

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

JUNE 25, 2024 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) **SP2024-023 (HENRY LEE)**

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

(2) **SP2024-024 (BETHANY ROSS)**

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

(3) **SP2024-025 (ANGELICA GUEVARA)**

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

(4) **SP2024-031 (HENRY LEE)**

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

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

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

(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 June 21, 2024 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 25, 2024
APPLICANT: Dub Douphrate; *Douphrate & Associates, Inc.*
CASE NUMBER: SP2024-023; *Site Plan for Crosspoint Church*

SUMMARY

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

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 60-01 (Case No. A1960-001)*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least January 3, 1972. On July 14, 2000, the City Council approved a final plat for a portion of this property (*i.e. 7.409-acres*), establishing it as Lot 1, Block 1, Indalloy Addition by *Case No. PZ2000-055-01*. On November 19, 2018, the City Council approved a change in zoning (*Case No. Z2018-032; Ordinance No. 18-46*) from a Light Industrial (LI) District to Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District, and Light Industrial (LI) District land uses. On July 15, 2019, the City Council approved a preliminary plat (*Case No. P2019-026*) for the purpose of establishing a lot layout for a townhome development (*i.e. Park Station, Phase 1*). This preliminary plat expired on July 15, 2020. The subject property is currently vacant with the exception of a private driveway that connects the property south of the subject property to E. Washington Street. On August 9, 2022, the Planning and Zoning Commission approved a recommendation to deny a request (*Case No. Z2022-035*) to amend Planned Development District 87 (PD-87) (*Case No. Z2022-035*). Following this recommendation by the Planning and Zoning Commission the applicant requested that the City Council allow the case to be withdrawn. The City Council approved a motion to allow the withdrawal by a vote of 7-0. The applicant then submitted an updated zoning request (*Case No. Z2022-055*) that was ultimately approved by the City Council on January 3, 2023. This case amended Planned Development District 87 (PD-87) to allow for Single-Family 10 (SF-10) District and General Retail (GR) District land uses and allows townhomes in the area designated for Single-Family 10 (SF-10) District land uses.

PURPOSE

On May 17, 2024, the applicant -- *Dub Douphrate of Douphrate & Associates, Inc.* -- submitted an application requesting the approval of a *Site Plan* for the purpose of constructing a 35,000 SF *House of Worship* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located south of E. Washington Street and east of Park Place Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Washington Street, which also delineates the future alignment of SH-66. This roadway is identified as a TXDOT4D (*i.e. four [4] lane, divided highway, owned by the Texas Department of Transportation*) on the City's Master Thoroughfare Plan. North of this thoroughfare is a 67.036-acre public park (*i.e. Harry Myers Park*), which is zoned Light Industrial (LI) District. Beyond this is a 17.861-acre tract of land zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses. Adjacent to this

residentially zoned area is a 21.326-acre tract of land that is zoned Light Industrial (LI) District. This property has administrative offices for the Rockwall Independent School District (RISD) and the Rockwall Quest Academy situated on it.

South: Directly south of the subject property is an 8.197-acre tract of land and a 14.53-acre parcel of land (*i.e. Lot 1-01, Block 1, Indalloy Addition*). Both of these properties are zoned Light Industrial (LI) District. Situated on these properties is a large industrial building and various other improvements. Beyond this is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*.

East: Directly east of the subject property is a 2.093-acre parcel of land (*i.e. Lot 1, Block A, Soroptimist Rockwall Children’s Home*), a vacant 7.97-acre tract of land, and a vacant 11.3736-acre tract of land. All of these properties are zoned Light Industrial (LI) District. Beyond this are E. Washington Street, Airport Road, and Industrial Boulevard. These roadways are all identified as an M4U (*i.e. minor collector, four [4] lane, roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is *Phases 2 & 3 of the Park Place Subdivision*, which currently contain 94 single-family residential lots. This property is zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Residential-Office (RO) District, and Single-Family 7 (SF7) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Planned Development District 87 (PD-87) (*Ordinance No. 23-03*), a *House of Worship* is permitted *by-right* within *Tract 2*, which in this case is the subject property. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within Planned Development District 87 (PD-87) and within a General Retail (GR) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	25,000 SF	X=13.92-Acres; In Conformance
<i>Minimum Lot Frontage</i>	60-Feet	X= 547-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X=603.41-feet; In Conformance
<i>Minimum Front Yard Setback</i>	15-Feet	X>15-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Maximum Building Height</i>	36-Feet	X=36-feet; In Conformance
<i>Max Building/Lot Coverage</i>	40%	X=5.77%; In Conformance
<i>Minimum Number of Parking Spaces</i>	<i>House of Worship 1 Parking Space/4 Seats 177 Required Spaces</i>	X=418; In Conformance
<i>Minimum Landscaping Percentage</i>	20%	X>20%; In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	X=55.53%; In Conformance

TREESCAPE PLAN

The landscape plan provided by the applicant indicates that none of the trees being removed are primary or secondary protected trees per Article 09, *Tree Preservation*, of the Unified Development Code (UDC). Given this, there is no tree mitigation required.

CONFORMANCE WITH THE CITY’S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a *Church/House of Worship* is defined as “(a) facility or area where people gather together for public worship, religious training, or other religious activities including a church, temple, mosque, synagogue, convent, monastery, or other structure, together with its accessory structures, including a parsonage or rectory. This use does not include home meetings or other religious activities conducted in a privately occupied residence.” In this case, the proposed *House of Worship* meets this definition. The subject property is zoned

Planned Development District 87 (PD-87) for limited General Retail (GR) District land uses. According to Planned Development District 87 (PD-87) (*Ordinance No. 23-03*) the *House of Worship* land use is permitted *by-right*.

When reviewing the parking requirements, the Unified Development Code (UDC) requires a *House of Worship* to have (1) parking space per four (4) seats. Based on this, the applicant is required 177 parking spaces (*i.e. 708 seats / 4 seats = 177 parking spaces*). The site plan provided by the applicant indicates 418 parking spaces will be constructed. Given this, the proposed site plan meets the parking requirements.

Taking all of this into consideration, the proposed site plan conforms to the majority of the requirements outlined within Planned Development District 87 (PD-87) Ordinance, and generally conforms to the *General Commercial District Standards*, stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance(s) and exception(s) being requested as outlined in the *Variations and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

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

- (1) *Articulation*. According to Subsection 04.01(C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all building facades shall meet the minimum primary and secondary articulation requirements outlined in *General Commercial District Standards*, and depicted in *Figure 7, Commercial Building Articulation Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). In this case, each façade of the proposed buildings do not meet this requirement. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. In this case, the applicant has not identified any compensatory measures. Staff should note, that the proposed building elevations do not appear to be similar to what was shown with the request for a zoning amendment (*Case No. Z2022-055*) that was approved in 2023; however, the conceptual building elevations provided with that case also do not appear to meet the articulation requirements. With that being said, requests for exceptions and variances to the *General Standards* and *Engineering Standards of Design and Construction* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Central District* and is designated for Commercial/Retail and Technology/Employment Center land uses. The designation for this area was originally changed from a *Technology/Employment Center* designation to a *Commercial/Retail* and *Technology/Employment Center* designation by *Case No. Z2018-032 (Ordinance No. 18-46)*. Under this case, the applicant had requested this area be changed to allow flexibility for low intensity commercial and light industrial businesses to be allowed. The proposed *House of Worship* will change the Future Land Use Map from Commercial/Retail and Technology/Employment Center to Quasi-Public. The proposed change to Quasi-Public does not appear to have an impact on any of the adjacent properties or the essential character of the neighboring Park Place Subdivision. Should the Planning and Zoning Commission choose to approve this request, staff has added a condition of approval that would make the necessary changes to the Future Land Use Map.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) is tasked with determining whether the proposed building elevations are similar to the building renderings provided with the previously approved zoning amendment (*Case No. Z2022-055*). The applicant had submitted a site plan (*Case No. SP2024-020*) in April of 2024; however, this case was ultimately withdrawn before the ARB had the opportunity to review the building elevations. The applicant has since resubmitted the site plan on May 17, 2024. Given that the Architectural Review Board (ARB) failed to make quorum at the May 28, 2024 meeting, the ARB will need to review and make a recommendation concerning the proposed building elevations prior to the Planning and Zoning Commission acting on the case at the June 25, 2024 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the construction of an 35,000 SF *House of Worship* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) The Future Land Use map shall be updated to change the land use from Commercial/Retail and Technology/Employment Center to Quasi-Public; and,
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2024-023

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Washington St.

SUBDIVISION Indalloy Addition

LOT

BLOCK

GENERAL LOCATION Washington St. east of SH 66

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-87

CURRENT USE

PROPOSED ZONING PD-87 (no change)

PROPOSED USE Church / House of Worship

ACREAGE 13.92

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER Crosspoint Community Church APPLICANT Douphrate & Assoc., Inc.

CONTACT PERSON Scott Sutton

CONTACT PERSON Dub Douphrate

ADDRESS 1408 S. Goliad St

ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 903-456-5529

PHONE 972-742-2210

E-MAIL scott@cccrockwall.org

E-MAIL wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

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

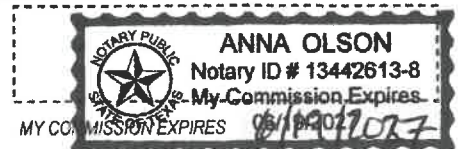
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 528.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF April, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF May, 2024.

OWNER'S SIGNATURE

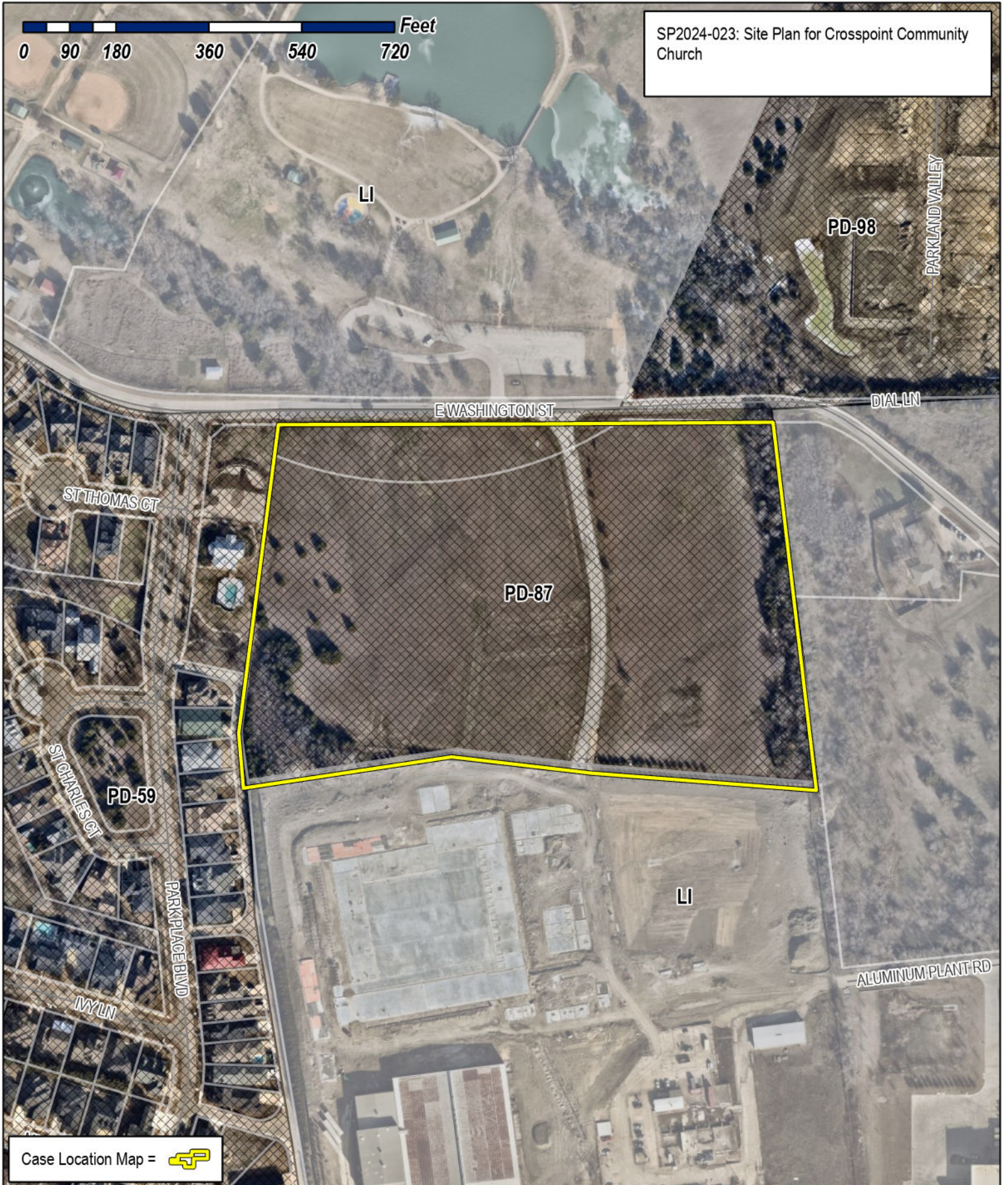
[Signature]
Anna Olson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 90 180 360 540 720 Feet

SP2024-023: Site Plan for Crosspoint Community Church



Case Location Map = 



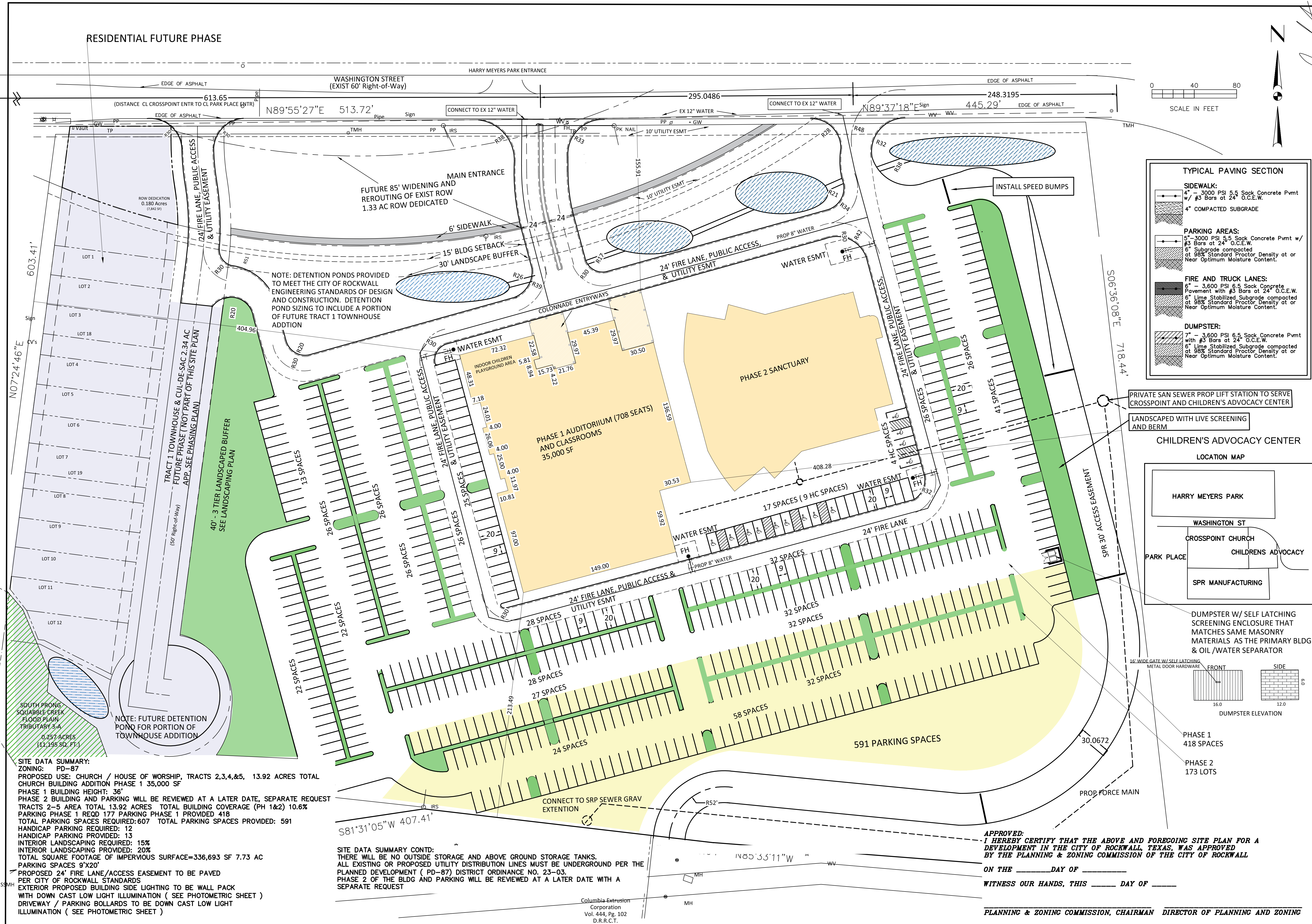
City of Rockwall

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.



RESIDENTIAL FUTURE PHASE



TYPICAL PAVING SECTION

SIDEWALK:
 4" - 3000 PSI 5.5 Sack Concrete Pvmnt w/ #3 Bars at 24" O.C.E.W.
 4" COMPACTED SUBGRADE

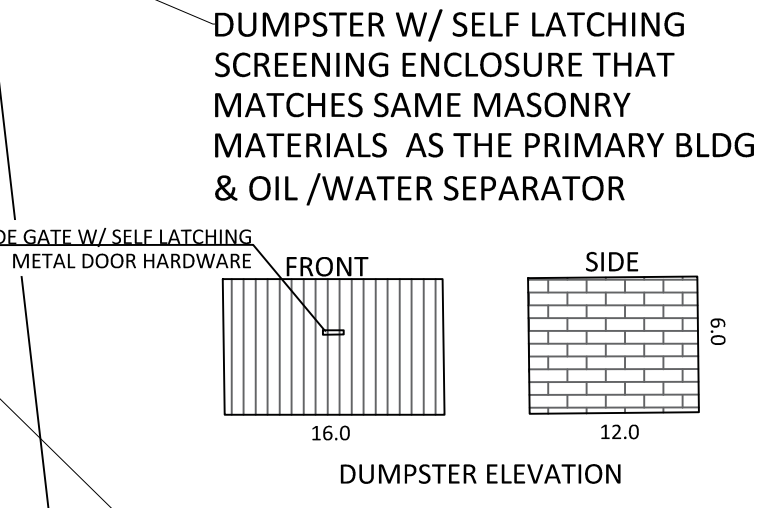
PARKING AREAS:
 5" - 3000 PSI 5.5 Sack Concrete Pvmnt w/ #3 Bars at 24" O.C.E.W.
 6" Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

FIRE AND TRUCK LANES:
 6" - 3,600 PSI 6.5 Sack Concrete Pvmnt w/ #3 Bars at 24" O.C.E.W.
 6" Lime Stabilized Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

DUMPSTER:
 7" - 3,600 PSI 6.5 Sack Concrete Pvmnt w/ #3 Bars at 24" O.C.E.W.
 6" Lime Stabilized Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

PRIVATE SAN SEWER PROP LIFT STATION TO SERVE CROSSPOINT AND CHILDREN'S ADVOCACY CENTER

LANDSCAPED WITH LIVE SCREENING AND BERM



PHASE 1
418 SPACES

PHASE 2
173 LOTS

SITE DATA SUMMARY:
 ZONING: PD-87
 PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,&5, 13.92 ACRES TOTAL CHURCH BUILDING ADDITION PHASE 1 35,000 SF
 PHASE 1 BUILDING HEIGHT: 36'
 PHASE 2 BUILDING AND PARKING WILL BE REVIEWED AT A LATER DATE, SEPARATE REQUEST
 TRACTS 2-5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%
 PARKING PHASE 1 REQD 177 PARKING PHASE 1 PROVIDED 418
 TOTAL PARKING SPACES REQUIRED: 607 TOTAL PARKING SPACES PROVIDED: 591
 HANDICAP PARKING REQUIRED: 12
 HANDICAP PARKING PROVIDED: 13
 INTERIOR LANDSCAPING REQUIRED: 15%
 INTERIOR LANDSCAPING PROVIDED: 20%
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=336,693 SF 7.73 AC
 PARKING SPACES 9'X20'
 PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED PER CITY OF ROCKWALL STANDARDS
 EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
 DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)

SITE DATA SUMMARY CONTD:
 THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.
 ALL EXISTING OR PROPOSED UTILITY DISTRIBUTION LINES MUST BE UNDERGROUND PER THE PLANNED DEVELOPMENT (PD-87) DISTRICT ORDINANCE NO. 23-03.
 PHASE 2 OF THE BLDG AND PARKING WILL BE REVIEWED AT A LATER DATE WITH A SEPARATE REQUEST

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL
 ON THE _____ DAY OF _____
 WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING
 CASE NO SP 2024-020



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE BOARD OF ENGINEERING EXAMINERS OF THE STATE OF TEXAS P.E. NO. 60102 F-686 ON DATE: APRIL 14, 2024


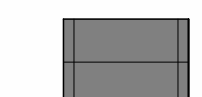


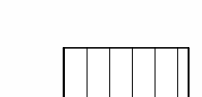
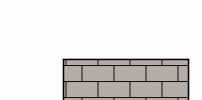
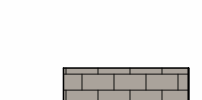




DOUPHRATE & ASSOCIATES, INC.
 ENGINEERING PROJECT MANAGEMENT SURVEYING
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
CROSSPOINT COMMUNITY CHURCH
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	GCW.
DRAWN	
SCALE	1"=40' H
DATE	APRIL 14, 2024
PROJECT	22023 SITE PL
	20

GENERAL NOTES

- WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
- BUILDING DESIGN TO HAVE ALL RTU'S HIDDEN OR SCREENED FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

-  1. GRAY STACKED STONE.
-  2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
-  3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
-  4. FIBER CEMENT BOARD - TRIM - BLACK.
-  5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.
-  6. SPLIT FACE CMU, DARK.
-  7. SPLIT FACE CMU, LIGHT.
-  8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.
-  9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..
-  10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..
-  11. METAL COPING - PAINTED BLACK.



1 ELEVATION 1
A.301 1/8" = 1'-0"

TOTAL FACADE AREA	4393.82 SF	STACKED STONE AREA	1537.36 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	919.44 SF	METAL TRIM AREA	198.00 SF
TOTAL WINDOW & DOOR AREA	1386.61 SF	SPLIT FACE CMU AREA	281.81 SF	HARDIBOARD BOARD AND BATTON AREA	70.60 SF		
TOTAL AREA - OPENINGS	3007.21 SF	TOTAL MASONRY AREA	1819.17 SF	TOTAL HARDI BOARD AREA	990.04		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	1819.17 SF / 3007.21 SF						
	= 60.50% OF MASONRY						



2 ELEVATION 2
A.301 1/8" = 1'-0"

TOTAL FACADE AREA	6529.24 SF	STACKED STONE AREA	1007.70 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	865.15 SF	METAL TRIM AREA	107.65 SF
TOTAL WINDOW & DOOR AREA	995.56 SF	SPLIT FACE CMU AREA	1810.42 SF	HARDIBOARD BOARD AND BATTON AREA	1749.76 SF		
TOTAL AREA - OPENINGS	5533.68 SF	TOTAL MASONRY AREA	2811.12 SF	TOTAL HARDI BOARD AREA	2614.91 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2811.12 SF / 5533.68 SF						
	= 50.80% OF MASONRY						

Crosspoint Community Church



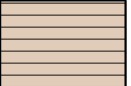


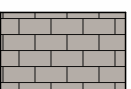





Space

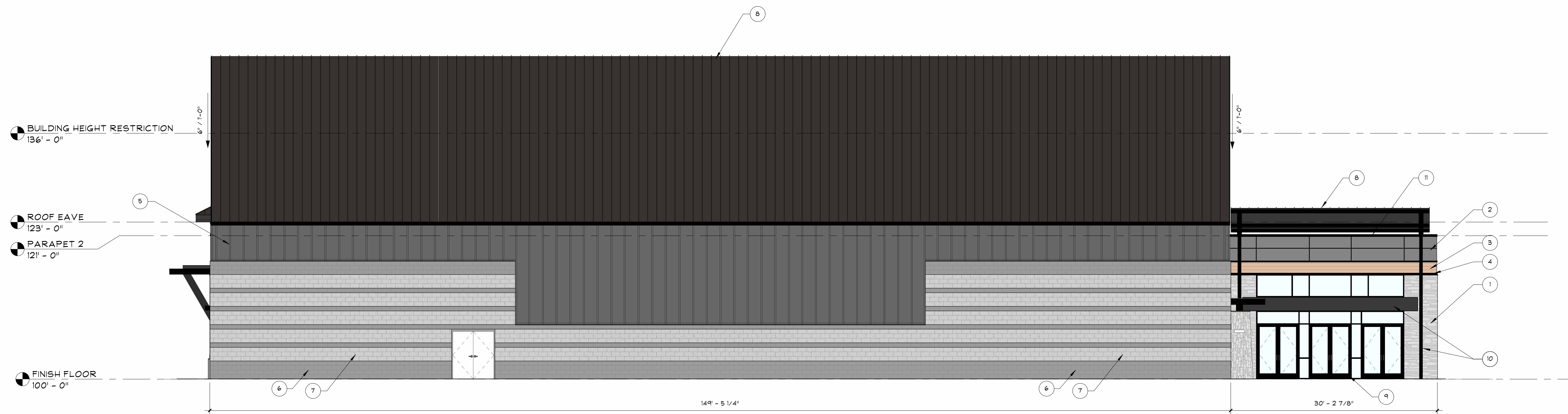
www.space.design.church

Date: 6/4/2024

GENERAL NOTES

- WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
- BUILDING DESIGN TO HAVE ALL RTU'S HIDDEN OR SCREENED FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

-  1. GRAY STACKED STONE.
-  2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
-  3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
-  4. FIBER CEMENT BOARD - TRIM - BLACK.
-  5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.
-  6. SPLIT FACE CMU, DARK
-  7. SPLIT FACE CMU, LIGHT
-  8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.
-  9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..
-  10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..
-  11. METAL COPING - PAINTED BLACK.



1 ELEVATION 3
A.302 1/8" = 1'-0"

TOTAL FACADE AREA	4069.95 SF	STACKED STONE AREA	123.45 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	171.69 SF	METAL TRIM AREA	51.33 SF
TOTAL WINDOW & DOOR AREA	335.33 SF	SPLIT FACE CMU AREA	2030.25 SF	HARDIBOARD BOARD AND BATTON AREA	1484.33 SF		
TOTAL AREA - OPENINGS	3734.62 SF	TOTAL MASONRY AREA	2153.70 SF	TOTAL HARDI BOARD AREA	1656.02 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2153.70 SF / 3734.62 SF						
	= 57.67% OF MASONRY						



2 ELEVATION 4
A.302 1/8" = 1'-0"

TOTAL FACADE AREA	6608.65 SF	STACKED STONE AREA	1489.75 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	771.49 SF	METAL TRIM AREA	157.33 SF
TOTAL WINDOW & DOOR AREA	1155.55 SF	SPLIT FACE CMU AREA	1476.25 SF	HARDIBOARD BOARD AND BATTON AREA	1558.27 SF		
TOTAL AREA - OPENINGS	5453.10 SF	TOTAL MASONRY AREA	2966.00 SF	TOTAL HARDI BOARD AREA	2329.76 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2966.00 SF / 5453.10 SF						
	= 54.40% OF MASONRY						

Crosspoint Community Church

Space

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Date: 6/4/2024



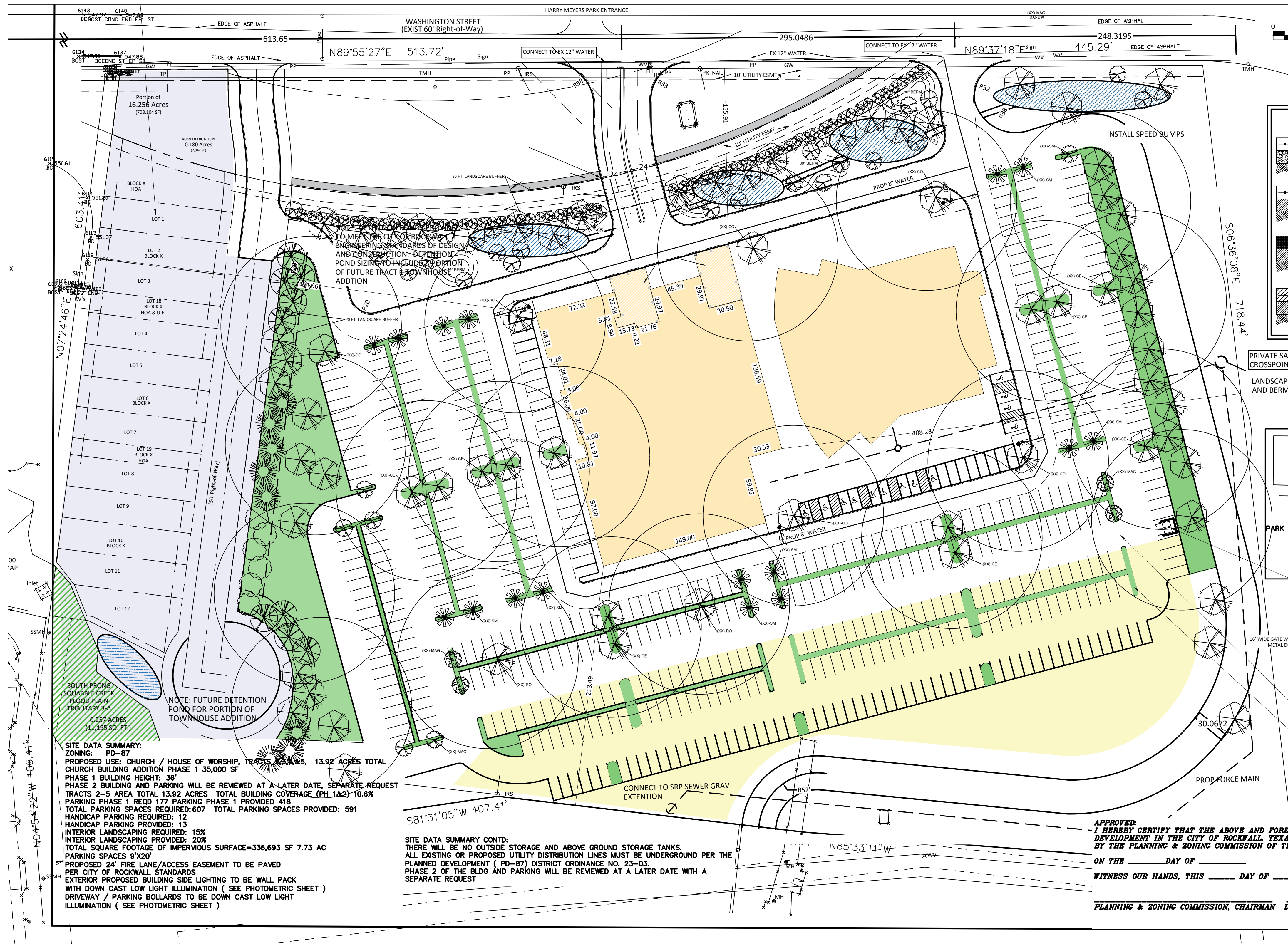
CROSSPOINT
COMMUNITY CHURCH



CROSSPOINT
COMMUNITY CHURCH







LANDSCAPE PLAN NOTES

1. ANY LANDSCAPING LOCATED WITHIN THE UTILITY EASEMENT MAY BE REMOVED BY THE CITY TO ACCESS UTILITIES AND THAT THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPLANTING TREES AND/OR SHRUBS.

LANDSCAPING REQUIREMENTS

- 1) GENERAL AREAS WITH PERCENTAGES:
 - TOTAL = 606,355 SF = 100%
 - LANDSCAPE = 90,953 SF = 15% REQUIRED
 - PAVING+SW = 336,693 SF = 55%
 - BUILDING = 63,967 SF = 11%
- 2) BUFFERS: (SEC. 77-504 - LANDSCAPING AND SCREENING)
 - a. SH-66 (WASHINGTON ST) BUFFER - 30 FT.:
 - NORTH PORTION OF BUFFER X (2 CANOPY TREES & 4 ORNAMENTAL TREES / 10')
 - 11 CANOPY TREES & 22 ORNAMENTAL TREES ARE REQUIRED
 - 11 CANOPY TREES & 22 ORNAMENTAL TREES ARE PROVIDED
 - NORTH PORTION OF BUFFER X (10 SHRUBS / 30')
 - 547 (10 / 30) = 182 SHRUBS REQUIRED
 - 182 SHRUBS ARE PROVIDED
 - *SOUTH PORTION OF BUFFER X (1 TREE / 35')
 - 953 (1 / 35) = 27 TREES REQUIRED
 - 27 TREES ARE PROVIDED
 - *SOUTH PORTION OF BUFFER X (10 SHRUBS / 30')
 - 953 (10 / 30) = 318 SHRUBS REQUIRED
 - 318 SHRUBS ARE PROVIDED
 - PHASE 2 INSTALLATION
 - EAST:
 - BUFFER X (1 TREE / 35')
 - 798 X (1 / 35) = 23 TREES
 - 23 CANOPY TREES ARE PROVIDED
 - BUFFER X (30 SHRUBS / 30')
 - 798 X (10 / 30) = 266 SHRUBS
 - 266 SHRUBS ARE PROVIDED
 - c. INCOMPATIBILITY BUFFER - 20 FT.:
 - WEST:
 - BUFFER X (1 TREE / 20')
 - 597 X (1 / 20) = 30 TREES
 - 30 CANOPY TREES ARE PROVIDED
 - COMBINATION OF TREES, SHRUBS AND GROUND COVER
- 3) INTERIOR LANDSCAPE: (SEC. 77-504. PARKING LOT INTERIOR LANDSCAPING)
 - TOTAL PARKING AREA = 336,693 SF
 - 8% = 26,935 SF LANDSCAPING REQ = 1 TREE PER 400 S.F.
 - XX SF PROVIDED
 - 67 TREES REQ, 34 CANOPY TREES PROVIDED & 26 ORNAMENTAL TREES PROVIDED
 - 45 INTERIOR PARKING ISLANDS - 75% OF TREES MUST BE CANOPY TREES
 - 34 CANOPY TREES REQUIRED
 - 19 CANOPY TREES PROVIDED
 - 11 ORNAMENTAL TREES REQUIRED
 - 26 ORNAMENTAL TREES PROVIDED
- 4) IRRIGATION - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.04. OF ARTICLE 08, UDC)
- 5) DETENTION PONDS - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.02. D OF ARTICLE 08, UDC)
 - (1) CANOPY TREE PER 750 S.F. OF DETENTION AND (1) ACCENT TREE PER 1,500 S.F. @ 11,000 S.F.
 - 15 CANOPY TREES REQUIRED
 - 15 CANOPY TREES PROVIDED
 - 7 ORNAMENTAL TREES REQUIRED
 - 7 ORNAMENTAL TREES PROVIDED

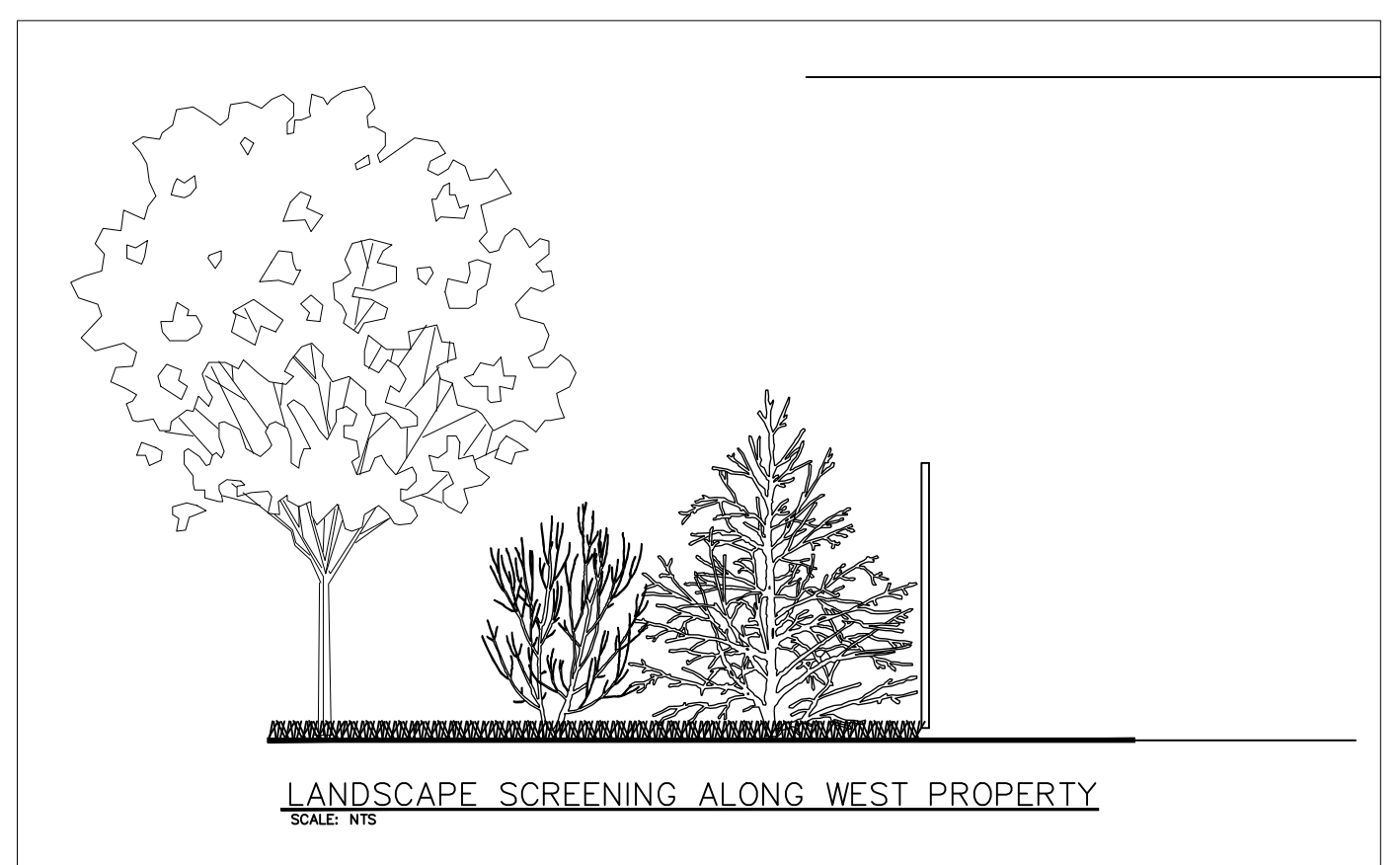
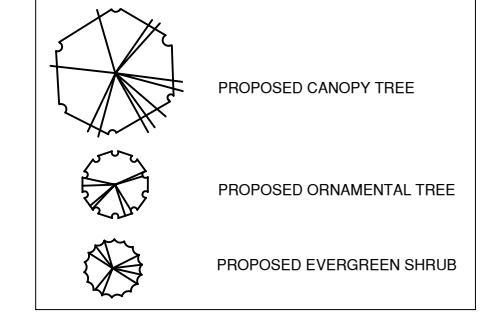
PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
RO	XX	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CE	XX	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CO	XX	QUERCUS MUELENBURGII CHINKAPIN OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
KEY		ORNAMENTAL TREES DESCRIPTION SIZE	
DW	XX	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	3" CAL., MIN. 6' HT., 3' SPD.
RB	XX	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	3" CAL., MIN. 6' HT., 3' SPD.
MAG	XX	MAGNOLIA GRANDIFLORA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	3" CAL., 8' HT., MIN. 3 CANES
VAC	XX	VITEX AGNUS-CASTUS 'SHOAL CREEK' VITEX	30 GAL., 8' HT., 3' SPREAD
SM	XX	ACER TRUNCATUM SHANTUNG MAPLE	30 GAL., 8' HT., 3' SPREAD
KEY		SHRUBS DESCRIPTION SIZE	
DWM	XX	MYRICA PUSILLA DF. WAX MYRTLE	7 GAL., MIN. 15" HT.
CH	XX	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 18" HT., 24" O.C.
GA	XX	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	XX	RAPHIOLEPIS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	XX	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	5 GAL., MIN. 15" HT., A.S.
BRR	XX	BARBERRY THUNBERGII 'RED ROCKET' BARBERRY 'RED ROCKET'	5 GAL., MIN. 15" HT.
PSC	XX	SCUTELLARIA SUFFRUTESCENS PINK SKULLCAP	5 GAL., MIN. 15" HT.
NRS	XX	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., 6' HT., 3' SPREAD
DS	XX	DASYLIRION TEXANUM GREEN DESERT SPOON	10 GAL., MIN. 24" HT.
RY	XX	HESPERALOE PARVIFLORA RED YUCCA	5 GAL., MIN. 8" HT.
BH	XX	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	7 GAL., MIN. 8" HT.
KEY		GROUND COVER DESCRIPTION SIZE	
EC	XX	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
GL	XX	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL., FULL PLANT
LSS	XX	LIRIOPE MUSCARI 'SILVERY SUNPROOF' LIRIOPE SILVERY SUNPROOF	4" POT, FULL PLANT 10" O.C.
KEY		ORNAMENTAL GRASSES DESCRIPTION SIZE	
ABM	XX	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GULF GRASS	1 GAL., FULL PLANT 30" O.C.
MFG	XX	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

TREE KEY



DOUPHRATE & ASSOCIATES, INC.
 ENGINEERING PROJECT MANAGEMENT SURVEYING
 2225 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

J. CAMILLE LA FOY
 LANDSCAPE ARCHITECTURE CONSULTING
 10705 W. STATE ST. SUITE 100
 ALLEN, TEXAS 75012
 214-896-9600

LANDSCAPE PLAN
Crosspoint Community Church
 City of Rockwall, Texas
 Rockwall County

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10016
 Project Status
 2024/06/04
 Revisions
 No. / Date
 Sheet
L1.01
 Case No. SP2024-023

May 4, 2024

108 South Broadway
Edmond, Oklahoma
73034.3842

(V)405.664.0635

City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Project No. SP2024-023
Crosspoint Community Church
1100 E. Washington Street
Site Plan Application

Church
Planning
and
Design

On behalf of Crosspoint Community Church (Owner), this letter is intended to address responses to initial review comments (dated May 24, 2024) regarding the architectural design of the proposed project. Lucas Gerdes, AIA of our office represented the Owner during an Architectural Review Board (ARB) meeting held on May 28th, and the subsequent P&Z hearing immediately afterward. During these meetings, the various comments were addressed by the project team and concurrence reached regarding revisions for the next P&Z hearing scheduled for June 11, 2024.

Growth
Management

In accordance with the initial review comments, item M.11 requires “a letter outlining the requested exceptions and required compensatory measures” that are being proposed to satisfy the design requirements, as follows:

Launch
Consultants

Item M.9 (1):

Per PD Ordinance, each building façade must utilize 90% masonry material; however, up to 50% may be hardboard or stucco. The updated design proposes split-face CMU (2 tones). Per the PD Ordinance, full-width brick, natural or quarried stone may be utilized. As per discussions during the ARB meeting, split-face CMU was determined to be “acceptable” as proposed for this project.

Architecture

Items M.10 (3) and M.10 (1) – Articulation:

As per Subsection 04.01, Article 05 of the UDC, comments cited that the proposed building does not meet the secondary requirements (i.e., South, West, East) for wall length, secondary entry width, secondary entry length, and project height. During discussions with the ARB it was determined that the articulation of the proposed design is acceptable, and that compensatory measures have been met.

Construction
Management

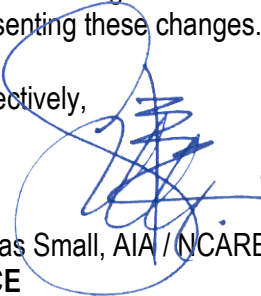
The original design has been amended to reflect the requirements of the PD Ordinance and the UDC, specifically including:

Project
Performance

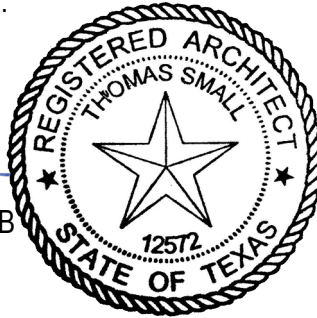
- 1) Minimum 6/12 roof slope
- 2) Building materials (with acceptable substitutions as per the ARB meeting)
- 3) Height restrictions
- 4) Building Size Maximum (35,000 GSF)
- 5) Hidden or Screened RTU's

Revised building elevations and final finish boards have been included with the final application materials representing these changes.

Respectively,



Thomas Small, AIA / NCARB
SPACE





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 25, 2024
APPLICANT: Robert Howman; Glenn Engineering Corp
CASE NUMBER: SP2024-024; Site Plan for Herman Utley Middle School

SUMMARY

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

BACKGROUND

On June 20, 1959, the subject property was annexed by *Ordinance No. 59-02 [Case No. A1959-002]*. At the time of annexation, it was zoned Agricultural (AG) District. On September 21, 2009, the City Council approved a final plat [Case No. P2009-020] for on the subject property. According to Rockwall County Appraisal District (RCAD), currently there is one (1) 221,950 SF *Public Secondary School* situated on the property, a 44,905 SF aquatic center, a 7,280 SF two (2)-story press box, a 3,200 SF athletics building, and three (3) portable buildings of various sizes.

PURPOSE

On May 17, 2024, the applicant -- *Robert Howman of Glenn Engineering Corp.* -- submitted an application requesting the approval of a site plan for the purpose of expanding the existing *Public Secondary School* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 1201 T.L. Townsend Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 71.9480-acre vacant tract of land (i.e. *Tract 20-2 of the A Hanna Survey, Abstract No. 99*), zoned Light Industrial (LI) District. Beyond this is Justin Road which is classified as an A4D (*arterial, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is N. T.L. Townsend Drive which is classified as an A4D (*arterial, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 5.909-acre parcel of land (i.e. *Lot 5, Block A, Rockwall Library Addition*) which is zoned Commercial (C) District and developed with a *public library*.

East: Directly east of the subject property is a 71.9480-acre vacant tract of land (i.e. *Tract 20-2 of the A Hanna Survey, Abstract No. 99*), zoned Light Industrial (LI) District. Beyond this is Industrial Boulevard which is classified as a M4U (*i.e. major collector, four (4)-lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is a 3.0254-acre vacant tract of land (i.e. *Tract 20-3, of the A Hanna Survey, Abstract No. 99*), zoned Light Industrial (LI) District. Beyond this is a 17.719-acre parcel of land (i.e. *Lot 2, Rockwall Industrial Addition*), zoned Light Industrial (LI) District and developed with a 47,190 SF *warehouse facility* (i.e. *Rockwall Steel Co.*).

West: Directly west of the subject property is a 71.9480-acre vacant tract of land (i.e. *Tract 20-2 of the A Hanna Survey, Abstract No. 99*), zoned Light Industrial (LI) District. Beyond this is Justin Road which is classified as an A4D (i.e. *arterial, four (4) lane, divided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Public Secondary School* typically requires a Specific Use Permit (SUP) in an Agricultural (AG) District; however, this is an existing legal non-conforming *Public Secondary School* and therefore does not require further approval. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within an Agricultural (AG) District with the exception of items noted in the *Variations and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

Table 1: Density and Dimensional Requirements

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Width</i>	60'	X=1,676.82; In Conformance
<i>Minimum Lot Depth</i>	100'	X=695.76; In Conformance
<i>Minimum Lot Area</i>	1-Acre or 43,560 SF	69.88-Acres or 3,044,079 SF; In Conformance
<i>Minimum Front Yard Setback</i>	40'	X>40'; In Conformance
<i>Minimum Side Yard Setback</i>	10'	X>10'; In Conformance
<i>Minimum Rear Yard Setback</i>	10'	X>10'; In Conformance
<i>Minimum Distance Between Buildings</i>	15'	X>15'; In Conformance
<i>Maximum Building Height</i>	40'	X=39'6"; In Conformance
<i>Maximum Lot Coverage</i>	40%	X=8.10%; In Conformance
<i>Minimum Required Landscaping</i>	30%	X=43%; In Conformance

TREESCAPE PLAN

The treescape table provided by the applicant indicates that 176-caliper inches of *Primary Protected Trees*, and one (1), 27-inch *Feature Tree* will be removed from the subject property as a result of the development. The applicant’s total mitigation balance is 230 caliper inches. The applicant’s treescape plan indicates that two (2) 26-inch Live Oaks will be saved. This reduces the mitigation balance to 178 caliper inches. According to the landscape plan there are 32-caliper inches (i.e. *eight (8) canopy trees*) being planted on site. This reduces the mitigation balance to 146 caliper inches. According to Section 05(F), *Mitigation Balance*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), tree preservation credits may be purchased at \$100.00 per inch for up to 20.00% of the mitigation total. In this case, the 146 caliper inches is greater than 20% of the mitigation balance. Given this, the applicant is requesting an *Alternative Tree Mitigation Settlement Agreement*, to allow them to pay the remaining balance at \$100.00 per inch, for a total of \$14,600.00 (i.e. *146 caliper inches x \$100.00 per inch = \$14,600.00*). This must be acted upon by the City Council following a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 04.03, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Agricultural (AG) District is a zoning designation used for land that is reserved for the anticipated future growth of the City. This district is intended to be used for raw land or land with agricultural land uses, and is intended to be held in these conditions as long as practical and reasonable to promote the orderly growth of the community....” In this case, the applicant is proposing to expand an existing *Public Secondary School*. As previously mentioned, this typically requires a Specific Use Permit (SUP) in an Agricultural (AG) District; however, this is an existing legal non-conforming *Public Secondary School* and therefore does not require further approval. According to Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Public Secondary School* has the following conditional land use standards, [1] The school shall be located on a Minor Collector or larger roadway, and [2] adequate pick-up and drop-off areas shall be provided

to ensure that street traffic/neighborhood traffic is not impeded. Based on staff's review of the applicant's request, the expansion appears to meet the conditional land use standards for a *Public Secondary School* and the majority of the City's codes, with the exception of the items noted in the *Variations and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

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

(1) Exceptions.

- (a) Primary Building Facades. According to Subsection 04.01(C)(1) of Article 05, *Development Standards*, of the Unified Development Code (UDC) primary facades require projections associated with entryways, architectural elements and wall lengths. In this case, the proposed buildings exceed the maximum wall length established by the Unified Development Code (UDC) on the primary building façades. This will require an exception from the Planning and Zoning Commission.
- (b) Artificial Turf. According to Section 04, *Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees, and/or shrubs) shall be prohibited on all non-residentially zoned or used property in the City of Rockwall; however, the Planning and Zoning Commission can grant an Exception in accordance with the procedures contained in Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of this Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the nonresidential land use." In this case, the artificial turf is proposed in areas of on-site amenity (i.e. within their courtyard areas). This will require an exception from the Planning and Zoning Commission.

(2) Variations.

- (a) Masonry Materials. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." Primary materials include brick, stone, and cementitious materials. In this case, each façade of the proposed building does not meet this requirement. This will require a variance from the Planning and Zoning Commission.
- (b) Stone. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades..." In this case, each façade of the proposed building does not meet this requirement. This will require a variance from the Planning and Zoning Commission.
- (c) Four-Sided Architecture. According to Subsection 06.02(C)(5), of Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building." In this case, the proposed buildings are not architecturally finished on all four (4) sides and there is not a row of trees planted along the perimeter of the subject property. This will require a variance from the Planning and Zoning Commission.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission to grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures, the applicant is not proposing any compensatory items but staff would like to point out the applicant is matching the existing building and providing design elements and amenity areas to offset the

requested exceptions and variances. Requests for exceptions to the general standards and acceptance of compensatory measures are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

Since the applicant's project deals with the expansion of an existing land use and does not involve changes to the Future Land Use Map, the proposed project does not change the properties conformance with the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURE REVIEW BOARD

On May 28, 2024, the Architecture Review Board (ARB) failed to make quorum. Given this, the ARB will review the proposed building elevations on June 25, 2024, and provide a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the site plan for the purpose of allowing the expansion of an existing *Public Secondary School* on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2024-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1201 T L Townsend Dr, Rockwall, TX 75087

SUBDIVISION Herman Utley Middle School

LOT 1

BLOCK 1

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE Public school

PROPOSED ZONING AG

PROPOSED USE Public school

ACREAGE 41.649

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Rockwall Independent School District

APPLICANT Glenn Engineering

CONTACT PERSON Tim Lyssy - Director of Project Planning and Constructio

CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Irving, Tx 75038

PHONE 469-698-7031

PHONE 972.989.2174

E-MAIL tim.lyssy@rockwallisd.org

E-MAIL rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

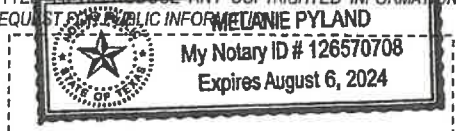
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM LYSSY [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF MAY, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF MAY, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



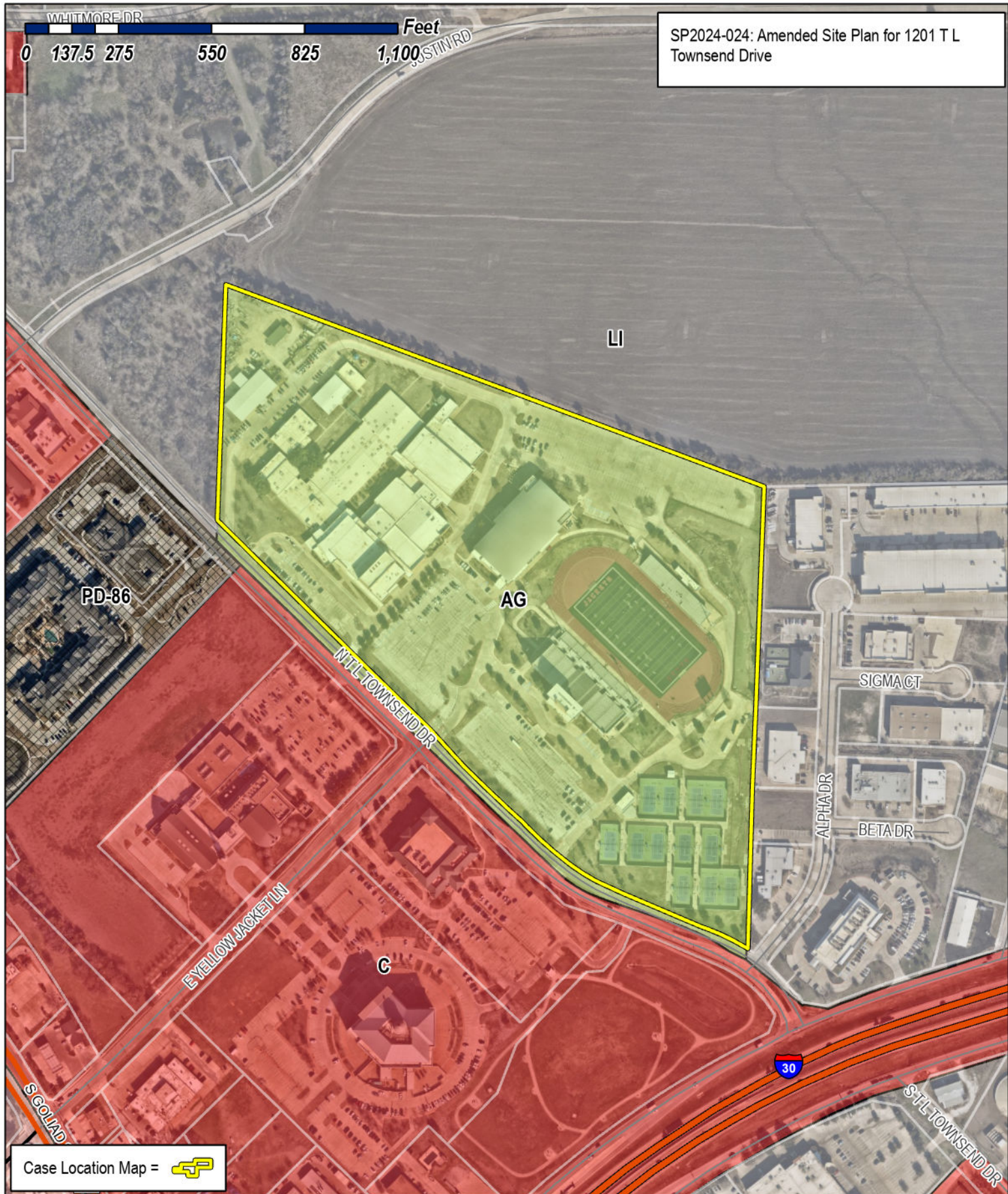
MY COMMISSION EXPIRES August 6, 2024


WHITMORE DR

Feet

0 137.5 275 550 825 1,100

SP2024-024: Amended Site Plan for 1201 T L Townsend Drive



Case Location Map = 

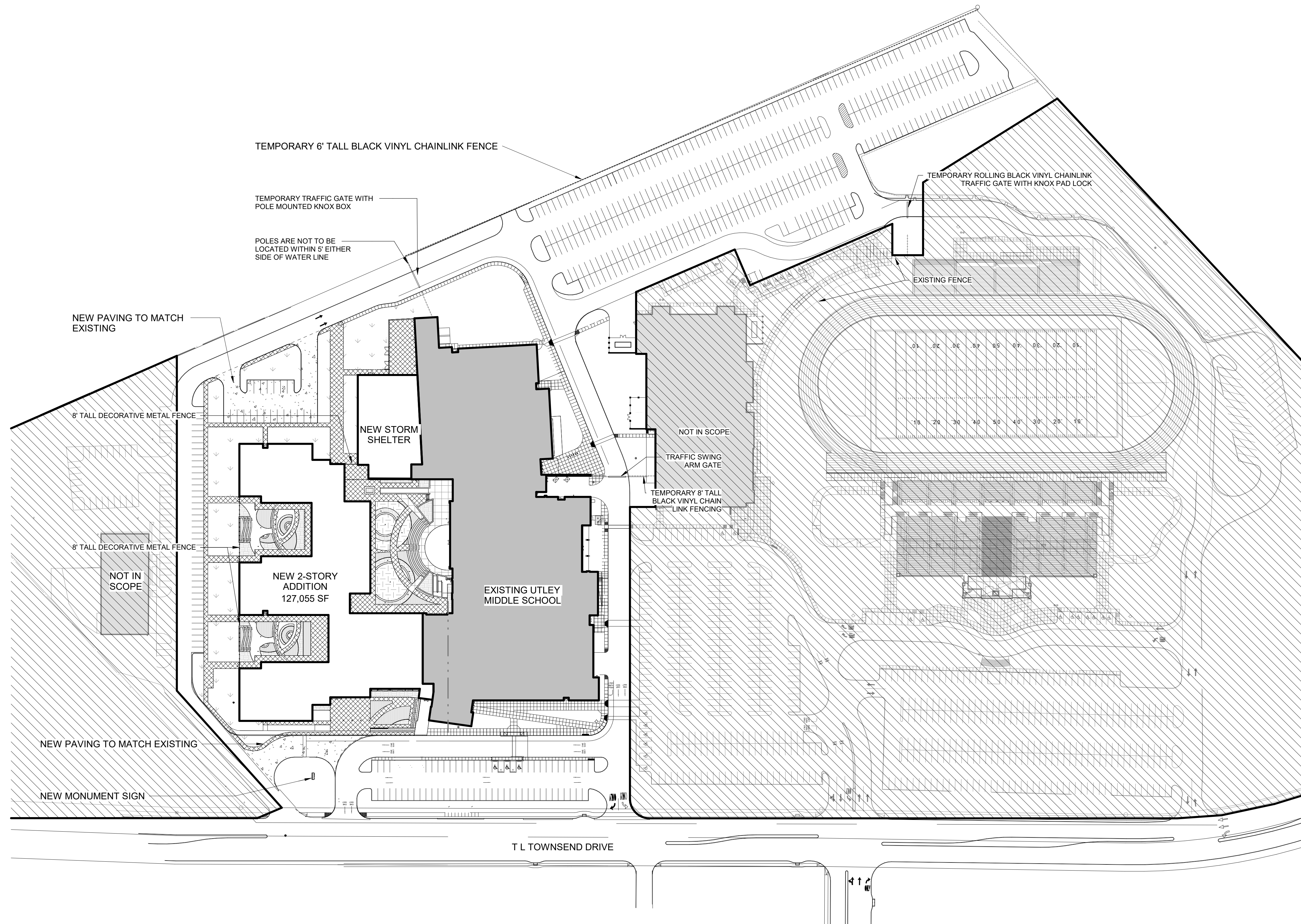


City of Rockwall

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.





GENERAL NOTE:
THERE ARE NOT TO BE ANY OUTSIDE
STORAGE OR ABOVE GROUND STORAGE
TANK ON THIS PROJECT.

01 SITE PLAN - PHASE 2
1" = 80'-0"

OVERALL SITE PLAN



APPROVED:
I hereby certify that the above and foregoing site plan for a development in the
City of Rockwall, Texas, was approved by the Planning & Zoning
Commission of the City of Rockwall on the _____ day of _____, 2022.
WITNESS OUR HANDS, this _____ day of _____, 2022.



Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CITY OF ROCKWALL CASE NO. SP2024-024

SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FIRE LANE
- ORNAMENTAL FENCE
- PROPERTY LINE
- (PRIVATE) 4" REINFORCED CONCRETE PAVEMENT 3,000 P.S.I. CONCRETE 6/8 SACK HAND FINISH 6 SACK MACHINE OVER 6" COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
- (PRIVATE) 4" REINFORCED CONCRETE NON-FIRE LANE PAVEMENT 3,000 P.S.I. CONCRETE 6/8 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 6" COMPACTED SUBGRADE PER SOILS REPORT
- (PRIVATE) 4" REINFORCED CONCRETE FIRE LANE PAVEMENT 3,000 P.S.I. CONCRETE 6/8 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 6" LINE TREATED SUBGRADE PER SOILS REPORT
- (PUBLIC) 10" REINFORCED CONCRETE PAVEMENT 3,000 P.S.I. CONCRETE 6/8 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 6" LINE TREATED SUBGRADE PER SOILS REPORT
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE 6/8 SACK HAND FINISH 6 SACK MACHINE OVER SUBGRADE PER SOILS REPORT
- (PRIVATE) 7" REINFORCED CONCRETE NON-FIRE LANE PAVEMENT 3,000 P.S.I. CONCRETE 6/8 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER SUBGRADE PER SOILS REPORT
- (PRIVATE) STAMPED 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE 6/8 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY COLOR B PER GEOTECHNICAL REPORT
- (CITY) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE 6/8 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 24" CENTERS EACH WAY PER CITY OF ROCKWALL STANDARD DETAILS
- TURF, COLOR A
- TURF, COLOR B
- PLANTING AREA
- RE-LANDSCAPE

6.9.2 Portland Cement Concrete (PCC) Pavement

Following subgrade improvement as recommended in Section 6.9.1, the following PCC (reinforced) pavement sections are recommended in Table F.

TABLE F Recommended PCC Pavement Sections

Paving Type and/or Area	Subgrade Thickness, Inches	PCC Thickness, Inches
Parking, Areas Subjected Exclusively to Passenger Vehicle Traffic	Scarified and Compacted, 6	5
Drive Lanes & Fire Lanes, Bus Lanes, Areas Subjected to Light Volume Truck Traffic	Lime Modified, 6	6
Dumpster & Truck Traffic Areas, Areas Subjected to Moderate Volume Truck Traffic	Lime Modified, 6	7

NOTE: SEE ALPHA TESTING REPORT NO. G223259 FOR COMPLETE RECOMMENDATIONS.

PAVING LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

BENCHMARKS

CITY OF ROCKWALL BENCHMARK COR-4 ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE OF DALTON ROAD, +.210' WEST INTERSECTION OF SH 265 AND DALTON ROAD, +.10' NORTH OF NORTH CURB LINE. ELEVATION 541.67
N:7040336.992 E:2592422.633

CITY OF ROCKWALL BENCHMARK COR-12 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHERLY SIDE OF RIDGE ROAD, WEST AT THE NORTHWEST CORNER OF A CURB INLET +.250' NORTHWEST OF THE INTERSECTION OF RIDGE ROAD WEST AND TWIN CREEK LANE. ELEVATION 497.13
N:7037197.891 E:2592384.786

ONSITE BENCHMARK CAPPED IRON ROD LABELED "BOWMAN CONTROL". ELEVATION 537.556
N: 7036823.314 E: 2600421.475

ONSITE BENCHMARK CAPPED IRON ROD LABELED "BOWMAN CONTROL". ELEVATION 543.145
N: 7037384.481 E: 2600384.414

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

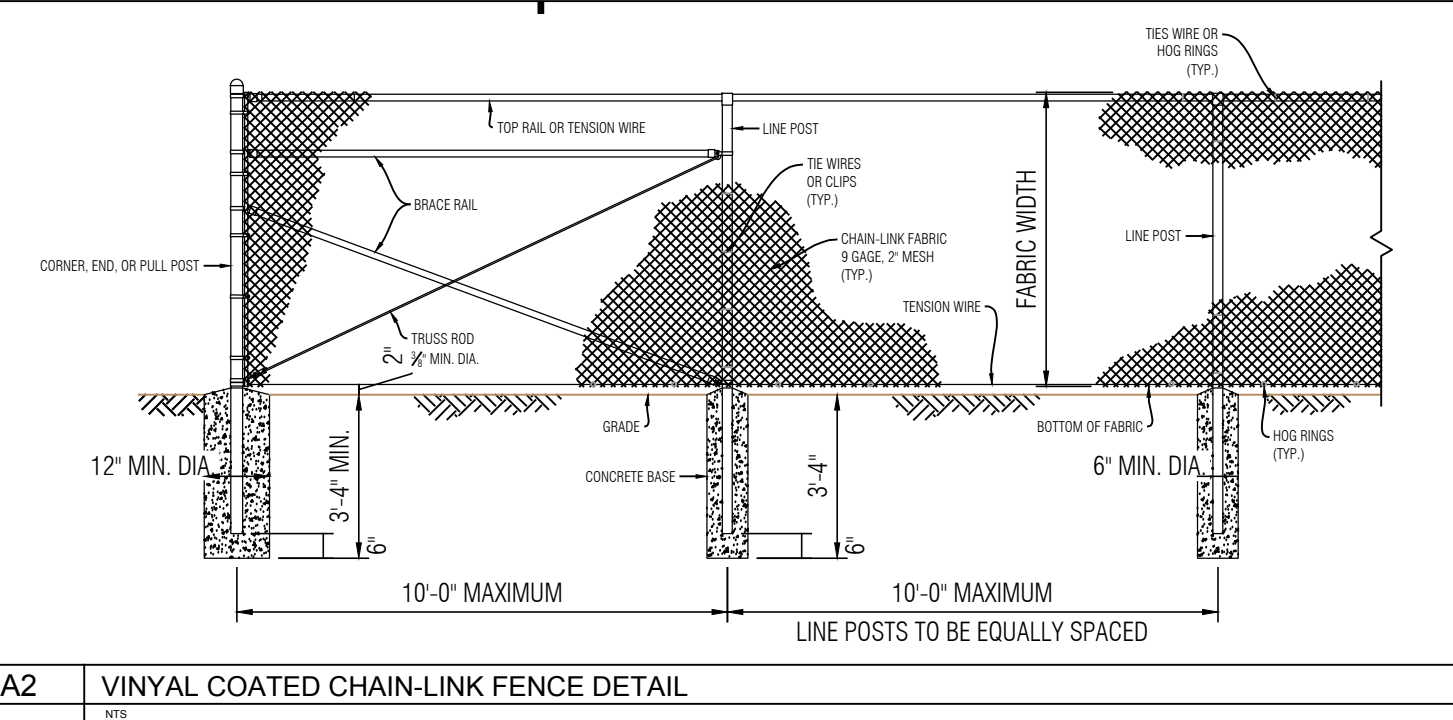
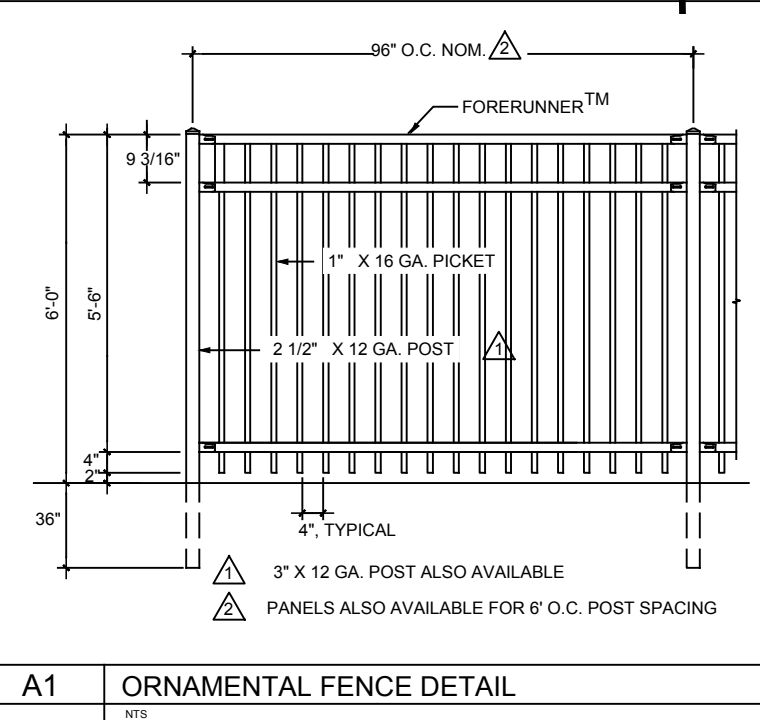
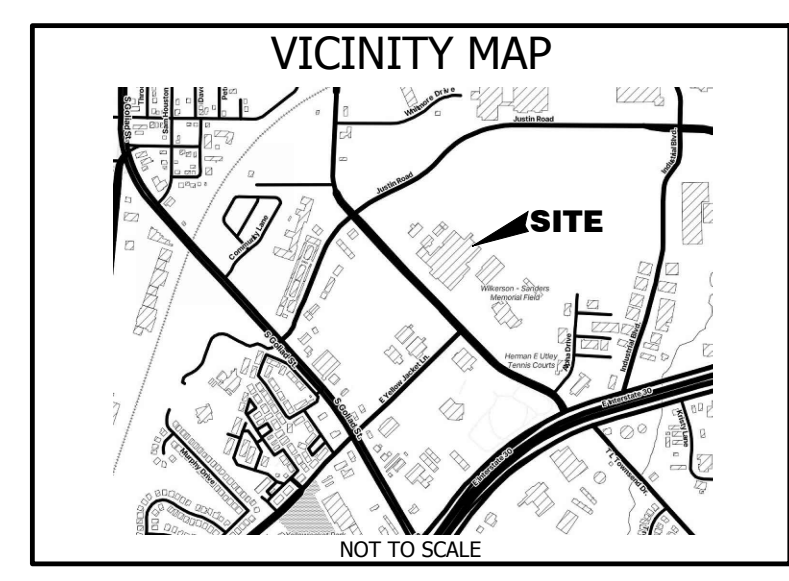
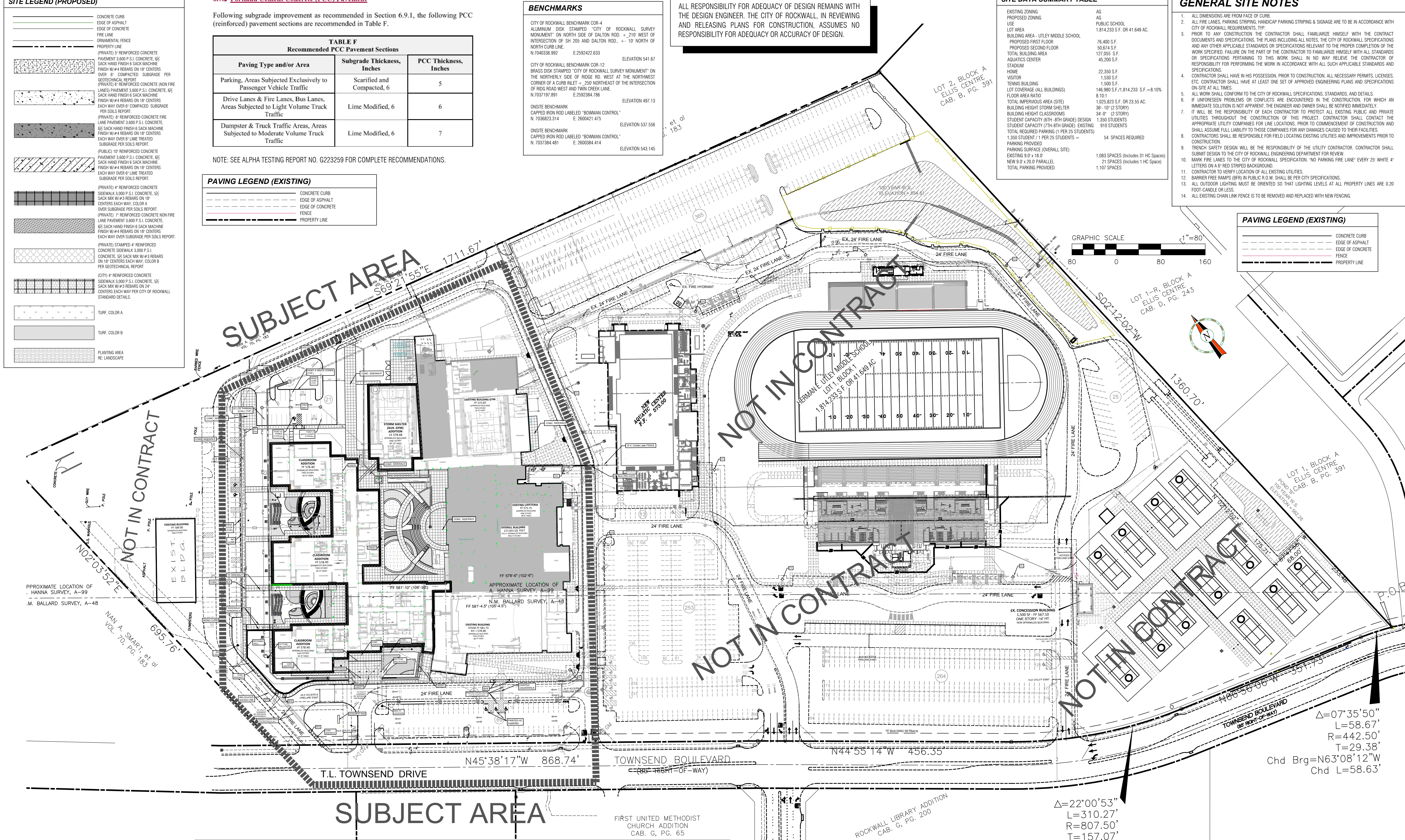
SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PUBLIC SCHOOL
LOT AREA	1,814,233 S.F. OR 41,649 AC.
BUILDING AREA - UTLEY MIDDLE SCHOOL	
PROPOSED FIRST FLOOR	76,400 S.F.
PROPOSED SECOND FLOOR	50,674 S.F.
TOTAL BUILDING AREA	127,075 S.F.
AQUATICS CENTER	45,200 S.F.
STADIUM	
HOME VISITOR	22,350 S.F.
STADIUM	1,530 S.F.
STADIUM	1,530 S.F.
LOT COVERAGE (ALL BUILDINGS)	146,980 S.F./1,814,233 S.F. = 8.10%
FLOOR AREA RATIO	8.10%
TOTAL IMPERVIOUS AREA (SITE)	1,025,823 S.F. OR 23.55 AC.
BUILDING HEIGHT STORM SHELTER	26'-10" (2 STORY)
BUILDING HEIGHT CLASSROOMS	34'-0" (2 STORY)
STUDENT CAPACITY (6TH-8TH GRADE)	1,350 STUDENTS
STUDENT CAPACITY (7TH-8TH GRADE)	910 STUDENTS
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	54 SPACES REQUIRED
1,350 STUDENT / 1 PER 25 STUDENTS =	54 SPACES REQUIRED
PARKING PROVIDED	
PARKING SURFACE (OVERALL SITE)	1,083 SPACES (Includes 31 HC Spaces)
EXISTING 9'0" X 18'0"	21 SPACES (Includes 1 HC Space)
NEW 9'0" X 20'0" PARALLEL	1,107 SPACES
TOTAL PARKING PROVIDED	

- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LINES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LINES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON 4" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 0.20 FOOT CANDLES OR LESS.
 - ALL EXISTING CHAIN LINK FENCE IS TO BE REMOVED AND REPLACED WITH NEW FENCING.

PAVING LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE



APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2024. WITNESS OUR HANDS, this ____ day of ____, 2024.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1
OUT OF THE
M.N. BALLARD SURVEY, ABSTRACT NO. 48
AND THE A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: WILLIAM SALEE

SURVEYOR: KMCE, Inc.
17774 PRESTON ROAD
DALLAS, TEXAS 75252
(817) 889-6500
CONTACT: ROBERT HANSEN

ENGINEER: GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUJO

CITY OF ROCKWALL CASE NO. SP2024-024

CORGAN
401 N. Houston St., Dallas, TX 75202
T: 214.748.2000

ISSUES

NO.	DATE	DESCRIPTION
1	05/17/24	90% CD SET

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON JUNE 17, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Date of issue: 06.17.2024

UTLEY MIDDLE SCHOOL PHASE 2
HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1 - 1,814,233 S.F. OR 41.649 AC
ZONED AGRICULTURE (aAG)
1201 T. L. Townsend DR., Rockwall, TX 75087

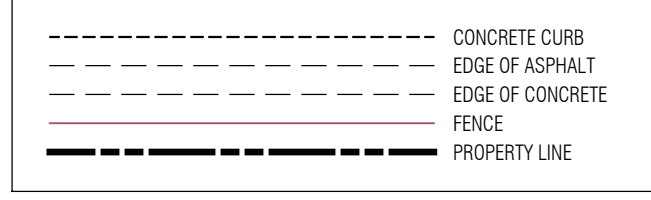
OVERALL CITY SITE PLAN

JOB 23035
DATE 06.17.2024
SHEET

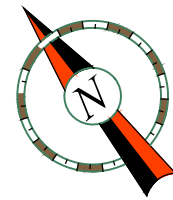
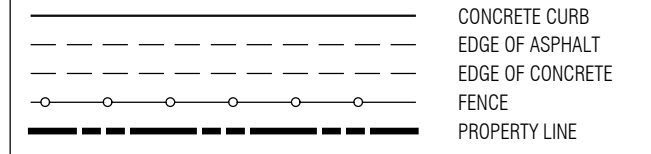
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NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

PAVING LEGEND (EXISTING)

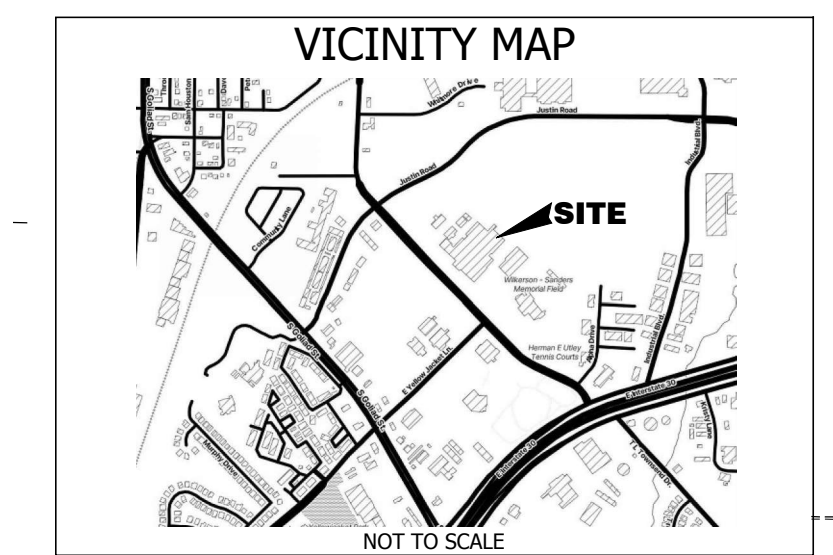
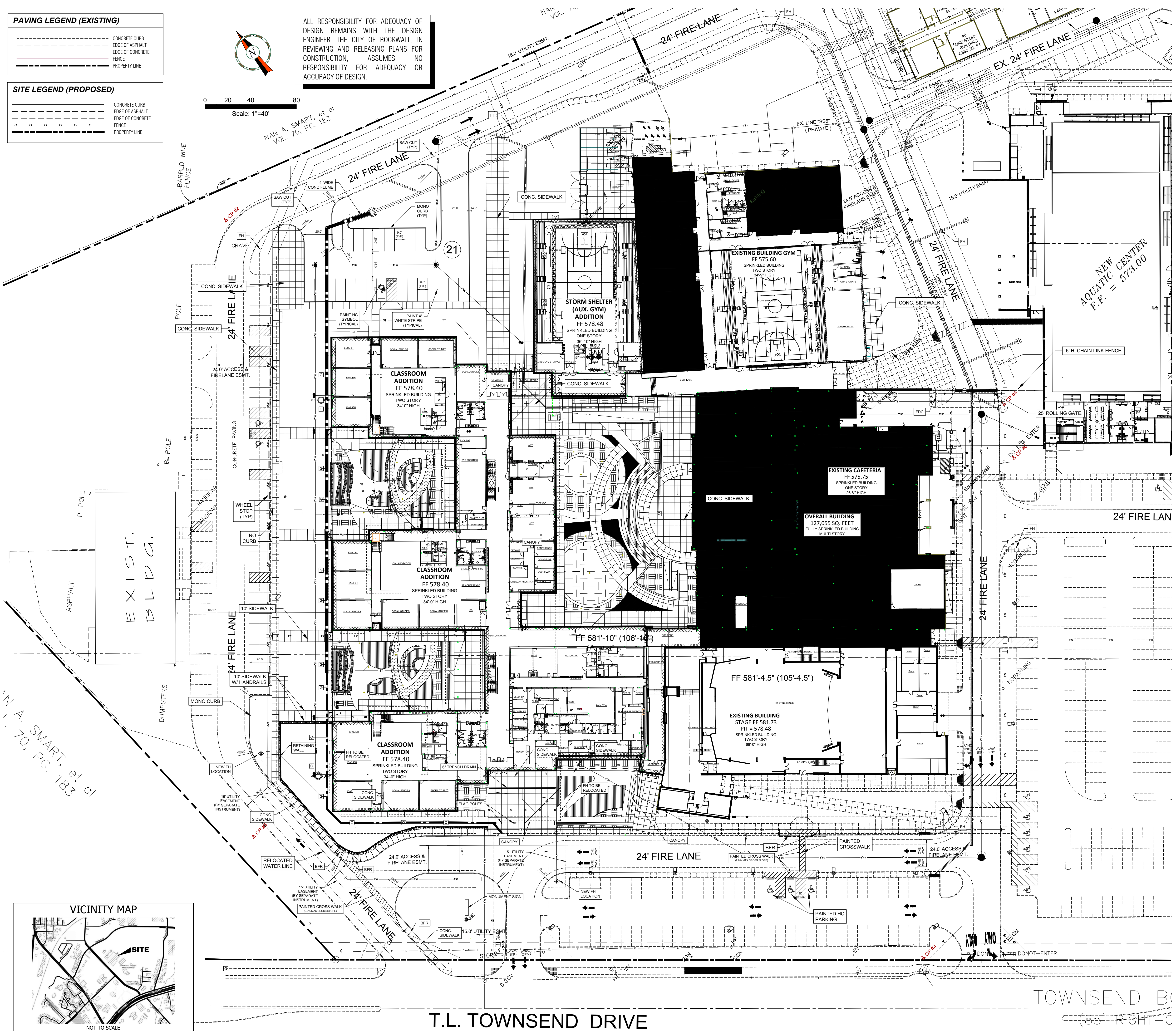


SITE LEGEND (PROPOSED)



Scale: 1"=40'

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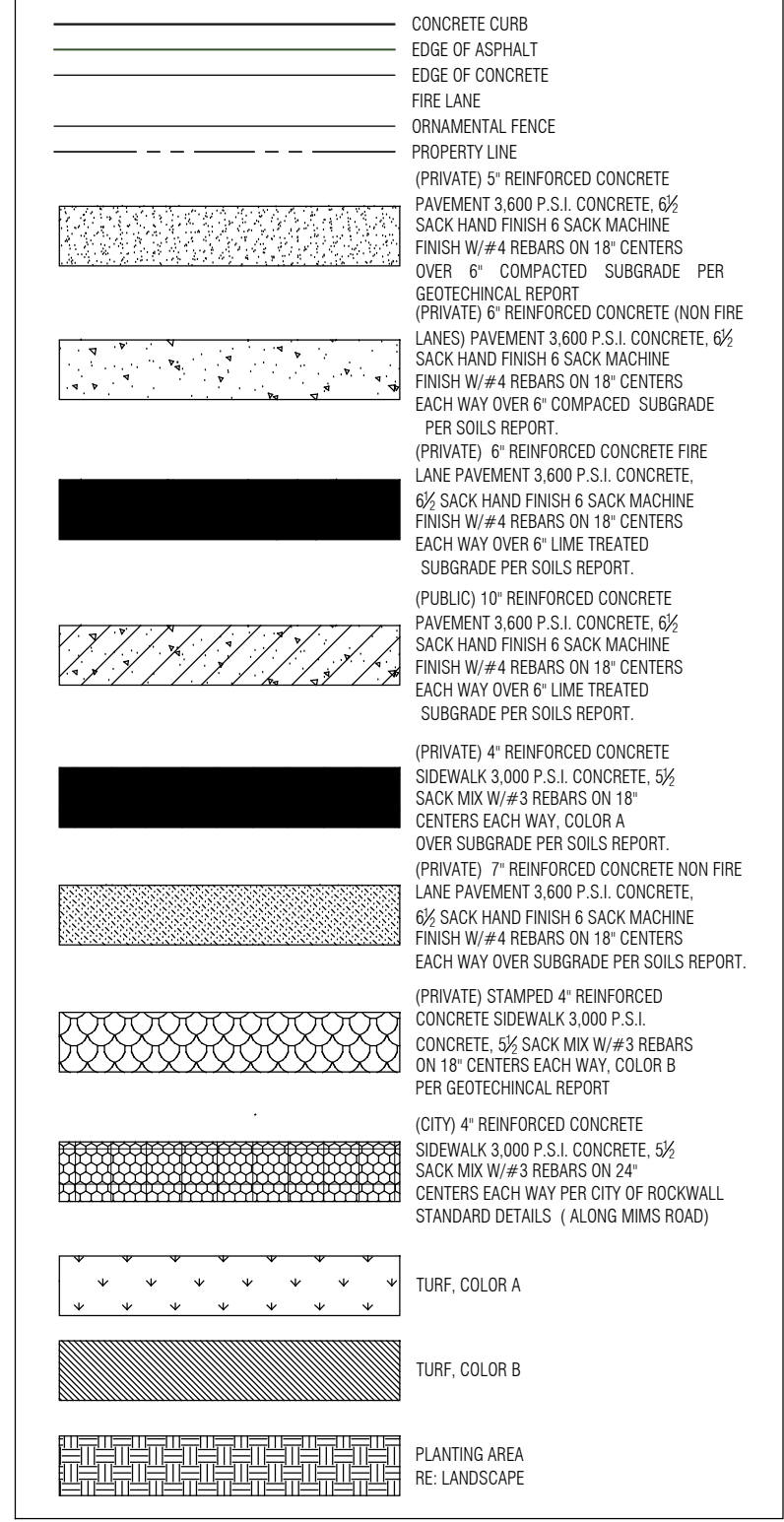


NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

GENERAL SITE NOTES

- 1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS...

SITE LEGEND (PROPOSED)



6.9.2 Portland Cement Concrete (PCC) Pavement

Following subgrade improvement as recommended in Section 6.9.1, the following PCC (reinforced) pavement sections are recommended in Table F.

Table F: Recommended PCC Pavement Sections. Columns: Paving Type and/or Area, Subgrade Thickness (Inches), PCC Thickness (Inches). Rows include Parking, Drive Lanes, and Dumpster areas.

NOTE: SEE ALPHA TESTING REPORT NO. G223259 FOR COMPLETE RECOMMENDATIONS.

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

HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1
OUT OF THE M.N. BALLARD SURVEY, ABSTRACT NO. 48 AND THE A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
SURVEYOR: KMCE, Inc.
ENGINEER: GLENN ENGINEERING CORP.

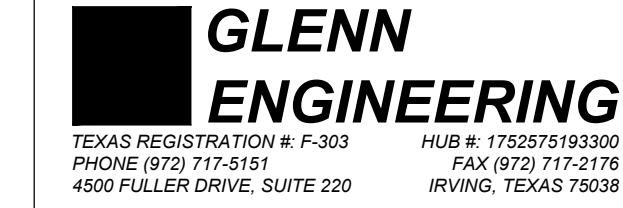


CORGAN
401 N. Houston St., Dallas, TX 75202
T: 214.748.2000

ISSUES

Table with 3 columns: Issue Number, Date, and Status. Row 1: 1, 05/17/24, 90% CD SET

REVISIONS



TEXAS REGISTRATION # F-303 HUB # 173257193000
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

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Date of issue: 06.17.2024

UTLEY MIDDLE SCHOOL PHASE 2
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ZONED AGRICULTURE (aAG)
1201 T. L. Townsend Dr., Rockwall, TX 75087

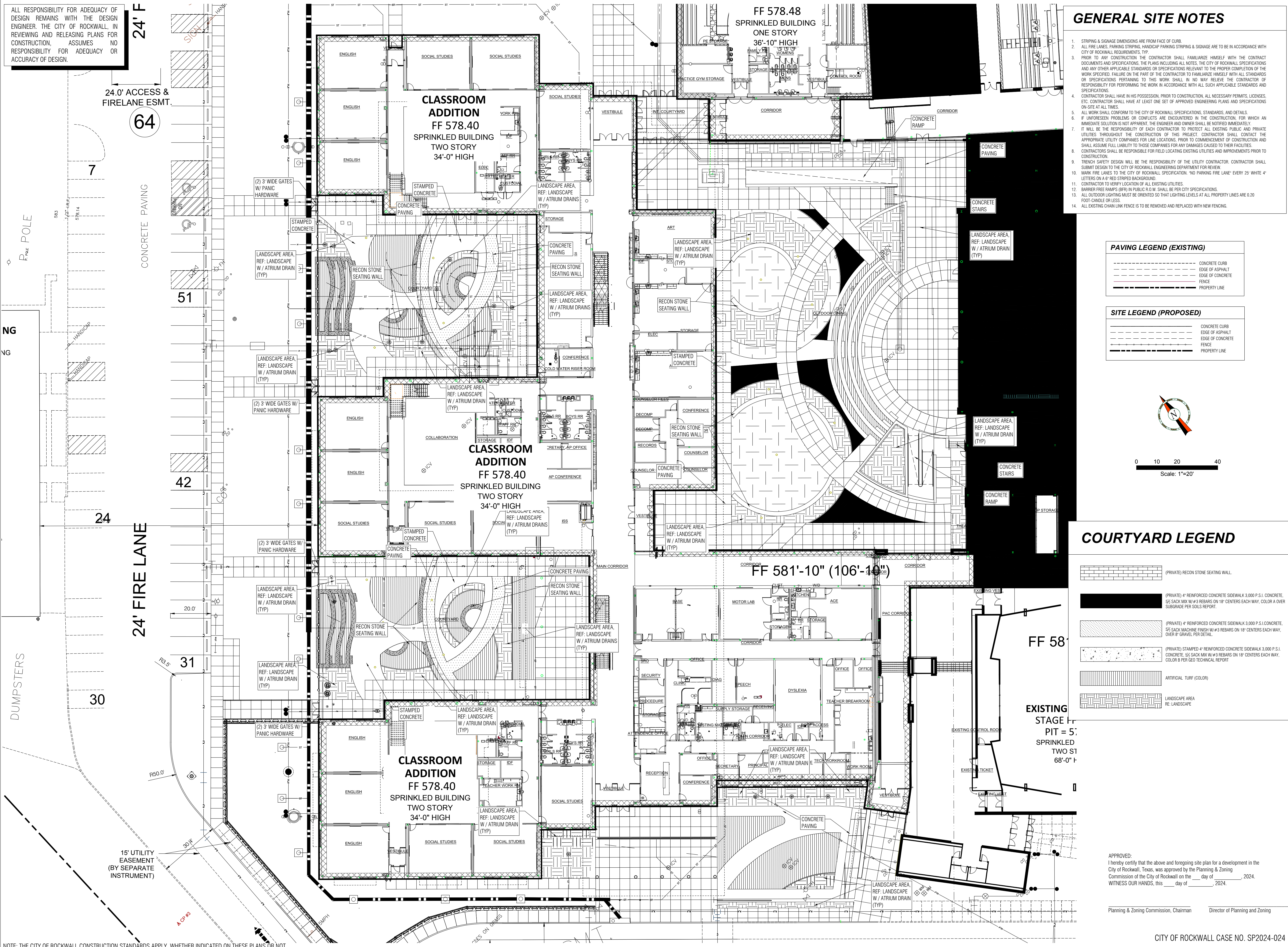
DETAILED SITE PLAN

JOB 23035
DATE 06.17.2024
SHEET

C03.01

CITY OF ROCKWALL CASE NO. SP2024-024

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.



GENERAL SITE NOTES

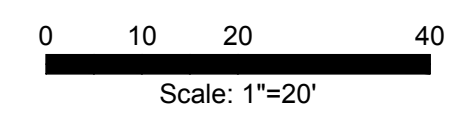
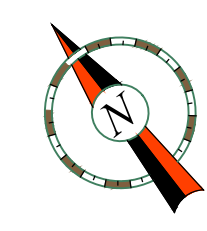
- STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
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- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
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- IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
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- MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
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- BARRIER FREE RAMP (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
- ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 0.20 FOOT-CANDLE OR LESS.
- ALL EXISTING CHAIN LINK FENCE IS TO BE REMOVED AND REPLACED WITH NEW FENCING.

PAVING LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE



COURTYARD LEGEND

- (PRIVATE) RECON STONE SEATING WALL
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR A OVER SUBGRADE PER SOILS REPORT.
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- ARTIFICIAL TURF (COLOR)
- LANDSCAPE AREA RE: LANDSCAPE

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

Planning & Zoning Commission, Chairman Director of Planning and Zoning

CORGAN
CORGAN
401 N. Houston St., Dallas, TX 75202
T: 214.748.2000

ISSUES

1	05/17/24	90% CD SET
---	----------	------------

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON JUNE 17, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Date of issue:
06.17.2024

UTLEY MIDDLE SCHOOL PHASE 2
HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1 - 1,814,233 S.F. OR 41.649 AC
ZONED AGRICULTURE (aAG)
1201 T. L. Townsend DR., Rockwall, TX 75087

SITE PLAN - COURTYARD

JOB 23035
DATE 06.17.2024
SHEET

C03.02

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

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LANDSCAPE AREA, REF: LANDSCAPE W / ATRIUM DRAIN (TYP)

LANDSCAPE AREA, REF: LANDSCAPE W / ATRIUM DRAIN (TYP)

REF: LANDSCAPE W / ATRIUM DRAINS (TYP)

LANDSCAPE AREA, REF: LANDSCAPE W / ATRIUM DRAIN (TYP)

LANDSCAPE AREA, REF: LANDSCAPE W / ATRIUM DRAIN (TYP)

GENERAL SITE NOTES

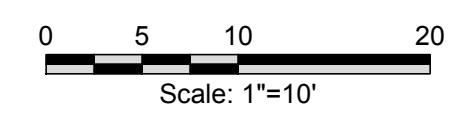
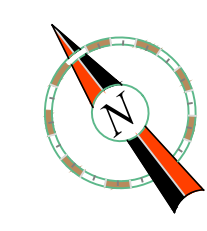
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- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

SITE LEGEND (PROPOSED)

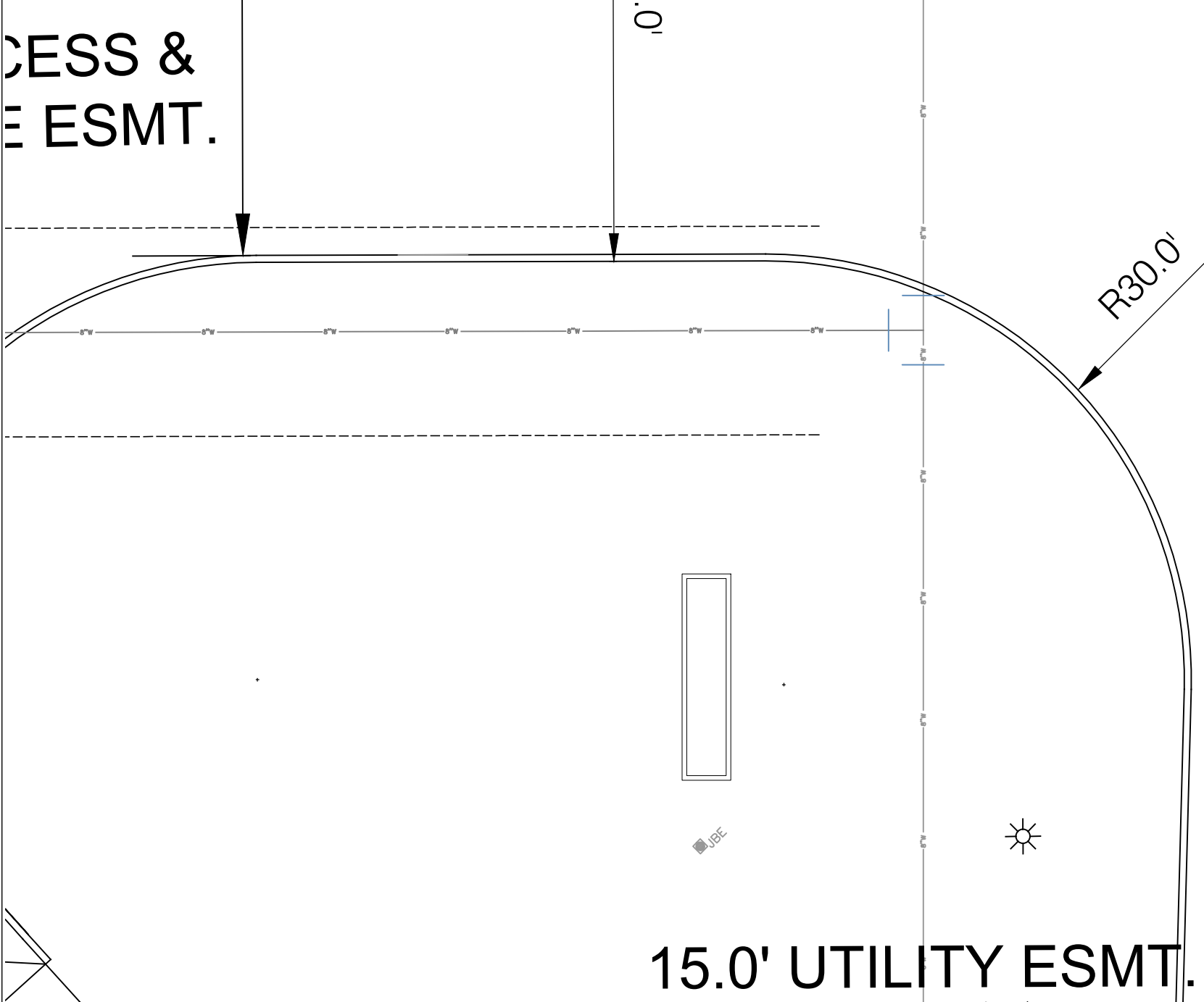
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24' FIRE LANE



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CORGAN
CORGAN
401 N. Houston St., Dallas, TX 75202
T: 214.748.2000

ISSUES		
1	05/17/24	90% CD SET
REVISIONS		

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 175257519300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

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HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1 - 1,814,233 S.F. OR 41,649 AC
ZONED AGRICULTURE (aAG)
1201 T. L. Townsend DR., Rockwall, TX 75087

SITE PLAN - COURTYARD ENTRY

APPROVED:
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WITNESS OUR HANDS, this ___ day of ___, 2024.

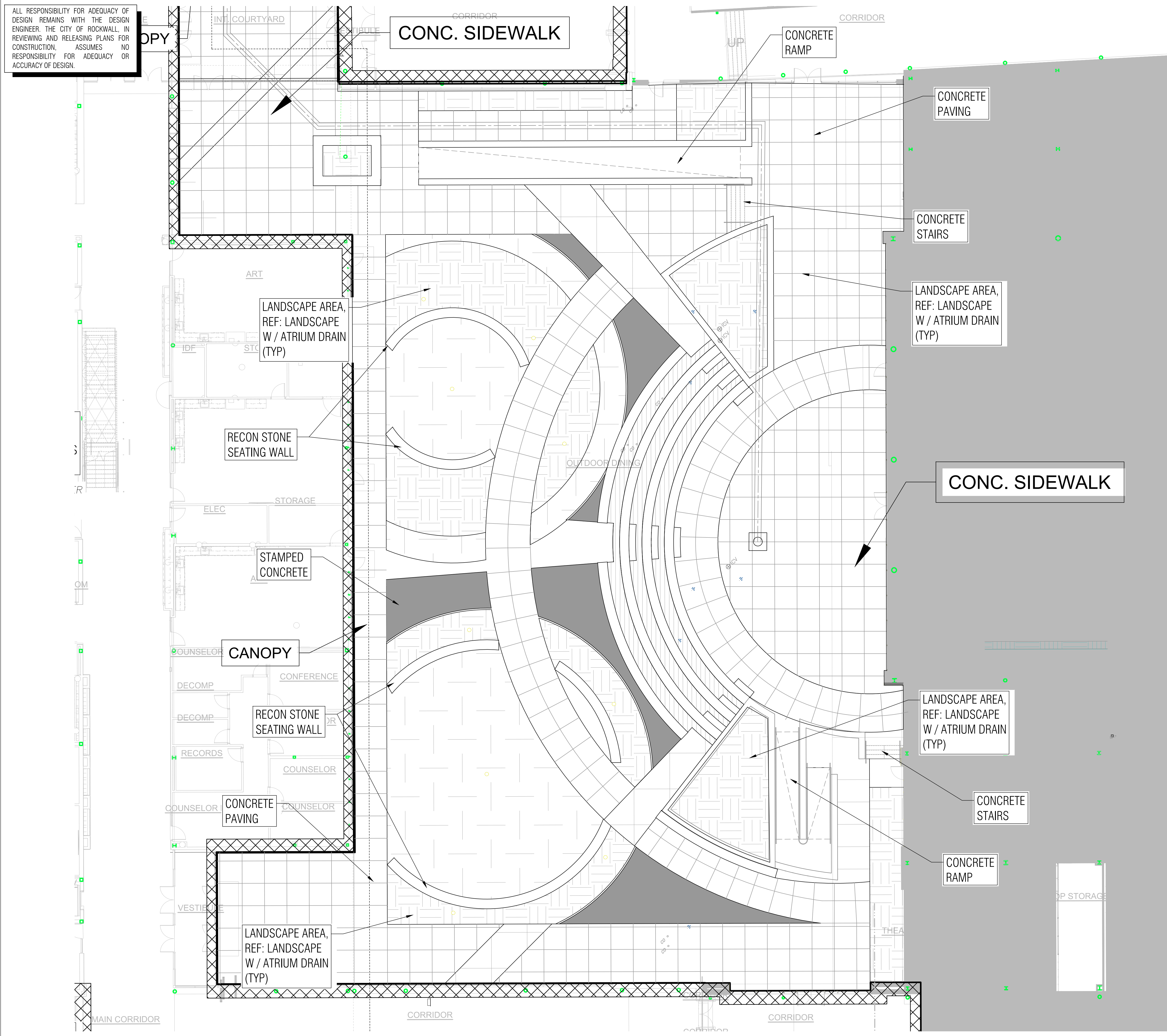
Planning & Zoning Commission, Chairman Director of Planning and Zoning

JOB 23035
DATE 06.17.2024
SHEET

C03.03

CITY OF ROCKWALL CASE NO. SP2024-024

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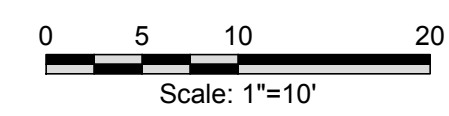
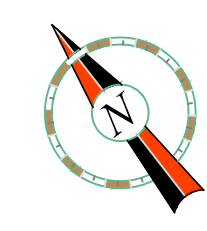


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COURTYARD LEGEND

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	ARTIFICIAL TURF (COLOR)
	LANDSCAPE AREA RE: LANDSCAPE

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CORGAN
CORGAN
401 N. Houston St., Dallas, TX 75202
T: 214.748.2000

ISSUES		
1	05/17/24	90% CD SET
REVISIONS		

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

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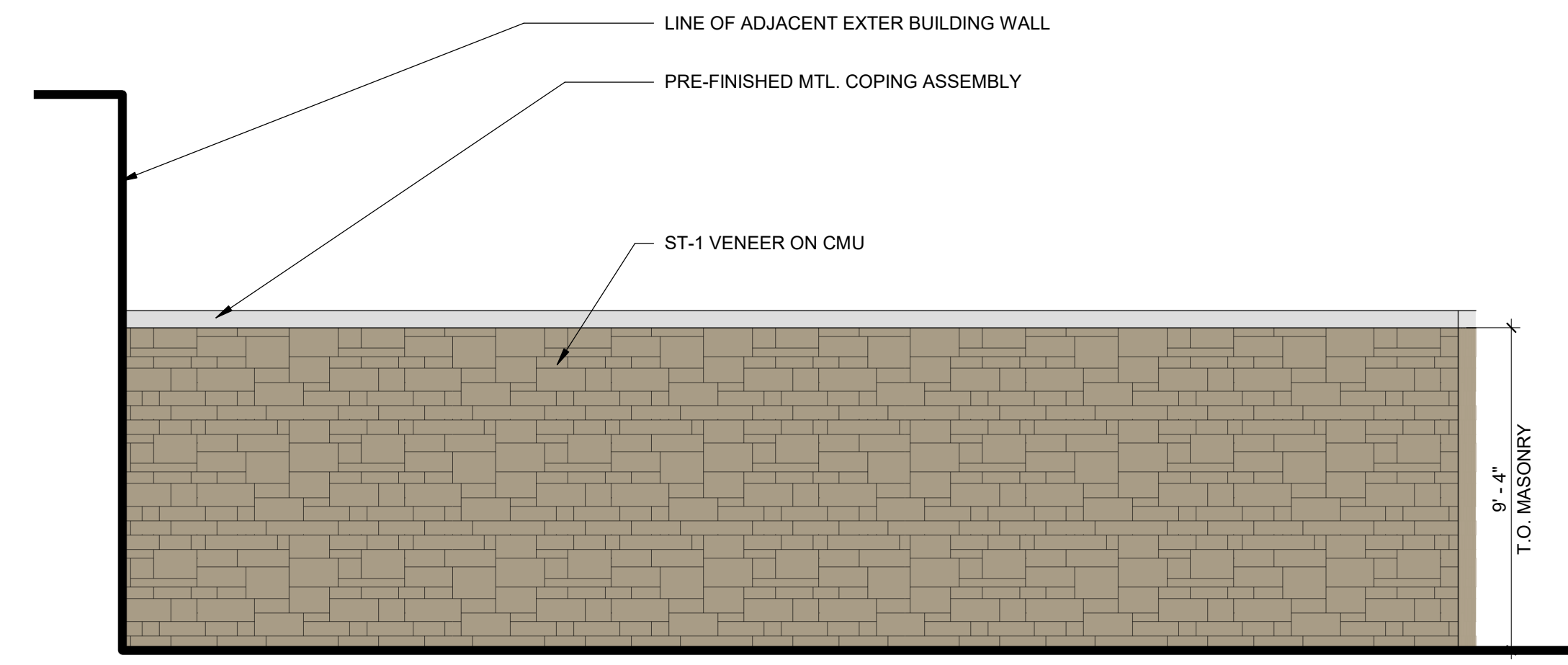
SITE PLAN -
COURTYARD

JOB 23035
DATE 06.17.2024
SHEET

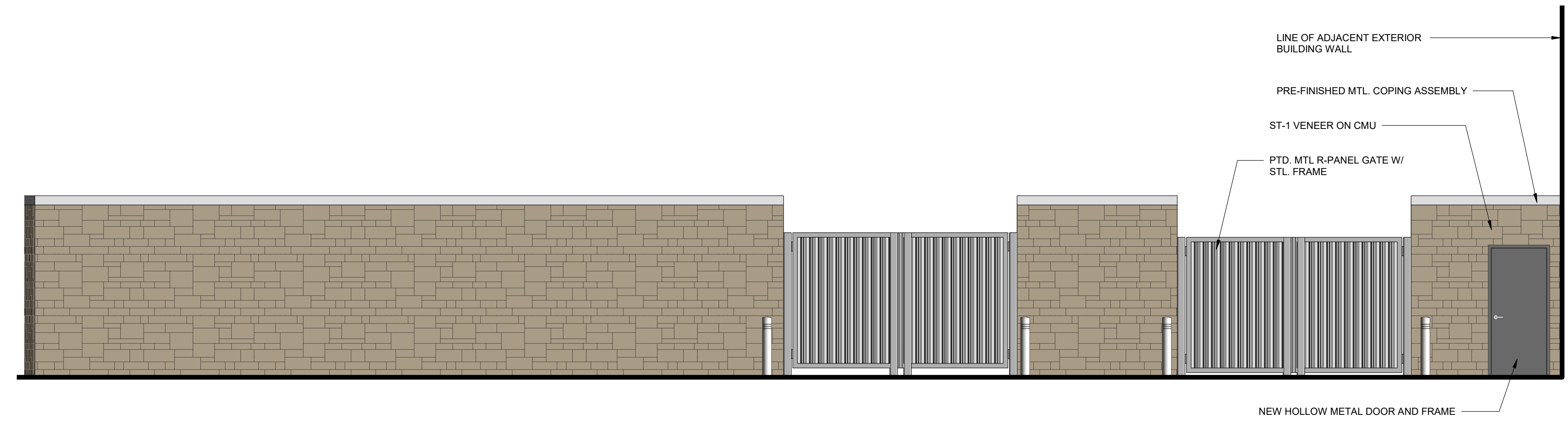
C03.04

CITY OF ROCKWALL CASE NO. SP2024-024

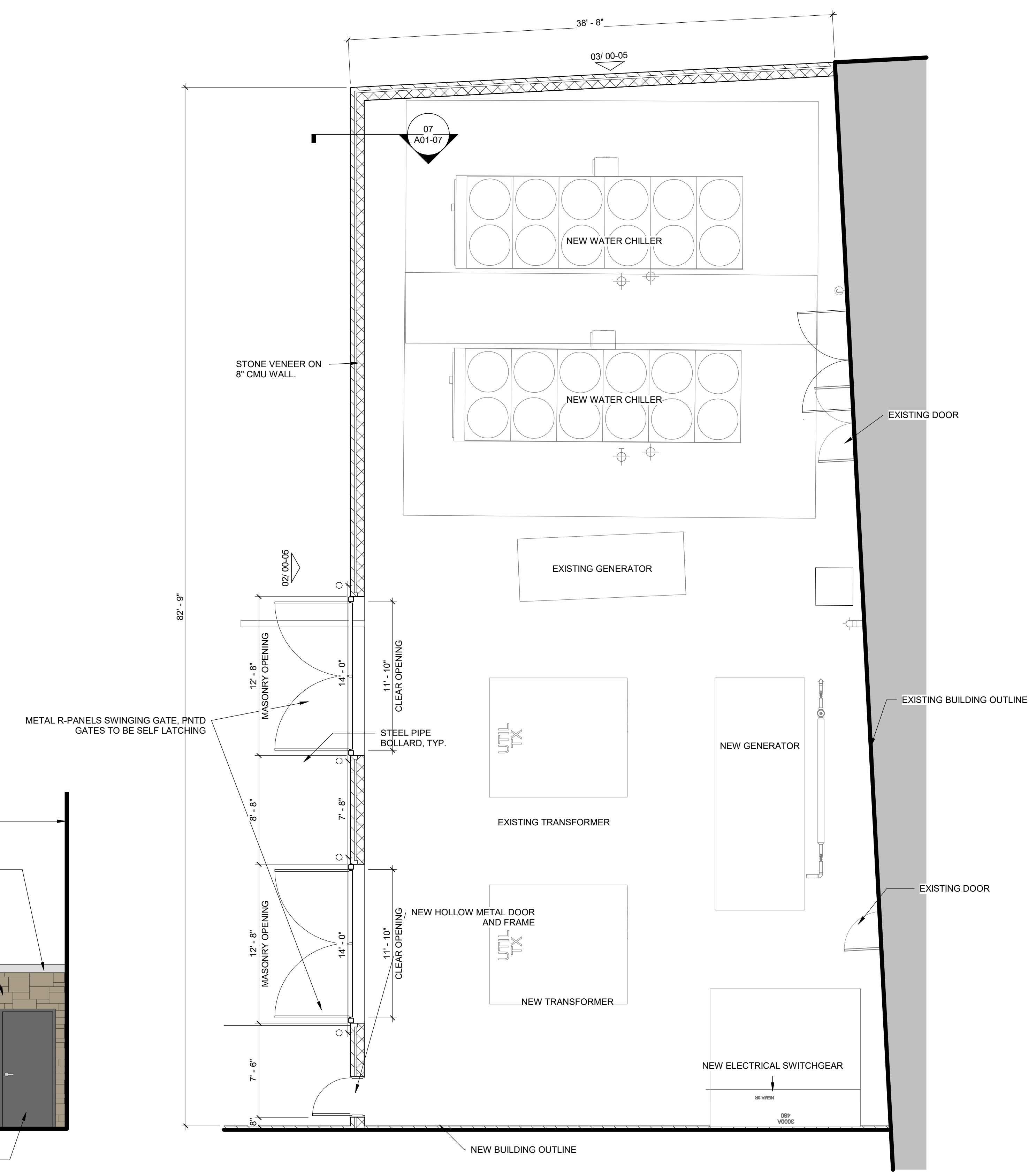
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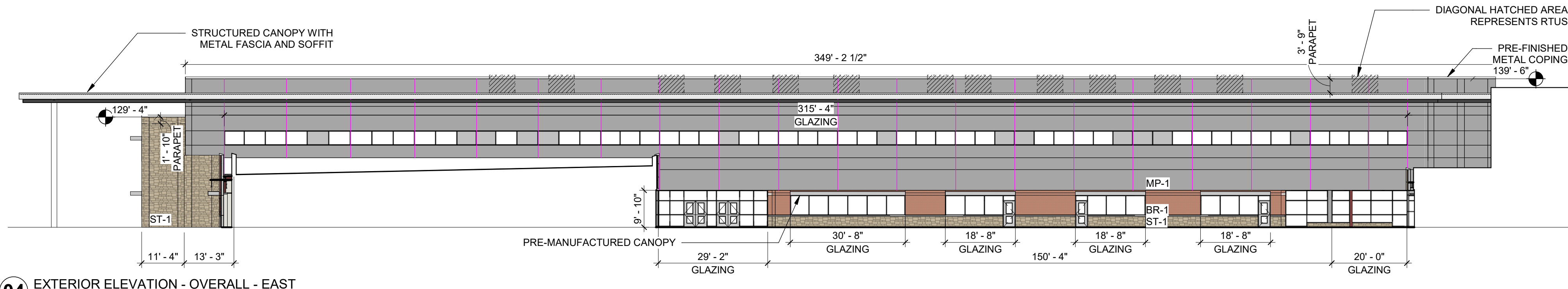
03 ELEVATION - NORTH TRANSFORMER YARD
1/4" = 1'-0"



02 ELEVATION - WEST TRANSFORMER YARD
1/4" = 1'-0"

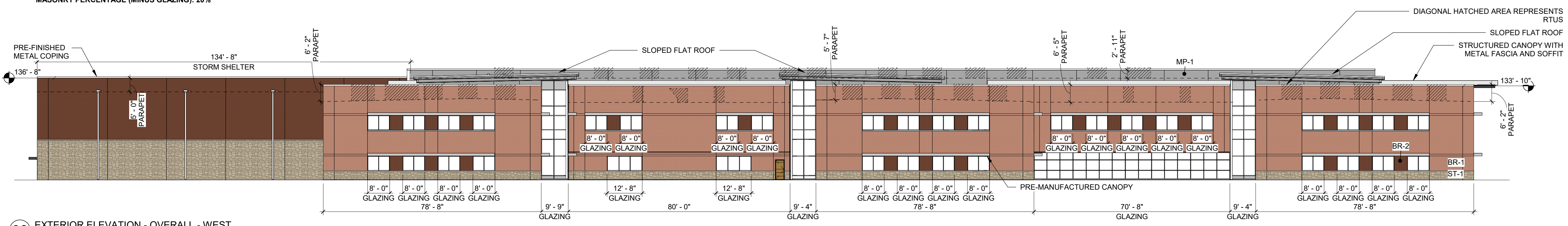


01 SITE ENLARGED PLAN - TRANSFORMER YARD
3/16" = 1'-0"



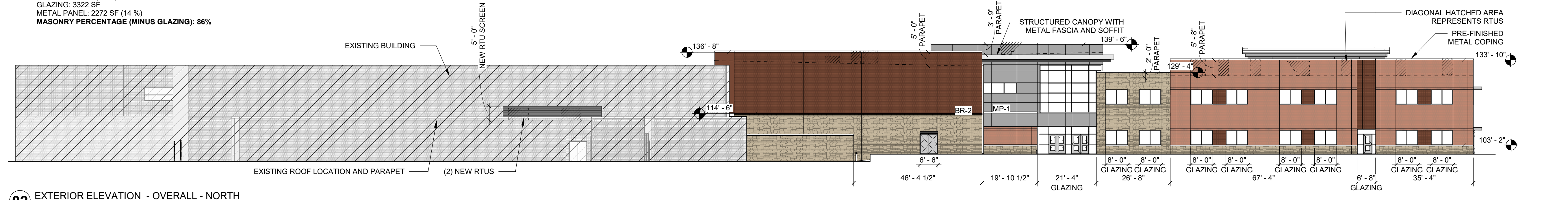
04 EXTERIOR ELEVATION - OVERALL - EAST
1" = 20'-0"

NEW ADDITION:
TOTAL FACADE SQUARE FOOTAGE: 12,136 SF
TOTAL FACADE SQUARE FOOTAGE MINUS GLAZING: 9795 SF
BRICK: 934 SF (10%)
STONE: 969 SF (10%)
GLAZING: 2341 SF
METAL PANEL: 7892 SF (81%)
MASONRY PERCENTAGE (MINUS GLAZING): 20%



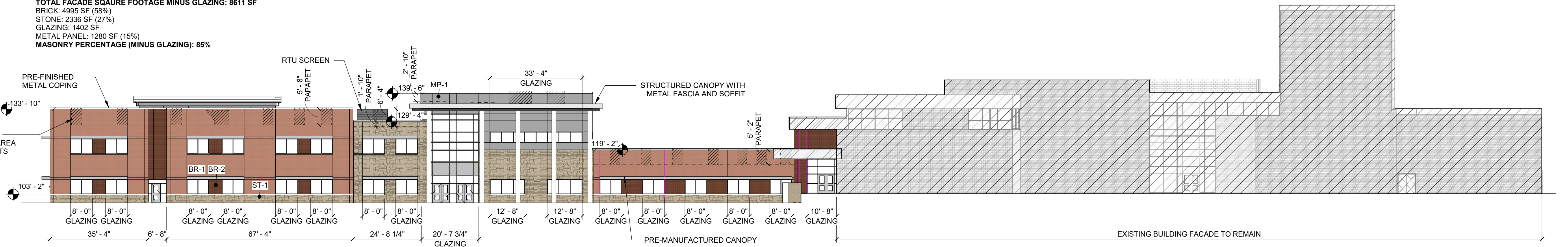
03 EXTERIOR ELEVATION - OVERALL - WEST
1" = 20'-0"

NEW ADDITION:
TOTAL FACADE SQUARE FOOTAGE: 19,737 SF
TOTAL FACADE SQUARE FOOTAGE MINUS GLAZING: 16,415 SF
BRICK: 11,686 SF (72%)
STONE: 2457 SF (15%)
GLAZING: 3322 SF
METAL PANEL: 2272 SF (14%)
MASONRY PERCENTAGE (MINUS GLAZING): 86%



02 EXTERIOR ELEVATION - OVERALL - NORTH
1" = 20'-0"

NEW ADDITION:
TOTAL FACADE SQUARE FOOTAGE: 10,013 SF
TOTAL FACADE SQUARE FOOTAGE MINUS GLAZING: 8611 SF
BRICK: 4999 SF (58%)
STONE: 2336 SF (27%)
GLAZING: 1402 SF
METAL PANEL: 1280 SF (15%)
MASONRY PERCENTAGE (MINUS GLAZING): 85%



01 EXTERIOR ELEVATION - OVERALL - T.L. TOWNSEND DRIVE (SOUTH ELEVATION)
1" = 20'-0"

NEW ADDITION:
TOTAL FACADE SQUARE FOOTAGE: 8541 SF
TOTAL FACADE SQUARE FOOTAGE MINUS GLAZING: 6496 SF
BRICK: 3759 SF (58%)
STONE: 1850 SF (28%)
GLAZING: 2045 SF
METAL PANEL: 887 SF (14%)
MASONRY PERCENTAGE (MINUS GLAZING): 86%

EXT. MATERIALS LEGEND		

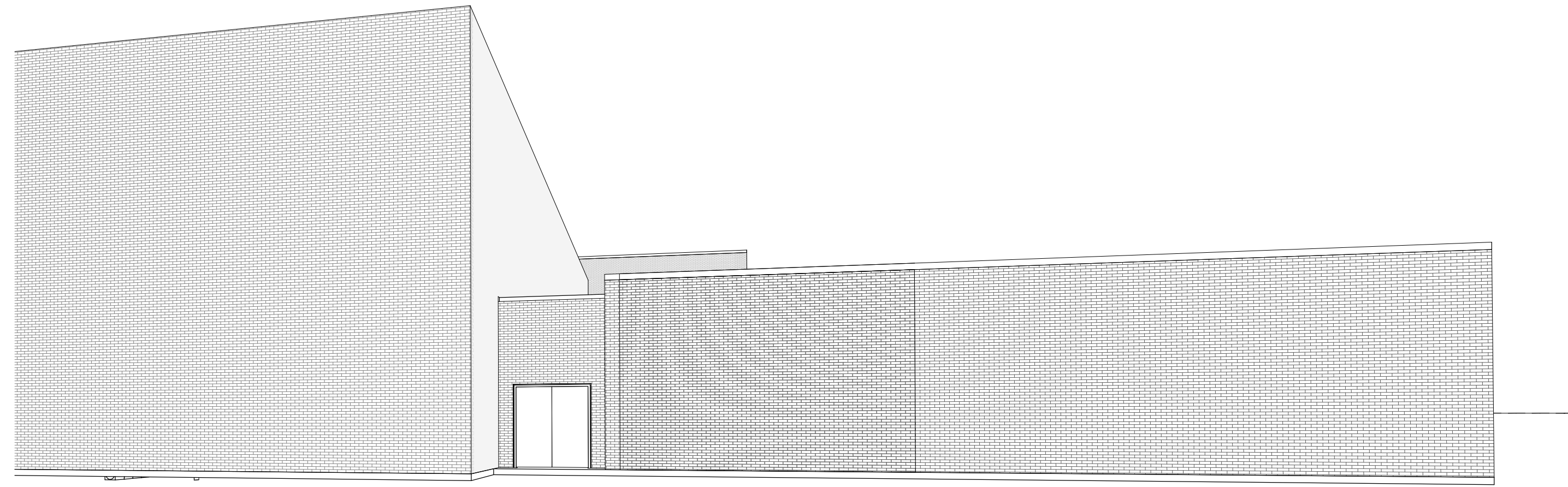


EXTERIOR ELEVATIONS UTLEY MIDDLE SCHOOL

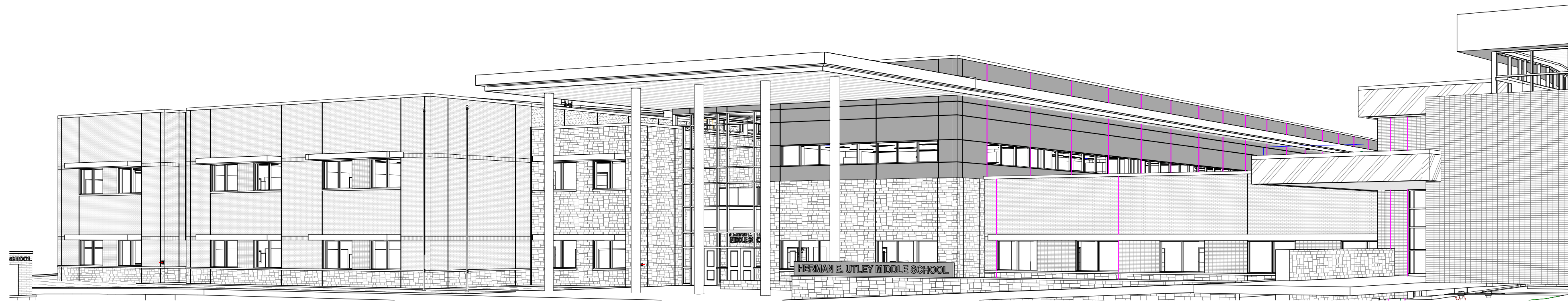
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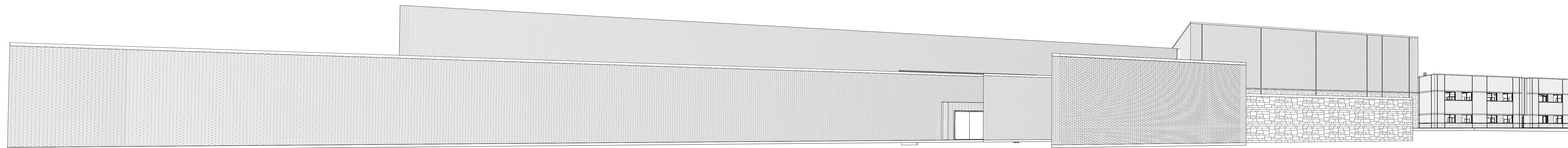
CITY OF ROCKWALL CASE NO. SP2024-024



03 3D RTU VIEW - NORTHEAST
N.T.S.



02 3D RTU VIEW - TL TOWNSEND DRIVE
N.T.S.



01 3D RTU VIEW - NORTH
N.T.S.



RTU 3D VIEWS - UTLEY MIDDLE SCHOOL

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning



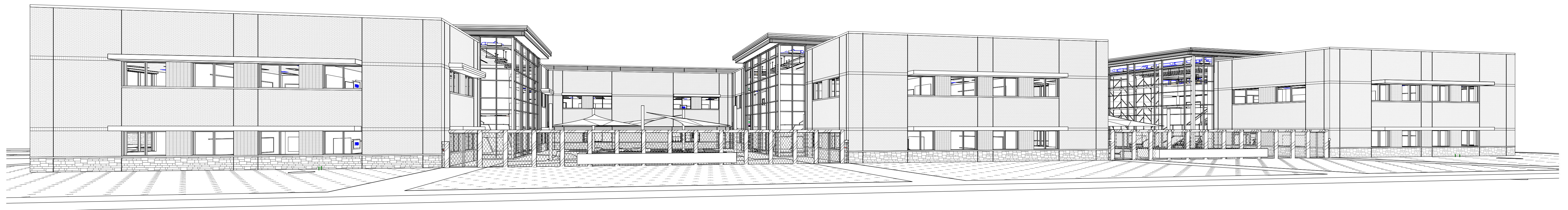
CITY OF ROCKWALL CASE NO. SP2024-024



03 3D RTU VIEW - SOUTHWEST
N.T.S.



02 3D RTU VIEW - NORTHWEST
N.T.S.



01 3D RTU VIEW - WEST
N.T.S.

RTU 3D VIEWS - UTLEY MIDDLE SCHOOL



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Planning & Zoning Commission, Chairman

Director of Planning and Zoning



CITY OF ROCKWALL CASE NO. SP2024-024

UTLEY MIDDLE SCHOOL - EXTERIOR MATERIALS

EXTERIOR - 1201 T L TOWNSEND DR., ROCKWALL, TX



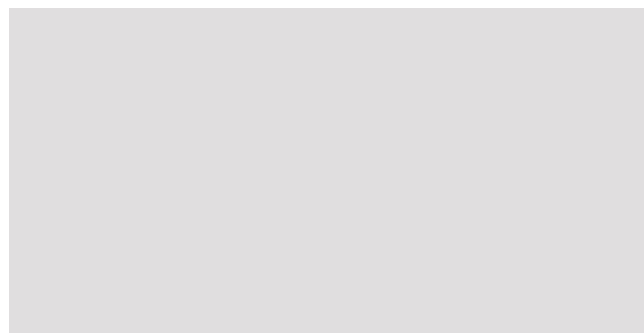
BR-1 FIELD BRICK



BR-2 ACCENT BRICK



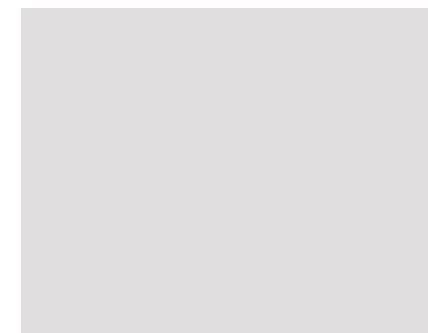
GL-1 INSULATED EXTERIOR GLAZING UNIT



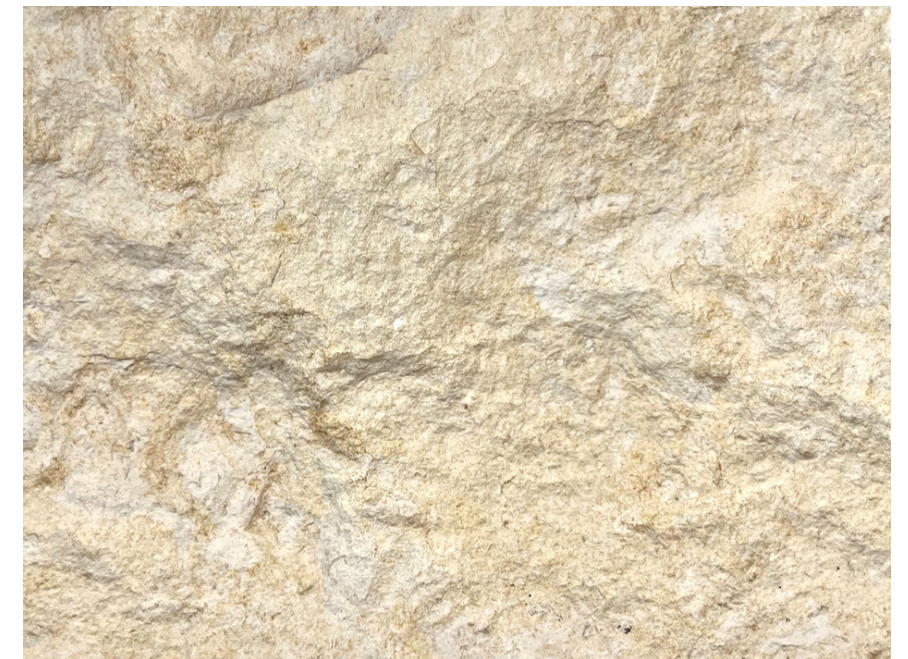
AL-1 STOREFRONT ALUMINUM



MP-1 METAL PANEL



MP-2 METAL PANEL



ST-1 STONE

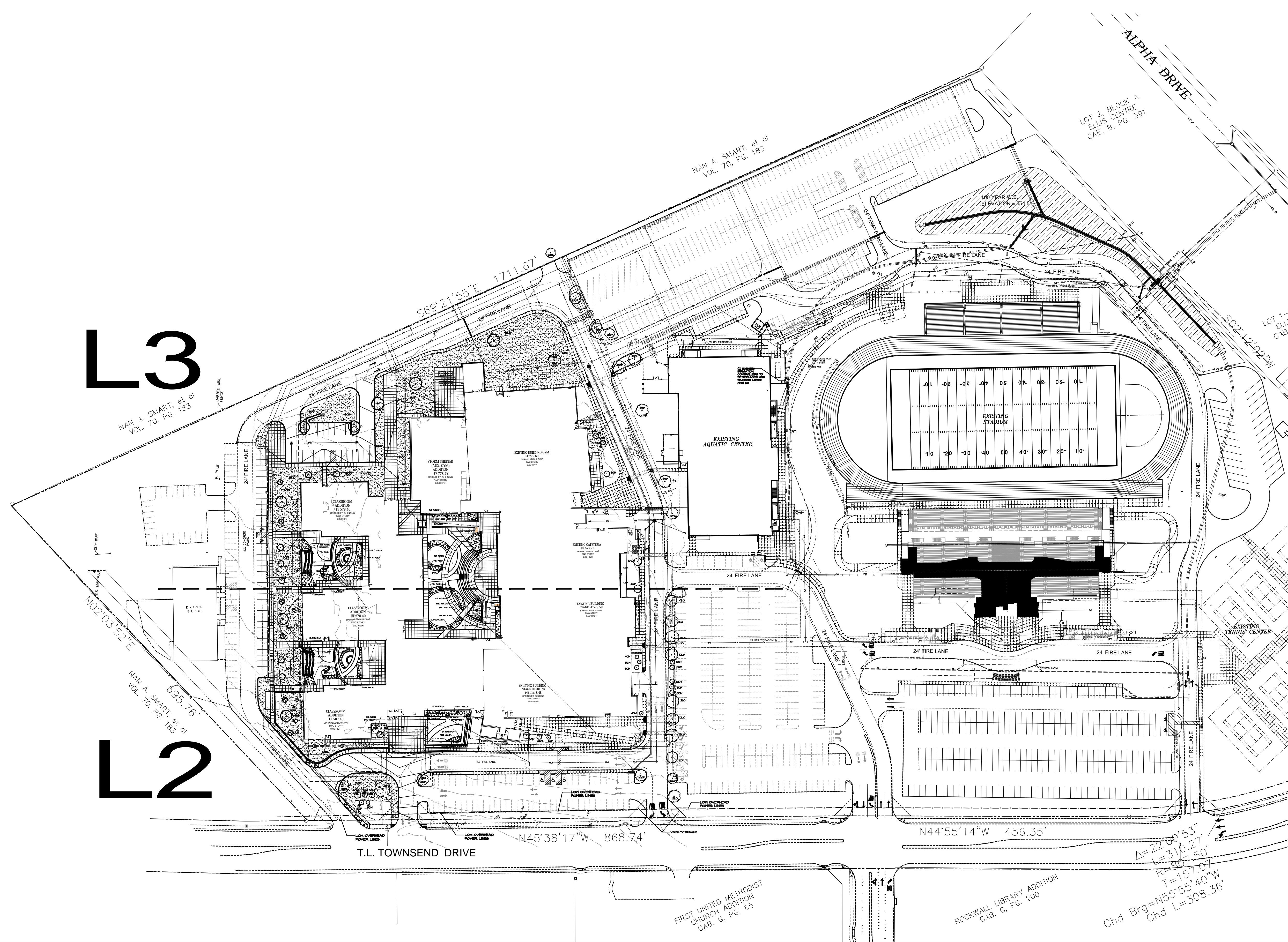
UTLEY MIDDLE SCHOOL - EXTERIOR MATERIALS

EXTERIOR - 1201 T L TOWNSEND DR., ROCKWALL, TX

FINISH CODE	DESCRIPTION	MANUFACTURER	COLOR
BR-1	BRICK	ACME BRICK	BURNT PUMPKIN
BR-2	BRICK	ACME BRICK	VILLAGE
ST-1	STONE	BLACKSON BRICK CO.	5TH AVE SPLITFACE
GL-1	INSULATED GLAZING UNIT	VITRO	SOLARBAN 90 + CLEAR
MP-1	METAL PANEL	ALUCOBOND	BEACHSTONE GRAY METALLIC
MP-2	METAL PANEL	ALUCOBOND	CLEAR ANODIZED
AL-1	ANODIZED ALUMINUM STOREFRONT	KAWNEER	CLEAR
SC-1*	STUCCO		COLOR TO MATCH BR-1

* LOCATION USED: ROOF PARAPETS. LOCATIONS NOT VISIBLE FROM PROPERTY LINE





SITE DATA SUMMARY TABLE	
EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PUBLIC SCHOOL
LOT AREA	1,814,233 S.F. OR 41.649 AC.
BUILDING AREA - UTLEY MIDDLE SCHOOL	
PROPOSED FIRST FLOOR	76,400 S.F.
PROPOSED SECOND FLOOR	50,674 S.F.
TOTAL BUILDING AREA	127,075 S.F.
AQUATICS CENTER	45,200 S.F.
STADIUM	
HOME	22,350 S.F.
VISITOR	1,530 S.F.
TENNIS BUILDING	1,500 S.F.
LOT COVERAGE (ALL BUILDINGS)	146,980 S.F./1,814,233 S.F. = 8.10%
FLOOR AREA RATIO	8.10
TOTAL IMPERVIOUS AREA (SITE)	1,025,823 S.F. OR 23.55 AC.
BUILDING HEIGHT STORM SHELTER	36'-10" (2 STORY)
BUILDING HEIGHT CLASSROOMS	34'-0" (2 STORY)
STUDENT CAPACITY (6TH-8TH GRADE) DESIGN	1,350 STUDENTS
STUDENT CAPACITY (7TH-8TH GRADE) EXISTING	910 STUDENTS
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	
1,350 STUDENT / 1 PER 25 STUDENTS =	54 SPACES REQUIRED
PARKING PROVIDED	
PARKING SURFACE (OVERALL SITE)	
EXISTING 9.0' x 18.0'	1,083 SPACES (Includes 31 HC Spaces)
NEW 10.0' x 20.0' PARALLEL	18 SPACES (Includes 1 HC Space)
TOTAL PARKING PROVIDED	1,101 SPACES

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD/HYDRO PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

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REVISIONS	

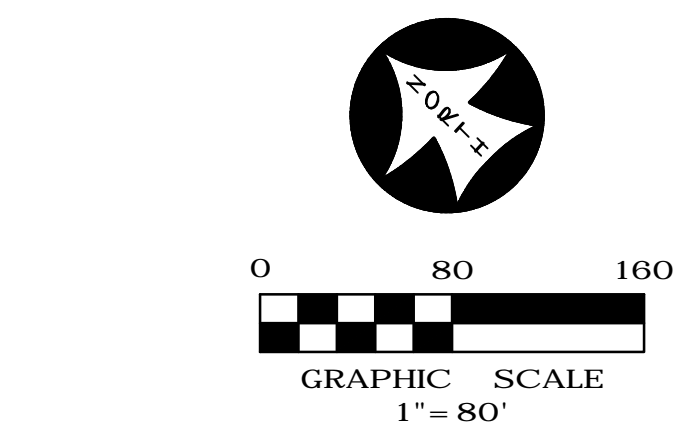
THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC

11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

L3

L2



HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1
OUT OF THE
M.N. BALLARD SURVEY, ABSTRACT NO. 48
AND THE A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2024.
WITNESS OUR HANDS, this ____ day of ____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: WILLIAM SALEE

SURVEYOR: RMCE, Inc.
17774 PRESTON ROAD
DALLAS, TEXAS 75252
(817) 889-6500
CONTACT: ROBERT HANSEN

ENGINEER: GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMOUR

JOB 23035
DATE 06.17.2024
SHEET

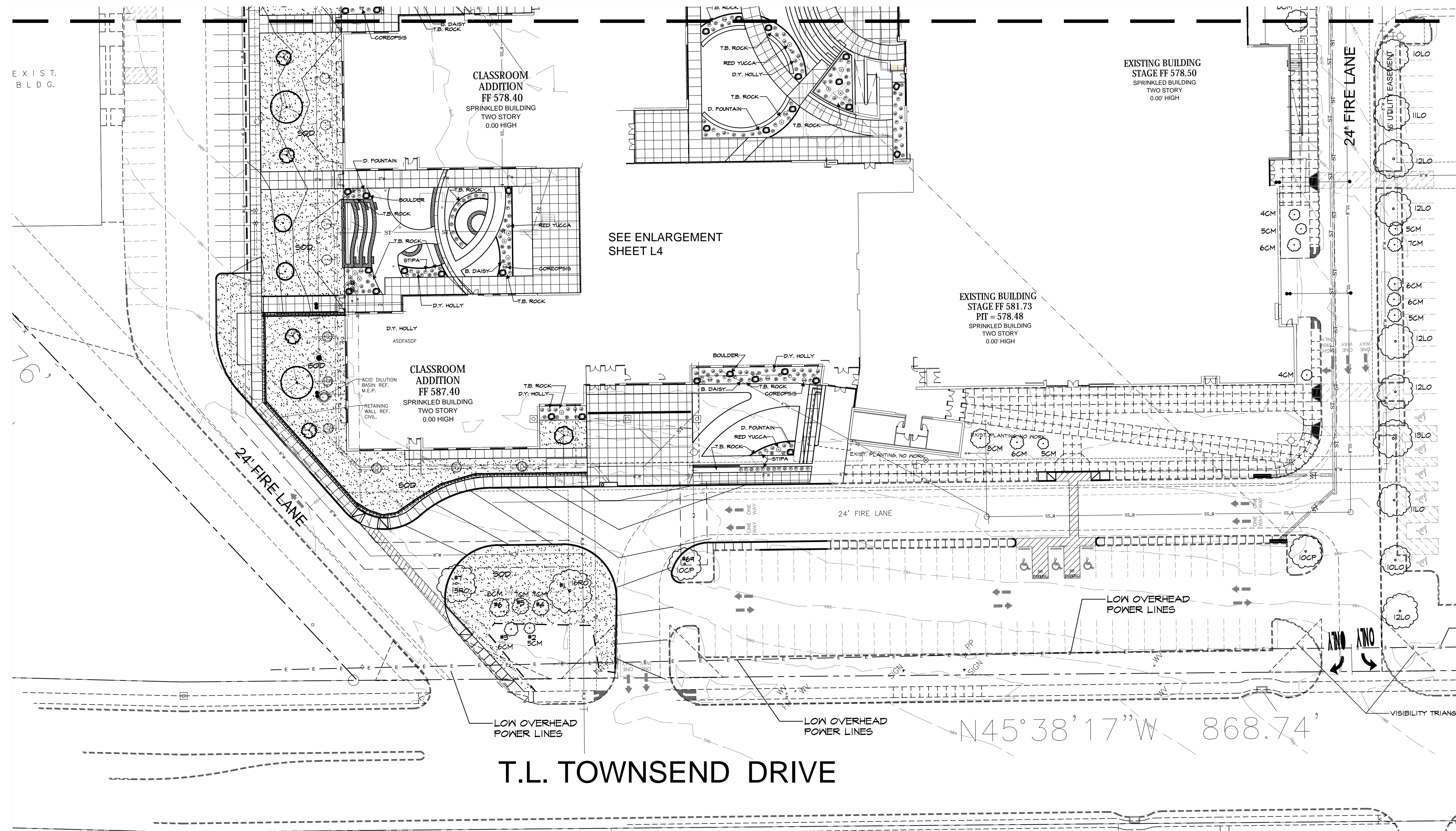
CITY OF ROCKWALL CASE NO. SP2024-024

L 1

UTLEY MIDDLE SCHOOL
PHASE 2

1201 T L Townsend Dr., Rockwall, TX 75087

MATCHLINE SEE SHEET L3



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ISSUES

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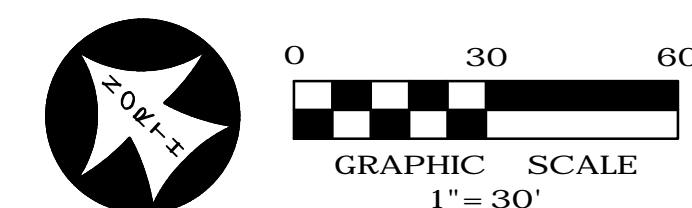
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**UTLEY MIDDLE SCHOOL
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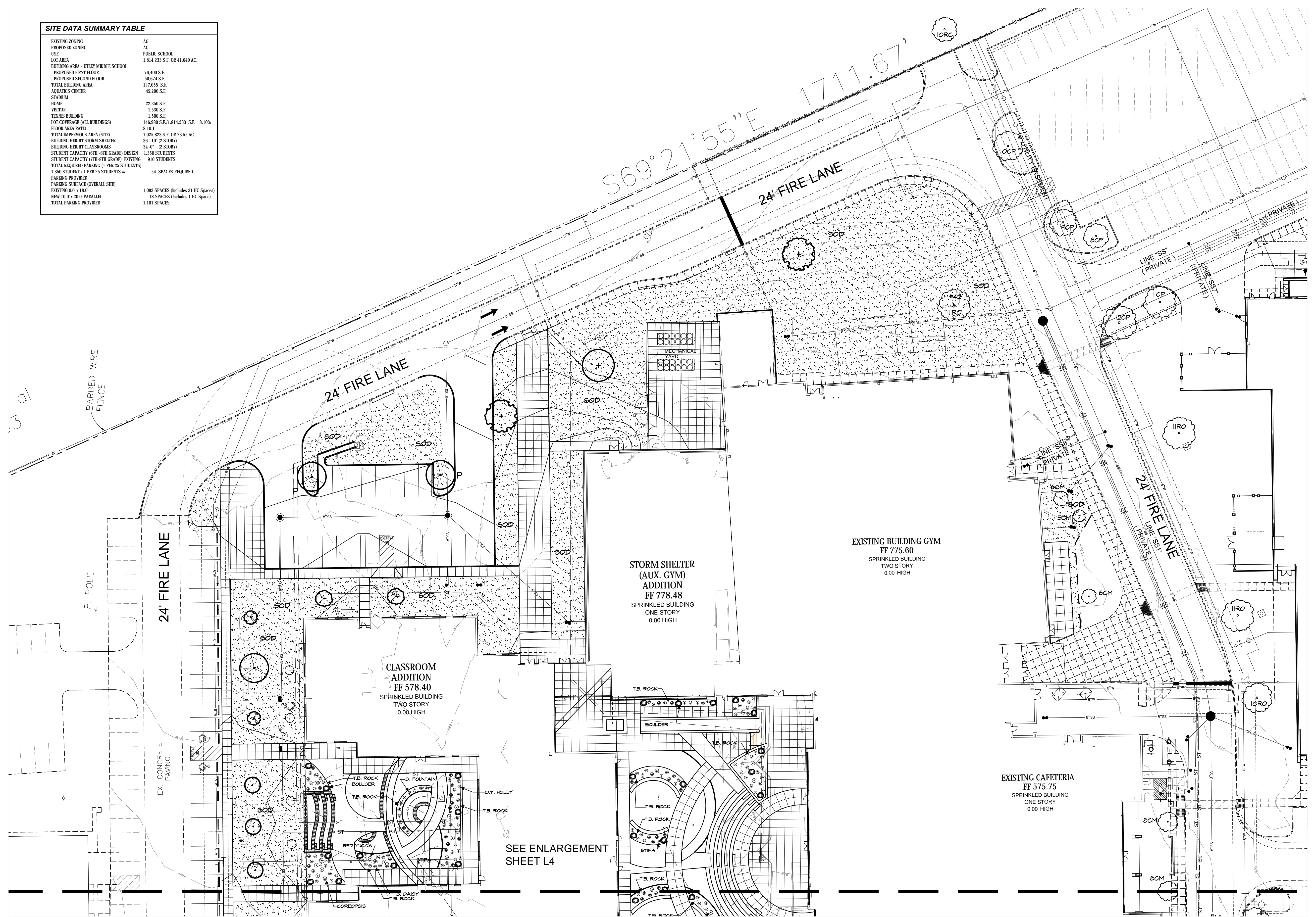
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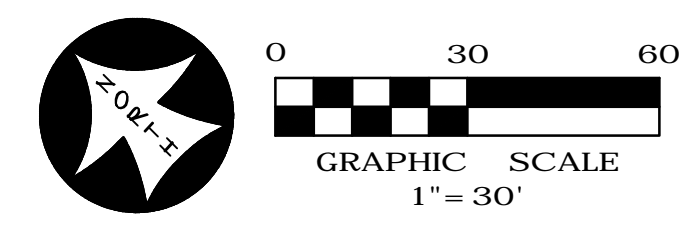
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MATCHLINE SEE SHEET L2



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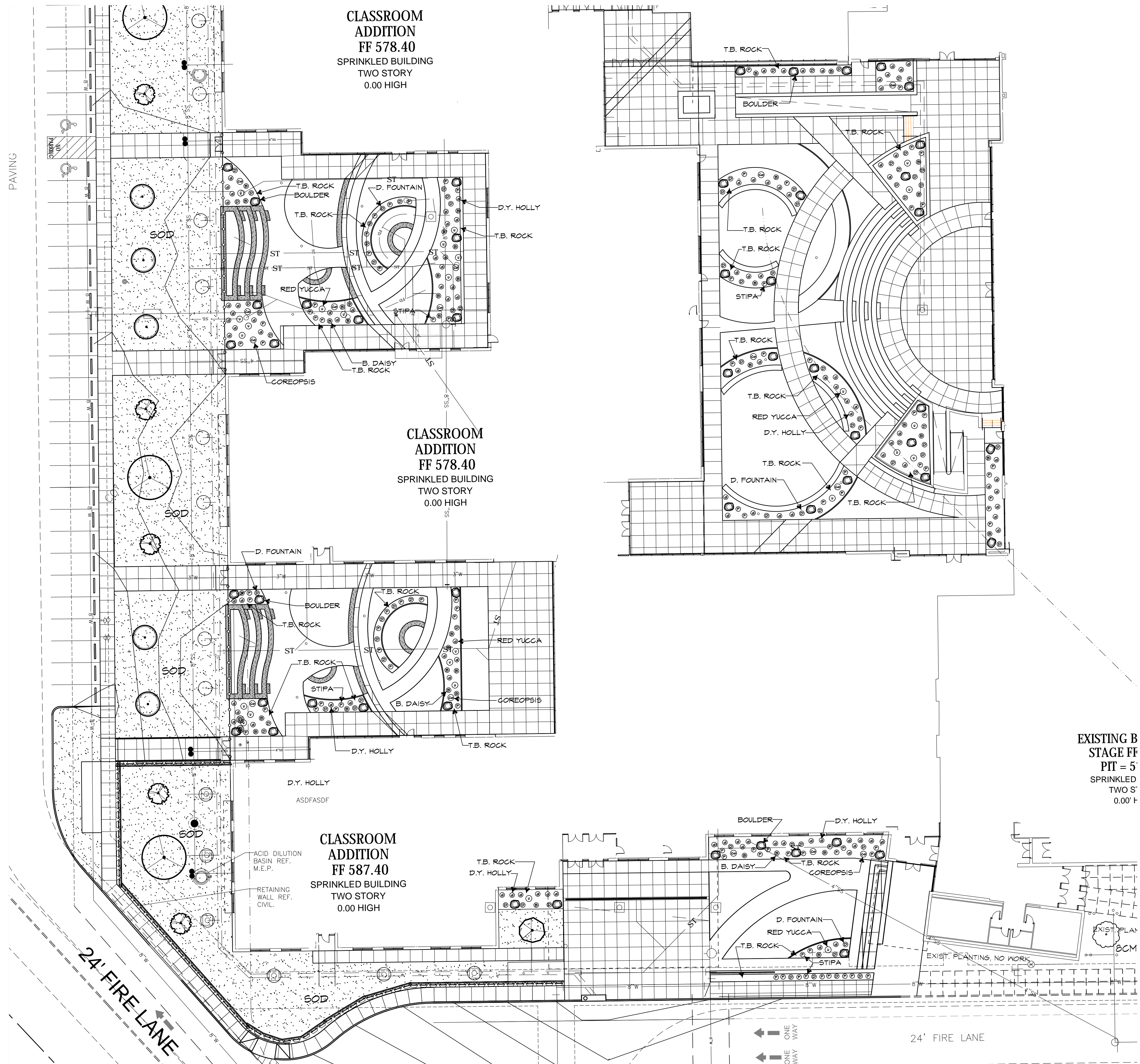
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**UTLEY MIDDLE SCHOOL
PHASE 2**

1201 T L Townsend Dr., Rockwall, TX 75087

LANDSCAPE PLAN
AREA B

JOB 23035
DATE 06.17.2024
SHEET
L 3

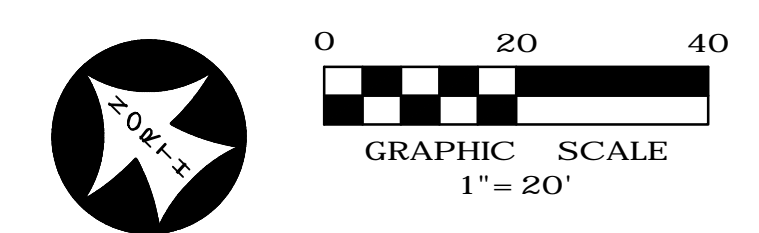


CLASSROOM
ADDITION
FF 578.40
SPRINKLED BUILDING
TWO STORY
0.00 HIGH

CLASSROOM
ADDITION
FF 578.40
SPRINKLED BUILDING
TWO STORY
0.00 HIGH

CLASSROOM
ADDITION
FF 587.40
SPRINKLED BUILDING
TWO STORY
0.00 HIGH

EXISTING B
STAGE FF
PIT = 5'
SPRINKLED
TWO S'
0.00' F



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LANDSCAPE ENLARGEMENT

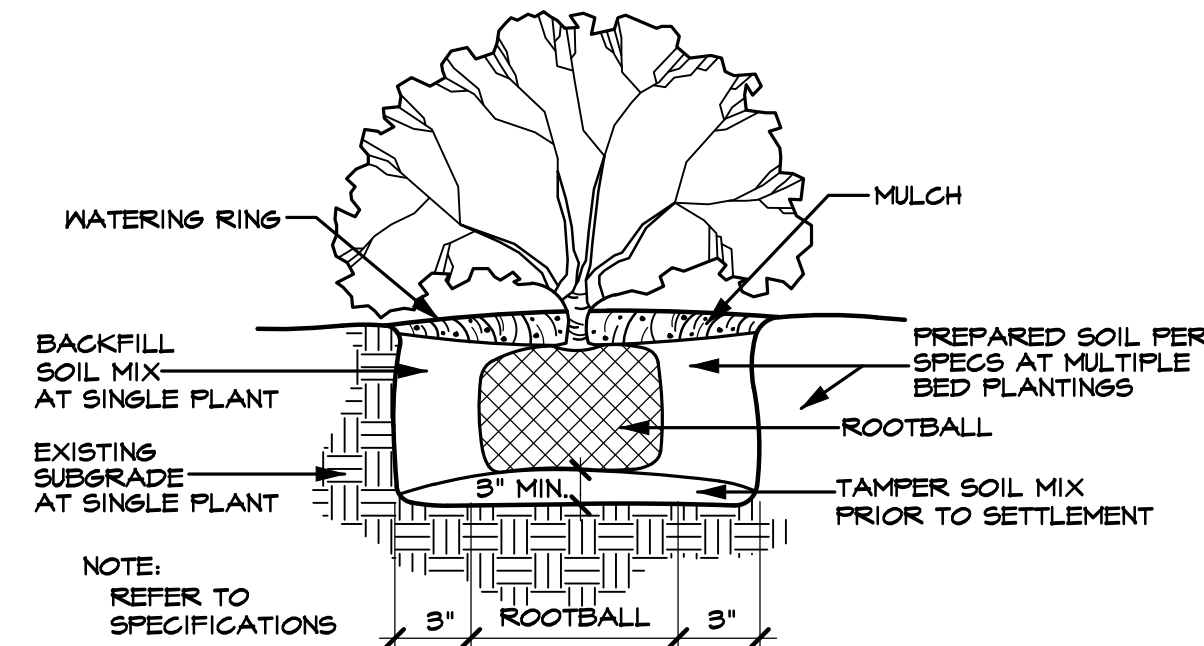
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SHEET

LANDSCAPE NOTES

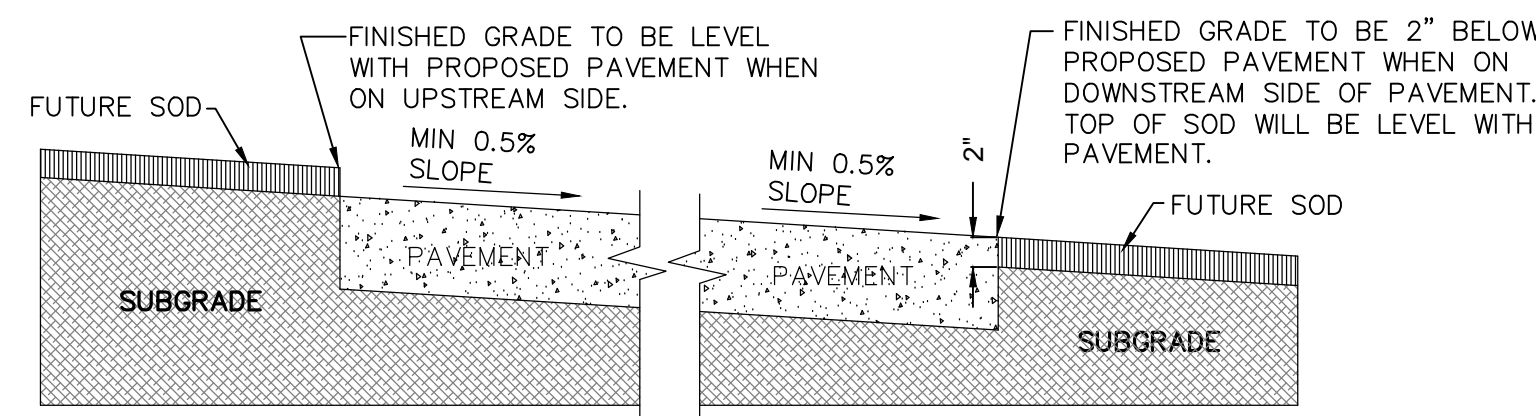
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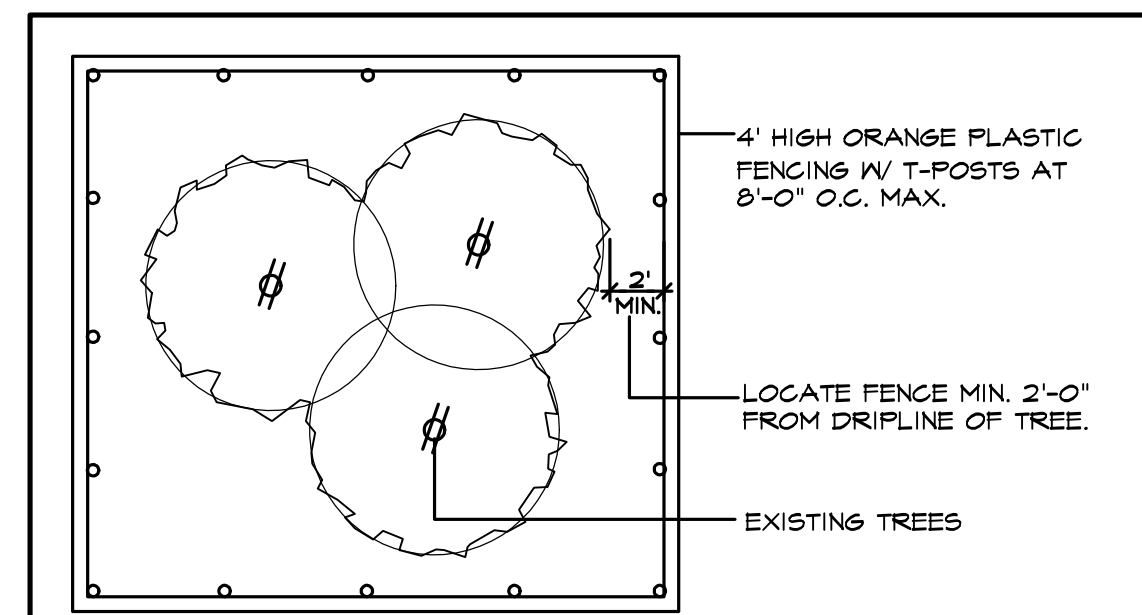
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SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB
SCALE: N.T.S.



- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.

LANDSCAPE TABULATIONS

LANDSCAPE REQUIRED
1 ROW OF SHADE TREES 50' O.C. AND SCREENING SHRUBS AT HEAD IN PARKING
NOT APPLICABLE - EXISTING CONDITIONS

STREET BUFFER
2 CANOPY AND 4 ACCENT TREES PER 100 LF
NOT APPLICABLE - EXISTING CONDITIONS

PARKING LOT LANDSCAPING
LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES
PARKING LANDSCAPE REQUIRED (350 SF X 5% =) 21 NEW SPACES
PARKING LANDSCAPE PROVIDED 368 SF
PARKING TREES REQUIRED (21 SPACES / 10 =) 2 TREES
PARKING TREES PROVIDED P 2 TREES

AMOUNT OF LANDSCAPING
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.
NOT APPLICABLE

TREE MITIGATION
AS SHOWN ON TREESCPE PLANS

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
1	(Circle with cross)	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 3'-6" spread, B&B straight trunk full rounded canopy
2	(Circle with cross and dots)	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 3'-6" spread, B&B straight trunk full rounded canopy
5	(Circle with three lines)	PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 3'-6" spread, B&B straight trunk full rounded canopy
6	(Circle with dots)	D. WILLOW	Desert Willow	Chilopsis linearis	6'-7' ht, 3'-4" spread, container
3	(Circle with cross and dots)	T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 8' Ht./4" spread, container, male, tree form, limbed to 4'
5	(Circle with dot)	RED BUD	Oklahoma Red Bud	Cercis canadensis 'oklahoma'	6' Ht./3' spread min., container only single straight trunk, bushy specimen

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
106	(Circle with cross)	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
25	(Circle with dot)	RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon
76	(Circle with cross)	D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuroides 'hamlin'	5 gallon
15	(Circle with cross)	COREOPSIS	Lanceleaf Coreopsis	Coreopsis lanceolata	5 gallon
87	(Circle with cross)	STIPA	Mexican Feathergrass	Stipa tenuissima	5 gallon
38	(Circle with cross)	B. DAISY	Blackfoot Daisy	Melampodium leucanthum	5 gallon

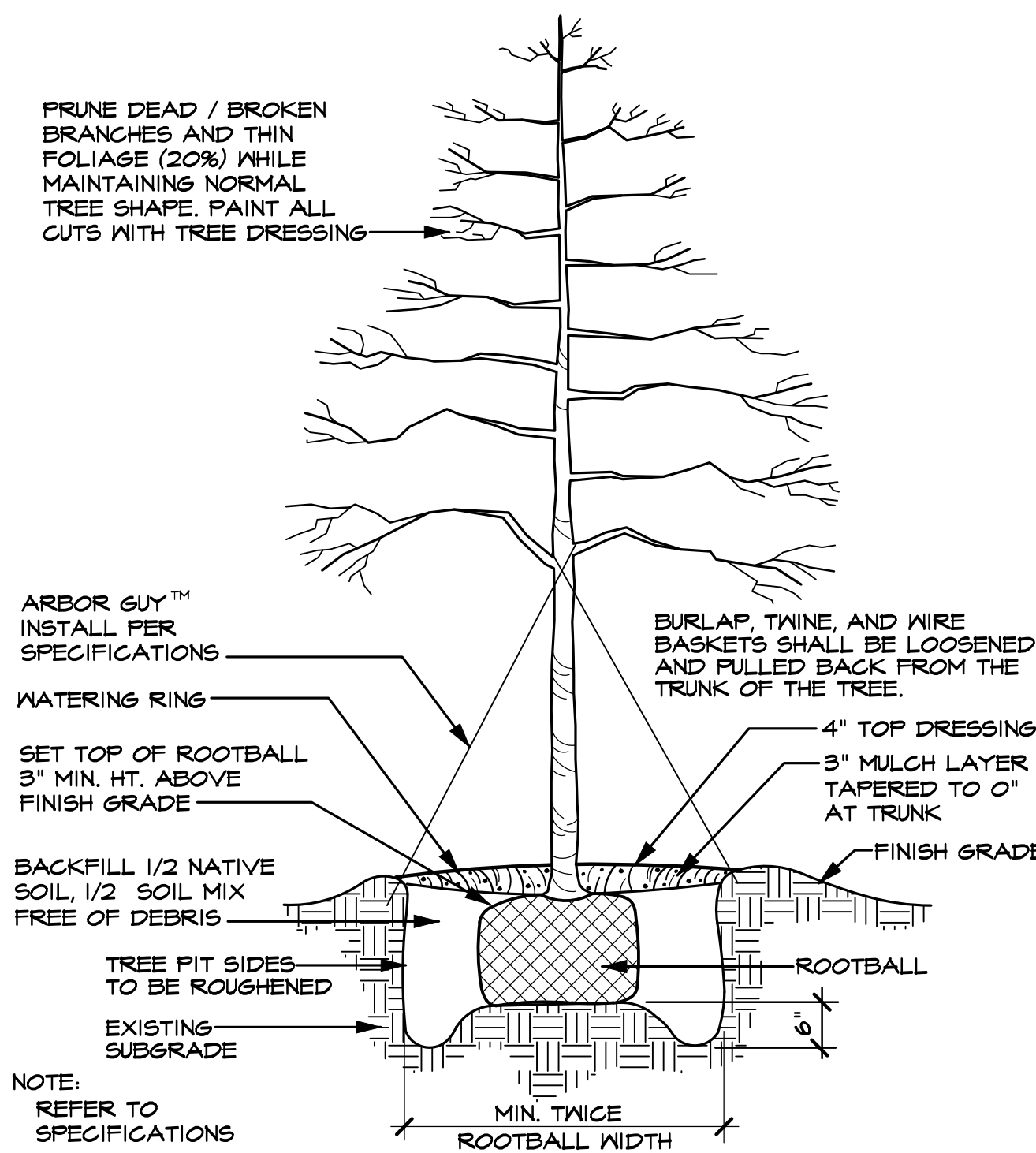
GROUND COVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(Square with dots)	SOD	Common Bermuda Grass	Cynodon dactylon	Solid Rolled Sod refer to specifications

MISCELLANEOUS

AS SHOWN	(Line)	EDGE	LF Ryerson steel edge 1/8" x 4" with 12" stakes, green in color
51	(Circle with dot)	BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS
AS SHOWN	(Square with dots)	T.B. ROCK	3"-5" Tejas Black rock, 6"-8" deep. Provide weed barrier mat below rock. Separate at grass/bed areas with edging. Rock to cover all weed barrier mat.

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



TREE PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.

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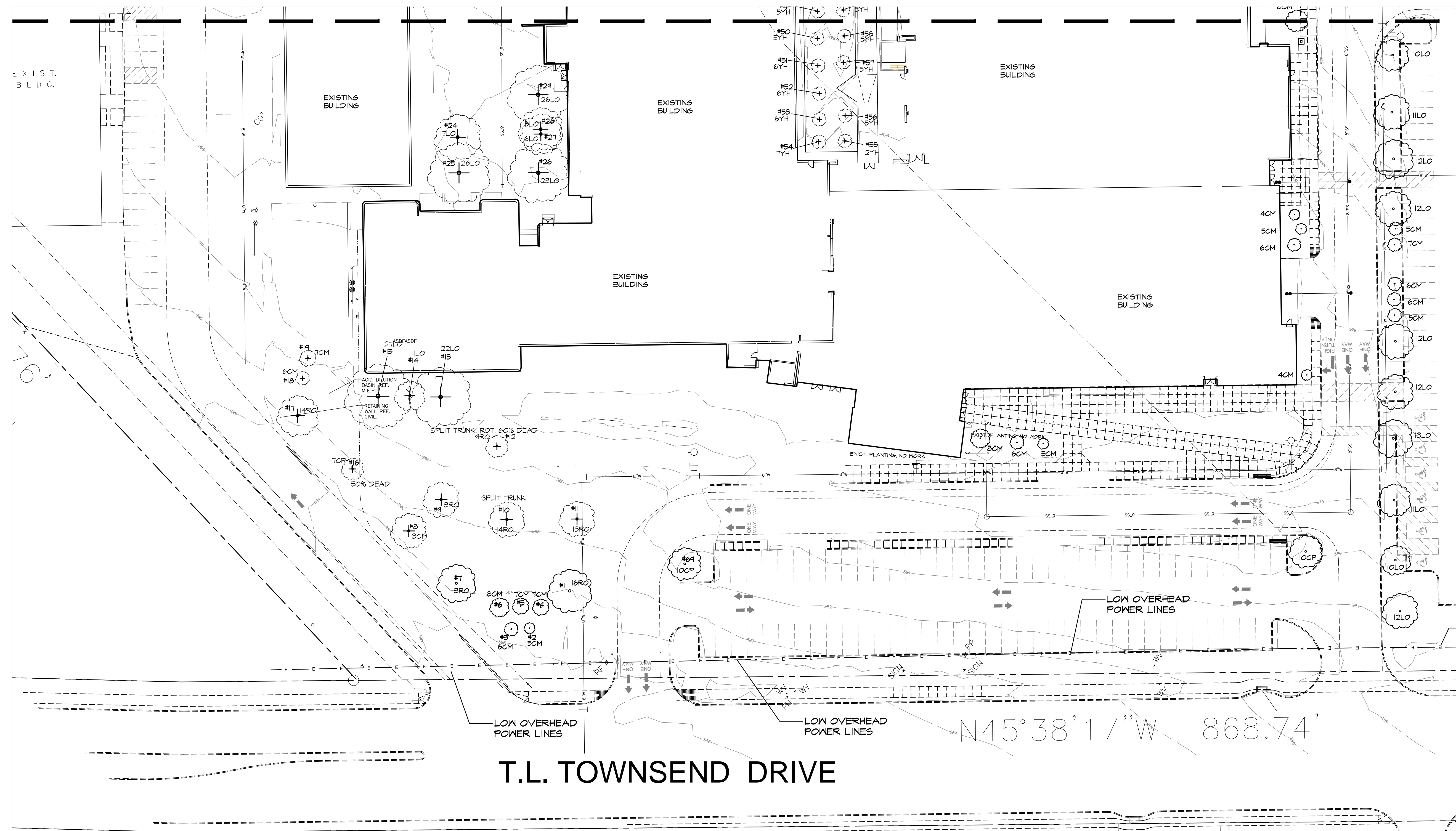
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LANDSCAPE DETAILS

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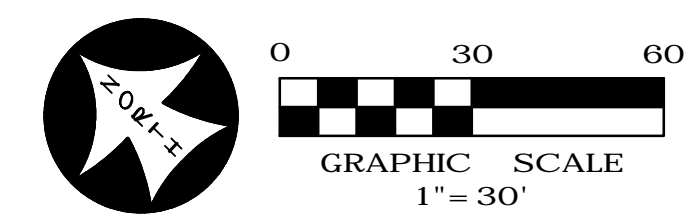
L 5

MATCHLINE SEE SHEET L3



T.L. TOWNSEND DRIVE

EXISTING TREE NOTE:
EXISTING TREES WITHIN 50'
OF CONSTRUCTION ARE
NUMBERED AND CHARTED.
TREES OUTSIDE THIS AREA
ARE SHOWN FOR GENERAL
INFORMATION.



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LOT 1, BLOCK 1
OUT OF THE
M.N. BALLARD SURVEY, ABSTRACT NO. 48
AND THE A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: WILLIAM SALEE

SURVEYOR: KMCE, Inc.
17774 PRESTON ROAD
DALLAS, TEXAS 75252
(817) 889-8500
CONTACT: ROBERT HANSEN

ENGINEER: GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUO

Planning & Zoning Commission, Chairman Director of Planning and Zoning

CITY OF ROCKWALL CASE NO. SP2024-024

CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES	
1	06/17/2024 PERMIT SET
2	
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REVISIONS	

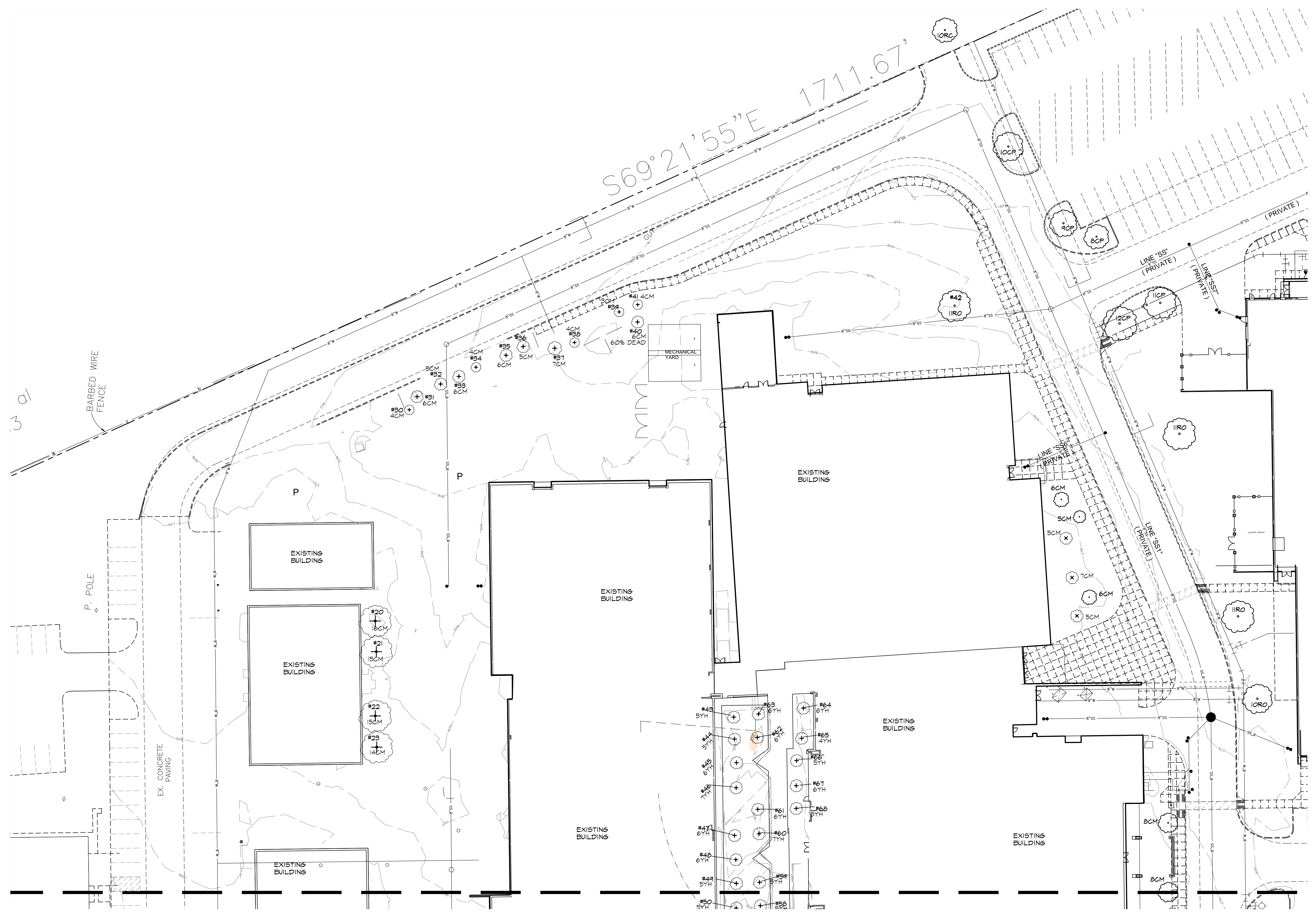
THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 382-5433
EMAIL: MIKE.RLA@ATT.NET

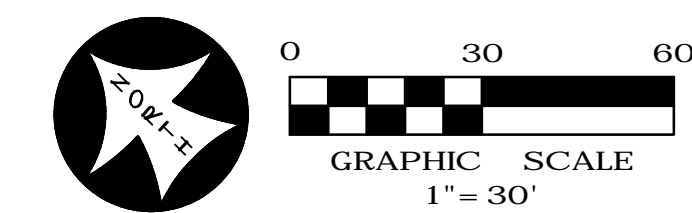
UTLEY MIDDLE SCHOOL
PHASE 2
1201 T L Townsend Dr., Rockwall, TX 75087

TREESCAPE PLAN AREA A

JOB 23035
DATE 06.17.2024
SHEET TS 1



MATCHLINE SEE SHEET L2



HERMAN E. UTLEY MIDDLE SCHOOL
 LOT 1, BLOCK 1
 OUT OF THE
 M.N. BALLARD SURVEY, ABSTRACT NO. 48
 AND THE A. HANNA SURVEY, ABSTRACT NO. 99
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER/DEVELOPER:
 ROCKWALL ISD
 801 E. WASHINGTON ST.
 ROCKWALL, TEXAS 75087
 (972) 717-0605
 CONTACT: WILLIAM SALEE

SURVEYOR:
 KMCE, Inc.
 17774 PRESTON ROAD
 DALLAS, TEXAS 75252
 (817) 889-6500
 CONTACT: ROBERT HANSEN

ENGINEER:
 GLENN ENGINEERING CORP.
 4500 FULLER DR.
 IRVING, TEXAS 75038
 (972) 717-5151
 CONTACT: CHERALYN M. ARMISTO

CITY OF ROCKWALL CASE NO. SP2024-024

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ISSUES	
1	06/17/2024 PERMIT SET
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REVISIONS	

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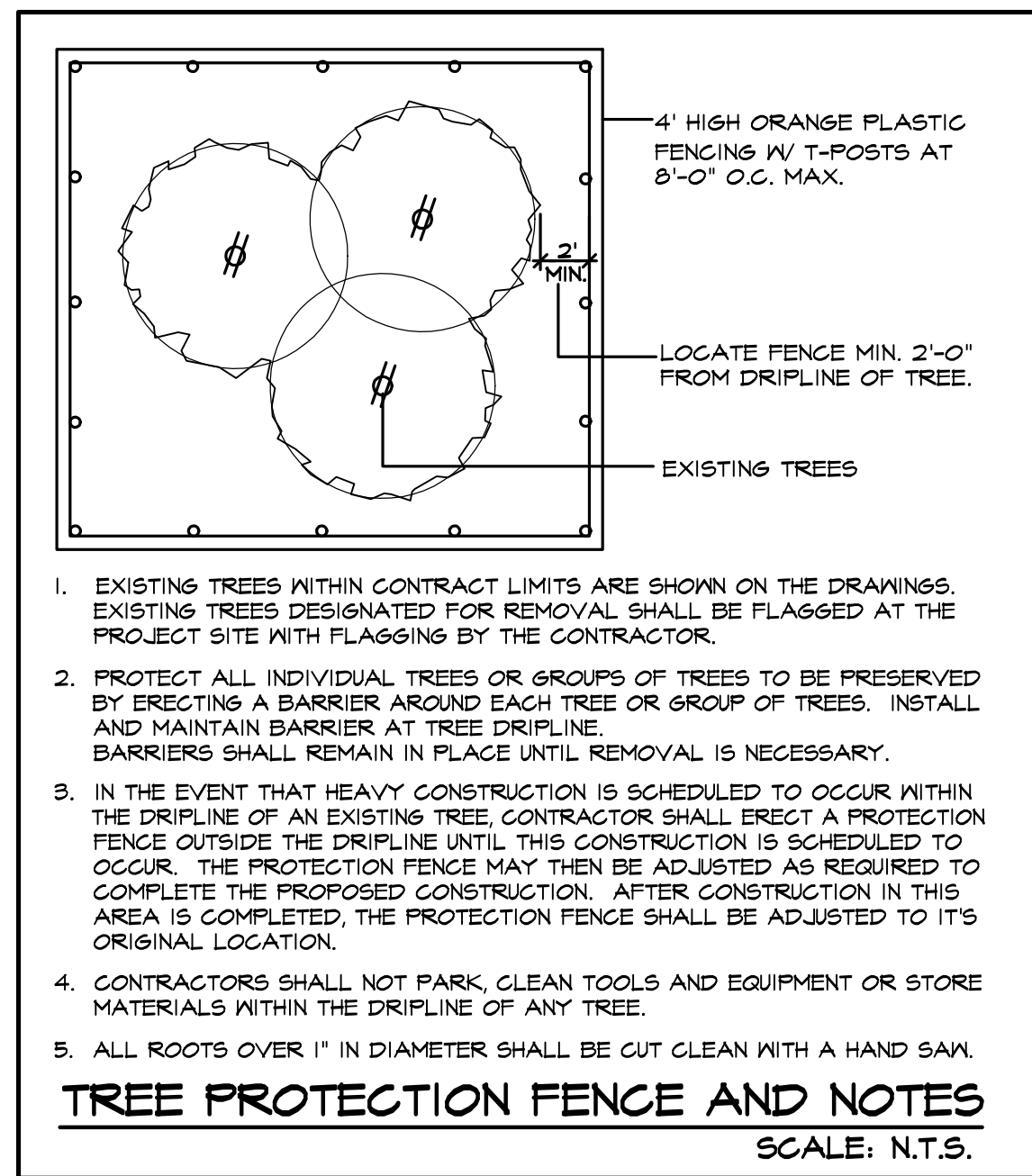
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 FRISCO, TEXAS 75035
 PHONE (972) 335-0889
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 EMAIL: MIKE.RLA@ATT.NET

**UTLEY MIDDLE SCHOOL
 PHASE 2**

1201 T L Townsend Dr., Rockwall, TX 75087

TREESCAPE
 PLAN AREA B

JOB 23035
 DATE 06.17.2024
 SHEET **TS 2**



- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.

#	Size	Type	Tree Health	Disease	Insect	Structural	Save/Remove	Mitigation	Credit
1	16	Red Oak	6 N	N	N	N	SAVE	16	0
2	5	Crepe Myrtle	5 N	N	N	N	SAVE	0	0
3	6	Crepe Myrtle	5 N	N	N	N	SAVE	0	0
4	7	Crepe Myrtle	5 N	N	N	N	SAVE	0	0
5	7	Crepe Myrtle	5 N	N	N	N	SAVE	0	0
6	8	Crepe Myrtle	5 N	N	N	N	SAVE	0	0
7	13	Red Oak	5 N	N	N	N	SAVE	0	0
8	13	Red Oak	5 N	N	N	N	REMOVE	13	0
9	13	Red Oak	5 N	N	N	N	REMOVE	13	0
10	14	Red Oak	3 N	N	Y	N	REMOVE	14	0
11	13	Red Oak	5 N	N	N	N	REMOVE	13	0
12	9	Red Oak	2 N	N	Y	N	REMOVE	9	0
13	22	Live Oak	5 N	N	N	N	REMOVE	22	0
14	11	Live Oak	5 N	N	N	N	REMOVE	11	0
15	27	Live Oak	5 N	N	N	N	REMOVE	54	0
16	7	Chinese Pistache	3 N	N	Y	N	REMOVE	7	0
17	14	Red Oak	5 N	N	N	N	REMOVE	14	0
18	6	Crepe Myrtle	5 N	N	N	N	REMOVE	0	0
19	7	Crepe Myrtle	5 N	N	N	N	REMOVE	0	0
20	16	Crepe Myrtle	5 N	N	N	N	REMOVE	0	0
21	15	Crepe Myrtle	5 N	N	N	N	REMOVE	0	0
22	15	Crepe Myrtle	5 N	N	N	N	REMOVE	0	0
23	14	Crepe Myrtle	5 N	N	N	N	SAVE	0	0
24	17	Live Oak	5 N	N	N	N	SAVE	0	0
25	26	Live Oak	5 N	N	N	N	SAVE	0	26
26	23	Live Oak	5 N	N	N	N	SAVE	0	0
27	16	Live Oak	5 N	N	N	N	REMOVE	16	0
28	18	Live Oak	5 N	N	N	N	REMOVE	18	0
29	26	Live Oak	5 N	N	N	N	SAVE	0	26
30	4	Crepe Myrtle	5 N	N	N	N	SAVE	0	0
31	6	Crepe Myrtle	5 N	N	N	N	SAVE	0	0
32	5	Crepe Myrtle	5 N	N	N	N	REMOVE	0	0
33	6	Crepe Myrtle	5 N	N	N	N	REMOVE	0	0
34	4	Crepe Myrtle	5 N	N	N	N	REMOVE	0	0
35	6	Crepe Myrtle	5 N	N	N	N	REMOVE	0	0
36	5	Crepe Myrtle	5 N	N	N	N	REMOVE	0	0
37	7	Crepe Myrtle	5 N	N	N	N	REMOVE	0	0
38	4	Crepe Myrtle	5 N	N	N	N	REMOVE	0	0
39	3	Crepe Myrtle	5 N	N	N	N	SAVE	0	0
40	6	Crepe Myrtle	2 N	N	Y	N	SAVE	0	0
41	4	Crepe Myrtle	5 N	N	N	N	SAVE	0	0
42	11	Red Oak	5 N	N	N	N	SAVE	0	0
43	5	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
44	5	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
45	6	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
46	7	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
47	6	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
48	6	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
49	5	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
50	5	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
51	6	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
52	6	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
53	6	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
54	7	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
55	2	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
56	5	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
57	5	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
58	5	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
59	5	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
60	7	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
61	6	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
62	6	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
63	6	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
64	6	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
65	4	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
66	5	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
67	6	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
68	5	Yaupon Holly	4 N	N	N	N	REMOVE	0	0
69	10	Chinese Pistache	5 N	N	N	N	REMOVE	10	0
								230	52

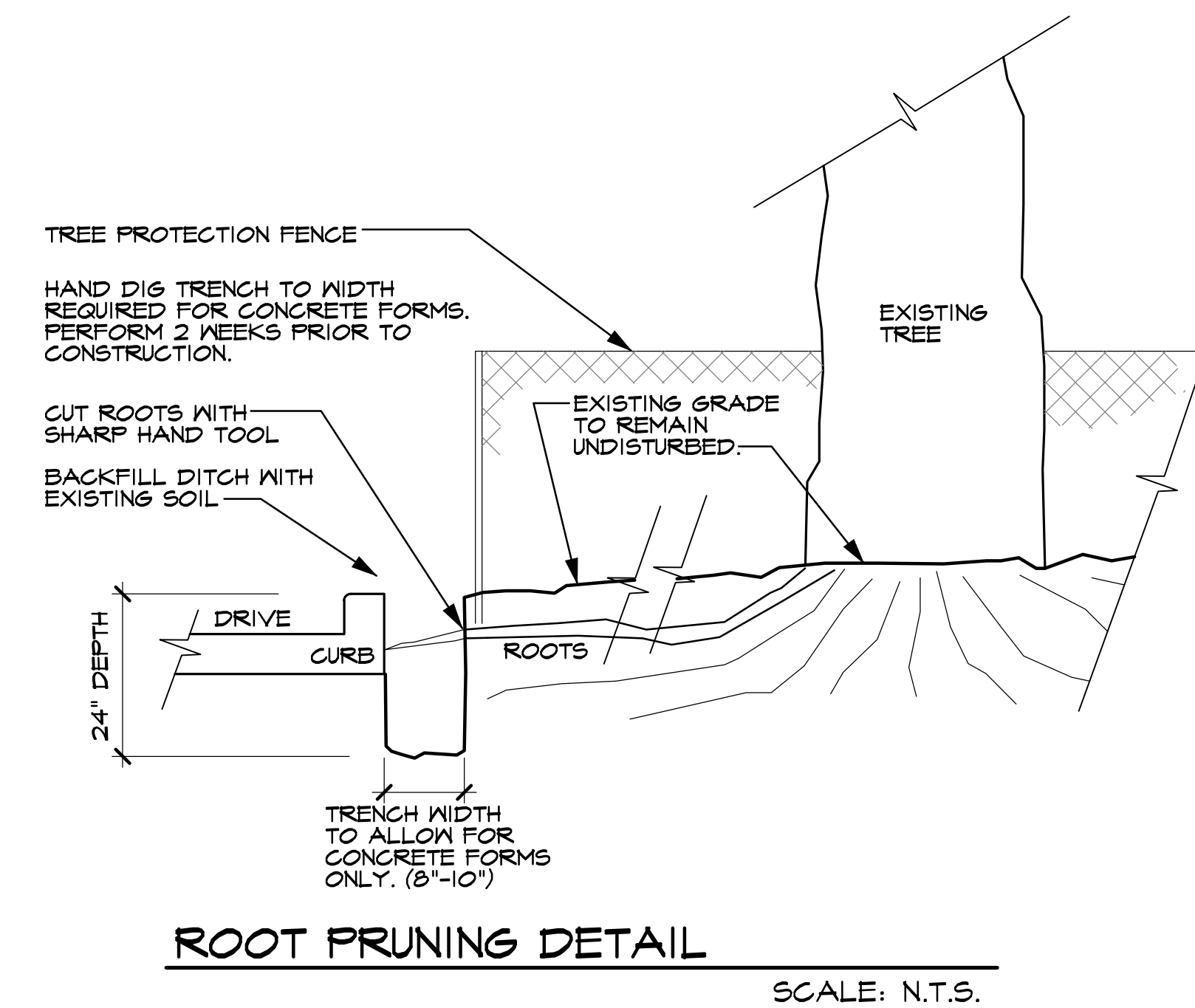
Mitigation 230(removed-52(saved) = 178
Mitigation 178-32(planted) = 146
Total Mitigation 146*100=\$14,600

CERTIFIED ARBORIST SITE INSPECTIONS:

GENERAL CONTRACTOR TO PROVIDE FOR CERTIFIED ARBORIST VISITS FOR ALL EXISTING TREES TO REMAIN ONCE PER MONTH DURING CONSTRUCTION. G.C. TO FOLLOW ARBORIST RECOMMENDATIONS FOR TRIMMING OR THINNING OF BRANCHES, HAND WATERING SCHEDULE, ROOT AERATION, AND GENERAL PROTECTION.

EXISTING TREE WATERING:

GENERAL CONTRACTOR TO PROVIDE HAND WATERING OF EXISTING TREES TO REMAIN. WATERING SHALL BE ON AN AS NEEDED BASIS TO MAINTAIN TREE HEALTH. FOLLOW CERTIFIED ARBORIST RECOMMENDATIONS.



CORGAN

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ISSUES

1	06/17/2024	PERMIT SET
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REVISIONS

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FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

**UTLEY MIDDLE SCHOOL
PHASE 2**
1201 T L Townsend Dr., Rockwall, TX 75087

**HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1
OUT OF THE
M.N. BALLARD SURVEY, ABSTRACT NO. 48
AND THE A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

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

Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: WILLIAM SALEE

SURVEYOR: RMCE, Inc.
17774 PRESTON ROAD
DALLAS, TEXAS 75252
(817) 889-6500
CONTACT: ROBERT HANSEN

ENGINEER: GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUO

**JOB 23035
DATE 06.17.2024
SHEET**

TS 3

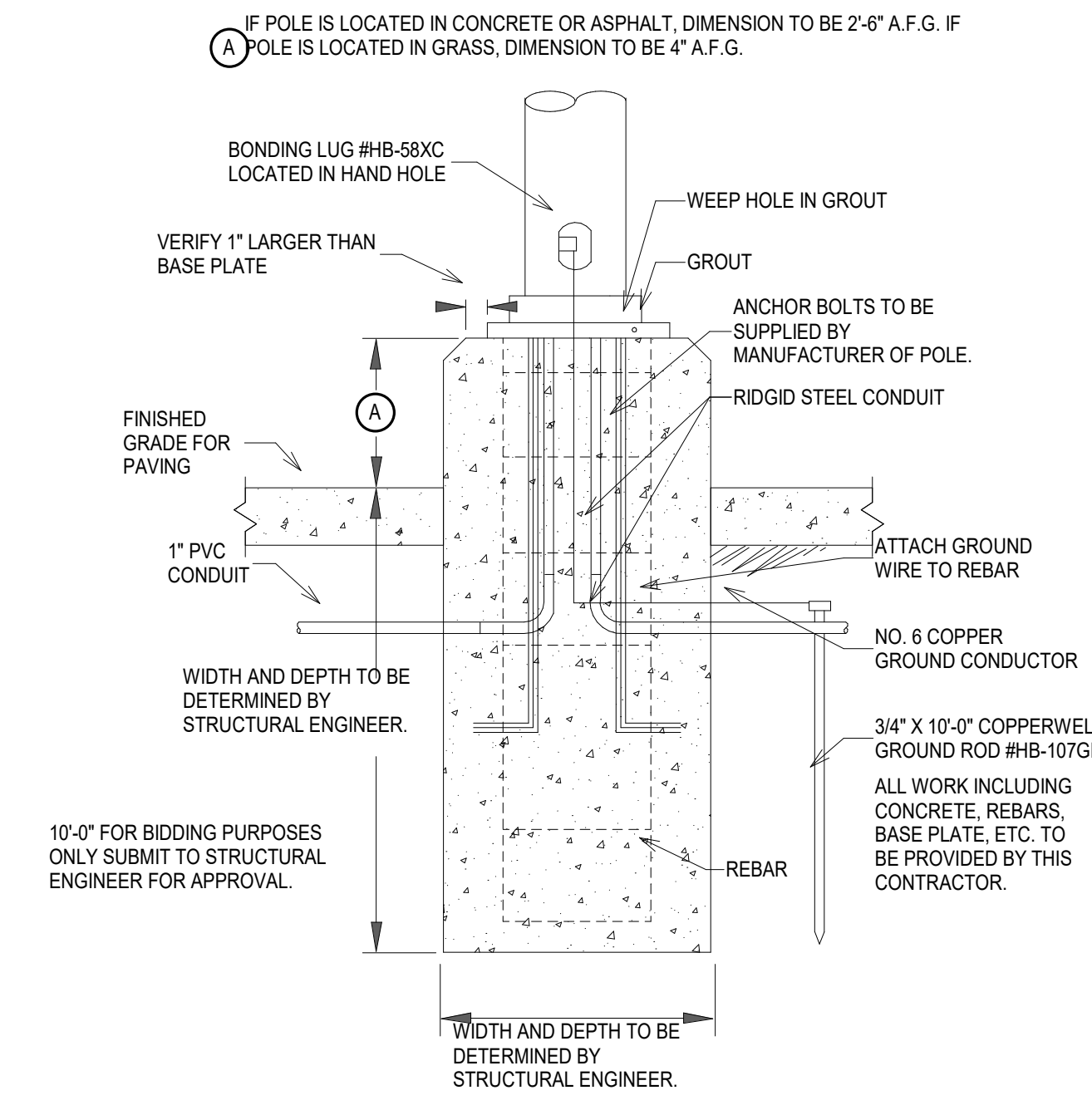
CITY OF ROCKWALL CASE NO. SP2024-024

PHOTOMETRIC SITE PLAN GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.

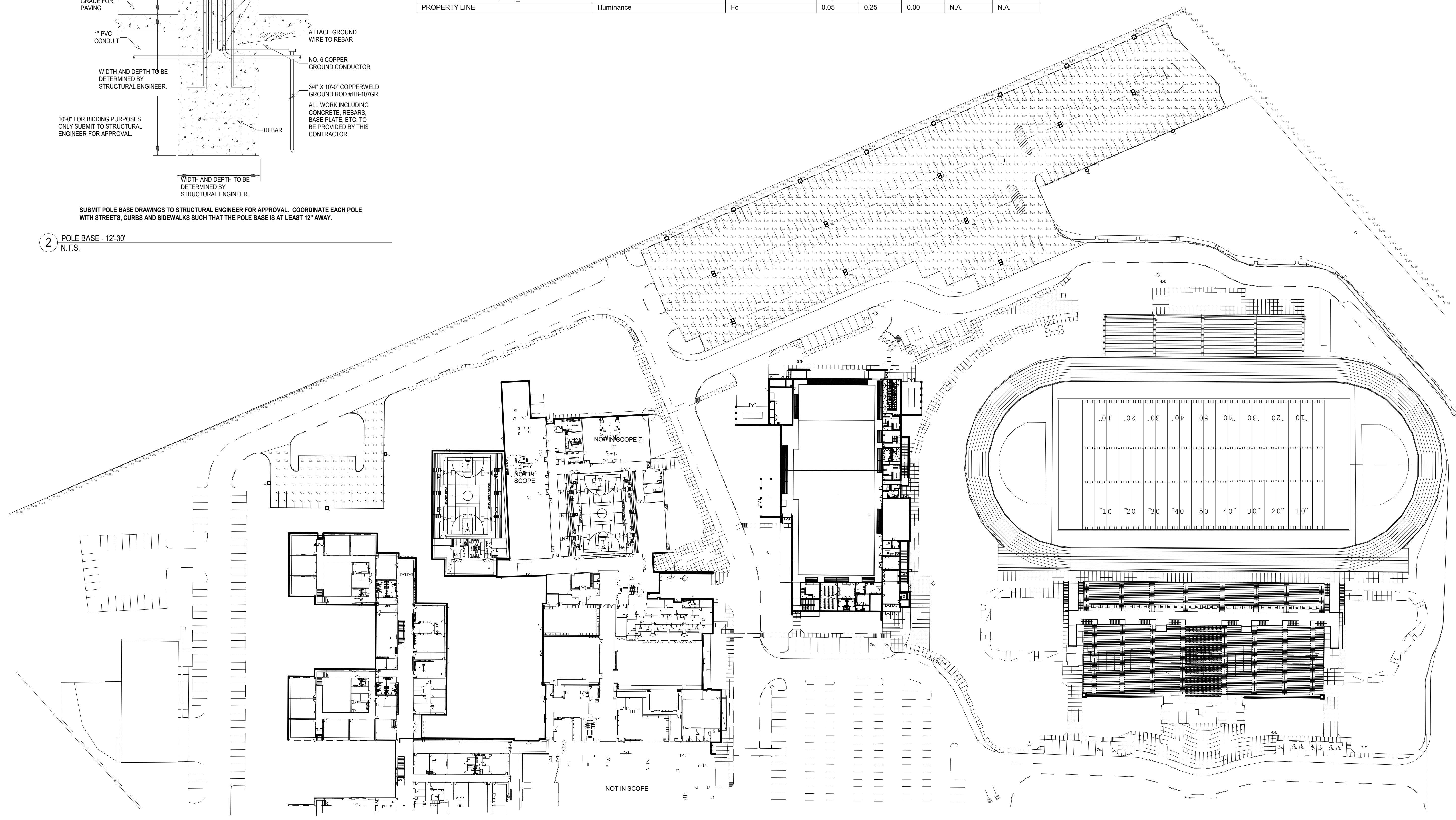
Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	Mounting Height
□	9	Z2D	Back-Back	DSX1 LED P5 40K T2M MVOLT	25
□	8	ZBC	Single	DSX1 LED P5 40K 80CRI BLC4	25
□	3	ZF	Single	DSX1 LED P5 40K TFTM MVOLT	25
□	2	Z2	Single	DSX1 LED P5 40K T2M MVOLT	25

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT - PLAN EAST_Planar	Illuminance	Fc	2.55	6.3	0.3	8.50	21.00
PARKING LOT - PLAN NORTH_Planar	Illuminance	Fc	1.79	2.8	0.3	5.97	9.33
PROPERTY LINE	Illuminance	Fc	0.05	0.25	0.00	N.A.	N.A.



SUBMIT POLE BASE DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL. COORDINATE EACH POLE WITH STREETS, CURBS AND SIDEWALKS SUCH THAT THE POLE BASE IS AT LEAST 12" AWAY.

2 POLE BASE - 12'-30" N.T.S.



ISSUES		
1	01.12.2024	60% PROGRESS SET
2	05.17.2024	90% PROGRESS SET
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS		

REVIEW ONLY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Engineer: Catherine L. Hollenshead

License State: TX License No.: 103572

Date: 5/15/2024 12:10:39 PM

UTLEY MIDDLE SCHOOL PHASE 2

1201 T L Townsend Dr., Rockwall, TX 75087

PHOTOMETRIC SITE PLAN

JOB 23035
DATE 05.17.2024
SHEET

ES01-02.2

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.
WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

EMA Engineering & Consulting, Inc.
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
Texas Firm Registration No. F-893
Louisiana Firm Registration No. EF-5818
www.EMAengineer.com

DESIGN SOLVE ENHANCE
SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

May 18, 2022

Bethany Ross
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Rockwall ISD – Rochell Elementary School Replacement
Project Number: SP2024-024
Request for: Exterior Building Design & Landscape Variances

Dear Ms. Ross:

Masonry Percentage Variance

We are requesting a variance from the masonry percentage requirements per the IH-30 Overlay District for the Rockwall ISD Utey Middle School Phase 2. Per the overlay district requirements, we are to have 90% masonry materials on exterior elevations and 20% of that masonry is to be stone. Currently, all but 2 of our elevations meet the minimum stone percentage requirement and 3 of the 4 elevations are at least 85% masonry or more.

This is due to the metal panel that is being used at the main entry, north entry and central courtyard facing façade. As the entrances into these school, these are being treated to have lighter materials (i.e., glass and wood look phenolic panels) to give an open and welcoming feeling to those entering. The use of strategic security systems will mitigate the vulnerability of traditionally glazed systems. The metal panel used on the East façade is facing the central courtyard of the school and will not be facing T.L. Townsend Drive. The majority of the metal panel used on the North façade will be stepped back and not readily visible from ground level. Finally, all of the metal panel on the West façade is located on parapet walls stepped back and up high that will easily visible from ground level.

The design of this addition has attempted to maintain the design language and materiality of the existing school in order to keep a consistent façade for the new school. The existing school did not have any stone used, but stone has been added in select locations of the new addition where possible in conjunction with the use of brick veneer that matches the existing.

Primary and Secondary Articulations Variance

We are requesting variance from the primary and secondary building articulation standards. Due to this being a school facility, the program of the spaces within the school do not lend themselves to all the required changes in horizontal and vertical planes. Effort has been made in the design to create design interest along the façade with differences in contrasting stone and brick materials and vertical breaks using different material.

Please reference the provided samples of these materials on the exterior material boards provided to the city for review.

Four sided Architecture Variance

We are requesting variance from the four-sided architecture requirement. Due to this being an addition to an existing building, not all four sides of the building will be the same. We have done our best to compliment the aesthetics of the existing building with the new design. Additionally due to the limited existing space on the site, a row of trees has not been proposed to be planted along the north side of the building. We have prioritized the existing fire lane location and relationship to the building, along with providing added parking for the building staff.

Artificial Turf Variance

We are requesting a variance to use artificial turf in the school courtyards as a landscaping material. Due to the nature of this building being for education use, the preference is for these spaces to use artificial turf in lieu of sod. These areas will receive high traffic and use, which could damage sod and be difficult for the District to maintain over time. The use of artificial turf allows for these courtyards to be maintained easily and remain green throughout the year.

We believe that our design meets the following compensatory measures as described in the City of Rockwall Unified Development Code, Subsection 09.01 of Article 11.

- Use of curtain wall and flush aluminum composite panel to emphasis and highlight key entrances.
- Front entry plaza with natural stone seating and landscaped areas.
- Articulation by using accent colors of brick and stone and changes in building mass (vertically and horizontally) where school program spaces allow.
- Two outdoor student learning courtyards with native plantings, natural stone features and shade features.
- One central large outdoor learning courtyard with native planting, shaded gathering areas, and tiered stone seating.
- Increased architectural elements, such as canopies, outdoor patio/plaza space and varied roof heights.
- Increased landscaping

Tree Mitigation Settlement Agreement

The owner requests an alternative tree mitigation settlement for the above referenced project. The remaining landscape areas for new trees in the construction zone is limited. New trees have been located as possible to provide tree bubblers at all new trees that would not be possible in other areas of the site that are not planned for new construction. This alternative mitigation settlement would be for +/-82% or 146 inches of mitigation for \$14,600.00.

We thank you for your consideration of this exception. We would be happy to answer any further questions regarding this material and our design for the Rockwall ISD Rochell Elementary School Replacement.

Sincerely,



MORGAN HOWELL, AIA
Project Architect— Senior Associate
Corgan



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 25, 2024
APPLICANT: Keaton Mai; *The Dimension Group*
CASE NUMBER: SP2024-025; *Site Plan for Restaurant, 2,000 SF or More, with Drive Through or Drive In*

SUMMARY

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

BACKGROUND

On May 19, 1986, the subject property was annexed into the City of Rockwall by *Ordinance No. 86-37 [Case No A1986-005]*. On March 4, 2013, the City Council approved a zoning change from an Agricultural (AG) District to a Commercial (C) District [*Case No. Z2013-002; Ordinance No. 13-03*] for a 45.5601-acre tract of land. On June 7, 2021, the City Council approved a preliminary plat [*Case No. P2021-027*] for a 14-lot commercial development (*i.e. Lots 1-14, Block A, Creekside Commons Addition*), which includes the subject property. On November 7, 2022, the City Council approved a final plat that established the subject property as a portion of Lot 3, Block A, Creekside Commons Addition. The subject property has remained vacant since its annexation.

PURPOSE

On May 17, 2024, the applicant -- *Keaton Mai of The Dimension Group* -- submitted an application requesting the approval of a Site Plan for the purpose of constructing a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located southeast of the intersection of S. Goliad Street [SH-205] and S. FM-549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of the Creekside Commons Addition, which is zoned for Commercial (C) District land uses and is vacant. Beyond this is S. FM-549, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is Phase I of the Somerset Park Subdivision, which consists of 152 single-family residential lots and is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) land uses.

South: Directly south of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a vacant 6.9998-acre tract of land (*i.e. Tract 10-1 of the W. W. Ford Survey, Abstract No. 80*) that is zoned General Retail (GR) District. Beyond this is S. FM-549, which is classified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 1.251-acre tract of land [i.e. a portion of Lot 3 and all of Lot 2, Block A, Creekside Commons Addition]. Beyond this is a 1.50-acre parcel of land [i.e. Lot 1, Block A, Creekside Commons Addition], developed with a convenience store with gasoline sales (i.e. 7-11). Following this is the remainder of the Creekside Commons Addition, which is zoned for Commercial (C) District land uses and is vacant. Adjacent to the property line of the Creekside Commons Addition is the corporate limits of the City of Rockwall.

West: Directly west of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 6.9998-acre vacant tract of land (i.e. Tract 10-01 of the W. W. Ford Survey, Abstract No. 80) that is zoned General Retail (GR) District. Beyond this is the Oaks of Buffalo Way Subdivision, which consists of 58 single-family residential lots on 109.57-acres that is zoned Single-Family Estate 1.5 (SFE-1.5) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In* is permitted by-right in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the item(s) noted in the *Variations and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X=0.676-acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X= 105.48-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=269.61-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>X> 15-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=19-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=7.46%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1 Parking Space/250 SF 9 Required Parking Spaces</i>	<i>X=20; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X=25.7%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=74%; In Conformance</i>

TREESCAPE PLAN

There are no trees being removed from the property, therefore no treescape plan is required.

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 02.02(F)(29), *Restaurant with Drive Through or Drive-In*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Restaurant with Drive Through or Drive-In* is defined as “(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises.”

In this case, the applicant’s proposed use falls under this classification, which is permitted by-right within a Commercial (C) District. When reviewing the proposed site plan against these standards and the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), it appears to generally conform with the exception of the variance(s) and exception(s) being requested as outlined in the *Variations and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance(s) and exception(s):

(1) Architectural Standards.

- (a) Primary and Secondary Articulation. According to Subsection 06.02(C)(5), of Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the proposed building does not meet the commercial building articulation standards on the northwest elevation. However, the ARB has requested that the applicant bring the side walls back on all projecting tower elements, which the applicant has done on three (3) of the four (4) building facades. This will require a Variance from the Planning and Zoning Commission.
- (b) Roof Design Standards. According to Subsection 06.02 (C)(3), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". In this case, the applicant is requesting that this requirement be waived in order to meet their brand standards and match the surrounding buildings. Staff should note that this variance has been granted before for the adjacent restaurant (*i.e. McDonald's*). This will require a Variance from the Planning and Zoning Commission.
- (c) 90% Masonry Requirement. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." In this case, the applicant does not meet this requirement on any of the of the building facades. Specifically, they are proposing more than ten (10) percent composite lumber material on each elevation to match the HTeaO brand. This will require a Variance from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide two (2) compensatory measures that directly offset each requested variance and/or exception, and based on the submitted materials, the applicant's request would require six (6) compensatory measures. The applicant has indicated the following compensatory measures: [1] increased landscape buffer along SH205 (*from 20-feet to 40-feet*), [2] increased overall open space (*more than 25% provided vs. 20% required*), [3] adding parking lot landscaping (*almost 4 times the minimum of five [5] percent*), [4] effective and enhanced landscape screening adjacent to the drive-thru lane, [5] removed the exterior roof ladder and parapet opening, and [6] increased natural stone material beyond 20% (*overall total of 35%*) on the site. Requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the South Central Residential District and is designated for Commercial land uses. According to the *District Strategies* this land use designation should "... support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures." In this case, the applicant is proposing a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In*. Based on this, the applicant's land use appears to conform with the Comprehensive Plan. In addition, Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states as one (1) of the architectural policies the community should "... encourage high quality and inspiring architecture throughout the City..." More specifically the OURHometown Vision 2040 Comprehensive Plan states that "(l)ong, blank wall facades on all nonresidential buildings should be subdivided with vertical breaks -- or '*articulated*' in architectural terms --, and architectural

elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town.” In this case, it is a discretionary decision if the applicant’s request conforms with the goals for non-residential buildings contained in the Comprehensive Plan because of the amount of requested variances associated with materials and articulation.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On May 28, 2024, the Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB requested to see revised building elevations that incorporated more of the articulation requirements. The ARB will review the updated building elevations and provide a recommendation before action is taken by the Planning and Zoning Commission at the June 25, 2024 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant’s Site Plan for the construction of a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The subject property will be required to replat after the engineering process to establish property lines and new easements necessary for development.
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS NWC of Hwy 205 and Future FM 549

SUBDIVISION Creekside Commons LOT 15 BLOCK A

GENERAL LOCATION NWC of Hwy 205 and Future FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C) CURRENT USE Undeveloped

PROPOSED ZONING Commercial (C) PROPOSED USE Restaurant w/ drive-through

ACREAGE 0.676 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input type="checkbox"/> OWNER	Creekside Commons Crossing LP	<input checked="" type="checkbox"/> APPLICANT	The Dimension Group
CONTACT PERSON	Michael Hampton	CONTACT PERSON	Keaton Mai
ADDRESS	10755 Sandhill Rd	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Dallas, TX 75238	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	214-271-4630	PHONE	214-600-1152
E-MAIL	mhampton@prudentdevelopment.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

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

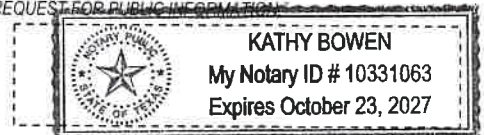
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF May, 2024 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF May, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
Kathy Bowen



MY COMMISSION EXPIRES 10/23/24

0 35 70 140 210 280 Feet

PD-63

SP2024-025: Site Plan For HTEAO

549 SFM549



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.

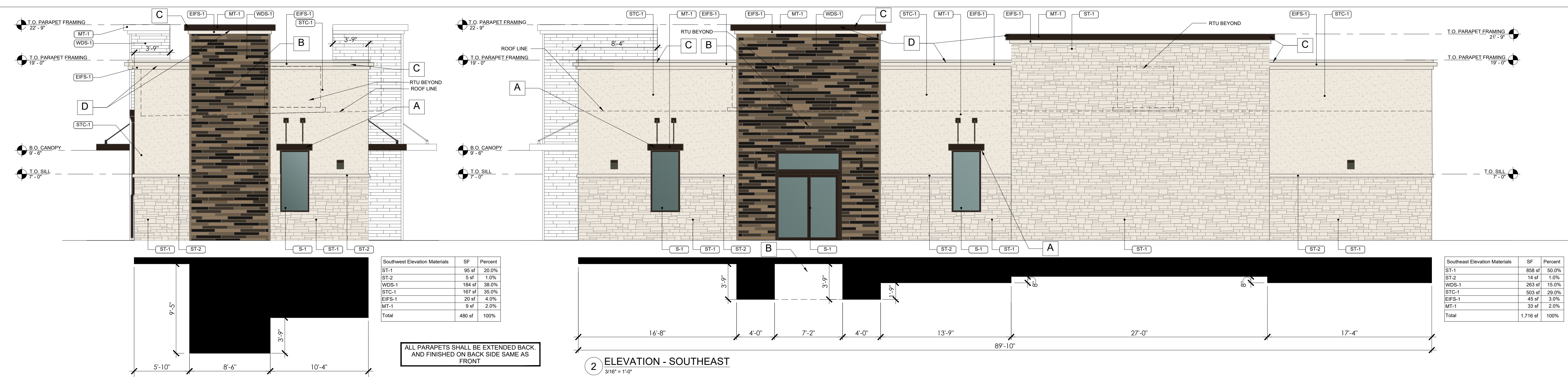


No.	DATE	REVISION DESCRIPTION

PROJECT NO: 240-122
 DRAWN: [Name]
 DATE: 05.31.24
 APPROVED: [Signature]

FOR REVIEW ONLY

SHEET: [Number]



Southwest Elevation Materials

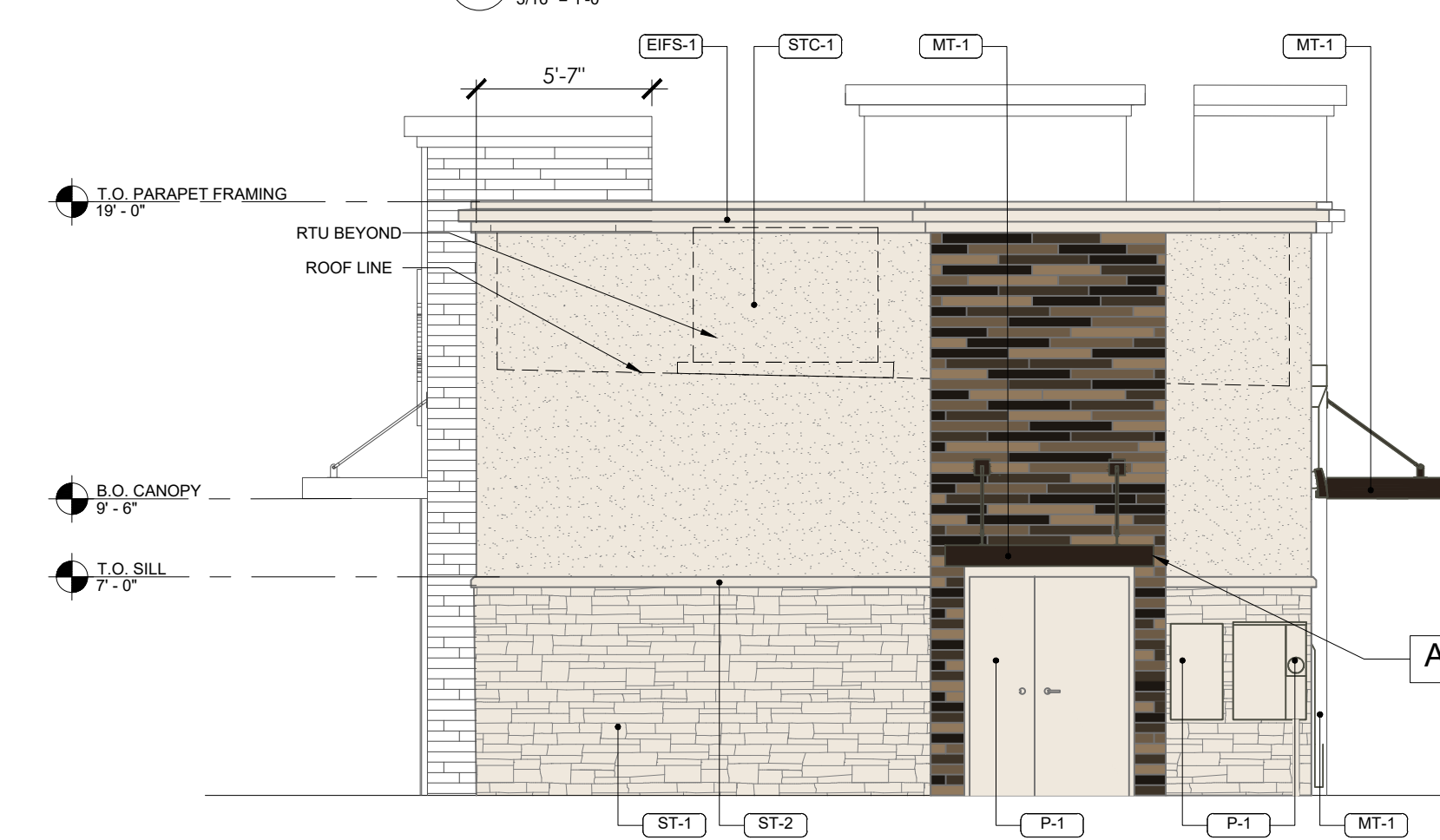
Material	SF	Percent
ST-1	85 sf	20.0%
ST-2	5 sf	1.0%
WDS-1	184 sf	38.0%
STC-1	167 sf	36.0%
EIFS-1	20 sf	4.0%
MT-1	9 sf	2.0%
Total	480 sf	100%

Southwest Elevation Materials

Material	SF	Percent
ST-1	858 sf	50.0%
ST-2	14 sf	1.0%
WDS-1	263 sf	15.0%
STC-1	503 sf	29.0%
EIFS-1	43 sf	3.0%
MT-1	33 sf	2.0%
Total	1,716 sf	100%

1 ELEVATION - SOUTHWEST (ADJACENT TO R.O.W.)
 3/16" = 1'-0"

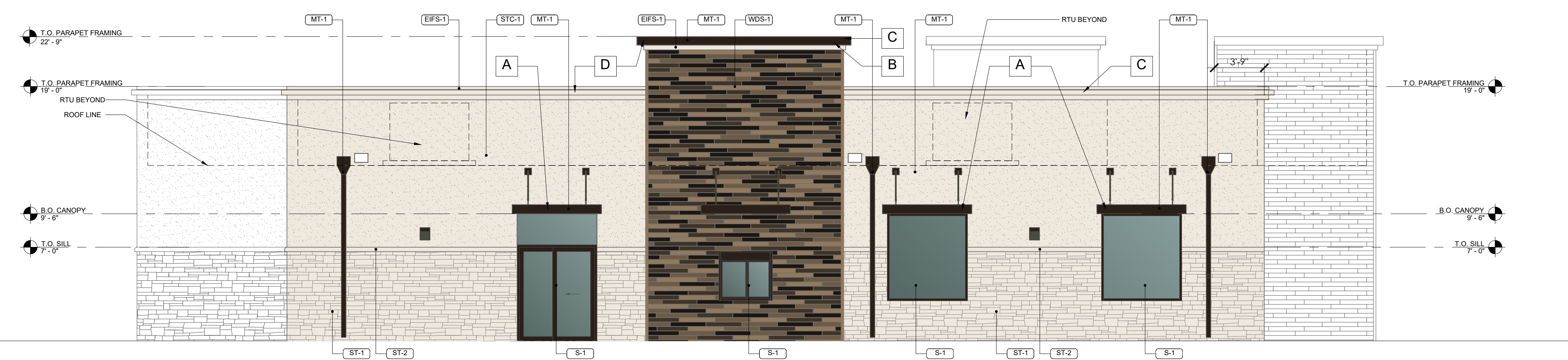
2 ELEVATION - SOUTHEAST
 3/16" = 1'-0"



Northeast Elevation Materials

Material	SF	Percent
ST-1	128 sf	27.0%
ST-2	7 sf	1.0%
WDS-1	62 sf	20.0%
STC-1	211 sf	45.0%
EIFS-1	27 sf	6.0%
MT-1	4 sf	1.0%
Total	469 sf	100%

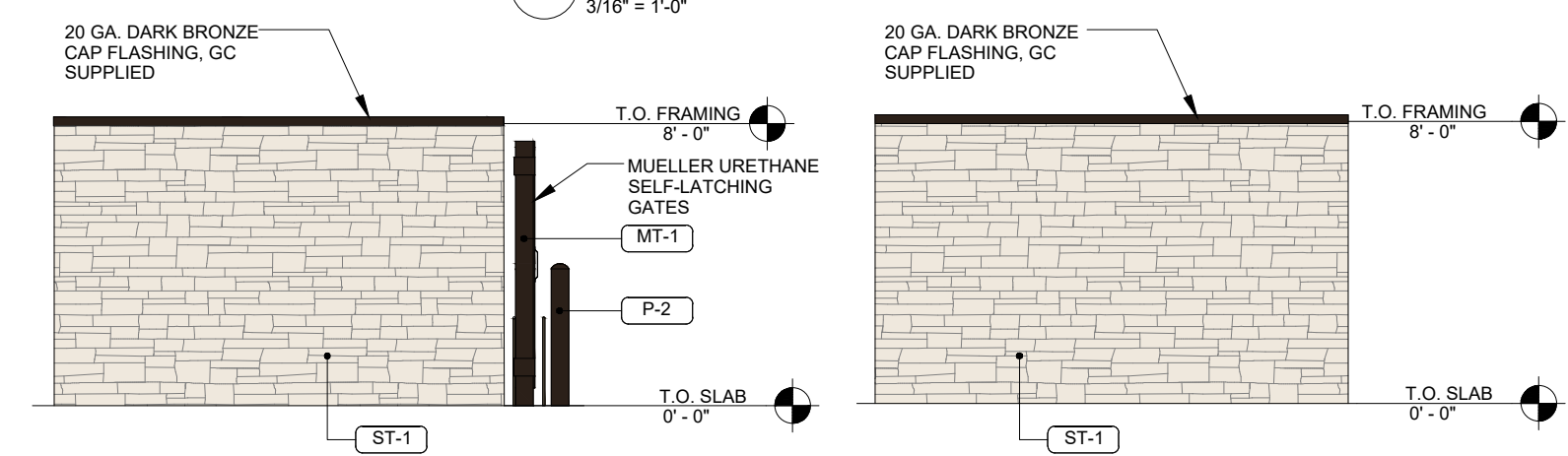
3 ELEVATION - NORTHEAST
 3/16" = 1'-0"



Northwest Elevation Materials

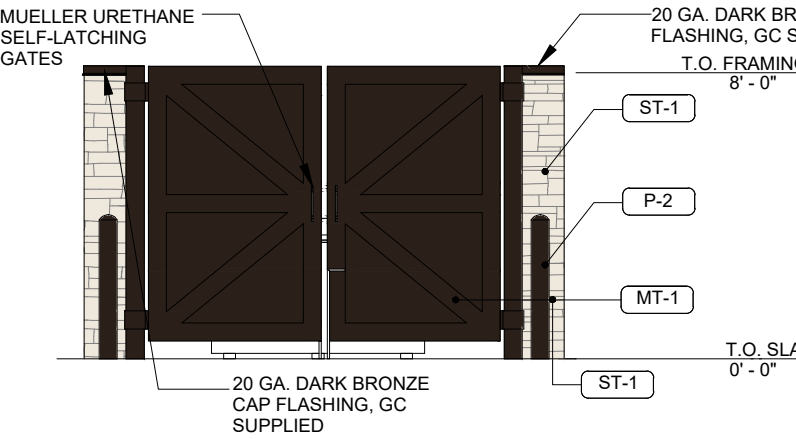
Material	SF	Percent
ST-1	303 sf	23.5%
ST-2	13 sf	1.0%
WDS-1	303 sf	23.5%
STC-1	573 sf	44.0%
EIFS-1	63 sf	5.0%
MT-1	40 sf	3.0%
Total	1,295 sf	100%

4 ELEVATION - NORTHWEST
 3/16" = 1'-0"



5 DUMPSTER ENCL. ELEVATION - SIDE
 3/16" = 1'-0"

6 DUMPSTER ENCL. ELEVATION - REAR
 3/16" = 1'-0"



7 FRONT DUMPSTER ENCL. ELEVATION
 3/16" = 1'-0"

MATERIAL SCHEDULE

 WDS-1 COMPOSITE WOOD NEWTECH WOOD AN EQUAL MIX OF THE FOLLOWING: BRAZILIAN IPE HAWAIIAN CHARCOAL PERUVIAN TEAK SPANISH WALNUT	 ST-1 NATURAL STONE AUSTIN LIMESTONE THIN VENEER WHITE ON WHITE	 STC-1 THREE STEP STUCCO FINE PEBBLE FINISH PAINT (SW7002) DOWNY	 EIFS-1 DRYVIT FINE PEBBLE FINISH PAINT (SW7002) DOWNY	 MT-1 PRE-FINISHED CANOPIES, DOWNSPOUTS, AND METAL COPING DARK BRONZE
 ST-2 STONE SILL CORONADO STONE 900 SERIES OFF WHITE	 P-1 PAINT SHERWIN WILLIAMS SW7002 DOWNY	 P-2 PAINT SHERWIN WILLIAMS SW7048 URBANE BRONZE	 S-1 KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME 1" INSULATED CLEAR GLAZING	<p>APPROVED: [Signature]</p> <p>I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2024.</p> <p>WITNESS OUR HANDS, this ___ day of ___, 2024.</p> <p>Planning & Zoning Commission, Chairman Director of Planning and Zoning</p>

REQUIRED ARCHITECTURAL ELEMENTS - ACHIEVED

A	CANOPIES, AWNINGS, OR PORTICO - CANOPIES
B	RECESSES/PROJECTIONS - TOWER ELEMENTS, OVERHANG SOFFIT ABOVE MAIN STOREFRONT
C	ARCHITECTURAL DETAILS - DIFFERENT CORNICE TREATMENTS
D	VARIED ROOF HEIGHTS

USE	COMMERCIAL (DRIVE-THRU RESTAURANT)
LOT AREA	29,441.63 S.F. (0.676 ACRES)
BUILDING SQUARE FOOTAGE	2,207 S.F.
FAR	0.071
BUILDING HEIGHT	19'-0"
TOTAL PERVIOUS COVER	7,462 S.F. OR 25%
TOTAL IMPERVIOUS COVER	21,980 S.F. OR 75%
PARKING REQUIRED	9 SPACES (1/250 G.F.A.)
PARKING PROVIDED	20 SPACES
HANDICAP PARKING REQUIRED	1 SPACE
HANDICAP PARKING PROVIDED	1 SPACE

SITE PLAN
 LOT 15, BLOCK A, CREEKSIDE COMMONS
 ADDITION
 NWC STATE HIGHWAY 205 & F.M. 549
 A 0.67 ACRE TRACT OF LAND IN THE
 WILLIAM W. FORD SURVEY, ABST. NO 80
 CITY OF ROCKWALL, ROCKWALL
 COUNTY, TEXAS
 CITY PROJECT #SP2024-025
 May 31, 2024

PROJECT CONTACT LIST

ARCHITECT	CIVIL ENGINEER	DEVELOPER
THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TX 75238 214.343.9400 ALEXANDRA MATIS AMATIS@DIMENSIONGROUP.COM	THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TX 75238 214.343.9400 KEATON MAI MHAMPTON@DIMENSIONGROUP.COM	PRUDENT DEVELOPMENT 10755 SANDHILL RD. DALLAS, TX 75238 214.271.4630 MICHAEL HAMPTON MHAMPTON@PRUDENTDEVELOPMENT.COM

PROPOSED FACADE PLAN

CITY CASE #SP2024-025
 4853 S. GOLIAD ST.
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 DATE PREPARED : 05.31.2024

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

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

B. SCOPE OF WORK

- 1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK...

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS: 1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z601-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS...

METHODS

A. SOIL PREPARATION

- 1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST...

B. SUBMITTALS

- 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES...

C. GENERAL PLANTING

- 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE...

D. DRILL SEEDING

- 1. ALL SEED SHALL BE DRILL SEEDING AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:

E. MULCH

- 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS...

F. CLEAN UP

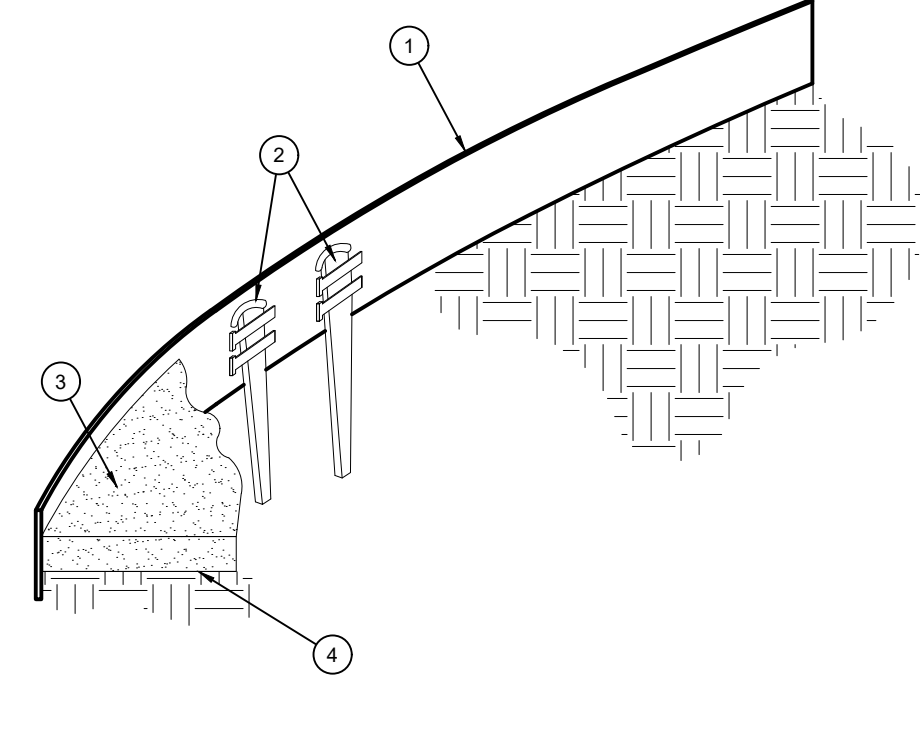
- 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION THROUGHOUT THE PROJECT SITE...

G. INSPECTION AND ACCEPTANCE

- 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED...

H. LANDSCAPE MAINTENANCE

- 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER...



- 1 ROLLED-TOP STEEL EDGING PER PLANS. 2 TAPERED STEEL STAKES. 3 MULCH, TYPE AND DEPTH PER PLANS. 4 FINISH GRADE.

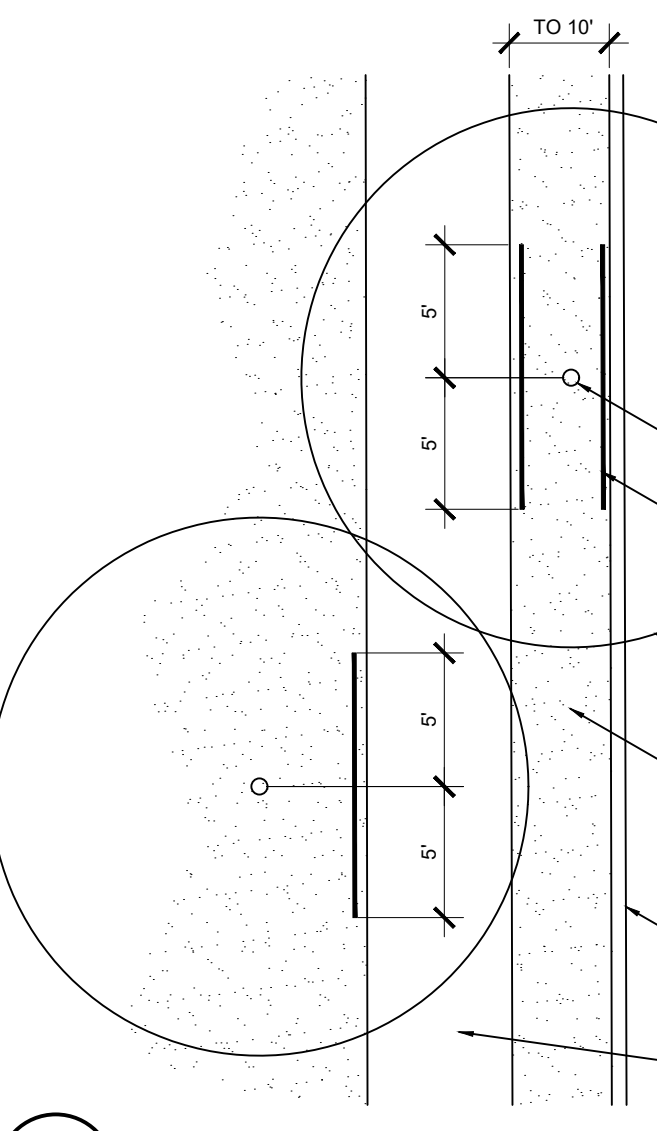
NOTES:

- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED. 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE. 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING

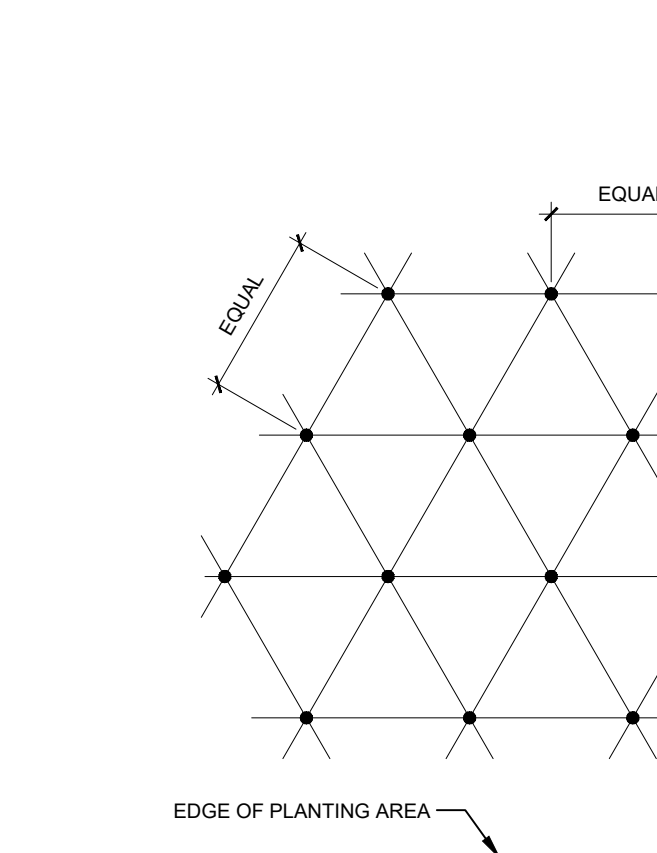
SCALE: NOT TO SCALE

PARKWAY OR ISLAND



E ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

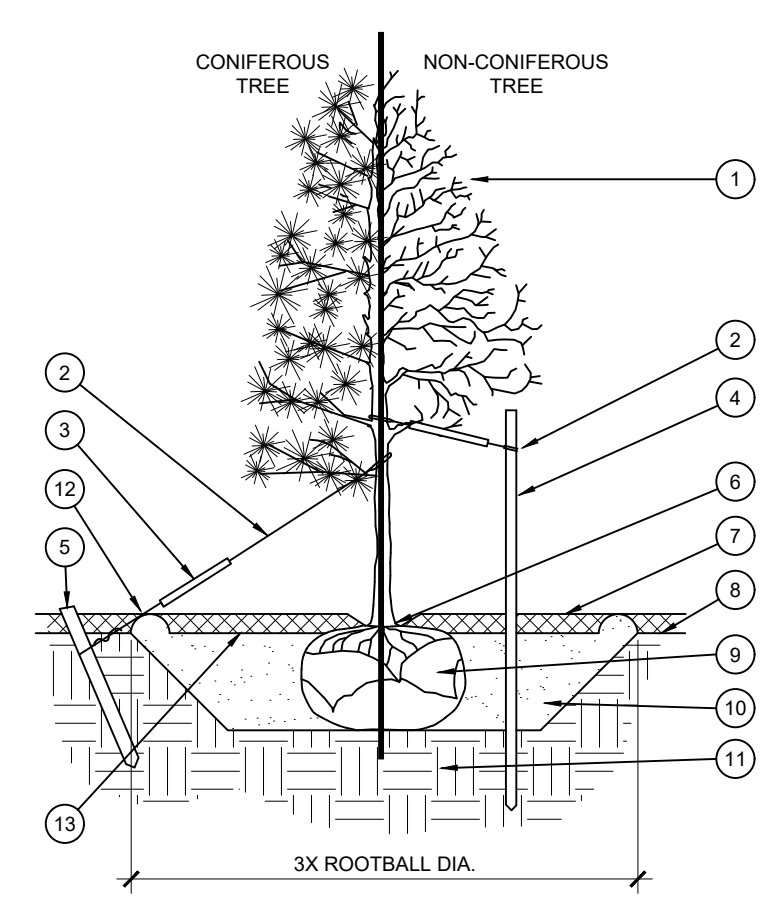
Table with columns: PLANT SPACING, AREA DIVIDER, PLANT SPACING, AREA DIVIDER. Values include 6", 8", 10", 12" and 0.22, 0.39, 0.87, 1.35.

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER. STEP 1: 100 SF / 1.95 = 51 PLANTS. STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

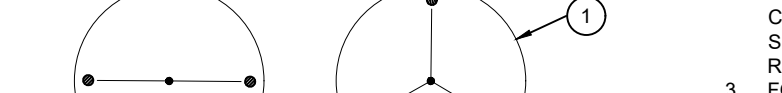
F PLANT SPACING

SCALE: NTS



- 1 TREE CANOPY. 2 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (OR BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES...

STAKING EXAMPLES (PLAN VIEW)



A TREE PLANTING

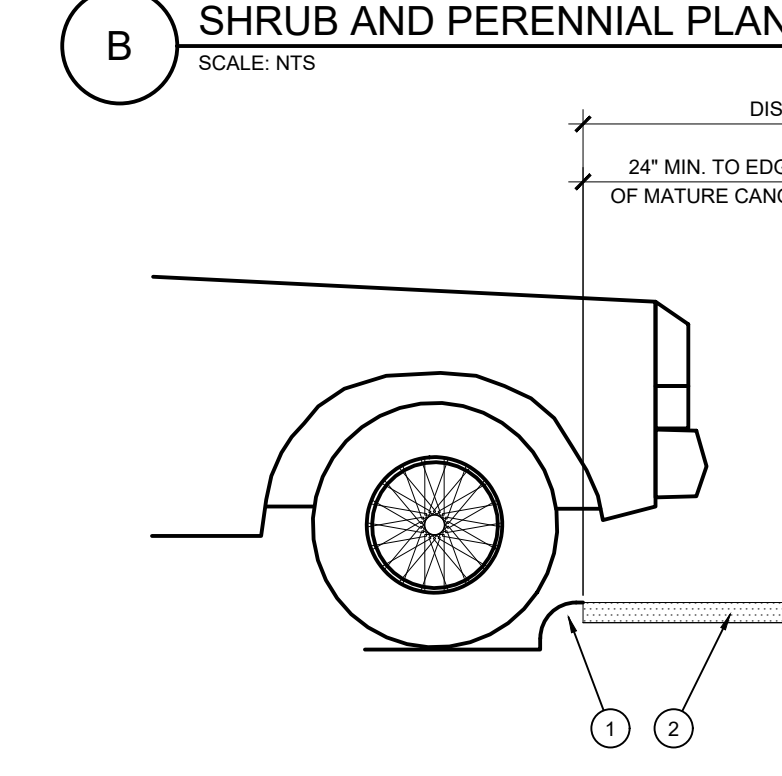
SCALE: NOT TO SCALE



- 1 SHRUB, PERENNIAL, OR ORNAMENTAL GRASS. 2 MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER. 3 FINISH GRADE. 4 ROOT BALL. 5 BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS...

B SHRUB AND PERENNIAL PLANTING

SCALE: NTS



C PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

- 1 CURB. 2 MULCH LAYER. 3 PLANT. 4 TURF (WHERE SHOWN ON PLAN).

NOTES: 1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. 2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HANDSCAPE, UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

DISTANCE PER PLAN: 24" MIN. TO EDGE OF MATURE CANOPY

TYPICAL WALKWAY OR PAVING. TREE TRUNK. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. TREE CANOPY. TYPICAL PLANTING AREA. TYPICAL CURB AND GUTTER.

PLANTING SPECS & DETAILS

DETAILS

LOT 15, BLOCK A, CREEKSIDE COMMONS ADDITION. NWC STATE HIGHWAY 205 & F.M. 549. A 0.67 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80. CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS. CITY PROJECT #SP2024-025. May 31, 2024

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

WITNESS OUR HANDS, this ____ day of ____ 2024.

Planning & Zoning Commission, Chairman Director of Planning and Zoning



ENGINEER/APPLICANT THE DIMENSION GROUP 10755 SANDHILL ROAD DALLAS, TX, 75238 PHONE: (214) 343-9400 CONTACT: KEATON L. MAI, PE

OWNER/DEVELOPER PRUDENT DEVELOPMENT 10755 SANDHILL ROAD DALLAS, TEXAS 75238 PHONE: (214) 271-4630 CONTACT: MICHAEL HAMPTON

CAUTION NOTICE TO CONTRACTORS THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES AND IDENTIFY ALL UTILITIES WITHIN THE PROJECT SITE. ANY CHANGES TO THE EXISTING UTILITIES WHICH OCCUR WITHIN THE PROJECT SITE SHALL BE INDICATED BY THE CONTRACTOR'S PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

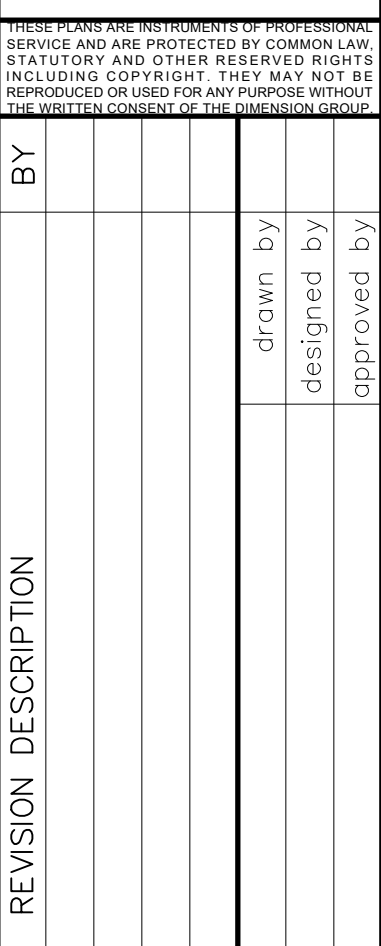
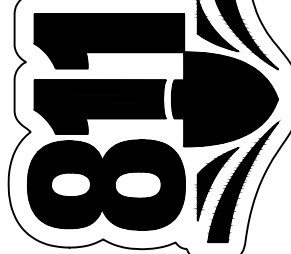


Table with columns: DATE, REVISION, DESCRIPTION, BY. Includes project info: project no. 240-122, date, designed by, approved by.

TYPE: W

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

Catalog #		Type
Project		
Comments		Date
Prepared by		

electrical wiring compartment.

Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty

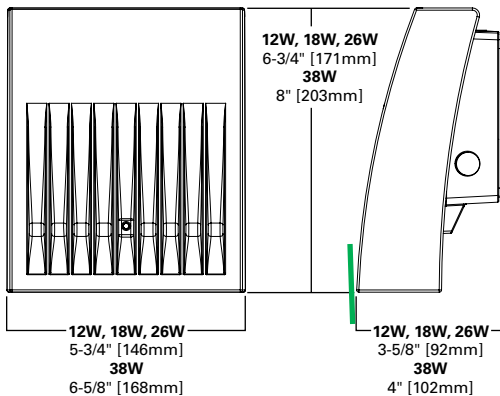
Five-year warranty.



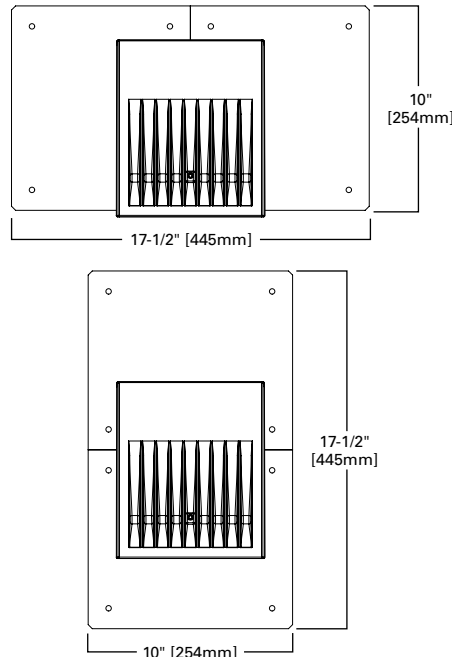
XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

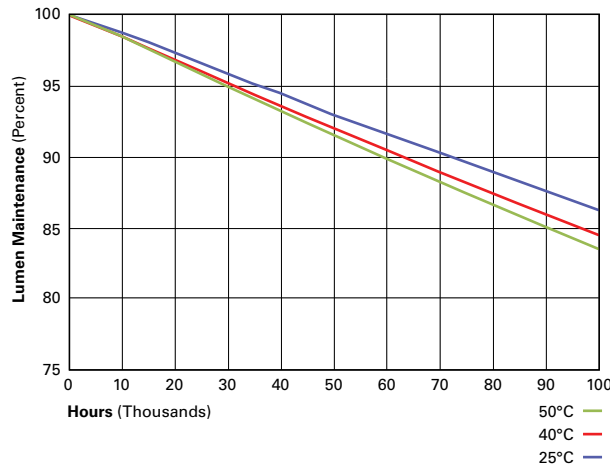
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) ⁸
XTOR1B=Small Door, 12W XTOR2B=Small Door, 18W XTOR3B=Small Door, 26W XTOR4B=Medium Door, 38W BAA-XTOR1B=Small Door, 12W, Buy American Act Compliant ⁷ TAA-XTOR1B=Small Door, 12W Trade Agreements Act Compliant ⁷ BAA-XTOR2B =Small Door, 18W, Buy American Act Compliant ⁷ TAA-XTOR2B=Small Door, 18W, Trade Agreements Act Compliant ⁷ BAA-XTOR3B=Small Door, 26W, Buy American Act Compliant ⁷ TAA-XTOR3B=Small Door, 26W, Trade Agreements Act Compliant ⁷ BAA-XTOR4B= Medium Door, 38W, Buy American Act Compliant ⁷ TAA-XTOR4B= Medium Door, 38W, Trade Agreements Act Compliant ⁷	[Blank]=Bright White (Standard), 5000K W=Neutral White, 4000K Y=Warm White, 3000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic DP=Dark Platinum	PC1=Photocontrol 120V ² PC2=Photocontrol 208-277V ^{2,3} 347V=347V ⁴ HA=50°C High Ambient ⁴	WG/XTOR=Wire Guard ⁵ XTORFLD-KNC=Knuckle Floodlight Kit ⁶ XTORFLD-TRN=Trunnion Floodlight Kit ⁶ XTORFLD-KNC-WT=Knuckle Floodlight Kit, Summit White ⁶ XTORFLD-TRN-WT=Trunnion Floodlight Kit, Summit White ⁶ EWP/XTOR=Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT=Escutcheon Wall Plate, Summit White

NOTES:

- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences ¹	12W Series	18W Series	26W Series	38W Series
[Blank]=Standard	XTOR1B=12W, 5000K, Carbon Bronze	XTOR2B=18W, 5000K, Carbon Bronze	XTOR3B=26W, 5000K, Carbon Bronze	XTOR4B=38W, 5000K, Carbon Bronze
BAA=Buy American Act	XTOR1B-WT=12W, 5000K, Summit White	XTOR2B-W=18W, 4000K, Carbon Bronze	XTOR3B-W=26W, 4000K, Carbon Bronze	XTOR4B-W=38W, 4000K, Carbon Bronze
TAA= Trade Agreements Act	XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT=18W, 5000K, Summit White	XTOR3B-WT=26W, 5000K, Summit White	XTOR4B-WT=38W, 5000K, Summit White
	XTOR1B-W=12W, 4000K, Carbon Bronze	XTOR2B-PC1=18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1=26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1=38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	XTOR3B-W-PC1=26W, 4000K, 120V PC, Carbon Bronze	XTOR4B-W-PC1=38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V=18W, 5000K, Carbon Bronze, 347V	XTOR3B-347V=26W, 5000K, Carbon Bronze, 347V	XTOR4B-347V=38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1=18W, 5000K, 120V PC, Summit White	XTOR3B-PC2=26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:

- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Cylinder

Wall Mounted • Damp Location Listed **PROGRESS LED**

Description:

6" uplight/downlight wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum Cylinders offers a contemporary design with its sleek cylindrical form and elegant fade and chip resistant Black finish, perfect for today's inspired exteriors. With over 2,150 lumens both up and down the LED Cylinders unite performance, energy savings and safety benefits. Provides even illumination up and down. Specify P860046 top cover lens for use in wet locations.

Specifications:

- Black finish.
- Powder coat finish.
- Die-cast aluminum construction with durable powder coated finish
- 2,150 lumens 30 lumens/watt per module (delivered)
- 3000K color temperature, 90+ CRI
- Meets California Title 24 high efficacy requirements for outdoor use only.
- Dimmable to 10% with many ELV dimmers
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.5 in W., 4.5 in ht., 2.94 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied

Performance:

Number of Modules	2
Input Power	29 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Down-Source)	1262/44 (LM-82) per module
Lumens/LPW (Up-Source)	1300/44 (LM-82) per module
Lumens/LPW (Delivered)	2,150/30 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Damp Location Listed

P5642-31/30K



Dimensions:

Width: 6 in
Height: 18 in
Depth: 8-7/8 in
H/CTR: 8 in

P5642-31/30K

Dimming Notes:

P5642-31/30K is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls:

Lutron_Diva DVELV-300P

Lutron_Nova NTELV-300

Lutron_Vierti VTELV-600

Lutron_Maestro MAELV-600

Lutron_spacer/system SPSELV-600

Leviton_Renoir II AWRMG-EAW

Leviton_6615-P

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.

Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

TYPE: D

Project		Catalog #		Type	
Prepared by		Notes		Date	



HALO Commercial HC6 | HM6 | 61 | 61PS

6-inch LED downlight and wall wash

Typical Applications

Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

Interactive Menu

- Order Information page 2
- Product Specifications page 4
- Photometric Data page 5
- Energy & Performance Data page 8
- Connected Systems page 10
- Product Warranty

Top Product Features

- New construction/remodel series; 500 to 6,000 lumens
- Narrow, Medium and Wide distributions; Wall wash with rotatable linear spread lens
- 2700K, 3000K, 3500K, 4000K, 5000K CCT; 80 or 90 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%
- Mounting frame converts to remodel that installs from below the ceiling
- Quick Spec emergency backup mounting frames - fast delivery option

Product Certification



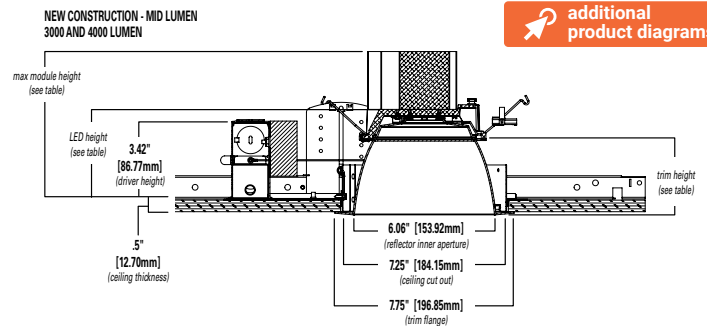
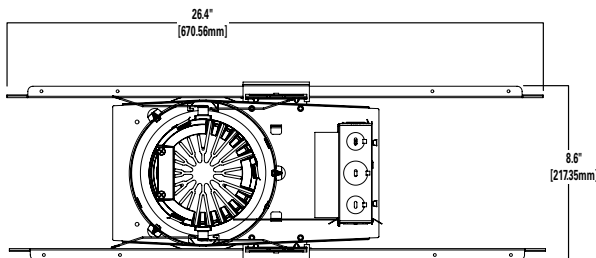
Product Features



Control Compatibility



Dimensional and Mounting Details



additional product diagrams

Mid Lumen (3000 – 4000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.6"	3.4"	3.8"
Medium	6.7"	3.5"	3.9"
Wide	6.5"	3.3"	3.7"
Baffle	6.5"	3.3"	3.7"

Mounting Frame Order Information

Sample Number: **HC620D010REM7 – HM60525835 - 61MDC**

A complete luminaire consists of a housing frame, LED module, and reflector (ordered separately)

Mounting Frame	Lumens	Driver Options	Factory Installed Emergency & Connected Lighting Options	Accessories (Order & Install Separately)
<p>HC6 = 6" new construction downlight housing</p> <p>HC6CP = 6" new construction housing, Chicago Plenum - CCEA compliant</p>	<p>05 = 500 lm</p> <p>07 = 750 lm</p> <p>10 = 1000 lm</p> <p>15 = 1500 lm</p> <p>20 = 2000 lm</p> <p>25 = 2500 lm</p> <p>30 = 3000 lm</p> <p>35 = 3500 lm</p> <p>40 = 4000 lm</p> <p>45 = 4500 lm ⁽⁷⁾</p> <p>50 = 5000 lm ⁽⁷⁾</p> <p>55 = 5500 lm ⁽⁷⁾</p> <p>60 = 6000 lm ⁽⁷⁾</p>	<p>D010=UNV 120-277V, 50/60Hz, 0-10V 1%-100% dimming at 120-277V on 0-10V controls</p> <p>Canada Option 500-5000 lumens: D010347 = 347VAC 50/60Hz 0-10V 1%-100% dimming. For 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000lm models only ⁽¹⁾</p> <p>Canada Option 5500-6000 lumens: D010X347 = step down transformer factory installed (with standard "D010" 120V-277V LED driver). For 5500, 6000lm models only ⁽¹⁾</p> <p>DLV = Distributed Low Voltage dimming driver 1%-100%, 1000-4000 lumens only. For use with DLVP system only, refer to DLVP specifications for details. ⁽¹⁾</p>	<p>REM7 = 7 watt emergency battery pack with remote test / indicator light, use with D010 only ^{(1) (2) (6)}</p> <p>REM14 = 14 watt emergency battery pack with remote test / indicator light, use with D010 only ^{(1) (2) (6)}</p> <p>IEM7 = 7 watt emergency battery pack with integral test / indicator light, use with D010 only ^{(1) (2) (6)}</p> <p>IEM14 = 14 watt emergency battery pack with integral test / indicator light, use with D010 only ^{(1) (2) (6)}</p> <p>BOD7ST = 7.5 watt Bodine self-test emergency battery pack with remote test / indicator light, use with D010 only ^{(1) (2) (6)}</p> <p>WTA = Factory WaveLinX PRO Tilemount Sensor Kit ⁽⁴⁾</p> <p>WTK = Factory WaveLinX LITE Tilemount Sensor Kit ⁽⁵⁾</p> <p>WPN = WaveLinX PRO Wireless Node without Sensor ⁽⁹⁾</p> <p>WLN = WaveLinX LITE Wireless Node without Sensor ⁽¹⁰⁾</p> <p>REM7V = 7 watt emergency battery pack with remote test / indicator light, use with DLV only ^{(1) (2) (3) (6)}</p> <p>REM14V = 14 watt emergency battery pack with remote test / indicator light, use with DLV only ^{(1) (2) (3) (6)}</p> <p>IEM7V = 7 watt emergency battery pack with integral test / indicator light, use with DLV only ^{(1) (2) (3) (6)}</p> <p>IEM14V = 14 watt emergency battery pack with integral test / indicator light, use with DLV only ^{(1) (2) (3) (6)}</p>	<p>HB128APK = L channel hanger bar, 26", pair (replacement)</p> <p>RB22 = Adjustable wood joist mounting bars, pair, extend to 22" long</p> <p>HSA6 = Slope Adapter for 6" Aperture Housings, Specify Slope (refer to instructions for installing housing and trim)</p> <p>H347 = 347 to 120V step down transformer, 75VA</p> <p>H347200 = 347 to 120V step down transformer, 200VA</p> <p>WTA = Field WaveLinX PRO Tilemount Sensor Kit ⁽⁴⁾</p> <p>WTK = Field WaveLinX LITE Tilemount Sensor Kit ⁽⁵⁾</p>
Notes	Notes	Notes	Notes	Notes
	<p>(7) Marked Spacing: Center to Center of Adjacent Luminaires = 36" Center of Luminaire to Building Member = 18" Minimum overhead = 0.5</p>	<p>(1) Not available with CP models</p>	<p>(1) Not available with CP models</p> <p>(2) Not available with D010347 (347V models)</p> <p>(3) ULus for U.S. only</p> <p>(4) WTA = WaveLinX PRO tilemount sensor kit for daylight dimming, PIR motion sensing, and optional RLTS - Real Time Location Services, use with D010 only. (Refer to WaveLinX PRO specifications.)</p> <p>(5) WTK = WaveLinX LITE tilemount sensor kit for daylight dimming, PIR motion sensing, use with D010 only. (Refer to WaveLinX LITE specifications.)</p> <p>(6) Emergency battery backup options are Non-IC only, and rated for a minimum starting temperature of 0°C</p> <p>(9) WPN = WaveLinX PRO wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. Not compatible with 347V or Chicago plenum. (Refer to WaveLinX PRO specifications.)</p> <p>(10) WLN = WaveLinX LITE wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. Not compatible with 347V or Chicago plenum. (Refer to WaveLinX LITE specifications.)</p>	<p>(4) WTA = WaveLinX PRO tilemount sensor kit for daylight dimming, PIR motion sensing, and optional RLTS - Real Time Location Services, use with D010 only. (Refer to WaveLinX PRO specifications.)</p> <p>(5) WTK = WaveLinX LITE tilemount sensor kit for daylight dimming, PIR motion sensing, use with D010 only. (Refer to WaveLinX LITE specifications.)</p>

Quick Spec Emergency Mounting Frame Order Information

Sample Number :

Quick Spec Emergency Mounting Frame: **RR-HC620D010REM7**

LED module and reflectors are ordered separately.

Order separately: LED Module: HM60525835 | Reflector: 61MDC

Select from the Quick Spec Mounting Frame ordering information to receive the **Fast Delivery** option for the frame.

Quick Spec Code	Mounting Frame	Lumens	Driver Options	Factory Installed Emergency & Connected Lighting Options	Accessories (Order & Install Separately)
<p>RR = East Region</p> <p>BRR = West Region</p>	<p>HC6 = 6" new construction downlight housing</p>	<p>10 = 1000 lm</p> <p>15 = 1500 lm</p> <p>20 = 2000 lm</p> <p>30 = 3000 lm</p> <p>40 = 4000 lm</p>	<p>D010=UNV 120-277V, 50/60Hz, 0-10V 1%-100% dimming at 120-277V on 0-10V controls</p>	<p>REM7 = 7 watt emergency battery pack with remote test / indicator light, use with D010 only ^{(2) (6)}</p> <p>REM14 = 14 watt emergency battery pack with remote test / indicator light, use with D010 only ^{(2) (6)}</p> <p>IEM7 = 7 watt emergency battery pack with integral test / indicator light, use with D010 only ^{(2) (6)}</p> <p>IEM14 = 14 watt emergency battery pack with integral test / indicator light, use with D010 only ^{(2) (6)}</p>	<p>HB128APK = L channel hanger bar, 26", pair (replacement)</p> <p>RB22 = Adjustable wood joist mounting bars, pair, extend to 22" long</p>
Notes	Notes	Notes	Notes	Notes	Notes
				<p>(2) Not available with D010347 (347V models)</p> <p>(6) Emergency battery backup options are Non-IC only, and rated for a minimum starting temperature of 0°C</p>	

LED Module Order Information

LED Module	Lumens	CRI/CCT	
HM6 = 6" LED Modules For use with HC6 - HC6CP New Construction housings only	0525 = 500 - 2500 lumen 3040 = 3000-4000 lumen 4560 = 4500-6000 lumen	827 = 80CRI, 2700K 830 = 80CRI, 3000K 835 = 80CRI, 3500K 840 = 80CRI, 4000K 850 = 80CRI, 5000K	927 = 90CRI, 2700K 930 = 90CRI, 3000K 935 = 90CRI, 3500K 940 = 90CRI, 4000K 950 = 90CRI, 5000K
Notes	Notes	Notes	

Trim Order Information

Reflector	Distribution ⁽⁸⁾	Finish	Flange	Accessories
61 = 6" conical reflector	ND = narrow 55° beam angle 0.97 SC MD = medium 60° beam angle 1.10 SC WD = wide 65° beam angle 1.28 SC RWW = rotatable wall wash with linear spread lens	C = Specular clear H = Semi-specular clear W = White	Blank = Polished flange standard with C & H reflectors Blank = White flange standard with W reflector WF = White flange option available with C & H reflectors	61RWWPK = Replacement part kit - wall wash lens insert - for use with 61RWW* only.
Notes	Notes <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	Notes	Notes	Notes

Baffle	Distribution ⁽⁸⁾	Finish	Flange	Accessories
61 = 6" baffle reflector	WD = wide 65° beam angle 1.28 SC (nominal) RWW = rotatable wall wash with linear spread lens	BB = Black baffle WB = White baffle	Blank = White flange standard with BB, & WB BF = Black flange option available with BB	61RWWPK = Replacement part kit - wall wash lens insert - for use with 61RWW* only.
Notes	Notes <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	Notes	Notes	Notes

Reflector	Distribution ⁽⁸⁾	Finish	Flange
61PS = 6" non-conductive polymer 'dead front' conical reflector ⁽⁹⁾	MD = medium 60° beam angle 1.10 SC (nominal)	W = White	Blank = White flange standard with W reflector
Notes <small>(9) 61PS is 1000-2000 lumens Non-IC rated. 500 & 750 lumens IC rated. 61PS is not for use over 2000lm in Non-IC or over 750lm in IC.</small>	Notes <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	Notes	Notes

IEM Reflector	Distribution ⁽⁸⁾	Finish	Flange	Integral Emergency
61 = 6" IEM reflector for integral emergency only	ND = narrow 55° beam angle 0.97 SC MD = medium 60° beam angle 1.10 SC WD = wide 65° beam angle 1.28 SC	C = Specular clear H = Semi-specular clear W = White	Blank = Polished flange standard with C & H reflectors Blank = White flange standard with W reflector WF = White flange option available with C & H reflectors	IEM = Reflector for use with integral emergency housings only. Provides access hole for integral emergency test switch.
Notes	Notes <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	Notes	Notes	Notes

IEM Baffle	Distribution ⁽⁸⁾	Finish	Flange	Integral Emergency
61 = 6" IEM baffle reflector for integral emergency only	WD = wide 65° beam angle 1.28 SC (nominal)	BB = Black baffle WB = White baffle	Blank = White flange standard with BB, & WB BF = Black flange option with BB	IEM = Reflector for use with integral emergency housings only. Provides access hole for integral emergency test switch.
Notes	Notes <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	Notes	Notes	Notes

Product Specifications

Housing Frame

- Boat shaped galvanized steel plaster frame with adjustable plaster lip
- Accommodates 1/2" to 1-1/2" thick ceilings
- Installs in new construction or from below the finished ceiling (non-accessible) for remodeling (with mounting bars removed)
- Provided with two remodel clips to secure the frame to the ceiling

Universal Mounting Bracket

- Adjusts 2" vertically from above and below the ceiling
- Use with the included mounting bars or with 1/2" Electric Metallic Tube (EMT)
- Removable to facilitate remodeling installation from below the finished ceiling

Mounting Bars

- Captive pre-installed No Fuss™ mounting bars lock to T-grid with screwdriver or pliers
- Centering detents allow for consistent positioning of fixtures

LED Module

- Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pixilation
- Available in 80 or 90 color rendering index (CRI)
- Color accuracy within 3 SDCM provides color consistency and uniformity
- 90 CRI option: R9>50 (refer to chromaticity information for details)
- Available in 2700K, 3000K, 3500K, 4000K and 5000K correlated color temperature (CCT)
- Lumen options include 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000, 5500, 6000 lumens (nominal)
- Passive thermal management achieves 60,000 hours at 70% lumen maintenance (L70) in insulated ceilings (IC) and non-IC applications
- Integral diffuse lens provides visual shielding
- Integral connector allows quick connection to housing flex

Reflector

- Self-flanged aluminum reflectors available in narrow, medium or wide distribution patterns
- Medium distribution polymer non-conductive matte white reflector may be used to meet local codes for 'dead front' applications (500 & 750 lumen max. in IC and 2000 lumen max. in Non-IC)
- Wall wash reflector features a rotatable linear spread lens for alignment of vertical illumination
- Reflectors attach to LED module with three speed clamps
- Available in multiple painted or plated finishes

Reflector/Module Retention

- Reflector/module assembly is securely retained in the housing with two torsion springs

Driver

- Field-replaceable constant current driver provides low noise operation
- Universal 120-277VAC 50/60Hz input standard
- Continuous, 1% to 100% dimming with 0-10V analog control
- Optional low-voltage DC driver for use with Distributed Low Voltage Power (DLVP) system
- Distributed Low Voltage Power (DLVP) system combines power, lighting and controls with ease of installation (refer to DLVP Design Guide at www.cooperlighting.com for details)

Canada Options

- 347VAC 50/60Hz; 1% dimming on 0-10V analog control, for 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000 lumen models only
- 347V step down transformer factory installed with the standard "D010" 120V-277V, LED driver on 5500, 6000 lumen models only

Emergency Option

- Provides 90 minutes of standby lighting, meeting most life safety codes for egress lighting
- Available with integral or remote charge indicator and test switch
- Available Self-Test (self-diagnostic) with remote charge indicator and test switch
- Quick Spec emergency ordering option for quick-turn projects

Connected Lighting System

Two WaveLinx connected solutions to choose from. Refer to WaveLinx system specifications and application guides for details.

WaveLinx PRO Tilemount Sensor Kit

- WaveLinx PRO WTA tilemount sensor kit offers daylight dimming, PIR motion sensing, scene and zone configuration, automatic commissioning; and optional RLTS - Real Time Location Services available.

WaveLinx PRO Wireless Node

- WaveLinx PRO WPN wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. **Note:** Not compatible with 347V or Chicago plenum.

WaveLinx LITE Tilemount Sensor Kit

- WaveLinx LITE WTK tilemount sensor kit offers daylight dimming and PIR motion sensing, scene and grouping configuration.

WaveLinx LITE Wireless Node

- WaveLinx LITE WLN wireless node provides luminaire level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. **Note:** Not compatible with 347V or Chicago plenum.

WaveLinx Tilemount Sensor Kits Application

- The WTA and WTK tilemount sensor kits include a control module mounted on the luminaire junction box via 1/2" knock-out, and a tilemount sensor on 54-inch whip; for ceiling installation by direct-mount spring clips or via mounting bracket in octagon ceiling boxes.
- The WTA and WTK tilemount sensor kits may be ordered as factory installed on the luminaire, or ordered separately as a field installed accessory kit.
- **Note: WaveLinx PRO devices are only compatible with the WaveLinx PRO system.**
- **Note: WaveLinx LITE devices are only compatible with the WaveLinx LITE system.**

Junction Box

- Galvanized steel junction box
- 20 in³ internal volume excluding voltage barrier
- 25 in³ internal total volume
- Voltage barrier for 0-10V dimming wires (occupies one 1/2" pry-out space)
- Listed for eight #12 AWG (four in, four out) 90°C conductors and feed-thru branch wiring
- Three 1/2" and two 3/4" trade size pry-outs available
- Three 4-port push wire nuts for mains voltage with 1-port for fixture connection

Compliance

- cULus Certified to UL 1598 / C22.2 No. 250.0, suitable for damp locations and wet locations in covered ceilings only
- Emergency options provided with UL Listed emergency drivers to UL 924 / C22.2 No. 141, suitable for indoor/damp locations
- IP20 - Above finished ceiling; IP65 - Below finished ceiling
- Non-Insulated ceiling (Non-IC) rated for 2500, 3000, 3500, 4000, 4500, 5000, 5500, 6000 lumen models (insulation must be kept 3" from top and sides)
- Insulated ceiling (IC) rated for 500, 750, 1000, 1500, 2000 lumen models and suitable for direct contact with air permeable insulation* (IC models are also suitable for Non-IC installations)
- Non-IC marked spacing required for 4500, 5000, 5500, 6000 lumen models
 - Marked Spacing Center to Center of Adjacent Luminaires = 36"
 - Center of Luminaire to Building Member = 18"
 - Minimum overhead = 0.5"
- Airtight per ASTM-E283-04
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions FCC CFR Title 47 Part 15 Class A at 120/277V
- Contains no mercury or lead and RoHS compliant
- Photometric testing completed in accordance of IES LM-79-08
- Lumen maintenance projection in accordance of IES LM-80-08 and TM-21-11
- 500, 750, 1,000, 1,500 and 2,000 lumen, 90 CRI, ICAT models may be used to comply with State of California Title 24 residential code, per JA8 certification standards
- May be used to comply with State of California Title 24 non-residential code as a dimmable LED luminaire
- ENERGY STAR® certified, reference certified light fixtures database
- *Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013

Warranty

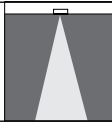
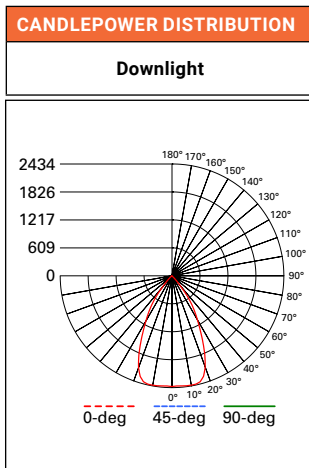
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

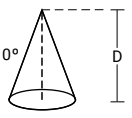
Photometric Data

[View IES files](#)

NARROW DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

NARROW (55° BEAM*)	
Test Number	P581878
Housing	HC620D010
Module	HM60525835
Reflector	61NDC
Lumens	2228 Lm
Efficacy	111.4 Lm/W
SC	0.93
UGR	11.7

CONE OF LIGHT				
				
MH	FC	L	W	
5.5'	80.2	5	5	
7'	49.5	6.4	6.4	
8'	37.9	7.4	7.4	
9'	30	8.2	8.2	
10'	24.3	9.2	9.2	
12'	16.9	11	11	

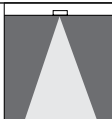
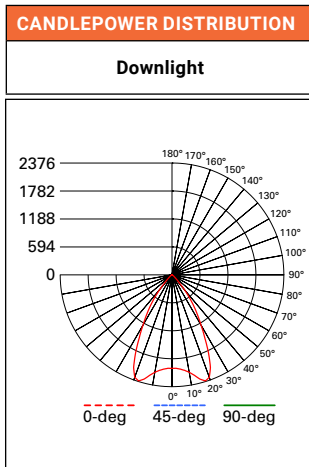
CANDELA TABLE	
Degrees Vertical	Candela
0	2427
5	2422
15	2405
25	1621
35	761
45	118
55	12
65	3
75	2
85	0
90	0

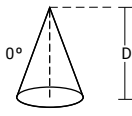
ZONAL LUMEN SUMMARY		
Zone	Lumens	% Fixture
0-30	1636	73.4
0-40	2098	94.2
0-60	2223	99.8
0-90	2228	100
90-180	0	0
0-180	2228	100

LUMINANCE	
Average Candela Degrees	Average 0° Luminance
45	9187
55	1118
65	376
75	318
85	0

MEDIUM DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

MEDIUM (60° BEAM*)	
Test Number	P581875
Housing	HC620D010
Module	HM60525835
Reflector	61MDC
Lumens	2307 Lm
Efficacy	115.3 Lm/W
SC	1.06
UGR	11.8

CONE OF LIGHT				
				
MH	FC	L	W	
5.5'	68.7	5.6	5.6	
7'	42.4	7.2	7.2	
8'	32.5	8.2	8.2	
9'	25.7	9.4	9.4	
10'	20.8	10.4	10.4	
12'	14.4	12.4	12.4	

CANDELA TABLE	
Degrees Vertical	Candela
0	1998
5	2022
15	2307
25	1842
35	796
45	126
55	15
65	4
75	2
85	0
90	0

ZONAL LUMEN SUMMARY		
Zone	Lumens	% Fixture
0-30	1671	72.4
0-40	2163	93.8
0-60	2301	99.7
0-90	2307	100
90-180	0	0
0-180	2307	100

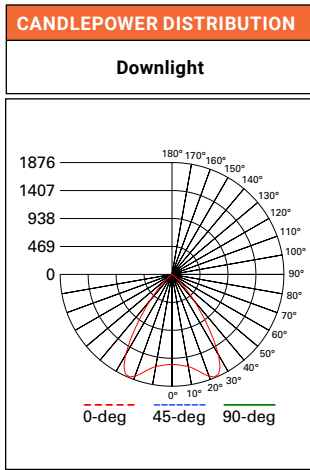
LUMINANCE	
Average Candela Degrees	Average 0° Luminance
45	9753
55	1395
65	571
75	318
85	0

Photometric Data

[View IES files](#)

WIDE DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

WIDE (65° BEAM*)	
Test Number	P581885
Housing	HC620D010
Module	HM60525835
Reflector	61WDC
Lumens	2359 Lm
Efficacy	118 Lm/W
SC	1.28
UGR	11.6



CONE OF LIGHT				
MH	FC	L	W	
5.5'	50.5	7	7	
7'	31.2	8.8	8.8	
8'	23.9	10.2	10.2	
9'	18.8	11.4	11.4	
10'	15.3	12.8	12.8	
12'	10.6	15.4	15.4	

CANDELA TABLE	
Degrees Vertical	Candela
0	1526
5	1540
15	1685
25	1861
35	1027
45	252
55	32
65	6
75	2
85	0
90	0

ZONAL LUMEN SUMMARY		
Zone	Lumens	% Fixture
0-30	1461	61.9
0-40	2105	89.2
0-60	2351	99.6
0-90	2359	100
90-180	0	0
0-180	2359	100

LUMINANCE	
Average Candela Degrees	Average 0° Luminance
45	19506
55	3078
65	765
75	318
85	0

*Value are nominal with specular clear reflectors, other finishes and field results may vary.
 SC = Spacing Criteria
 UGR = Unified Glare Rating

Photometric Multipliers (Nominal Lumen Values)

500 Lumen	750 Lumen	1000 Lumen	1500 Lumen	2000 Lumen	2500 Lumen	3000 Lumen	3500 Lumen
0.33	0.44	0.54	0.74	1.00	1.12	1.46	1.76

4000 Lumen	4500 Lumen	5000 Lumen	5500 Lumen	6000 Lumen
1.81	2.17	2.28	2.38	2.65

Multipliers for relative lumen values with other series models.

Color Finish Multipliers

Finish code	C	H	W/WB	BB
Finish	Specular Clear	Semi-Specular	Matte White White Baffle	Black Baffle
Multiplier	1.00	0.92	0.91	0.82

Multipliers for relative lumen values with other color finishes.

CCT Multipliers – 80CRI

2700K	3000K	3500K	4000K	5000K
0.92	0.98	1.00	1.03	1.03

Multipliers for relative lumen values with other series color temperatures.

CCT Multipliers – 90CRI

2700K	3000K	3500K	4000K	5000K
0.77	0.84	0.89	0.90	0.90

Multipliers for relative lumen values with other series color temperatures.

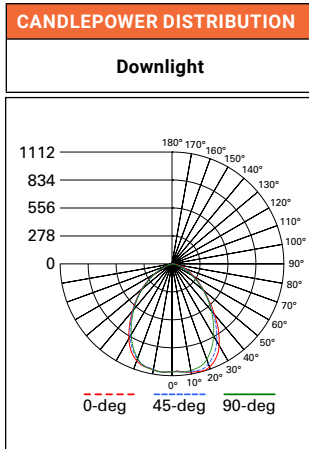
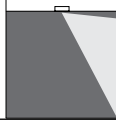
Note: Refer to IES files for more product data.

Photometric Data

[View IES files](#)

WALL WASH DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

WALL WASH	
Test Number	P581882
Housing	HC620D010
Module	HM60525835
Reflector	61RWWC
Lumens	2179 Lm
Efficacy	109 Lm/W
SC	1.15



CANDELA TABLE	
Degrees Vertical	Candela
0	1080
5	1081
15	1112
25	1034
35	800
45	514
55	319
65	184
75	85
85	12
90	0

ZONAL LUMEN SUMMARY		
Zone	Lumens	% Fixture
0-30	849	39
0-40	1313	60.2
0-60	1978	90.8
0-90	2179	100
90-180	0	0
0-180	2179	100

LUMINANCE	
Average Candela Degrees	Average 0° Luminance
45	39810
55	30479
65	23907
75	17983
85	7359

SC = Spacing Criteria, nominal for specular clear reflector, other finishes and field results may vary.

SINGLE UNIT FOOTCANDLES								
2.5' from wall (distance from fixture along wall)								
1	19.3	13.8	6.1	2.2	0.7	0.3	0.1	
2	29.1	22.6	12.3	5.7	2.5	1.2	0.6	
3	27.6	22.5	13.8	7.3	3.7	1.9	1	
4	21	18.2	12.4	7.4	4.2	2.4	1.4	
5	14.4	13.1	9.9	6.6	4.1	2.5	1.6	
6	9.7	9.1	7.5	5.5	3.7	2.5	1.6	
7	6.7	6.4	5.5	4.3	3.2	2.2	1.5	
8	4.7	4.6	4.1	3.4	2.7	2	1.4	
9	3.4	3.3	3.1	2.7	2.2	1.7	1.3	
10	2.5	2.5	2.4	2.1	1.8	1.4	1.1	

MULTIPLE UNIT FOOTCANDLES								
2.5' from wall (Distance from fixture along 3')				2.5' from wall (Distance from fixture along 4')				
1	21.5	19.1	21.5	20	12.1	20		
2	34.7	34.4	34.7	31.6	24.6	31.6		
3	34.9	36	34.9	31.3	27.6	31.3		
4	28.4	30.7	28.4	25.2	24.8	25.2		
5	21	23.2	21	18.6	19.8	18.6		
6	15.2	16.8	15.2	13.4	15	13.4		
7	11	12	11	9.9	11	9.9		
8	8.1	8.7	8.1	7.4	8.2	7.4		
9	6.1	6.5	6.1	5.6	6.2	5.6		
10	4.6	4.9	4.6	4.3	4.7	4.3		

Photometric Multipliers (Nominal Lumen Values)

500 Lumen	750 Lumen	1000 Lumen	1500 Lumen	2000 Lumen	2500 Lumen	3000 Lumen	3500 Lumen
0.33	0.44	0.54	0.74	1.00	1.12	1.46	1.76

4000 Lumen	4500 Lumen	5000 Lumen	5500 Lumen	6000 Lumen
1.81	2.17	2.28	2.38	2.65

Multipliers for relative lumen values with other series models.

Color Finish Multipliers

Finish code	C	H	W/WB	BB
Finish	Specular Clear	Semi-Specular	Matte White White Baffle	Black Baffle
Multiplier	1.00	0.92	0.91	0.82

Multipliers for relative lumen values with other color finishes.

CCT Multipliers - 80CRI

2700K	3000K	3500K	4000K	5000K
0.92	0.98	1.00	1.03	1.03

Multipliers for relative lumen values with other series color temperatures.

CCT Multipliers - 90CRI

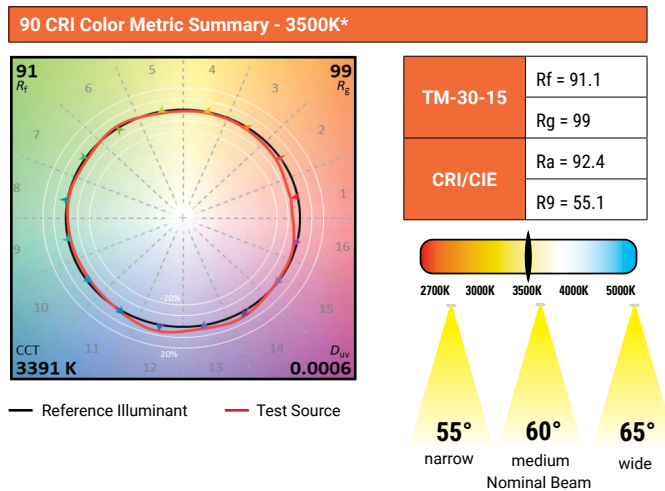
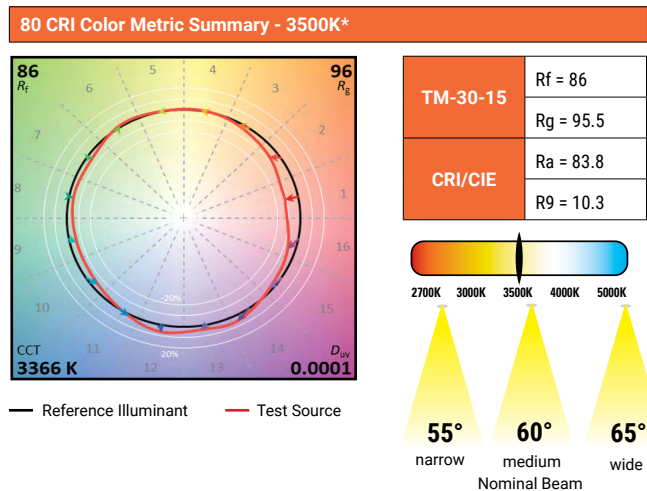
2700K	3000K	3500K	4000K	5000K
0.77	0.84	0.89	0.90	0.90

Multipliers for relative lumen values with other series color temperatures.

Note: Refer to IES files for more product data.

Energy & Performance Data

COLOR METRICS - TM-30-15 & CRI/CIE (3500K)



* Color values are based on 61WDWB reflector, other finishes and field results may vary.

ENERGY DATA

Series	500 lumen		750 lumen		1000 lumen		1500 lumen		2000 lumen	
	120V	277V	120V	277V	120V	277V	120V	277V	120V	277V
Input Voltage 120-277VAC	120V	277V	120V	277V	120V	277V	120V	277V	120V	277V
Input Current (A)	0.051	0.026	0.067	0.036	0.083	0.039	0.119	0.053	0.171	0.077
Input Power (W)	6.1	6.5	7.9	8.3	10	10.4	14.5	14.5	20.9	20.6
In-rush (A)	1.9	8.4	2	8.4	2.2	8.5	2.7	8.5	2.1	9.7
Inrush duration (µs)	251	135	237	133	250	134	250	139	245	131
THD (%)	6.2	13.5	7.4	8.8	5.4	10.3	10	6.7	6.5	7.9
PF	≥ 0.99	≥ 0.9	≥ 0.98	≥ 0.92	≥ 0.99	≥ 0.95	≥ 0.99	≥ 0.97	≥ 0.99	≥ 0.96

Series	2500 lumen		3000 lumen		3500 lumen		4000 lumen		4500 lumen	
	120V	277V	120V	277V	120V	277V	120V	277V	120V	277V
Input Voltage 120-277VAC	120V	277V	120V	277V	120V	277V	120V	277V	120V	277V
Input Current (A)	0.23	0.103	0.24	0.107	0.292	0.152	0.351	0.159	0.384	0.172
Input Power (W)	27.5	27.5	28.6	28.5	34.6	35.1	42.1	42.1	45.9	45.6
In-rush (A)	2.5	5.6	2.5	11.6	3.4	13.9	3.1	14.7	3.1	14.8
Inrush duration (µs)	232	123	216	111	183	95	200	98	202	100
THD (%)	6.5	8.1	7.8	8.3	5.6	10	4.1	9.5	4.5	8.5
PF	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.93	≥ 0.99	≥ 0.94	≥ 0.99	≥ 0.95

Series	5000 lumen		5500 lumen		6000 lumen	
	120V	277V	120V	277V	120V	277V
Input Voltage 120-277VAC	120V	277V	120V	277V	120V	277V
Input Current (A)	0.419	0.186	0.457	0.201	0.489	0.214
Input Power (W)	50.1	49.5	54.6	53.7	58.4	57.4
In-rush (A)	3.1	15	3.2	14.8	3.4	14.8
Inrush duration (µs)	202	117	196	131	192	121
THD (%)	5.5	7.6	7	7.2	8.1	7.2
PF	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.97

Minimum starting temperature -30°C (-22°F)*
(Nominal input 120-277VAC & 100% of rated output power)

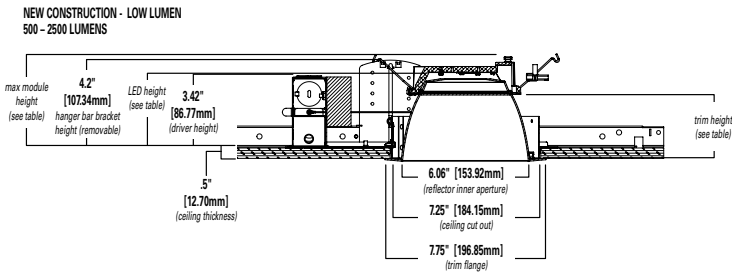
Sound Rating: Class A standards

Notes:

* Emergency Battery packs are rated for a minimum starting temperature of 0°C.

Dimensional and Mounting Details

NEW CONSTRUCTIONS - LOW LUMEN 500 – 2500 LUMENS



Low Lumen (500 – 2500 Lumens)*

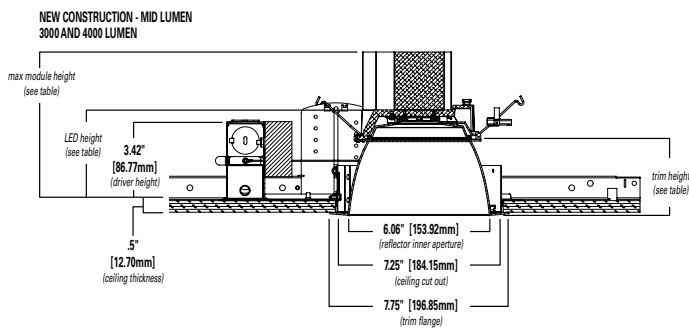
Distribution	Max. Module Height	Trim Height	LED Height
Narrow	4.5"	3.4"	3.8"
Medium	4.6"	3.5"	3.9"
Wide	4.4"	3.3"	3.7"
Baffle	4.4"	3.3"	3.7"



Low Lumen Module

*Max. height w/removable hanger bar bracket 4.2"

NEW CONSTRUCTIONS - MID LUMEN 3000 – 4000 LUMENS



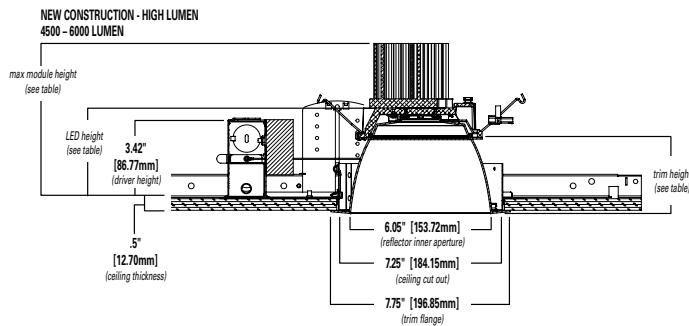
Mid Lumen (3000 – 4000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.6"	3.4"	3.8"
Medium	6.7"	3.5"	3.9"
Wide	6.5"	3.3"	3.7"
Baffle	6.5"	3.3"	3.7"



Mid Lumen Module

NEW CONSTRUCTIONS - HIGH LUMEN 4500 – 6000 LUMENS



High Lumen (4500 – 6000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.9"	3.4"	3.8"
Medium	7.0"	3.5"	3.9"
Wide	6.8"	3.3"	3.7"
Baffle	6.8"	3.3"	3.7"



High Lumen Module

Connected Solutions

WaveLinx LITE - WTK Tilemount Sensor

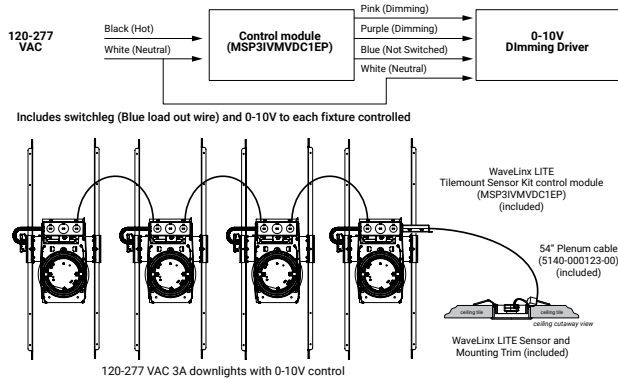
WaveLinx LITE devices only compatible with the WaveLinx LITE system.



- Intuitive Android™ or Apple® iOS® app for basic system code compliant set up and configuration via Bluetooth
- Up to 28 unique areas per project site (WaveLinx LITE Bluetooth network)
- Up to 50 devices for an area, any one of 16 control zones, up to 6 occupancy sets, and custom lighting scenes
- Automatic occupancy or vacancy, sensor sensitivity, daylight dimming, etc. configurable through the app
- Refer to the WaveLinx system specifications for details



WaveLinx LITE WTK Tilemount Wiring Diagram



WaveLinx LITE Bluetooth Enabled System



WaveLinx PRO – WTA Tilemount Sensor

WaveLinx PRO devices only compatible with the WaveLinx PRO system.



- WaveLinx PRO tilemount functionality configures zones and customizes settings from one secure mobile app
- Automatic code commissioning that meets the strictest codes
- Fixtures and sensors integrate with Wireless Area Controller, Wall Stations, and Control Devices
- Stand-Alone Offices or Entire Building Network Installations

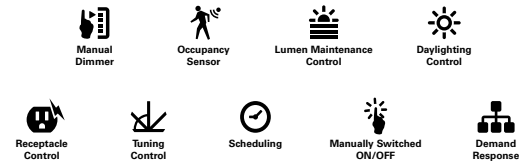
Downlights with tilemount sensor
Highly efficient LED fixtures

WaveLinx Area Controller
Provides centralized coordination of multiple area control options

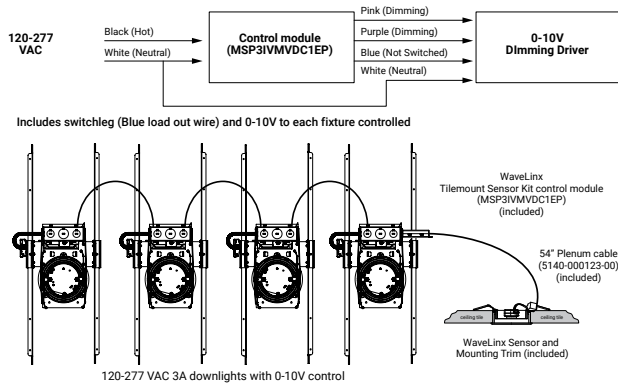
Wireless Wall Station/Receptacle
Provides customized wireless control of each area

Mobile Applications
Provides personalized, local control from a tablet or smartphone

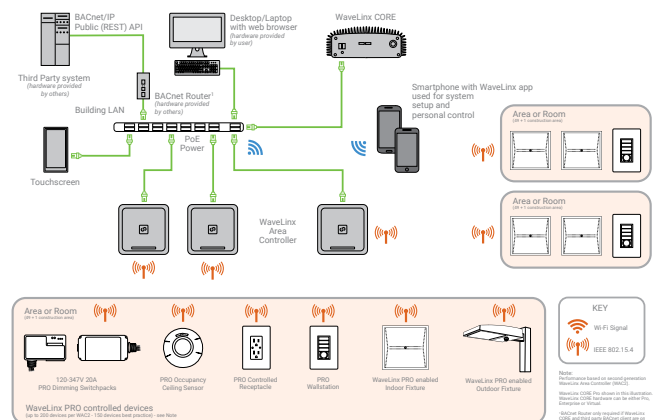
WaveLinx mobile app settings



WaveLinx WTA Tilemount Wiring Diagram



WaveLinx CORE Building Management Integration



Connected Solutions



WaveLinX LITE Wireless Node - WLN

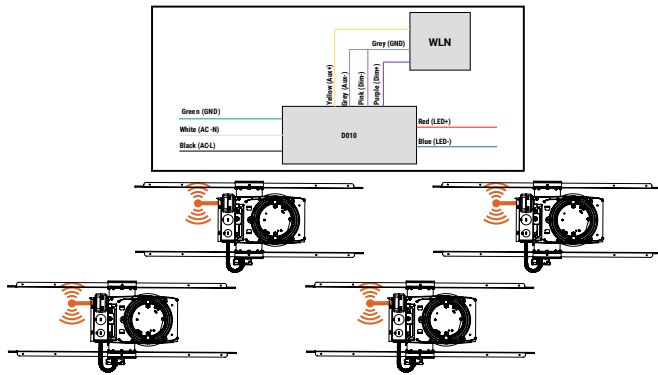
WaveLinX LITE devices only compatible with the WaveLinX LITE system.

- Intuitive Android™ or Apple® iOS® app for basic system code compliant set up and configuration via Bluetooth
- Up to 28 unique areas per project site (WaveLinX LITE Bluetooth network)
- Up to 50 devices for an area, any one of 16 control zones, up to 6 occupancy sets, and custom lighting scenes
- Refer to the WaveLinX system specifications for details

WaveLinX mobile app settings



WaveLinX LITE Wireless Node (WLN) Wiring Diagram



WaveLinX LITE Bluetooth Enabled System

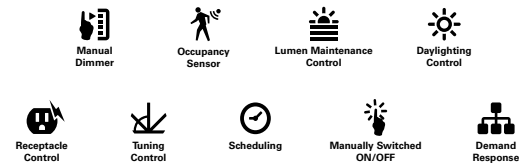


WaveLinX PRO Wireless Node - WPN

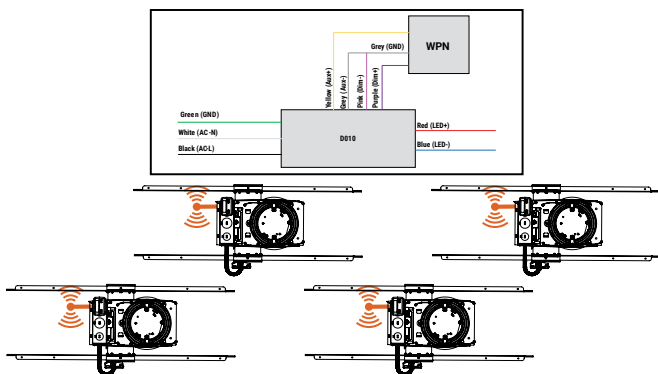
WaveLinX PRO devices only compatible with the WaveLinX PRO system.

- WaveLinX Wireless functionality configures zones and customizes settings from one secure mobile app
- Automatic code commissioning that meets the strictest codes
- Fixtures and sensors integrate with WaveLinX Area Controller, Wall Stations, and Control Devices
- Stand-Alone Offices or Entire Building Network Installations

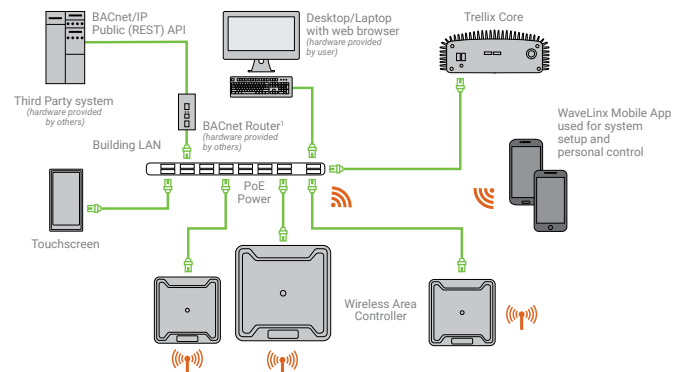
WaveLinX mobile app settings



WaveLinX PRO Wireless Node (WPN) Wiring Diagram



WaveLinX CORE Building Management Integration



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

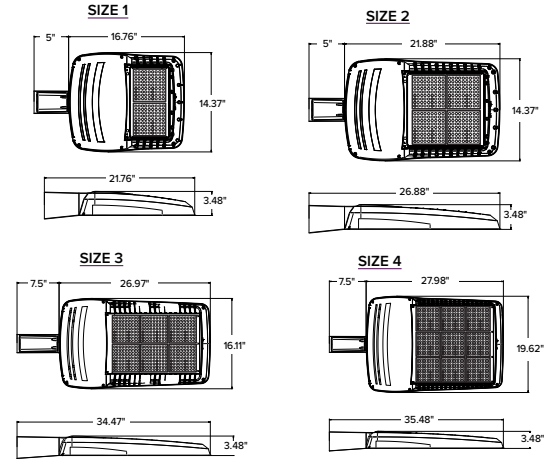
CONTROLS







- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

MICRO STRIKE | STRIKE OPTICS



	EPA				Config
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).

WARRANTY

- 5 year warranty

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

CATALOG # _____

VP Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	Micro Strike	1 Size 1	160L-35⁶ 5500 lumens 160L-50 ⁶ 7500 lumens 160L-75 10000 lumens 160L-100 12500 lumens 160L-115 15000 lumens 160L-135 18000 lumens 160L-160 21000 lumens 320L-145 21000 lumens 320L-170 24000 lumens 320L-185 27000 lumens 320L-210 30000 lumens 320L-235 33000 lumens 320L-255 36000 lumens 320L-315 ⁶ 40000 lumens 480L-285 40000 lumens 480L-320 44000 lumens 480L-340 48000 lumens 480L-390 52000 lumens 480L-425 55000 lumens 480L-470 60000 lumens 720L-435 60000 lumens 720L-475 65000 lumens 720L-515 70000 lumens 720L-565 ⁶ 75000 lumens 720L-600 ⁶ 80000 lumens CLO Custom Lumen Output ¹	AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QW Type 5 Square Wide	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2					
		3 Size 3					
		4 Size 4					

Mounting	Color	Options	Network Control Options
A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter) A_ Arm mount for round pole ² ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern A_U Universal arm mount for round pole ² AAU Adjustable arm for pole mounting (universal drill pattern) AA_U Adjustable arm mount for round pole ² ADU Decorative upswept Arm (universal drill pattern) AD_U Decorative upswept arm mount for round pole ² MAF Mast arm fitter for 2-3/8" OD horizontal arm K Knuckle T Trunnion WB Wall Bracket, horizontal tenon with MAF WM Wall mount bracket with decorative upswept arm WA Wall mount bracket with adjustable arm	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Gloss Textured PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color	F Fusing 2PF Dual Power Feed 2DR Dual Driver TE Toolless Entry BC Backlight Control ⁸ TB Terminal Block	NXWS16F NX Networked Wireless Enabled Integral NX SMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4} NXWS40F NX Networked Wireless Enabled Integral NX SMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4} NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4} WIR LightGRID+ In-Fixture Module ^{3,4} WIRSC LightGRID+ Module and Occupancy Sensor ^{3,4} Stand Alone Sensors BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens 7PR 7-Pin Receptacle ⁴ 7PR-SC 7-Pin Receptacle with shorting cap ⁴ 3PR 3-Pin twist lock ⁴ 3PR-SC 3-Pin receptacle with shorting cap ⁴ 3PR-TL 3-Pin PCR with photocontrol ⁴ Programmed Controls SCP-_F Sensor Control Programmable, 8F or 40F ⁹ ADD AutoDim Timer Based Dimming ⁴ ADT AutoDim Time of Day Dimming ⁴ Photocontrols PC Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
 2 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole
 3 – Networked Controls cannot be combined with other control options
 4 – Not available with 2PF option
 5 – Not available with Dual Driver option

6 – Some voltage restrictions may apply when combined with controls
 7 – Not available with 480V
 8 – BC not available on 4F and type 5 distributions
 9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP-ST-1-36L-39-3K7-2-UNV-A-BLT

CATALOG # _____

VP Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	ST Strike	1 Size 1	36L-39 ⁸ 5500 lumens 36L-55 ⁸ 7500 lumens 36L-85 10000 lumens 36L-105 12500 lumens 36L-120 14000 lumens	AM monochromatic amber, 595nm 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 3K9 3000K, 90 CRI 35K8 3500K, 80 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	FR Auto Front Row 2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QN Type 5 Square Narrow 5QW Type 5 Square Wide 5QM Type 5 Square Medium 5W Type 5 Wide (Round) 5RW Type 5 Rectangular C Corner Optic TC Tennis Court Optic	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2	72L-115 15000 lumens 72L-145 18000 lumens 72L-180 21000 lumens 72L-210 24000 lumens 72L-240 27000 lumens				
		3 Size 3	108L-215 ⁸ 27000 lumens 108L-250 30000 lumens 108L-280 33000 lumens 108L-325 36000 lumens 108L-365 40000 lumens				
		4 Size 4	162L-320 40000 lumens 162L-365 ¹⁰ 44000 lumens 162L-405 48000 lumens 162L-445 52000 lumens 162L-485 55000 lumens 162L-545 ⁸ 60000 lumens CLO Custom Lumen Output ¹				

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole ³
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole ³
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole ³
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole ³
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
F	Fusing
E	Battery Backup ^{1,2,7,8,9}
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSM2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,4,5}
NXWS40F	NX Networked Wireless Enabled Integral NXSM2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,4,5}
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{4,5}
WIR	LightGRID+ In-Fixture Module ^{4,5}
WIRSC	LightGRID+ Module and Occupancy Sensor ^{4,5}
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle ⁴
7PR-SC	7-Pin Receptacle with shorting cap ⁴
3PR	3-Pin twist lock ⁴
3PR-SC	3-Pin receptacle with shorting cap ⁴
3PR-TL	3-Pin PCR with photocontrol ⁴
Programmed Controls	
SCP_F	Sensor Control Programmable, 8F or 40F ¹¹
ADD	AutoDim Timer Based Dimming ⁴
ADT	AutoDim Time of Day Dimming ⁴
Photocontrols	
PC	Button Photocontrol ^{4,7}

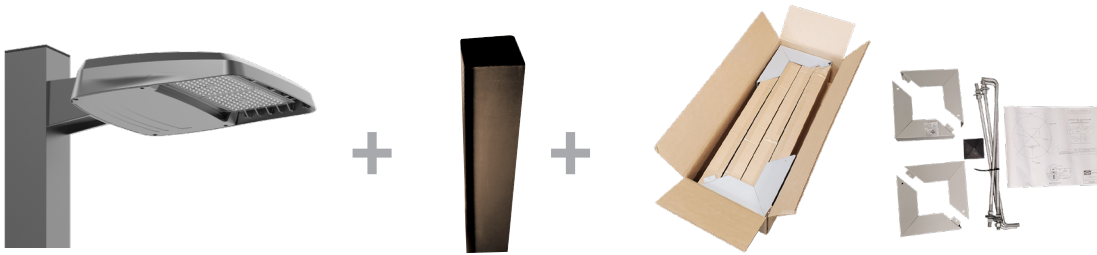
1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
 2 – Battery temperature rating -20C to 55C
 3 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole
 4 – Networked Controls cannot be combined with other control options
 5 – Not available with 2PF option
 6 – Not available with 480V
 7 – Not available with 347 or 480V
 8 – Not available with Dual Driver option

9 – Only available in Size 1 housing, up to 105 Watts
 10 – Some voltage restrictions may apply when combined with controls
 11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

VIPER Area/Site

VIPER LUMINAIRE

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES











Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration



VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS CONTROLS FUNCTIONALITY LIGHT GRID+

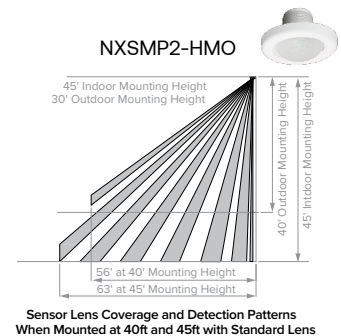
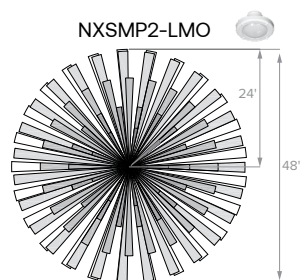
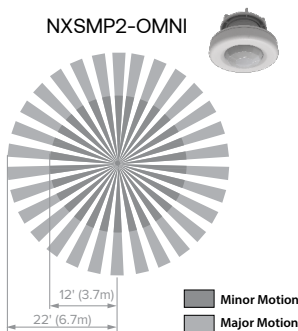
Control Option Ordering Logic & Description	Control Option Functionality										Control Option Components
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless NXOFMIRID-UNV NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	-		NXOFM-IRID-UV
NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	-	-	✓	✓	✓	-		NXRM2-H
NXWS12F NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+ WIR LightGRID+ In-Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR
WIR-RME-L LightGRID+ On Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR-RME-L
WIRSC LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

DEFAULT SETTINGS

NX Wireless	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	15 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0%
	Daylight Sensor	Disabled
	Bluetooth	Enabled
	2.4GHz Wireless Mesh	On
	Passcode Factory Passcode: HubbN3T!	Enabled

Stand Alone	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	50%
	Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS



VIPER Area/Site

VIPER LUMINAIRE

NX LIGHTING CONTROLS FREE APP

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&q=US



Apple App

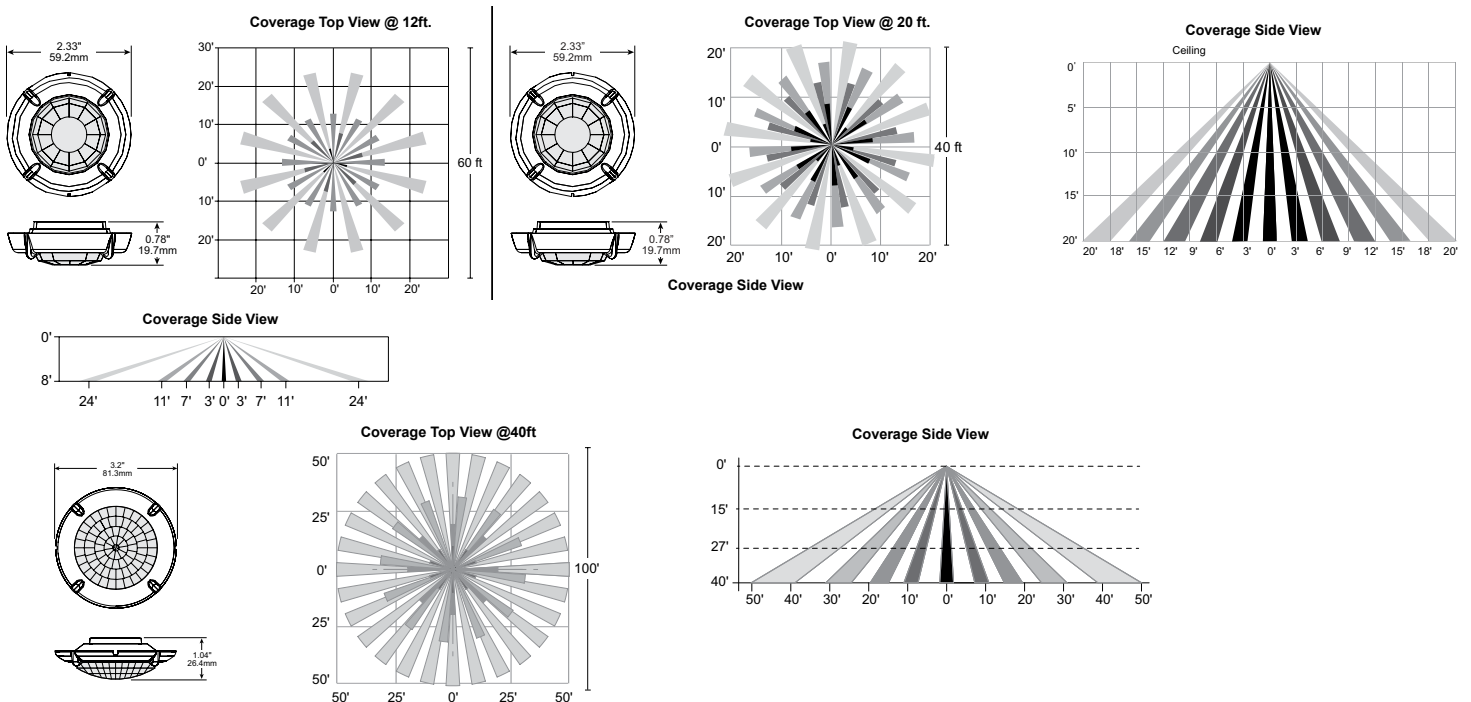


Google Play

OUTDOOR LIGHTING CONTROLS OPTIONS CONTROLS FUNCTIONALITY

Control Option Ordering Logic & Description	Control Option Functionality										Control Option Components
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
SCP_F Sensor Control Programmable, 8F or 40F	-	-	-	✓	✓	✓	✓	-	8ft or 40ft	SCP_F	
ADD AutoDIM Timer Based Dimming	-	-	✓	-	-	-	✓	-	-	ADD	
ADT AutoDIM Time of Day Dimming	-	-	✓	-	-	-	✓	-	-	ADT	
7PR 7-Pin Receptacle	-	-	Paired with external control	-	Paired with external control	-	Paired with external control	-	-	7PR	
7PR-SC 7-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-	-	7PR-SC	
3PR 3-Pin twist lock	-	-	-	-	-	-	Paired with external control	-	-	3PR	
3PR-SC 3-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-	-	3PR-SC	
3PR-TL 3-Pin with photocontrol	-	-	-	-	✓	-	✓	-	-	3PR-TL	

COVERAGE PATTERNS FOR SCP_F



VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L ₇₀ (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier	Micro Strike Lumen Multiplier				Strike Lumen Multiplier			
CCT	Temp		CCT	70 CRI	80 CRI	90 CRI	CCT	70 CRI	80 CRI	90 CRI
0°C	32°F	1.03	2700K	-	0.841	-	2700K	0.9	0.81	0.62
10°C	50°F	1.01	3000K	0.977	0.861	0.647	3000K	0.933	0.853	0.659
20°C	68°F	1.00	3500K	-	0.900	-	3500K	0.959	0.894	0.711
25°C	77°F	1.00	4000K	1	0.926	0.699	4000K	1	0.9	0.732
30°C	86°F	0.99	5000K	1	0.937	0.791	5000K	1	0.9	0.732
40°C	104°F	0.98	AP-Amber Phosphor Converted Multiplier				Monochromatic Amber Multiplier			
			Amber	0.710			Amber	See Amber Spec Sheet		

VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS	162					
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

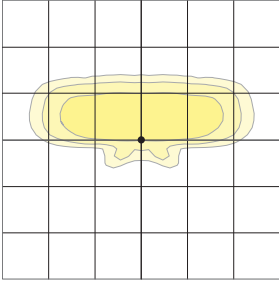
VIPER Area/Site

VIPER LUMINAIRE

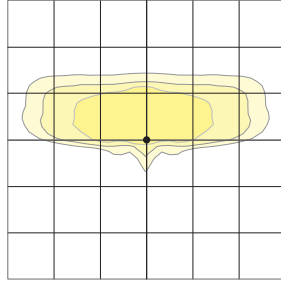
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

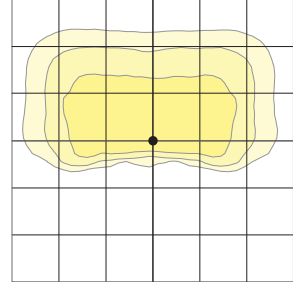
Type 2



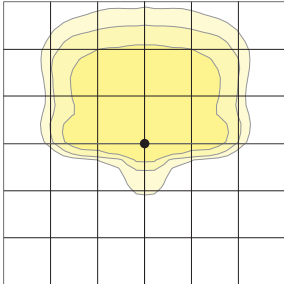
Type 3



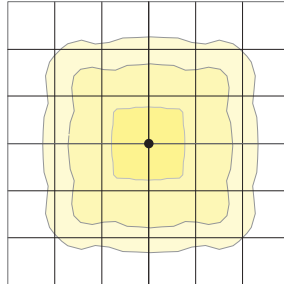
Type 4 Wide



Type 4F



Type 5QW



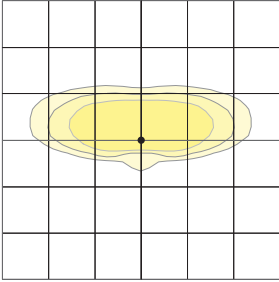
VIPER Area/Site

VIPER LUMINAIRE

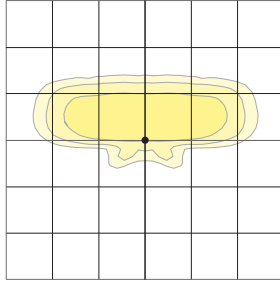
OPTIC STRIKE PHOTOMETRY

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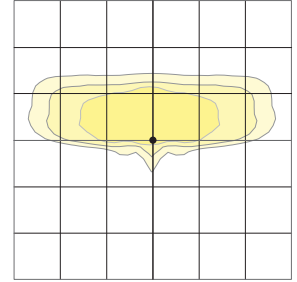
Type FR – Front Row/Auto Optic



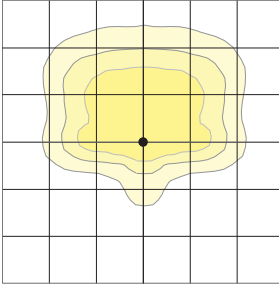
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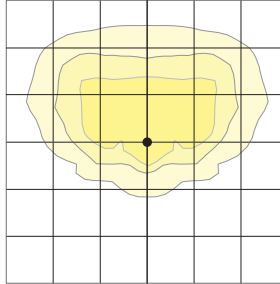
Type 3



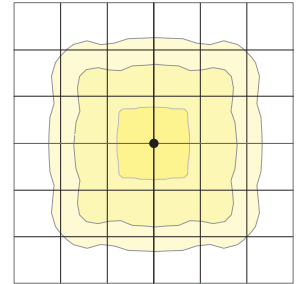
Type 4 Forward



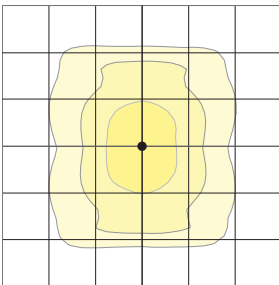
Type 4 Wide



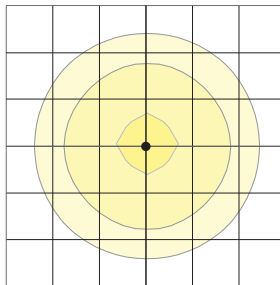
Type 5QM



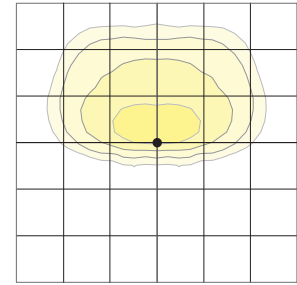
Type 5RW (rectangular)



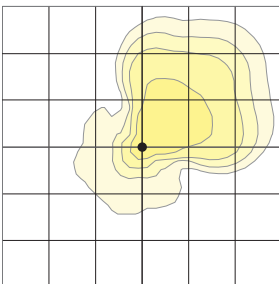
Type 5W (round wide)



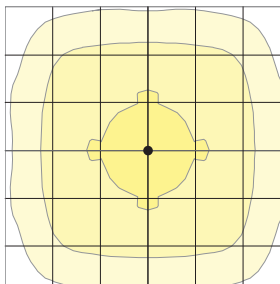
Type TC



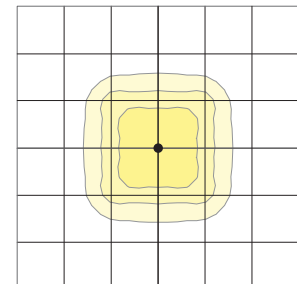
Type Corner



Type 5QW



Type 5QN

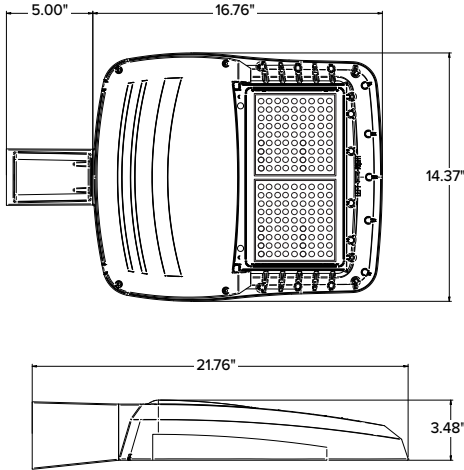


VIPER Area/Site

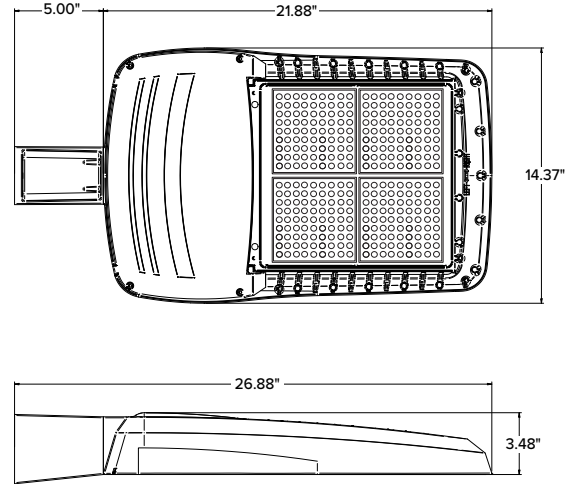
VIPER LUMINAIRE

DIMENSIONS

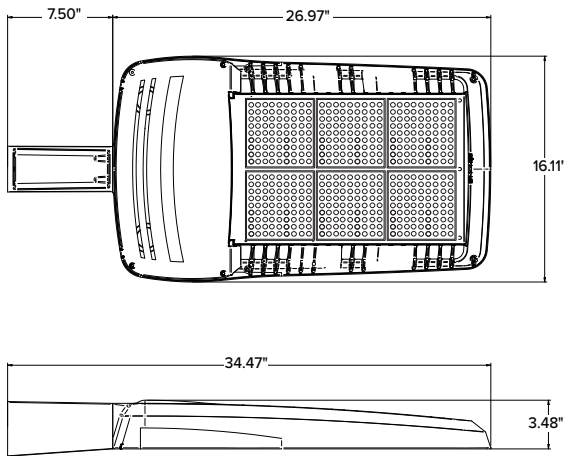
SIZE 1



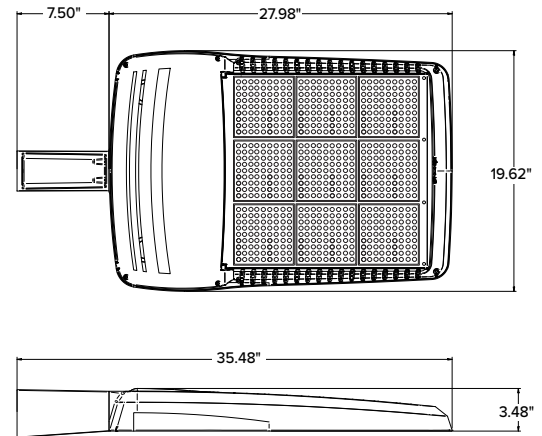
SIZE 2









SIZE 3



SIZE 4



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

VIPER Area/Site

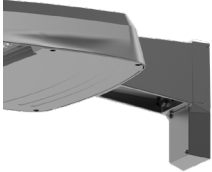
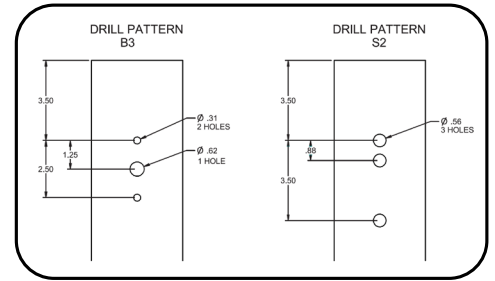
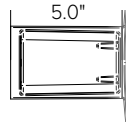
VIPER LUMINAIRE

MOUNTING



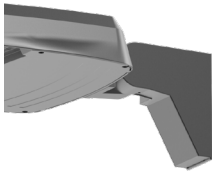
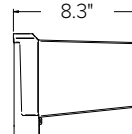
A-STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)



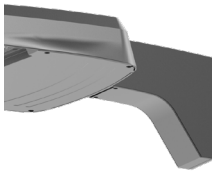
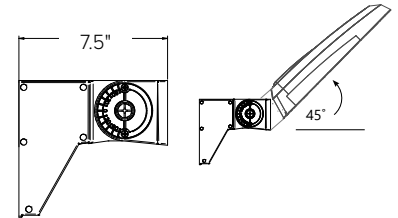
ASQU-UNIVERSAL ARM MOUNT

Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)



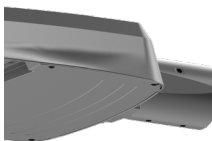
AAU-ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5° aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



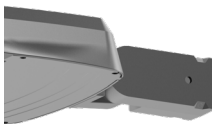
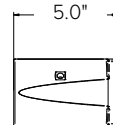
ADU-DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).



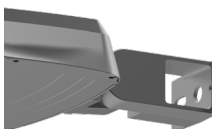
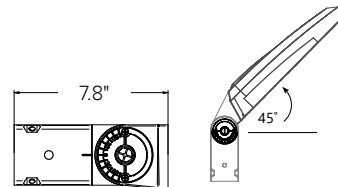
MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



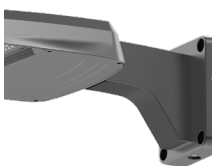
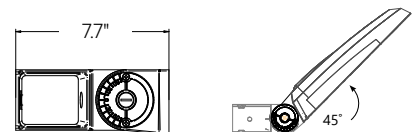
K-KNUCKLE

Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



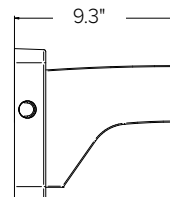
T-TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM-WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



VIPER Area/Site

VIPER LUMINAIRE

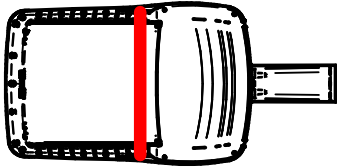
ADDITIONAL INFORMATION (CONTINUED)

HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

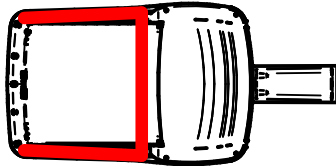
HSS has a depth of 5" for all Viper sizes

Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

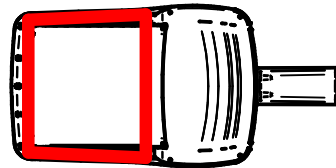
VPR2x HSS-90-B-xx



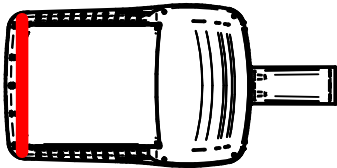
VPR2x HSS-270-BSS-xx



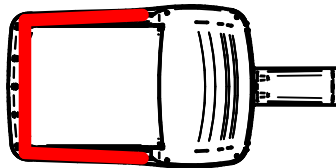
VPR2x HSS-360-xx



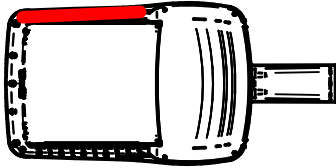
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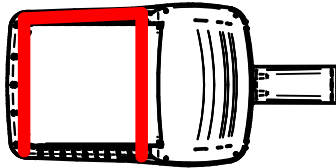
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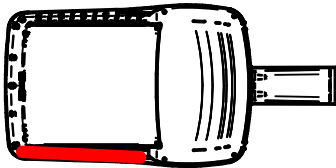
VPR2x HSS-90-S-xx



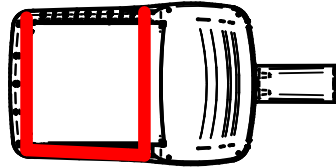
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx





June 4, 2024

City of Rockwall
Attn: Planning Department
385 S Goliad
Rockwall, TX 75087

RE: HTeaO at Creekside Commons (SP2024-025)
4853 S. Goliad Street
Updated Variance Request Letter

Enclosed please find copies of the revised site, landscape, photometric and building elevation plans for the upcoming June 11, 2024 Planning and Zoning Commission (P&Z) hearing.

As noted before, we are excited to be submitting plans for a proposed HTeaO drive-thru to be located on Lot 15, Creekside Commons Addition in south Rockwall. Our tenant is Jeff Ivy, a Rockwall-County based franchisee for HTeaO who is actively working to build several locations in the City of Rockwall and surrounding communities. Mr. Ivy previously submitted and received P&Z approval for a "north Rockwall" location and this will be his "south Rockwall" location, to reach more members of the community.

Following the May 28 meetings of the P&Z and Architectural Review Board (ARB), our team has revised the plans to meet City comments and the recommendations of each board, including the following key changes:

- Added a row of trees and architectural features on NE elevation to achieve 4-sided architecture compliance
- Modified and widened all tower elements to enhance projections and get rid "flat" parapet walls
- Updated all material percentages to ensure compliance with "max 50%" stucco and "min" 20% natural stone
- Internalized ladder to roof
- Increased height of building to ensure adequate parapet sizing to fully screen all rooftop equipment

It is our opinion the revised development plans results in a project that closely resembles the HTeaO project approved in north Rockwall, but also fits in nicely with the other projects in the Creekside Commons development and is customized to fit on this lot. Nonetheless, we have identified and acknowledge that with this application we are seeking the following variances/exceptions to the Unified Development Code, and respectfully request's the City consideration and approval:

- 1) Roof Design – All structures less than 6,000 sf building footprint require a pitched roof system.
- 2) 90% masonry requirement (proposed composite lumber material > 10% on each elevation specific to HTeaO)
- 3) Horizontal articulation (drive-thru side of building)

To offset these variances, we are providing the following compensatory measures:

- Increased landscape buffer along SH205 from **20-ft to 40-ft**, including berms/trees outside of existing utility easements.
- Increased overall open space (**>25% provided vs 20% required**)
- Parking lot landscaping (**almost 4x the minimum 5 percent**).
- Effective and enhanced landscape screening adjacent to the drive-thru lane
- Removed exterior roof ladder and parapet opening with an internally located and "invisible" roof hatch
- Increased natural stone material beyond 20% (overall total of 35%, or 1,384-sf / 3960-sf)

Thank you for your consideration and we look forward to discussing further at the upcoming hearing.

Sincerely,

Michael Hampton, AICP
Vice President
Prudent Development
(Creekside Commons Crossing, LP")

Being a tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and being all of Lot 15, Block A and a portion of Lots 16 and 18, Block A of Creekside Commons Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 2024000004925 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with yellow plastic cap stamped "Summit" found for corner, said corner being the south corner of said Lot 15, Block A, said corner also being the west corner of Lot 14, Block A of said Creekside Commons Addition, said corner also being in the northeast line of that tract of land described as Parcel 1 Part 1 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas;

Thence North 45 degrees 52 minutes 18 seconds West, along the northeast line of said State of Texas tract, a distance of 85.35 feet to an "X" found for corner, said corner being the south corner of said Lot 16, Block A;

Thence North 43 degrees 59 minutes 07 seconds East, along the southeast line of said Lot 16, Block A, a distance of 40.52 feet to a point for corner;

Thence North 45 degrees 55 minutes 37 seconds West, traversing said Lot 16, Block A, a distance of 10.84 feet to a point for corner;

Thence North 44 degrees 04 minutes 23 seconds East, continuing to traverse said Lot 16, Block A and traversing said Lot 18, Block A, a distance of 266.11 feet to a point for corner;

Thence South 45 degrees 51 minutes 55 seconds East, continuing to traverse said Lot 18, Block A, a distance of 105.48 feet to a point for corner;

Thence South 44 degrees 06 minutes 48 seconds West, continuing to traverse said Lot 18, Block A, a distance of 37.00 feet to a point for corner, said point being in the northeast line of aforementioned Lot 14, Block A;

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of said Lot 14, Block A, a distance of 9.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Summit" found for corner, said corner being the north corner of said Lot 14, Block A;

Thence South 44 degrees 06 minutes 48 seconds West, along the northwest line of said Lot 14, Block A, a distance of 269.61 feet to the POINT OF BEGINNING and containing 29,441 square feet or 0.676 acres of land.

SP2024-031; Site Plan for Heavy Manufacturing Facility (Ballard)

Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

- I.1 This is a request for the approval of a Site Plan for a *Heavy Manufacturing Facility (i.e. Ballard)* on a 32.00-acre portion of a larger 77.148-acre tract of land identified as Tract 6 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Data Drive and Discovery Boulevard.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (*SP2024-031*) in the lower right-hand corner of all pages of all revised plan submittals. (*Subsection 01.02(D), Article 11, UDC*)
- I.4 The subject property will be required to be plat in order to establish lot lines, and establish or abandoned easements.
- M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (*Subsection 03.04. A, of Article 11*)

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

- M.6 A Material Sample Board needs to be provided before the Planning and Zoning Commission meeting on July 9, 2024. The Architectural Review Board (ARB) need to look this submittal requirement as part of their review. (*Subsection 03.04. A, of Article 11, UDC*)
- M.7 Site Plan.
 - (1) The current phase of the proposed development is phase 1, and the future phases should be 2, 3, and 4. Please adjust this accordingly. (*Subsection 03.04. A, of Article 11, UDC*)
 - (2) Any portion of the Fire Lanes that are public shall be indicates as Fire Lane, Public Access, and Utility Easement. (*Subsection 03.04. B, of Article 11, UDC*)
 - (3) Please indicate the sidewalks along Springer Road, Data Drive, and Discovery Boulevard. (*Subsection 03.04. B, of Article 11, UDC*)
 - (4) Parking is calculated at square footage or employee, whichever is greater. In this case, for phase 1, based on the square footage the parking required is 328, or 149 per the number of employees. Given this, per the UDC 328 parking spaces would be what is required given that it is greater. All that being said, the plans indicate that 149 will be provided. This will be an Exception request from the Planning and Zoning Commission. (*Table 5, of Article 06, UDC*)
 - (5) Please remove all signage from the plans. Signage is reviewed through a separate permitting process. (*Subsection 06.02. F, of Article 05, UDC*)
 - (6) Please indicate the height of the screening walls, gate, and black vinyl coated chain link. In addition, provide details of these wall/fences. (*Subsection 01.05. C, of Article 11, UDC*)
 - (7) All ground mounted equipment must be screened; this includes transformers. 5-gallon evergreen shrubs are the easiest screening method. (*Subsection 01.05. C, of Article 11, UDC*)
 - (8) Please provide a detail of the RTU screening system with the building elevations. (*Subsection 01.05. C, of Article 11, UDC*)
 - (9) All above ground storage tanks must be screened. Provide a detail of all the proposed above ground storage tanks and their subsequent screening. Landscape shrubs and trees are effective depending on the size of the tanks. (*Subsection 01.05. D, of Article 11, UDC*)
 - (10) Please provide a detail of the dumpster enclosure that meets the minimum requirements of the UDC. (*Subsection 01.05. B, of Article 11, UDC*)
 - (11) Please clarify if there is to be any outside storage. The material must be detailed, and the outside storage areas must be delineated and screened. (*01.05, of Article 11, UDC*)

(12) Please remove the parking requirements for the future phases. (03.04. A, of Article 11, UDC)

M.8 Landscape Plan.

- (1) Please provide the impervious area percentage calculation. (Subsection 01.01. B, of Article 05, UDC)
- (2) All shrubs are to be 5-gallon. (Subsection 05.03 B, of Article 08, UDC)
- (3) Evergreen shrubs are required in front of all parking spaces that are to face onto a roadway. Please update the landscape plan to reflect this. (Subsection 05.03. B, of Article 08, UDC)
- (4) Please delineate the visibility triangles for all driveways that intersect a public street. (Subsection 01.08, of Article 08, UDC)
- (5) Delaying the plantings along Discovery Boulevard and Springer Road will be an Exception request from the Planning and Zoning Commission. (05.01, of Article 08, UDC)
- (6) Please update the landscape buffer widths to be consistent between the different plan sheets. (Subsection 05.01, of Article 08, UDC)
- (7) Consider planting a large 5-gallon evergreen shrub variety along the east property line to screen any equipment and/or loading docks. (Subsection 01.05, of Article 05, UDC)

M.9 Treescape Plan.

- (1) Per Article 09, of the UDC, all Eastern Red Cedars over eight (8) feet in height require four (4) caliper inches on mitigation. Please update the treescape table to reflect this; it should reduce your overall mitigation. (Subsection 03.01. G, of Article 09, UDC)

M.10 Photometric Plan.

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the checklist. (See Sec. 2.1 of this checklist)
- (2) Please provide the cutsheets for the wall packs. They must be oriented downward and be shielded to reduce glare. (Subsection 03.03, of Article 07, UDC)

M.11 Building Elevations

- (1) Please remove the glazing from the material calculations. (Subsection 05.01, of Article 05, UDC)
- (2) Exterior walls should consist of 90% masonry materials excluding doors and windows. Given that the majority of each façade is insulated metal panel, this will be an Exception request from the Planning and Zoning Commission. (Subsection 05.01. A, of Article 05, UDC)
- (3) Each façade is required 20% natural or quarried stone. This will be an Exception request from the Planning and Zoning Commission. (Subsection 05.01. A, of Article 05, UDC)
- (4) The primary façades (North, West, and South) and secondary façade (East) do not meet the articulation requirements outlined with Subsection 05.01 of the UDC. This will be an Exception request from the Planning and Zoning Commission. (Subsection 05.01. A, of Article 05, UDC)
- (5) Please indicate the parapet wall height. The parapet shall be an enclosed system and span entirely around the building (Subsection 05.01. A, of Article 05, UDC)
- (6) The interior side of the parapet shall be finished in the same material as the exterior facing façade. (Subsection 05.01. A, of Article 05, UDC)
- (7) Please crosshatch the RTUs on the building elevations and include a detail of the screening systems. (Subsection 05.01. A, of Article 05, UDC)
- (8) Projecting elements that extend above the roof line cannot be flat and must extend back. (Subsection 05.01. A, of Article 05, UDC)
- (9) In the providing rendering it is shown that the Canadian flag is the same or taller than the American Flag. Just as a note, the Canadian flag must fly lower than the American Flag.
- (10) Please review Subsection 02.03(K)(7)(c), of Article 04, UDC. This section outlines the requirements for *Solar Energy Collector Panels* on a flat roof. Please clarify that the parapet will fully screen the solar system, and that items (c)(4) and (c)(5) will be met. (02.03. K. 7. c, of Article 04, UDC)

M.12 Based on the materials submitted staff has identified the following Exception(s)/Variance(s) for this project:

- (1) Parking. Parking is calculated at square footage or employee, whichever is greater. In this case, for phase 1, based on the square footage the parking required is 328, or 149 per the number of employees. Given this, per the UDC 328 parking spaces would be what is required given that it is greater. (Table 5, of Article 06, UDC)

- (2) Landscape Buffer. Delaying the plantings along Discovery Boulevard and Springer Road will be an Exception request from the Planning and Zoning Commission. (05.01, of Article 08, UDC)
- (3) Materials. Greater than 10% secondary material (i.e. metal) on each façade. (Subsection 05.01. A, of Article 05, UDC)
- (4) Materials. Less than 20% natural or quarried stone on each façade. (Subsection 05.01. A, of Article 05, UDC)
- (5) Primary Articulation. Please see Figure 13 within Article 05, UDC. (Subsection 05.01, of Article 05, UDC)
- (6) Secondary Articulation. Please see Figure 13 within Article 05, UDC. (Subsection 05.01, of Article 05, UDC)

M.13 According to Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to **provide a letter** outlining the requested exceptions and required compensatory measures.

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on July 2, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.15 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on June 25, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on July 9, 2024.

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

ENGINEERING COMMENTS:

1. All fire hydrants must have 5' clearance, including to parking spaces.
2. Median to be a minimum of 10' to give fire hydrant 5' clearance around
3. Remove sign from site plan. Sign approved through a building permit
4. Don't reference geotech. Design must be on plans
5. (min 6.5 sack mix)
6. Oil/water separator for trash enclosures need to drain to the storm drainage system, not the sewer main.
7. Not allowed. Must be concrete meeting City minimum standards.
8. See all comments from overall site plan buildout
9. Add a note: All rights-of-way to be sodded prior to Engineering Acceptance and CO
10. Label street.
11. No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger. No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
12. Remove from plan.

General Comments:

General Items:

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

Drainage Items:

- The site has been detained for in a regional detention pond.
- Existing flow patterns must be maintained.
- 4:1 maximum side slopes.
- No grate inlets allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Sewer pro-rata due (approx. \$1,900.83)/acre) before site/civil permit.

Roadway Paving Items:

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

Landscaping:

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

FIRE COMMENTS:

Show the location of the proposed fire department connection (FDC).

FDC shall be facing and visible from the fire lane.

FDC must be within 100 feet of a fire hydrant and 50 feet of the fire lane.

The FDC shall be clear and unobstructed with a minimum of a 5-foot clear all-weather path from fire lane access

"NDS TUFFTRACK GRASS PAVERS" are not approved for use in fire lane at this time. Further review is needed before approval for use.

The solar panel roof layout was not reviewed for code compliance with this submittal.

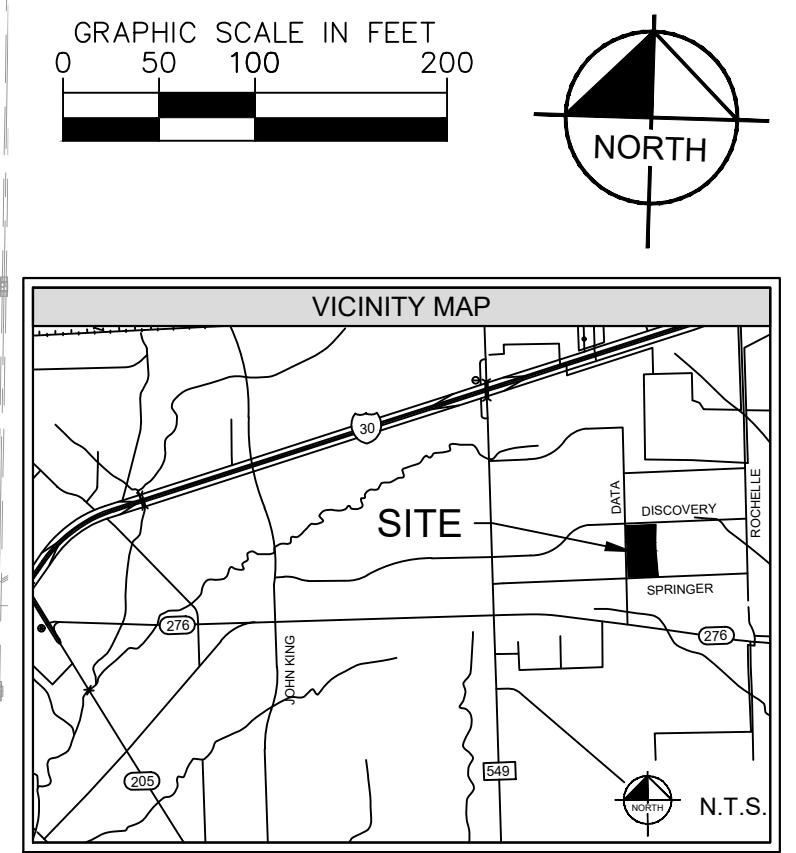
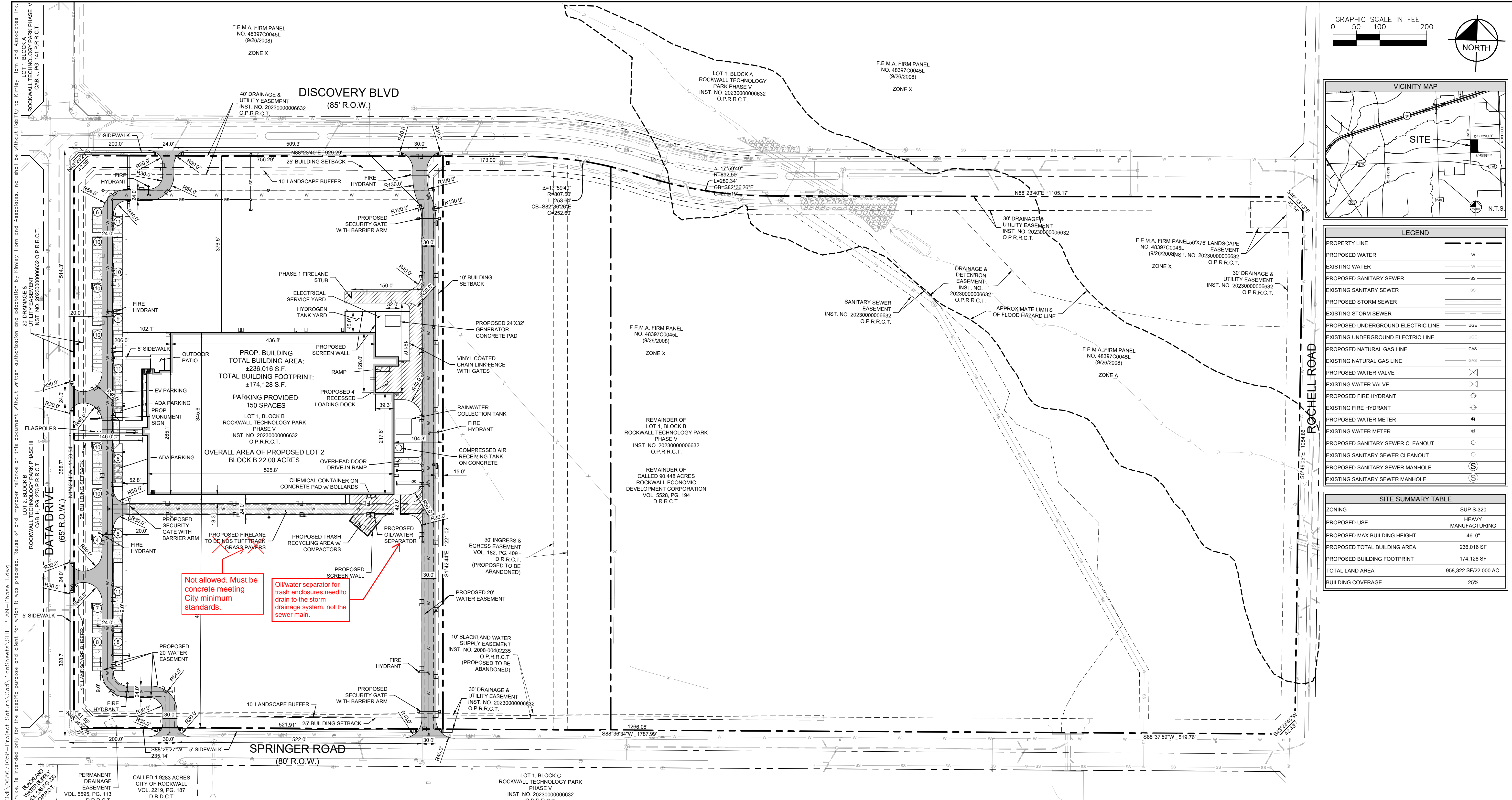
GIS COMMENTS:

Assigned address will be 1550 DATA DR, ROCKWALL, TX 75032

PARKS COMMENTS:

Make sure there is an evergreen headlight glare screen along data drive with 24" tall evergreen shrubs planted 36" o.c.

Recommendation to utilize Tif Tuf, Tahoma 31, Latitude 36 Bermudagrass varieties versus common Bermudagrass that is more wear, Cold and shade tolerant and conserves water.



LEGEND

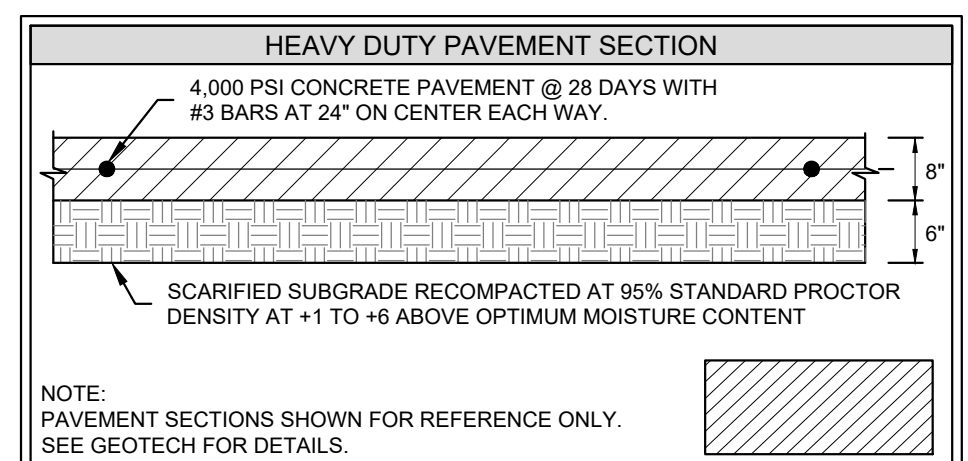
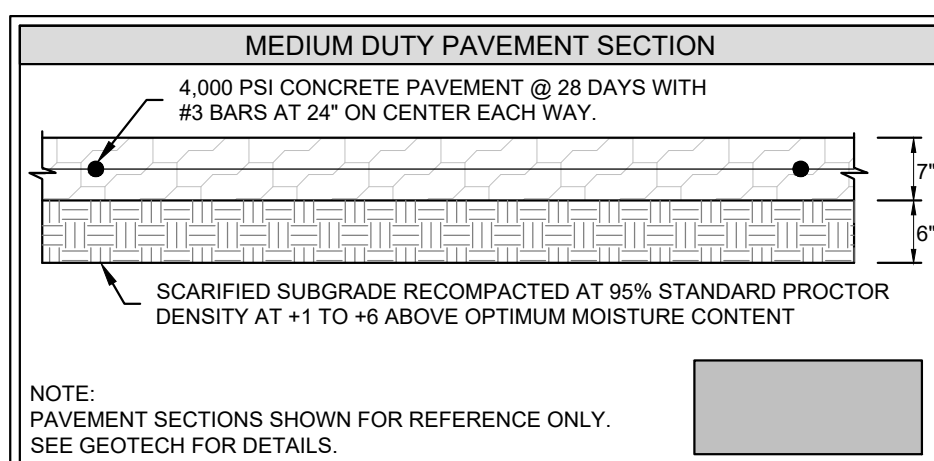
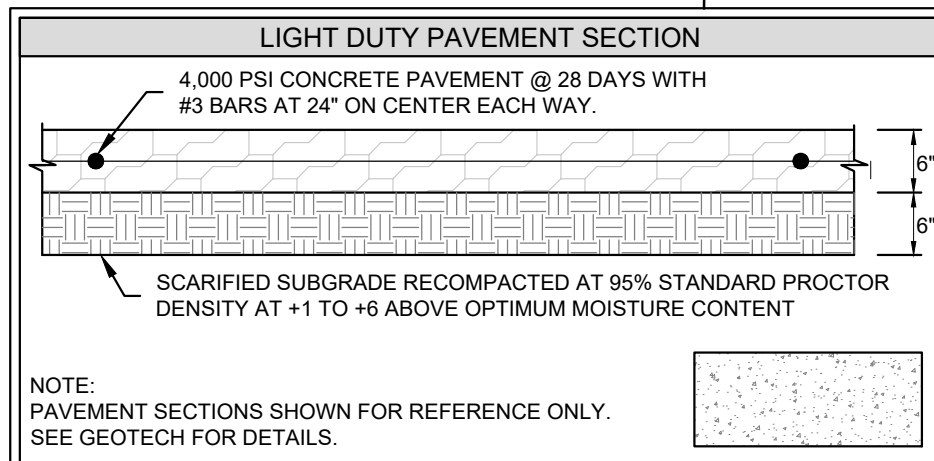
PROPERTY LINE	---
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	SS
EXISTING STORM SEWER	SS
PROPOSED UNDERGROUND ELECTRIC LINE	UG-E
EXISTING UNDERGROUND ELECTRIC LINE	UG-E
PROPOSED NATURAL GAS LINE	GAS
EXISTING NATURAL GAS LINE	GAS
PROPOSED WATER VALVE	⊗
EXISTING WATER VALVE	⊗
PROPOSED FIRE HYDRANT	⊕
EXISTING FIRE HYDRANT	⊕
PROPOSED WATER METER	⊙
EXISTING WATER METER	⊙
PROPOSED SANITARY SEWER CLEANOUT	○
EXISTING SANITARY SEWER CLEANOUT	○
PROPOSED SANITARY SEWER MANHOLE	⊙
EXISTING SANITARY SEWER MANHOLE	⊙

SITE SUMMARY TABLE

ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

Not allowed. Must be concrete meeting City minimum standards.

Oil/water separator for trash enclosures need to drain to the storm drainage system, not the sewer main.



See all comments from overall site plan buildout

PARKING DATA TABLE

PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PHASE 1 EMPLOYEE COUNT	198
ULTIMATE EMPLOYEE COUNT	540
PHASE 1 REQUIRED PARKING	149 TOTAL SPACES
	144 STANDARD SPACES
	5 ADA SPACES
ULTIMATE REQUIRED PARKING	405 TOTAL SPACES
	396 STANDARD SPACES
	9 ADA SPACES
PHASE 1 PROVIDED PARKING	133 STANDARD SPACES
	10 EV SPACES
	6 ADA SPACES
ULTIMATE PROVIDED PARKING	405 TOTAL SPACES SPACES
	386 STANDARD SPACES
	10 EV SPACES
	9 ADA SPACES

NOTES

THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

**SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B**

TOTAL ACREAGE: 22.000 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

DEVELOPER:
ROCKWALL ECONOMIC DEVELOPEMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX 75032
PH (972) 772-0025
CONTACT: PHIL WAGNER

NO.	REVISIONS	DATE	BY

Kimley-Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY

FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

Kimley-Horn
Engineer: NEDA M. HOSSEINY
P.E. No. 126707
Date: 06/14/2024

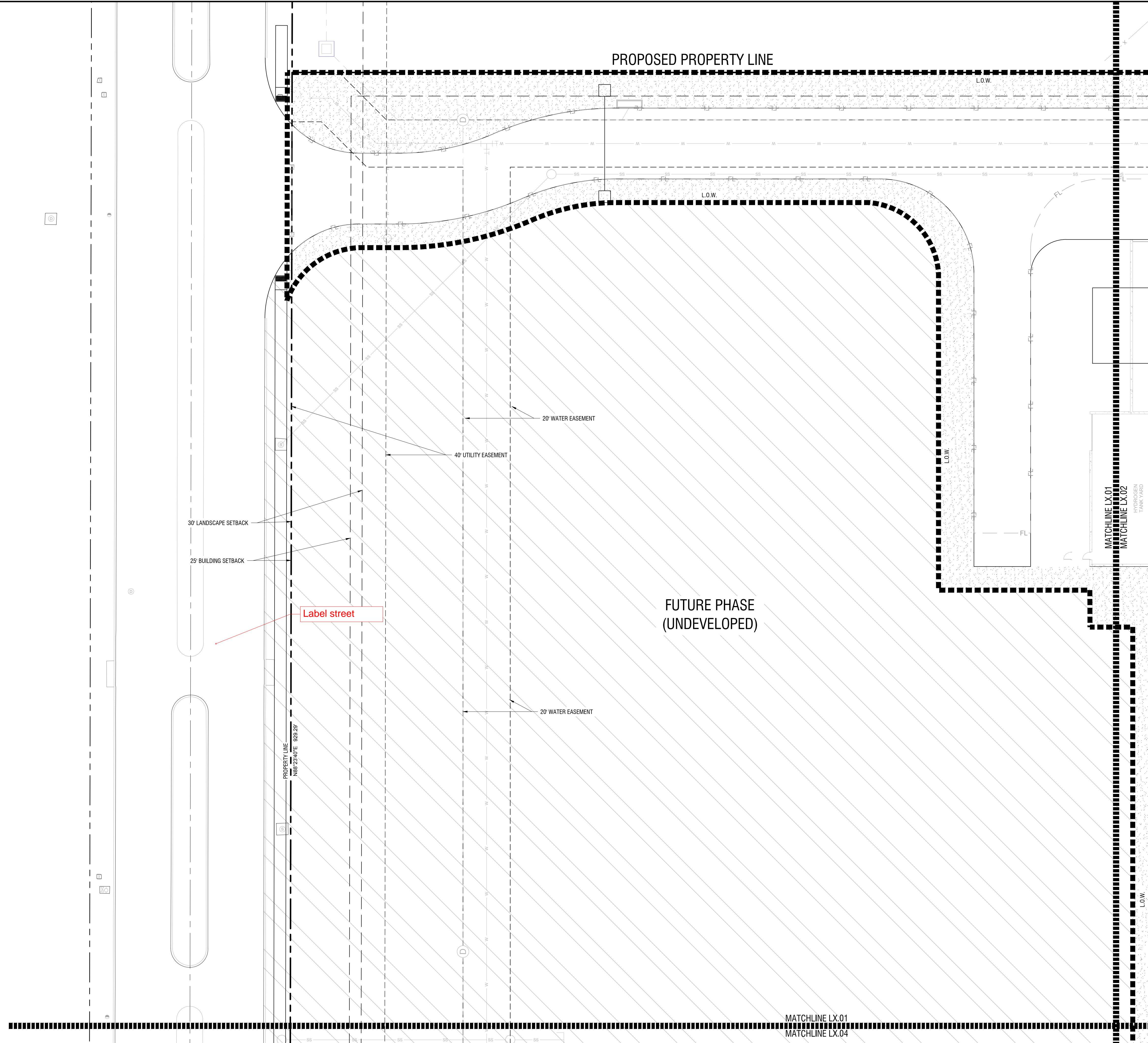
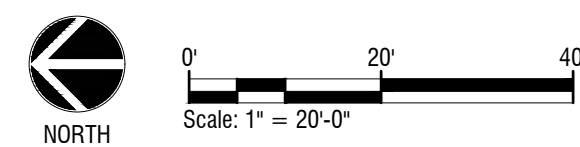
KHA PROJECT	06867/058
DATE	06/14/2024
SCALE	AS SHOWN
DESIGNED BY	TAD
DRAWN BY	AMA
CHECKED BY	NMH

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

**SITE PLAN
PHASE 1**

SHEET NUMBER
C-003

Plotted By: Ferraro, Nick Date: June 13, 2024 05:39:00pm File Path: K:\MKM\LALP\projects\06667058 - project solum\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginiana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora 'Brakelights' TM
	Emerald Snow Loropetalum / Loropetalum chinense 'Emerald Snow'
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud' TM
	Whale's Tongue Agave / Agave ovatifolia 'Frosty Blue'
SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

Landscape Plan

Scale: 1" = 20'-0"

A

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B
 TOTAL ACREAGE: 22.000 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PROJECT NO. SP-XXXXX-XXXX
 SUBMITTED JUNE 14, 2024
 ENGINEER / SURVEYOR / APPLICANT:
 KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PH (469) 301-2599
 CONTACT: PAUL FREELAND, P.L.A.
 DEVELOPER:
 ROCKWALL ECONOMIC
 DEVELOPMENT COUNCIL
 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TX 75032
 PH. (972) 772-0025
 CONTACT: PHIL WAGNER
 OWNER:
 BALLARD US INC.
 2495 NE 4TH STREET
 BEND, OR 97701
 PH. (XXX) XXX-XXXX
 CONTACT: LEE SWEETLAND

NO.	REVISIONS	DATE	BY

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-9820
 WWW.KIMLEY-HORN.COM TX F-928 INC.
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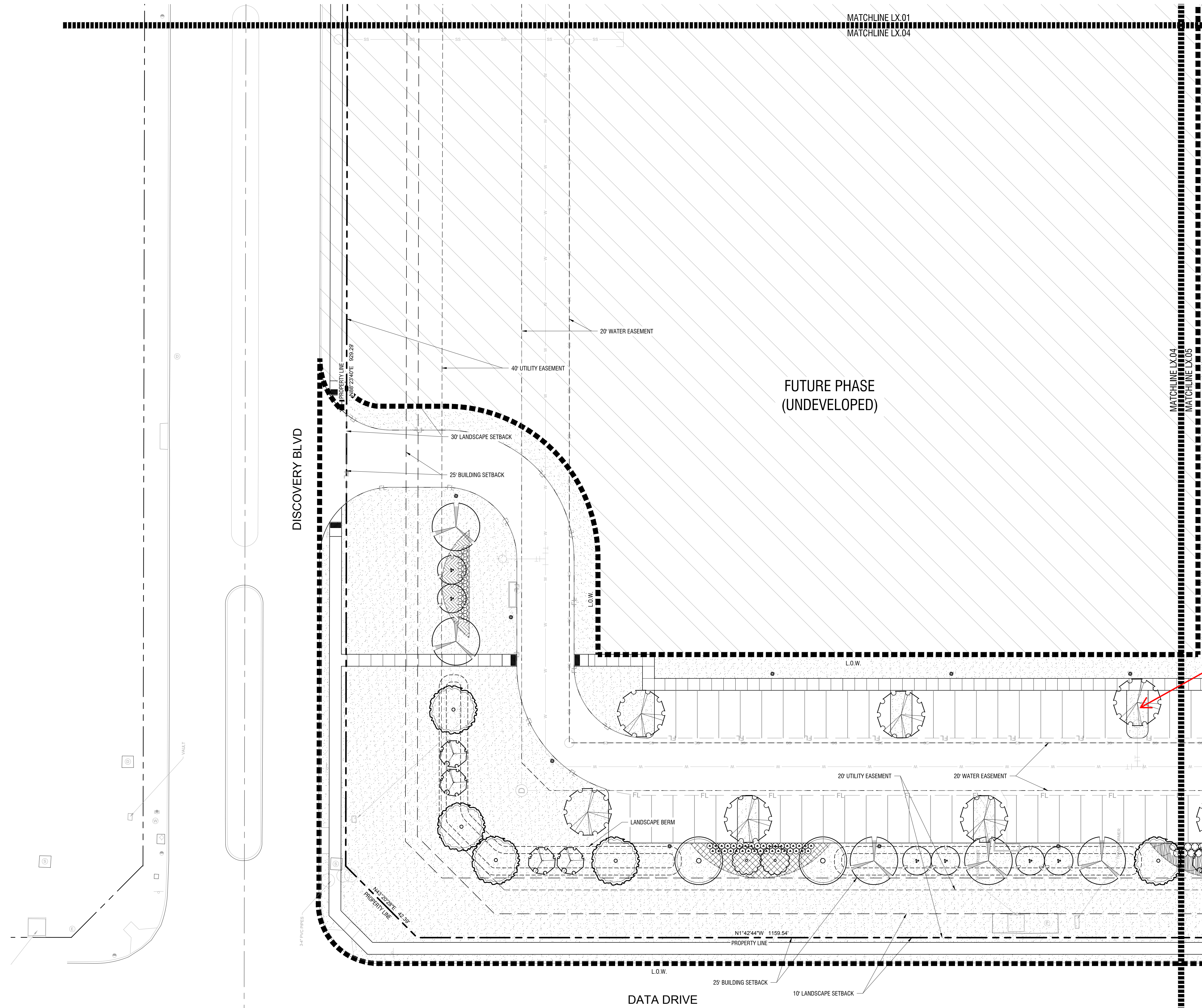
 P.L.A. Paul D. Freeland
 L.A. No. 2458 Date: 06.14.2024

KHA PROJECT 06667058	DATE JUNE 2024	SCALE AS SHOWN	DESIGNED BY PDF	DRAWN BY NLF	CHECKED BY PDF
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PROJECT SATURN
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN
 CASE NO. SP2xxx-xx
 SHEET NUMBER
L2.01

Plotted By: Ferraro, Nick Date: June 13, 2024 08:39:27pm File Path: K:\MKH_LALP_projects\06667058 - project saturn\CAD_Sheets\CVAL\2.01_LANDSCAPE_PLAN.dwg
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PLANT SCHEDULE

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TREES	
	Bald Cypress / Taxodium distichum
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	Live Oak / Quercus virginiana
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FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora 'Brakelights' TM
	Emerald Snow Loropetalum / Loropetalum chinense 'Emerald Snow'
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud' TM
	Whale's Tongue Agave / Agave ovatifolia 'Frosty Blue'
SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

No 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".

Landscape Plan
 Scale: 1" = 20'-0"

A

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PROJECT NO. SP-XXXX-XXXX
 SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
 KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PH (469) 301-2599
 CONTACT: PAUL FREELAND, P.L.A.

DEVELOPER:
 ROCKWALL ECONOMIC
 DEVELOPMENT COUNCIL
 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TX. 75032
 PH. (972) 772-0025
 CONTACT: PHIL WAGNER

OWNER:
 BALLARD US INC.
 2495 NE 4TH STREET
 BEND, OR 97701
 PH. (XXX) XXX-XXXX
 CONTACT: LEE SWEETLAND

NO.	REVISIONS	DATE	BY

Kimley-Horn

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 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
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Kimley-Horn

P.L.A. Paul D. Freeland
 L.A. No. 2458 Date: 06.14.2024

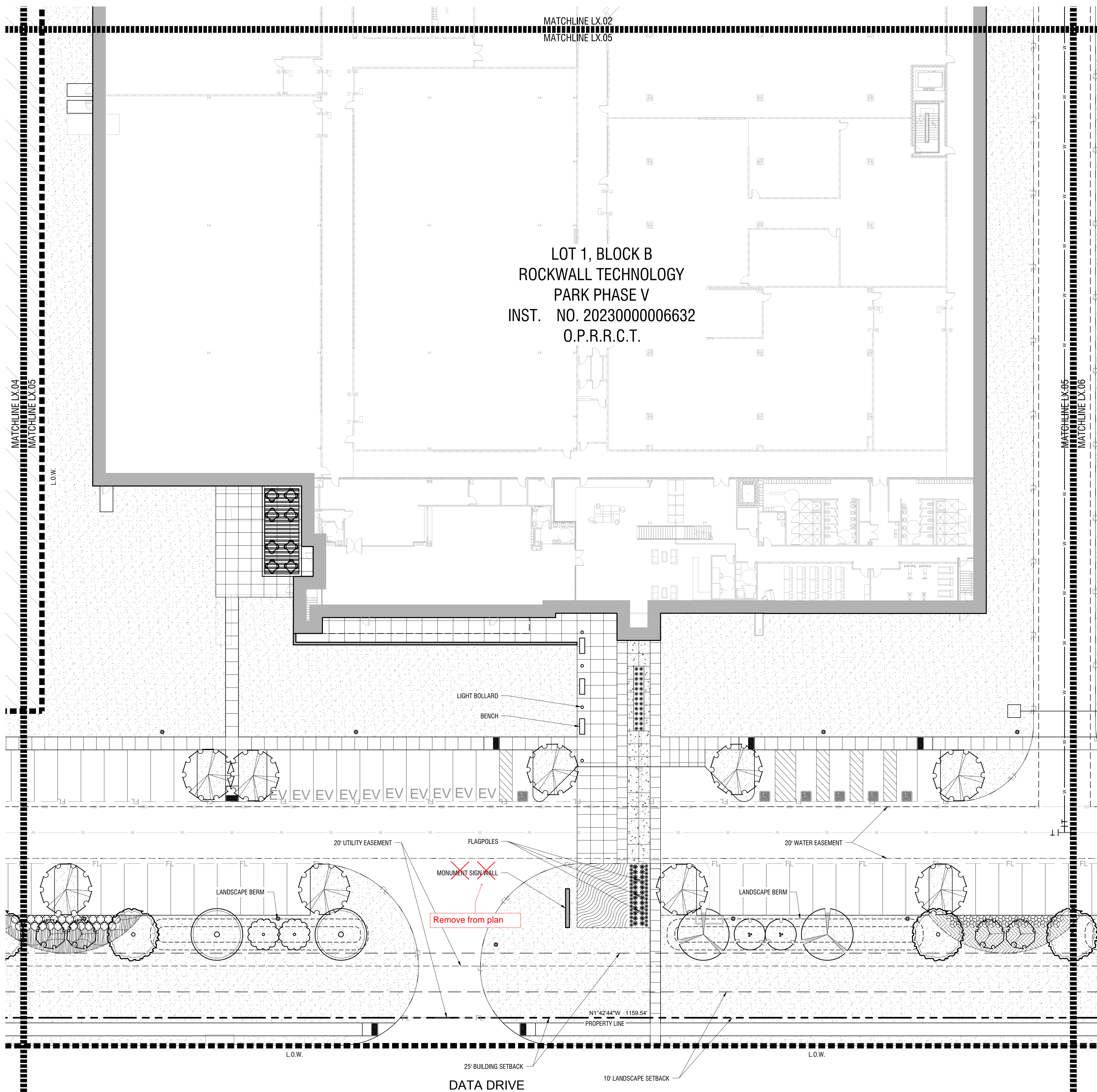
KHA PROJECT 06667058	DATE JUNE 2024	SCALE AS SHOWN	DESIGNED BY PDF	DRAWN BY NLF	CHECKED BY PDF
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PROJECT SATURN
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx
 SHEET NUMBER
L2.04

Plotted By: Ferraro, Nick Date: June 13, 2024 05:39:37pm File Path: K:\MKR\LALP\projects\06867058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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LOT 1, BLOCK B
ROCKWALL TECHNOLOGY
PARK PHASE V
INST. NO. 2023000006632
O.P.R.R.C.T.

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginiana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora 'Brakelights'™
	Emerald Snow Loropetalum / Loropetalum chinense 'Emerald Snow'
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud'™
	Whale's Tongue Agave / Agave ovatifolia 'Frosty Blue'
SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B
 TOTAL ACREAGE: 22.000 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PROJECT NO. SP-XXXXX-XXXX
 SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
 KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PH (469) 301-2599
 CONTACT: PAUL FREELAND, P.L.A.

OWNER:
 BALLARD US INC.
 2495 NE 4TH STREET
 BEND, OR 97701
 PH. (XXX) XXX-XXXX
 CONTACT: LEE SWEETLAND

DEVELOPER:
 ROCKWALL ECONOMIC
 DEVELOPMENT COUNCIL
 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TX. 75032
 PH. (972) 772-0025
 CONTACT: PHIL WAGNER

NO.	REVISIONS	DATE	BY

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P.L.A. Paul D. Freeland
 L.A. No. 2458 Date: 06.14.2024

KHA PROJECT 06867058	DATE JUNE 2024	SCALE AS SHOWN	DESIGNED BY PDF	DRAWN BY NLF	CHECKED BY PDF
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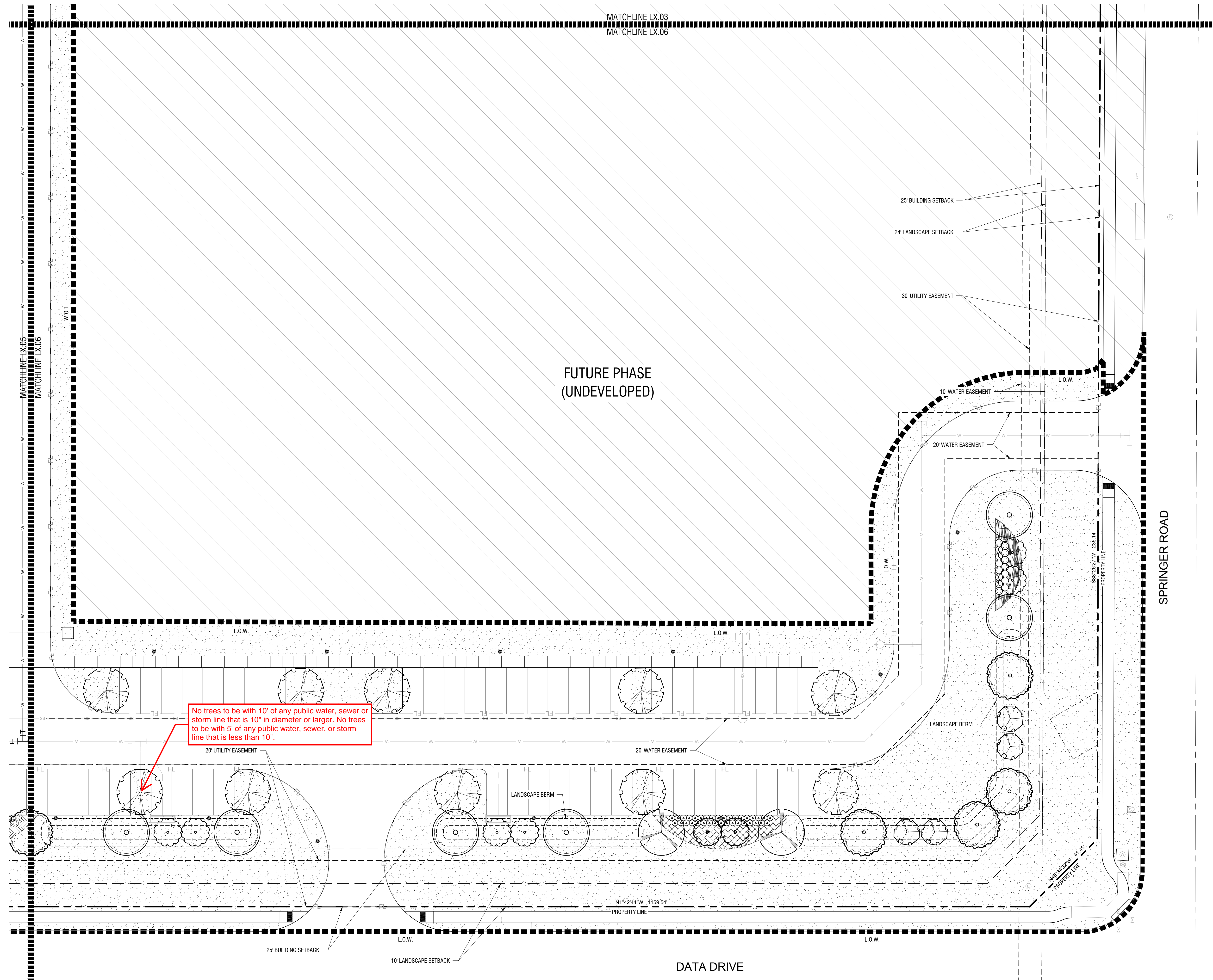
PROJECT SATURN
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN
 CASE NO. SP2xxx-xx
 SHEET NUMBER
L2.05

Landscape Plan
 Scale: 1" = 20'-0"

A

Plotted By: Ferraro, Nick Date: June 13, 2024 05:39:47pm File Path: K:\MKM\LALP_projects\06867058 - project saturn\CAD_Sheets\CVAL\2.01_LANDSCAPE_PLAN.dwg
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PLANT SCHEDULE

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	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

KHA PROJECT	06867058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NLF
CHECKED BY	PDF

NO.	REVISIONS	DATE	BY

Kimley-Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-9820
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Kimley-Horn
 P.L.A. Paul D. Freeland
 L.A. No. 2458 Date: 06.14.2024

PROJECT SATURN
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx
 SHEET NUMBER
L2.06

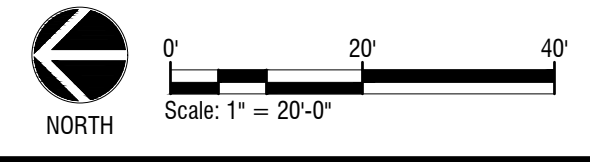
SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PROJECT NO. SP-XXXX-XXXX
 SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
 KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PH (469) 301-2599
 CONTACT: PAUL FREELAND, P.L.A.

OWNER:
 BALLARD US INC.
 2495 NE 4TH STREET
 BEND, OR 97701
 PH. (XXX) XXX-XXXX
 CONTACT: LEE SWEETLAND

DEVELOPER:
 ROCKWALL ECONOMIC
 DEVELOPMENT COUNCIL
 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TX 75032
 PH. (972) 772-0025
 CONTACT: PHIL WAGNER



Landscape Plan
 Scale: 1" = 20'-0"
A



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Northeast corner of Data Drive and Springer Road			
SUBDIVISION	Rockwall Technology Park Phase V	LOT	Part of 1	BLOCK B
GENERAL LOCATION	Northeast corner of Data Drive and Springer Road			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial - SUP No. S-320	CURRENT USE	Undeveloped
PROPOSED ZONING	No Change	PROPOSED USE	Heavy Manufacturing
ACREAGE	22	LOTS [CURRENT]	Part of Larger Lot
		LOTS [PROPOSED]	1 New Lot

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

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

<input type="checkbox"/> OWNER	Rockwall EDC	<input checked="" type="checkbox"/> APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Neda Hosseiny
ADDRESS	2610 Observation Suite 104	ADDRESS	13455 Noel Road, Two Galleria Office Tower Suite 700
CITY, STATE & ZIP	Rockwall, Texas 75032	CITY, STATE & ZIP	Dallas, Texas 75240
PHONE	972.772.0025	PHONE	972.770.1300
E-MAIL	pwagner@rockwalledc.com	E-MAIL	neda.hosseiny@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

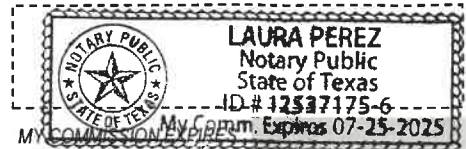
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 740.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF June, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 80 160 320 480 640 Feet

SP2024-031: Site Plan for Ballard Facility



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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CONSULTANT INFORMATION

REGISTRATION SEAL

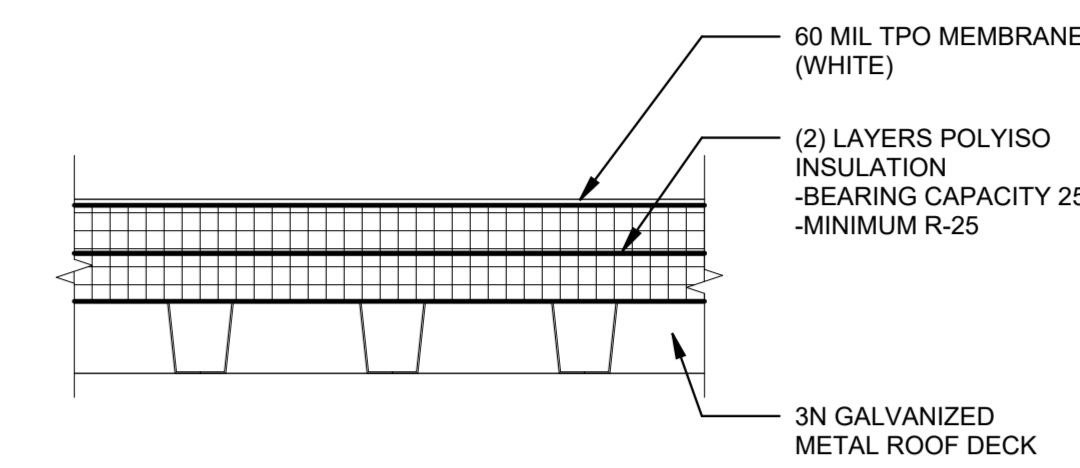
NOT FOR CONSTRUCTION

PROJECT #	2400033
PROJECT MANAGER	B. JILBERT
DESIGNED BY	J. TESTA
DRAWN BY	J. JACKSON
QUALITY CHECK	R. BARRY
SHEET TITLE	

**ARCHITECTURAL PLAN
ROOF COMPOSITE**

AE1-R1-00
SHEET NUMBER

ROOF ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
ASH	AIR SUPPLY HOUSE
DS	DOWNSPOUT
EF	EXHAUST FAN
EFP	EXHAUST FAN PROCESS
EJ	EXPANSION JOINT
HP	HIGH POINT
LP	LOW POINT
ORD	OVERFLOW ROOF DRAIN
RD	ROOF DRAIN
SRD	SIPHONIC ROOF DRAIN



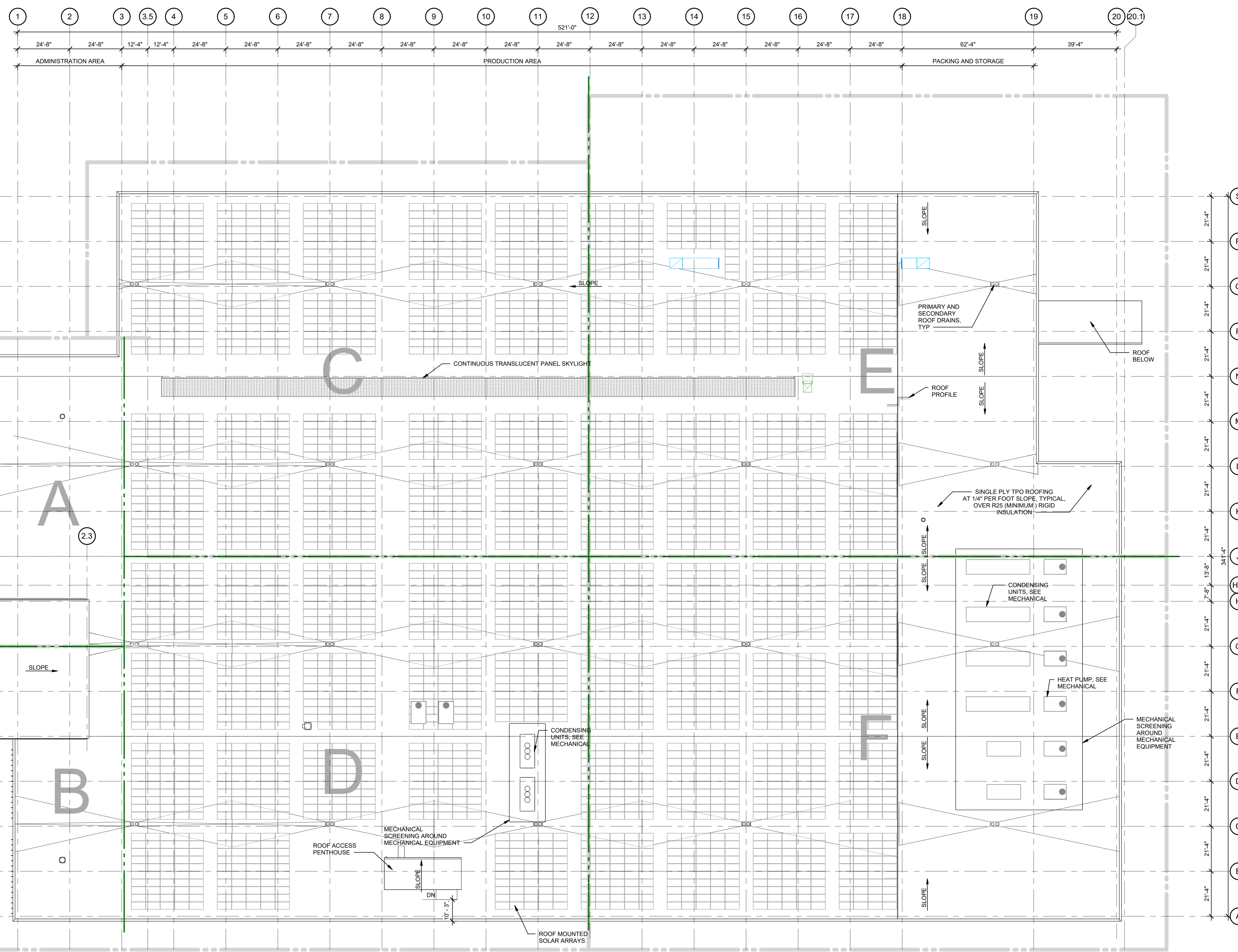
TYPICAL ROOFING DETAIL

SCALE: 1 1/2" = 1'-0"

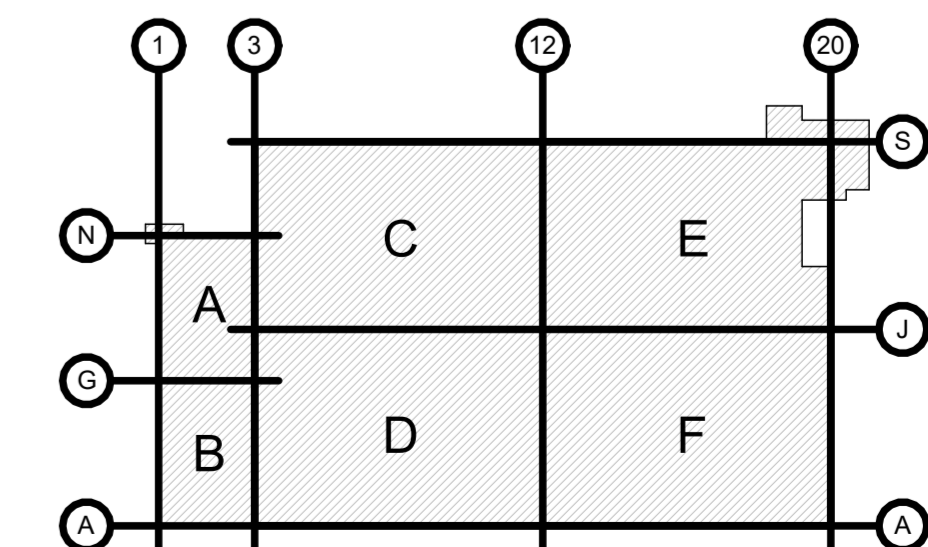
ROOF PLAN GENERAL NOTES

1. ROOF WALKWAY PADS TO BE PROVIDED TO EACH AHU, EF, AND ROOF ACCESS STAIRS

DISCLAIMER: THIS DRAWING IS TO BE PRINTED IN COLOR. IF THIS TEXT DOES NOT APPEAR IN COLOR, ANY USE OF THIS DRAWING IS AT THE SOLE RISK AND LIABILITY OF THE USER WHO RETAINS THE RESPONSIBILITY OF MEETING THE PROJECT REQUIREMENTS.



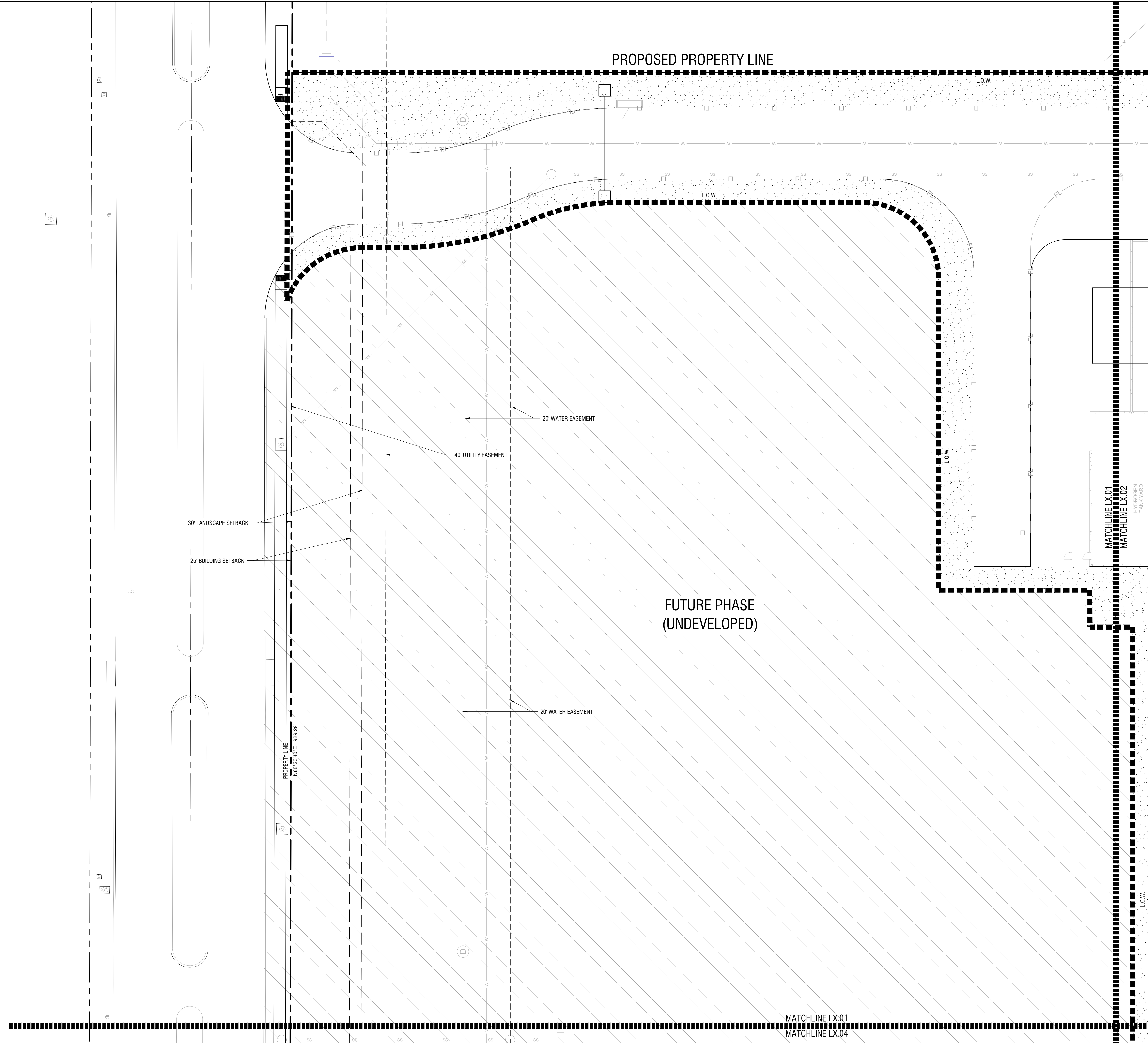
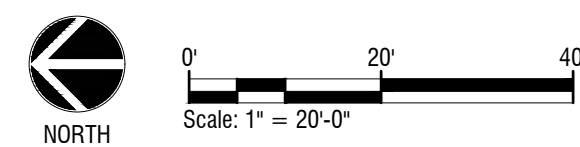
ARCHITECTURAL COMPOSITE ROOF PLAN
SCALE: 3/64" = 1'-0"



KEY PLAN



Plotted By: Ferraro, Nick Date: June 13, 2024 05:39:00pm File Path: K:\MKM\LALP\projects\06867058 - project solum\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginiana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora 'Brakelights' TM
	Emerald Snow Loropetalum / Loropetalum chinense 'Emerald Snow'
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud' TM
	Whale's Tongue Agave / Agave ovatifolia 'Frosty Blue'
SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PROJECT NO. SP-XXXXX-XXXX
 SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
 KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PH (469) 301-2599
 CONTACT: PAUL FREELAND, P.L.A.

OWNER:
 BALLARD US INC.
 2495 NE 4TH STREET
 BEND, OR 97701
 PH. (XXX) XXX-XXXX
 CONTACT: LEE SWEETLAND

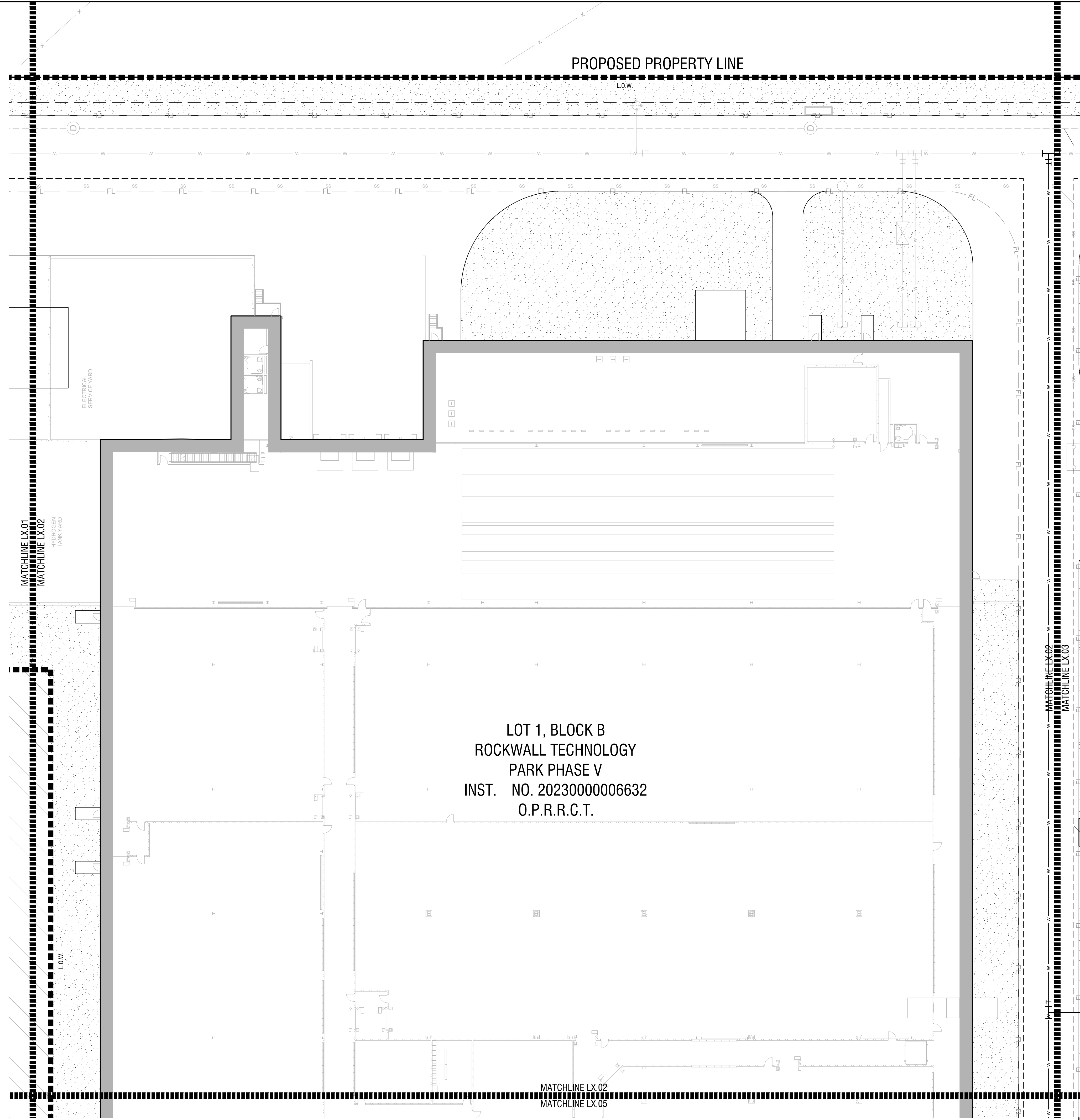
DEVELOPER:
 ROCKWALL ECONOMIC
 DEVELOPMENT COUNCIL
 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TX 75032
 PH. (972) 772-0025
 CONTACT: PHIL WAGNER

 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-9820 WWW.KIMLEY-HORN.COM TX F-928 INC. © 2024 KIMLEY-HORN AND ASSOCIATES, INC.	PROJECT SATURN CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	LANDSCAPE PLAN	CASE NO. SP2xxx-xx SHEET NUMBER L2.01
	KHA PROJECT 06867058 DATE JUNE 2024 SCALE AS SHOWN DESIGNED BY PFD DRAWN BY NUF CHECKED BY PFD	PROJECT SATURN CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	LANDSCAPE PLAN

A

Landscape Plan
 Scale: 1" = 20'-0"

Plotted By: Ferraro, Nick Date: June 13, 2024 05:39:10pm File Path: K:\MKN\LA\Projects\06667058 - project saturn\CAD\Sheets\CIVIL\2.01 LANDSCAPE PLAN.dwg
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LOT 1, BLOCK B
 ROCKWALL TECHNOLOGY
 PARK PHASE V
 INST. NO. 2023000006632
 O.P.R.R.C.T.

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginiana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora 'Brakelights' TM
	Emerald Snow Loropetalum / Loropetalum chinense 'Emerald Snow'
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud' TM
	Whale's Tongue Agave / Agave ovatifolia 'Frosty Blue'
SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

**SITE PLAN
 ROCKWALL TECHNOLOGY
 PARK PHASE V
 PART OF LOT 2, BLOCK B**

TOTAL ACREAGE: 22.000 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PROJECT NO. SP-XXXXX-XXXX
 SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
 KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
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DEVELOPER:
 ROCKWALL ECONOMIC
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 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TX 75032
 PH. (972) 772-0025
 CONTACT: PHIL WAGNER

OWNER:
 BALLARD US INC.
 2495 NE 4TH STREET
 BEND, OR 97701
 PH. (XXX) XXX-XXXX
 CONTACT: LEE SWEETLAND

NO.	REVISIONS	DATE	BY

Kimley-Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-9300 FAX: 972-239-9820
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P.L.A. Paul D. Freeland
 L.A. No. 2458 Date: 06.14.2024

KHA PROJECT 06667058	DATE JUNE 2024	SCALE AS SHOWN	DESIGNED BY PDF	NUP	PDF
CHECKED BY					

PROJECT SATURN
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

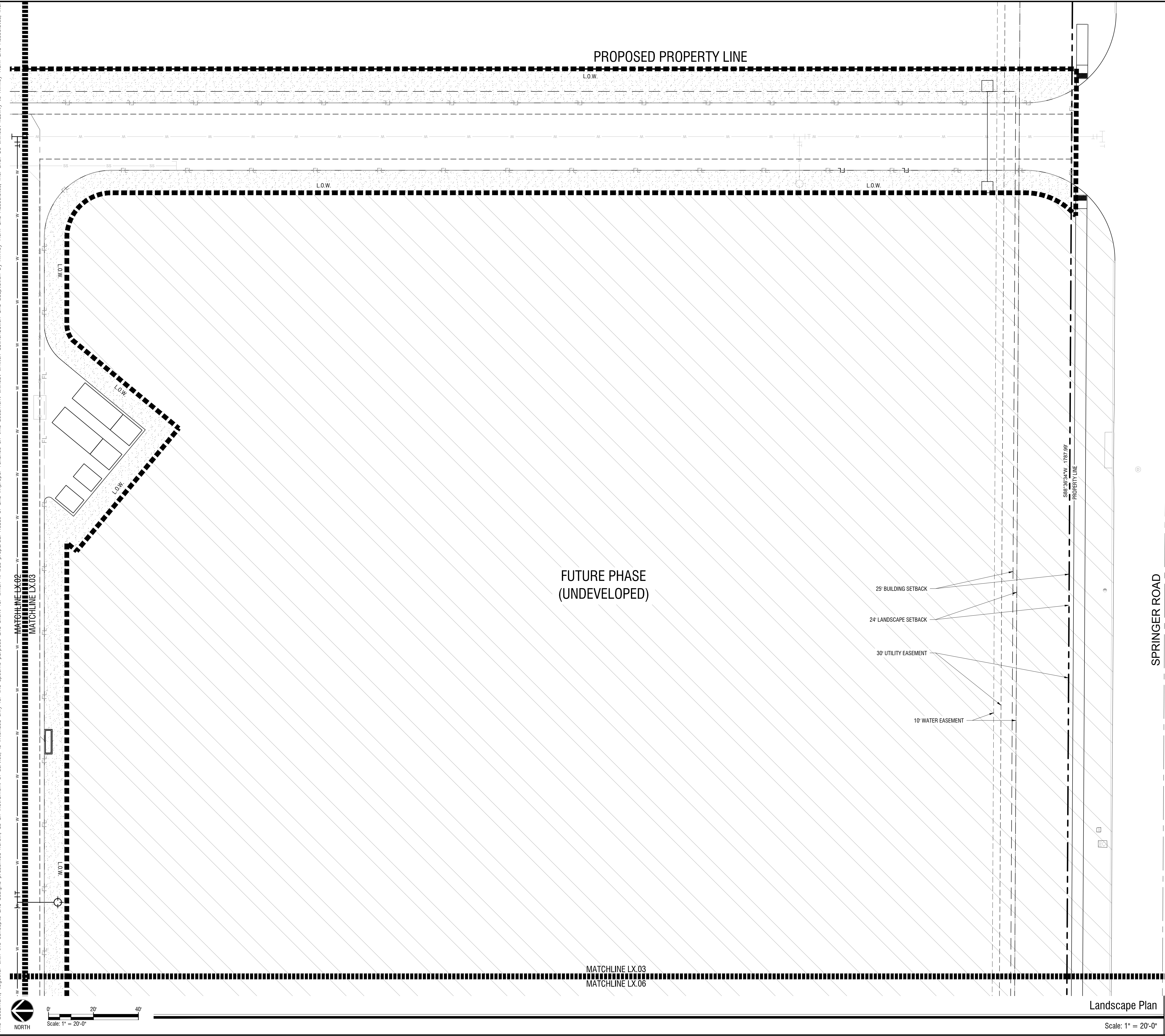
LANDSCAPE PLAN

CASE NO. SP2xxx-xx
 SHEET NUMBER
L2.02

A

Landscape Plan
 Scale: 1" = 20'-0"

Plotted By: Ferraro, Nick Date: June 13, 2024 05:39:20pm File Path: K:\MKH\LALP\projects\06867058 - project saturn\CAD\Sheets\DWG\L2.01 LANDSCAPE PLAN.dwg
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PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginiana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Unguadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora 'Brakelights' TM
	Emerald Snow Loropetalum / Loropetalum chinense 'Emerald Snow'
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud' TM
	Whale's Tongue Agave / Agave ovatifolia 'Frosty Blue'
SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

No.	REVISIONS	DATE	BY

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 L.A. No. 2458 Date: 06.14.2024

KHA PROJECT	06867058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NUF
CHECKED BY	PDF

PROJECT SATURN
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

CASE NO. SP2xxx-xx
 SHEET NUMBER
L2.03

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PROJECT NO. SP-XXXXX-XXXX
 SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
 KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PH (469) 301-2599
 CONTACT: PAUL FREELAND, P.L.A.

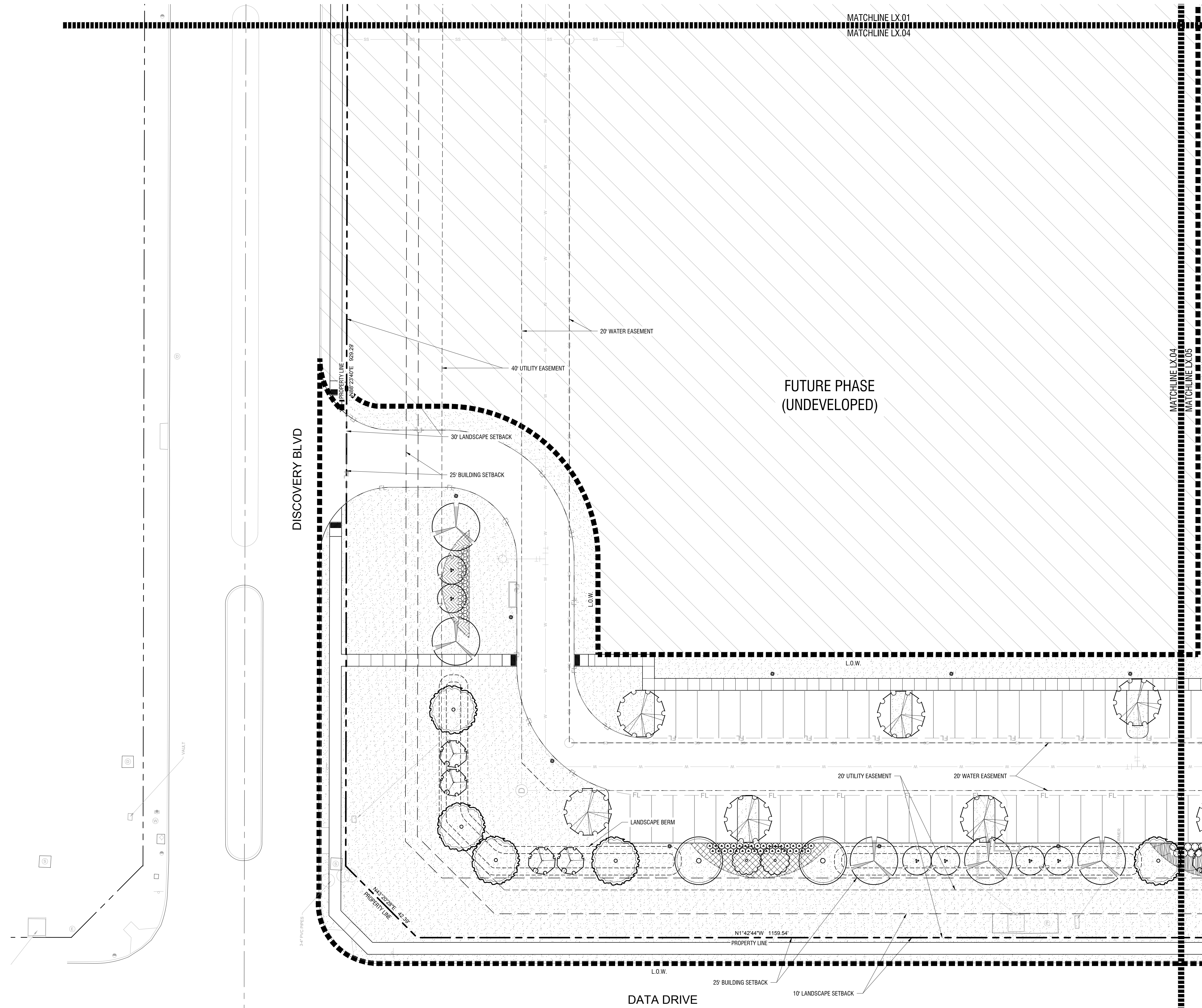
OWNER:
 BALLARD US INC.
 2495 NE 4TH STREET
 BEND, OR 97701
 PH. (XXX) XXX-XXXX
 CONTACT: LEE SWEETLAND

DEVELOPER:
 ROCKWALL ECONOMIC
 DEVELOPMENT COUNCIL
 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TX 75032
 PH. (972) 772-0025
 CONTACT: PHIL WAGNER

Landscape Plan
 Scale: 1" = 20'-0"

A

Plotted By: Ferraro, Nick Date: June 13, 2024 08:39:27pm File Path: K:\MKH_LALP_projects\06667058 - project saturn\CAD_Sheets\CVAL\2.01_LANDSCAPE_PLAN.dwg
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PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginiana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora 'Brakelights'™
	Emerald Snow Loropetalum / Loropetalum chinense 'Emerald Snow'
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud'™
	Whale's Tongue Agave / Agave ovatifolia 'Frosty Blue'
SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

**SITE PLAN
 ROCKWALL TECHNOLOGY
 PARK PHASE V
 PART OF LOT 2, BLOCK B**

TOTAL ACREAGE: 22.000 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PROJECT NO. SP-XXXX-XXXX
 SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
 KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
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 PH (469) 301-2599
 CONTACT: PAUL FREELAND, P.L.A.

OWNER:
 BALLARD US INC.
 2495 NE 4TH STREET
 BEND, OR 97701
 PH. (XXX) XXX-XXXX
 CONTACT: LEE SWEETLAND

DEVELOPER:
 ROCKWALL ECONOMIC
 DEVELOPMENT COUNCIL
 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TX 75032
 PH. (972) 772-0025
 CONTACT: PHIL WAGNER

NO.	REVISIONS	DATE	BY

Kimley-Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-8820
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P.L.A. Paul D. Freeland
 L.A. No. 2458 Date: 06.14.2024

KHA PROJECT 06667058	DATE JUNE 2024	SCALE AS SHOWN	DESIGNED BY PDF	DRAWN BY NLF	CHECKED BY PDF
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PROJECT SATURN
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

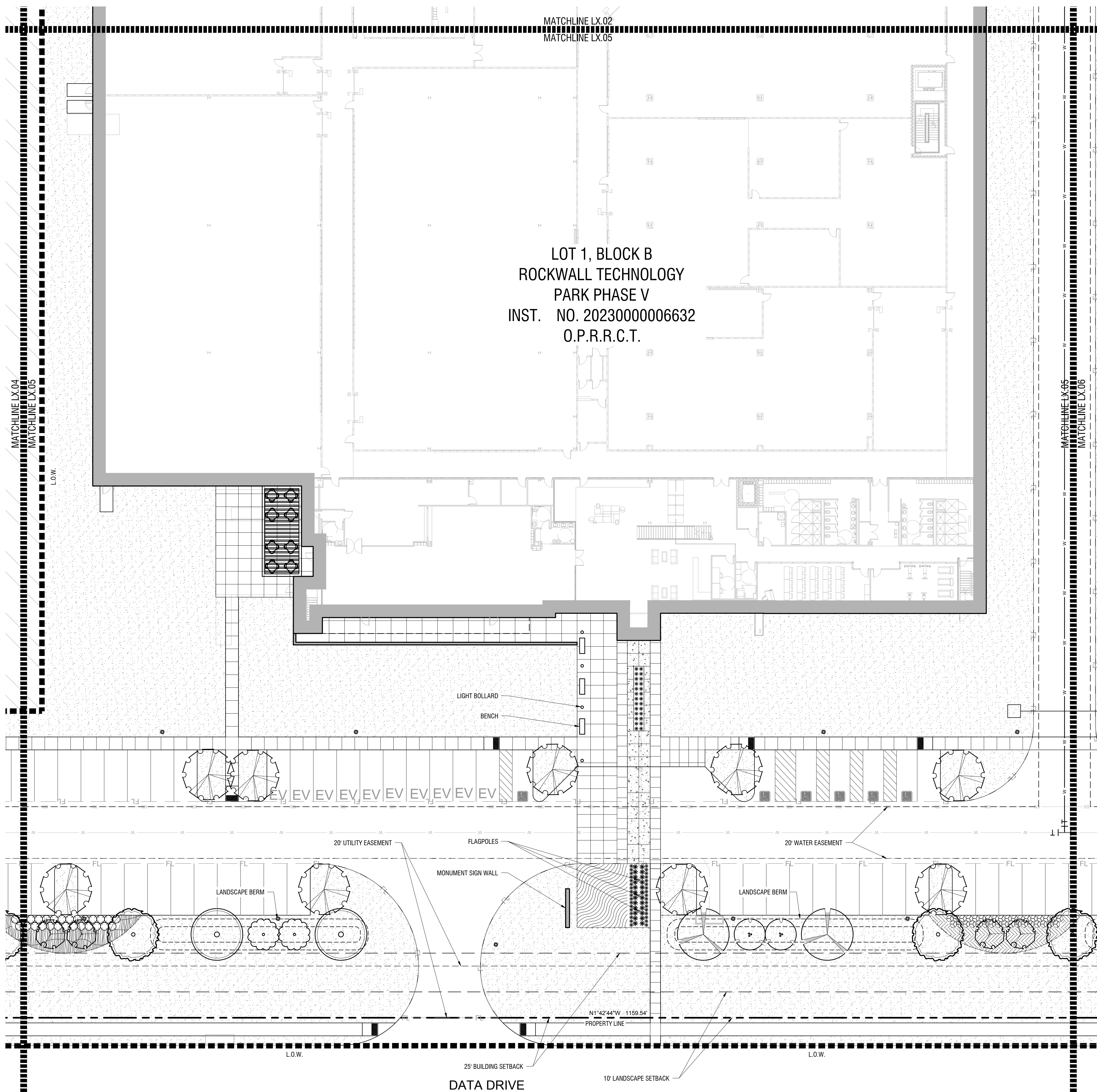
LANDSCAPE PLAN

CASE NO. SP2xxx-xx
 SHEET NUMBER
L2.04

Landscape Plan
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LOT 1, BLOCK B
ROCKWALL TECHNOLOGY
PARK PHASE V
INST. NO. 2023000006632
O.P.R.R.C.T.

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginiana
	Texas Red Oak / Quercus buckleyi
FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora 'Brakelights'™
	Emerald Snow Loropetalum / Loropetalum chinense 'Emerald Snow'
	Glossy Abelia / Abelia x grandiflora
	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud'™
	Whale's Tongue Agave / Agave ovatifolia 'Frosty Blue'
SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B
 TOTAL ACREAGE: 22.000 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PROJECT NO. SP-XXXXX-XXXX
 SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
 KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PH (469) 301-2599
 CONTACT: PAUL FREELAND, P.L.A.

DEVELOPER:
 ROCKWALL ECONOMIC
 DEVELOPMENT COUNCIL
 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TX 75032
 PH. (972) 772-0025
 CONTACT: PHIL WAGNER

OWNER:
 BALLARD US INC.
 2495 NE 4TH STREET
 BEND, OR 97701
 PH. (XXX) XXX-XXXX
 CONTACT: LEE SWEETLAND

CASE NO. SP2xxx-xx
 SHEET NUMBER
L2.05

NO.	REVISIONS	DATE	BY

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 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-3300 FAX: 972-239-3820
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 P.L.A. Paul D. Freeland
 L.A. No. 2458 Date: 06.14.2024

KHA PROJECT 06867058	DATE JUNE 2024	SCALE AS SHOWN	DESIGNED BY PDF	DRAWN BY NLF	CHECKED BY PDF
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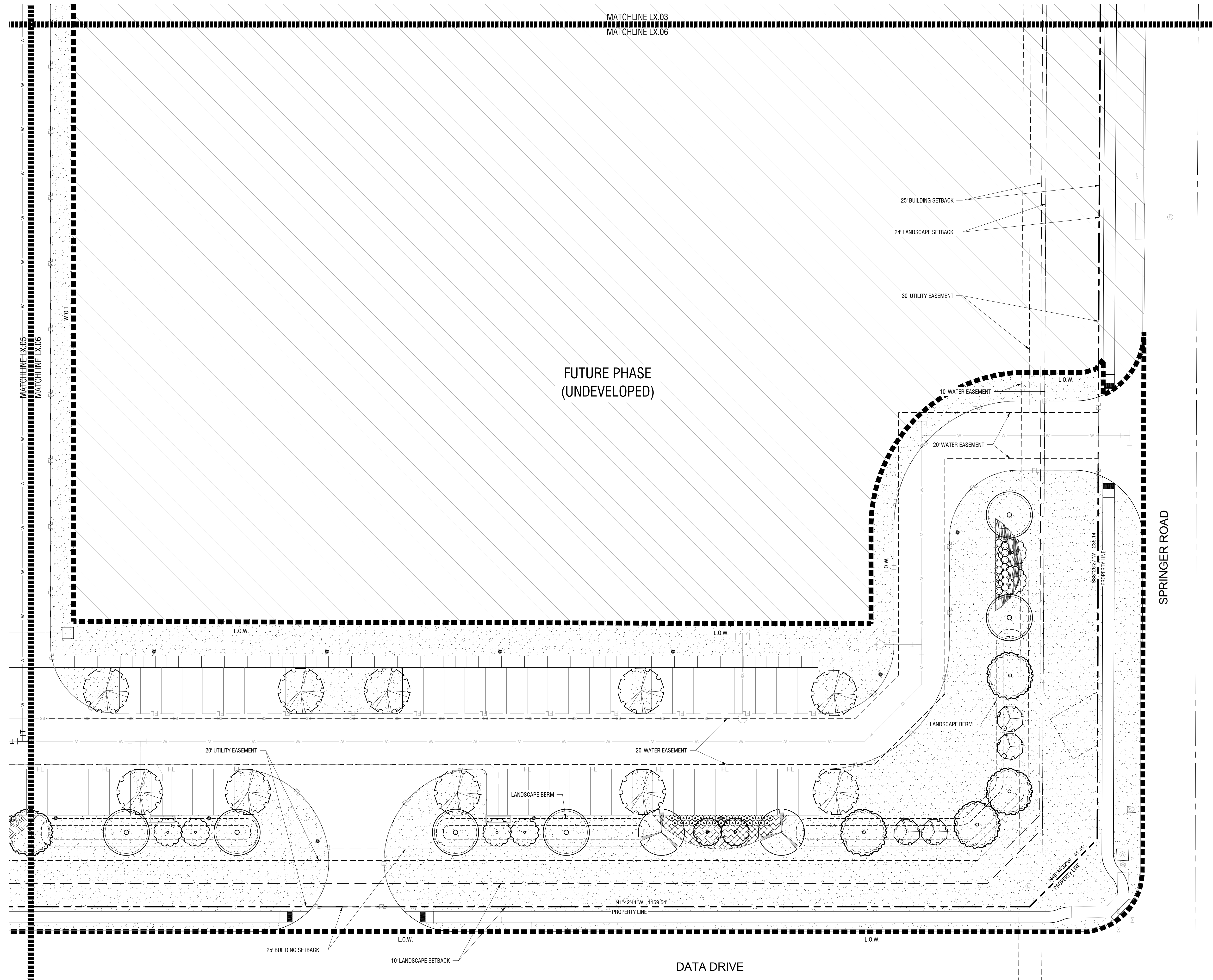
PROJECT SATURN
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

Landscape Plan
Scale: 1" = 20'-0"

A

Plotted By: Ferraro, Nick Date: June 13, 2024 05:39:47pm File Path: K:\MKH\LALP\projects\06867058 - project saturn\CAD\Sheets\CIVIL\L2.01 LANDSCAPE PLAN.dwg
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PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginiana
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FLOWERING TREES	
	Mexican Buckeye / Ungnadia speciosa
	Possumhaw Holly / Ilex decidua
	Yaupon Holly / Ilex vomitoria
SHRUBS	
	Brakelights Red Yucca / Hesperaloe parviflora 'Brakelights' TM
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	Whale's Tongue Agave / Agave ovatifolia 'Frosty Blue'
SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Berkeley Sedge / Carex divulsa
	Bermuda Grass / Cynodon dactylon
	Giant Liriope / Liriope gigantea
	Wintercreeper / Euonymus fortunei

KHA PROJECT	06867058
DATE	JUNE 2024
SCALE	AS SHOWN
DESIGNED BY	PDF
DRAWN BY	NLF
CHECKED BY	PDF

NO.	REVISIONS	DATE	BY

Kimley-Horn

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 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-9820
 WWW.KIMLEY-HORN.COM TX F-928 INC.
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Kimley-Horn
 P.L.A. Paul D. Freeland
 L.A. No. 2458 Date: 06.14.2024

PROJECT SATURN
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

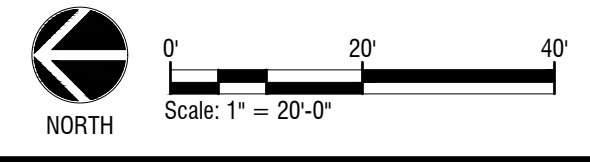
LANDSCAPE PLAN
 CASE NO. SP2xxx-xx
 SHEET NUMBER
L2.06

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B
 TOTAL ACREAGE: 22.000 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PROJECT NO. SP-XXXX-XXXX
 SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
 KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PH (469) 301-2599
 CONTACT: PAUL FREELAND, P.L.A.

OWNER:
 BALLARD US INC.
 2495 NE 4TH STREET
 BEND, OR 97701
 PH. (XXX) XXX-XXXX
 CONTACT: LEE SWEETLAND

DEVELOPER:
 ROCKWALL ECONOMIC
 DEVELOPMENT COUNCIL
 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TX 75032
 PH. (972) 772-0025
 CONTACT: PHIL WAGNER

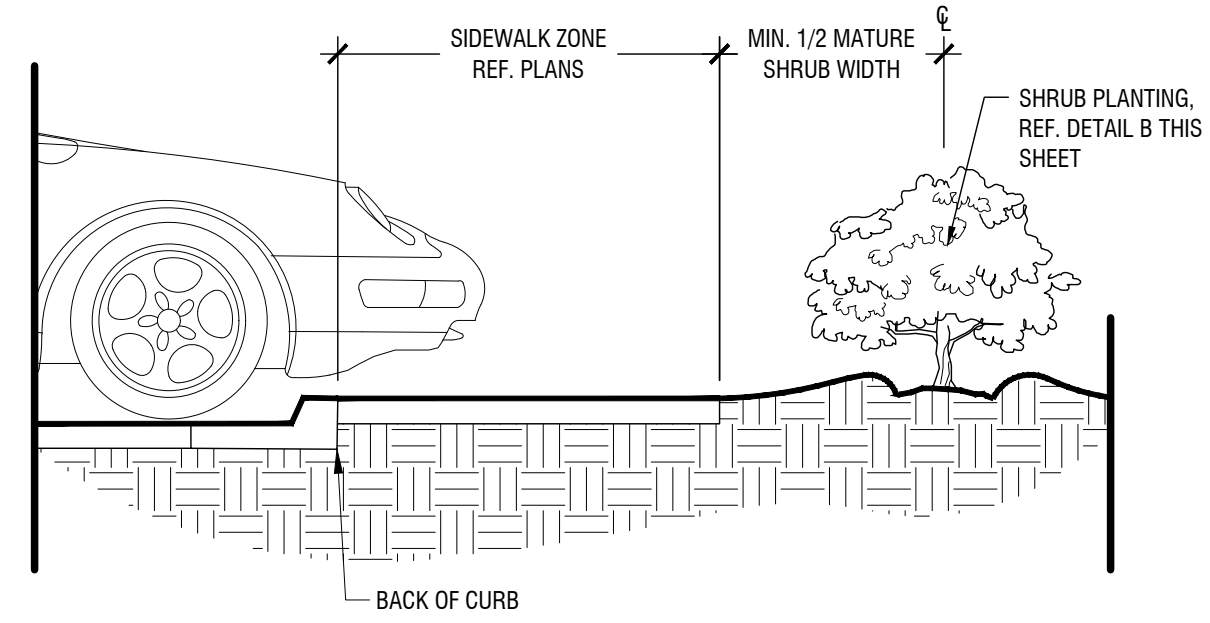


Landscape Plan
Scale: 1" = 20'-0"

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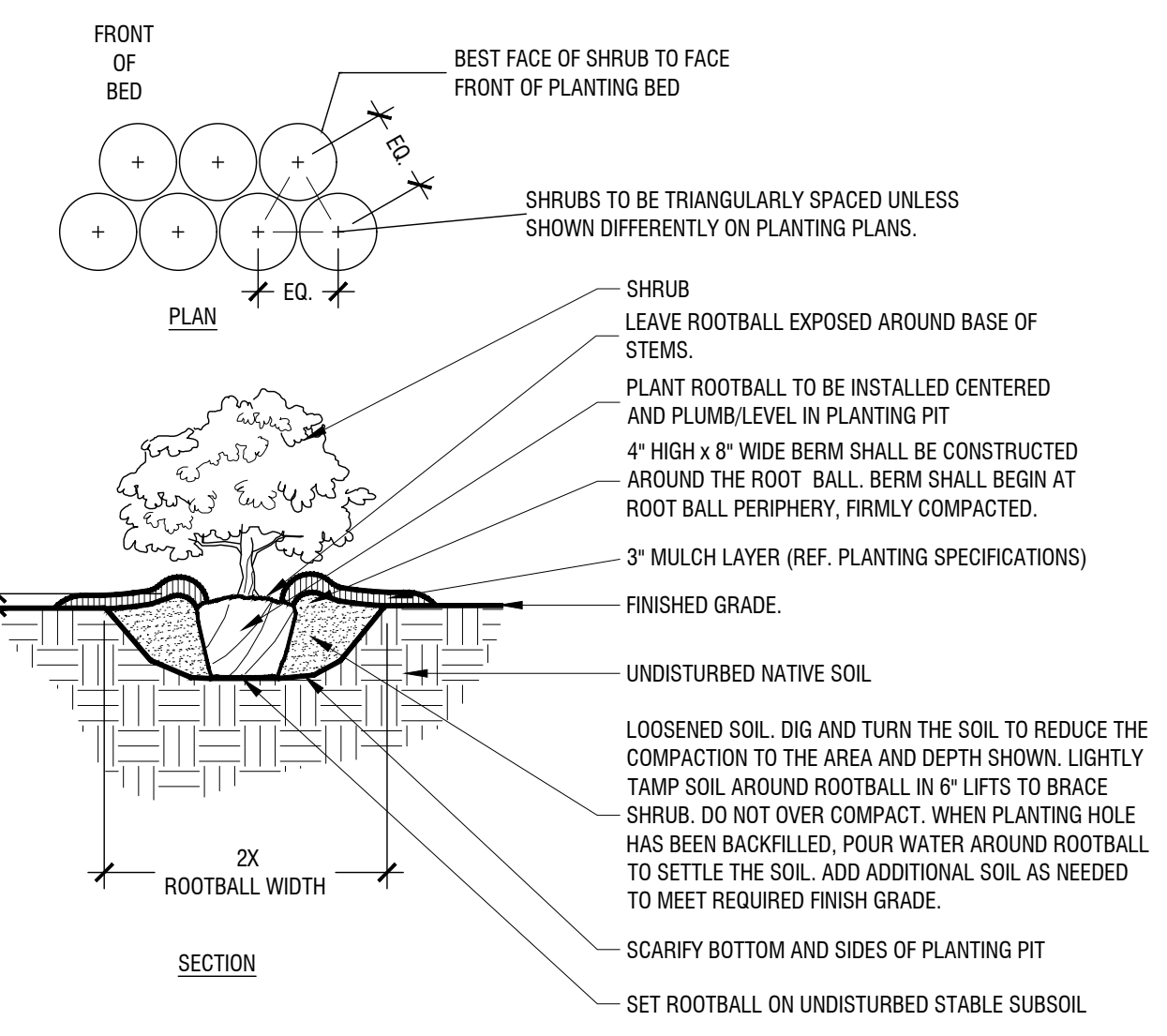
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NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.
 3. WHEN SHRUBS ARE MASSES TOGETHER WITH GROUND COVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



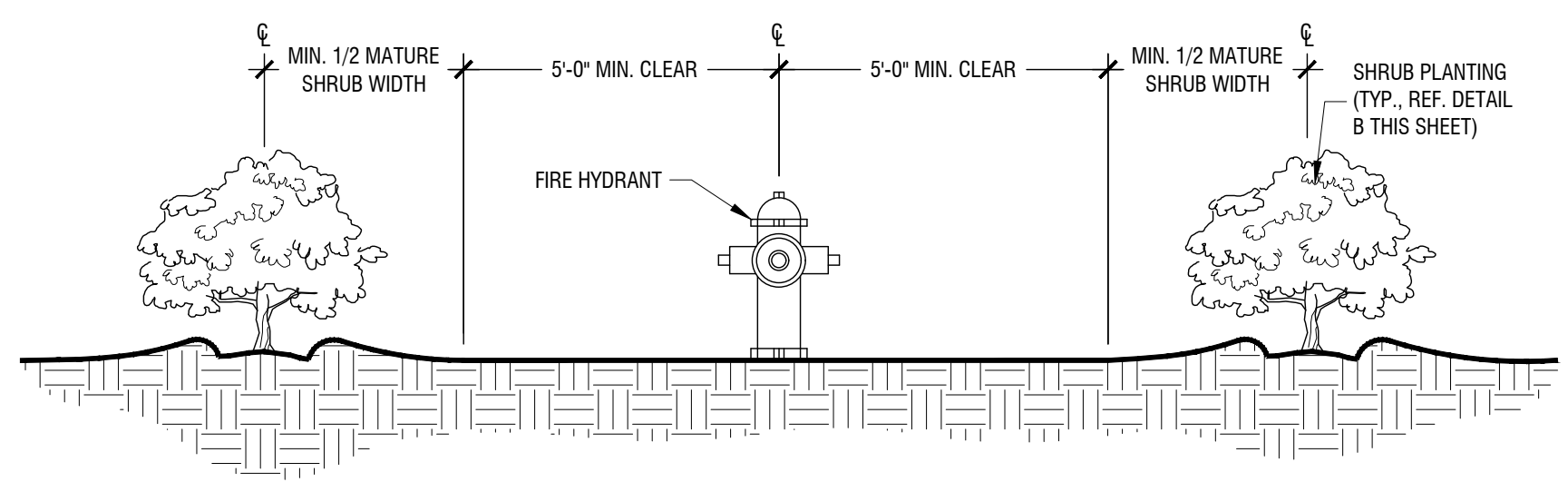
Shrub Planting at Sidewalk
 Scale: NTS

F



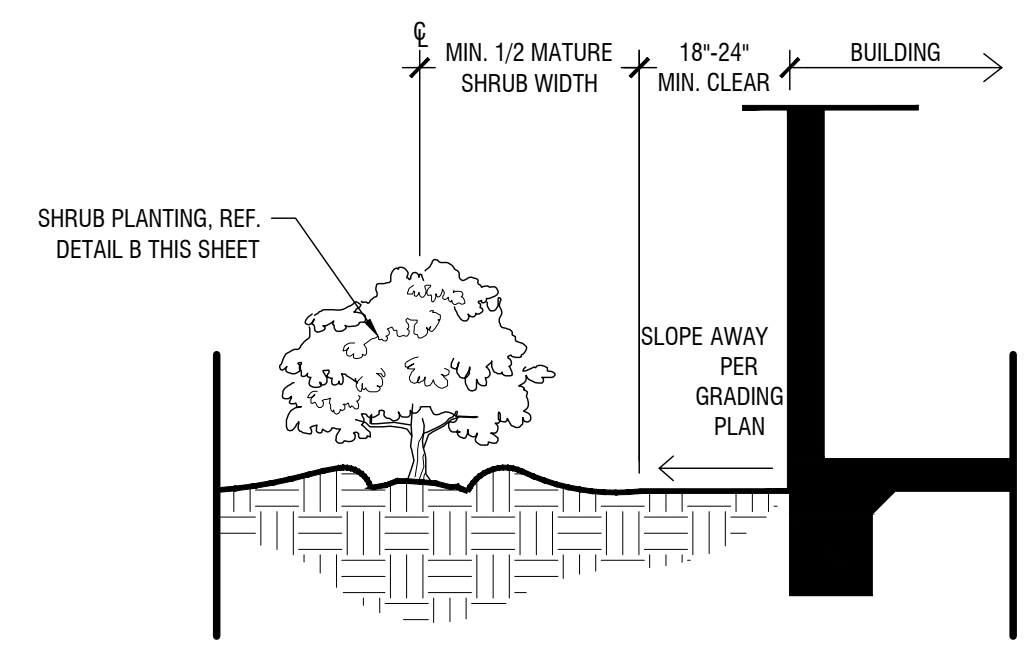
Typical Shrub Planting
 Scale: NTS

B



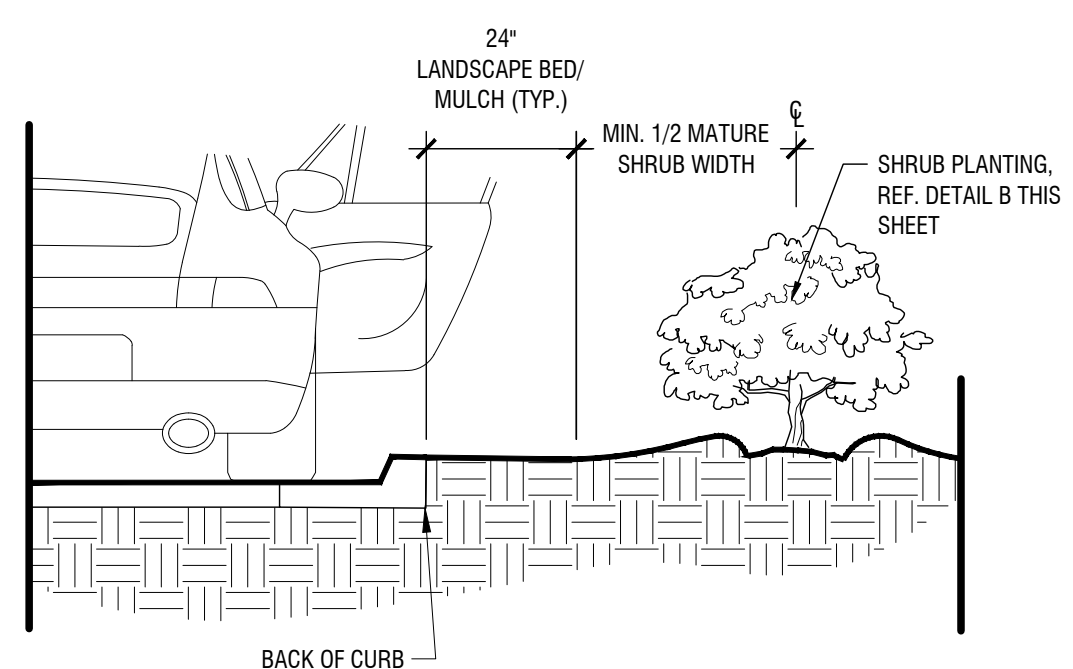
Shrub Planting at Fire Hydrant
 Scale: NTS

E



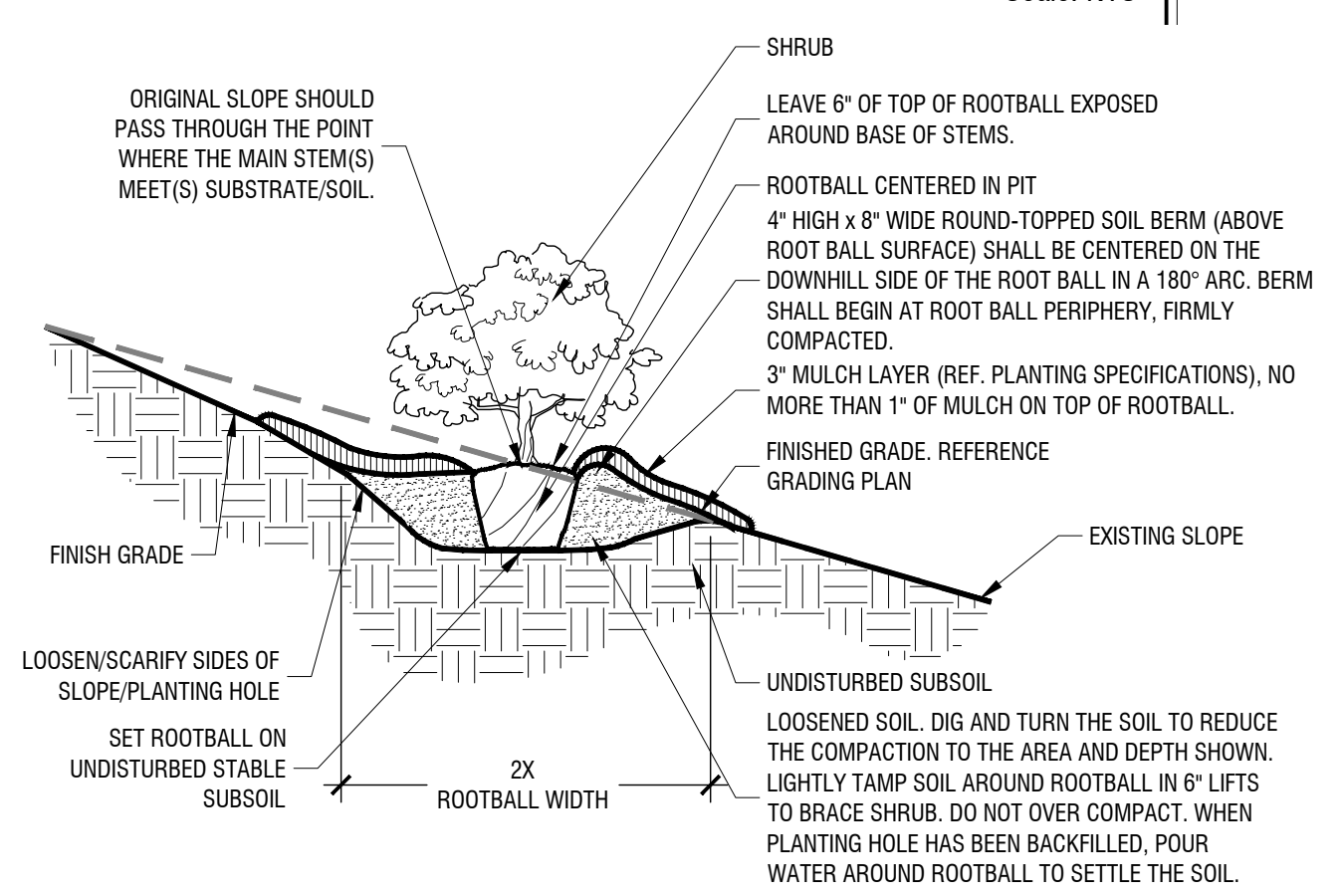
Shrub Planting at Building Edge
 Scale: NTS

D



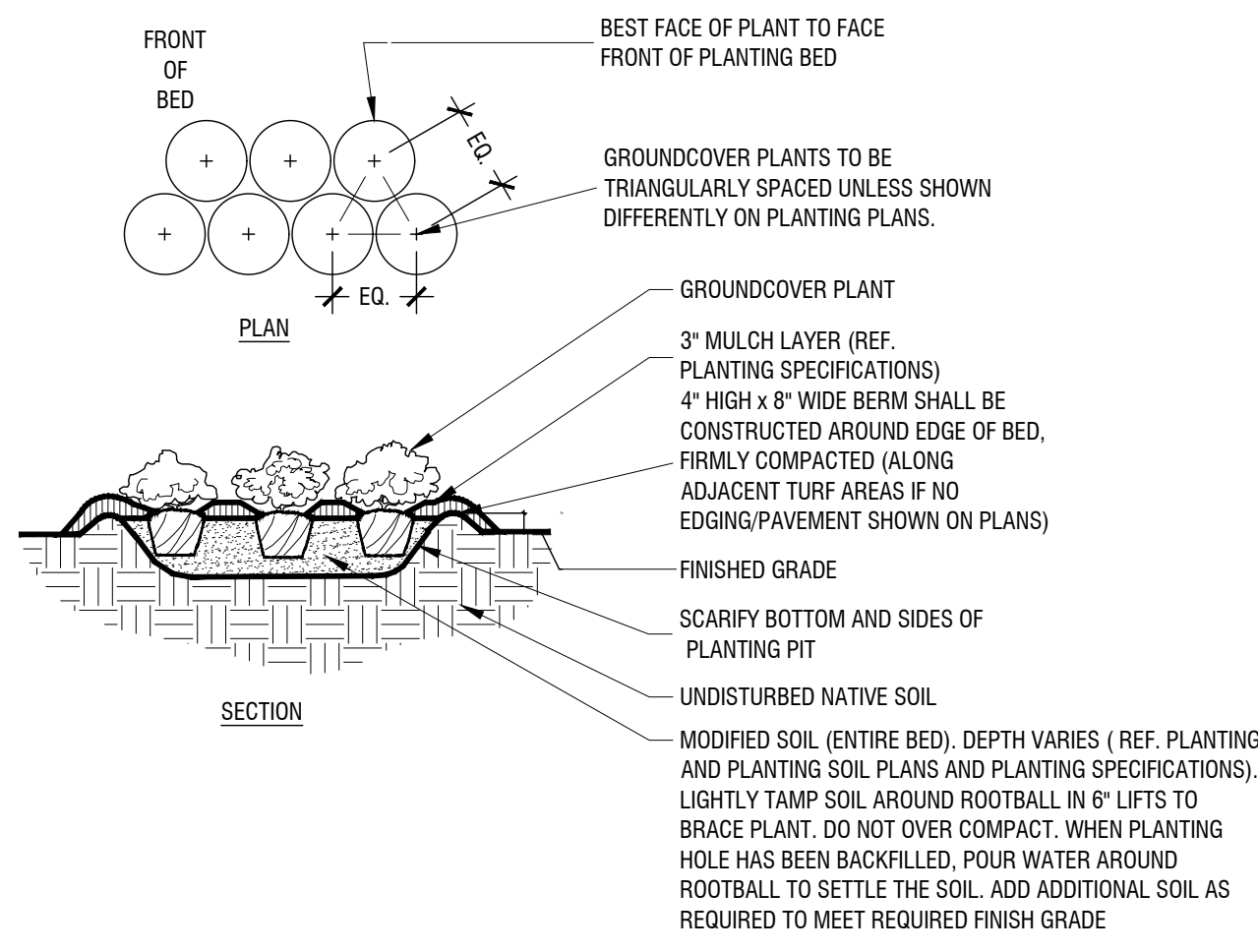
Shrub Planting at Curb
 Scale: NTS

G



Shrub Planting On 5-50% (20:1 TO 2:1) Slope
 Scale: NTS

C



Typical Groundcover Planting
 Scale: NTS

A

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PROJECT NO. SP-XXXX-XXXX
 SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
 KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PH (469) 301-2599
 CONTACT: PAUL FREELAND, P.L.A.

DEVELOPER:
 ROCKWALL ECONOMIC
 DEVELOPMENT COUNCIL
 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TX. 75032
 PH. (972) 772-0025
 CONTACT: PHIL WAGNER

OWNER:
 BALLARD US INC.
 2495 NE 4TH STREET
 BEND, OR. 97701
 PH. (XXX) XXX-XXXX
 CONTACT: LEE SWEETLAND

CASE NO. SP2xxx-xx
 SHEET NUMBER
L2.07

PROJECT SATURN
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PLANTING DETAILS

NO.	REVISIONS	DATE	BY

Kimley-Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
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Kimley-Horn

P.L.A. Paul D. Freeland
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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

- 1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER EXPENSES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
B. PROTECTION OF EXISTING STRUCTURES
ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

- C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS USE OF EQUIPMENT, STOCKPIILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIFTLINE OR THE SPRAYER OR OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIFTLINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FINED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
D. MATERIALS
1. GENERAL
SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
MATERIALS SAMPLES
MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC YARD
PLANTS ONE (1) OF EACH VARIETY
2. PLANT MATERIALS
A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, EDITION ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL INCLUDE THE IMMEDIATE TERMINAL BUDS. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS. LATENT DEFECTS OF PLANTS SHALL BE REJECTED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

- E. TOPSOIL
1. ASTM D698, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1/2 INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL, REUSE SUITABLE TOPSOIL, STOCKPILED ON-SITE OR EXISTING TOPSOIL ACQUIRED BY GRADING OR EXCAVATION OPERATIONS, CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL, STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL, AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL, SUPPLEMENT SALVAGED TOPSOIL, WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOSSES, OR MARSHES.
6. VERIFY BODROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
a. ORGANIC SOIL AMENDMENTS
1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS, FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/ODR HAY, MIXED WITH SOIL.
4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
6. WORM CASTINGS: EARTHWORMS.
b. INORGANIC SOIL AMENDMENTS
1. LIME: ASTM C602, CLASS 0 AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 90 PERCENT PASSING NO. 20 SIEVE.
2. SULFUR: GRANULAR, BIODIGESTABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

- c. PLANTING SOIL MIX
1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MNICK MATERIALS OR APPROVED EQUAL.
2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL, MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND, INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
2. SOID SEED AREA TOPSOIL
ALL SOO AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL. PRIOR TO INSTALLATION, TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWISS BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 90.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN.) CONTAINER.
I. WATER
WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MANMADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
J. COMMERCIAL FERTILIZER
COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA. IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS.
1. SHRUBS AND TREES: MILORGANITE OR APPROVED EQUAL.
2. ANNUALS AND GROUNDCOVERS: OSMOCOTE/ESFERRA BLEND 14-14-14.
3. SOO-6-6-6 FERTILIZER.
IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS. ALL PLANTING TABLETS SHALL BE 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.
K. MULCH
MULCH MATERIAL SHALL BE MOSTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

- 1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT (WILTPROOF OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE ROOTS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MAILED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL BE BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
M. CONTAINER GROWN STOCK
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.
N. COLLECTED STOCK
WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
O. NATIVE STOCK
PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) YEARS BEFORE PLANTING.
P. MATERIALS LIST
QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
Q. FINE GRADING
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS, BEING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE. ALLOWING FOR THICKNESS OF SOO AND MULCH AND DEPTH THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-ENDER LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

- R. PLANTING PROCEDURES
1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
3. SURGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIME ROCK AND LIMESTONE SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTOCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION TRENDS AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 289.1. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE. PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTING DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STOP" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.
11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6"; REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" OF PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

- 15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.
16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "HOOK-UP" MULCH SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL. TO ALL PLANTING AREAS IN SLOTT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.
D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOO PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOO SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
E. SEEDING
A. PROVIDE FRESH, CLEAN, NEW CROWN LAWN SEED MIXTURE. FURNISH TO OWNER DEMONSTRATION GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.
B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION AND MAXIMUM PERCENTAGE OF SEED MIXTURE VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DOW AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.
C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.
D. SEEDING SHALL BE DISPENSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL, TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKLEER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.
F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROX SIMILAR EQUIPMENT MAY BE USED TO CORN SEED AND TO FORM SEED BEDS IN ONE OPERATION. AREAS INACCESSIBLE TO CULTI-PACKER, LIGHTLY RAKE SEED TO GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.
G. SURFACE LAYER OF SOIL FOR SEEDBED AREAS SHALL BE KEPT MOST DURING GERMINATION PERIOD. WATER SEEDED AREAS TWICE FIRST WEEK TO 4" MINIMUM DEPTH OF 4 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.
H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO KEEP ALL SEEDBED AREAS ESTABLISHED AS INTENDED.
I. LAWN MAINTENANCE:
A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRS AND SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING, IF NECESSARY).
B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO A DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/COUNTY PROTOCOL IF ANY ARE IN PLACE.
C. CLEAN UP
UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
U. PLANT MATERIAL MAINTENANCE
ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
V. MAINTENANCE (ALTERNATE BID ITEM)
1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90 DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.
W. GUARANTEE
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOO) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
3. REPLACEMENT MATERIAL NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING," AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.
X. FINAL INSPECTION AND ACCEPTANCE OF WORK
FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

SITE PLAN
ROCKWALL TECHNOLOGY
PARK PHASE V
PART OF LOT 2, BLOCK B
TOTAL ACREAGE: 22.000 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP-XXXXXX-XXXX
SUBMITTED JUNE 14, 2024

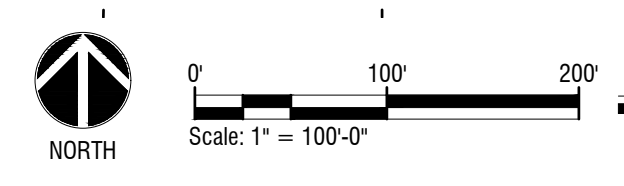
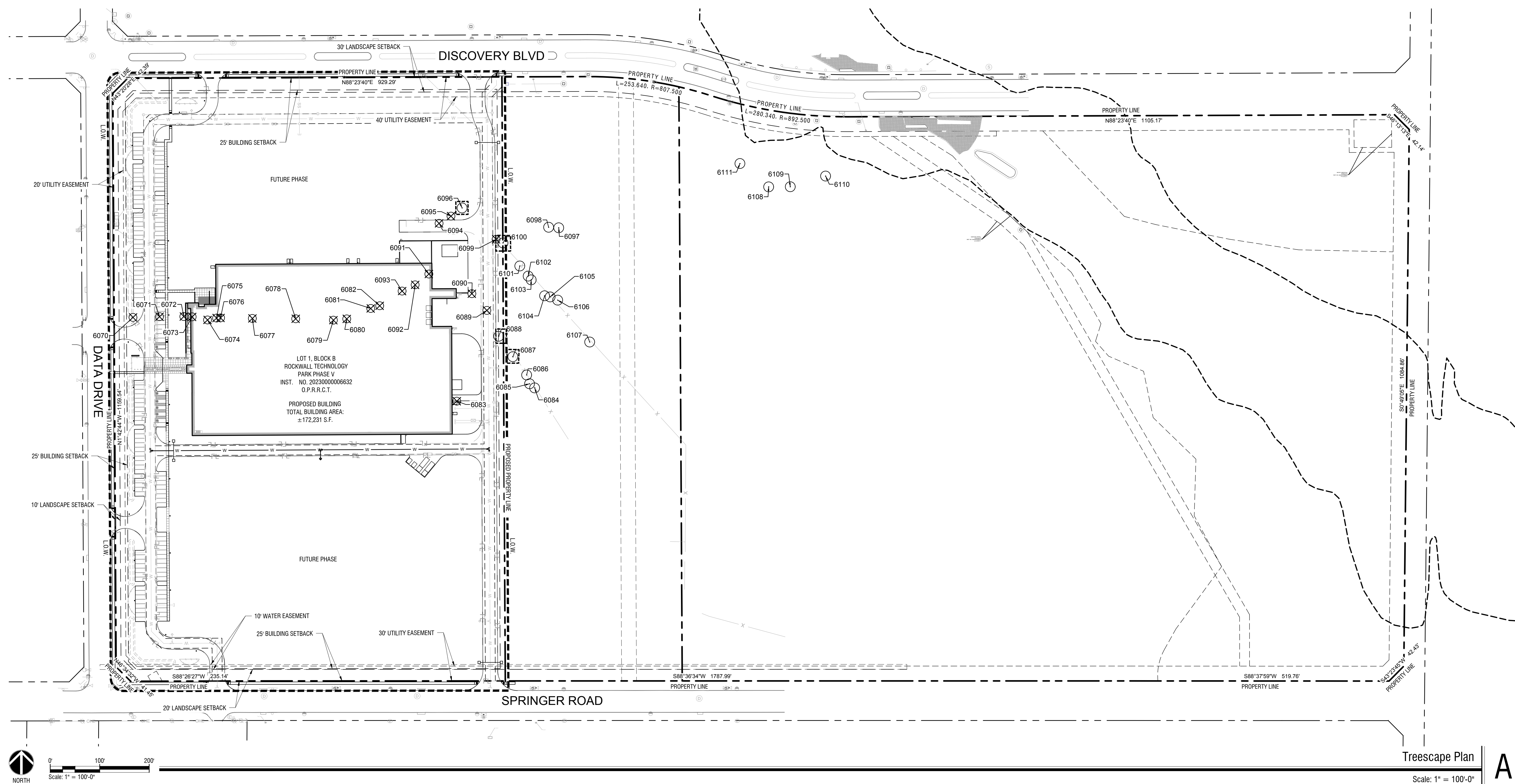
ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (469) 301-2599
CONTACT: PAUL FREELAND, P.L.A.

DEVELOPER:
ROCKWALL ECONOMIC
DEVELOPMENT COUNCIL
2495 NE 4TH STREET
ROCKWALL, TX 75032
PH. (972) XXX-XXXX
CONTACT: LEE SWEETLAND

Table with columns: DATE, REVISIONS, NO., and project details for Project Saturn. Includes revision dates, scales, and designers.

CASE NO. SP2xxx-xx
SHEET NUMBER
L2.09

Plotted By: Ferraro, Nick Date: June 13, 2024 05:23:47pm File Path: \\K:\LALP\Projects\06667058 - project saturn\CAD\Sheets\CVL\3.01 TREESCPE PLAN.dwg
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- TREE PROTECTION NOTES:**
- 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 SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
 - NO EQUIPMENT SHALL BE CLEARED, 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 AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

SYMBOL LEGEND:

	EXISTING TREE TO BE REMOVED	
	EXISTING TREE ON-SITE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION

SITE DATA TABLE:

SITE SUMMARY TABLE		PARKING DATA TABLE	
ZONING	LIGHT INDUSTRIAL	PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES
PROPOSED USE	HEAVY MANUFACTURING	PHASE 1 EMPLOYEE COUNT (PER SHIFT)	198
PROPOSED MAX BUILDING HEIGHT	46'-0"	ULTIMATE EMPLOYEE COUNT (PER SHIFT)	540
PROPOSED TOTAL BUILDING AREA	236,018 SF	PHASE 1 REQUIRED PARKING	149 TOTAL SPACES 144 STANDARD SPACES 5 ADA SPACES
PROPOSED BUILDING FOOTPRINT	174,128 SF	ULTIMATE REQUIRED PARKING	405 TOTAL SPACES 396 STANDARD SPACES 9 ADA SPACES
TOTAL LAND AREA	958,322 SF/22,000 AC.	PHASE 1 PROVIDED PARKING	149 TOTAL SPACES SPACES 133 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
BUILDING COVERAGE	25%	ULTIMATE PROVIDED PARKING	405 TOTAL SPACES SPACES 386 STANDARD SPACES 10 EV SPACES 9 ADA SPACES

**SITE PLAN
 ROCKWALL TECHNOLOGY
 PARK PHASE V
 PART OF LOT 2, BLOCK B**

TOTAL ACREAGE: 22.000 ACRES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CITY PROJECT NO. SP-XXXX-XXXX
 SUBMITTED JUNE 14, 2024

ENGINEER / SURVEYOR / APPLICANT:
 KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PH (469) 301-2599
 CONTACT: PAUL FREELAND, P.L.A.

OWNER:
 BALLARD US INC.
 2495 NE 4TH STREET
 BEND, OR 97701
 PH. (XXX) XXX-XXXX
 CONTACT: LEE SWEETLAND

DEVELOPER:
 ROCKWALL ECONOMIC
 DEVELOPMENT COUNCIL
 2610 OBSERVATION TRAIL, SUITE 104
 ROCKWALL, TX. 75032
 PH. (972) 772-0025
 CONTACT: PHIL WAGNER

Kimley-Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928 INC.
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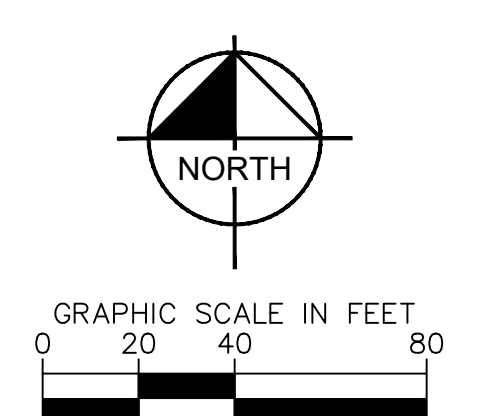
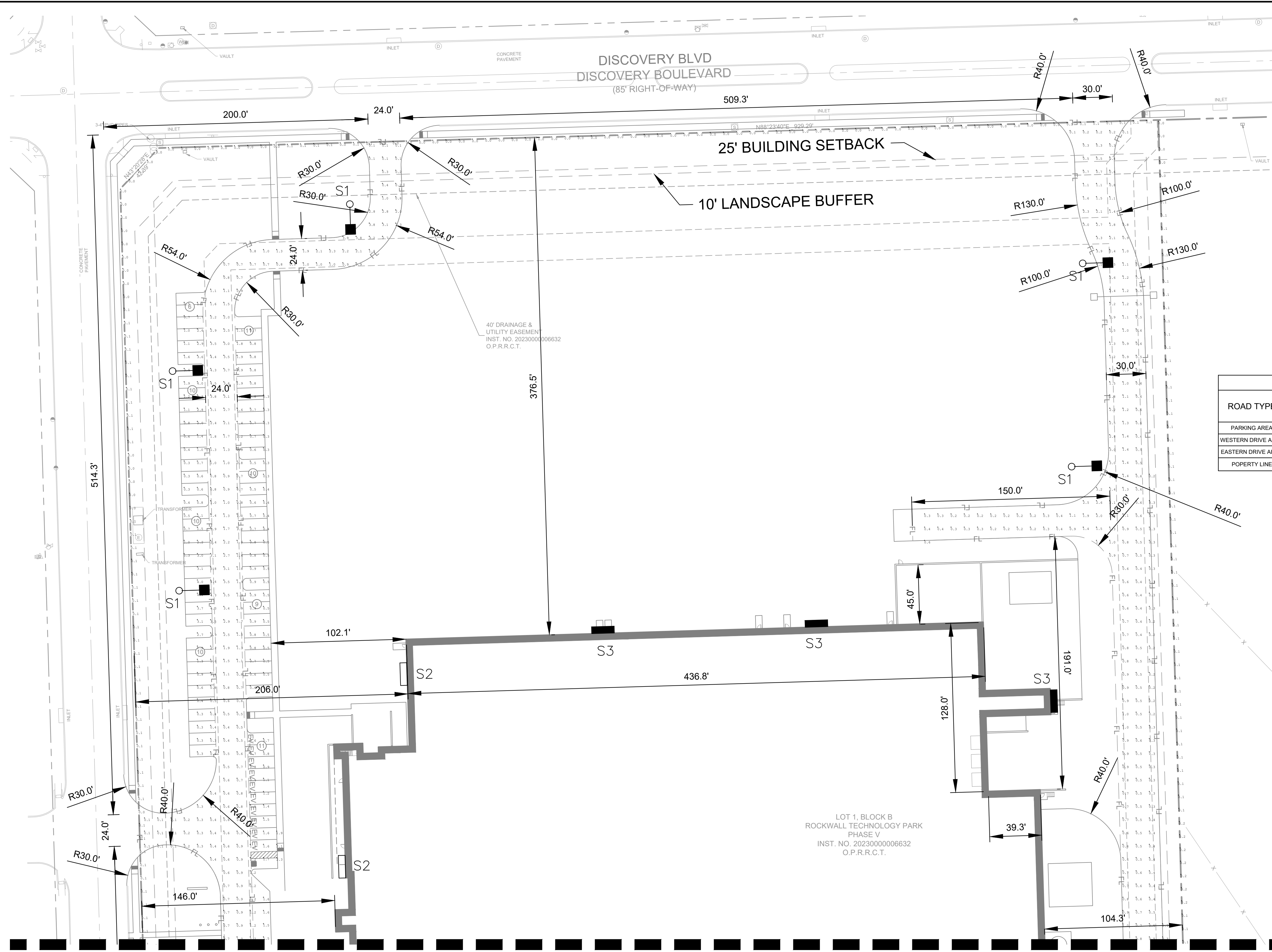
PROJECT SATURN
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

TREESCPE PLANS

CASE NO. SP2xxx-xx
 SHEET NUMBER
L3.02

NO.	REVISIONS	DATE	BY

Plotted By: Neilenbach, David Date: June 14, 2024 10:32:44am File Path: \\kimley-horn.com\CN_DAL_DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Phot.dwg
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PHOTOMETRIC CRITERIA	
PROPERTY LINE	ILLUMINANCE MAXIMUM (FC)
	0.2

PHOTOMETRIC ANALYSIS				
ROAD TYPE	ILLUMINANCE AVERAGE (FC)	ILLUMINANCE MINIMUM (FC)	ILLUMINANCE MAXIMUM (FC)	UNIFORMITY (AVE/MIN)
PARKING AREA	1.18	0.30	4.40	3.93
WESTERN DRIVE AISLE	1.50	0.30	4.50	5.00
EASTERN DRIVE AISLE	0.99	0.20	4.30	4.95
PROPERTY LINE	0.06	0.00	0.20	N/A

MATCHLINE: SEE SHEET E-102

LUMINAIRE SCHEDULE													
SYMBOL	LABEL	QTY	DESCRIPTION	ARRANGEMENT	LLF	MAKE AND MODEL	WATTS	LUMENS	MOUNT HEIGHT	LAMP	DISTRIBUTION TYPE	VOLTAGE	LIGHT POLE MODEL
	S1	10	POLE MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX1-LED-P6-40K-T2M-MVOLT-SPA-PIRH-DDBXD	165	20,302	20'	LED	TYPE 2	120-277	AMERICAN LITE POLE SNS-16-40-11-AB-DB-D28-BC
	S2	3	WALL MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX2-LED-P5-40K-T4M-MVOLT-SPA-PIRH-DDBXD	325	40,738	30'	LED	TYPE 4	120-277	N/A
	S3	5	WALL MOUNTED AREA LIGHT	SINGLE	0.90	LITHONIA DSX2-LED-P5-40K-T3M-MVOLT-SPA-PIRH-DDBXD	325	40,183	30'	LED	TYPE 3	120-277	N/A



NTMWD UTILITIES LOCATED BY NTMWD NOT 811
 CAUTION!
 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

NO.	REVISIONS	DATE	BY

Kimley-Horn
 13458 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-8820
 WWW.KIMLEY-HORN.COM TX F-928 INC.
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PRELIMINARY
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Kimley-Horn
 Engineer DUSTIN J. COLWELL
 P.E. No. 125914
 Date 06/14/2024

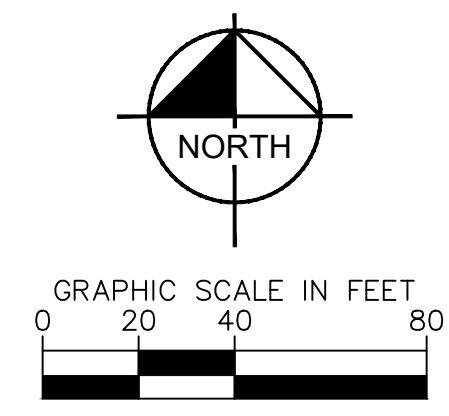
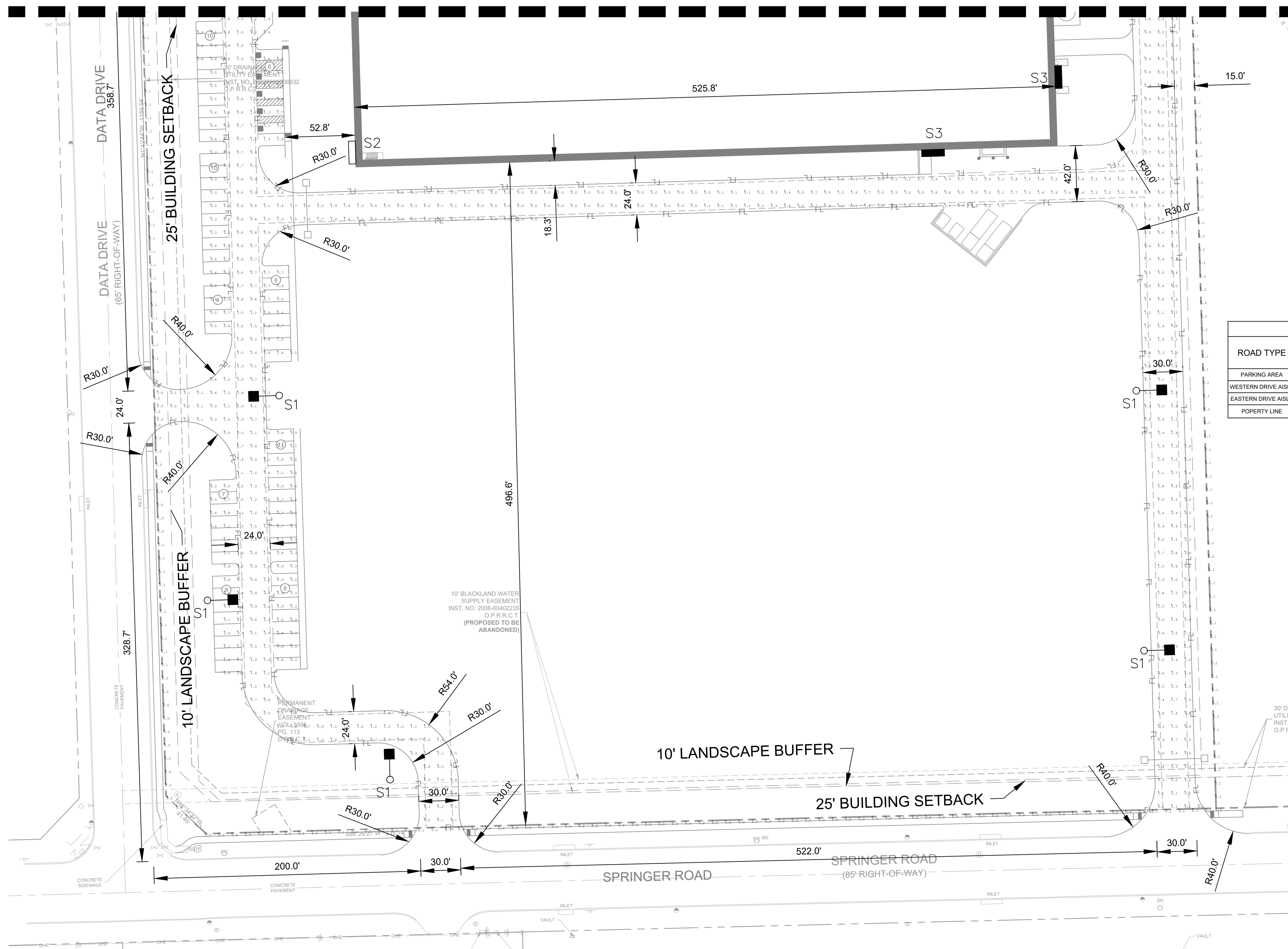
KHA PROJECT 068671058
 DATE 06/07/2024
 SCALE AS SHOWN
 DESIGNED BY TAD
 DRAWN BY AKA
 CHECKED BY NWH

PROJECT SATURN
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PHOTOMETRIC PLAN
 SHEET NUMBER
E-101

Plotted By: Neilenbach, David Date: June 14, 2024 10:32:53am File Path: \\kimley-horn.com\CN_DAL_DAL_Civil\068671058-Project Saturn\Cad\PlanSheets\E-Phot.dwg
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MATCHLINE: SEE SHEET E-101



PHOTOMETRIC CRITERIA	
	ILLUMINANCE MAXIMUM (FC)
PROPERTY LINE	0.2

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ROAD TYPE	ILLUMINANCE AVERAGE (FC)	ILLUMINANCE MINIMUM (FC)	ILLUMINANCE MAXIMUM (FC)	UNIFORMITY (AVE/MIN)
PARKING AREA	1.18	0.30	4.40	3.93
WESTERN DRIVE AISLE	1.50	0.30	4.50	5.00
EASTERN DRIVE AISLE	0.99	0.20	4.30	4.95
PROPERTY LINE	0.06	0.00	0.20	N/A

No.	REVISIONS	DATE	BY

Kimley»Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-9820
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 Date 06/14/2024

KHA PROJECT	068671058
DATE	06/07/2024
SCALE	AS SHOWN
DESIGNED BY	TAD
DRAWN BY	AMA
CHECKED BY	NWH

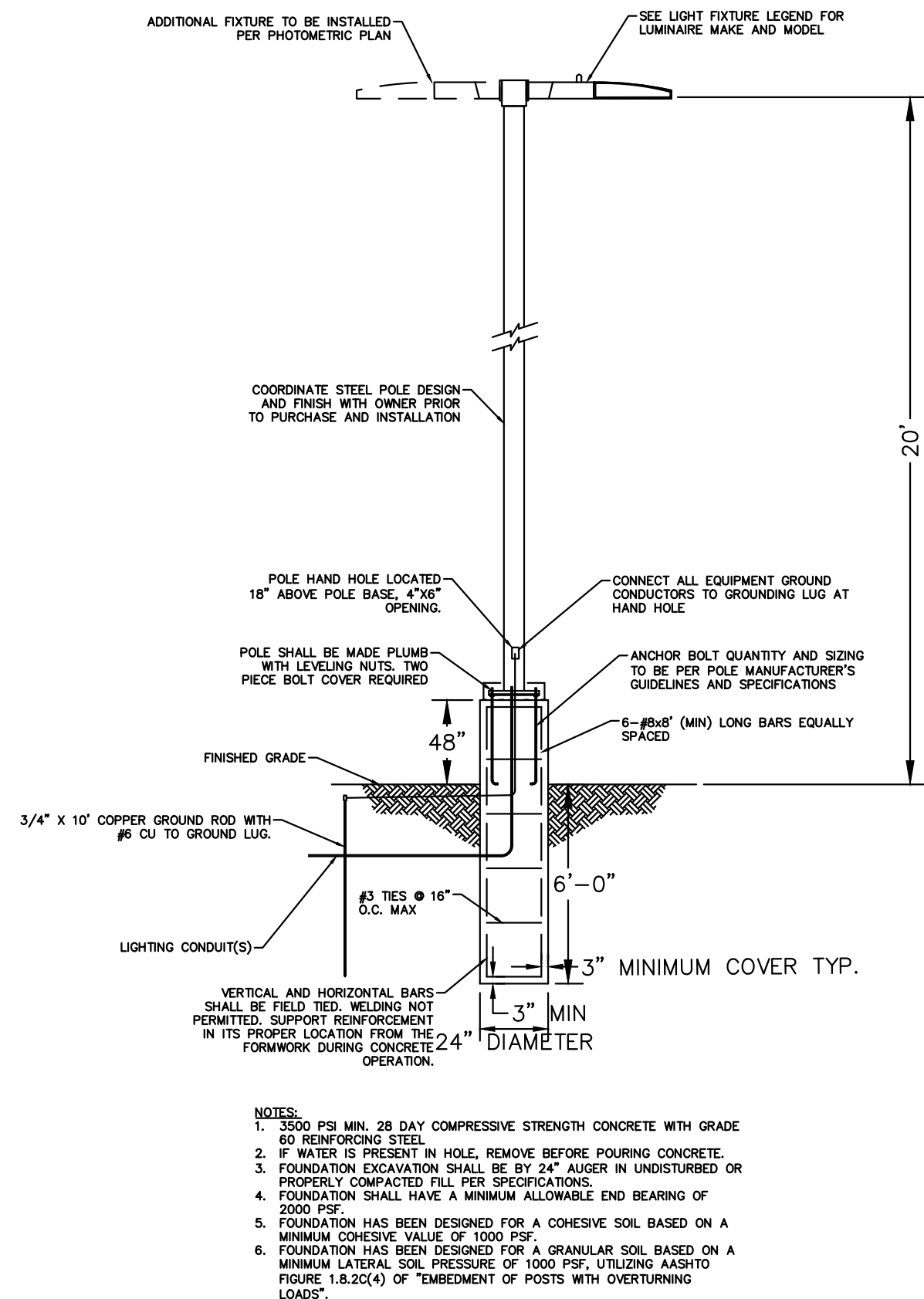
PROJECT SATURN
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PHOTOMETRIC PLAN

SHEET NUMBER
E-102



NTMWD UTILITIES LOCATED BY NTMWD NOT 811
CAUTION!
 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



1 POLE FOUNDATION DETAIL
 E-103 N.T.S.

D-Series Size 1 LED Area Luminaire

Specifications
 EPA: 0.69 ft² (0.06 m²)
 Length: 32.71" (833 mm)
 Width: 14.26" (362 mm)
 Height H1: 7.88" (200 mm)
 Height H2: 2.73" (69 mm)
 Weight: 34 lbs (15.4 kg)

Ordering Information
 EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color Temperature*	Color Rendering Index*	Distribution	Voltage	Mounting							
DSX1 LED	Forward optics (this section 70CRI only)												
	P1	P6	30K 3000K	70CRI	T1S Type I short	TSM Type V medium							
	P2	P7	40K 4000K	70CRI	T2M Type II medium	TSLG Type IV low glare							
	P3	P8	50K 5000K	70CRI	T3M Type III medium	TSLW Type IV wide							
	P4	P9	(this section 80CRI only, extended lead times apply)	80CRI	T4M Type IV medium	BLC3 Type III backlight control*							
	P5	(this section 80CRI only, extended lead times apply)	80CRI	T4M Type IV medium	BLC4 Type IV backlight control*								
	P10	P12	30K 3000K	80CRI	T4LG Type IV low glare*	LCCO Left corner cutout*							
	P11	P13	30K 3000K	80CRI	T4LG Type IV low glare*	RCCO Right corner cutout*							
	P11	P13	40K 4000K	80CRI	TEFM Forward throw medium	RCCO Right corner cutout*							
	P11	P13	50K 5000K	80CRI	TEFM Forward throw medium	RCCO Right corner cutout*							
Shipped included													
SPA Square pole mounting (#8 drilling)													
RPA Round pole mounting (#8 drilling)													
SPAS Square pole mounting #5 drilling*													
RPAS Round pole mounting #5 drilling*													
SPARN Square narrow pole mounting #6 drilling													
RPARN Round narrow pole mounting #6 drilling													
WBA Wall bracket*													
MA Mast arm adapter (mounts on 2.38" OD horizontal tenon)													
Control options													
Shipped installed													
NLTAIR2 PIRHN	ALight AIR gen 2 enabled with hi-level motion / ambient sensor & 40' mounting height, ambient sensor enabled at 26" h.s.a.s.	PER7	Seven-pin receptacle only (controls ordered separately)*	FAO	Field adjustable output**	BL30	Bi-level switched dimming 30% h.s.a.s.	BL50	Bi-level switched dimming 50% h.s.a.s.	DMS	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)**	DS	Dual switching h.s.a.s.
PIR	High/Low, motion/ambient sensor & 40' mounting height, ambient sensor enabled at 26" h.s.a.s.												
PER	NEMA twist lock receptacle only (controls ordered separately)**												
PERS	Five-pin receptacle only (controls ordered separately)**												
Shipped separately													
EGSR	External Glass Shield (removable, field install required, matches housing finish)												
ESGR	External Glass Shield (removable, field install required, matches housing finish)												
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Finish options

Finish	Code
Dark Bronze	DDBXD
Black	DBLXD
Natural Aluminum	DNAXD
White	DWHD
Textured dark bronze	DDTBD
Textured black	DBLKD
Textured natural aluminum	DNATXD
Textured white	DWHGD

Shipped installed

Series	LEDs	Color Temperature*	Color Rendering Index*	Distribution	Voltage	Mounting							
DSX2 LED	Forward optics (this section 70CRI only)												
	P1	P5	30K 3000K	70CRI	T1S Type I short	TSM Type V medium							
	P2	P6	40K 4000K	70CRI	T2M Type II medium	TSLG Type IV low glare							
	P3	P7	50K 5000K	70CRI	T3M Type III medium	TSLW Type IV wide							
	P4	P8	(this section 80CRI only, extended lead times apply)	80CRI	T4M Type IV medium	BLC3 Type III backlight control*							
	P5	(this section 80CRI only, extended lead times apply)	80CRI	T4M Type IV medium	BLC4 Type IV backlight control*								
	P10	P12	30K 3000K	80CRI	T4LG Type IV low glare*	LCCO Left corner cutout*							
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Textured dark bronze	DDTBD
Textured black	DBLKD
Textured natural aluminum	DNATXD
Textured white	DWHGD

Shipped installed

Series	LEDs	Color Temperature*	Color Rendering Index*	Distribution	Voltage	Mounting							
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Textured natural aluminum	DNATXD
Textured white	DWHGD

Shipped installed

Series	LEDs	Color Temperature*	Color Rendering Index*	Distribution	Voltage	Mounting							
DSX2 LED	Forward optics (this section 70CRI only)												
	P1	P5	30K 3000K	70CRI	T1S Type I short	TSM Type V medium							
	P2	P6	40K 4000K	70CRI	T2M Type II medium	TSLG Type IV low glare							
	P3	P7	50K 5000K	70CRI	T3M Type III medium	TSLW Type IV wide							
	P4	P8	(this section 80CRI only, extended lead times apply)	80CRI	T4M Type IV medium	BLC3 Type III backlight control*							
	P5	(this section 80CRI only, extended lead times apply)	80CRI	T4M Type IV medium	BLC4 Type IV backlight control*								
	P10	P12	30K 3000K	80CRI	T4LG Type IV low glare*	LCCO Left corner cutout*							
	P11	P13	30K 3000K	80CRI	T4LG Type IV low glare*	RCCO Right corner cutout*							
	P11	P13	40K 4000K	80CRI	TEFM Forward throw medium	RCCO Right corner cutout*							
	P11	P13	50K 5000K	80CRI	TEFM Forward throw medium	RCCO Right corner cutout*							
Shipped included													
SPA Square pole mounting (#8 drilling)													
RPA Round pole mounting (#8 drilling)													
SPAS Square pole mounting #5 drilling*													
RPAS Round pole mounting #5 drilling*													
SPARN Square narrow pole mounting #6 drilling													
RPARN Round narrow pole mounting #6 drilling													
WBA Wall bracket*													
MA Mast arm adapter (mounts on 2.38" OD horizontal tenon)													
Control options													
Shipped installed													
NLTAIR2 PIRHN	ALight AIR gen 2 enabled with hi-level motion / ambient sensor & 40' mounting height, ambient sensor enabled at 26" h.s.a.s.	PER7	Seven-pin receptacle only (controls ordered separately)*	FAO	Field adjustable output**	BL30	Bi-level switched dimming 30% h.s.a.s.	BL50	Bi-level switched dimming 50% h.s.a.s.	DMS	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)**	DS	Dual switching h.s.a.s.
PIR	High/Low, motion/ambient sensor & 40' mounting height, ambient sensor enabled at 26" h.s.a.s.												
PER	NEMA twist lock receptacle only (controls ordered separately)**												
PERS	Five-pin receptacle only (controls ordered separately)**												
Shipped separately													
EGSR	External Glass Shield (removable, field install required, matches housing finish)												
ESGR	External Glass Shield (removable, field install required, matches housing finish)												
ESGR	External Glass Shield (removable, field install required, matches housing finish)												
ESGR	External Glass Shield (removable, field install required, matches housing finish)												

Finish options

Finish	Code
Dark Bronze	DDBXD
Black	DBLXD
Natural Aluminum	DNAXD
White	DWHD
Textured dark bronze	DDTBD
Textured black	DBLKD
Textured natural aluminum	DNATXD
Textured white	DWHGD

Shipped installed

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 25, 2024
APPLICANT: Salvador Salcedo
CASE NUMBER: SP2024-032; *Site Plan for 855 Whitmore Drive*

SUMMARY

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

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. According to the January 3, 1972 zoning map the subject property was zoned Light Industrial (LI) District, which remains the zoning designation of the subject property today. In March of 1978, the subject property was platted establishing it as Lot 1, Block A, Municipal Industrial Park Addition. On March 19, 2007, the City Council approved a replat [*Case No. P2007-008*] that establish the subject property as Lot 8, Block A, Municipal Industrial Park Addition. On May 2, 2016, the City Council approved an additional replat [*Case No. P2016-017*] that establish the subject property as Lot 10, Block A, Municipal Industrial Park Addition. On November 14, 2023, the Planning and Zoning Commission denied a site plan request [*Case No. SP2023-032*] for an *Office/Warehouse Building* due to a recommendation of denial from the Architectural Review Board (ARB) and the failure to provide compensatory measures. On March 15, 2024 the applicant submit a site plan request [*Case No. SP2024-006*] for a similar request, which was ultimately withdrawn on May 9, 2024. The subject property has remained vacant since the time of annexation.

PURPOSE

On April 19, 2024, the applicant -- *Salvador Salcedo*. -- submitted an application requesting the approval of a Site Plan for the purpose of constructing an *Office/Warehouse Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 855 Whitmore Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 1.747-acre tract of land (*i.e. Tract 24 of the R. Ballard Survey, Abstract No. 29*) zoned Light Industrial (LI) District. Beyond this is a vacant 1.83-acre tract of land (*i.e. Tract 14 of the R. Ballard Survey, Abstract No. 29*) zoned Light Industrial (LI) District. Following this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. North of this is Phase 3 of the Park Place Subdivision, which consists of 85 residential lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

South: Directly south of the subject property is Whitmore Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 15.7017-acre tract of land (*i.e. Tract 20-1 of the A. Hanna Survey, Abstract No. 99*) zoned Light Industrial (LI) District. Following this is Justin Road, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant 0.96-acre parcel of land (i.e. Lot 11, Block A, Municipal Industrial Park Addition) zoned Light Industrial (LI) District. Beyond this is a 3.35-acre parcel of land (i.e. Lot 5, Block A, Municipal Industrial Park Addition) developed with a maintenance building for Rockwall County that is zoned Light Industrial (LI) District. Following this is Whitmore Drive, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 1.19-acre parcel of land (i.e. Lot 9, Block A, Municipal Industrial Park Addition) developed with a Bail Bond Service that is zoned Light Industrial (LI) District. Beyond this is T. L. Townsend Drive, which is identified as a A4D (i.e. major arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 13.368-acre parcel of land (i.e. Lot 2, Block A, Rockwall County Law Enforcement Center Addition) developed with the Rockwall County Detention Center, which is zoned Commercial (C) District and Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office/Warehouse Building* is a permitted *by-right* land use in a Light Industrial (LI) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items noted in the *VariANCES and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	X=19,737 SF; In Conformance
<i>Minimum Lot Frontage</i>	100-Feet	X= 120.95-feet; In Conformance
<i>Minimum Lot Depth</i>	125-Feet	X=160-feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	X>25-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	15-Feet	X>15-feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=28.1-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=25.13%; In Conformance
	1 Parking Space/300 SF (Office)	
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/500 SF (Light Manufacturing) Total: 11 Parking Spaces	X=11; In Conformance
<i>Minimum Landscaping Percentage</i>	15%	X=44%; In Conformance
<i>Maximum Impervious Coverage</i>	90-95%	X=56%; In Conformance

TREESCAPE PLAN

The treescape plan provided by the applicant indicates a total of 40 caliper inches will be removed from the site during construction. Based on the landscape requirements, the applicant is providing 60 caliper inches of canopy trees on site, which will satisfy the required tree mitigation.

CONFORMANCE WITH THE CITY’S CODES

The applicant is requesting to construct an *Office/Warehouse Building* on the subject property. According to Subsection 02.02(J)(7), *Wholesale, Distribution and Storage Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Warehouse/Distribution Center* is defined as a "... building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale ..." In addition, Subsection 02.02(D)(2), *Office and Professional Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), an *Office Building* is defined as a "...(a) facility that provides executive, management, administrative, or professional services ... but not involving the sale of merchandise except as incidental to a permitted use..."

In this case, the applicant's request for an *Office/Warehouse Building* is permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 05.01, *Landscape Buffers*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way ..." and all buffers shall incorporate a berm, and one (1) canopy tree and one (1) accent tree per 50-linear feet of frontage. In this case, the applicant is incorporating the required landscaping and berm to satisfy the landscape buffer requirements for a non-residential property abutting a public right-of-way. In addition, the proposed site plan also generally conforms to the requirements of the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the exception being requested as outlined in the *Variations and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

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

(1) Screening.

- (a) Off-Street Loading Docks. According to Subsection 1.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)ff-street loading docks must be screened from all public streets, any residential zoning district or residentially used property, and any parks and open space that abuts or is directly across a public street or alley from the subject property. The screening must be at least six (6) feet in height and shall be provided by using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless integral to the buildings design and otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers." In this case, the proposed building elevations indicate a loading dock facing directly onto Whitmore Drive, and an additional loading dock facing west that will be visible from Whitmore Drive. In addition, the applicant has not proposed any screening methods. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is not proposing any compensatory measures. That being said, requests for exceptions and variances to the *General Standards* and *Engineering Standards of Design and Construction* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Central District. The Central District "...is composed of a wide range of land uses that vary from single-family to industrial." The Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, indicates that the subject property should be developed with industrial land uses. In this case, the applicant is proposing an *Office/Warehouse Building*. Based on this, the applicant's land use appears to conform with the Comprehensive Plan; however, Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states that staff should "...encourage high quality and inspiring architecture throughout the City..." The OURHometown Vision 2040 Comprehensive Plan goes on to state that "(l)ong, blank wall facades on all nonresidential buildings should be subdivided with vertical breaks - or 'articulated' in architectural terms --, and architectural elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town." In this case, the applicant is requesting exceptions to building articulation requirements and has failed to incorporate any horizontal articulation or relief to the proposed building. The lack of design appears to conflict with the goals for non-residential buildings contained in the Comprehensive Plan. Based on this the applicant's proposal does not appear to meet the vision of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) will review the proposed building elevations on June 25, 2024, and provide a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

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

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

855 Whitmore Dr

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

Salvador Salcedo

APPLICANT

CONTACT PERSON

Salvador Salcedo

CONTACT PERSON

ADDRESS

210 Cedar Tree Ln

ADDRESS

CITY, STATE & ZIP

Heath, Texas 75032

CITY, STATE & ZIP

PHONE

214-552-2008

PHONE

E-MAIL

salvasalce@novaairac.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF May, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

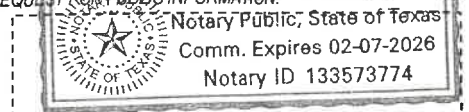
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF May, 2024

OWNER'S SIGNATURE

Salvador Salcedo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]




MY COMMISSION EXPIRES 02-07-2026



SP2024-032: Site Plan for 855 Whitmore Drive



Case Location Map = 

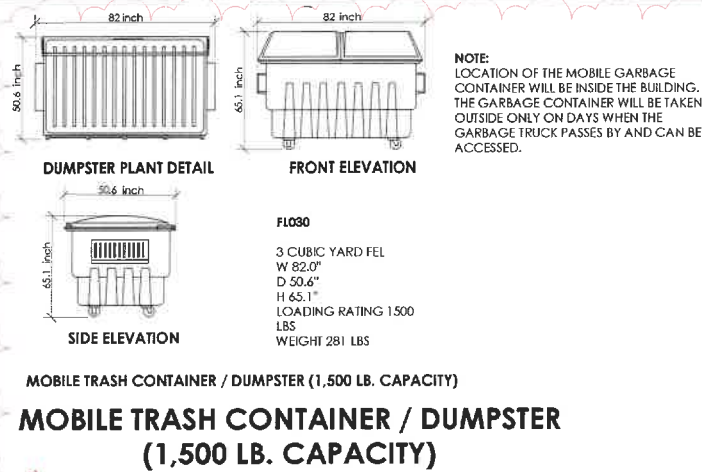
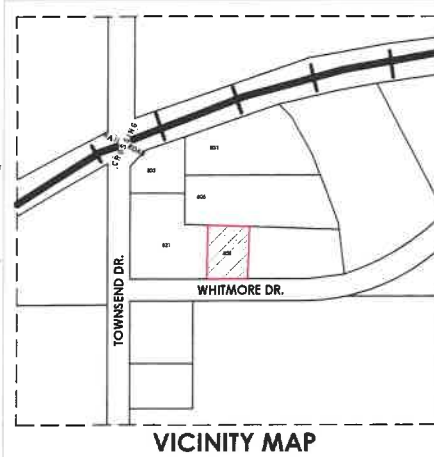


City of Rockwall

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.





PLANE DATE

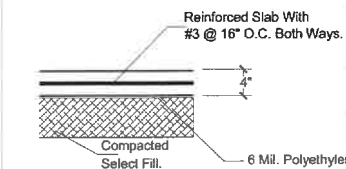
SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
DRIVEWAY	3,559 SQ.FT.
PARKING	2,140 SQ.FT.
WALKING AREA	385 SQ.FT.
TOTAL COVERED AREA	11,071 SQ.FT.
COVERAGE PERCENT	56%

PARKING REQUIREMENT SCHEDULE

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

USE OF STRUCTURE

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



1 CONCRETE DETAIL UNSCALED

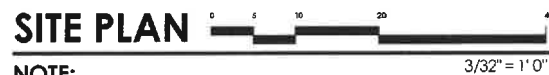
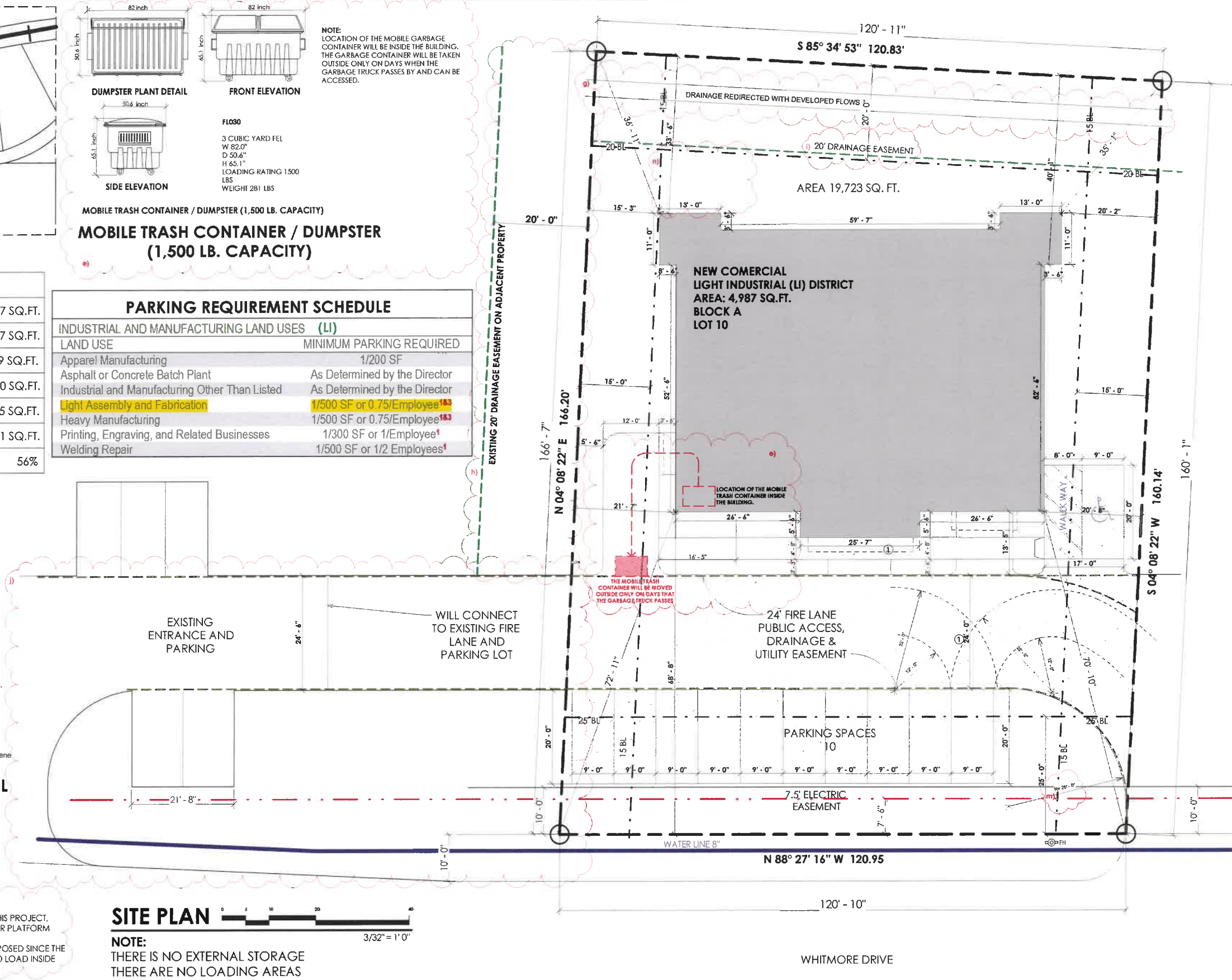
NOTE:
• NO TYPE OF FENCE IS PROPOSED IN THIS PROJECT.
• DOES NOT PROPOSE ANY GROUND OR PLATFORM MOUNTED UTILITY EQUIPMENT
• NO OFF-STREET LOADING DOCK PROPOSED SINCE THE BUILDING IS DESIGNED FOR TRUCKS TO LOAD INSIDE

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 22 day of April, 2024.
WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

Planning & Zoning Commission, chairman

Director of Planning and Zoning

EXISTING 20' DRAINAGE EASEMENT ON ADJACENT PROPERTY



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

PROJECT: NEW COMERCIAL
OWNER: SALVADOR SALCEDO
LOCATION: 855 WHITMORE DRIVE, ROCKWALL, TX

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

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ENGINEERING GENERAL NOTES

1. GAMMA GROUP, INC. IS AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ENGINEERS UNLESS WE ARE LICENSED TO DESIGN STRUCTURAL FRAMING, MECHANICAL OR FOUNDATION. LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, MECHANICAL, AND THE FOUNDATION DESIGN. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WORKMANSHIP AND FOUNDATION DESIGN FOR THIS PROJECT. THE DESIGNER IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY, MATTER, OR FORM IF ANY PROBLEMS MAY ARISE.

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

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN IF IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES:

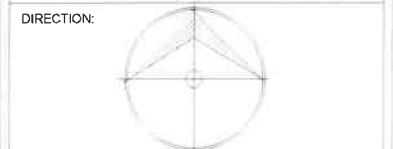
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2- BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.
3- PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECT SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

CONTRACTOR NOTES

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

LEGEND

CM	CONTROLLING MONUMENT	CONCRETE	
○	5/8" IRON ROD FOUND	BUILDING	
⊗	"X" FOUND IN CONCRETE	PORCH, DECK, ETC.	
○	POINT FOR CORNER	OHT	OVERHEAD TELEPHONE
⊞	FIBER OPTIC PEDESTAL	OHP	OVERHEAD ELECTRIC
○	POWER POLE	—	ELECTRIC EASEMENT
—	FIRE LANE	—	METAL FENCE
⊙	WATER METER	—	WOOD FENCE
⊕	TELE. MANHOLE	⊕	SANITARY SEWER MANHOLE
⊕	TELE. VAULT	⊕	STORM DRAIN MANHOLE
⊕	VACUUM	♿	HANDICAP PARKING
⊕	LIGHT POLE	E	ELECTRIC BOX
⊕	UNDERGROUND ELECTRIC	⊕	CLEANOUT
⊕	PROPOSAL FIRE HYDRANT	⊕	TELEPHONE PEDESTAL
⊕	GAS METER	⊕	CABLE PEDESTAL
⊕	WATER VALVE	⊕	ASPHALT PAVING GRAVEL



REV. NO.	DATE	COMMENTS
1	03/23/2024	4-Added site number 5-Added site number 6-Added site number 7-Added site number 8-Added site number 9-Added site number 10-Added site number 11-Added site number 12-Added site number 13-Added site number 14-Added site number 15-Added site number 16-Added site number 17-Added site number 18-Added site number 19-Added site number 20-Added site number 21-Added site number 22-Added site number 23-Added site number 24-Added site number 25-Added site number 26-Added site number 27-Added site number 28-Added site number 29-Added site number 30-Added site number 31-Added site number 32-Added site number 33-Added site number 34-Added site number 35-Added site number 36-Added site number 37-Added site number 38-Added site number 39-Added site number 40-Added site number 41-Added site number 42-Added site number 43-Added site number 44-Added site number 45-Added site number 46-Added site number 47-Added site number 48-Added site number 49-Added site number 50-Added site number 51-Added site number 52-Added site number 53-Added site number 54-Added site number 55-Added site number 56-Added site number 57-Added site number 58-Added site number 59-Added site number 60-Added site number 61-Added site number 62-Added site number 63-Added site number 64-Added site number 65-Added site number 66-Added site number 67-Added site number 68-Added site number 69-Added site number 70-Added site number 71-Added site number 72-Added site number 73-Added site number 74-Added site number 75-Added site number 76-Added site number 77-Added site number 78-Added site number 79-Added site number 80-Added site number 81-Added site number 82-Added site number 83-Added site number 84-Added site number 85-Added site number 86-Added site number 87-Added site number 88-Added site number 89-Added site number 90-Added site number 91-Added site number 92-Added site number 93-Added site number 94-Added site number 95-Added site number 96-Added site number 97-Added site number 98-Added site number 99-Added site number 100-Added site number

EXPIRATION DATE: PAPER SIZE 35X24

PLAN: SITE PLAN

DATE: 04/22/2024

DRAWN BY: F.G.M. SHEET 02 OF 10

A1

PROJECT: NEW COMERCIAL

OWNER: SALVADOR SALCEDO

LOCATION: 855 WHITMORE DRIVE, ROCKWALL, TX



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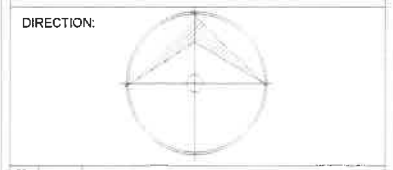
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MATERIALS	
SYMBOL	SPECIFICATION
1	ALUMINUM SHEETS
2	STONE SMOKED LUEDERS
3	STUCCO
4	SIDING
5	WOOD
6	GLASS
7	STANDING SEAM
8	ASPHALT SHINGLES
9	BRICK GEORGETOWN



REV. NO.	DATE	COMMENTS
1	12/03/2024	a) Added case number b) Standard signature block with signature space for Planning and Zoning Chair and Planning Director attached c) The roof will be standing seam d) Parapet height noted and the rear part of the parapet will be covered with the same material as the exterior facade e) The bottom of RTUs is redlined

EXPIRATION DATE: PAPER SIZE 36X24

PLAN: ELEVATIONS

DATE: 04/11/2022

DRAW BY: F.G.M. SHEET 08 OF 10

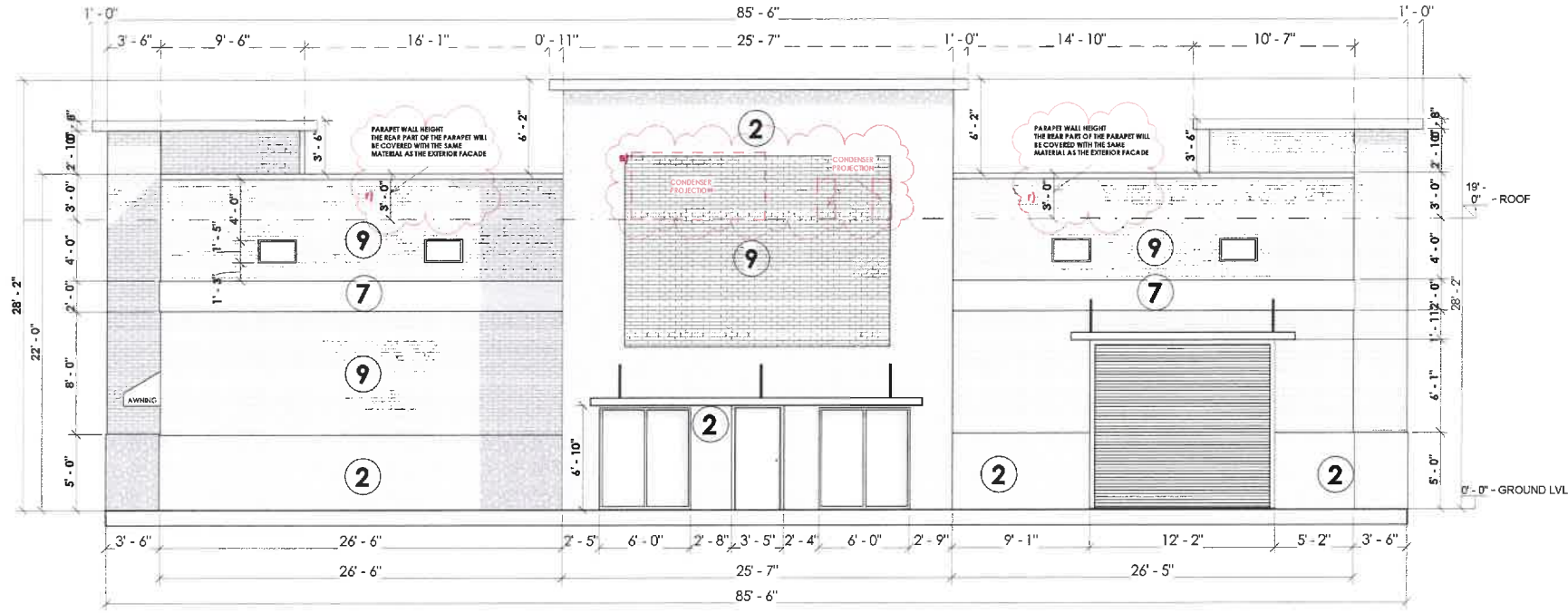
A2

AREA AND PERCENTAGE OF MATERIALS

	FRONT ELEVATION	TOTAL AREA	PERCENTAGE
2 & 9	MASONRY MATERIALS	2,312 S.Q. F.T.	100 %
9	BRICKS	2,136 S.Q. F.T.	94.0 %
2	NATURAL STONE	1,510 S.Q. F.T.	64.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	30.0 %
	TOTAL	2,312 S.Q. F.T.	100 %

FRONT ELEVATION

3/16" = 1' 0"

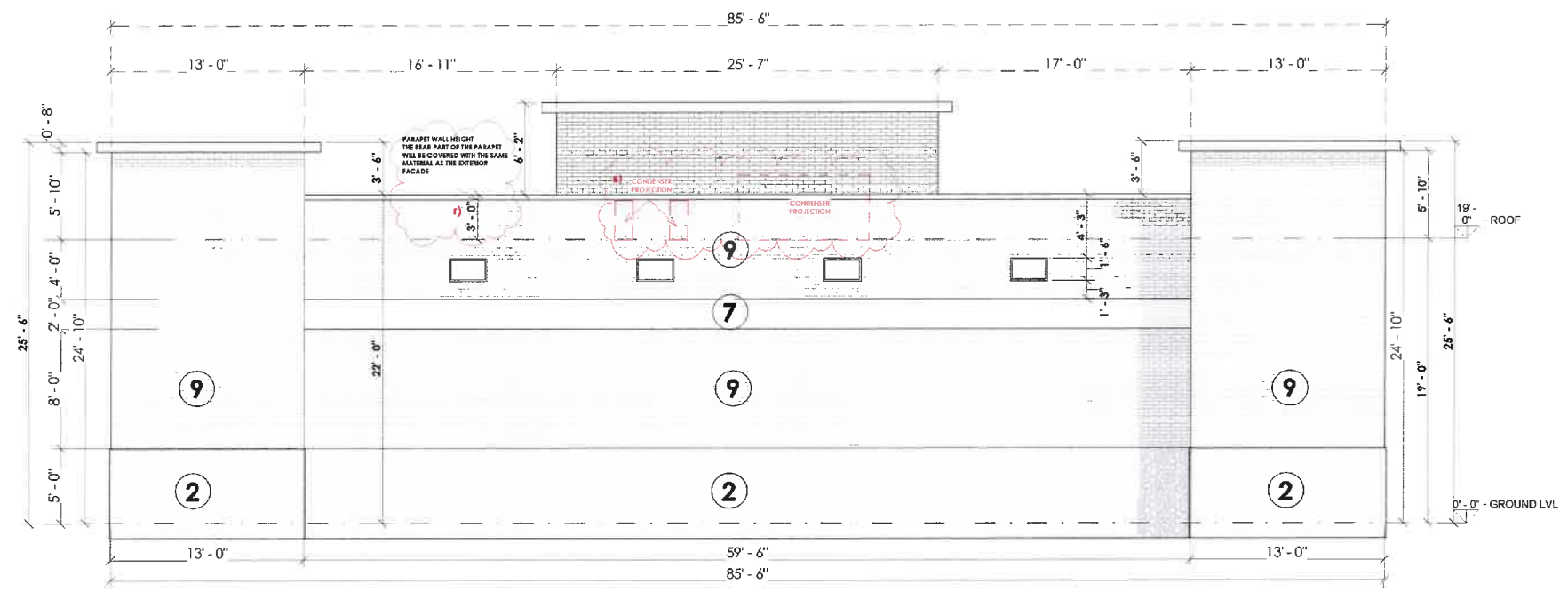


AREA AND PERCENTAGE OF MATERIALS

	FRONT ELEVATION	TOTAL AREA	PERCENTAGE
2 & 9	MASONRY MATERIALS	2,128 S.Q. F.T.	100 %
9	BRICKS	2,116 S.Q. F.T.	94.0 %
2	NATURAL STONE	1,415 S.Q. F.T.	73.0 %
7	SECONDARY MATERIAL	159 S.Q. F.T.	21.0 %
	TOTAL	2,128 S.Q. F.T.	100 %

REAR ELEVATION

3/16" = 1' 0"



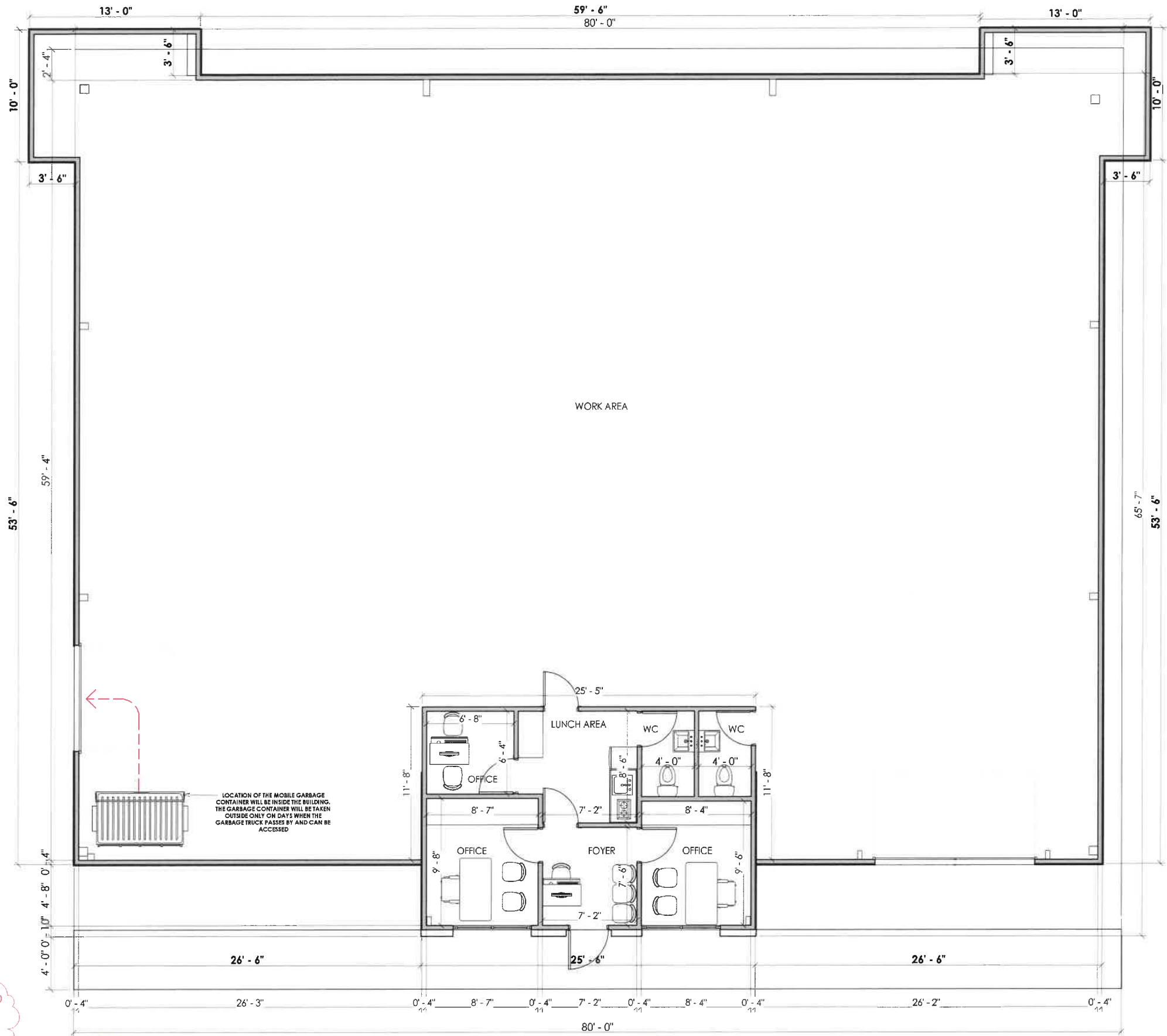
APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the 22 day of April, 2024.

WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

Planning & Zoning Commission, chairman

Director of Planning and Zoning



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 22 day of April, 2024.

WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

 Planning & Zoning Commission, chairman

 Director of Planning and Zoning

FLOOR PLAN

1/4" = 1' 0"

PROJECT: NEW COMERCIAL

OWNER: SALVADOR SALCEDO

LOCATION: 855 WHITMORE DRIVE, ROCKWALL, TX

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TABULATION AREA	
WORK AREA	4,656 SQ.FT.
OFFICE	432 SQ.FT.
TOTAL	4,960 SQ.FT.

DIRECTION:

REV. NO.	DATE	COMMENTS
1	22/09/2024	a) added case number b) changed signature box with signature space for Planning and Zoning Chair and Planning Director attached c) location of the Mobile Garbage Container will be inside the building. The garbage container will be taken outside only on days when the garbage truck passes by and can be accessed.

EXPIRATION DATE: _____

PAPER SIZE 36X24

PLAN: _____

FLOOR PLAN

DATE: 04/11/2022

DRAW BY: F.G.M.

A1

SHEET 07 OF 10

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANNING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +10. OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO US AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1' AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO ALLS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1' AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALK AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 18" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1' AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH MATTERS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC)
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES: PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
 - SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

- MULCHES**
- AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH (NATURAL UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANNING NOTES" AND SPECIFICATIONS).
- ROOT BARRIERS**
- THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE, INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.
- IRRIGATION CONCEPT**
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
 - THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
 - ALIGNMENT TUBING PLANTED AREAS SHALL BE DIRT-ROOTED, SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
 - ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTORIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
 - ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08).

- CONCRETE**
- (A) PORTLAND CEMENT SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.2
 - (B) UP TO 20% (BY WEIGHT) OF THE CEMENT CONTENT MAY BE REPLACED WITH TYPE C FLY ASH. FLY ASH REPLACEMENT SHALL BE 1.25 POUNDS PER 1.0 POUND OF CEMENT REDUCTION. ALSO REFER TO N.C.T.C.O.G. ITEM 303
 - (C) AGGREGATES SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.1. RIVER ROCK OR BLENDED AGGREGATES NOT BE ALLOWED.
 - (D) MANUFACTURED SAND SHALL NOT EXCEED 20% OF THE TOTAL SAND CONTENT IN THE CONCRETE MIX DESIGN.
 - (E) CONCRETE FOR ALL PAVING AND CURBS WITHIN THE RIGHT-OF-WAY SHALL HAVE A MINIMUM 5 1/2 SACKS/CUBIC YARD OF CEMENT CONTENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI WHEN TESTED AT THE AGE OF 28 DAYS. HAND PLACED CONCRETE SHALL HAVE A MINIMUM 4 1/2 SACKS/CUBIC YARD OF CEMENT CONTENT AND MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI.
 - (F) THE DESIGN ENGINEER SHALL APPROVE THE CONCRETE MIX DESIGN IN WRITING PRIOR TO USE.
 - (G) PAVEMENT CURBS SHALL BE POURED MONOLITHICALLY. PLEASE REFER TO N.C.T.C.O.G. ITEM 303.5.2.4.
 - (H) STAMP OR DIE PROJECT PAVING LIMITS INCLUDING ALL STREET INTERSECTIONS TO N.C.T.C.O.G. ITEM 303.4.2.3 AND DETAILS ON THIS SHEET.
 - (I) THERE SHALL BE ZERO TO BRANES FOR CONCRETE STRENGTH AND DEPTH. NO VARIANCES ARE ALLOWED. ANY AREAS OF (J) DEFICIENCY SHALL BE PROVIDED, REMOVED AND REPLACED. ALL CURBS AND GUTTERS SHALL BE POURED IN ONE COURSE. CONSTRUCTION CONCRETE SHALL BE PLACED IN FORMS ON COMPACTED, WETTED SUBGRADE AND SHALL BE TAMPED AND SPADED UNTIL MORTAR COVERS THE ENTIRE SURFACE. TAMPING AND SPADED OF NEWLY POURED CONCRETE SHALL BE GIVEN SPECIAL ATTENTION TO ENSURE ADEQUATE COMPACTION AND SURFACES FREE OF HONEYCOMBS.
- CURING:**
- PLEASE REFER TO ITEM 303.5.8 AND 303.2.12.1.1 OF THE N.C.T.C.O.G. SPECIFICATIONS
 - THE CONTRACTOR SHALL USE A WHITE PIGMENTED LIQUID CURING COMPOUND AS PER N.C.T.C.O.G. ITEM 303.5.8 AND 303.2.12.1.1

- REFERENCE CONCRETE**
- | MIX DESIGN | MASS PER M ³ | C1-270-FA10-W165 |
|-----------------------|-------------------------|------------------|
| CLUNKER 1: CEM1 S2.5R | KG | 270 |
| FLY ASH (EN 450) | KG | 10 |
| WATER | KG | 162 |
| SUPERPLASTICIZER | KG | 2.8 |
| RIVER SAND 0-2 mm | KG | 597 |
| RIVER GRAVEL 2-8mm | KG | 446 |
| RIVER GRAVEL 8-16mm | KG | 847 |
| w _c | - | 0.61 |
| w _{ca} | - | 0.60 |

- 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 22 day of April, 2024.
- WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

Planning & Zoning Commission, chairman

Director of Planning and Zoning

LANDSCAPE STANDARDS

05.02 LANDSCAPE REQUIREMENTS LIGHT INDUSTRIAL (LI) DISTRICT.

TOTAL SITE AREA: 519,737 SQ.FT.
 LANDSCAPE AREA REQUIRED TOTAL SITE: 2,960 SQ.FT. (15%)
 LANDSCAPE PROVIDED, TOTAL SITE: 8,516 SQ.FT. (43%)

LOCATION OF LANDSCAPING: A MINIMUM OF 100% OF THE TOTAL REQUIRED LANDSCAPING SHALL BE LOCATED IN FRONT OF AND ALONG THE SIDE OF BUILDINGS WITH STREET FRONTAGES 2,960 SQ.FT. X 100% = 2,960 SQ.FT.

LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS: 3,960 SQ.FT. (46%)

MIN. SIZE OF AREAS: ALL REQUIRED LANDSCAPING SHALL BE NO LESS THAN FIVE (5) FEET WIDE AND BE A MINIMUM OF 25 SF IN AREA UNLESS IT IS WITHIN TEN (10) FEET OF A BUILDING ON THE SAME LOT.

DETECTION BASIN: DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES. THERE SHALL BE A MINIMUM OF ONE (1) CANOPY TREE PER 750 SF AND ONE (1) ACCENT TREE PER 1,500 SF OF DETENTION AREA.

PROPOSED DETENTION BASIN: 1,250 SQ. FT.
 CANOPY TREES REQUIRED: 1,250 SQ. FT. / 750 SQ. FT. = 2 CANOPY TREE
 CANOPY TREES PROVIDED: 3 CANOPY TREE
 ACCENT TREES REQUIRED: 2,960 SQ. FT. / 1,500 SQ. FT. = 2 ACCENT TREE
 ACCENT TREES PROVIDED: 2 ACCENT TREE

PARKING LOT LANDSCAPING: PARKING LOTS WITH MORE THAN TWO (2) ROWS OF PARKING SPACES (I.E. ONE (1) DRIVE ISLE WITH ROWS OF PARKING ON EITHER SIDE SHALL HAVE A MINIMUM FOR FIVE (5) PERCENT OR 200 SF OF LANDSCAPING - WHICHEVER IS GREATER - IN THE INTERIOR OF THE PARKING LOT AREA. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL REQUIRED LANDSCAPING.

PROPOSED PARKING AREA: 2,140 SQ. FT.
 REQ. PARKING AREA LANDSCAPING: 40 SQ. FT. OR 200 SQ. FT.
 PROPOSED PARKING LOT LANDSCAPING: 1,400 SQ. FT.

PARKING SPACES: (1) LARGE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE REQUIRED TO BE PLANTED INTERNAL TO THE PARKING AREAS. (3) NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO THE EDGE OF PAVEMENT

TREES REQUIRED: 1 LARGE CANOPY TREE
 TREES PROVIDED: 2 LARGE CANOPY TREE

05.02 LANDSCAPE BUFFERS - NON-RESIDENTIAL

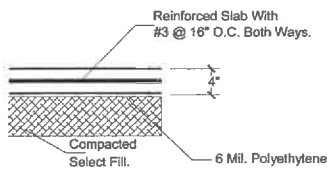
INDUSTRIAL/OFFICE/TECHNOLOGY LAND USES: 50-FEET ALL LANDSCAPE BUFFERS SHALL INCORPORATE GROUND COVER, A BUILT-UP BERM AND SHRUBBERY OR A COMBINATION THEREOF ALONG THE ENTIRE LENGTH OF THE FRONTAGE. BERMS AND SHRUBBERY SHALL EACH HAVE MINIMUM HEIGHT OF 30-INCHES AND A MAXIMUM HEIGHT OF 48-INCHES. IN ADDITION, TWO (1) CANOPY TREES FOUR (2) ACCENT TREES SHALL BE PLANTED PER 100-FOOT OF LINEAR FRONTAGE ALONG THE PRIMARY ROADWAY.

4207' STREET FRONTAGE
 REQUIRED PLANTING: PROVIDED 10' BUFFER: SHRUBS

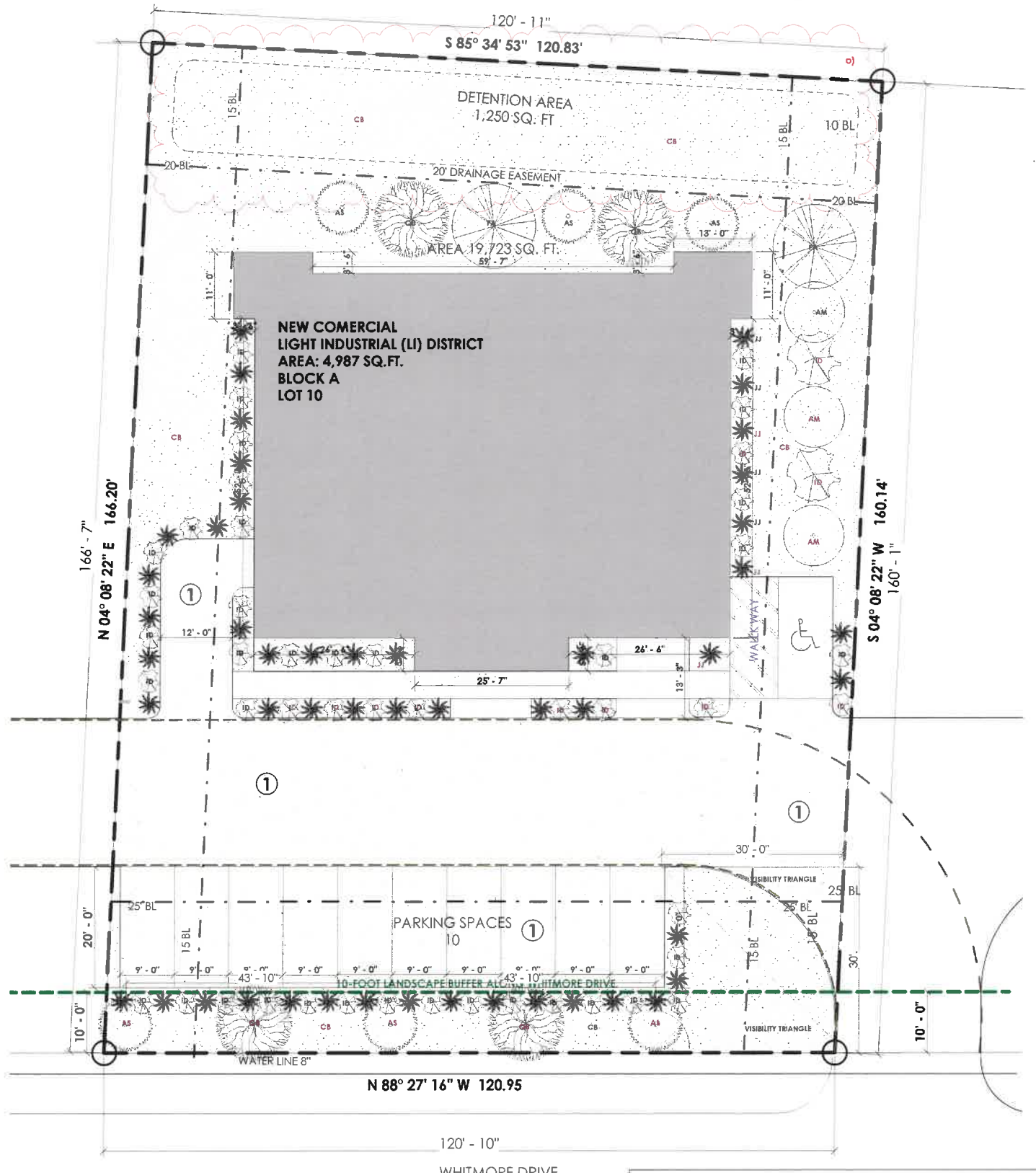
BASED ON CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE

PLANT SCHEDULE

CODE	TREES	QTY	BOTANICAL / COMMON NAME	CAL	CONT.	SIZE
QB		4	QUERCUS MACROCARPA / BUR OAK	4" CAL	CONT.	14" MIN
AM		3	ACER SACCHARUM 'CADD0' / CADD0 MAPLE	4" CAL	CONT.	12" MIN
PA		2	PINUS ELDIRICA / AFGHAN PINE	4" CAL	CONT.	12" MIN
AS		6	ACER TRUNCATUM / SHANTUNG MAPLE	4" CAL	CONT.	12" MIN
CODE	SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
ID		49	ILEX VOMIFORIA 'NANA' / DWARF YALUPON HOLLY	5 GAL	36" OC	24" MIN
JJ		48	JUNIPERUS SP. / JUNIPER	5 GAL	36" OC	24" MIN
CODE	GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE
CB		8,516 SQ.FT	CYNODON DACTYLON / BERMUDA GRASS	SOND		



1 CONCRETE DETAIL UNSCALED



LANDSCAPE PLAN

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

3/32" = 1' 0"

SITE PLANE DATE

SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT. (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,516 SQ.FT. (43%)
DRIVEWAY	3,559 SQ.FT.
PARKING	2,140 SQ.FT.
TOTAL COVERED AREA	11,071 SQ.FT.
COVERAGE PERCENT	56%

PROJECT: NEW COMERCIAL AIR CONDITIONING EQUIPMENT STORAGE

OWNER: SALVADOR SALCEDO

LOCATION: 855 WHITMORE DRIVE, ROCKWALL, TX



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

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ENGINEERING GENERAL NOTES

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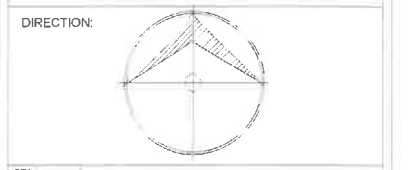
NOTE: GENERAL CONTRACTOR SHALL HAVE THIS FOUNDATION PLAN DESIGN BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TESTS REQUIREMENTS.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES:

- BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR PROCEEDING WITH CONSTRUCTION.
- BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.
- PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECT SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

CONTRACTOR NOTES

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



REV. NO.	DATE	COMMENTS
1	05/01/2024	1. Add site number 2. Add site number 3. Add site number 4. Add site number 5. Add site number 6. Add site number 7. Add site number 8. Add site number 9. Add site number 10. Add site number

EXPIRATION DATE: PAPER SIZE 36X24

PLAN: **LANDSCAPE PLANTING PLAN**

DATE: 05/01/2023

DRAWN BY: F.G.M. SHEET 03 OF 10

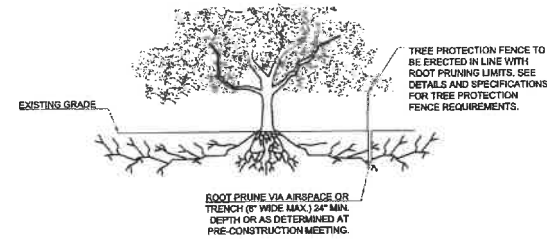
TREE PROTECTION SPECIFICATIONS

MATERIALS

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

CONSTRUCTION METHODS

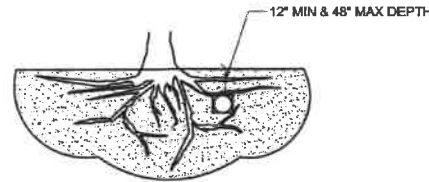
- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES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



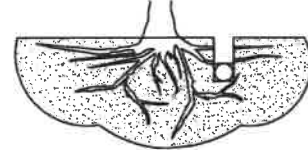
ROOT PRUNING DETAIL

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

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



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



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

BORING THROUGH ROOT PROTECTION ZONE

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

EXISTING TREE LEGEND

- EXISTING TREE OFF SITE 10
- EXISTING TREE TO BE REMOVED 10

TREE MIGRATION SUMMARY

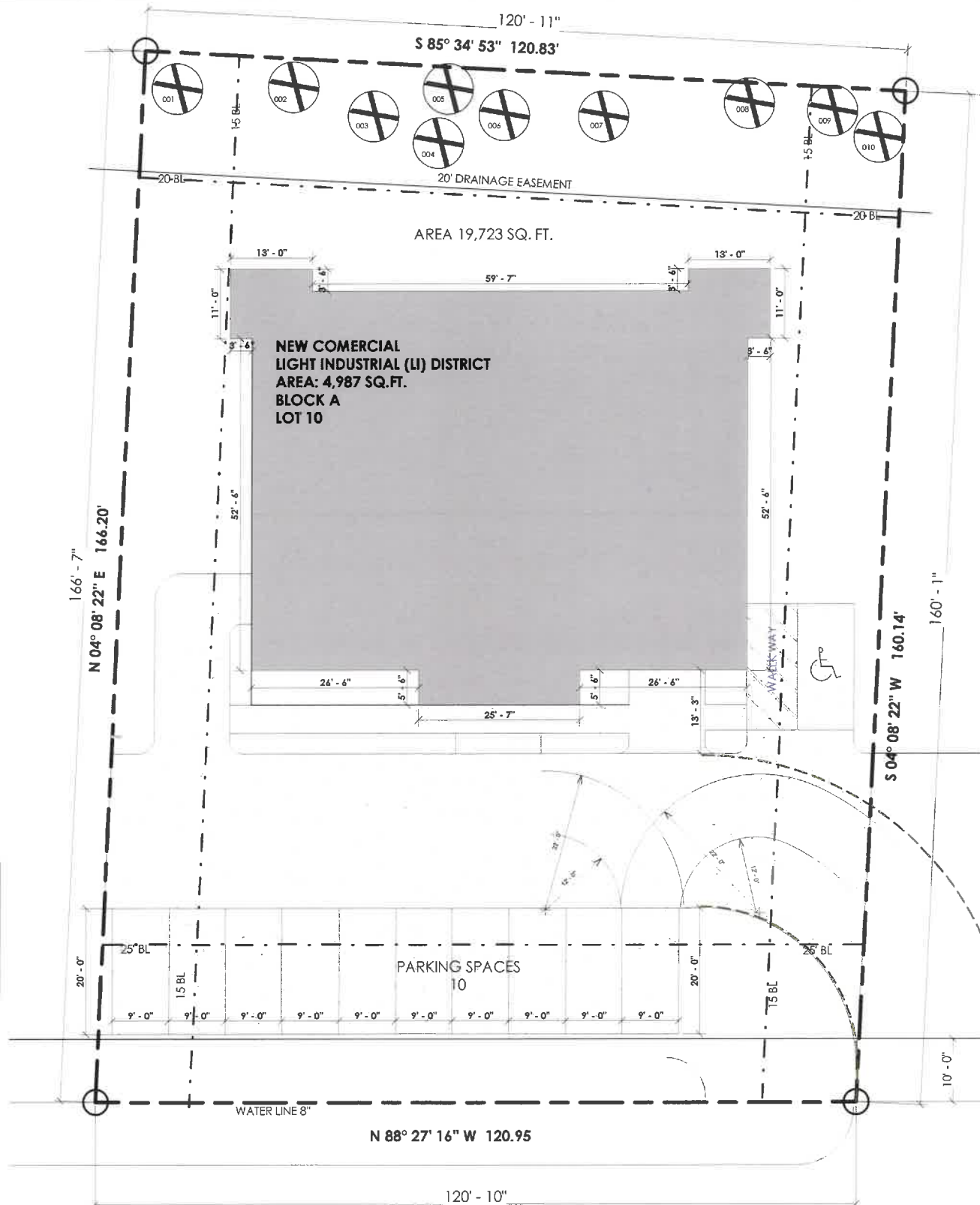
TOTAL MIGRATION REQUIRED:	40"
PROPOSED CODE REQUIRED TREES:	19"
BALANCE OF MITIGATION:	14"
4" CAL MITIGATION TREES (5) ON SITE	21"

TRÉESCAPE PLAN SPRADSHEET

#	SPECIES	CAUPER	PROTECT OR REMOVE	TREE HEALTH (1-5)	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
10	RED OAK	4"	REMOVE	1	N	N	N	40"
TOTAL:								40"

LANDSCAPE PLAN

3/32" = 1' 0"



SITE PLANE DATE

SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT. (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,516 SQ.FT. (38%)
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Planning & Zoning Commission, chairman

Director of Planning and Zoning

PROJECT: NEW COMERCIAL AIR CONDITIONING EQUIPMENT STORAGE

OWNER: SALVADOR SALCEDO

LOCATION: 855 WHITMORE DRIVE, ROCKWALL, TX



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

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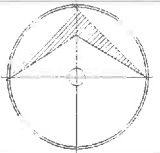
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EXISTING TREE LEGEND

- EXISTING TREE OFF SITE
- EXISTING TREE TO BE REMOVED

DIRECTION:



REV NO DATE COMMENTS

1	22/05/2024	#1-Added case number, #2-Added case number, #3-Added case number, #4-Added case number, #5-Added case number, #6-Added case number, #7-Added case number, #8-Added case number, #9-Added case number, #10-Added case number
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EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:

TRESCAPE PLAN DETAILS & SPECIFICATIONS

DATE: 05/01/2023

TD1

DRAW BY: F.G.M

SHEET 04 OF 10

Performance Data

Electrical Load

Model	Power (W)	Current (A)	Power Factor	THD (%)
WPK1	12.0	0.05	0.95	15.0
WPK2	24.0	0.10	0.95	15.0
WPK3	48.0	0.20	0.95	15.0
WPK4	96.0	0.40	0.95	15.0
WPK5	192.0	0.80	0.95	15.0

Lumen Output

Model	Power (W)	Current (A)	Power Factor	THD (%)	Lumen (lm)
WPK1	12.0	0.05	0.95	15.0	1,200
WPK2	24.0	0.10	0.95	15.0	2,400
WPK3	48.0	0.20	0.95	15.0	4,800
WPK4	96.0	0.40	0.95	15.0	9,600
WPK5	192.0	0.80	0.95	15.0	19,200

Lumen Ambient Temperature (LUT) Multipliers

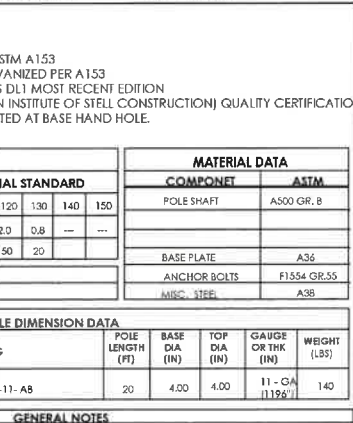
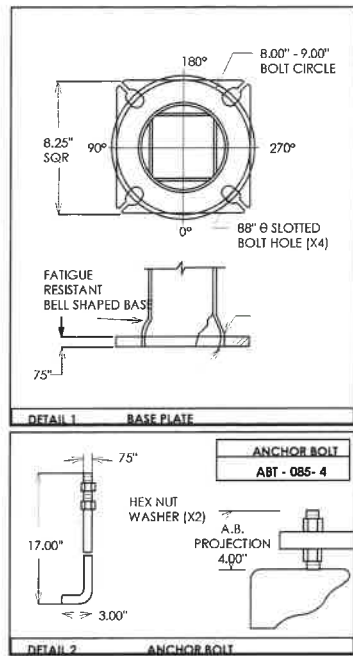
Temp (°F)	Temp (°C)	Multipliers
65	18	1.00
70	21	0.95
75	24	0.90
80	27	0.85
85	30	0.80
90	33	0.75
95	35	0.70
100	38	0.65
105	41	0.60
110	43	0.55
115	46	0.50
120	49	0.45
125	51	0.40
130	54	0.35
135	57	0.30
140	60	0.25
145	63	0.20
150	66	0.15
155	69	0.10
160	72	0.05

Projected LED Lumen Maintenance

Lumen maintenance is the ratio of the light output of a luminaire at a given time to the initial light output of the luminaire at the time of installation. The lumen maintenance factor (LMF) is the ratio of the light output of a luminaire at a given time to the initial light output of the luminaire at the time of installation. The lumen maintenance factor (LMF) is the ratio of the light output of a luminaire at a given time to the initial light output of the luminaire at the time of installation.



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GENERAL NOTES

- HARDWARE TO BE GALVANIZED TO ASTM A153
- ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER A153
- ALL WELDING TO CONFORM TO: AWS D11 MOST RECENT EDITION
- FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) QUALITY CERTIFICATION
- PROVISIONS FOR GROUNDING LOCATED AT BASE HAND HOLE.

LOADING DATA		MATERIAL DATA				
DESIGN CRITERIA	COMMERCIAL STANDARD	COMPONENT	ASTM			
SPEED (mph)	80 90 100 110 120 130 140 150	POLE SHAFT	A500 GR. B			
EPA FT.	9.6 6.7 4.5 3.5 2.0 0.8 -- --	BASE PLATE	A36			
WEIGHT (lbs)	240 167 150 88 50 20 -- --	ANCHOR BOLTS	F1554 GR.55			
FINISH		MISC. STEEL	A36			
POLE DIMENSION DATA						
TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA. (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	SNS-20-40-11-AB	20	4.00	4.00	11-GA [11.92]	140



Ordering Information

EXAMPLE: WPK1 LED ALO SWW2 MVOLT PE DBXK

Model	Light Temperature	Ballast	Mounting	Finish
WPK1	3000K	0.05A	VF	0020

FEATURES & SPECIFICATIONS

Introduction

The WPXO LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction applications. Available in four sizes, the WPXO family delivers 850 to 1,920 lumens with a wide, uniform distribution.

The WPXO full cut-off wall pack is an excellent choice for the clean lighting solution. Variable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALCO), color switching and switchable photocell enable WPXO ideal for any application.



LUMINAIRE SCHEDULE

SYMBOL	TYPE	QTY	MANUFACTURER / CATALOG NUMBER	TOTAL LUMEN OUTPUT	TOTAL INPUT WATTS	BALLAST FACTOR	LIGHT LOST FACTOR	USER DEFINED FACTOR
DSXO-P1	P	2	2 DSXO LED P6 40K 70CRI 13M MVOLT SPA NLAIR2 PIRNH DBXK / D-SERIES SIZE O LED AREA LUMINAIRE (LITHONIALIGHTING)	8,800	68.11	1.000	0.850	1.000
WDG1	W	8	WDG1 LED P2 40K 80CRI VF MVOLT SRM PE DBXK / WDG1 LED ARCHITECTURAL WALL SCONCE (LITHONIALIGHTING)	7,200	24	1.000	0.800	1.000
WPXO	W	10	WPXO LED ALO SWW2 MVOLT PE DBXK / WPXO LED WALL PACK (LITHONIALIGHTING)	6,940	20	1.000	0.850	1.000

PROJECT: NEW COMERCIAL AIR CONDITIONING EQUIPMENT STORAGE

OWNER: SALVADOR SALCEDO

LOCATION: 855 WHITMORE DRIVE, ROCKWALL, TX

gamma group

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

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

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- BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR PROCEEDING WITH CONSTRUCTION.
- BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.
- PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECT SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.

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NOTES:

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

DIRECTION:

REV NO | **DATE** | **COMMENTS**

1 | 05/01/2024 | E1-Added case number
E1-Standard signature block with signature space for Planning and Zoning Chair and Planning Director added

EXPIRATION DATE: PAPER SIZE 36X24

PLAN: SITE PHOTOMETRICS & DETAILS

DATE: 05/01/2024

DRAWN BY: F.G.M. SHEET 05 OF 10

E1

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 22 day of April, 2024.

WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

Planning & Zoning Commission, chairman | **Director of Planning and Zoning**



Specifications

Length: 24.12" (610 mm)
 Width: 14.00" (354 mm)
 Height: 3.75" (95 mm)
 Depth: 1.50" (38 mm)

Ordering Information

EXAMPLE: D5010 LED P6 40K 70CRI T3M MV01T SPA NTA1R2 PRHV DB030

Code	Item	Description	Quantity	Notes
D5010	LED P6	40K 70CRI T3M MV01T SPA NTA1R2 PRHV DB030	1	
P1	LED P6	40K 70CRI T3M MV01T SPA NTA1R2 PRHV DB030	1	
P2	LED P6	40K 70CRI T3M MV01T SPA NTA1R2 PRHV DB030	1	

Performance Data

Lumen Ambient Temperature (LAT) Multiplier

Temp (°C)	Temp (°F)	Multiplier
0	32	1.00
5	41	0.98
10	50	0.95
15	59	0.90
20	68	0.85
25	77	0.80
30	86	0.75
35	95	0.70
40	104	0.65
45	113	0.60
50	122	0.55
55	131	0.50
60	140	0.45
65	149	0.40
70	158	0.35
75	167	0.30
80	176	0.25
85	185	0.20
90	194	0.15
95	203	0.10
100	212	0.05

Electrical Load

Temp (°C)	Temp (°F)	Power (W)	Current (A)
0	32	300	1.36
5	41	290	1.32
10	50	280	1.28
15	59	270	1.24
20	68	260	1.20
25	77	250	1.16
30	86	240	1.12
35	95	230	1.08
40	104	220	1.04
45	113	210	1.00
50	122	200	0.96
55	131	190	0.92
60	140	180	0.88
65	149	170	0.84
70	158	160	0.80
75	167	150	0.76
80	176	140	0.72
85	185	130	0.68
90	194	120	0.64
95	203	110	0.60
100	212	100	0.56

LED Color Temperature / Color Rendering Multiplier

Temp (°C)	Temp (°F)	Multiplier
0	32	1.00
5	41	0.98
10	50	0.95
15	59	0.90
20	68	0.85
25	77	0.80
30	86	0.75
35	95	0.70
40	104	0.65
45	113	0.60
50	122	0.55
55	131	0.50
60	140	0.45
65	149	0.40
70	158	0.35
75	167	0.30
80	176	0.25
85	185	0.20
90	194	0.15
95	203	0.10
100	212	0.05

FAO Dimming Settings

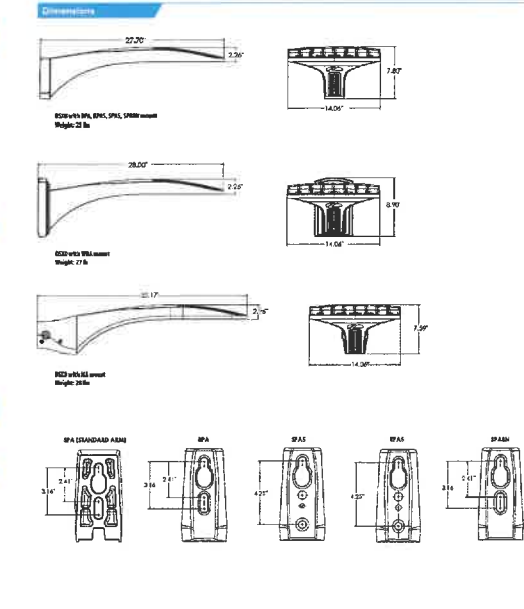
Temp (°C)	Temp (°F)	Multiplier
0	32	1.00
5	41	0.98
10	50	0.95
15	59	0.90
20	68	0.85
25	77	0.80
30	86	0.75
35	95	0.70
40	104	0.65
45	113	0.60
50	122	0.55
55	131	0.50
60	140	0.45
65	149	0.40
70	158	0.35
75	167	0.30
80	176	0.25
85	185	0.20
90	194	0.15
95	203	0.10
100	212	0.05

Motion Sensor Default Settings

Temp (°C)	Temp (°F)	Multiplier
0	32	1.00
5	41	0.98
10	50	0.95
15	59	0.90
20	68	0.85
25	77	0.80
30	86	0.75
35	95	0.70
40	104	0.65
45	113	0.60
50	122	0.55
55	131	0.50
60	140	0.45
65	149	0.40
70	158	0.35
75	167	0.30
80	176	0.25
85	185	0.20
90	194	0.15
95	203	0.10
100	212	0.05

Controls Options

Code	Item	Description	Quantity	Notes
00	None	No controls	1	
01	0-10V	0-10V dimming	1	
02	1-10V	1-10V dimming	1	
03	DALI	DALI dimming	1	
04	DMX	DMX dimming	1	
05	RF	RF dimming	1	
06	WiFi	WiFi dimming	1	
07	Bluetooth	Bluetooth dimming	1	
08	4-20mA	4-20mA dimming	1	
09	0-20mA	0-20mA dimming	1	
10	0-5V	0-5V dimming	1	
11	0-10V (2-wire)	0-10V (2-wire) dimming	1	
12	0-10V (3-wire)	0-10V (3-wire) dimming	1	
13	0-10V (4-wire)	0-10V (4-wire) dimming	1	
14	0-10V (5-wire)	0-10V (5-wire) dimming	1	
15	0-10V (6-wire)	0-10V (6-wire) dimming	1	
16	0-10V (7-wire)	0-10V (7-wire) dimming	1	
17	0-10V (8-wire)	0-10V (8-wire) dimming	1	
18	0-10V (9-wire)	0-10V (9-wire) dimming	1	
19	0-10V (10-wire)	0-10V (10-wire) dimming	1	
20	0-10V (11-wire)	0-10V (11-wire) dimming	1	
21	0-10V (12-wire)	0-10V (12-wire) dimming	1	
22	0-10V (13-wire)	0-10V (13-wire) dimming	1	
23	0-10V (14-wire)	0-10V (14-wire) dimming	1	
24	0-10V (15-wire)	0-10V (15-wire) dimming	1	
25	0-10V (16-wire)	0-10V (16-wire) dimming	1	
26	0-10V (17-wire)	0-10V (17-wire) dimming	1	
27	0-10V (18-wire)	0-10V (18-wire) dimming	1	
28	0-10V (19-wire)	0-10V (19-wire) dimming	1	
29	0-10V (20-wire)	0-10V (20-wire) dimming	1	
30	0-10V (21-wire)	0-10V (21-wire) dimming	1	
31	0-10V (22-wire)	0-10V (22-wire) dimming	1	
32	0-10V (23-wire)	0-10V (23-wire) dimming	1	
33	0-10V (24-wire)	0-10V (24-wire) dimming	1	
34	0-10V (25-wire)	0-10V (25-wire) dimming	1	
35	0-10V (26-wire)	0-10V (26-wire) dimming	1	
36	0-10V (27-wire)	0-10V (27-wire) dimming	1	
37	0-10V (28-wire)	0-10V (28-wire) dimming	1	
38	0-10V (29-wire)	0-10V (29-wire) dimming	1	
39	0-10V (30-wire)	0-10V (30-wire) dimming	1	
40	0-10V (31-wire)	0-10V (31-wire) dimming	1	
41	0-10V (32-wire)	0-10V (32-wire) dimming	1	
42	0-10V (33-wire)	0-10V (33-wire) dimming	1	
43	0-10V (34-wire)	0-10V (34-wire) dimming	1	
44	0-10V (35-wire)	0-10V (35-wire) dimming	1	
45	0-10V (36-wire)	0-10V (36-wire) dimming	1	
46	0-10V (37-wire)	0-10V (37-wire) dimming	1	
47	0-10V (38-wire)	0-10V (38-wire) dimming	1	
48	0-10V (39-wire)	0-10V (39-wire) dimming	1	
49	0-10V (40-wire)	0-10V (40-wire) dimming	1	



WEDGE1 LED Architectural Wall Sconce

Specifications

Depth: 2.12" (54 mm)
 Height: 1.50" (38 mm)
 Width: 14.00" (354 mm)
 Mounting: 1/2" (13 mm) hole

WEDGE1 LED Family Overview

Code	Temp (°C)	Temp (°F)	Power (W)	Current (A)
W1001	0	32	100	0.45
W1002	5	41	95	0.43
W1003	10	50	90	0.41
W1004	15	59	85	0.39
W1005	20	68	80	0.37
W1006	25	77	75	0.35
W1007	30	86	70	0.33
W1008	35	95	65	0.31
W1009	40	104	60	0.29
W1010	45	113	55	0.27
W1011	50	122	50	0.25
W1012	55	131	45	0.23
W1013	60	140	40	0.21
W1014	65	149	35	0.19
W1015	70	158	30	0.17
W1016	75	167	25	0.15
W1017	80	176	20	0.13
W1018	85	185	15	0.11
W1019	90	194	10	0.09
W1020	95	203	5	0.07
W1021	100	212	0	0.05

Ordering Information

EXAMPLE: W1001 LED P2 40K 80CRI VF MV01T SRM PE DB030

Code	Item	Description	Quantity	Notes
W1001	LED P2	40K 80CRI VF MV01T SRM PE DB030	1	
W1002	LED P2	40K 80CRI VF MV01T SRM PE DB030	1	
W1003	LED P2	40K 80CRI VF MV01T SRM PE DB030	1	

Performance Data

Lumen Output

Temp (°C)	Temp (°F)	Power (W)	Current (A)	Lumen (lm)
0	32	100	0.45	1000
5	41	95	0.43	950
10	50	90	0.41	900
15	59	85	0.39	850
20	68	80	0.37	800
25	77	75	0.35	750
30	86	70	0.33	700
35	95	65	0.31	650
40	104	60	0.29	600
45	113	55	0.27	550
50	122	50	0.25	500
55	131	45	0.23	450
60	140	40	0.21	400
65	149	35	0.19	350
70	158	30	0.17	300
75	167	25	0.15	250
80	176	20	0.13	200
85	185	15	0.11	150
90	194	10	0.09	100
95	203	5	0.07	50
100	212	0	0.05	0

Electrical Load

Temp (°C)	Temp (°F)	Power (W)	Current (A)
0	32	100	0.45
5	41	95	0.43
10	50	90	0.41
15	59	85	0.39
20	68	80	0.37
25	77	75	0.35
30	86	70	0.33
35	95	65	0.31
40	104	60	0.29
45	113	55	0.27
50	122	50	0.25
55	131	45	0.23
60	140	40	0.21
65	149	35	0.19
70	158	30	0.17
75	167	25	0.15
80	176	20	0.13
85	185	15	0.11
90	194	10	0.09
95	203	5	0.07
100	212	0	0.05

Lumen Ambient Temperature (LAT) Multiplier

Temp (°C)	Temp (°F)	Multiplier
0	32	1.00
5	41	0.98
10	50	0.95
15	59	0.90
20	68	0.85
25	77	0.80
30	86	0.75
35	95	0.70
40	104	0.65
45	113	0.60
50	122	0.55
55	131	0.50
60	140	0.45
65	149	0.40
70	158	0.35
75	167	0.30
80	176	0.25
85	185	0.20
90	194	0.15
95	203	0.10
100	212	0.05

Projected LED Lumen Maintenance

||
||
||

PROJECT: NEW COMERCIAL
 OWNER: SALVADOR SALCEDO
 LOCATION: 855 WHITMORE DRIVE, ROCKWALL, TX



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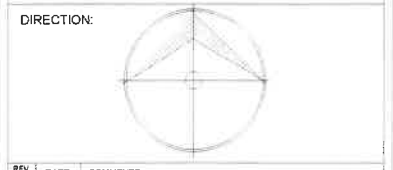
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MATERIALS	
SYMBOL	SPECIFICATION
1	ALUMINUM SHEETS
2	STONE SMOKED LUEDERS
3	STUCCO
4	SIDING
5	WOOD
6	GLASS
7	STANDING SEAM
8	ASPHALT SHINGLES
9	BRICK GEORGETOWN



REV NO	DATE	COMMENTS
1	2024/03/28	1) Added case number 2) Added signature block with stipplers space for Planning and Zoning Chair and Planning Director attached 3) The roof is 8' standing seam 4) Parapet height added and the rear part of the parapet will be covered with the same material as the exterior facade 5) The location of RTUs is indicated

EXPIRATION DATE: PAPER SIZE 35X24

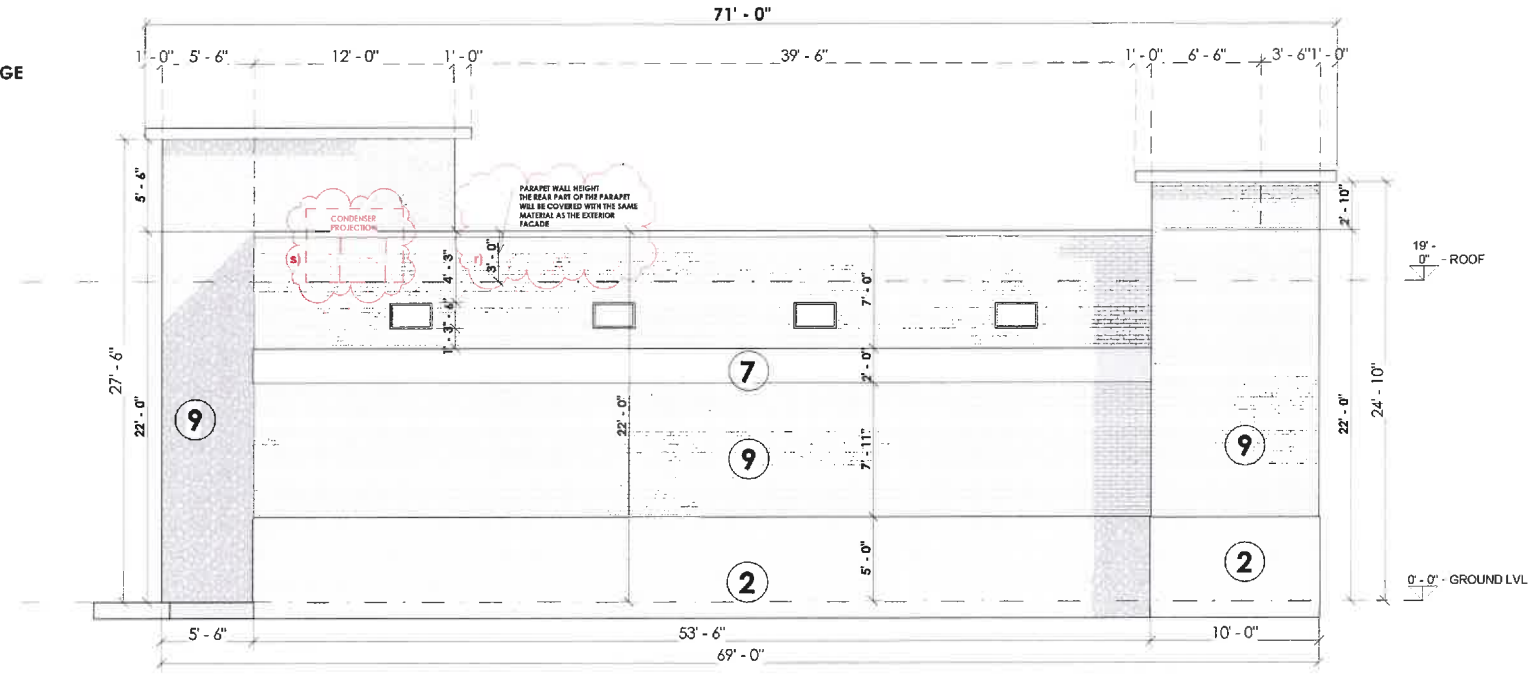
PLAN: ELEVATIONS

DATE: 04/11/2022
 DRAW BY: F.G.M. SHEET 09 OF 10

AREA AND PERCENTAGE OF MATERIALS

	TOTAL AREA	PERCENTAGE
LEFT ELEVATION	1,801 S.Q. F.T.	100 %
2 & 9 MASONRY MATERIALS	1,693 S.Q. F.T.	93.0 %
9 BRICKS	1,217 S.Q. F.T.	63.0 %
2 NATURAL STONE	476 S.Q. F.T.	30.0 %
7 SECONDARY MATERIAL	106 S.Q. F.T.	07.0 %
TOTAL	1,801 S.Q. F.T.	100 %

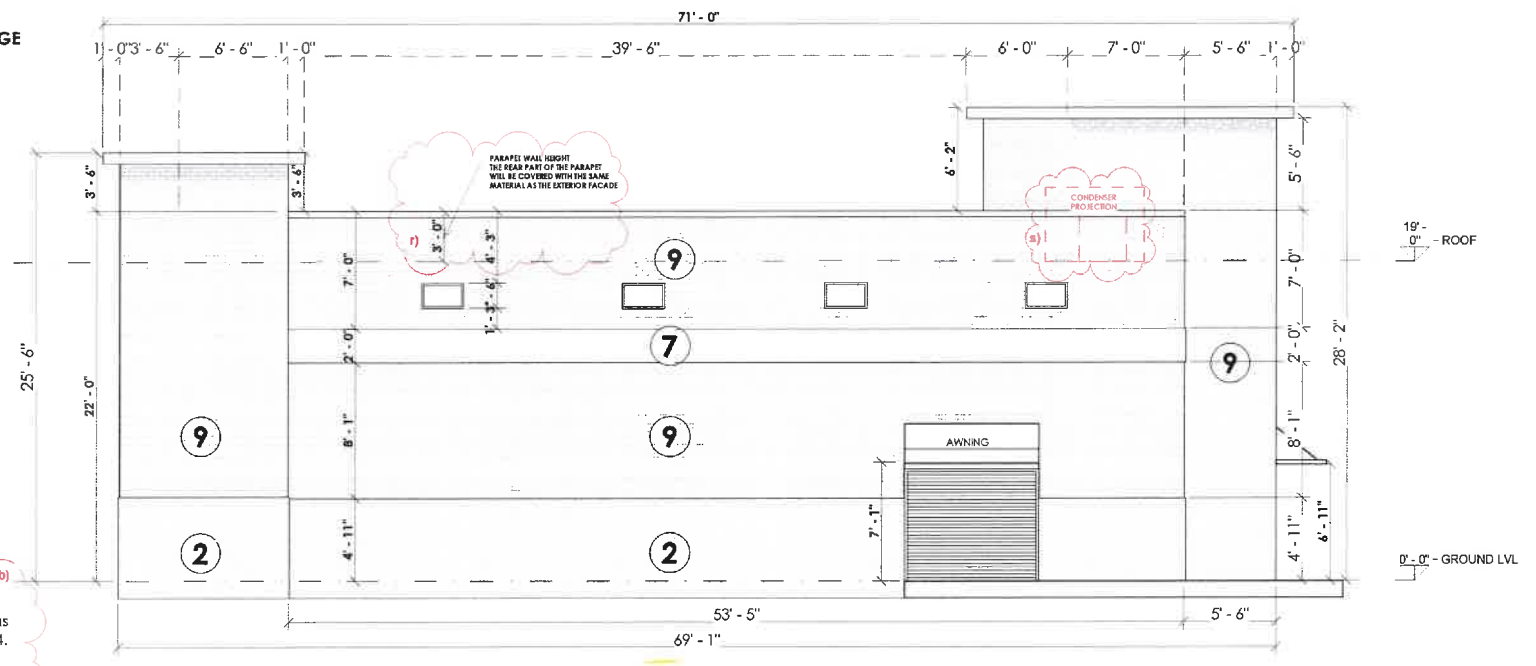
RIGHT ELEVATION
 3/16" = 1' 0"



AREA AND PERCENTAGE OF MATERIALS

	TOTAL AREA	PERCENTAGE
LEFT ELEVATION	1,801 S.Q. F.T.	100 %
2 & 9 MASONRY MATERIALS	1,693 S.Q. F.T.	93.0 %
9 BRICKS	1,217 S.Q. F.T.	63.0 %
2 NATURAL STONE	476 S.Q. F.T.	30.0 %
7 SECONDARY MATERIAL	106 S.Q. F.T.	07.0 %
TOTAL	1,801 S.Q. F.T.	100 %

LEFT ELEVATION
 3/16" = 1' 0"



APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the 22 day of April, 2024.
 WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

 Planning & Zoning Commission, chairman

 Director of Planning and Zoning