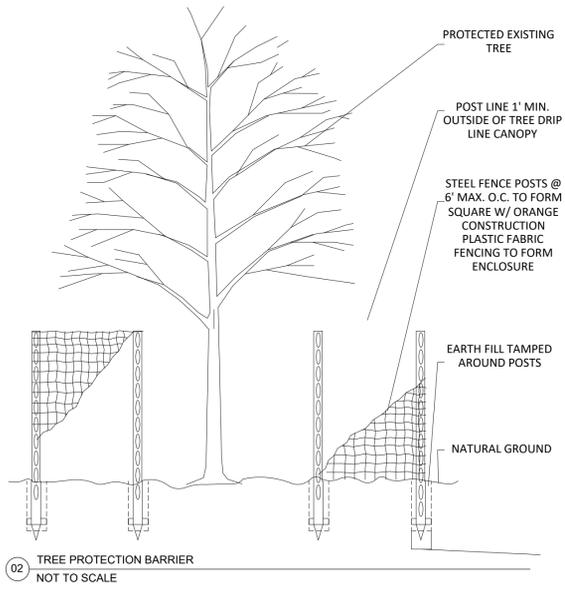
TOTAL SHRUBS PROVIDED	155 STREET SHRUBS
Berms and shrubbery shall have a total minimum height of 30-inches.	

LANDSCAPE EASEMENT 10'-0"

CANOPY TREE	22 STREET TREES
-------------	-----------------

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

TYPE	SPECIES	SIZE OF PLANTING	QUANTITY
CANOPY	TEXAS ASH	4" CALIPER	55
CANOPY	TEXAS ASH	5" CALIPER IN 3-TIERED AREAS	
ACCENT	DESERT WILLOW	4 FOOT IN HEIGHT	31
SHRUB	BURFORD HOLLY	5 GALLON	200+
ORNAMENTAL GRASS	PAMPAS GRASS	5 GALLON	30



03 SHRUB PLANTING
 NOT TO SCALE

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

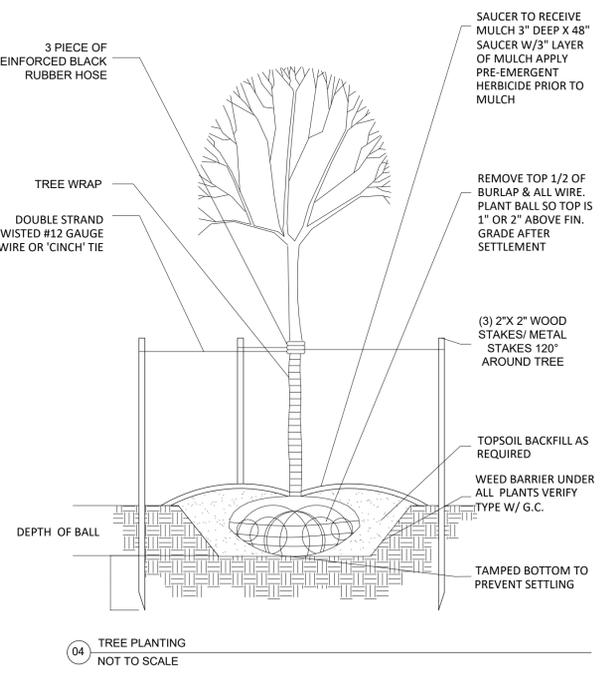
SITE PLAN SIGNATURE BLOCK

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

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

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning



SP2023-028

RS&G ENGINEERING
 13501 KATY FREEWAY
 SUITE 3180
 HOUSTON, TEXAS 77079
 PH. 713-783-7777
 TPPE PERM #: 15498

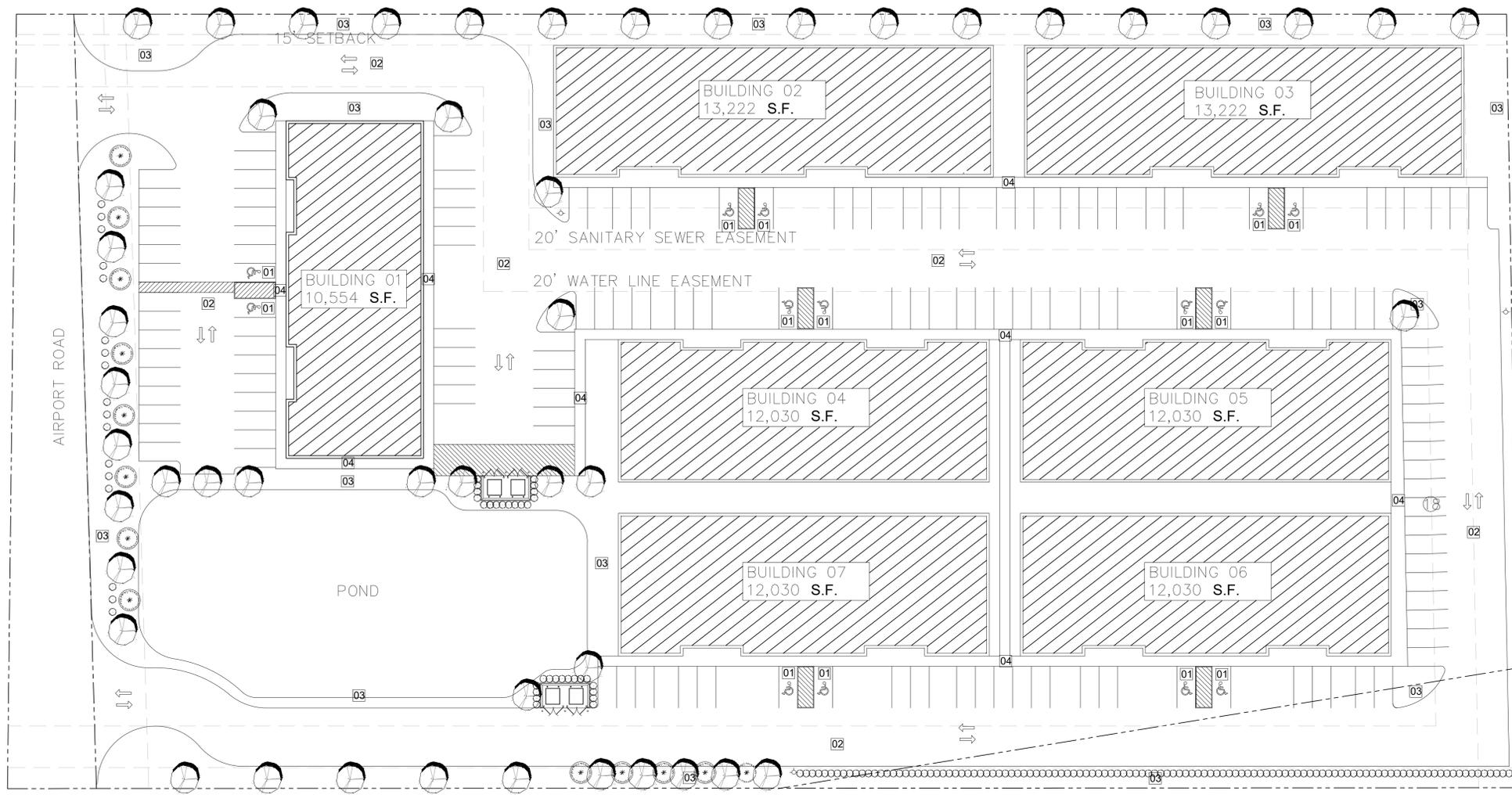
project
ROCKWALL OFFICES WAREHOUSES
 at
 0 AIRPORT ROAD
 ROCKWALL, TX 75087

REVISIONS	DATE	DESCRIPTION

ISSUE DATE: 08/28/23

08/28/2023

LANDSCAPE
 DRAWN BY: _____ CHECKED: _____
 PROJECT No: 23420.02 SHEET No: A0.3



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

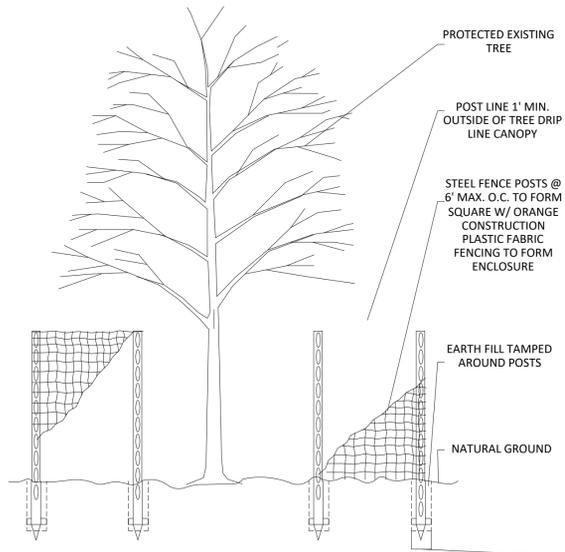
SITE PLAN SIGNATURE BLOCK

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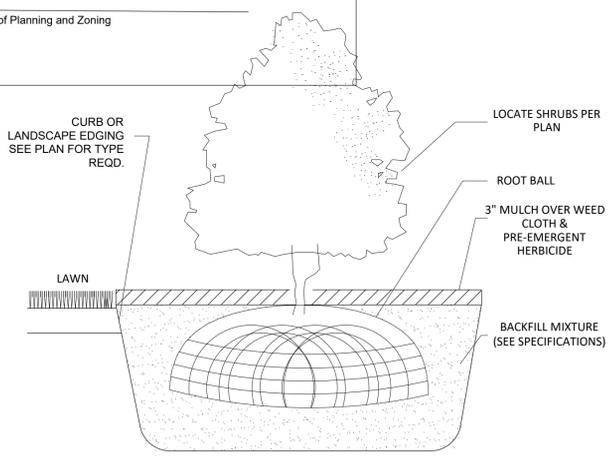
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

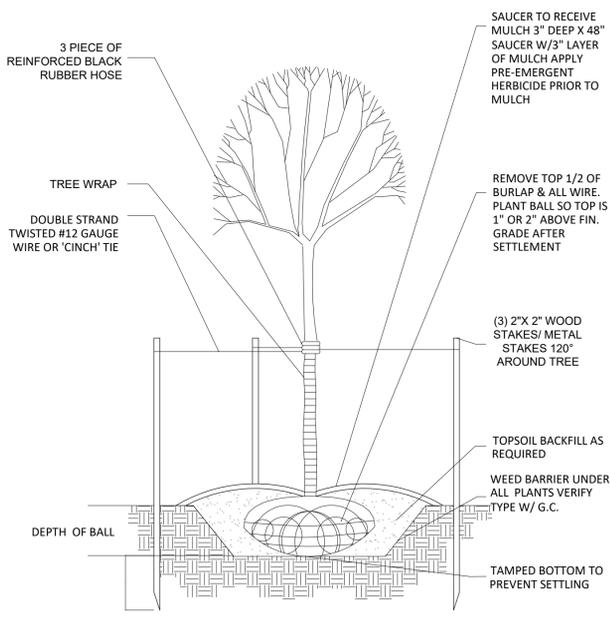
Director of Planning and Zoning



02 TREE PROTECTION BARRIER
NOT TO SCALE



03 SHRUB PLANTING
NOT TO SCALE



04 TREE PLANTING
NOT TO SCALE

SYMBOL LEGEND

- CANOPY TREE - TEXAS ASH
- ACCENT TREE - OCTOBER GLORY MAPLE
- SHRUB

KEYED NOTES

- 01 - HANDICAP SYMBOL & SIGN
- 02 - PAVING
- 03 - LANDSCAPING
- 04 - SIDEWALK SAME LEVEL / ACCESSIBLE ROUTE
- 05 - DUMPSTER

NOTE: NO EXISTING TREES, LAND IS CLEAR, REFER TO THIS PLAN FOR PROPOSED TREES

- NOTES**
- CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS TO COMMENCING WORK.
 - CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR COMMENCING WORK. CONTACT UTILITIES COMPANIES MINIMUM 48 HOURS PRIOR ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
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 - CONTRACTORS SHALL BE RESPONSIBLE FOR QUANTITIES ON PLAN SHOWN BY SYMBOLS. THE PURPOSE IS FOR CONVENIENCE ONLY.

- GENERAL LANDSCAPE NOTES**
- ALL PLANTS SHALL BE FULL POT AND HEAD. SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
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 - ALL AREAS NOT COVERED WITH CONCRETE SHALL BE SOD WITH (SAN AGUSTIN)
 - ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
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 - GENERAL CONTRACTOR TO PROTECT ALL EXISTING TREES TO REMAIN.
 - ALL LANDSCAPE BEDS SHALL BE RAISED TO PROVIDE ADEQUATE DRAINAGE
 - AFTER PLANTS/TREES HAVE BEEN INSTALLED PROVIDE AND INSTALL MULCH TO ALL LANDSCAPE BEDS.

Treescape CALCULATIONS

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

STREET TREES REQUIRED: 1 TREE PER 50'-0" OF STREET FRONTAGE	
FRONTAGE ROAD 372' LF. CANOPY TREE	8 STREET TREES
FRONTAGE ROAD 372' LF. ACCENT TREE	8 STREET TREES
TOTAL STREET TREES PROVIDED	16 STREET TREES

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

FRONTAGE SHRUBS	
TOTAL SHRUBS PROVIDED	17 STREET SHRUBS

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

PARKING LOT TREES REQUIRED: 1 LARGE TREE FOR EACH 10 SPACES.	
114 SPACES / 10	12 PKNG. LOT TREES
TOTAL PARKING LOT TREES PROVIDED	15 PKNG. LOT TREES

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

SCREENING SHRUBS PER AIRPORT REGULATION	
TOTAL SHRUBS PROVIDED	118 STREET SHRUBS

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

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

RSG ENGINEERING

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

13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77079
PH. 713-783-7777
TYPE PERM # 15498

REVISIONS	

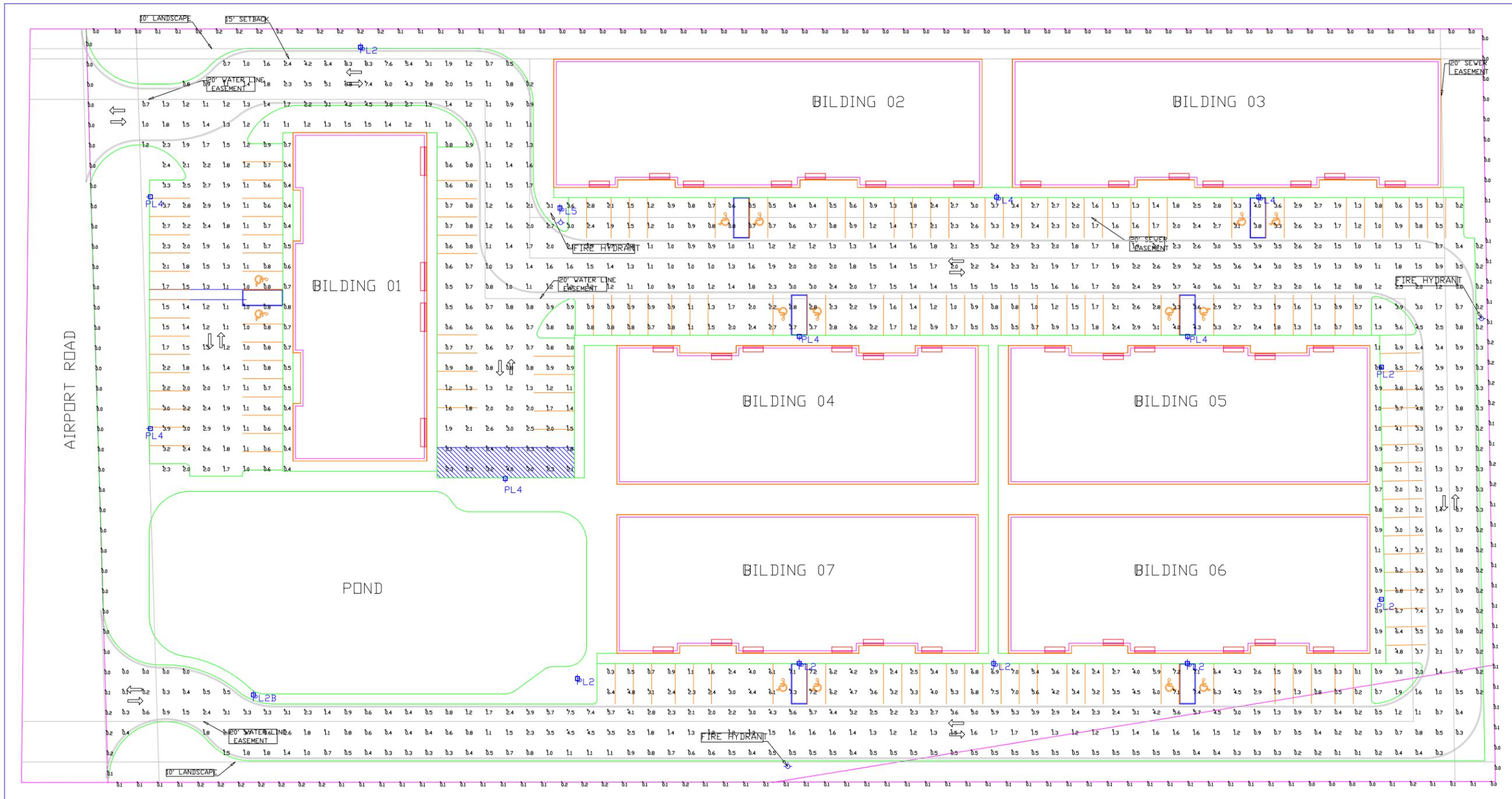
ISSUE DATE: 05/19/23

05/19/2023

TREESCAPE

DRAWN BY: _____ CHECKED: _____

PROJECT No: 23420.02 SHEET No: A0.3



Luminaire Schedule							
Symbol	Label	Qty	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
□	PL2	7	Single	15594	151	0.950	Lumark PRV-PA2B-740-VOLT-T2R-HSS-FINISH
□	PL2B	1	Single	7815	74	0.950	Lumark PRV-PA1B-740-VOLT-T2R-HSS-FINISH
□	PL4	7	Single	14072	151	0.950	Lumark PRV-PA2B-740-VOLT-T4W-HSS-FINISH
□	PL5	1	Single	20332	151	0.950	Lumark PRV-PA2B-740-VOLT-5W0-FINISH

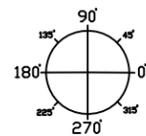
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line - Ground	Illuminance	Fc	0.07	0.2	0.0	N.A.	N.A.
SITE Paved Parking - Ground	Illuminance	Fc	1.90	8.3	0.0	N.A.	N.A.

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

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

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

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



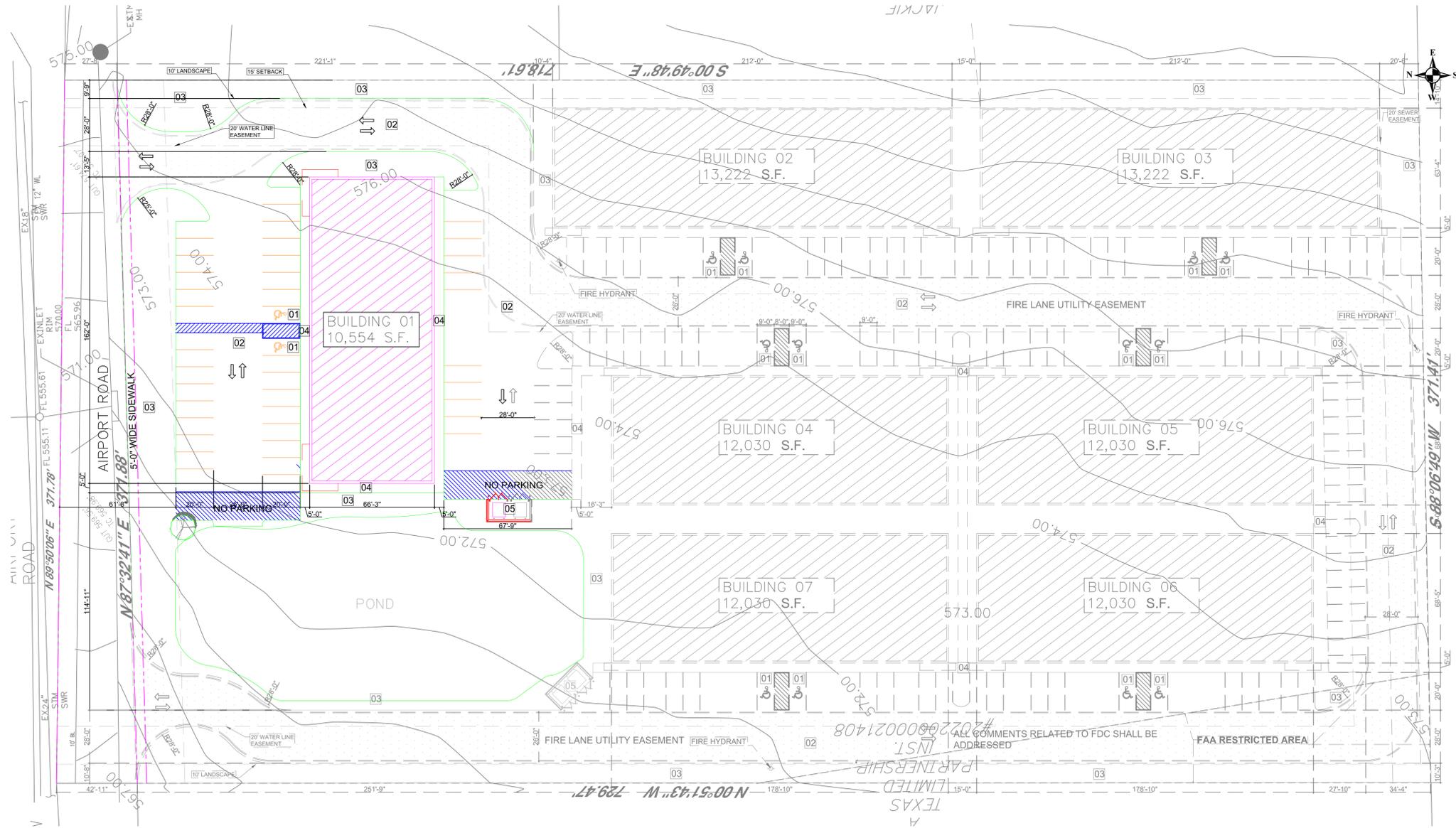
Peterson, Scharck, & Associates, Inc.

10855 Tanner Rd.
Houston, TX 77041
applications@psalighting.com

XXX
XXX

Rockwall
Flexspace Center
- Site Ltg

08-08-23
SR



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

COLORED DETAIL REPRESENTS PHASE 1

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

SITE PLAN SIGNATURE BLOCK

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

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

Planning & Zoning Commission, Chairman

RSG ENGINEERING



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

TBPE FIRM #: 15498

project
ROCKWALL OFFICES WAREHOUSES

at
0 AIRPORT ROAD
ROCKWALL, TX 75087

REVISIONS

ISSUE DATE: 08/28/23



08/28/2023

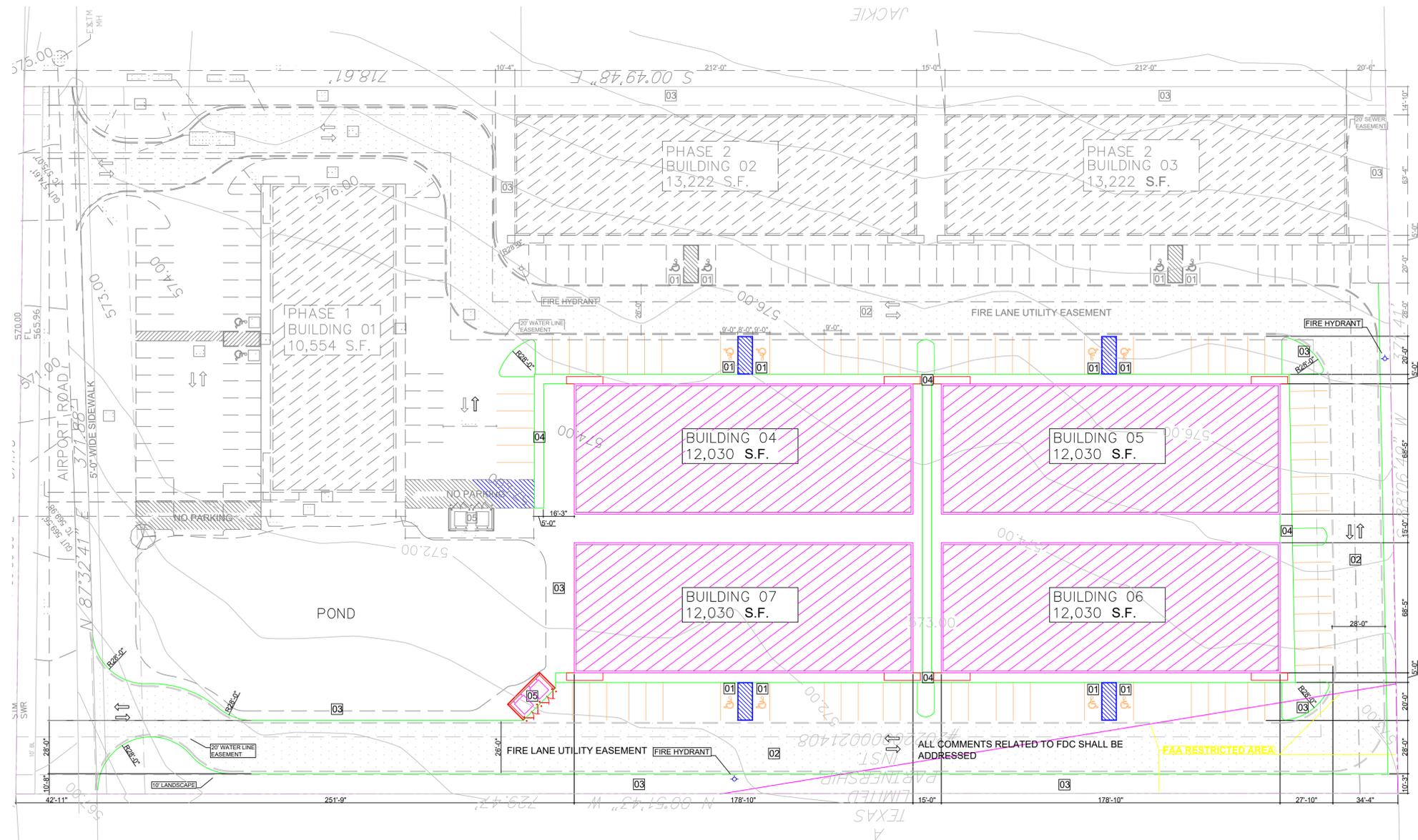
PHASE 1
SITE PLAN

DRAWN BY: CHECKED:

PROJECT No: SHEET No:

23420.02 A0.1

SP2023-028



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

COLORED DETAIL REPRESENTS PHASE 3

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

SITE PLAN SIGNATURE BLOCK

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

Planning & Zoning Commission, Chairman _____



REVISIONS

ISSUE DATE: 08/07/23

05/19/2023
SALIM NAZHI OBEID
LICENSED PROFESSIONAL ENGINEER
118088

PHASE 3
SITE PLAN

DRAWN BY: CHECKED:

PROJECT No: SHEET No:
23420.02 A0.1



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

Aeronautical Study No.
 2023-ASW-13750-OE

Issued Date: 09/27/2023

Deepak Bhavi
 Deepak Bhavi
 835 Tillman Drive
 Allen, TX 75013

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

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

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

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

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

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

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

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

See attachment for additional condition(s) or information.

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

This determination expires on 03/27/2025 unless:

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

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

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

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

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

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

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

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

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

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

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

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

Signature Control No: 598974876-600361930

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Map(s)



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

Aeronautical Study No.
 2023-ASW-13751-OE

Issued Date: 09/27/2023

Deepak Bhavi
 Deepak Bhavi
 835 Tillman Drive
 Allen, TX 75013

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

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

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

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

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

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

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

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

See attachment for additional condition(s) or information.

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

This determination expires on 03/27/2025 unless:

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

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

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

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

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

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

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

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

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

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

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

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

Signature Control No: 598974877-600361931

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Map(s)



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

Aeronautical Study No.
 2023-ASW-13752-OE

Issued Date: 09/27/2023

Deepak Bhavi
 Deepak Bhavi
 835 Tillman Drive
 Allen, TX 75013

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

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

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

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

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

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

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

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

See attachment for additional condition(s) or information.

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

This determination expires on 03/27/2025 unless:

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

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

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

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

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

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

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

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

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

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

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

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

Signature Control No: 598974878-600361928

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Map(s)



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

Aeronautical Study No.
 2023-ASW-13753-OE

Issued Date: 09/27/2023

Deepak Bhavi
 Deepak Bhavi
 835 Tillman Drive
 Allen, TX 75013

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

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

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

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

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

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

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

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

See attachment for additional condition(s) or information.

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

This determination expires on 03/27/2025 unless:

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

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

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

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

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

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

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

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

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

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

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

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

Signature Control No: 598974879-600361932

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Map(s)



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

Aeronautical Study No.
 2023-ASW-13754-OE

Issued Date: 09/27/2023

Deepak Bhavi
 Deepak Bhavi
 835 Tillman Drive
 Allen, TX 75013

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

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

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

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

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

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

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

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

See attachment for additional condition(s) or information.

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

This determination expires on 03/27/2025 unless:

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

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

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

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

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

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

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

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

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

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

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

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

Signature Control No: 598974880-600361929

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Map(s)



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

Aeronautical Study No.
 2023-ASW-13755-OE

Issued Date: 11/08/2023

Deepak Bhavi
 Deepak Bhavi
 835 Tillman Drive
 Allen, TX 75013

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

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

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

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

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

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

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

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

See attachment for additional condition(s) or information.

This determination expires on 05/08/2025 unless:

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

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

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

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

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

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

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

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

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

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

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

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

Signature Control No: 598974881-604223805

(DNH)

David Maddox

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Map(s)



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

Aeronautical Study No.
 2023-ASW-13756-OE

Issued Date: 11/08/2023

Deepak Bhavi
 Deepak Bhavi
 835 Tillman Drive
 Allen, TX 75013

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

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

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

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

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

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

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

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

See attachment for additional condition(s) or information.

This determination expires on 05/08/2025 unless:

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

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

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

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

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

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

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

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

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

Signature Control No: 598974882-604223804

(DNH)

David Maddox

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Case Description

Map(s)



November 13, 2023

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

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

Mr. Miller,

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

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

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

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

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



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

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

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



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

Sincerely,

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

Deepak "Roy" Bhavi

Principal & Founder | FlexSpace Business Parks

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

835 Tillman Dr

Allen, TX 75013

Tel: (972) 674-8933

www.flexspacebusinessparks.co



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: November 28, 2023
APPLICANT: Steve Huffman; *Huffman Communications Sales, Inc.*
CASE NUMBER: SP2023-045; *Amended Site Plan for Rayburn Electric Cooperative*

On November 15, 2022, the Planning and Zoning Commission approved a Site Plan [Case No. SP2022-058] to allow for the construction of three (3) new non-residential buildings as part of Rayburn Country Electric Cooperative's expansion of their existing industrial campus. Following the approval of the Site Plan, on September 15, 2023, staff received an application for a *Commercial Building Permit* [Permit No. COM2023-4580] for a new *Communications Utility Building* on the subject property. Based on the building elevations provided in the building permit, the applicant had made changes to the overall site plan. More specifically, the applicant added a new communications utility building that was to be constructed out of pre-fabricated aggregate concrete panels. Based on this staff requested that the applicant submit an *Amended Site Plan* due to the building not meeting the architectural requirements of the *General Commercial District Standards*. Based on this section, the proposed building does not meet the following:

- (1) *Roof Design Standards*. According to Subsection 04.01(A)(1), of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides." In this case the proposed building is being constructed with a flat roof, which is not atypical of buildings used for this purpose; however, the proposed building does not meet the roof design standards, and will require an exception from the Planning and Zoning Commission.
- (2) *Building Articulation*. According to Subsection 04.01(C) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), buildings require primary and secondary articulation on certain building facades. In this case, the proposed building does not meet the requirements for building articulation and will require an exception from the Planning and Zoning Commission.

Based on the provided building elevations and site plan, the only change is the addition of the proposed communications building which will require exceptions to the [1] roof design standards, and [2] building articulation requirements. Staff should note that the proposed building will be internal to the site and will not be visible from the right-of-way. With this being said, approval of exceptions are discretionary decisions for the Planning and Zoning Commission and do require a supermajority vote with a minimum of four (4) affirmative votes. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the November 28, 2023 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 11/20/2023

PROJECT NUMBER: SP2023-045
PROJECT NAME: Amended Site Plan for Rayburn Electric
SITE ADDRESS/LOCATIONS: 950 SIDS RD

CASE CAPTION: Discuss and consider a request by Steven Huffman of Huffman Communications Sales, Inc. on behalf of David Naylor of Rayburn Country Electric Cooperative for the approval of an Amended Site Plan for an Industrial Campus on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	11/17/2023	Approved w/ Comments

11/17/2023: SP2023-045: Amended Site Plan for Rayburn Electric
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an Industrial Campus on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

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 (SP2023-045) 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 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, 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 Building Elevations:

(1) Roof Design Standards. According to Subsection 04.01(A)(1), of Article 05, District Development Standards, of the Unified Development Code (UDC), "All structures shall have

the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides.” In this case the proposed building is being constructed with a flat roof, which is not atypical of buildings used for this purpose; however, the proposed building does not meet the roof design standards, and will require an exception from the Planning and Zoning Commission.

(2) Building Articulation. According to Subsection 04.01(C) of Article 05, District Development Standards, of the Unified Development Code (UDC), buildings require primary and secondary articulation on certain building facades. In this case, the proposed building does not meet the requirements for building articulation and will require an exception from the Planning and Zoning Commission.

I.6 Staff has identified exceptions to the [1] roof design standards, and [2] to the building articulation requirements. That being said, the proposed building is internal to the site and will not be visible from the right-of-way.

I.7 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.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. It is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 28, 2023 Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

1) Planning & Zoning Meeting/Public Hearing meeting will be held on November 28, 2023.

I.10 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/14/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/16/2023	Approved w/ Comments

11/16/2023: * DUMPSTER ENCLOSURE TO MEET MINIMUM STANDARDS OF THE UDC

* DUMPSTER ENCLOSURE SHALL HAVE AN INLET OR TRENCH DRAIN THAT FLOWS THROUGH AN OIL/WATER SEPARATOR SIZED BY AN ENGINEER, THEN DISCHARGES TO THE STORM WATER LINE

* FENCING AND GATES SHALL BE PERMITTED THROUGH THE BUILDING INSPECTION DEPARTMENT, ACCESS CONTROL SHALL BE PERMITTED THROUGH THE FIRE MARSHAL'S OFFICE. GATES SHOULD BE SETBACK FAR ENOUGH TO ALLOW ALL VEHICLES TO COMPLETELY PULL OFF THE ROAD WITHOUT BLOCKING TRAFFIC ON SIDE ROAD WHILE GATES ARE BEING ACCESSED & OPENED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/17/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/14/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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POLICE	Chris Cleveland	11/20/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/14/2023	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 950 Sids Rd Rockwall, TX 75032

SUBDIVISION: _____ LOT: _____ BLOCK: _____

GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: _____ CURRENT USE: _____

PROPOSED ZONING: _____ PROPOSED USE: _____

ACREAGE: _____ LOTS [CURRENT]: _____ LOTS [PROPOSED]: _____

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

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

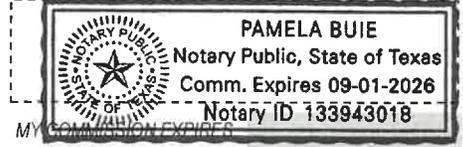
<input type="checkbox"/> OWNER	<u>David A Naylor</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Huffman Communications Sales, Inc.</u>
CONTACT PERSON	<u>Rayburn Electric Coop</u>	CONTACT PERSON	<u>Steve Huffman</u>
ADDRESS	<u>950 Sids Rd</u>	ADDRESS	<u>Po Box 1753</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75032</u>	CITY, STATE & ZIP	<u>Corsicana, TX 75151-1753</u>
PHONE	<u>469-402-2100</u>	PHONE	<u>903.879.0217 cell</u>
E-MAIL	<u>dnaylor@rayburnelectric.com</u>	E-MAIL	<u>steve@huffcom.com</u>

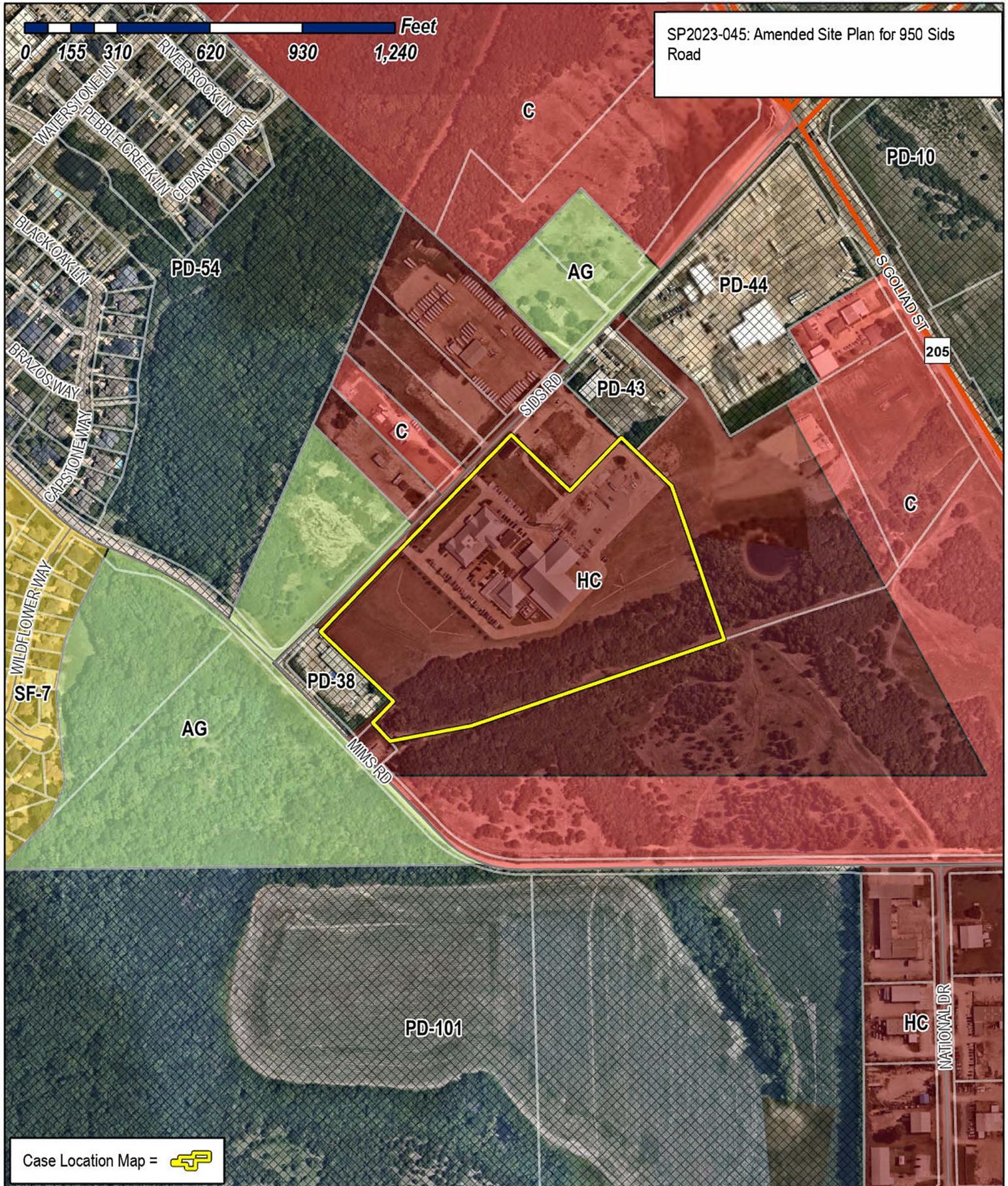
NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF November 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION 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 13 DAY OF November, 2023
OWNER'S SIGNATURE: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____





SP2023-045: Amended Site Plan for 950 Sids Road

Case Location Map = 



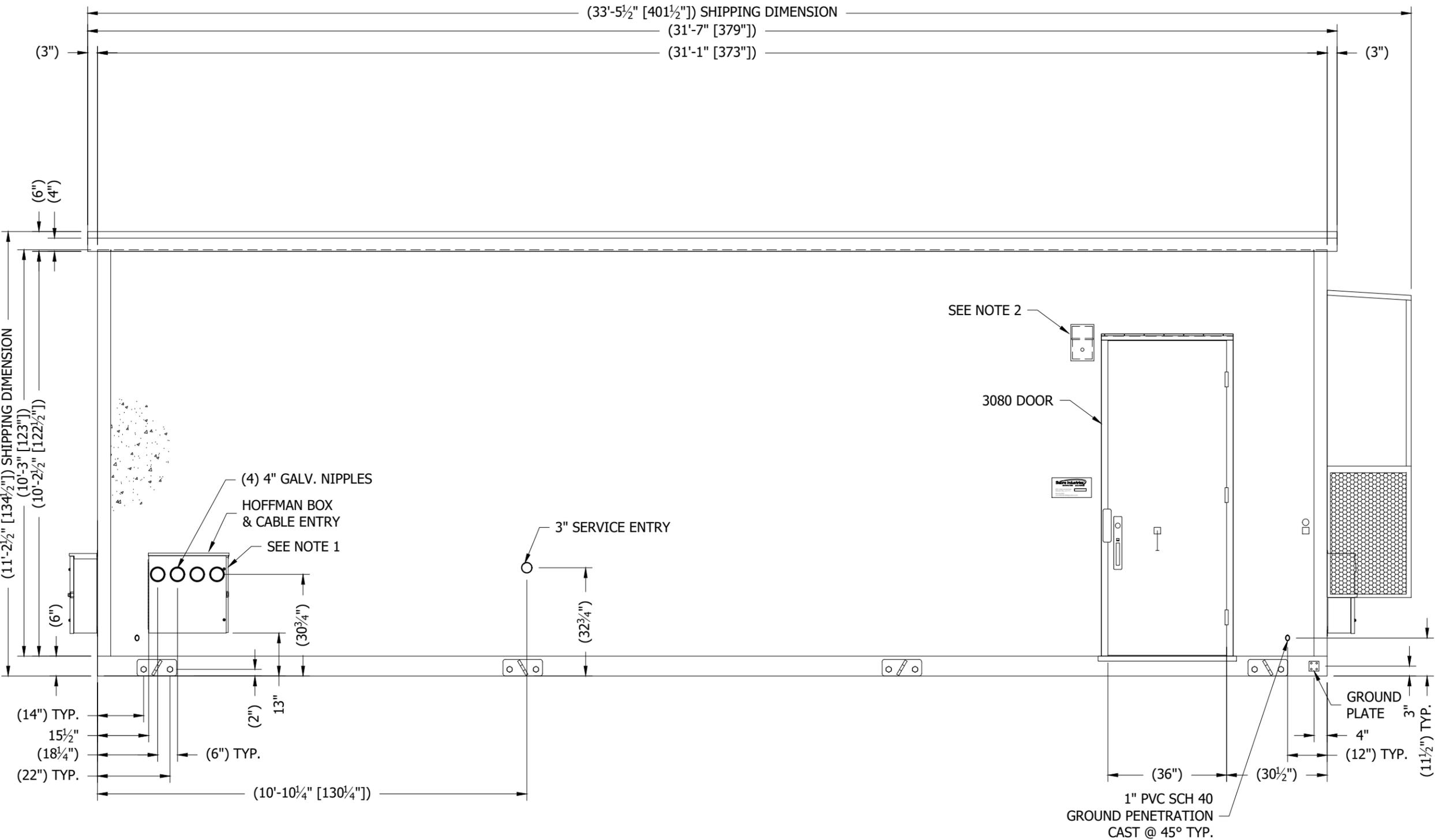
City of Rockwall

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

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



SUB-PARTS LIST			
ITEM	P/N	DESCRIPTION	CUT



EXTERIOR ELEVATION 'A'

- NOTES:
- REMOVE FOR SHIPPING
 - EXTERIOR LIGHT INSTALLED AT MANUFACTURER, TESTED FOR FUNCTION, THEN REMOVED AND PLACED INSIDE SHELTER FOR SHIPPING.

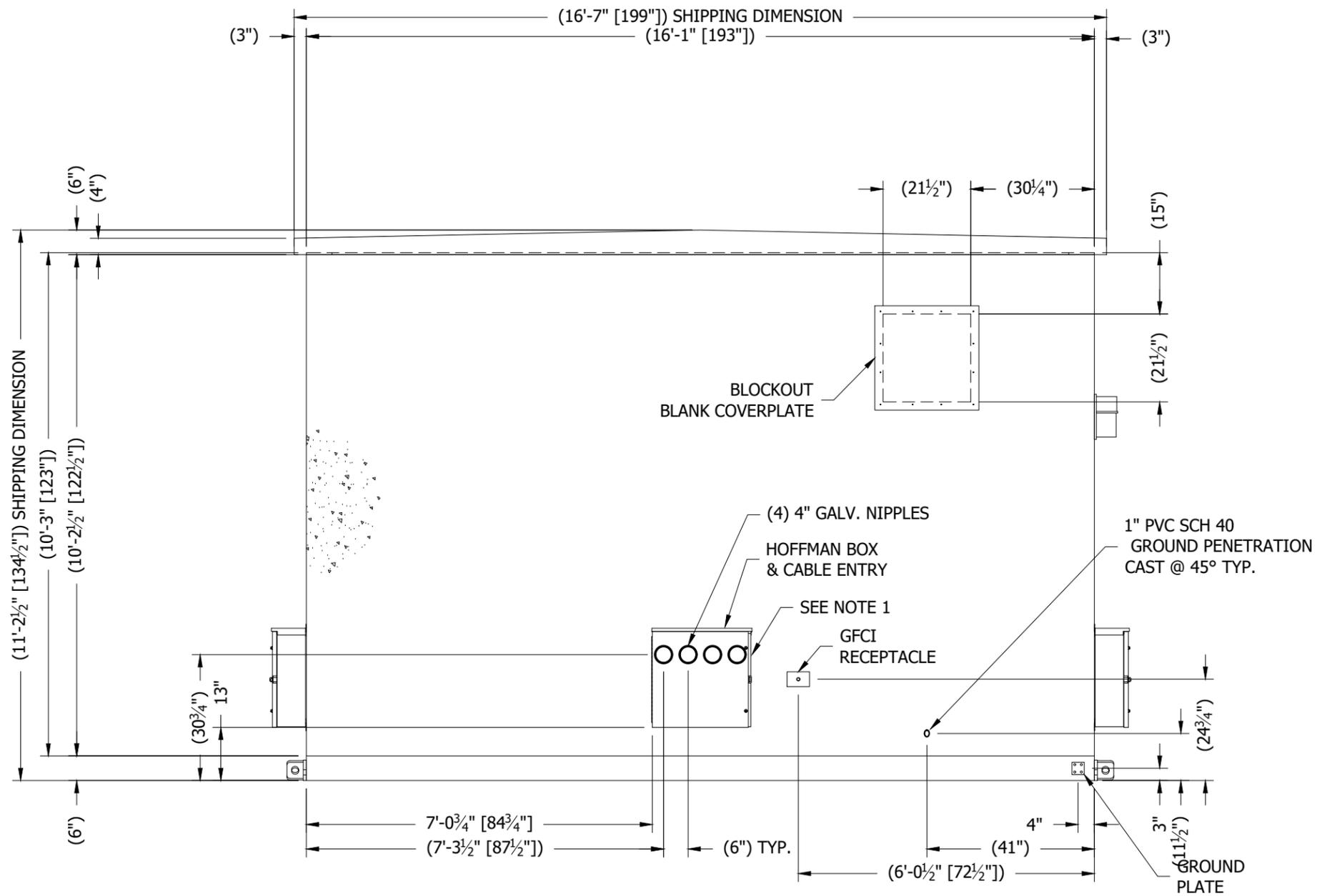
THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF SABRE. ALL DESIGN, LAYOUT AND FABRICATION DETAILS CONTAINED IN THIS DRAWING ARE CONSIDERED PROPRIETARY. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY SABRE INDUSTRIES, INC. IS STRICTLY PROHIBITED. CONTRACTORS PERFORMING AUTHORIZED WORK WITHIN THE ENCLOSURE ARE AUTHORIZED TO USE THE INFORMATION CONTAINED WITHIN THE DRAWING FOR EQUIPMENT INSTALLATION PURPOSES. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

Sabre Industries™
 INNOVATION DELIVERED
 5031 Hazel Jones Road
 Bossier City, LA 71111
 Voice: (318) 213-2900
 Fax: (318) 213-2919
 www.sabreindustries.com

CUSTOMER:
HUFFMAN COMMUNICATIONS
 ROCKWALL, TX.

PROJECT:
16'-1" X 31'-1"
CONCRETE SHELTER
EXTERIOR ELEVATION
'A' WALL

FILENAME: SHUF18	
SCALE: 3/8" = 1'-0"	TOLERANCE:
DRWN. BY: D. MOORE	DATE: 7/17/23
CHK. BY: S. SMITH	DATE: 7/17/23
APP. BY: C. LEGGETT	DATE: 7/17/23
SHEET NO. 1-0	
DRAWING NO.: SHUF18	REV.: IR.1



EXTERIOR ELEVATION 'B'

NOTES:

1. REMOVE FOR SHIPPING

THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF SABRE. ALL DESIGN, LAYOUT AND FABRICATION DETAILS CONTAINED IN THIS DRAWING ARE CONSIDERED PROPRIETARY. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY SABRE INDUSTRIES, INC. IS STRICTLY PROHIBITED. CONTRACTORS PERFORMING AUTHORIZED WORK WITHIN THE ENCLOSURE ARE AUTHORIZED TO USE THE INFORMATION CONTAINED WITHIN THE DRAWING FOR EQUIPMENT INSTALLATION PURPOSES. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

Sabre Industries™
INNOVATION DELIVERED
5031 Hazel Jones Road
Bossier City, LA 71111
Voice: (318) 213-2900
Fax: (318) 213-2919
www.sabreindustries.com

CUSTOMER:

HUFFMAN COMMUNICATIONS
ROCKWALL, TX.

PROJECT:

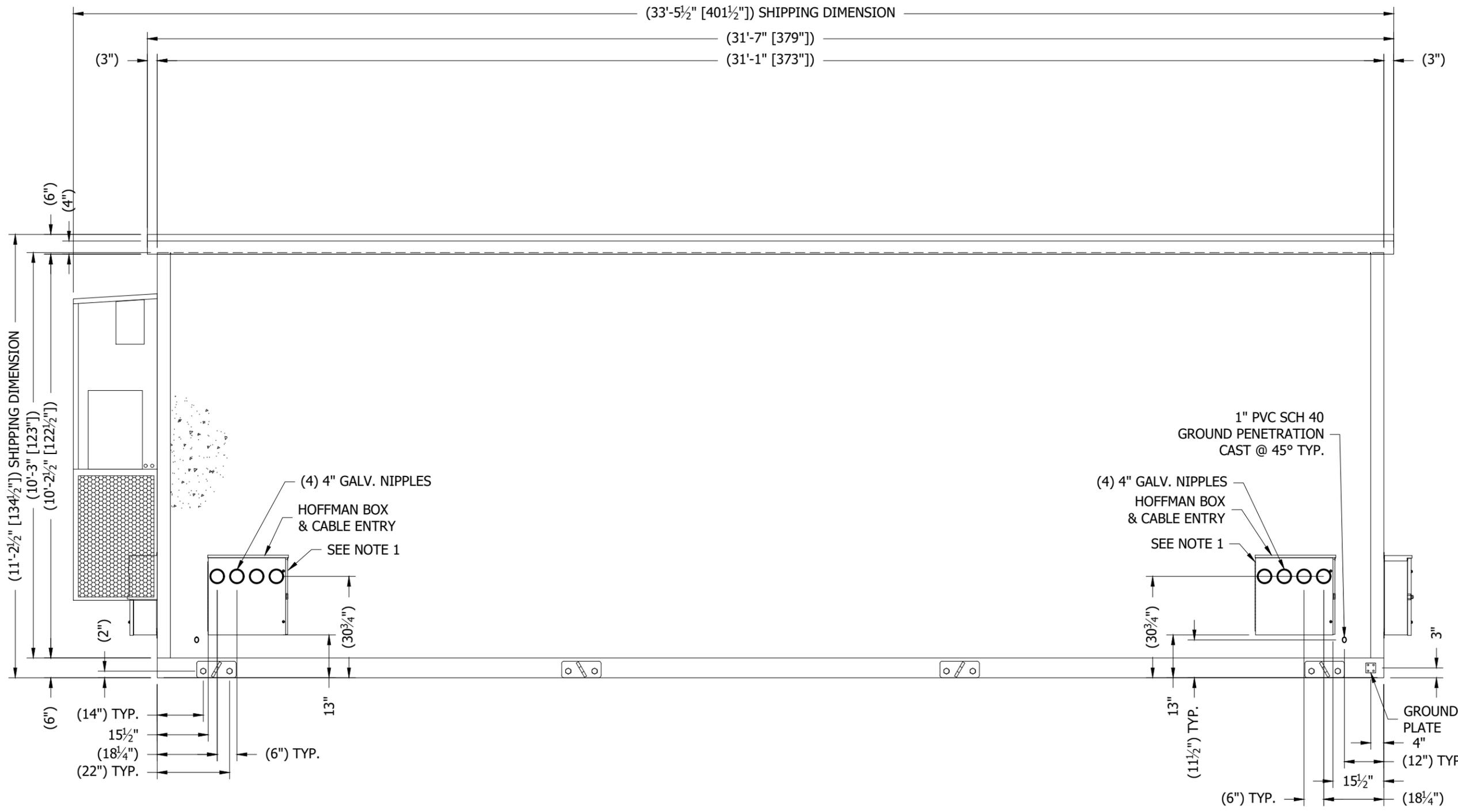
16'-1" X 31'-1"
CONCRETE SHELTER
EXTERIOR ELEVATION
'B' WALL

FILENAME:
SHUF18

SCALE: #####	TOLERANCE:
DRWN. BY: D. MOORE	DATE: 7/17/23
CHK. BY: S. SMITH	DATE: 7/17/23
APP. BY: C. LEGGETT	DATE: 7/17/23

SHEET NO.
1-1

DRAWING NO.: SHUF18	REV.: IR.1
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EXTERIOR ELEVATION 'C'

- NOTES:
 1. REMOVE FOR SHIPPING

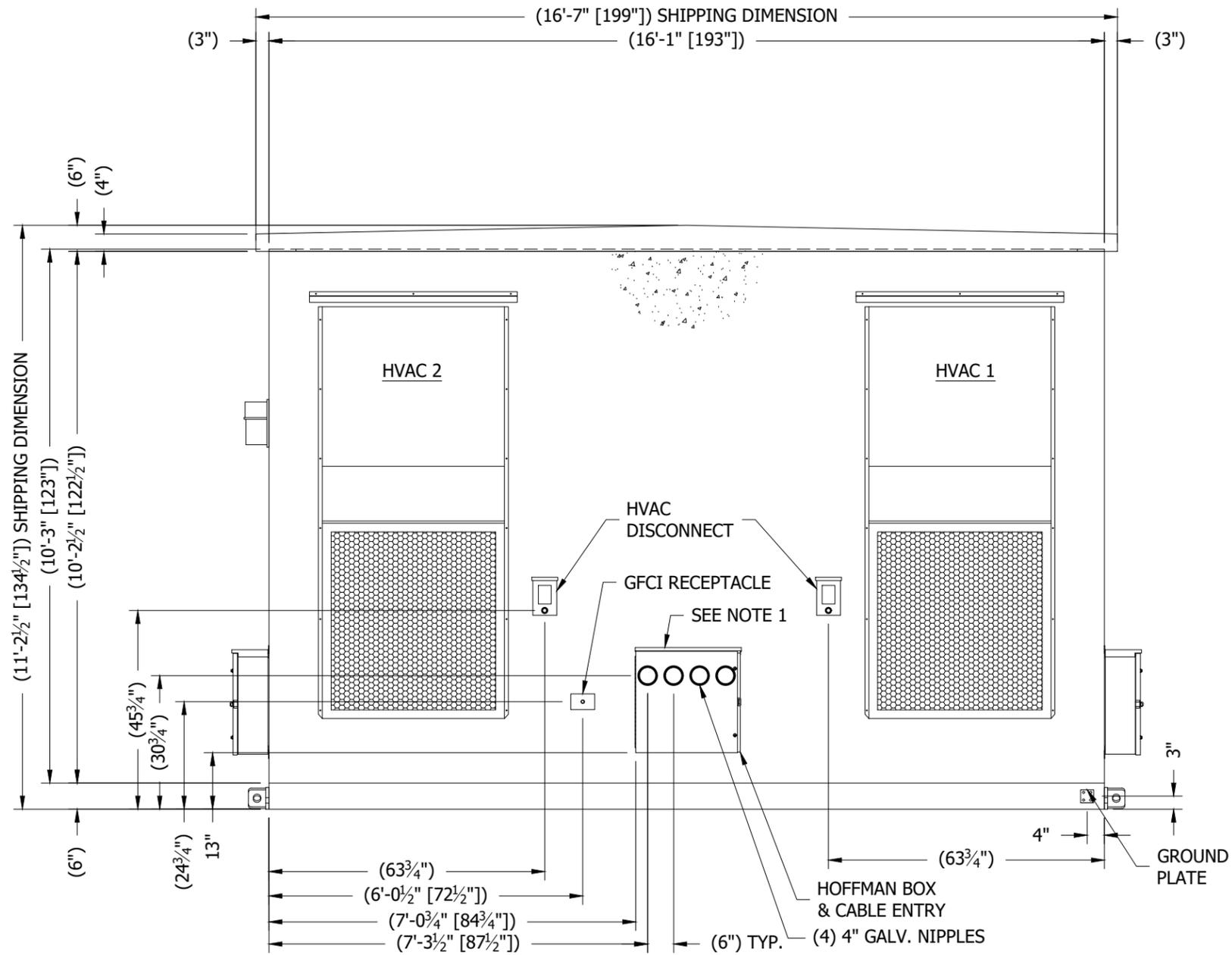
THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF SABRE. ALL DESIGN, LAYOUT AND FABRICATION DETAILS CONTAINED IN THIS DRAWING ARE CONSIDERED PROPRIETARY. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY SABRE INDUSTRIES, INC. IS STRICTLY PROHIBITED. CONTRACTORS PERFORMING AUTHORIZED WORK WITHIN THE ENCLOSURE ARE AUTHORIZED TO USE THE INFORMATION CONTAINED WITHIN THE DRAWING FOR EQUIPMENT INSTALLATION PURPOSES. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

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 5031 Hazel Jones Road
 Bossier City, LA 71111
 Voice: (318) 213-2900
 Fax: (318) 213-2919
 www.sabreindustries.com

CUSTOMER:
HUFFMAN COMMUNICATIONS
 ROCKWALL, TX.

PROJECT:
16'-1" X 31'-1" CONCRETE SHELTER
 EXTERIOR ELEVATION
 'C' WALL

FILENAME: SHUF18	
SCALE:	TOLERANCE:
DRWN. BY: D. MOORE	DATE: 7/17/23
CHK. BY: S. SMITH	DATE: 7/17/23
APP. BY: C. LEGGETT	DATE: 7/17/23
SHEET NO. 1-2	
DRAWING NO.: SHUF18	REV.: IR.1



EXTERIOR ELEVATION 'D'

NOTES:

1. REMOVE FOR SHIPPING

THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF SABRE. ALL DESIGN, LAYOUT AND FABRICATION DETAILS CONTAINED IN THIS DRAWING ARE CONSIDERED PROPRIETARY. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY SABRE INDUSTRIES, INC. IS STRICTLY PROHIBITED. CONTRACTORS PERFORMING AUTHORIZED WORK WITHIN THE ENCLOSURE ARE AUTHORIZED TO USE THE INFORMATION CONTAINED WITHIN THE DRAWING FOR EQUIPMENT INSTALLATION PURPOSES. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

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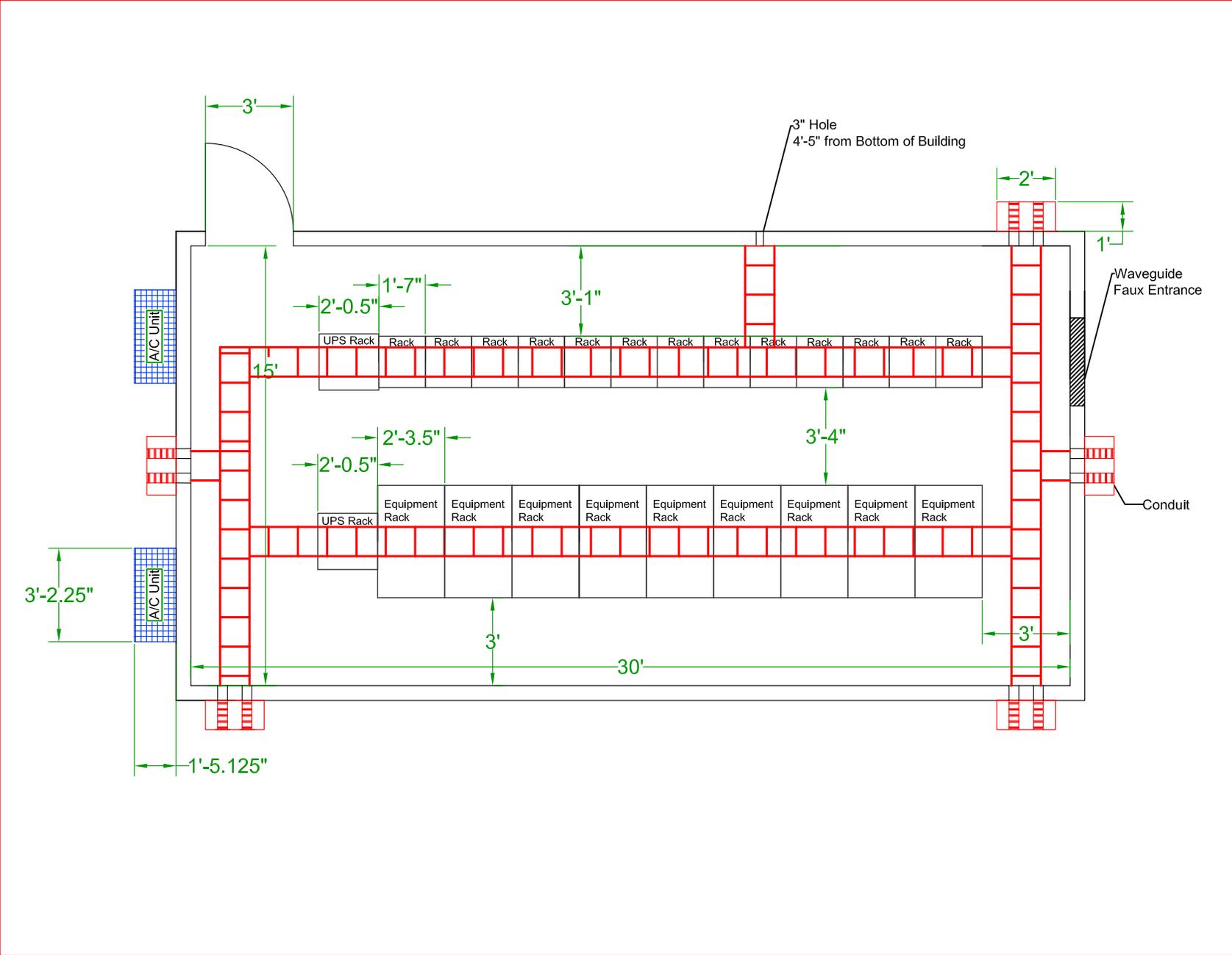
CUSTOMER:

HUFFMAN COMMUNICATIONS
ROCKWALL, TX.

PROJECT:

16'-1" X 31'-1"
CONCRETE SHELTER
EXTERIOR ELEVATION
'D' WALL

FILENAME: SHUF18	
SCALE: 3/8" = 1'-0"	TOLERANCE:
DRWN. BY: D. MOORE	DATE: 7/17/23
CHK. BY: S. SMITH	DATE: 7/17/23
APP. BY: C. LEGGETT	DATE: 7/17/23
SHEET NO. 1-3	
DRAWING NO.: SHUF18	REV.: IR.1



PROJECT COMMENTS



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

DATE: 11/20/2023

PROJECT NUMBER: SP2023-046
PROJECT NAME: Site Plan for Phase 1, Homestead Subdivision
SITE ADDRESS/LOCATIONS: 3200 FISHER RD, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Cody Johnson of Johnson Volk Consulting on behalf of Stephen Pepper of SH Dev Klutts Rockwall, LLC for the approval of a Site Plan for Phase 1 of the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	11/20/2023	Needs Review

11/20/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Cody Johnson of Johnson Volk Consulting on behalf of Stephen Pepper of SH Dev Klutts Rockwall, LLC for the approval of a Site Plan for Phase 1 of the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139.

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 (SP2023-046) 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 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, 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) Wood fencing is not permitted as for the pool utility screening. That being said, horizontal composite board fencing has been approved previously. (Planned Development District 92)

(2) Please provide fence exhibits for each fence type. (Planned Development District 92)

(3) Please provide exhibits of the shade structures. (Planned Development District 92)

M.6 Photometric Plan:

- (1) The foot-candles cannot exceed 0.2 FC at the property lines. (Subsection 03.03. G, of Article 07)
- (2) No light pole, base or combination thereof shall exceed 20 feet. (Planned Development District 92)
- (3) Up lighting is not permitted for any of the proposed light fixtures. (Subsection 03.03, of Article 07)
- (4) Please provide cut sheets for all proposed lighting fixtures. (Subsection 03.03, of Article 07)

M.7 Building Elevations:

- (1) Please remove the doors and windows from the material percentages. (Subsection 05.01, of Article 05, UDC)
- (2) Cementitious material shall not exceed 50% on each façade. (Planned Development District 92)
- (3) Exterior walls shall consist of 90% masonry materials excluding doors and windows. (Planned Development District 92)
- (4) Please continue the brick up the columns. (Planned Development District 92)
- (5) The minimum roof pitch is 8:12. (Planned Development District 92)
- (6) The building elevations indicate the final materials and colors will be selected by the owner. This statement must be removed and all final materials and colors must be selected before approval. (Planned Development District 92)

I.8 Please note that failure to address all comments provided by staff by 3:00 PM on December 5, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 12, 2023 Planning & Zoning Meeting.

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

- 1) Planning & Zoning Work Session meeting will be held on November 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on December 12, 2023.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/14/2023	Approved w/ Comments

11/14/2023: 1. Shaddock Boulevard

2. Please show proposed water and sewer house connections on site plan for this building.
3. Retaining walls over 3' in height will need to be engineered and a retaining wall permit application shall be submitted to the engineering department for review.
4. Label as rock or stone retaining wall.
5. Make sure landscaping doesn't impede drainage and can't fill in swale.
6. Edging must be higher than mulch to contain.

General Comments:

General Items:

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

- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- All utilities must be underground.
- Need to show proposed water and sewer on site plan.

Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Water and sewer must be 10' apart.
- Sanitary sewer service must be connected to a manhole.

Roadway Paving Items:

- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.

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	Henry Lee	11/20/2023	Approved w/ Comments

11/16/2023: SEPARATE PERMIT REQUIRED FOR AMENITY CENTER, RETAINING WALL, IRRIGATION AND POOL, POOL AND BARRIER REQUIREMENT TO MEET 2021 ISPSC AND TEXAS HEALTH AND SAFETY CODES

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/14/2023	Approved w/ Comments

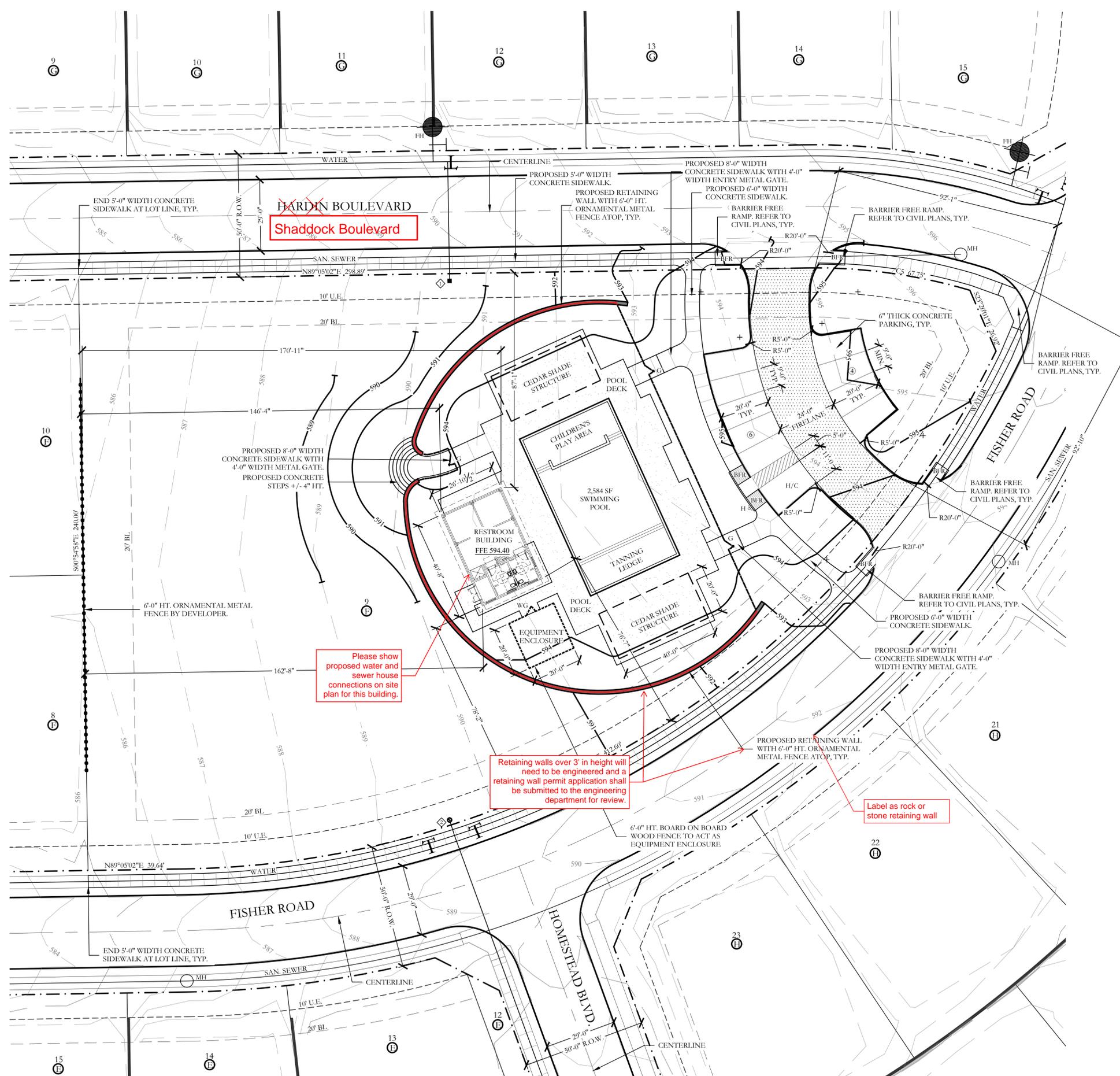
11/14/2023: Amenity Center address will be 3200 FISHER RD, ROCKWALL, TX 75032
Also, Hardin Blvd. should be Shaddock Blvd on drawings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	11/20/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/14/2023	Approved w/ Comments

11/14/2023: 1. Very nice looking landscape
2. Suggestion of replacing the Common Bermuda Sod which one of the newer varieties such as Tif Tuf, Tahoma 31, Northbridge, Latitude 36 of which all are more cold, drought, wear tolerant.



LEGEND

- ④ PROPOSED PARKING COUNT
- H/C PROPOSED HANDICAP PARKING SPACE
- BFR PROPOSED BARRIER FREE RAMP
- FH EXISTING FIRE HYDRANT
- MH EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER MAIN W/ VALVE
- EXISTING SANITARY SEWER
- - - RIGHT-OF-WAY
- - - 593 EXISTING CONTOUR INTERVAL
- - - 592 PROPOSED CONTOUR INTERVAL
- FFE 594.40 FINISHED FLOOR ELEVATION
- ◊ PROPOSED 1.5" DOMESTIC WATER METER
- ◊ PROPOSED 1.5" IRRIGATION WATER METER
- H P HANDICAP PARKING SIGN
- PROPOSED RETAINING WALL
- ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
- ORNAMENTAL METAL FENCE ATOP RETAINING WALL (6'-0" HT. AROUND SWIMMING POOL AREA)
- ▲ 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
- ▲ 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
- 6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
- ORNAMENTAL METAL FENCE ALONG PROPERTY LINE
- ▨ FIRELANE PAVING PER CITY STANDARD DETAILS

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
◊	1.5"	1.5"	X		6"
◊	1.5"	1.5"		X	

SITE PLAN NOTES:

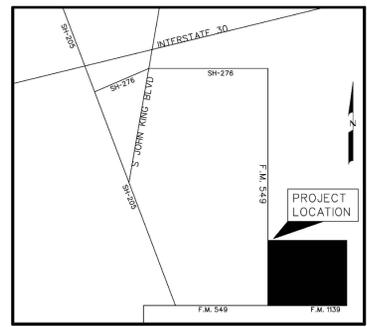
- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

- General Items:**
- Must meet City's 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
 - All utilities must be underground.
 - Need to show proposed water and sewer on site plan.
- Water and Wastewater Items:**
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Water and sewer must be 10' apart.
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- Roadway Paving Items:**
- All Parking to be 20'x9' minimum.
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 - Fire lane to be in a platted easement.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

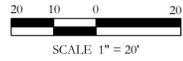
Please show proposed water and sewer house connections on site plan for this building.

Retaining walls over 3' in height will need to be engineered and a retaining wall permit application shall be submitted to the engineering department for review.

Label as rock or stone retaining wall



LOCATION MAP
NOT TO SCALE



**SITE PLAN
HOMESTEAD, PHASE 1
LOT 9, BLOCK F
~AMENITY CENTER~**

BEING 1.600 ACRES OUT OF THE
J.A. RAMSEY SURVEY
ABSTRACT NO. 186 IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER / DEVELOPER:

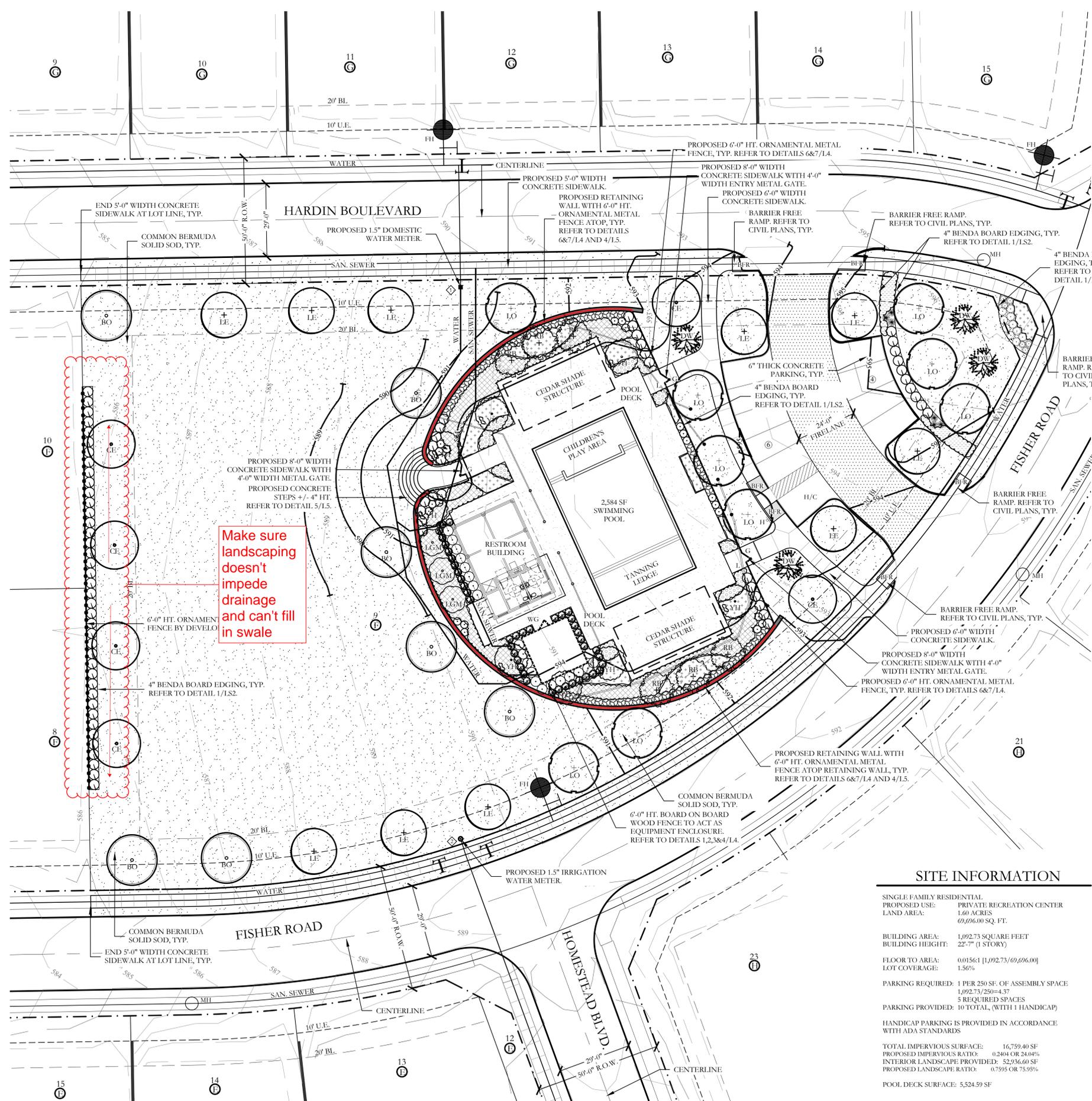
SHADDOCK HOMES, INC
2400 DALLAS PARKWAY, SUITE 460
MCKINNEY, TEXAS 75093
CONTACT: LORA ERDMAN

LANDSCAPE ARCHITECT/CIVIL ENGINEER:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI



November 13, 2023



Make sure landscaping doesn't impede drainage and can't fill in swale

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHLOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		GLOSSY ABELIA	LINNAEA X GRANDIFLORA	7 GALLON	36" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.
		MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.
		PLUM YEW PROSTRATA	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	3 GALLON	48" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

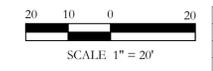
SITE INFORMATION

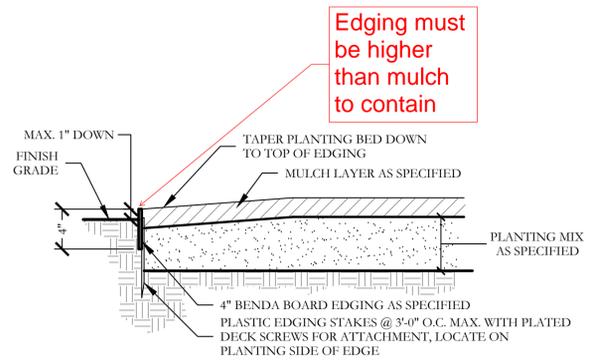
SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: PRIVATE RECREATION CENTER
 LAND AREA: 1.60 ACRES
 69,696.00 SQ. FT.
 BUILDING AREA: 1,092.73 SQUARE FEET
 BUILDING HEIGHT: 22'-7" (1 STORY)
 FLOOR TO AREA: 0.0156:1 (1,092.73/69,696.00)
 LOT COVERAGE: 1.56%
 PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE
 1,092.73/250=4.37
 5 REQUIRED SPACES
 PARKING PROVIDED: 10 TOTAL, (WITH 1 HANDICAP)
 HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
 TOTAL IMPERVIOUS SURFACE: 16,759.40 SF
 PROPOSED IMPERVIOUS RATIO: 0.2404 OR 24.04%
 INTERIOR LANDSCAPE PROVIDED: 52,936.60 SF
 PROPOSED LANDSCAPE RATIO: 0.7595 OR 75.95%
 POOL DECK SURFACE: 5,524.59 SF

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

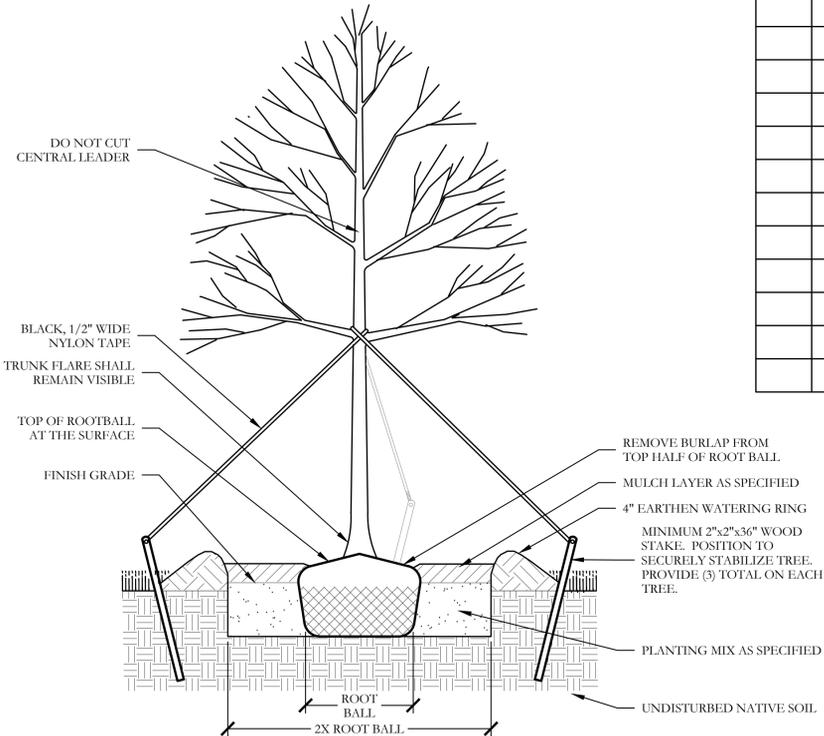
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

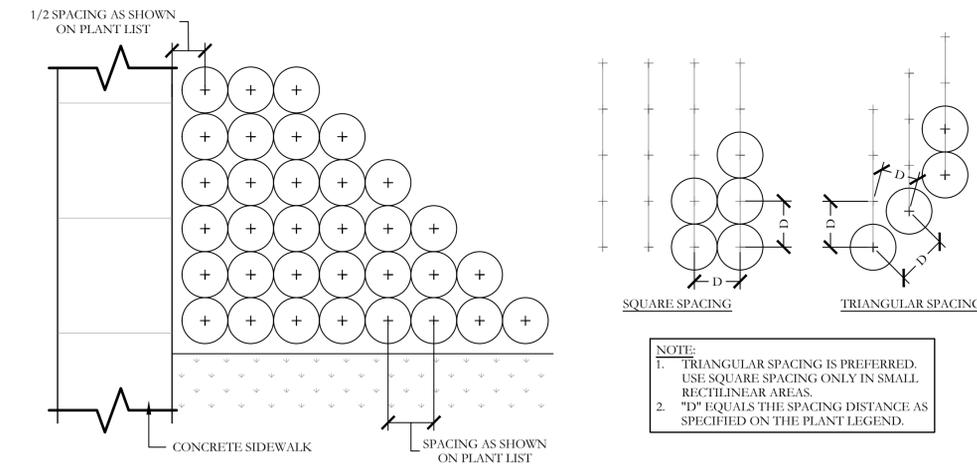




1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



2 TYPICAL TREE PLANTING SECTION NOT TO SCALE



3 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION NOT TO SCALE

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	9	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	7	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	10	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	6	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LGM	3	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
DW	4	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
YH	8	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	21	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	74	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	67	GLOSSY ABELIA	LINNAEA X GRANDIFLORA	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	42	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	6	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	6	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	10	MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	21	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	70	PLUM YEW PROSTRATA	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	3 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	825	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	85	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	825	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	50,135	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

GENERAL LANDSCAPE NOTES

- INSPECTIONS:**
- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

- LANDSCAPE STANDARDS:**
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
 - UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
 - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 - ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 - NATIVE SITE TOPSOILS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

- IRRIGATION STANDARDS:**
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
 - CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 - IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 - VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- MAINTENANCE STANDARDS:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROUGH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

- TREE PROTECTION NOTES:**
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 - PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 - NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
 - NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 - VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
 - GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
 - NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
 - ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
 - ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input checked="" type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input checked="" type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>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.</p> <p>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.</p>
---	--

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: Amenity Center within Homestead

SUBDIVISION: Homestead LOT: 9 BLOCK: F

GENERAL LOCATION: Corner of Fisher Road and Hardin Boulevard

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Single Family Residential	CURRENT USE	Private Recreation Center
PROPOSED ZONING	Single Family Residential	PROPOSED USE	Private Recreation Center
ACREAGE	1.60	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]

<input type="checkbox"/> OWNER	SH DEV KLUTTS ROCKWALL LLC	<input checked="" type="checkbox"/> APPLICANT	Johnson Volk Consulting
CONTACT PERSON	Stephen Pepper	CONTACT PERSON	Cody Johnson
ADDRESS	2400 Dallas Parkway Suite 460	ADDRESS	704 Central Parkway East Suite 1200
CITY, STATE & ZIP	Plano, Texas 75093	CITY, STATE & ZIP	Plano, Texas 75074
PHONE	972-526-7700	PHONE	972-201-3100
E-MAIL	stephen.pepper@shaddockhomes.com	E-MAIL	cody.johnson@johnsonvolk.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Pepper [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 \$ 382.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF November, 2023 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

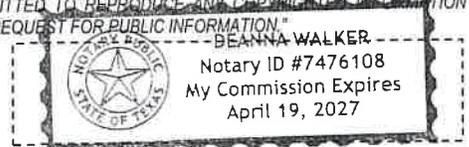
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF November, 2023

OWNER'S SIGNATURE

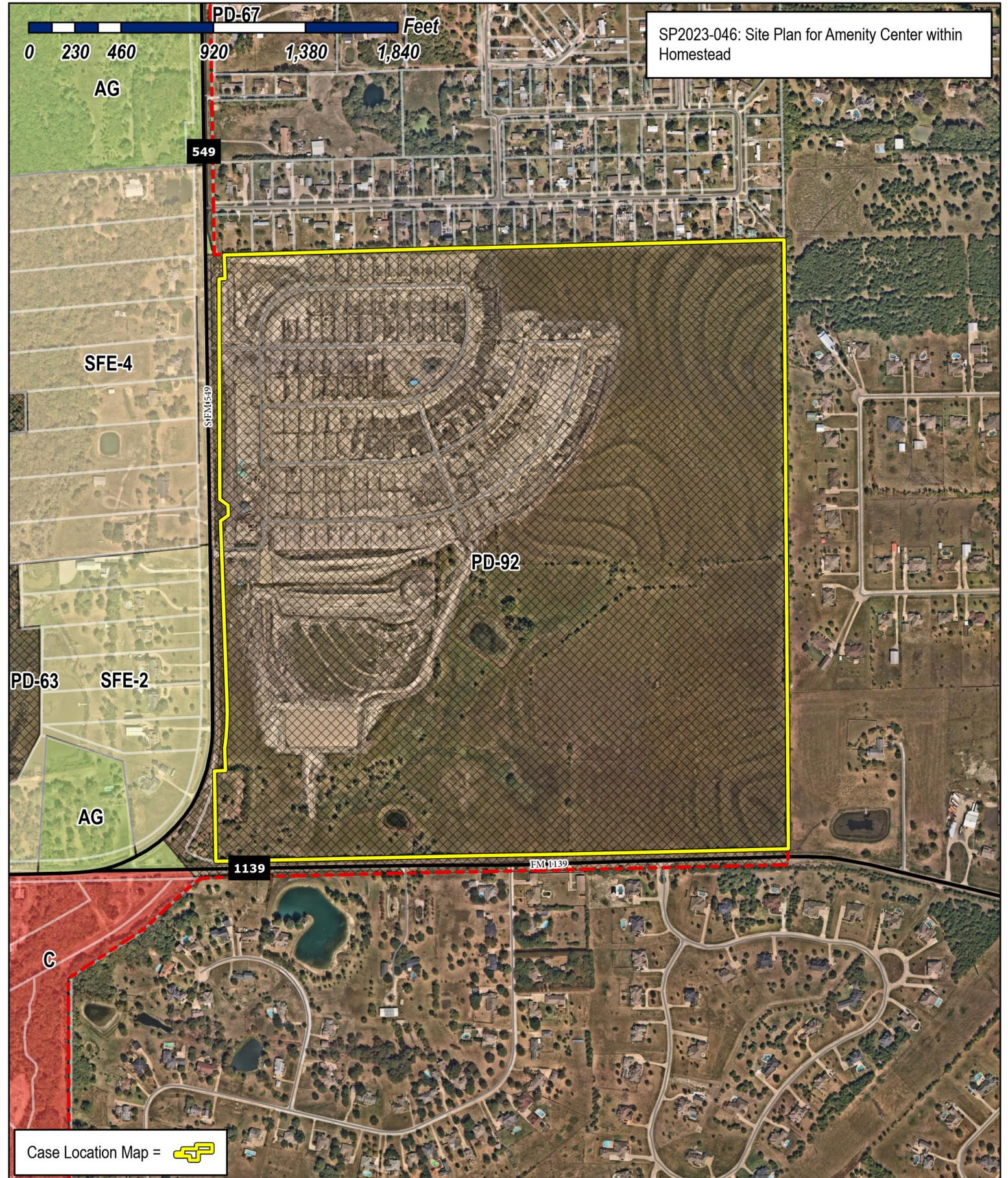
Stephen Pepper

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Deanna Walker



MY COMMISSION EXPIRES



SP2023-046: Site Plan for Amenity Center within Homestead

Case Location Map = 

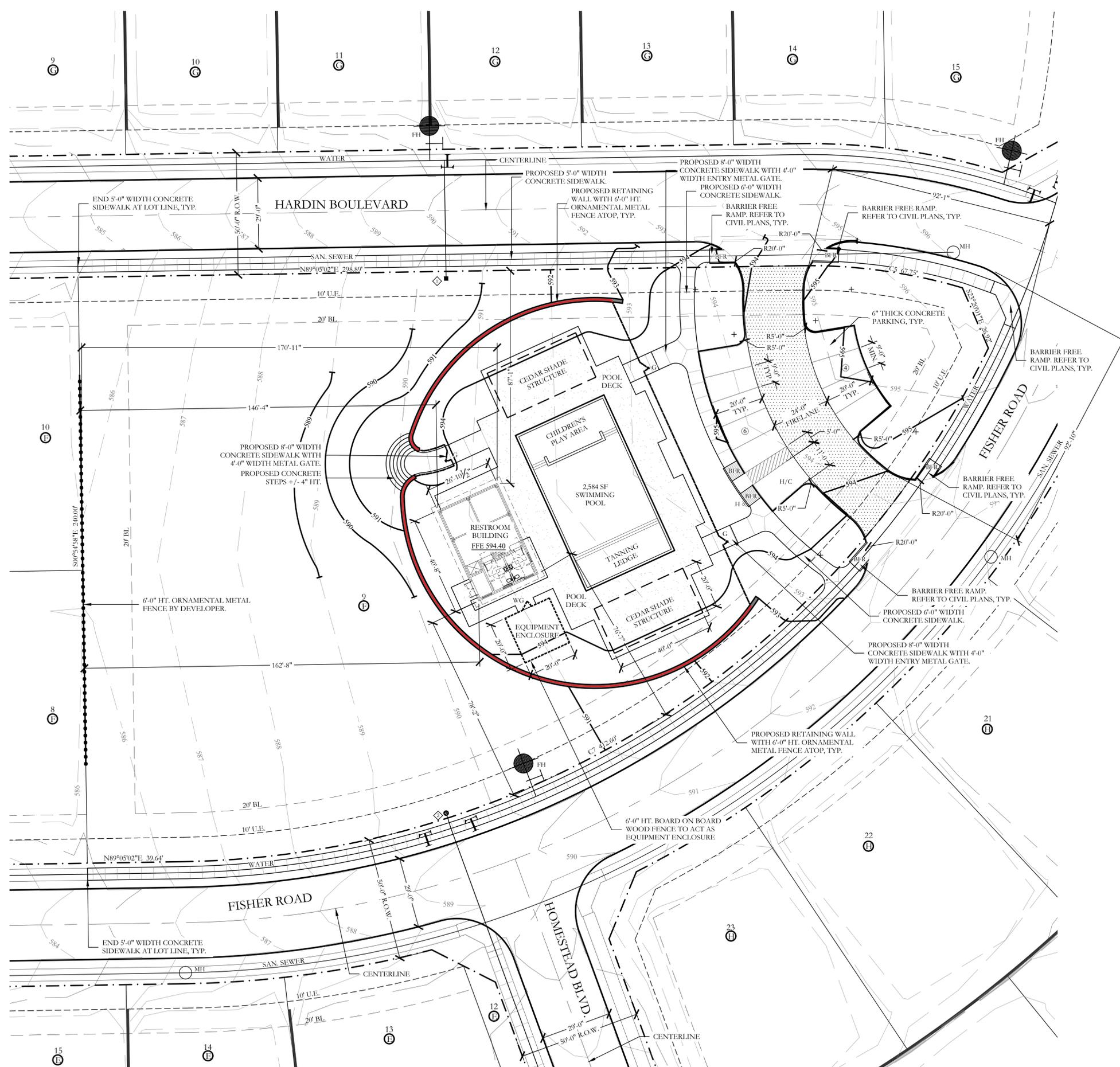


City of Rockwall

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

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





LEGEND

- ④ PROPOSED PARKING COUNT
- H/C PROPOSED HANDICAP PARKING SPACE
- BFR PROPOSED BARRIER FREE RAMP
- FH EXISTING FIRE HYDRANT
- MH EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER MAIN W/ VALVE
- EXISTING SANITARY SEWER
- - - RIGHT-OF-WAY
- 593 - EXISTING CONTOUR INTERVAL
- 592 - PROPOSED CONTOUR INTERVAL
- FFE 594.40 FINISHED FLOOR ELEVATION
- ◊ PROPOSED 1.5" DOMESTIC WATER METER
- ◊ PROPOSED 1.5" IRRIGATION WATER METER
- H HANDICAP PARKING SIGN
- PROPOSED RETAINING WALL
- ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
- ORNAMENTAL METAL FENCE ATOP RETAINING WALL (6'-0" HT. AROUND SWIMMING POOL AREA)
- ▲ 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
- ▲ 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
- 6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
- ORNAMENTAL METAL FENCE ALONG PROPERTY LINE
- ▨ FIRELANE PAVING PER CITY STANDARD DETAILS

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM	METER IRR	SAN. SERVICE SIZE
◊	1.5"	1.5"	X		6"
◊	1.5"	1.5"		X	6"

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMP NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

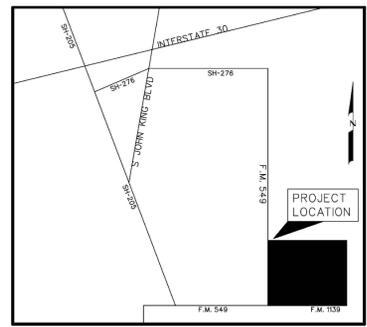
SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: PRIVATE RECREATION CENTER
 LAND AREA: 1.60 ACRES
 69,696.00 SQ. FT.
 BUILDING AREA: 1,092.73 SQUARE FEET
 BUILDING HEIGHT: 22'-7" (1 STORY)
 FLOOR TO AREA: 0.0156:1 (1,092.73/69,696.00)
 LOT COVERAGE: 1.56%
 PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE
 1,092.73/250=4.37
 5 REQUIRED SPACES
 PARKING PROVIDED: 10 TOTAL, (WITH 1 HANDICAP)
 HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
 TOTAL IMPERVIOUS SURFACE: 16,759.40 SF
 PROPOSED IMPERVIOUS RATIO: 0.2404 OR 24.04%
 INTERIOR LANDSCAPE PROVIDED: 52,936.60 SF
 POOL DECK SURFACE: 5,524.59 SF

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

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

 Planning & Zoning Commission, Chairman Director of Planning and Zoning



LOCATION MAP
 NOT TO SCALE



20 10 0 20
 SCALE 1" = 20'

**SITE PLAN
 HOMESTEAD, PHASE 1
 LOT 9, BLOCK F
 ~AMENITY CENTER~**

BEING 1.600 ACRES OUT OF THE
 J.A. RAMSEY SURVEY
 ABSTRACT NO. 186 IN THE
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER / DEVELOPER:
 SHADDOCK HOMES, INC
 2400 DALLAS PARKWAY, SUITE 460
 MCKINNEY, TEXAS 75093
 CONTACT: LORA ERDMAN
LANDSCAPE ARCHITECT/CIVIL ENGINEER:
 JOHNSON VOLK CONSULTING
 704 CENTRAL PARKWAY EAST, SUITE 1200
 PLANO, TEXAS 75074
 PH. 972-201-3100
 CONTACT: CODY JOHNSON, RLA, ASLA, LI



November 13, 2023

CITY CASE NO. T8D

BUILDING MATERIAL CALCULATIONS

Material	North	Percent	South	Percent	East	Percent	West	Percent
TOTAL SQ FT.	413 S.F.	-	448 S.F.	-	186 S.F.	-	186 S.F.	-
PRIMARY MATERIAL TOTALS	338 S.F.	81.84%	222 S.F.	49.56%	134 S.F.	72.04%	157 S.F.	84.41%
BRICK VENEER (TO BE SELECTED BY OWNER)	94 S.F.	22.76%	36 S.F.	8.04%	41 S.F.	22.04%	63 S.F.	33.87%
BOARD AND BATTEN FIBER CEMENT SIDING (TO BE SELECTED BY OWNER)	244 S.F.	59.08%	186 S.F.	41.52%	93 S.F.	50.00%	94 S.F.	50.54%
SECONDARY MATERIALS	3 S.F.	0.73%	178 S.F.	39.73%	7 S.F.	3.76%	7 S.F.	3.76%
DOUGLAS FIR BEAMS/COLUMNS (STAIN TO BE SELECTED BY OWNER)	3 S.F.	0.73%	81 S.F.	18.08%	7 S.F.	3.76%	7 S.F.	3.76%
TILE AT SHOWER/DRINKING FOUNTAINS (TO BE SELECTED BY OWNER)	-	-	97 S.F.	21.65%	-	-	-	-
DOORS/WINDOWS/TRIM (COLOR TO MATCH ADJACENT MATERIALS)	72 S.F.	17.43%	48 S.F.	10.71%	45 S.F.	24.20%	22 S.F.	11.83%
ROOF (STANDING SEAM METAL, COLOR TO BE SELECTED BY OWNER)	-	-	-	-	-	-	-	-



ACME BRICK
WHITE BLUFF



MUELLER, INC.
DARK CHARCOAL



SHERWIN WILLIAMS
ICE CUBE
SW 6252



SHERWIN WILLIAMS
WEB GRAY
SW 7075



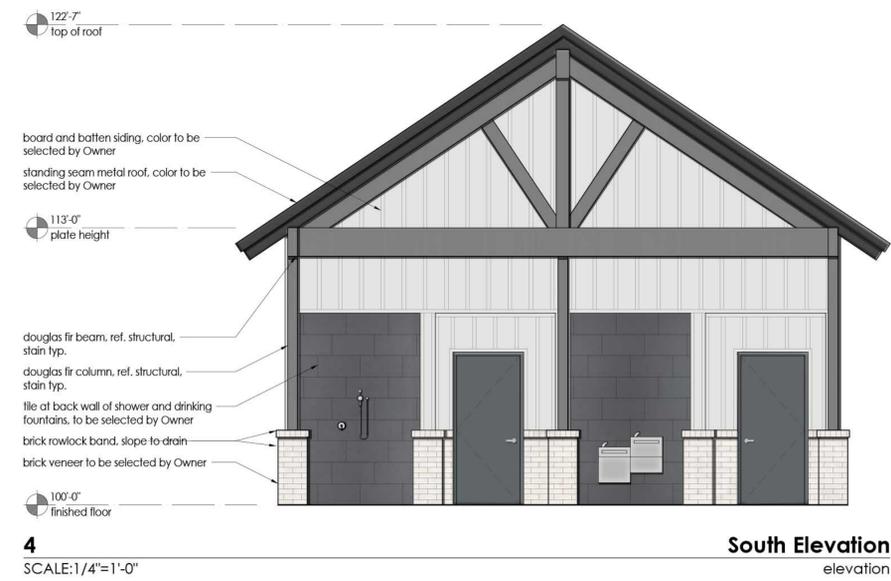
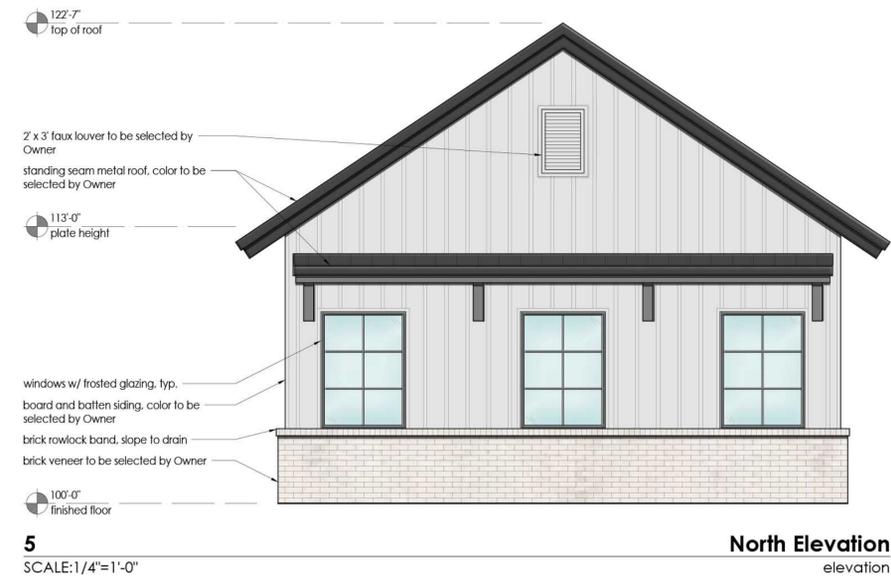
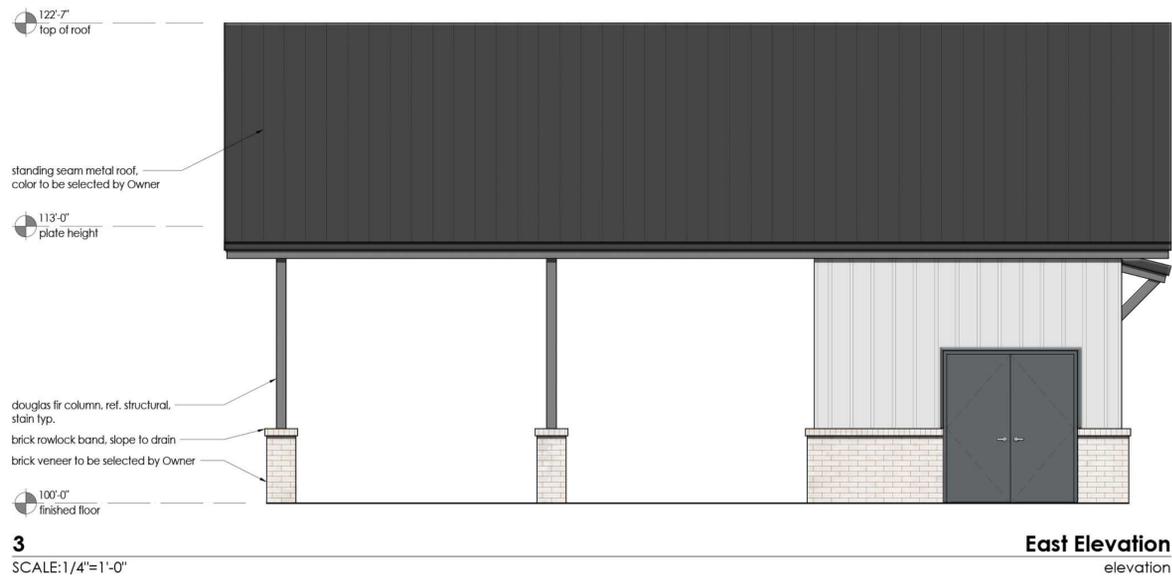
SHERWIN WILLIAMS
KINGS CANYON (WOOD STAIN)
SW 3026



DALTLIE
DARK GREY (TILE)
12 X 24



GLASS WINDOW
WITH
FROSTED GLAZING

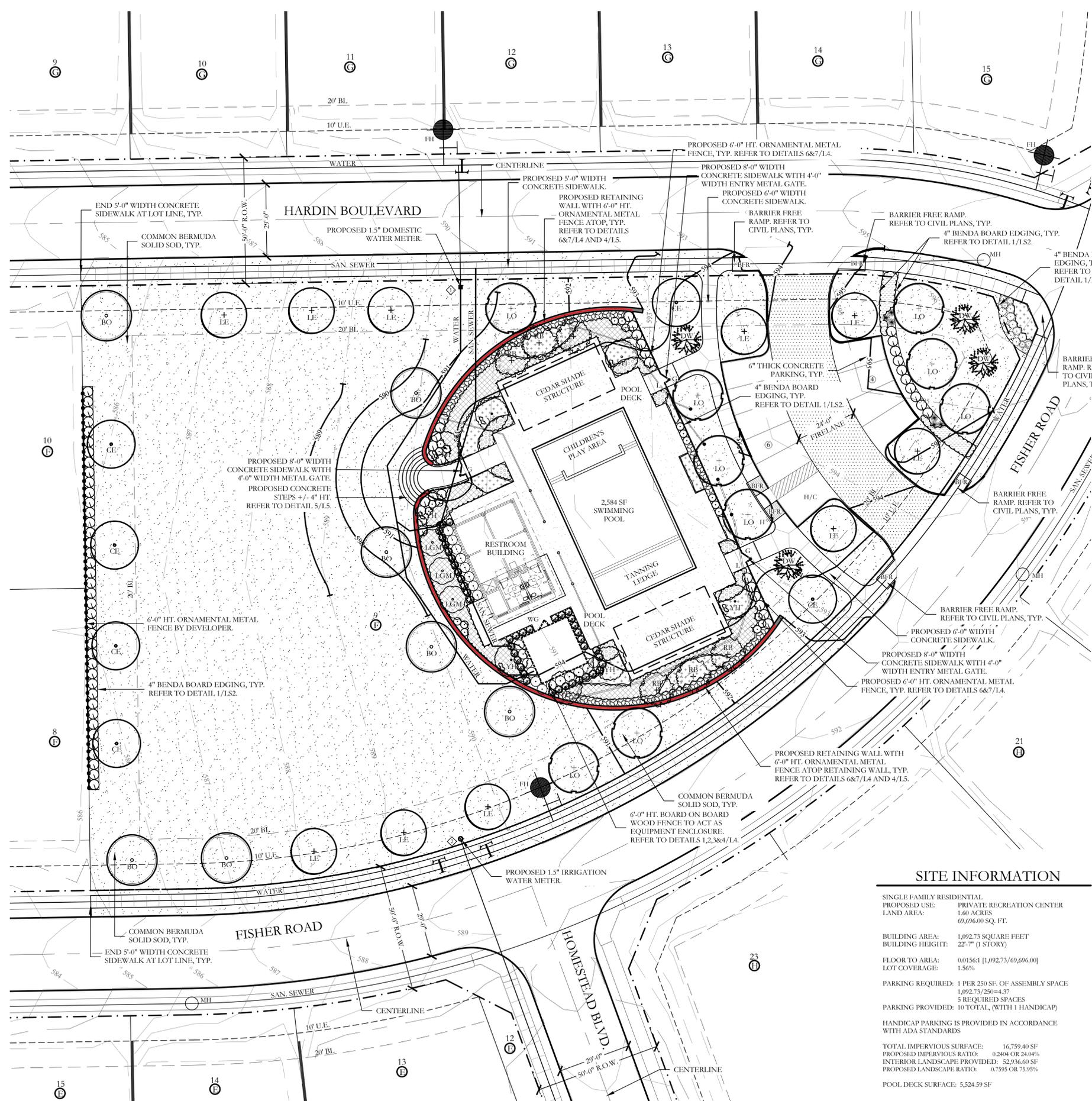


SEAL

Copyright © 2023
DATE: 10.24.2023
SCALE:
JOB NO. MA23027
DRAWN: JV
APPD: KM
ACAD #
EXTERIOR ELEVATIONS

DRAWING NO. REV. NO.

A4.00



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHLOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		GLOSSY ABELIA	LINNAEA X GRANDIFLORA	7 GALLON	36" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
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		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

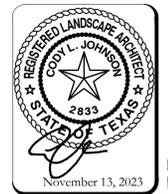
SITE INFORMATION

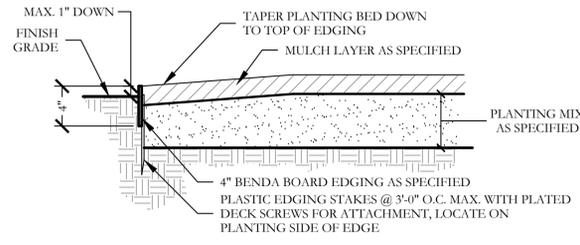
SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: PRIVATE RECREATION CENTER
 LAND AREA: 1.60 ACRES
 69,696.00 SQ. FT.
 BUILDING AREA: 1,092.73 SQUARE FEET
 BUILDING HEIGHT: 22'-7" (1 STORY)
 FLOOR TO AREA: 0.0156:1 (1,092.73/69,696.00)
 LOT COVERAGE: 1.56%
 PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE
 1,092.73/250=4.37
 5 REQUIRED SPACES
 PARKING PROVIDED: 10 TOTAL, (WITH 1 HANDICAP)
 HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
 TOTAL IMPERVIOUS SURFACE: 16,759.40 SF
 PROPOSED IMPERVIOUS RATIO: 0.2404 OR 24.04%
 INTERIOR LANDSCAPE PROVIDED: 52,936.60 SF
 PROPOSED LANDSCAPE RATIO: 0.7595 OR 75.95%
 POOL DECK SURFACE: 5,524.59 SF

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

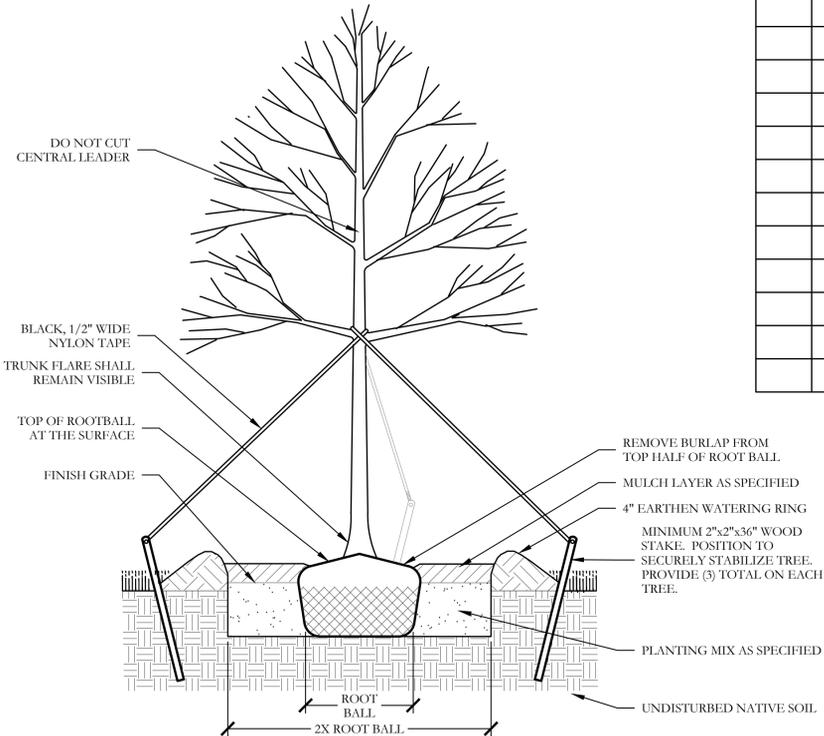
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

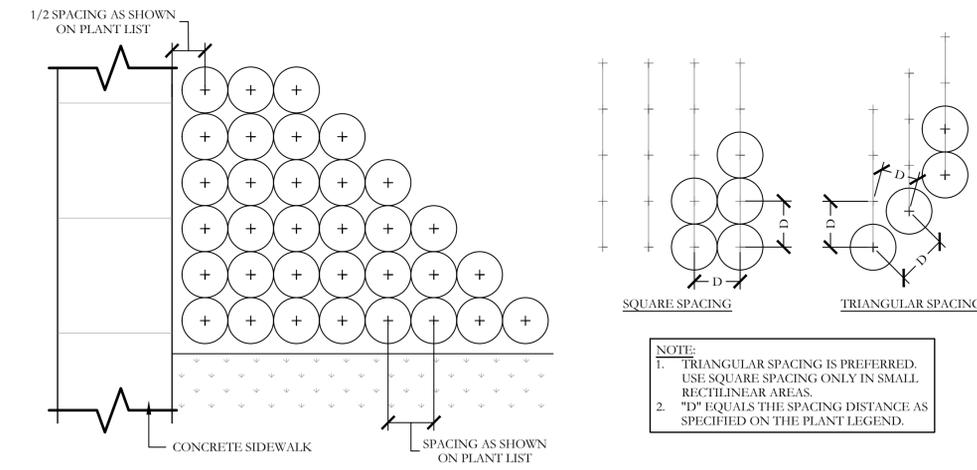




1 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



2 TYPICAL TREE PLANTING SECTION NOT TO SCALE



3 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION NOT TO SCALE

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	9	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	7	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	10	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	6	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LGM	3	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
DW	4	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
YH	8	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	6	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	21	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	74	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	67	GLOSSY ABELIA	LINNAEA X GRANDIFLORA	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	42	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	6	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	6	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	10	MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	21	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	70	PLUM YEW PROSTRATA	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	3 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	825	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	85	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	825	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	50,135	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

GENERAL LANDSCAPE NOTES

- INSPECTIONS:**
- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

- LANDSCAPE STANDARDS:**
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
 - UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
 - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 - ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 - NATIVE SITE TOPSOILS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

- IRRIGATION STANDARDS:**
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
 - CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 - IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 - VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- MAINTENANCE STANDARDS:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

- TREE PROTECTION NOTES:**
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 - PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 - NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
 - NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 - VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
 - GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
 - NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
 - ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
 - ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



JOHNSON VOLK CONSULTING

704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

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

November 13, 2023

Tree Survey Affidavit

Nelson Lake Estates, Phase 1, Amenity Center
City of Rockwall, Rockwall County, Texas

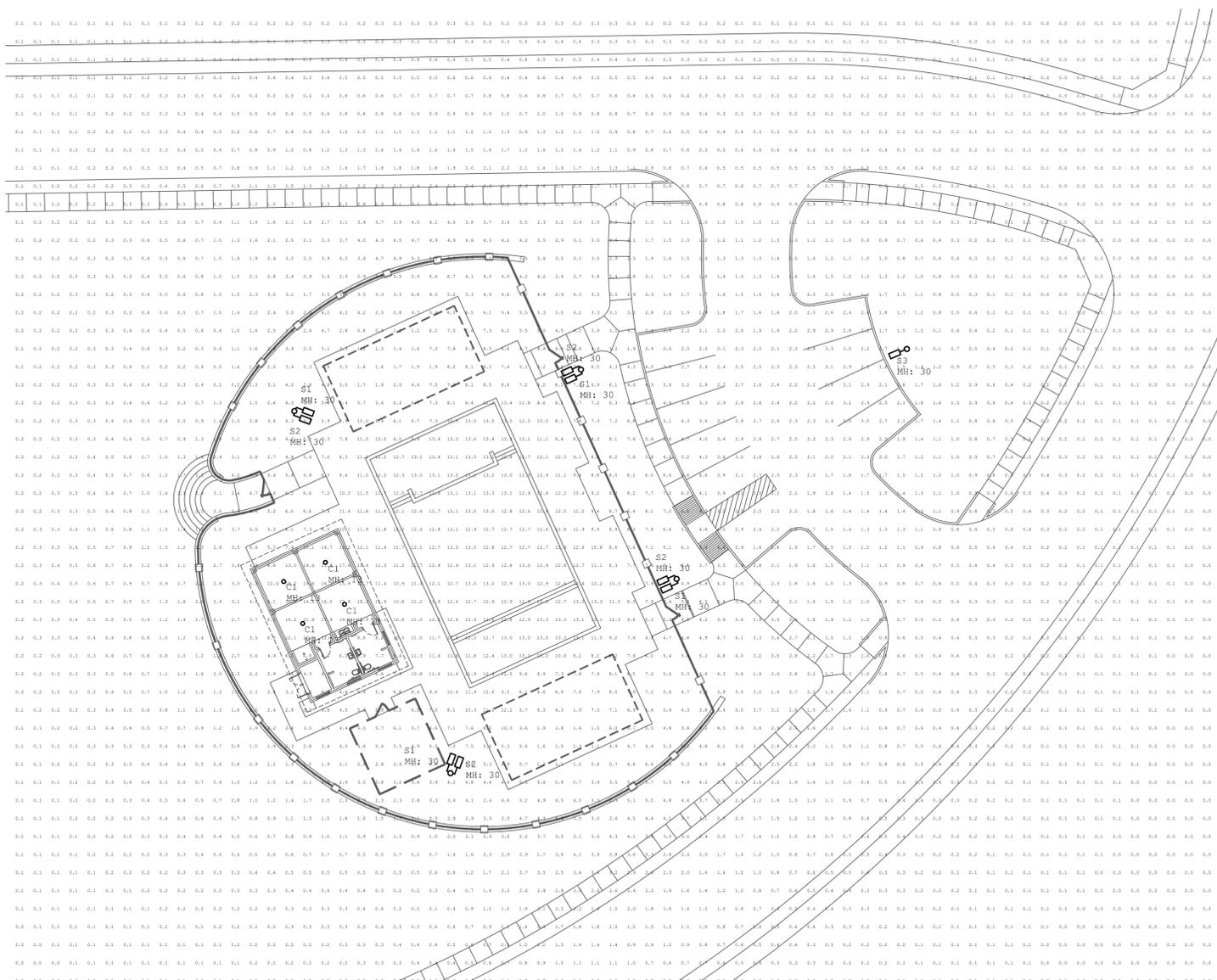
To Whom it May Concern,

After an extensive field investigation and tree inventory, we have determined that no protected trees exist on site for this development. Because of this, we have not prepared tree survey plans, checklists, and applicable plans for tree survey, mitigation, and/or tree preservation per the City of Rockwall Ordinance.

If you have any questions or concerns, please let me know.

Sincerely,

Cody Johnson, RLA, ASLA, LI
Johnson Volk Consulting
407 Central Parkway East
Suite 1200
Plano, Texas 75074



1 SITE PLAN - PHOTOMETRICS
SCALE 1" = 20'-0"

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
⊙	4	C1	Single	DMF DCC DC4-(X)-D20WF-00000-40WH-(X)-R		0.900	2297	28	112	15
⊞	1	S3	SINGLE	EALS03 F4AP740		0.900	15000	116	116	30
⊞	4	S2	SINGLE	EALS03 K4AR740S1	PAIRED WITH S1	0.900	29000	239	956	30
⊞	4	S2	SINGLE	EALS03 K4AR740S2	PAIRED WITH S2	0.900	29000	239	956	30

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Planar	Illuminance	Fc	2.08	22.8	0.0	N.A.	N.A.
POOL SURFACE	Illuminance	Fc	12.83	13.6	11.8	1.09	1.15



Texas Registered Engineering Firm F-5218
5020 Temnyson Parkway - Plano, TX 75024
Dallas / Fort Worth 214.432.3030
Houston 832.532.2007



HOMESTEAD AMENITY CENTER

ROCKWALL, TEXAS

Issue:	11/10/2023
Revisions:	

Drawing Title:
**PHOTOMETRIC -
SITE PLAN**

Sheet
E1.00

CONTRACTOR SHALL COORDINATE
MEP DRAWINGS WITH ALL OTHER
DISCIPLINES

AOS JOB #: 244-001-23