

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
NOVEMBER 1, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES: [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

(I) **CALL TO ORDER**

(II) **APPOINTMENTS**

- (1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(III) **OPEN FORUM**

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

(IV) **CONSENT AGENDA**

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

- (2) Approval of minutes for the October 10, 2023 Planning and Zoning Commission meeting.

(3) **P2023-031 (HENRY LEE)**

Consider a request by Michael Hunter for the approval of a Final Plat for Lot 1, Block A, Hunter Addition being a 0.631-acre tract of land identified as Lot 1, Block A, Barz Acre Addition and Lot 1, Block 1, Reeves Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 220 W. Quail Run Road, and take any action necessary.

(4) **P2023-032 (BETHANY ROSS)**

Consider a request by Matthew Peterson of DB Constructors, Inc. on behalf of Jeff Fleming of Jeff Fleming Investments, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition being a 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

(5) **P2023-033 (BETHANY ROSS)**

Consider a request by Aaron Davis of John King, LLC for the approval of a Final Plat for Lot 1, Block A, John King Office Park being a 2.361-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1940 S. John King Boulevard, and take any action necessary.

(6) **P2023-035 (BETHANY ROSS)**

Consider a request by Drew Donosky of ClayMoore Engineering on behalf of Chase Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Replat for Lot 3, Block 1, Rockwall Recreational Addition being a 4.39-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

(7) **P2023-036 (BETHANY ROSS)**

Consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands Rockwall for the approval of a Final Plat for Lot 1, Block A, Helping Hands Addition being a 9.70-acre tract of land identified as Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street, and take any action necessary.

(8) **P2023-037 (BETHANY ROSS)**

Consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2 being a 3.06-acre tract of land identified as Lots 12-14, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, generally located at the northeast corner of the intersection of Andrews Drive and Alliance Drive, and take any action necessary.

(V) **ACTION ITEMS**

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

(9) **MIS2023-014 (RYAN MILLER)**

Discuss and consider a request by Alan M. Jacob of Car Wash Pro Designers on behalf of Jim Dunn for the approval of a Miscellaneous Case for a Variance to the underground utility requirements in conjunction with a proposed car wash on a 6.17-acre tract of land identified as Tract 3-09 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10), generally located at the northwest corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

(10) **MIS2023-016 (RYAN MILLER)**

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties for the approval of a Miscellaneous Case for an Alternative Tree Mitigation Settlement Agreement for the Peachtree Subdivision being a 140.50-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

(VI) **DISCUSSION ITEMS**

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is November 14, 2023.

(11) **Z2023-049 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) for Heavy Manufacturing 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.

(12) **Z2023-050 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Specific Use Permit (SUP) for Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and take any action necessary.

(13) **Z2023-051 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Frank Conselman of Conselman Equities for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 6.60-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated in the Airport Overlay (AP OV) District, addressed as 1775 Airport Road, and take any action necessary.

(14) **P2023-034 (ANGELICA GUEVARA)**

Discuss and consider a request by Billy Duckworth of A&W Surveyors, Inc. on behalf of David Gamez for the approval of a Replat for Lots 2 & 3, Block A, Gamez Addition being a 0.369-acre parcel of land identified as Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 614 E. Boydston Avenue, and take any action necessary.

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

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

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

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

(17) **SP2023-035 (HENRY LEE)**

Discuss and consider a request by Leslie Ford of Ofi Chito on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan for a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In* (*i.e. McDonald's*) on a 1.251-acre tract of land identified as a portion of Lot 3 and all of Lot 2, 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 northeast corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

(18) **SP2023-036 (HENRY LEE)**

Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shae Shoulders of Kennor Rockwall Retail, LLC for the approval of a Site Plan for two (2) commercial/retail buildings on a 1.93-acre parcel of land identified as Lots 8 & 9, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 & 3775 N. Goliad Street [SH-205], and take any action necessary.

(19) **SP2023-037 (HENRY LEE)**

Discuss and consider a request by Bart Gardner and James Belt of Gardner Construction on behalf of Corey Fleck of C2LA, LLC for the approval of a Site Plan for a *Light Industrial Building* on a 6.50-acre tract of land identified as Tracts 3-1, 3-2, 3-3 & 3-4 of the J. Lockhart Survey, Abstract No. 134 and Lots 1 & 2, Block A, Eastplex Inc. Park #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and Enterprise Drive, and take any action necessary.

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

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisition Fund, LP for the approval of a Site Plan for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. HTeaO*) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

(21) **SP2023-039 (HENRY LEE)**

Discuss and consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Site Plan for existing *Public Secondary School* (*i.e. J. W. Williams Middle School*) on a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, North SH-205 Overlay (N. SH-205 OV) District, addressed as 625 FM-552, and take any action necessary.

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

- P2023-029: Final Plat for Lots 1-3, Brewer Bend Addition **(APPROVED)**
- Z2023-045: Zoning Amendment to Planned Development District 50 (PD-50) for *General Personal Services* **(1ST READING; APPROVED)**
- Z2023-046: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 715 Sherman Street Lane **(1ST READING; APPROVED)**
- Z2023-047: Specific Use Permit (SUP) for *Private Tennis Courts* at 1400 Ridge Road **(DENIED)**
- Z2023-048: Specific Use Permit (SUP) for a *Restaurant, with 2,000 SF of More, with Drive-Through or Drive-In* at 3060 N. Goliad Street [SH-205] **(1ST READING; APPROVED)**

(VII) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on October 27, 2023 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
OCTOBER 10, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT
3 [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT
5 FORM ON THE CITY'S WEBSITE.

6 7 I. CALL TO ORDER

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

10 11 12 13 14 II. OPEN FORUM

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16 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

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21 **Chairman Deckard asked if anyone who wished to speak to come forward at this time; there being no one indicating such, Chairman Deckard closed the open forum.**

22 23 24 III. CONSENT AGENDA

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26 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

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29 1. Approval of minutes for the September 12, 2023 Planning and Zoning Commission meeting.

30 31 2. P2023-029 (BETHANY ROSS)

32 Consider a request by Dakota and Claire Brewer for the approval of a *Final Plat* for Lots 1-3, Block A, Brewer Bend Addition being a 5.41-acre tract of land identified as Tract 4-2 and a portion of Tract 4-06, of the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 626 Cullins Road, and take any action necessary.

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36 **Commissioner Conway made a motion to approve the Consent Agenda. Commissioner Llewelyn seconded the motion which passed by a vote of 7-0.**

37 38 39 IV. PUBLIC HEARING ITEMS

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41 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a [Request to Address the Planning and Zoning Commission](#) (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*

42 43 44 45 46 3. Z2023-045 (HENRY LEE)

47 Hold a public hearing to discuss and consider a request by Cari Foote of CFPC Investments, LLC for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [Ordinance No. 17-19] for the purpose of allowing the *General Personal Services* land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, and take any action necessary.

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54 **Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a zoning change to amend Planned Development District 50 (PD-50). They're wanting to add the general personal service land use to one of the permitted uses of land uses within the district. With the stipulation that they still have to get a specific use permit (SUP) approved by Planning and Zoning Commission and City Council before that use is allowed to go in. This general personal service use is a catch all land use where other land uses do not meet our definitions like a message therapist, esthetician. Staff and the applicant thought it was necessary to do the SUP process as well. Staff did mail out 378 notices to staff and property owners within 500-feet of the subject property. Staff received three (3) notices in opposition and two (2) notices in favor of the applicants request.**

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61 **Commissioner Odom recused himself from the meeting.**

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64 **Commissioner Llewelyn had a question in regards to one of the notices that was in opposition of the request.**

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

Cari Foote
195 N Goliad
Rockwall TX 75087

Mrs. Foote came forward and provided additional details in regards to the request,

Vice-Chairman Womble made a motion to approve Z2023-045. Commissioner Conway seconded the motion which passed by a vote of 6-0.

4. Z2023-046 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting a specific Use Permit (SUP) for a residential infill. The proposed home meets all the density and dimensional requirements for a home in Single-Family 7 District (SF-7) with the exception of the garage orientation. The UDC states that garages should be located at least 20 feet behind the front facade of the home. In this case the garage will be approximately 11 feet in front of the front facade of the proposed single-family home. Staff should know this is not typical for this area, however waiver to the garage orientation is discretionary decision for the City Council pending a recommendation from Planning and Zoning commission. On September 28, staff mailed out 67 notices to property owners and occupants within 500 feet of the subject property. At this time staff has not received any notices back in regards to the applicants request.

Commissioner Hustings asked if the lot issue was resolved from previous meeting.

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

Commissioner Llewelyn made a motion to approve Z2023-046. Vice-Chairman Womble seconded the motion which passed by a vote of 7-0.

5. Z2023-047 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Jeff Wolf of Nexcourt, Inc. on behalf of Rafael Hidalgo for the approval of a Specific Use Permit (SUP) for Tennis Courts (Pickleball Courts) on a 0.7940-acre parcel of land identified as Lot 3, Block B, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1400 Ridge Road, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting a Specific Use Permit (SUP) for a pickle ball court. This was a Code Enforcement referral, we were referred to this case by an external call. When Code Enforcement went out to go look at the property we later learned that they had started construction without a building permit. At that time, staff contacted the applicant/ owner of the property and to let them know they would need a building permit as well as a specific use permit. The reason the Unified Development Code requires a SUP for private tennis court is it acknowledges that there are certain externalities associated with the use. The applicant has indicated that there will be 17 feet tall light poles associated with this. They did indicate that they will have shields to help with the glare from the light. One of the concerns staff has is the slope of the property. This being a zoning case staff mailed out 70 notices to property owners and occupants within 500-feet of the subject property. At this time staff has received 23 notices in return all in opposition of the applicants request. Staff also received a petition from the neighborhood. Staff wouldn't be able to verify the signatures, but we do verify the property owner notices. Staff did take the 23 property owner notices and determined that more than 27% of the property within 200-feet of the subject property is in opposition. What the means is the case will require a majority vote from City Council for this to be approved.

Chairman Deckard opened public hearing and asked anyone who wished to speak to come forward at this time.

Chris Walker
1428 Porto Bello Court
Arlington TX 76012

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

Amy Herbst
159 S Alamo Road
Rockwall Tx 75087

Mrs. Herbst came forward and expressed her concerns in regards to the applicants request.

Melba Jeffus
2606 Cypress Drive

133 Rockwall TX 75087

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135 Mrs. Jeffus came forward and expressed her concerns in regards to the applicants request.

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137 Howard Barrett

138 1511 S Alamo Road

139 Rockwall TX 75087

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141 Mr. Barrett came forward and expressed his concerns in regards to the applicants request.

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143 Terri Nevitt

144 201 Becky Lane

145 Rockwall TX 75087

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147 Mrs. Nevitt came forward and expressed her concerns in regards to the applicants request.

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149 Larry Jeffus

150 552 Granite Fields Drive

151 Rockwall TX 75087

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153 Mr. Jeffus came forward and expressed his concerns in regards to the applicants request.

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155 Stacy Arciniega

156 1423 S Alamo Road

157 Rockwall TX 75087

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159 Mrs. Arciniega came forward and expressed her concerns in regards to the applicants request.

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161 Joy Murphy

162 209 Tanya Drive

163 Rockwall TX 75087

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165 Mrs. Murphy came forward and expressed her concerns in regards to the applicants request.

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167 Bob Wacker

168 309 Featherstone

169 Rockwall TX 75087

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171 Mr. Wacker came forward and expressed his concerns in regards to the applicants request.

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173 Erica Lyle

174 1603 S Alamo Road

175 Rockwall TX 75087

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177 Mrs. Lyle came forward and expressed her concerns in regards to the applicants request.

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179 Chairman Deckard made a motion to deny Z2023-047. Commissioner Llewelyn Seconded the motion to deny which passed by a vote of 7-0.

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181 6. Z2023-048 (ANGELICA GUEVARA)

182 Hold a public hearing to discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisitions for the approval of a *Specific Use Permit (SUP)* for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. HTeaO*) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

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188 Planning Technician Guevara provided a brief summary in regards to the request. The applicant is requesting a SUP for a restaurant with less than 2,000 sqft with a drive-through. The UDC defines a restaurant with drive-through as a place of business whose primary source of revenue is derived from the sell of prepared food to the general public for consumption on premise or off premise. In this case the proposed business HTeaO falls under the classification and is required to meet the General Retail land uses. Staff should add that the intent of the General Retail district is to provide limited retail and service uses for nearby residential neighborhoods. Staff should note that it also appears to meet all residential adjacency standards. Staff has added a condition that requires additional landscaping to be planted along North Goliad Street. Staff did ask applicant for an updated landscape plan indicating this, however it has not yet been provided and is now listed as a condition of approval in their ordinance. Staff mailed out 35 notices to property owners and occupants within 500-feet of the subject property. At this time staff has received one (1) notice in favor two (2) notices in opposition.

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198 Lynn Rowland

199 1903 Central

200 Bradford TX 76021

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

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204 **Bob Wacker**
205 **309 Featherstone**
206 **Rockwall TX 75087**

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208 Mr. Wacker came forward and expressed his concerns in regards to the applicants request.

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210 Commissioner Llewelyn made a motion to approve Z2023-048. Vice-Chairman Womble seconded the motion which passed by a vote of 7-0.

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212 V. DISCUSSION ITEMS

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

- 215
216 • P2023-030: Final Plat for Lot 1, Block A, Reborn Skin Addition (**APPROVED**)
217 • SP2023-029: Alternative Tree Mitigation Settlement Agreement for DuWest (**APPROVED**)
218 • Z2023-038: Zoning Change for an Amendment to Planned Development District 3 (PD-3) (**2ND READING; APPROVED**)
219 • Z2023-039: Text Amendment to Article 05, *District Development Standards*, of the Unified Development Code (UDC) (**2ND READING; APPROVED**)
220 • Z2023-040: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 1325 Breezy Hill Lane (**2ND READING; APPROVED**)
221 • Z2023-041: Zoning Change (AG & LI to C) (**2ND READING; APPROVED**)
222 • Z2023-042: Specific Use Permit (SUP) for a *Restaurant, with 2,000 SF of More, with Drive-Through or Drive-In* at 3611 & 3775 N. Goliad Street [*SH-205*] (**2ND**
223 **READING; APPROVED**)
224 • Z2023-043: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 303 Harborview Drive (**2ND READING; APPROVED**)

225
226 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**

227
228 VI. ADJOURNMENT

229
230 **Chairman Deckard adjourned the meeting at 7:14PM.**

231
232 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____
233 _____, 2023.

234
235
236 _____
237 Derek Deckard, Chairman

238 Attest:

239 _____
240 Melanie Zavala, Planning Coordinator

241 VII. WORK SESSION

242
243 1. Work Session. The Planning and Zoning Commission will hold a work session with City staff in the City Council meeting room immediately following the
244 adjournment of the October 10, 2023 Planning and Zoning Commission meeting to discuss the outcomes of the 88th Legislative Session.

245
246 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
247 agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of
248 the Texas Local Government Code.

249
250 This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours
251 prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

252
253 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
254 accessible to the general public at all times, on October 6, 2023 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled
255 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: November 1, 2023
APPLICANT: Michael Hunter
CASE NUMBER: P2023-031; *Final Plat for Lot 1 Block A, Hunter Addition*

SUMMARY

Consider a request by Michael Hunter for the approval of a Final Plat for Lot 1, Block A, Hunter Addition being a 0.631-acre tract of land identified as Lot 1, Block A, Barz Acre Addition and Lot 1, Block 1, Reeves Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 220 W. Quail Run Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 0.631-acre tract of land (*i.e. Lot 1, Block 1, Reeves Addition and Lot 1-1, Block A, Barz Addition*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, Hunter Addition*) and establishing a utility easement. Currently, there is an existing 3,240 SF single-family home situated on the subject property, which was constructed in 1980.
- Background. The subject property was annexed on February 6, 1961 by *Ordinance No. 60-01 [Case No. A1960-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. At some point between the time of annexation and January 3, 1972, the subject property was zoned Single-Family 2 (SF-2) District. On June 4, 1980, a final plat was filed that established the north portion of the subject property as Lot 1, Block 1, Reeves Addition. At some point between January 3, 1972 and May 16, 1983 the subject property went through a zoning change from Single-Family 2 (SF-2) District to Single-Family 10 (SF-10) District. On March 23, 1991, a final plat was filed that established the southern portion of the subject property as Lot 1, Block A, Barz Addition. At some point after the Barz Addition was established, the southern portion of the property was purchased without a replat being completed. According to the Rockwall Central Appraisal District (RCAD) the legal description of the southern portion of the subject property is Lot 1-1, Block A, Barz Addition.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for Lot 1, Block A, Hunter Addition staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: P2023-031
PROJECT NAME: Final Plat for Lot 1, Block 1, Hunter Addition
SITE ADDRESS/LOCATIONS: 220 W QUAIL RUN RD

CASE CAPTION: Consider a request by Michael Hunter for the approval of a Final Plat for Lot 1, Block A, Hunter Addition being a 0.631-acre tract of land identified as Lot 1, Block A, Barz Acre Addition and Lot 1, Block 1, Reeves Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 220 W. Quail Run Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/25/2023	Approved w/ Comments

10/25/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Michael Hunter for the approval of a Final Plat for Lot 1, Block A, Hunter Addition being a 0.631-acre tract of land identified as Lot 1, Block A, Barz Acre Addition and Lot 1, Block 1, Reeves Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 220 W. Quail Run Road.

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

M.3 For reference, include the case number (P2023-031) in the lower right-hand corner of all pages on future submittals.

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

Final Plat
Lot 1, Block A
Hunter Addition
Being a replat of
Lot 1, Block 1 Reeves Addition &
Lot 1-1, Block A, Barz Acre Addition
Being one (1) lot
0.631-Acres Or 27,478.77 SF
Situated within the
S. King Survey, Abstract No. 131
City of Rockwall, Rockwall County, Texas

M.5 Please identify the parcel on the plat as Lot 1, Block A. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 The building setback is 20-feet. Please correct the plat to reflect this. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please delineate the 10-foot utility easement along W. Quail Run Road, per the Engineering requirements. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 The southern property line is different between the plat and the legal description. Please correct this. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Each property owner signature must have a notary block. Please add an addition notary block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

I.11 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: November 1, 2023
City Council: November 6, 2023

I.12 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

10/24/2023: 1. Remove paving.
2. 10' utility easement required along W. Quail Run Road.
10/24/2023: 3. Call out existing ROW width.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved

No Comments

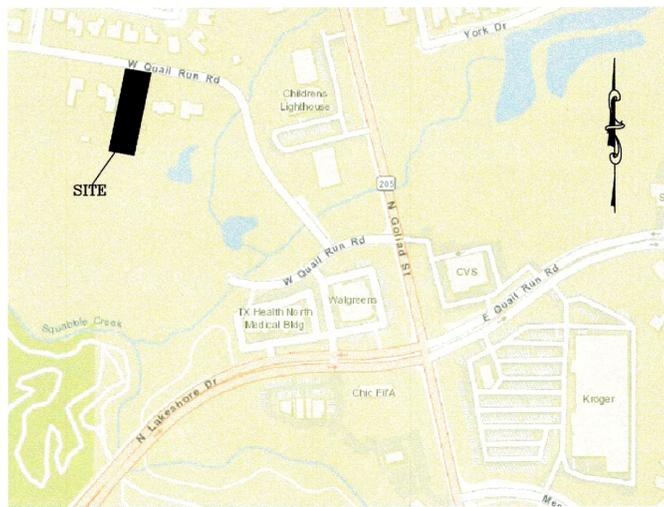
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved

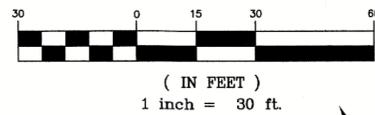
No Comments

VICINITY MAP



NOT TO SCALE

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Brian D. Gallia, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision.

EXECUTED THIS 11TH DAY OF SEPTEMBER, 2023

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

NOTE: Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and Chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be the subject to the city withholding utilities and building permits.

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

NOTE: All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.

NOTE: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).

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

NOTE: THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. CALL 1-800-344-8377 (DIG TESS)

NOTE: EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48397C0030590L THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARING BASIS, GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84), GPS OBSERVED. "CM" CONTROLLING MONUMENT (RECOGNIZED AS OF RECORD DIGNITY).

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

LOT 1, BLOCK A
BARZ ACRE
CAB. C, SLIDE 14

LOT 1
27,478.77 SQ. FT.
0.631 ACRES

LOT 1
WILSON ADDITION
CAB. A, SLIDE 275

CITY OF ROCKWALL
DOC. NO. 2019-000023397

APPROVED:

I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas - was approved by the city council of the City of Rockwall, Texas on the _____ day of _____, 2023.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

LEGEND

- R.O.W.-RIGHT-OF-WAY
- EASM-T-EASEMENT
- ⊗ 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- IRF/IRS- IRON ROD FOUND/SET (UNLESS OTHERWISE NOTED)
- /// ASPHALT PAVING

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
8877 COUNTY ROAD 3609
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bgasurveying.com
CAD. TECH. MM JOB NO. 2301282-1

STATE OF TEXAS:
COUNTY OF ROCKWALL:

PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING KNOWN AS LOT 1, REEVES ADDITION, RECORDED IN CABINET A, SLIDE 371, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK A, BARZ ACRE, RECORDED IN CABINET C, SLIDE 14, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTH RIGHT-OF-WAY LINE OF W. QUAIL RUN ROAD, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID LOT 1, REEVES ADDITION AND THE RECOGNIZED NORTHEAST CORNER OF SAID LOT 1, BLOCK A;

No Comments - MP

LONG THE RECOGNIZED SOUTH RIGHT-OF-WAY LINE OF SAID W. QUAIL RUN S ADDITION, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND CORNER OF SAID LOT 1 AND THE APPARENT NORTHWEST CORNER OF LOT 5, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

ALONG THE RECOGNIZED EAST LINE OF SAID LOT 1, REEVES ADDITION AND PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS, THE RECOGNIZED THE RECOGNIZED MOST SOUTHERLY NORTHEAST CORNER OF SAID LOT 1, A DISTANCE OF 274.98 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF FICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID LOT 1, BLOCK A AND THE APPARENT SOUTHWEST CORNER OF SAID LOT 1, WILSON ADDITION;

THENCE NORTH 74 DEGREES 41 MINUTES 28 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID LOT 1, BLOCK A AND THE APPARENT NORTH LINE OF SAID CITY OF ROCKWALL TRACT, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 08 DEGREES 09 MINUTES 12 SECONDS EAST, OVER AND UPON SAID LOT 1, BLOCK A, PASSING THE SOUTHWEST CORNER OF SAID LOT 1, REEVES ADDITION AND CONTINUING ALONG THE RECOGNIZED WEST LINE OF SAID REEVES ADDITION AND THE APPARENT MOST NORTHERLY EAST LINE OF SAID LOT 1, BLOCK A, A TOTAL DISTANCE OF 274.98 FEET TO THE PLACE OF BEGINNING AND CONTAINING 27,478.77 SQ. FT. OR 0.631 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

Owners: Michael B. Hunter and Vickie D. Hunter

By: Michael D. Hunter

By: Vickie D. Hunter

STATE OF TEXAS
COUNTY OF ROCKWALL

NOTARY PUBLIC

Before me, the undersigned authority, on this day personally appeared Michael D. Hunter and Vickie D. Hunter, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

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

Notary Public in and for the State of Texas:

My Commission Expires:

FINAL PLAT
LOT 1, BLOCK 1
HUNTER ADDITION
BEING A REPLAT OF LOT 1 OF REEVES ADDITION
BEING 0.631 ACRES OR 24,478.77 SQ. FT.
SITUATED IN THE S. KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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 220 W. QUAIL RUN RD

SUBDIVISION Reeves Addition

LOT 1 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF10

CURRENT USE Residential SF

PROPOSED ZONING SF10

PROPOSED USE Residential SF

ACREAGE .631

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 Michael B. Hunter & Vicki D. Hunter

APPLICANT _____

CONTACT PERSON Michael Hunter

CONTACT PERSON _____

ADDRESS 220 W. QUAIL RUN RD

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP _____

PHONE (214) 563-1284

PHONE _____

E-MAIL michael@hunter-hunter.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

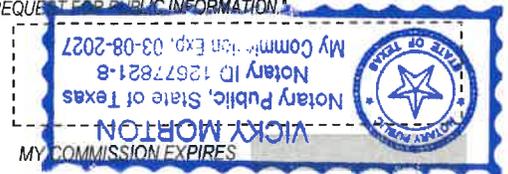
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 326.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF October, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vicky Morton





P2023-031: Final Plat for Lot 1, Block 1, Hunter Addition

PD-3

W QUAIL RUN RD

SF-10

PD-65

Case Location Map = 



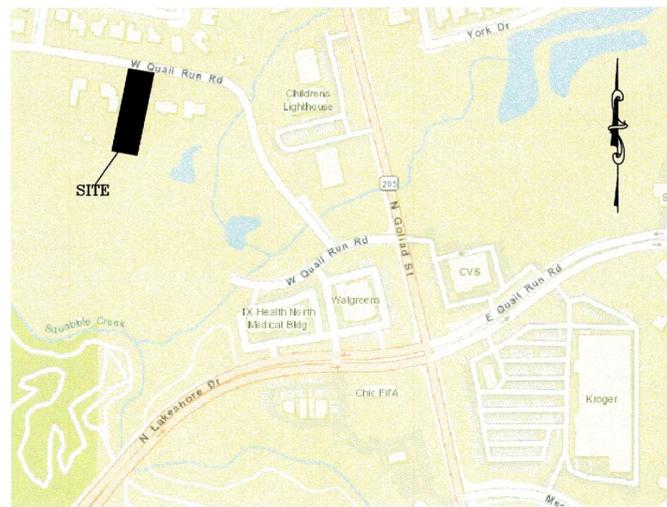
City of Rockwall

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.

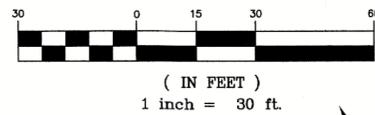


VICINITY MAP



NOT TO SCALE

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Brian D. Gallia, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision.

EXECUTED THIS 11TH DAY OF SEPTEMBER, 2023

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

NOTE: Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and Chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be the subject to the city withholding utilities and building permits.

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

NOTE: All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.

NOTE: All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).

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

NOTE: THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. CALL 1-800-344-8377 (DIG TESS)

NOTE: EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48397C0030590L THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

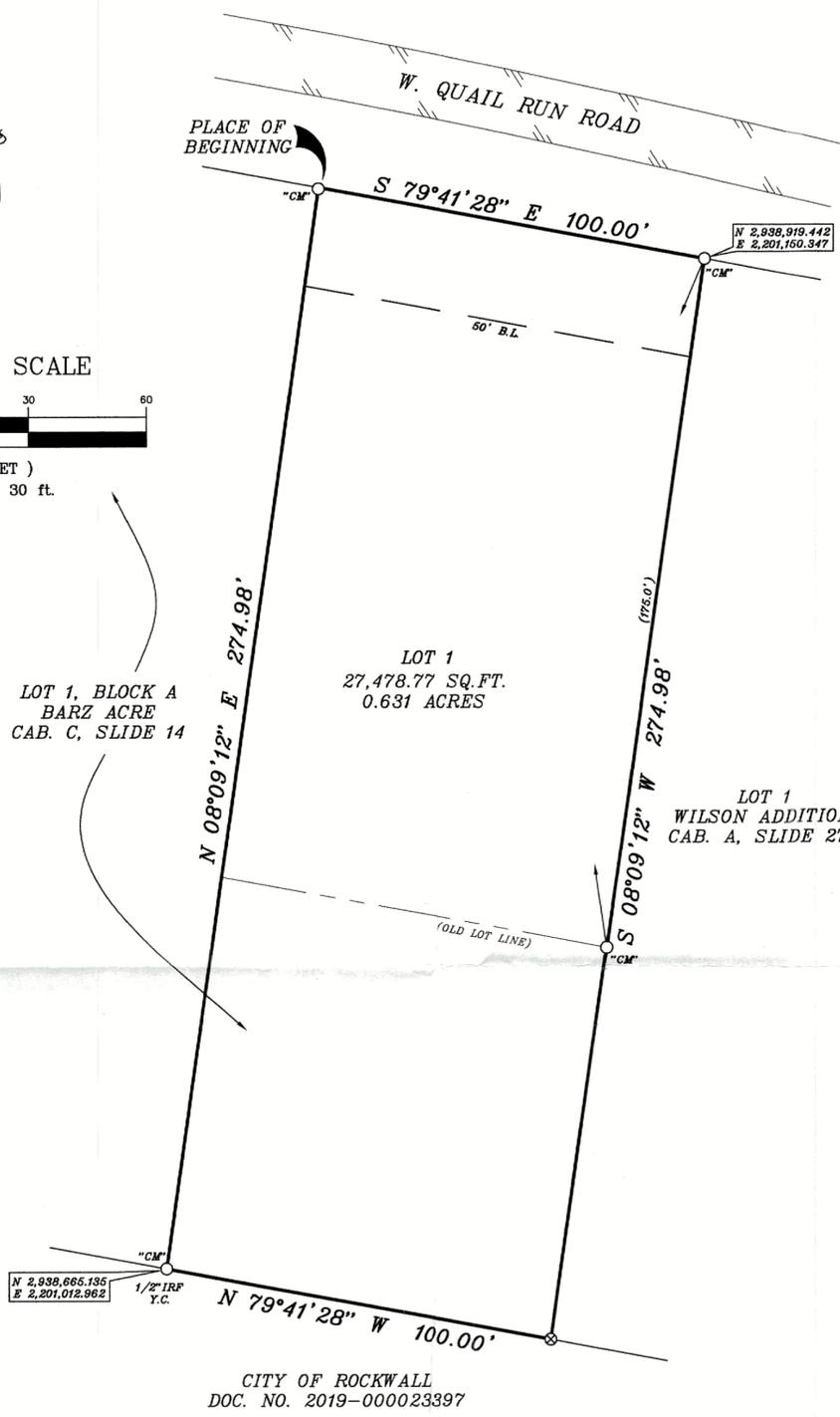
NOTE: BEARING BASIS, GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84), GPS OBSERVED. "CM" CONTROLLING MONUMENT (RECOGNIZED AS OF RECORD DIGNITY).

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

LOT 1, BLOCK A
BARZ ACRE
CAB. C, SLIDE 14

LOT 1
27,478.77 SQ. FT.
0.631 ACRES

LOT 1
WILSON ADDITION
CAB. A, SLIDE 275



CITY OF ROCKWALL
DOC. NO. 2019-00023397

APPROVED:

I hereby certify that the above and foregoing subdivision plat - being an addition to the City of Rockwall, Texas - was approved by the city council of the City of Rockwall, Texas on the _____ day of _____, 2023.

Mayor of the City of Rockwall

Planning and Zoning Commission Chairman

City Secretary

City Engineer

LEGEND

- R.O.W.-RIGHT-OF-WAY EASM'T-EASEMENT
- ⊗ 1/2" IRON ROD SET ○ 1/2" IRON ROD FOUND
- IRF/IRS- IRON ROD FOUND/SET (UNLESS OTHERWISE NOTED)
- /// ASPHALT PAVING

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
8877 COUNTY ROAD 3609
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bgasurveying.com
CAD. TECH. MM JOB NO. 2301282-1

STATE OF TEXAS:
COUNTY OF ROCKWALL:

PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING KNOWN AS LOT 1, REEVES ADDITION, RECORDED IN CABINET A, SLIDE 371, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK A, BARZ ACRE, RECORDED IN CABINET C, SLIDE 14, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTH RIGHT-OF-WAY LINE OF W. QUAIL RUN ROAD, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID LOT 1, REEVES ADDITION AND THE RECOGNIZED NORTHEAST CORNER OF SAID LOT 1, BLOCK A;

THENCE SOUTH 79 DEGREES 41 MINUTES 28 SECONDS EAST, ALONG THE RECOGNIZED SOUTH RIGHT-OF-WAY LINE OF SAID W. QUAIL RUN ROAD AND THE RECOGNIZED NORTH LINE OF SAID LOT 1, REEVES ADDITION, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID LOT 1 AND THE APPARENT NORTHWEST CORNER OF LOT 1, WILSON ADDITION, RECORDED IN CABINET A, SLIDE 275, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 08 DEGREES 09 MINUTES 12 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID LOT 1, REEVES ADDITION AND THE APPARENT WEST LINE OF SAID LOT 1, WILSON ADDITION, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS, THE RECOGNIZED SOUTHEAST CORNER OF SAID LOT 1, REEVES ADDITION AND THE RECOGNIZED MOST SOUTHERLY NORTHEAST CORNER OF SAID LOT 1, BLOCK A, AT 175.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 274.98 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE APPARENT NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF ROCKWALL, RECORDED IN DOCUMENT NO. 2019-00023397, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID LOT 1, BLOCK A AND THE APPARENT SOUTHWEST CORNER OF SAID LOT 1, WILSON ADDITION;

THENCE NORTH 74 DEGREES 41 MINUTES 28 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID LOT 1, BLOCK A AND THE APPARENT NORTH LINE OF SAID CITY OF ROCKWALL TRACT, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 08 DEGREES 09 MINUTES 12 SECONDS EAST, OVER AND UPON SAID LOT 1, BLOCK A, PASSING THE SOUTHWEST CORNER OF SAID LOT 1, REEVES ADDITION AND CONTINUING ALONG THE RECOGNIZED WEST LINE OF SAID REEVES ADDITION AND THE APPARENT MOST NORTHERLY EAST LINE OF SAID LOT 1, BLOCK A, A TOTAL DISTANCE OF 274.98 FEET TO THE PLACE OF BEGINNING AND CONTAINING 27,478.77 SQ. FT. OR 0.631 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

Owners: Michael B. Hunter and Vickie D. Hunter

By: Michael D. Hunter

By: Vickie D. Hunter

STATE OF TEXAS
COUNTY OF ROCKWALL

NOTARY PUBLIC

Before me, the undersigned authority, on this day personally appeared Michael D. Hunter and Vickie D. Hunter, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

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

Notary Public in and for the State of Texas:

My Commission Expires:

FINAL PLAT
LOT 1, BLOCK 1
HUNTER ADDITION
BEING A REPLAT OF LOT 1 OF REEVES ADDITION
BEING 0.631 ACRES OR 24,478.77 SQ. FT.
SITUATED IN THE S. KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: November 1, 2023
APPLICANT: Matthew Peterson; *DB Constructors*
CASE NUMBER: P2023-032; *Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition*

SUMMARY

Consider a request by Matthew Peterson of DB Constructors, Inc. on behalf of Jeff Fleming of Jeff Fleming Investments, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition being a 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 3.853-acre parcel of land (*i.e. Tract 1-2 of the W.H. Baird Survey, Abstract No. 25*) for the purpose of creating two (2) lots (*i.e. Lots 1 & 2, Block A, Interstate Classic Cars Addition*) and establishing the access, fire lane, and utility easements necessary to construct a 22,748 SF *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property.
- Background. The subject property was originally annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 1, 1999, the City Council approved a zoning change [*Case No. PZ1998-087-01; Ordinance No. 99-05*] for the subject property, changing the zoning from an Agricultural (AG) District to Planned Development District 46 (PD-46) for Commercial (C) District land uses. On August 2, 2021, the City Council amended Planned Development District 46 (PD-46) [*Case No. Z2020-024; Ordinance No. 21-32*]; however, the approved amendment did not affect the subject property. On March 6, 2023, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2023-002; Ordinance No. 23-10; S-295*] to allow a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property. The subject property has remained vacant since the time of annexation. On July 11, 2023, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-021*] for the construction of a 22,748 SF *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

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

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

- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: P2023-032
PROJECT NAME: Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition
SITE ADDRESS/LOCATIONS: 3101 SPRINGER RD

CASE CAPTION: Consider a request by Matthew Peterson of DB Constructors, Inc. on behalf of Jeff Fleming of Jeff Fleming Investments, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition being a 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	10/26/2023	Approved w/ Comments

10/26/2023: P2023-032: Final Plat for Lot 1, Block A, Interstate Classic Cars Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Matthew Peterson of DB Constructors, Inc. on behalf of Jeff Fleming of Jeff Fleming Investments, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition being 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing.

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

M.3 For reference, include the case number (P2023-032) in the lower right-hand corner of all pages on future submittals.

M.4 Plat needs to include the remainder lot which will change this plat to lots 1 & 2. Please revise. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 Please correct the Title Block to the following:

Final Plat
Lots 1 & 2, Block A
Interstate Classic Cars Addition
Being two (2) lots
3.853-Acres Or 167,836.68 SF
Situated within the
John A. Ramsey Survey, Abstract No. 186
City of Rockwall, Rockwall County, Texas

M.6 Indicate any existing or proposed corner clips. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

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

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

M.9 Provide the new Owner's Certificate of Dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

I.11 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: November 1, 2023
City Council: November 6, 2023

I.12 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

- 10/24/2023: 1. Show the 15ft building setback.
 2. Show 10' utility easement along ROW.
 3. Call out 100yr WSEL of the detention pond.
 4. Drainage easement connects to detention drainage easement.
 5. Remove proposed and existing utilities from Plat.
 6. Remove paving from plat.
 7. Remove contours from Plat.
 8. Remove site improvements, utility lines, paving, builds, contours, etc.
 9. Update legend.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved

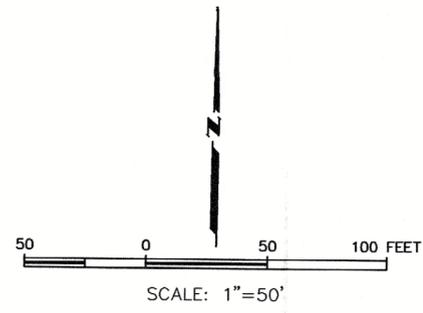
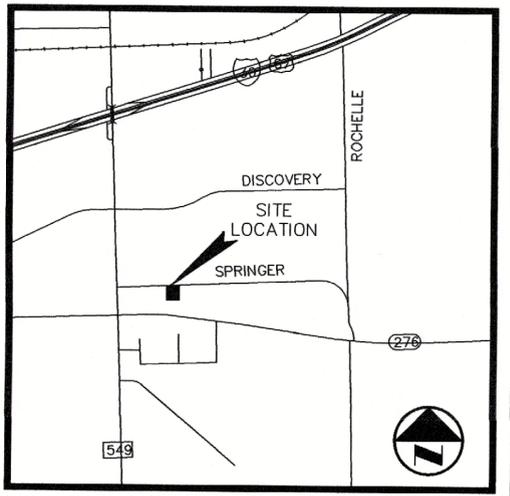
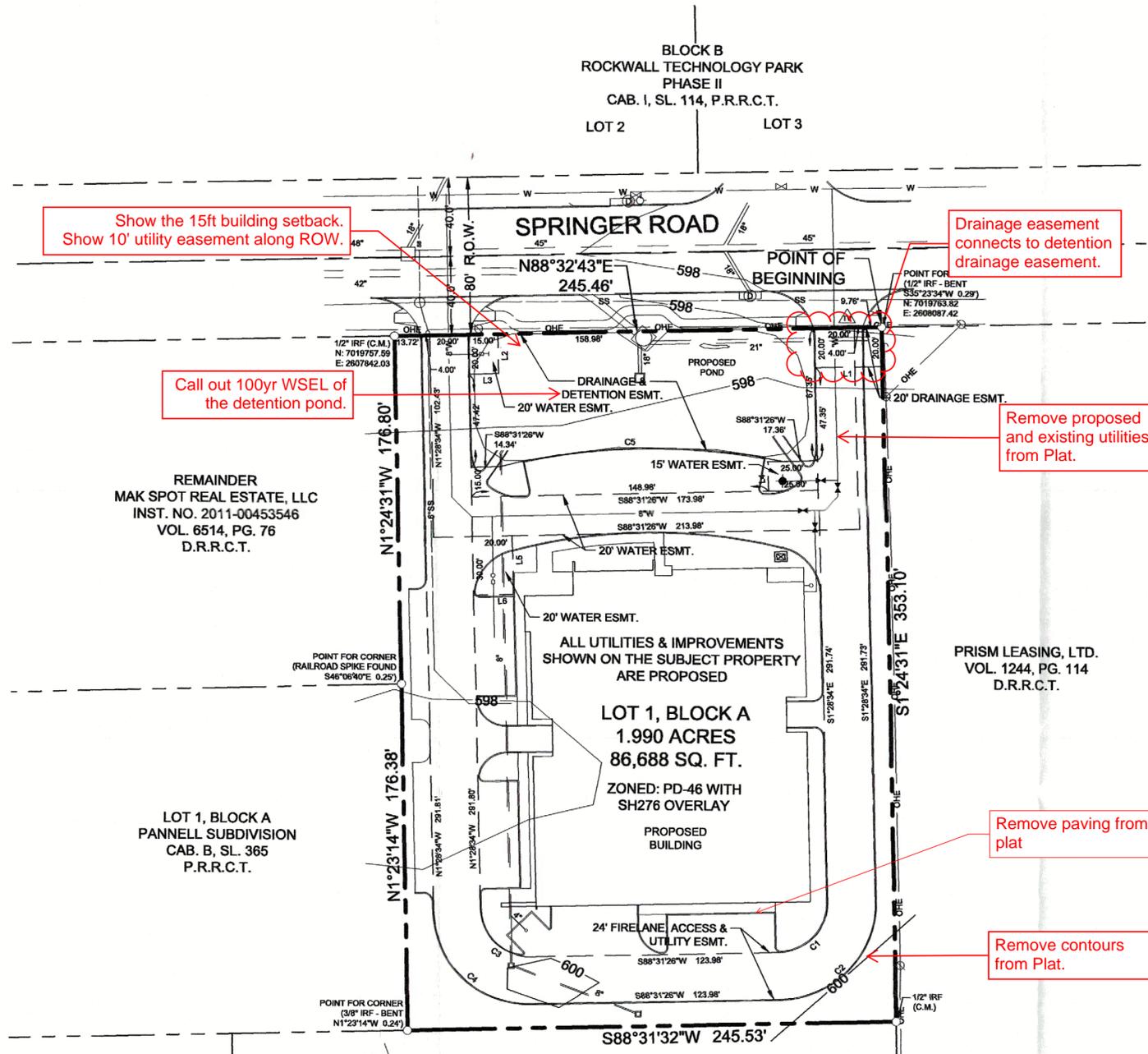
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved

No Comments



Remove site improvements, utility lines, paving, builds, contours, etc.

Call out 100yr WSEL of the detention pond.

Show the 15ft building setback. Show 10' utility easement along ROW.

Drainage easement connects to detention drainage easement.

Remove proposed and existing utilities from Plat.

Remove paving from plat

Remove contours from Plat.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°32'43"W	33.74'
L2	N01°28'34"W	20.00'
L3	S88°32'43"W	15.00'
L4	S01°28'34"E	15.00'
L5	S01°24'31"E	30.00'
L6	S88°31'26"W	20.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	S43°31'26"W	35.36'
C2	90°00'00"	49.00'	76.97'	S43°31'26"W	69.30'
C3	90°00'00"	25.00'	39.27'	N46°28'34"W	35.36'
C4	90°00'00"	49.00'	76.97'	N46°28'34"W	69.30'
C5	26°02'21"	315.77'	143.51'	S88°31'26"W	142.27'

REMAINDER
MAK SPOT REAL ESTATE, LLC
INST. NO. 2011-00453546
VOL. 6514, PG. 76
D.R.R.C.T.

LOT 1, BLOCK A
PANSELL SUBDIVISION
CAB. B, SL. 365
P.R.R.C.T.

PRISM LEASING, LTD.
VOL. 1244, PG. 114
D.R.R.C.T.

PRBS PROPERTIES LLC
INST. NO. 20190000010624
O.P.R.R.C.T.

LOT 1, BLOCK A
SUBWAY/GATEWAY/HEALTH
FOOD STORE
CAB. G, SL. 105
P.R.R.C.T.

- NOTES:
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
 2. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 3. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
 4. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
 5. ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
 6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480547 0045L, REVISED DATE SEPTEMBER 26, 2008.
"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

- LEGEND**
- CABLE TV MARKER SIGN
 - GUY ANCHOR
 - UTILITY POLE
 - STORM SEWER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - OVERHEAD ELECTRIC LINE
 - CONTROLLING MONUMENT
 - IRON ROD WITH CAP FOUND
 - IRON ROD FOUND
 - RAILROAD SPIKE FOUND
 - EASEMENT
 - RIGHT-OF-WAY
 - DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

Update.

FINAL PLAT
INTERSTATE CLASSIC CARS
ADDITION
LOT 1, BLOCK A
1.990 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2023
CASE NUMBER _____

OWNER
J R FLEMING INVESTMENTS, LLC
P.O. BOX 489
ROCKWALL, TEXAS 75087

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-042 SHEET 1 OF 2



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3101 Springer Road, Rockwall TX 75032

SUBDIVISION Interstate Classic Cars Addition

LOT

1

BLOCK

A

GENERAL LOCATION East of the Intersection of Springer Road and Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-46 with SH-276 Overlay

CURRENT USE Vacant

PROPOSED ZONING

PROPOSED USE

Office/Car Showroom

ACREAGE 1.990

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 J R Fleming Investments, LLC.

APPLICANT db constructors, inc.

CONTACT PERSON Jeff Fleming

CONTACT PERSON Matthew Peterson

ADDRESS 2635 Observation Trail

ADDRESS 2400 Great Southwest Parkway

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Fort Worth, TX 76106

PHONE (214) 505-9116

PHONE (972) 837-6244

E-MAIL jfleming@interstateclassiccars.com

E-MAIL matthew@dbconstructors.com

NOTARY VERIFICATION [REQUIRED]

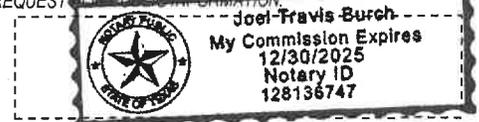
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF R. Fleming [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 340.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF October, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

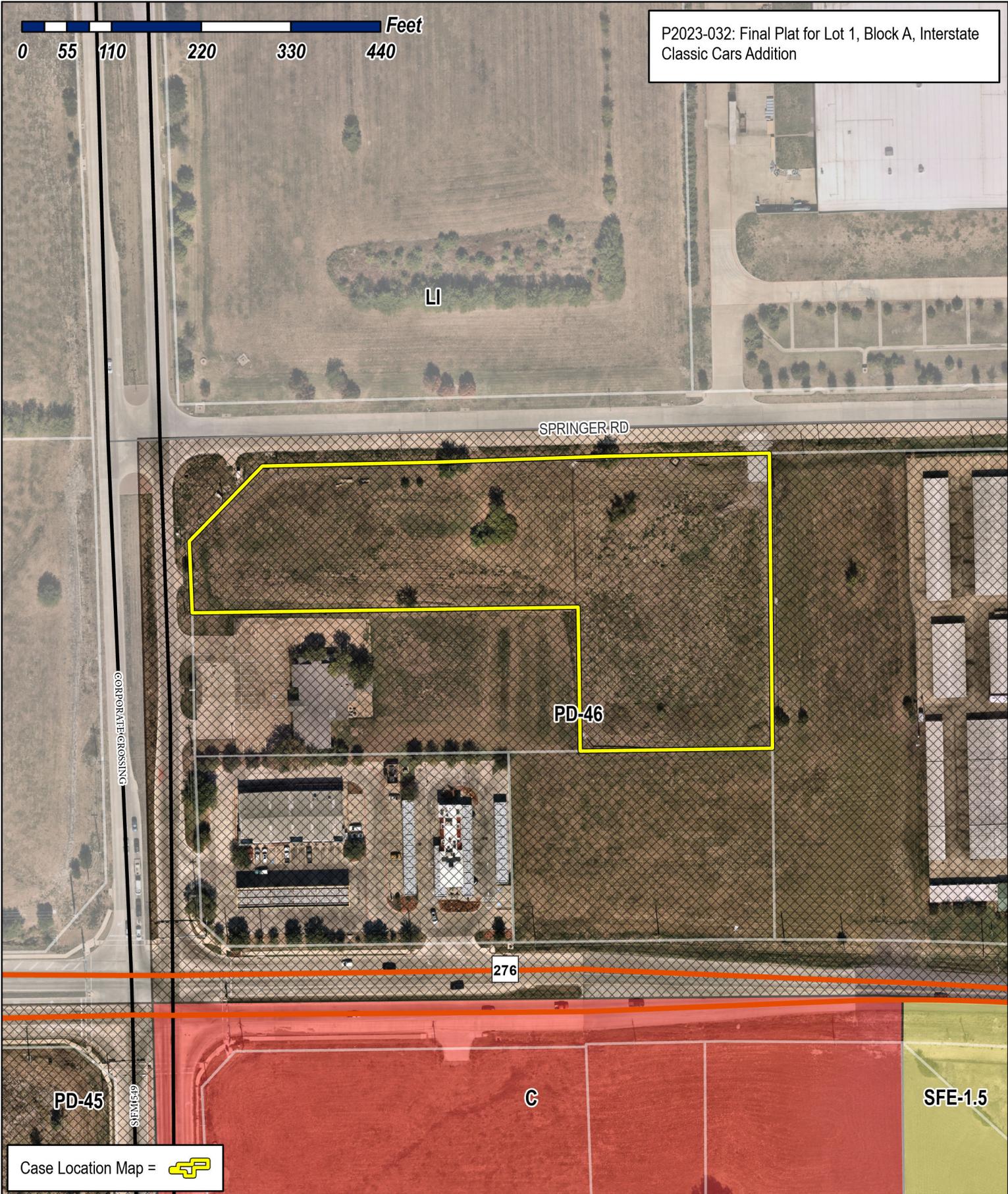


MY COMMISSION EXPIRES

12/30/25



P2023-032: Final Plat for Lot 1, Block A, Interstate Classic Cars Addition



Case Location Map =

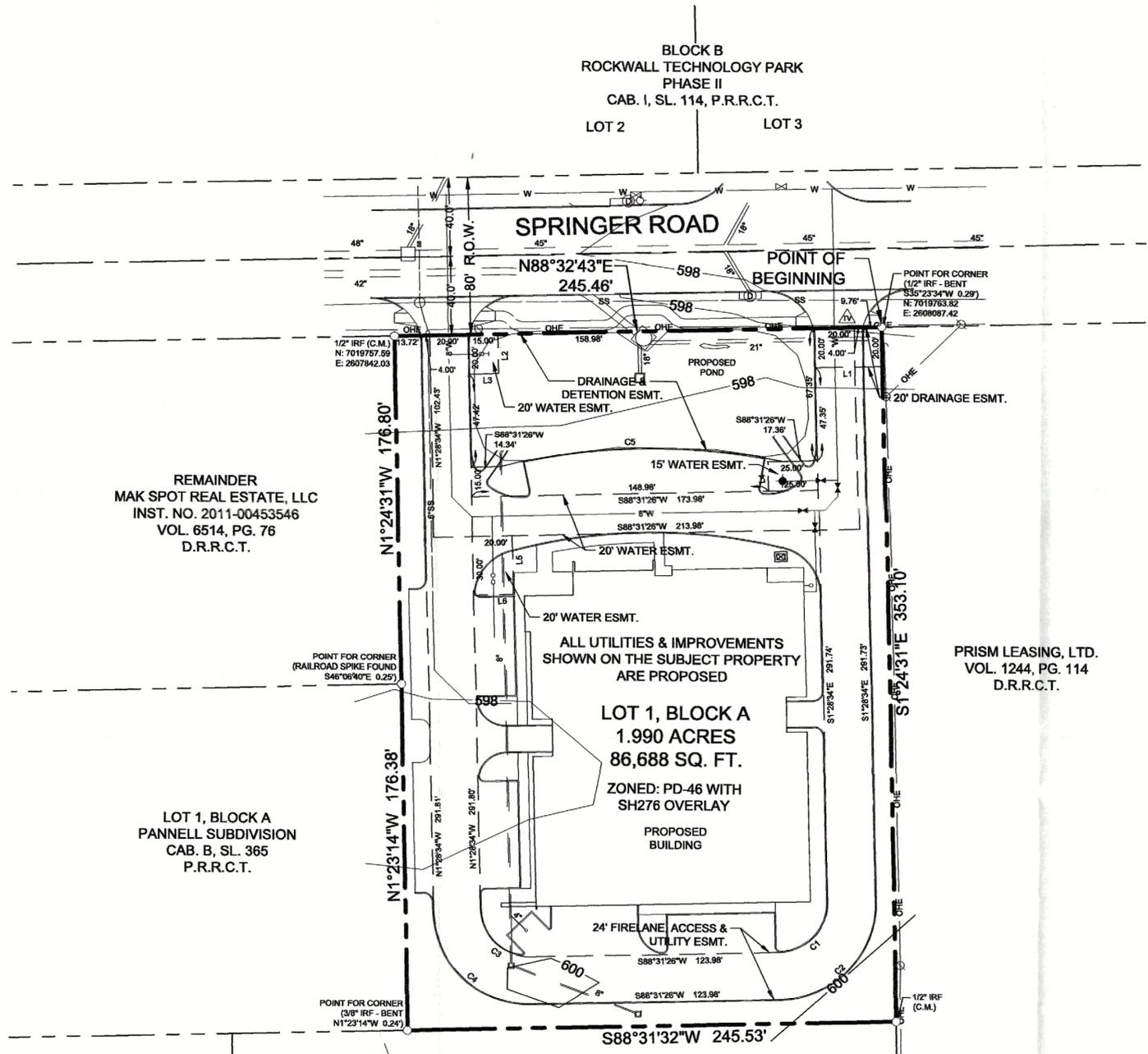


City of Rockwall

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.





REMAINDER
MAK SPOT REAL ESTATE, LLC
INST. NO. 2011-00453546
VOL. 6514, PG. 76
D.R.R.C.T.

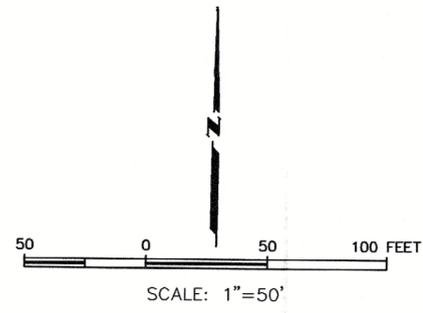
LOT 1, BLOCK A
PANNELL SUBDIVISION
CAB. B, SL. 365
P.R.R.C.T.

LOT 1, BLOCK A
SUBWAY/GATEWAY/HEALTH
FOOD STORE
CAB. G, SL. 105
P.R.R.C.T.

PRBS PROPERTIES LLC
INST. NO. 2019000010624
O.P.R.R.C.T.

PRISM LEASING, LTD.
VOL. 1244, PG. 114
D.R.R.C.T.

BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE II
CAB. I, SL. 114, P.R.R.C.T.
LOT 2 LOT 3



LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°32'43"W	33.74'
L2	N01°28'34"W	20.00'
L3	S88°32'43"W	15.00'
L4	S01°28'34"E	15.00'
L5	S01°24'31"E	30.00'
L6	S88°31'26"W	20.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	S43°31'26"W	35.36'
C2	90°00'00"	49.00'	76.97'	S43°31'26"W	69.30'
C3	90°00'00"	25.00'	39.27'	N46°28'34"W	35.36'
C4	90°00'00"	49.00'	76.97'	N46°28'34"W	69.30'
C5	26°02'21"	315.77'	143.51'	S88°31'26"W	142.27'

- NOTES:
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
 2. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 3. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
 4. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
 5. ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
 6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480547 0045L, REVISED DATE SEPTEMBER 26, 2008.
"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

- LEGEND**
- CABLE TV MARKER SIGN
 - GUY ANCHOR
 - UTILITY POLE
 - STORM SEWER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - OVERHEAD ELECTRIC LINE
 - CONTROLLING MONUMENT
 - IRON ROD WITH CAP FOUND
 - IRON ROD FOUND
 - RAILROAD SPIKE FOUND
 - EASEMENT
 - RIGHT-OF-WAY
 - DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

OWNER
J R FLEMING INVESTMENTS, LLC
P.O. BOX 489
ROCKWALL, TEXAS 75087

FINAL PLAT
INTERSTATE CLASSIC CARS
ADDITION
LOT 1, BLOCK A
1.990 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2023
CASE NUMBER _____

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-042 SHEET 1 OF 2



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: November 1, 2023
APPLICANT: Aaron Davis; *John King, LLC*
CASE NUMBER: P2023-033; *Final Plat for Lot 1 Block A, John King Office Park*

SUMMARY

Consider a request by Aaron Davis of John King, LLC for the approval of a Final Plat for Lot 1, Block A, John King Office Park being a 2.361-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1940 S. John King Boulevard, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 2.361-acre parcel of land (*i.e. Tract 1-2 of the W.H. Baird Survey, Abstract No. 25*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, John King Office Park*) and establishing the necessary access, fire lane, and utility easements for the construction of five (5) (*i.e. two [2] buildings at 3,680 SF and three [3] buildings at 4,368 SF*) office buildings on the subject property.
- Background. The subject property was originally annexed into the City of Rockwall on September 16, 1974 by *Ordinance No. 74-25*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved to a zoning change [*Ordinance No. 74-32*] for the subject property from an Agricultural (AG) District to Planned Development District 10 (PD-10) for Commercial (C) District land uses. The Planned Development District has been amended seven (7) times by *Ordinance No.'s 96-03, 00-08, 04-25, 04-40, 12-13, 13-39 & 20-30* since the original ordinance adoption; however, the zoning designation of the subject property has not changed since *Ordinance No. 74-32*. On August 9, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-040*] to construct five (5) (*i.e. two [2] buildings at 3,680 SF and three [3] buildings at 4,368 SF*) office buildings on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lot 1, Block A, John King Office Park* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: P2023-033
PROJECT NAME: Lot 1, Block A, John King Office Park
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Consider a request by Aaron Davis of John King, LLC for the approval of a Final Plat for Lot 1, Block A, John King Office Park being a 2.361-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1940 S. John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	10/26/2023	Approved w/ Comments

10/26/2023: P2023-033: Final Plat for Lot 1, Block A, John King Office Park
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Aaron Davis of John King, LLC for the approval of a Final Plat for Lot 1, Block A, John King Office Park being a 2.361-acre tract of land identified as Tract 1-2 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1940 S. John King Boulevard.

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

M.3 For reference, include the case number (P2023-033) in the lower right-hand corner of all pages on future submittals.

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

Final Plat
Lot 1, Block A
John King Office Park
Being one (1) lot
2.3161-Acres Or 100,899.316 SF
Situated within the
W.H. Baird Survey, Abstract No. 25
City of Rockwall, Rockwall County, Texas

M.5 Indicate any existing or proposed corner clips. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Provide the following Signature Block on the second page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

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

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

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

M.9 Record all owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions adjoining platted land by record name and by deed record volume and page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

I.11 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: November 1, 2023

City Council: November 6, 2023

I.12 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

ENGINEERING

Madelyn Price

10/24/2023

Approved w/ Comments

-
- 10/24/2023: 1. Not a fire lane.
2. Show and label the 10' pedestrian easement along this frontage.
3. Easement.
4. Show all building lines.
5. Show the 10' utility easement shown on the civil plans.

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

BUILDING

Craig Foshee

10/26/2023

Approved

No Comments

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

FIRE

Ariana Kistner

10/24/2023

Approved

No Comments

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

GIS

Lance Singleton

10/23/2023

Approved

No Comments

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

POLICE

Chris Cleveland

10/24/2023

Approved

No Comments

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

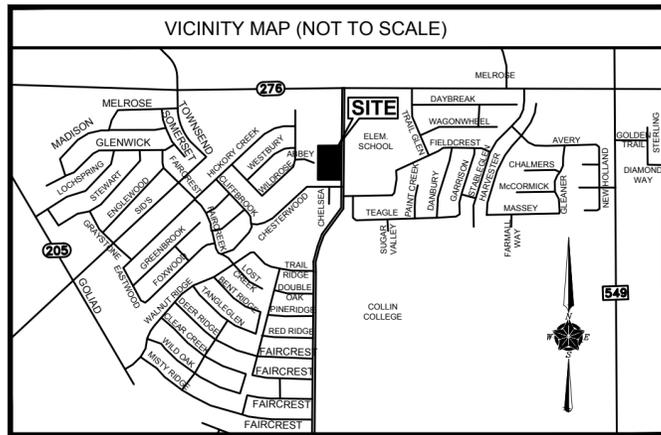
PARKS

Travis Sales

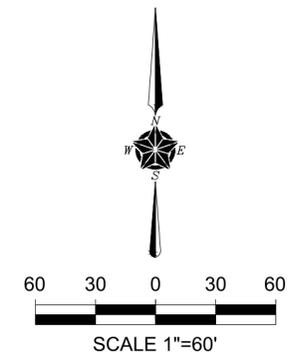
10/24/2023

Approved

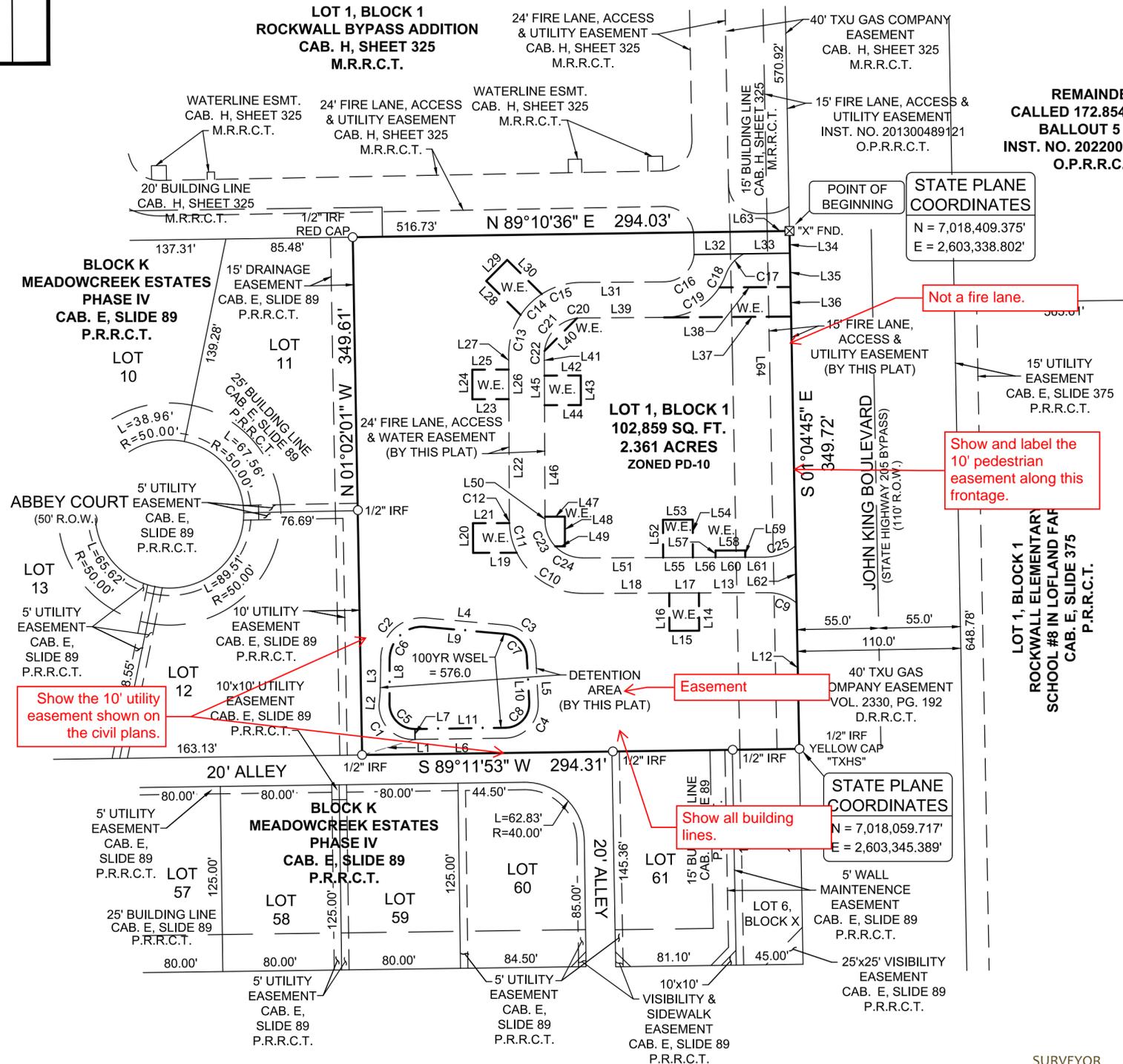
No Comments



PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND RECONSTRUCTION OF DRAINAGE EASEMENTS ON-SITE



EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	37.15'	N73°34'51"E	L33	30.94'	N89°10'36"E
L2	8.71'	N4°51'23"E	L34	15.00'	N1°04'43"W
L3	21.38'	N0°56'18"E	L35	22.80'	S1°04'47"E
L4	54.02'	S84°52'47"E	L36	20.00'	S1°04'45"E
L5	31.42'	S3°02'51"E	L37	85.56'	N89°37'06"E
L6	61.10'	S89°09'53"W	L38	47.82'	S89°37'06"W
L7	7.00'	N0°25'41"W	L39	55.66'	N89°37'06"E
L8	30.04'	S0°10'00"W	L40	31.02'	S44°44'56"W
L9	54.02'	N84°52'47"W	L41	13.81'	N0°15'04"W
L10	31.42'	N3°02'51"W	L42	24.50'	N89°44'56"E
L11	61.10'	N89°09'53"E	L43	20.00'	S0°15'04"E
L12	98.66'	N1°04'45"W	L44	24.50'	S89°44'56"W
L13	46.33'	N89°44'59"E	L45	20.00'	N0°15'04"W
L14	25.48'	S0°15'04"E	L46	75.25'	S0°15'04"E
L15	20.00'	S89°44'56"W	L47	13.36'	N89°54'07"E
L16	25.48'	N0°15'04"W	L48	20.00'	S0°05'53"E
L17	20.00'	N89°44'59"E	L49	6.56'	S89°54'07"W
L18	58.42'	N89°44'59"E	L50	2.94'	N0°15'04"W
L19	29.36'	S89°44'56"W	L51	54.42'	S89°44'56"W
L20	20.00'	N0°15'04"W	L52	25.48'	N0°15'04"W
L21	24.52'	N89°44'56"E	L53	20.00'	N89°44'56"E
L22	82.41'	S0°15'04"E	L54	25.48'	S0°15'04"E
L23	24.50'	S89°44'56"W	L55	20.00'	S89°44'56"W
L24	20.00'	N0°15'04"W	L56	15.25'	S89°44'56"W
L25	24.50'	N89°44'56"E	L57	4.57'	N0°15'04"W
L26	20.00'	S0°15'04"E	L58	20.00'	N89°44'56"E
L27	9.59'	S0°15'04"E	L59	4.57'	S0°15'04"E
L28	32.64'	N45°15'04"W	L60	20.00'	S89°44'56"W
L29	20.00'	N44°44'56"E	L61	13.94'	S89°44'56"W
L30	32.81'	S45°15'04"E	L62	38.44'	S1°04'45"E
L31	55.64'	S89°37'06"W	L63	15.00'	N89°10'36"E
L32	33.56'	N89°10'36"E	L64	349.59'	N1°04'45"W



REMAINDER CALLED 172.854 ACRES BALLOUT 5 LLC INST. NO. 20220000021793 O.P.R.R.C.T.

STATE PLANE COORDINATES
N = 7,018,409.375'
E = 2,603,338.802'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	38.02'	22.97'	94°51'27"	S45° 37' 28"E 33.82'
C2	46.89'	28.00'	95°56'27"	S47° 09' 00"W 41.60'
C3	31.47'	22.00'	81°57'46"	N43° 53' 54"W 28.86'
C4	36.24'	22.65'	91°38'55"	N42° 04' 51"E 32.50'
C5	26.59'	17.00'	89°36'27"	S45° 37' 28"E 23.96'
C6	36.84'	22.00'	95°56'27"	S47° 08' 59"W 32.68'
C7	22.89'	16.00'	81°57'46"	N43° 53' 54"W 20.99'
C8	25.83'	16.00'	92°29'20"	N43° 19' 39"E 23.11'
C9	20.87'	30.00'	39°51'29"	N70° 20' 48"W 20.45'
C10	54.97'	49.00'	64°16'32"	S58° 06' 48"E 52.13'
C11	20.73'	49.00'	24°14'29"	S13° 51' 17"E 20.58'
C12	1.27'	49.00'	1°28'59"	S0° 59' 33"E 1.27'
C13	28.81'	49.00'	33°41'35"	S16° 35' 44"W 28.40'
C14	20.14'	49.00'	23°33'08"	S45° 13' 06"W 20.00'
C15	28.01'	49.00'	32°45'16"	S73° 22' 18"W 27.63'
C16	30.33'	20.00'	86°54'04"	S47° 55' 10"W 27.51'
C17	18.86'	25.00'	43°13'14"	S41° 08' 51"W 18.41'
C18	9.84'	44.00'	12°48'27"	N26° 15' 49"E 9.82'
C19	44.35'	44.00'	57°44'50"	N61° 32' 27"E 42.49'
C20	2.94'	25.00'	6°44'05"	N86° 27' 44"E 2.94'
C21	33.46'	25.00'	76°41'31"	N44° 44' 56"E 31.02'
C22	2.90'	25.00'	6°39'15"	N3° 04' 33"E 2.90'
C23	18.80'	25.00'	43°05'40"	N21° 47' 54"W 18.36'
C24	20.47'	25.00'	46°54'20"	N66° 47' 54"W 19.90'
C25	21.64'	30.00'	41°19'48"	N69° 05' 02"E 21.17'

Show the 10' utility easement shown on the civil plans.

Show and label the 10' pedestrian easement along this frontage.

Show all building lines.

LEGEND:
CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRS IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
VOL., PG. VOLUME, PAGE
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
W.E. WATER EASEMENT (BY THIS PLAT)

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
LITTLE GENIUS OF TEXAS, LLC
a Texas limited liability company
436 QUAIL CREEK DRIVE
MURPHY, TEXAS 75094
attn: VINOD SHARMA, President

SURVEYOR

TEXAS HERITAGE SURVEYING, LLC



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
JOHN KING OFFICE PARK
LOT 1, BLOCK A
1 LOT
102,859 SQUARE FEET / 2.361 ACRES
BEING A TRACT OF LAND SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. SP2022-040
PAGE 1 OF 2



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-033

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

1940 S JOHN KING

SUBDIVISION

JOHN KING OFFICE PARK

LOT

1

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-10/C

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

2.36

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

JOHN KING, LLC

APPLICANT

CONTACT PERSON

AARON DAVIS

CONTACT PERSON

ADDRESS

709 W RUSK

ADDRESS

CITY, STATE & ZIP

ROCKWALL TX

CITY, STATE & ZIP

PHONE

214-557-9093

PHONE

E-MAIL

aaron@sbmres.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

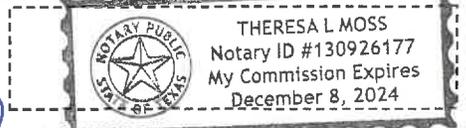
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$_____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF October 2023

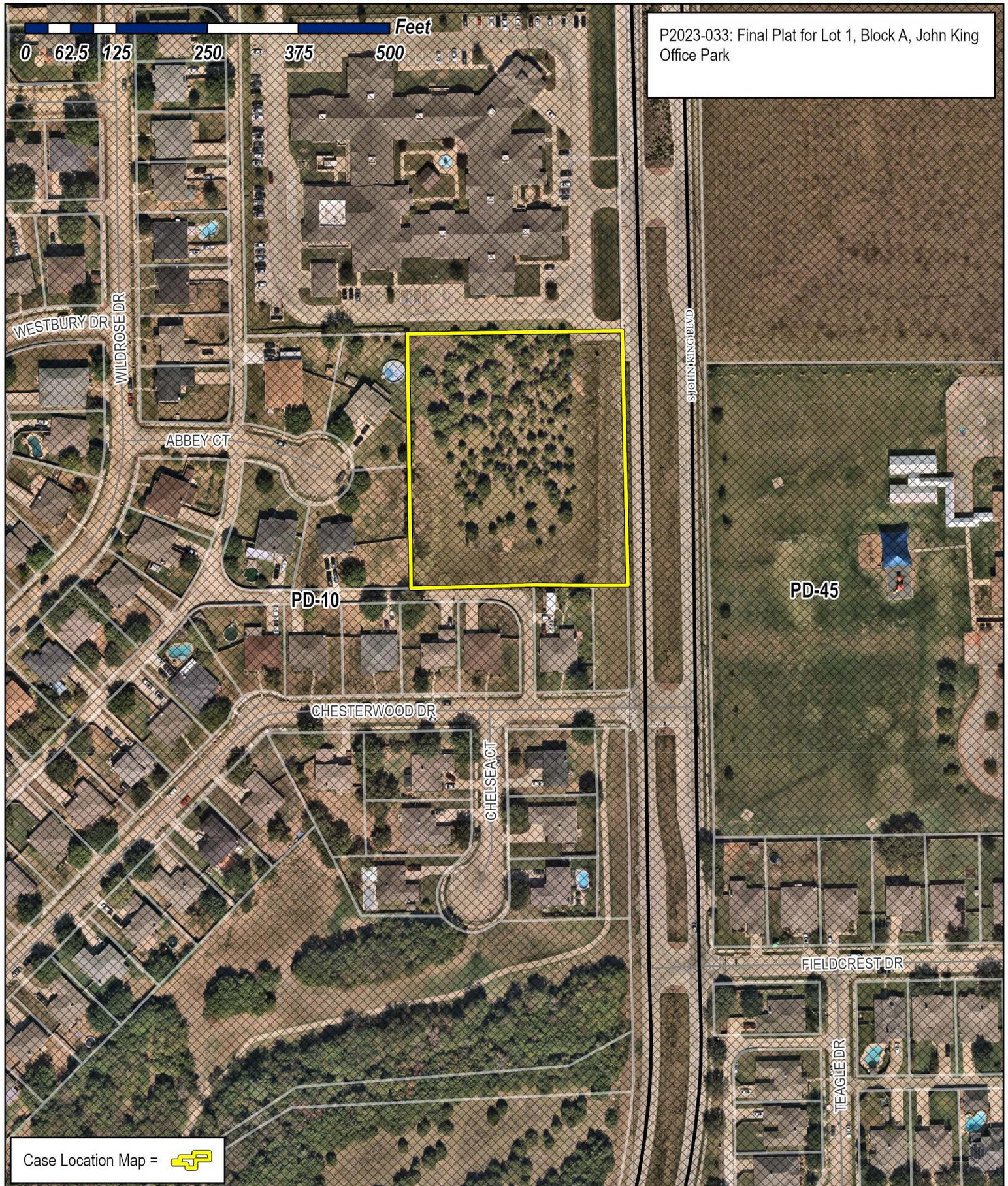
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



P2023-033: Final Plat for Lot 1, Block A, John King Office Park

Case Location Map = 

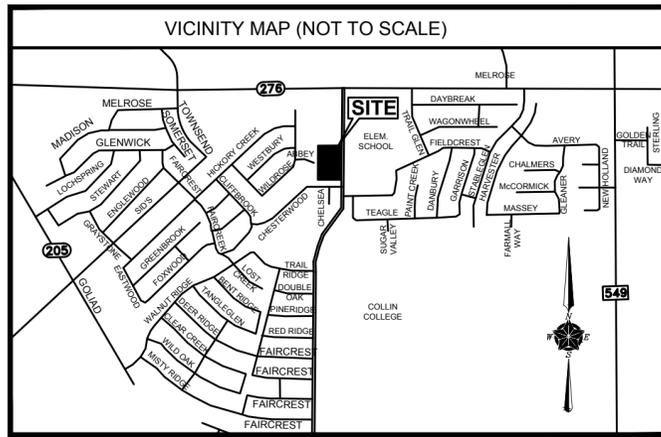


City of Rockwall

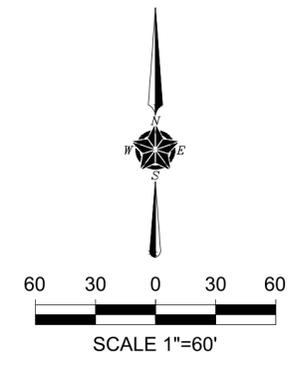
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

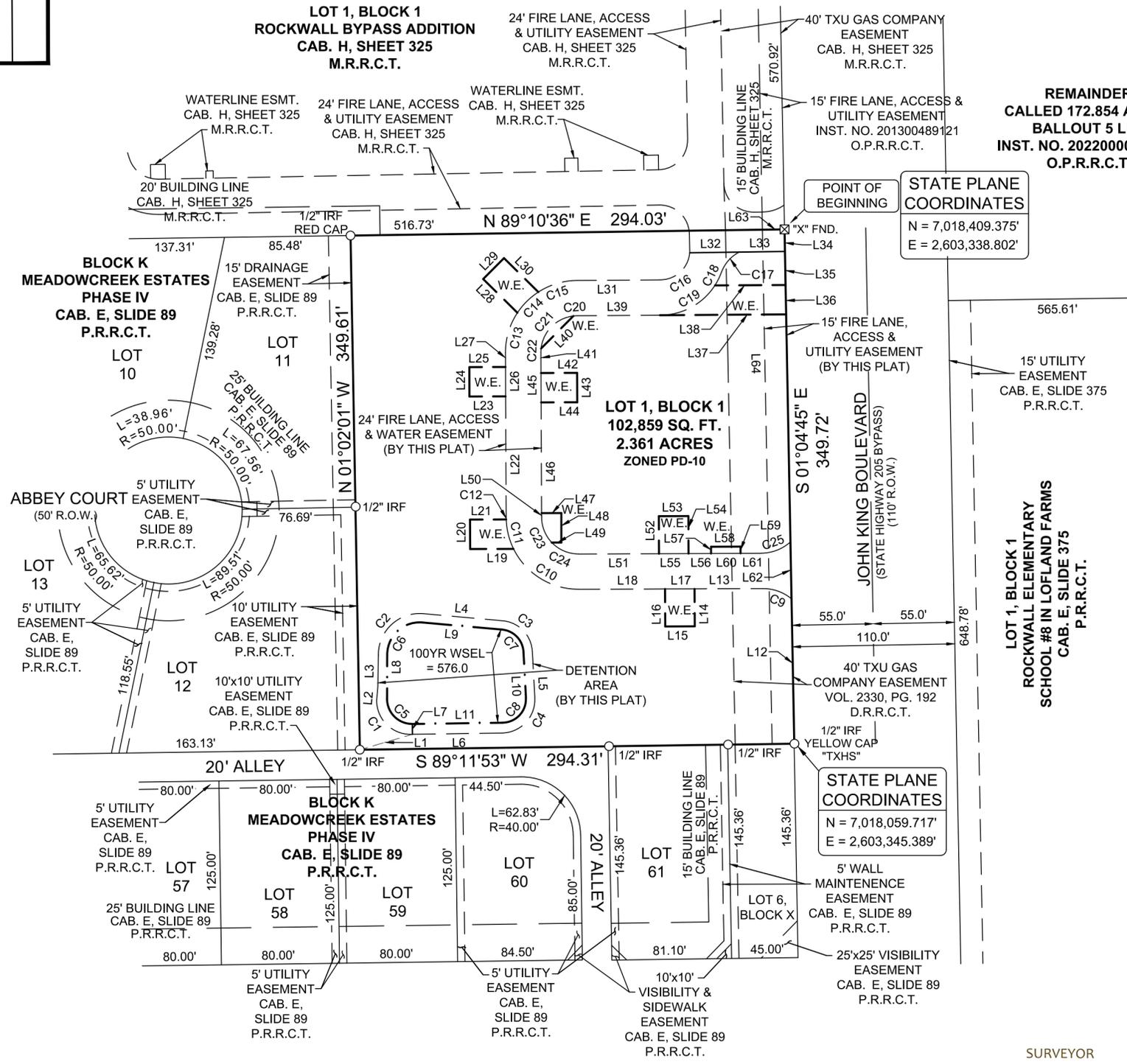




PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND RECONSTRUCTION OF DRAINAGE EASEMENTS ON-SITE



EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	37.15'	N73°34'51"E	L33	30.94'	N89°10'36"E
L2	8.71'	N4°51'23"E	L34	15.00'	N1°04'43"W
L3	21.38'	N0°56'18"E	L35	22.80'	S1°04'47"E
L4	54.02'	S84°52'47"E	L36	20.00'	S1°04'45"E
L5	31.42'	S3°02'51"E	L37	85.56'	N89°37'06"E
L6	61.10'	S89°09'53"W	L38	47.82'	S89°37'06"W
L7	7.00'	N0°25'41"W	L39	55.66'	N89°37'06"E
L8	30.04'	S0°10'00"W	L40	31.02'	S44°44'56"W
L9	54.02'	N84°52'47"W	L41	13.81'	N0°15'04"W
L10	31.42'	N3°02'51"W	L42	24.50'	N89°44'56"E
L11	61.10'	N89°09'53"E	L43	20.00'	S0°15'04"E
L12	98.66'	N1°04'45"W	L44	24.50'	S89°44'56"W
L13	46.33'	N89°44'59"E	L45	20.00'	N0°15'04"W
L14	25.48'	S0°15'04"E	L46	75.25'	S0°15'04"E
L15	20.00'	S89°44'56"W	L47	13.36'	N89°54'07"E
L16	25.48'	N0°15'04"W	L48	20.00'	S0°05'53"E
L17	20.00'	N89°44'59"E	L49	6.56'	S89°54'07"W
L18	58.42'	N89°44'59"E	L50	2.94'	N0°15'04"W
L19	29.36'	S89°44'56"W	L51	54.42'	S89°44'56"W
L20	20.00'	N0°15'04"W	L52	25.48'	N0°15'04"W
L21	24.52'	N89°44'56"E	L53	20.00'	N89°44'56"E
L22	82.41'	S0°15'04"E	L54	25.48'	S0°15'04"E
L23	24.50'	S89°44'56"W	L55	20.00'	S89°44'56"W
L24	20.00'	N0°15'04"W	L56	15.25'	S89°44'56"W
L25	24.50'	N89°44'56"E	L57	4.57'	N0°15'04"W
L26	20.00'	S0°15'04"E	L58	20.00'	N89°44'56"E
L27	9.59'	S0°15'04"E	L59	4.57'	S0°15'04"E
L28	32.64'	N45°15'04"W	L60	20.00'	S89°44'56"W
L29	20.00'	N44°44'56"E	L61	13.94'	S89°44'56"W
L30	32.81'	S45°15'04"E	L62	38.44'	S1°04'45"E
L31	55.64'	S89°37'06"W	L63	15.00'	N89°10'36"E
L32	33.56'	N89°10'36"E	L64	349.59'	N1°04'45"W



REMAINDER CALLED 172.854 ACRES BALLOUT 5 LLC INST. NO. 20220000021793 O.P.R.R.C.T.

STATE PLANE COORDINATES
N = 7,018,409.375'
E = 2,603,338.802'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	38.02'	22.97'	94°51'27"	S45° 37' 28"E 33.82'
C2	46.89'	28.00'	95°56'27"	S47° 09' 00"W 41.60'
C3	31.47'	22.00'	81°57'46"	N43° 53' 54"W 28.86'
C4	36.24'	22.65'	91°38'55"	N42° 04' 51"E 32.50'
C5	26.59'	17.00'	89°36'27"	S45° 37' 28"E 23.96'
C6	36.84'	22.00'	95°56'27"	S47° 08' 59"W 32.68'
C7	22.89'	16.00'	81°57'46"	N43° 53' 54"W 20.99'
C8	25.83'	16.00'	92°29'20"	N43° 19' 39"E 23.11'
C9	20.87'	30.00'	39°51'29"	N70° 20' 48"W 20.45'
C10	54.97'	49.00'	64°16'32"	S58° 06' 48"E 52.13'
C11	20.73'	49.00'	24°14'29"	S13° 51' 17"E 20.58'
C12	1.27'	49.00'	1°28'59"	S0° 59' 33"E 1.27'
C13	28.81'	49.00'	33°41'35"	S16° 35' 44"W 28.40'
C14	20.14'	49.00'	23°33'08"	S45° 13' 06"W 20.00'
C15	28.01'	49.00'	32°45'16"	S73° 22' 18"W 27.63'
C16	30.33'	20.00'	86°54'04"	S47° 55' 10"W 27.51'
C17	18.86'	25.00'	43°13'14"	S41° 08' 51"W 18.41'
C18	9.84'	44.00'	12°48'27"	N26° 15' 49"E 9.82'
C19	44.35'	44.00'	57°44'50"	N61° 32' 27"E 42.49'
C20	2.94'	25.00'	6°44'05"	N86° 27' 44"E 2.94'
C21	33.46'	25.00'	76°41'31"	N44° 44' 56"E 31.02'
C22	2.90'	25.00'	6°39'15"	N3° 04' 33"E 2.90'
C23	18.80'	25.00'	43°05'40"	N21° 47' 54"W 18.36'
C24	20.47'	25.00'	46°54'20"	N66° 47' 54"W 19.90'
C25	21.64'	30.00'	41°19'48"	N69° 05' 02"E 21.17'

LEGEND:
CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRS IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
VOL., PG. VOLUME, PAGE
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
W.E. WATER EASEMENT (BY THIS PLAT)

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
LITTLE GENIUS OF TEXAS, LLC
a Texas limited liability company
436 QUAIL CREEK DRIVE
MURPHY, TEXAS 75094
attn: VINOD SHARMA, President



TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
JOHN KING OFFICE PARK
LOT 1, BLOCK A
1 LOT
102,859 SQUARE FEET / 2.361 ACRES
BEING A TRACT OF LAND SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. SP2022-040
PAGE 1 OF 2

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING that tract of land situated in the W.H. Baird Survey, Abstract No. 25 in the City of Rockwall, Rockwall County, Texas, and being that tract of land described in General Warranty Deed with Vendor's Lien to JOHN KING OC, LLC recorded in Instrument Number 2022000001403, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for corner, said corner being the southeast corner of Lot 1, Block 1 of Rockwall Bypass Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet H, Sheet 325, Map Records, Rockwall County, Texas, and being in the west right-of-way line of John King Boulevard (State Highway 205 Bypass)(110 foot right-of-way);

THENCE South 01 degrees 04 minutes 45 seconds East, along the west right-of-way line of said John King Boulevard, a distance of 349.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being in the northeast corner of Lot 6, Block X of Meadowcreek Estates Phase IV, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet E, Slide 89, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 11 minutes 53 seconds West, along the north line of said Lot 6, Block X, passing a 1/2 inch iron rod found at a distance of 44.81 feet, continuing along the north line of Lot 61, Block K of said Meadowcreek Estates Phase IV, passing a 1/2 inch iron rod found at a distance of 80.64 feet, and continuing along the north right-of-way line of a 20 foot alley for a total distance of 294.31 feet to a 1/2 inch iron rod found for corner, said corner being the southeast corner of Lot 12, Block K of said Meadowcreek Estates Phase IV;

THENCE North 01 degrees 02 minutes 01 seconds West, along the east line of said Lot 12, Block K, passing a 1/2 inch iron rod found at a distance of 165.28 feet, and continuing along the east line of said Lot 11, Block K of said Meadowcreek Estates Phase IV for a total distance of 349.61 feet to a 1/2 inch iron rod found for corner, said corner being in the south line of said Lot 1, Block 1;

THENCE North 89 degrees 10 minutes 30 seconds East, along the south line of said Lot 1, Block 1, a distance of 294.03 feet back to the POINT OF BEGINNING and containing 102,859 square feet or 2.361 acres of land more or less.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

JOHN KING OC, LLC, a Texas limited liability company

Aaron Davis
Manager, JOHN KING OC, LLC, a Texas limited liability company

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Aaron Davis, Manager, JOHN KING OC, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Signature

GENERAL NOTES:

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

2) Bearings and elevations are based on NAD83, North American Datum of 1983.

3) The purpose of this plat is to create one lot from an unplatted tract of land.

SURVEYORS CERTIFICATE:

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

Gary E. Johnson, R.P.L.S. No. 5299

Approved:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

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

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

Mayor, City of Rockwall

City Secretary

City Engineer



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

ENGINEER
MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
attn: JERRY MONK

OWNER
JOHN KING OC, LLC
709 W. RUSK STREET
ROCKWALL, TEXAS 75087
AARON DAVIS - MANAGER

FINAL PLAT
JOHN KING OFFICE PARK
LOT 1, BLOCK A
1 LOT
102,859 SQUARE FEET / 2.361 ACRES
BEING A TRACT OF LAND SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. SP2022-040

closure 10-17-23.txt

Parcel name: 3

North: 7025190.7387	East : 2595707.5326
Line Course: N 00-02-56 E	Length: 102.27
North: 7025293.0087	East : 2595707.6198
Line Course: N 89-22-27 E	Length: 141.63
North: 7025294.5557	East : 2595849.2414
Line Course: S 14-59-50 E	Length: 57.04
North: 7025239.4586	East : 2595864.0017
Line Course: S 15-41-07 E	Length: 50.98
North: 7025190.3770	East : 2595877.7843
Line Course: N 89-52-39 W	Length: 170.26
North: 7025190.7410	East : 2595707.5247

Perimeter: 522.18 Area: 16,088 Sq Ft 0.369 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0081 Course: N 73-52-41 W
Error North: 0.00226 East : -0.00783
Precision 1: 64,466.67



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: November 1, 2023
APPLICANT: Drew Donosky; *ClayMoore Engineering*
CASE NUMBER: P2023-035; *Replat for Lot 3, Block 1, Rockwall Recreation Addition*

SUMMARY

Consider a request by Drew Donosky of ClayMoore Engineering on behalf of Chase Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Replat for Lot 3, Block 1, Rockwall Recreational Addition being a 4.39-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Replat for a 4.39-acre parcel of land (i.e. Lot 2, Block 1, Rockwall Recreation Addition) for the purpose of creating one (1) lot (i.e. Lot 3, Block 1, Rockwall Recreation Addition) to establish the necessary access, fire lane, and utility easements for the expansion of an existing *Motor Vehicle Dealership* (i.e. *Clay Cooley Hyundai*) on the subject property.
- ☑ Background. The subject property was annexed on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 6, 2005 when the City Council approved *Ordinance No. 05-25 [Case No. Z2005-019]* changing the zoning to a Light Industrial (LI) District. The building on the subject property was constructed as a house of worship (i.e. *Church of Christ*) in 1990 and was remodeled in 2012-2013 after the City Council approved *Ordinance No. 12-11 [Case No. Z2012-005]* -- on June 18, 2012 -- allowing a *New Motor Vehicle Dealership for Cars and Light Trucks* on property. The changes to the exterior of the building were approved by site plan under *Case No. SP2012-010* on June 12, 2012. On January 3, 2022, a Specific Use Permit (SUP) [*Case No. Z2021-049; Ordinance No. 22-02*] was approved by City Council allowing the expansion of the *New Motor Vehicle Dealership*, and adding the *Minor Automotive Repair Garage, Car Wash, and Outside Storage* land uses to the subject property. On February 15, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-003*] allowing the expansion of the *New Motor Vehicle Dealership* and adding the three (3) accessory uses (i.e. a *Car Wash, Outside Storage, and a Minor Auto Repair Garage*) in compliance with the approved Specific Use Permit (SUP) [*Ordinance No. 22-02*]. Due to major changes to the approved site plan, on September 5, 2023, the City Council approved an amended Specific Use Permit (SUP) to allow for further expansion of the existing *New Motor Vehicle Dealership*, and changing the proposed accessory land use from a *Minor Automotive Repair Garage* to *Major Automotive Repair Garage*. On September 12, 2023, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-030*] for the expansion of an existing *Motor Vehicle Dealership* (i.e. *Clay Cooley Hyundai*) on the subject property.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for Lot 3, Block 1, Rockwall Recreation Addition staff would propose the following conditions of approval:

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

PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: P2023-035
PROJECT NAME: Lot 3, Block 1, Rockwall Recreation Addition
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Consider a request by Drew Donosky of ClayMoore Engineering on behalf of Chase Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Replat for Lot 3, Block 1, Rockwall Recreational Addition being a 4.39-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	10/26/2023	Approved w/ Comments

10/26/2023: P2023-035: Replat for Lot 3, Block 1, Rockwall Recreation Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Drew Donosky of ClayMoore Engineering on behalf of Chase Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Replat for Lot 3, Block 1, Rockwall Recreational Addition being a 4.39-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30.

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

M.3 For reference, include the case number (P2023-035) in the lower right-hand corner of all pages on future submittals.

M.5 Please correct the Title Block to the following:

Final Plat
Lot 3, Block 1
Rockwall Recreation Addition
Being a Replat of
Lot 2, Block 1, Rockwall Recreation Addition
Being one (1) lot
4.39-Acres Or 191,236 SF
Situated within the
Archibald Hanna Survey, Abstract No. 24
City of Rockwall, Rockwall County, Texas

M.6 Please provide the following Signature Block on the second page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

M.7 Remove Building Setbacks. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Provide the street centerline for I-30 Frontage road. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Indicate any existing or proposed corner clips. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Record Owners of contiguous parcels of subdivided land. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

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

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

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

M.12 Provide the new Owner's Certificate of Dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.14 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: November 1, 2023

City Council: November 6, 2023

I.15 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

- 10/24/2023: 1. Public access.
 2. and fire lanes.
 3. Call out 100yr WSEL of the detention pond.
 4. Include missing information.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved

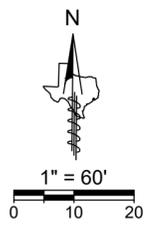
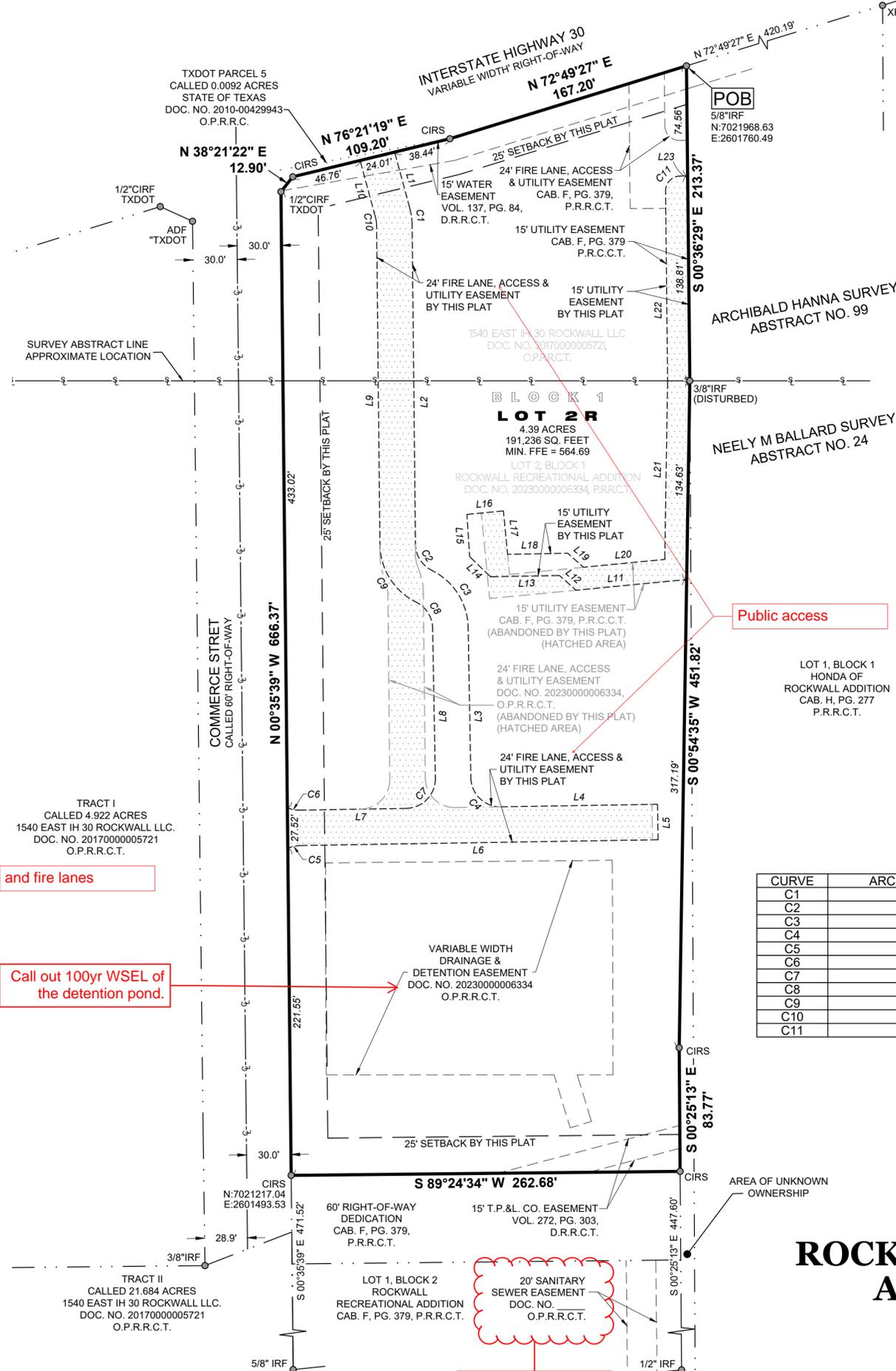
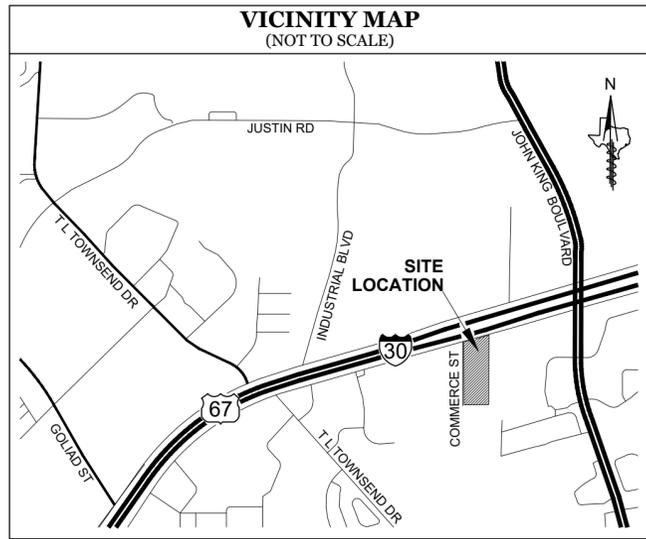
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved

No Comments



GENERAL NOTES

- The purpose of this plat is to dedicate & abandon easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

and fire lanes

Call out 100yr WSEL of the detention pond.

Public access

Include missing information.

LINE	BEARING	DISTANCE
L1	S 15°03'39" E	39.66'
L2	S 00°35'39" E	216.38'
L3	S 01°01'55" E	101.89'
L4	N 89°03'46" E	105.75'
L5	S 00°59'25" E	24.00'
L6	S 89°03'46" W	242.03'
L7	S 89°03'46" W	71.96'
L8	S 01°01'55" E	101.78'
L9	S 00°35'39" E	216.38'
L10	S 15°03'39" E	40.25'
L11	N 84°27'38" E	75.05'
L12	S 48°21'36" E	14.96'
L13	N 89°00'35" E	46.60'
L14	S 45°59'25" E	19.53'
L15	S 03°46'33" E	28.68'
L16	S 84°27'38" W	24.76'
L17	N 05°32'22" W	29.51'
L18	S 89°00'35" W	40.63'
L19	N 48°21'36" W	14.27'
L20	S 84°27'38" W	55.10'
L21	S 00°54'35" W	121.03'
L22	S 00°36'29" E	128.61'
L23	S 89°23'31" W	5.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.11'	44.00'	14°28'00"	S 07°49'39" E	11.08'
C2	22.02'	20.00'	63°04'08"	S 32°07'43" E	20.92'
C3	48.10'	44.00'	62°37'52"	S 32°20'51" E	45.74'
C4	31.38'	20.00'	89°54'18"	S 45°59'04" E	28.26'
C5	8.41'	20.00'	24°04'46"	S 77°01'23" W	8.34'
C6	8.55'	20.00'	24°29'59"	N 78°41'14" W	8.49'
C7	31.45'	20.00'	90°05'41"	S 44°00'55" W	28.31'
C8	21.86'	20.00'	62°37'52"	S 32°20'51" E	20.79'
C9	48.43'	44.00'	63°04'08"	S 32°07'43" E	46.02'
C10	5.05'	20.00'	14°28'00"	S 07°49'39" E	5.04'
C11	15.71'	10.00'	90°00'00"	S 44°23'31" W	14.14'

LEGEND

PG	= PAGE
CAB	= CABINET
POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
ADF	= ALUMINUM DISC FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS
---	= SUBJECT BOUNDARY
---	= ADJOINER BOUNDARY

**REPLAT
ROCKWALL RECREATIONAL
ADDITION REVISED
LOT 2R, BLOCK 1
4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 2, BLOCK 1 OF ROCKWALL RECREATIONAL ADDITION, RECORDED IN DOCUMENT NUMBER 2023000006334, P.R.R.C.T., SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99, AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project 2110.002-XX	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date 10/19/2023	
Drafter BE	

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

ENGINEER
Claymoore Engineering, Inc.
Contact: Drew Donosky
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
1540 East IH 30 Rockwall LLC
PO BOX 570809
Dallas, TX 75357



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 **1540 I-30 Rockwall, Tx**

SUBDIVISION **Rockwall Recreation Addition**

LOT **1&2**

BLOCK **1**

GENERAL LOCATION **IH30 and Commerce Drive**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **F1**

CURRENT USE **Auto Dealer**

PROPOSED ZONING _____

PROPOSED USE **Auto Dealer**

ACREAGE **7.17**

LOTS [CURRENT] **2**

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 **1540 East IH 30 Rockwall LLC**

APPLICANT **ClayMoore Engineering**

CONTACT PERSON **Chase Cooley**

CONTACT PERSON **Drew Donosky**

ADDRESS **PO Box 570809**

ADDRESS **1903 Central Drive, Suite 406**

CITY, STATE & ZIP **Dallas, Tx 75357**

CITY, STATE & ZIP **Bedford, Tx 76021**

PHONE _____

PHONE **817.281.0572**

E-MAIL _____

E-MAIL **Drew@claymooreeng.com**

NOTARY VERIFICATION [REQUIRED]

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

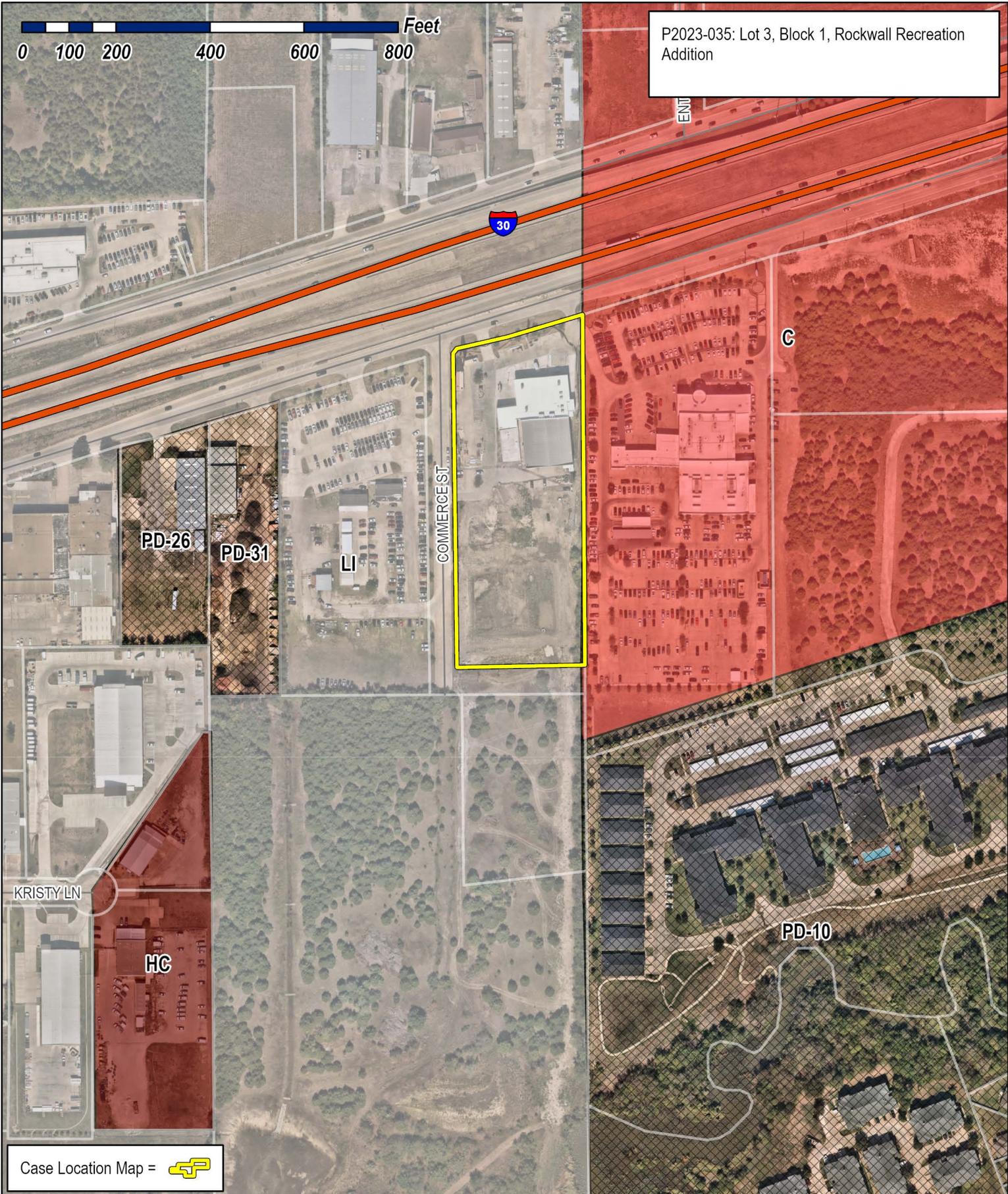
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$443.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF October, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



P2023-035: Lot 3, Block 1, Rockwall Recreation Addition

Case Location Map = 

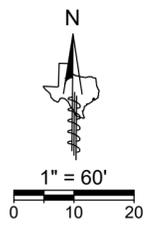
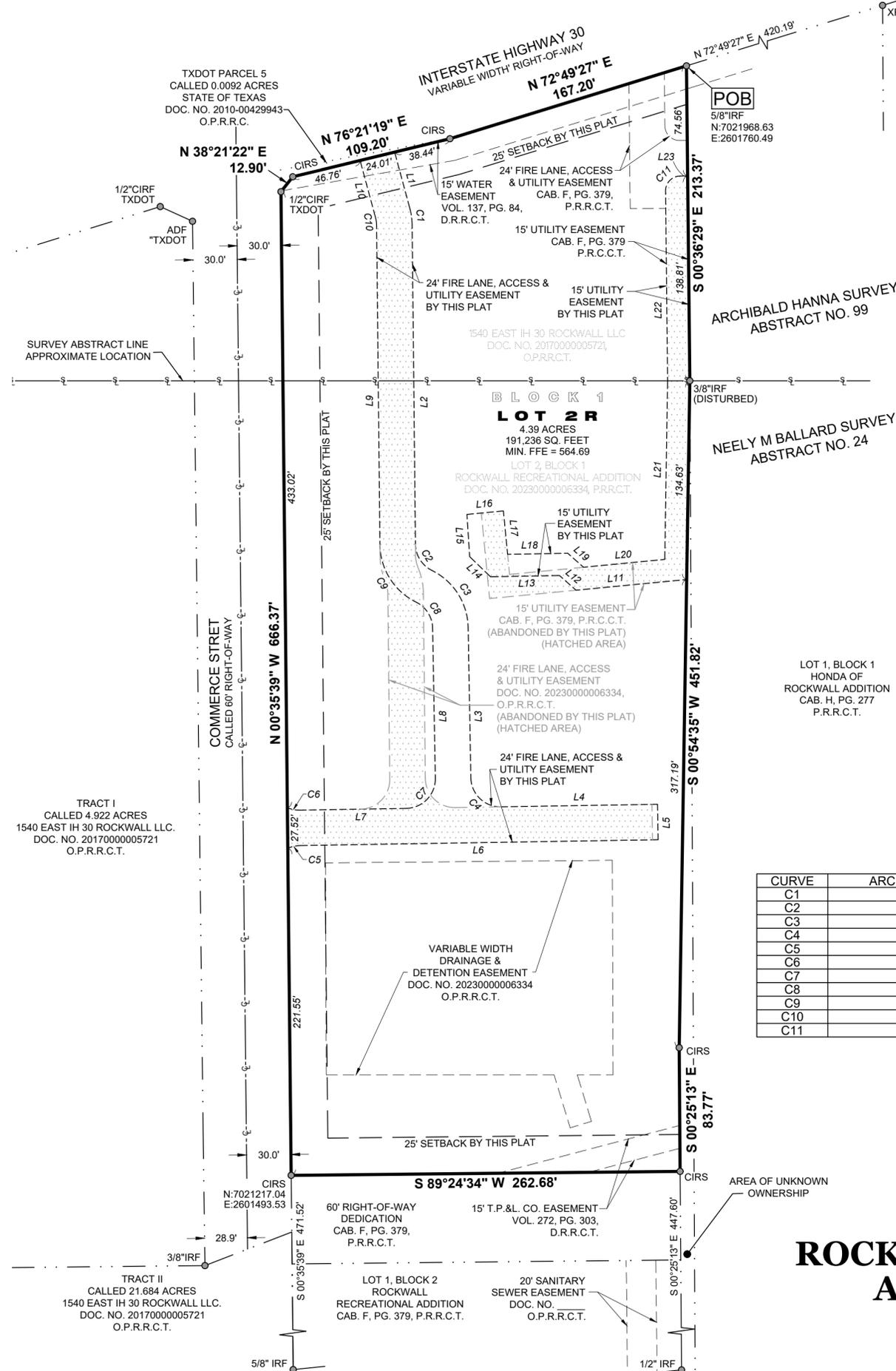
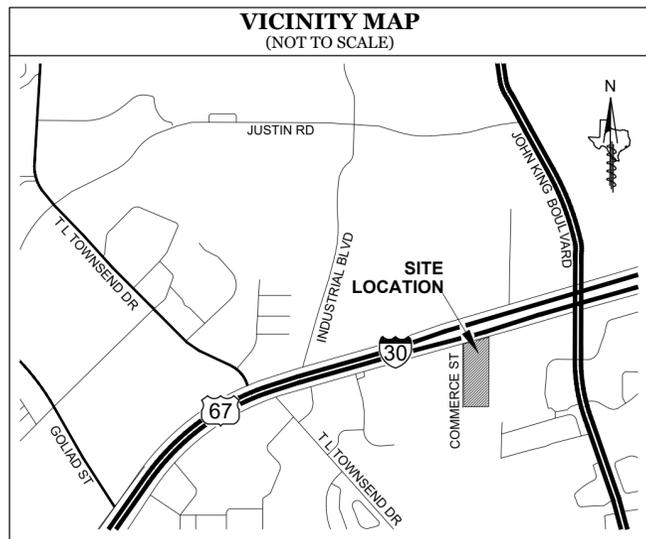


City of Rockwall

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 NOTES

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- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY

**REPLAT
ROCKWALL RECREATIONAL
ADDITION REVISED
LOT 2R, BLOCK 1
4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 2, BLOCK 1
OF ROCKWALL RECREATIONAL ADDITION,
RECORDED IN DOCUMENT NUMBER 2023000006334, P.R.R.C.T.,
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project 2110.002-XX	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date 10/19/2023	
Drafter BE	

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

ENGINEER
Claymoore Engineering, Inc.
Contact: Drew Donosky
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
1540 East IH 30 Rockwall LLC
PO BOX 570809
Dallas, TX 75357

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1 of Rockwall Recreational Addition, a subdivision of record in Document Number 2023000006334, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 2017000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Addition, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

THENCE, along the east line of said Lot 1, Block 1, Rockwall Recreational Addition, the following three (3) courses and distances:

- S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);
- S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication of record in said Rockwall Recreational Addition (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Addition;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall Recreational Addition;

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 666.37 feet to a 1/2" inch iron rod with pink plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called Parcel 5 - 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

THENCE, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

- N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N72°49'27"E, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **1540 EAST IH 30 ROCKWALL LLC**, the undersigned owner of the land shown on this plat, and designated herein as **ROCKWALL RECREATIONAL ADDITION REVISED, LOT 2R, BLOCK 1**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL RECREATIONAL ADDITION, LOT 2, BLOCK 1**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

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

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

OWNER: 1540 EAST IH 30 ROCKWALL LLC

BY: _____ Date _____
 Clay Cooley, Manager

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of 1540 EAST IH 30 ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

 Matthew Raabe Date _____
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date _____
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **ROCKWALL RECREATIONAL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

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

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

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 ROCKWALL RECREATIONAL
 ADDITION REVISED
 LOT 2R, BLOCK 1
 4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 2, BLOCK 1
 OF ROCKWALL RECREATIONAL ADDITION,
 RECORDED IN DOCUMENT NUMBER 2023000006334, P.R.R.C.T.,
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
 AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project 2110.002-XX	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 10/19/2023	
Drafter BE	

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
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ENGINEER
 Claymoore Engineering, Inc.
 Contact: Drew Donosky
 1903 Central Drive, Suite: 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 1540 East IH 30 Rockwall LLC
 PO BOX 570809
 Dallas, TX 75357



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: November 1, 2023
APPLICANT: Jeff Carroll; *Carroll Architects*
CASE NUMBER: P2023-036; *Final Plat for Lot 1, Block A, Helping Hands Addition*

SUMMARY

Consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands Rockwall for the approval of a Final Plat for Lot 1, Block A, Helping Hands Addition being a 9.70-acre tract of land identified as Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 9.70-acre parcel of land (*i.e. Lot 1, Block A, Waggoner Gardens Inc. Addition*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, Helping Hands Addition*) and establishing the necessary access, fire lane, and utility easements for the construction of one (1), 14,158 SF building intended for *General Office, Medical Office, and Storage* land uses and one (1), 8,000 SF building intended for *Storage* land uses on the subject property.
- ☑ Background. On November 30, 1959, the subject property was annexed by *Ordinance 60-01 [Case No. A1960-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, the subject property was zoned Light Industrial (LI) District as of January 3, 1972. Sometime between January 3, 1972 and December 7, 1993, the zoning was changed from a Light Industrial (LI) District to a Commercial (C) District. According to the Rockwall Central Appraisal District (RCAD), the subject property has three (3) commercial buildings currently situated on the site (*i.e. a 2,998 SF building built in 1985, a 1,512 SF commercial building built at an unknown date, and an 11,250 SF commercial building built in 1993*). On August 9, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-041*] to construct one (1), 14,158 SF building intended for *General Office, Medical Office, and Storage* land uses and one (1), 8,000 SF building intended for *Storage* land uses on the subject property.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lot 1, Block A, Helping Hands Addition* staff would propose the following conditions of approval:

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

- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: P2023-036
PROJECT NAME: Final Plat for Lot 1, Block A, Helping Hands Addition
SITE ADDRESS/LOCATIONS: 950 WILLIAMS ST

CASE CAPTION: Consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands Rockwall for the approval of a Final Plat for Lot 1, Block A, Helping Hands Addition being an 8.869-acre tract of land identified as Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	10/26/2023	Approved w/ Comments

10/26/2023: P2023-036: Final Plat for Lot 1, Block A, Helping Hands Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Jon Bailey of Helping Hands Rockwall for the approval of a Final Plat for Lot 1, Block A, Helping Hands Addition being an 9.70-acre tract of land identified as Lot 1, Block A, Waggoner Gardens Inc. Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 950 Williams Street.

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

M.3 For reference, include the case number (P2023-036) in the lower right-hand corner of all pages on future submittals.

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

Final Plat
Lot 1, Block A
Helping Hands Addition
Being one (1) lot
9.70-Acres Or 422,635 SF
Situated within the
R. Ballard Survey, Abstract No. 29
City of Rockwall, Rockwall County, Texas

M.5 Please provide the standard plat wording and a second page or if possible, fit the standard plat wording on the first page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances) The updated standard plat wording is attached.

M.6 Please provide the following Signature Block on the second page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

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

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

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

M.9 Record all owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions adjoining platted land by record name and by deed record volume and page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Provide two (2) state plane coordinates. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Provide a vicinity map. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.12 Provide the centerline for Williams Street. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.13 Indicate all existing or proposed corner clips (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.14 Record all owners of contiguous parcels of subdivided land. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.15 Provide a legal description (metes and bounds/field notes). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.16 All signatures on the Owner's Certificate of Dedication shall be required to be acknowledged by a notary public. The Notary Public Signature Block is provided in the attached standard plat wording document. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.17 Provide Surveyor seal. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.18 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.19 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: November 1, 2023
 City Council: November 6, 2023

I.20 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

- 10/24/2023: 1. 4) Property owner to maintain, repair, and replace all detention and drainage systems in easements.
 2. Show properties on other side of ROW.
 3. Tie two corners to City monumentation (x, y coordinates)
 4. Building line and property line are the same line type.
 5. Continue the 30' building line all the way across the property.
 6. Floodplain shall be notated as a drainage easement. Label water surface elevation and show every 300'. Drainage easement shall extend 20' outside of floodplain or erosion hazard setback, whichever is greater.
 7. Call out 100-yr WSEL of detention pond.
 8. Call out bearings/distances on drainage & detention easement line work.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved w/ Comments

10/23/2023: Please Add State Plane Coordinates to two corners (NAD83 NCTX4202 - Grid)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1,2,3}
- 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 **PLANING** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 950 WILLIAMS ST. SHWY 66

SUBDIVISION R BALLARD SURVEY, ABSTRACT No. 29 LOT 1 BLOCK A

GENERAL LOCATION SHWY 66 & CAUTHER LANE

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING COMMERCIAL

CURRENT USE RETAIL / OFFICE

PROPOSED ZONING N/A

PROPOSED USE SAME

ACREAGE 9.7 AC LOTS [CURRENT] 1 LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 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 HELPING HANDS ROCKWALL

APPLICANT CARROLL ARCHITECTS, INC

CONTACT PERSON JON BAILEY

CONTACT PERSON JEFF CARROLL

ADDRESS 950 WILLIAM ST S#66
Suite 100

ADDRESS 750 E. INTERSTATE 30
S#E 110

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP Rockwall TX 75087

PHONE 972.771.1655

PHONE 214.632.1762

E-MAIL JonBailey@RockwallHelpingHands.com

E-MAIL JCARROLLARCH.COM

NOTARY VERIFICATION (REQUIRED)

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

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

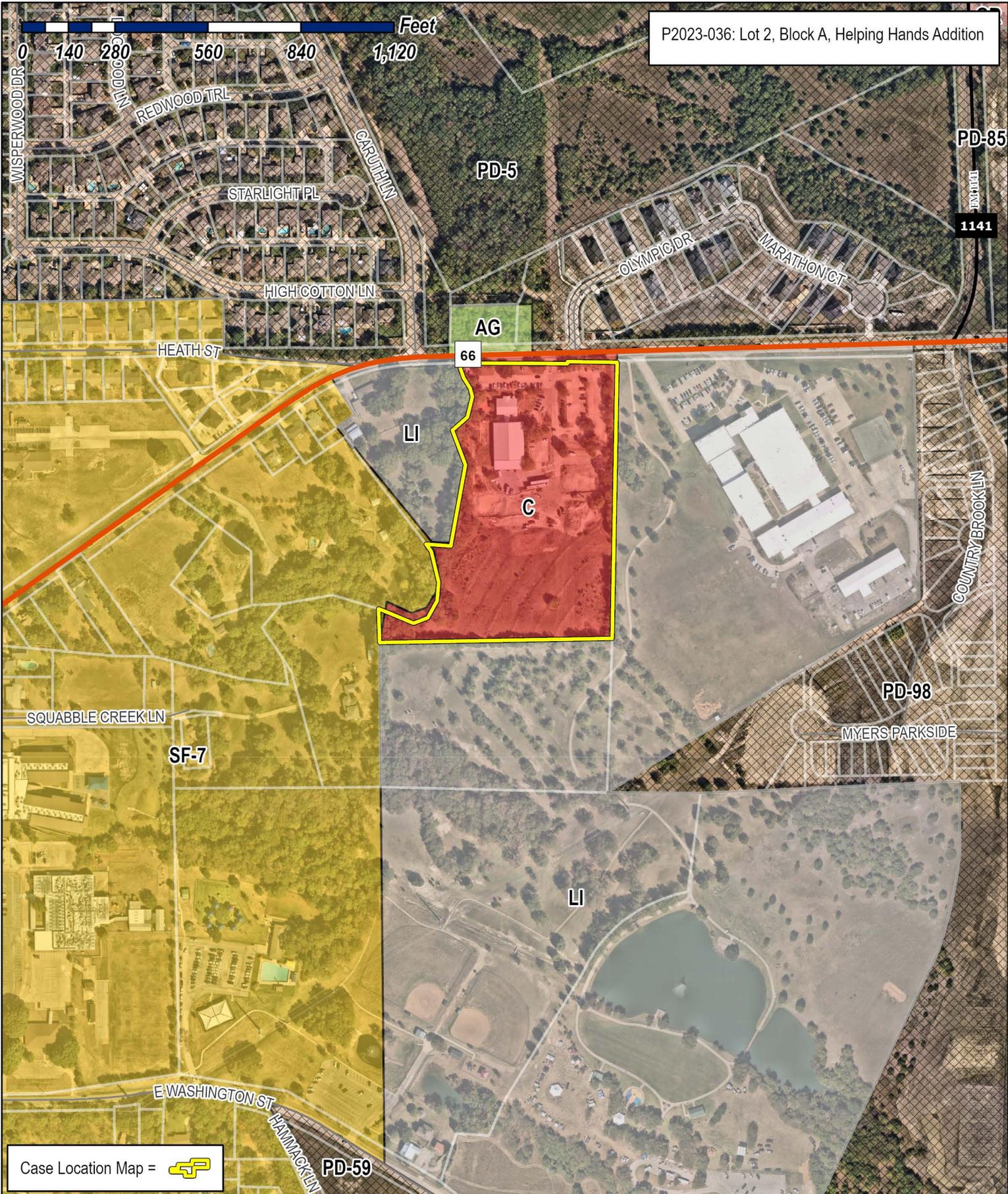
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

P2023-036: Lot 2, Block A, Helping Hands Addition



Case Location Map = 



City of Rockwall

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

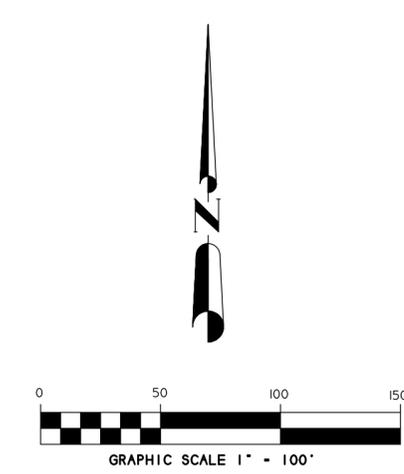
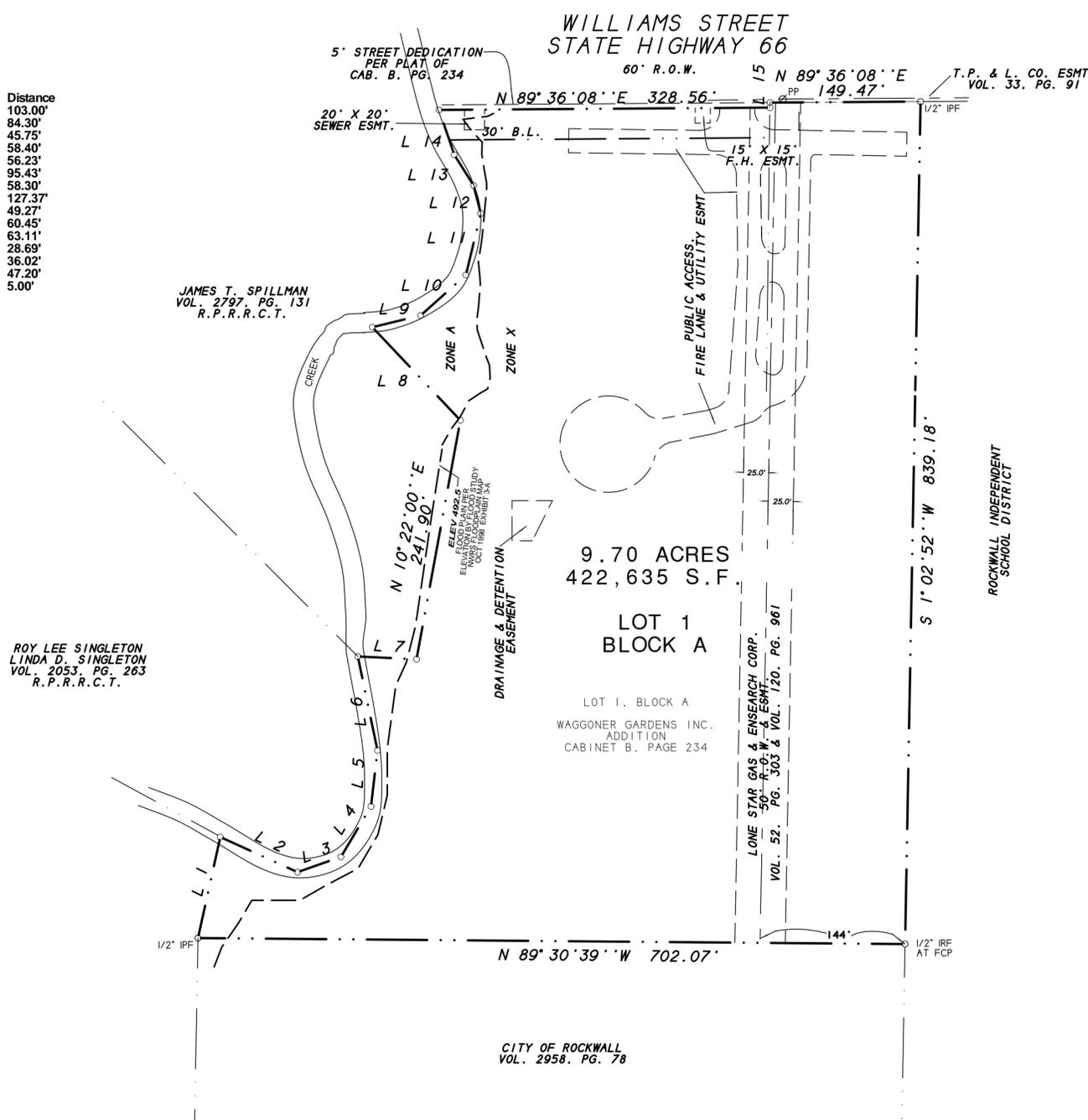
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



SURVEYOR'S NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

Line	Bearing	Distance
1	N 12°24'50"E	103.00'
2	S 65°30'29"E	84.30'
3	N 70°32'09"E	45.75'
4	N 30°42'26"E	58.40'
5	N 6°31'12"E	56.23'
6	N 11°47'14"W	95.43'
7	S 87°20'38"E	58.30'
8	N 43°17'26"W	127.37'
9	N 76°19'11"E	49.27'
10	N 48°06'07"E	60.45'
11	N 13°30'44"E	63.11'
12	N 14°23'51"W	28.69'
13	N 32°04'32"W	36.02'
14	N 18°45'17"W	47.20'
15	N 0°41'53"E	5.00'



FINAL PLAT
LOTS 1, BLOCK A
HELPING HANDS ADDITION
 9.70 ACRES OR 422,635 S.F.
 SITUATED IN THE
 R. BALLARD SURVEY, ABSTRACT NO. 29
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
 ROCKWALL COUNTY HELPING HANDS INC
 P.O. BOX 375
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
⊗	TV
⊕	GAS
⊖	WATER
⊙	PHONE
⊚	SEWER
⊛	FIRE
⊜	POWER
⊝	POLE
⊞	WORKMAN
⊟	1/2" IRF
⊠	MIN. AND FOUND
⊡	1" CORNER
⊢	ELEC. BOX
⊣	WATER METER
⊤	LIGHT POLE
⊥	PROPERTY LINE
---	EASEMENT LINE

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

SURVEY DATE JANUARY 12, 2023
 SCALE 1" = 100' FILE # 20001612-RP
 CLIENT HELPING HANDS



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: November 1, 2023
APPLICANT: Cameron Slown, PE; *Teague, Nall, and Perkins, Inc.*
CASE NUMBER: P2023-037; *Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2*

SUMMARY

Consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2 being a 3.06-acre tract of land identified as Lots 12-14, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, generally located at the northeast corner of the intersection of Andrews Drive and Alliance Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 3.06-acre parcel of land (*i.e. Lots 12-14, Block 1, Alliance Addition, Phase 2*) for the purpose of subdividing three (3) lots into eight (8) lots (*i.e. Lots 17-24, Block 1, Alliance Addition, Phase 2*) and establishing the necessary access, fire lane, and utility easements for the construction of eight (8) *Office Buildings* on the subject property.
- Background. The subject property was annexed into the City of Rockwall on May 17, 2004 by *Ordinance No. 04-34*. At the time of annexation, it was zoned Agricultural (AG) District. On August 16, 2004, the City Council approved *Ordinance No. 04-48 [Case No. Z2004-024]*, which rezoned the subject property -- *which at this time was a portion of a larger 18.99-acre tract of land* -- from an Agricultural (AG) District to Planned Development District 57 (PD-57) for Commercial (C) District land uses. The subject property was originally platted as Lots 2-7, Block 1, Alliance Addition, Phase 2 on May 20, 2008 [*Case No. P2007-032*]. On August 11, 2014, the subject property was replatted as Lots 12, 13 & 14, Block 1, Alliance Addition Phase 2 [*Case No. P2014-009*]. On April 12, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-013*] for the construction of eight (8) *Office Buildings* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lots 17-24, Block 1, Alliance Addition, Phase 2*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: P2023-037
PROJECT NAME: Replat for Lots 17-24 Block 1, Alliance Addition Phase 2
SITE ADDRESS/LOCATIONS: 6535 ALLIANCE DR

CASE CAPTION: Consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2 being a 3.06-acre tract of land identified as Lots 12-14, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, generally located at the northeast corner of the intersection of Andrews Drive and Alliance Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	10/26/2023	Approved w/ Comments

10/26/2023: P2023-037: Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Replat for Lots 17-24, Block 1, Alliance Addition, Phase 2 being a 3.06-acre tract of land identified as Lots 12-14, Block 1, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, generally located at the northeast corner of the intersection of Andrews Drive and Alliance Drive.

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

M.3 For reference, include the case number (P2023-037) in the lower right-hand corner of all pages on future submittals.

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

Final Plat
Lots 17-24, Block 1
Alliance Addition, Phase 2
Being a Replat of
Lots 12, Block 1, Alliance Addition, Phase 2
Being eight (8) lots
3.06-Acres Or 156,816 SF
Situated within the
W.W. Ford Survey, Abstract No. 80
City of Rockwall, Rockwall County, Texas

M.5 Indicate any existing or proposed corner clips. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Record Owners of contiguous parcels of subdivided land. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.8 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: November 1, 2023
City Council: November 6, 2023

I.9 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

- 10/24/2023: 1. Water easements cannot end right at meter. Must extend 5' past, and minimum 20' width.
2. Call out all widths.
3. Show 10' building setback here.
4. Drainage easement
5. Call out detention pond 100-yr WSEL.
6. Show 10' building setback here.
7. Plat needs to be tied down by 2 points with northing and easting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved w/ Comments

10/23/2023: Please mark two corners with State Plane Coordinates (NAD83 - NCTX4202, Grid)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved

No Comments

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Rockwall Rental Properties, L.P. is the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lots 12, 13, and 14, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet I, Slide 73 of the Plat Records of Rockwall County, Texas, and all of a 60 foot Fire Lane, Access, and Utility Easement as shown in Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 301 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the north line of Alliance Drive, a 60 foot right-of-way, for the southwest corner of said Lot 12, same being the southeast corner of Lot 1 of said Alliance Addition Phase 2 as recorded in Cabinet G, Slide 301;

THENCE North 44 degrees 04 minutes 50 seconds East, departing the north line of said Alliance Drive and along the east line of said Lot 1, same being the west line of said Lot 12, a distance of 237.11 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the south line of Jeff Boyd Circle, a variable width right-of-way, for the northeast corner of said Lot 1, same being the northwest corner of said Lot 12;

THENCE South 45 degrees 36 minutes 28 seconds East along the south line of said Jeff Boyd Circle and the north line of said said Alliance Addition Phase 2 as recorded in Cabinet I, Slide 73, a distance of 566.46 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the northeast corner of said Lot 14, same being the northwest corner of Lot 1A, Block A, Alliance Addition according to the Plat recorded in Cabinet F, Slide 153 of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 29 minutes 37 seconds West, departing the south line of said Jeff Boyd Circle, and along the west line of said Lot 1A, same being the east line of said Lot 14, passing, at a distance of 211.22 feet, a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the southeast corner of said Lot 14, same being the northeast corner of the aforementioned 60 foot easement and continuing a total distance of 271.22 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the north line of Lot 15, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Instrument Number 2023000009725 of the Plat Records of Rockwall County, Texas for the southeast corner of said 60 foot easement;

THENCE North 45 degrees 36 minutes 28 seconds West along the north line of said Lot 15, same being the south line of said 60 foot easement, a distance of 210.60 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the east line of Andrews Drive, a 60 foot right-of-way, for the northwest corner of said Lot 15, same being the southwest corner of said 60 foot easement;

THENCE North 44 degrees 23 minutes 28 seconds East along the east line of said Andrews Drive and the west line of said 60 foot easement, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the south line of said Lot 13 and the intersection of the east line of said Andrews drive and the north line of said Alliance Drive for the northwest corner of said 60 foot easement;

THENCE North 45 degrees 36 minutes 28 seconds West along the north line of said Alliance Drive and the south line of said Lot 13 and said Lot 12, a distance of 223.69 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 338.92 feet, a central angle of 22 degrees 37 minutes 18 seconds, an arc length of 133.81 feet, a chord bearing of North 56 degrees 50 minutes 14 seconds West, a distance of 132.94 feet to the POINT OF BEGINNING containing 133,232 square feet, or 3.059 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
BRIAN J. MADDOX, R.P.L.S. NO. 5430

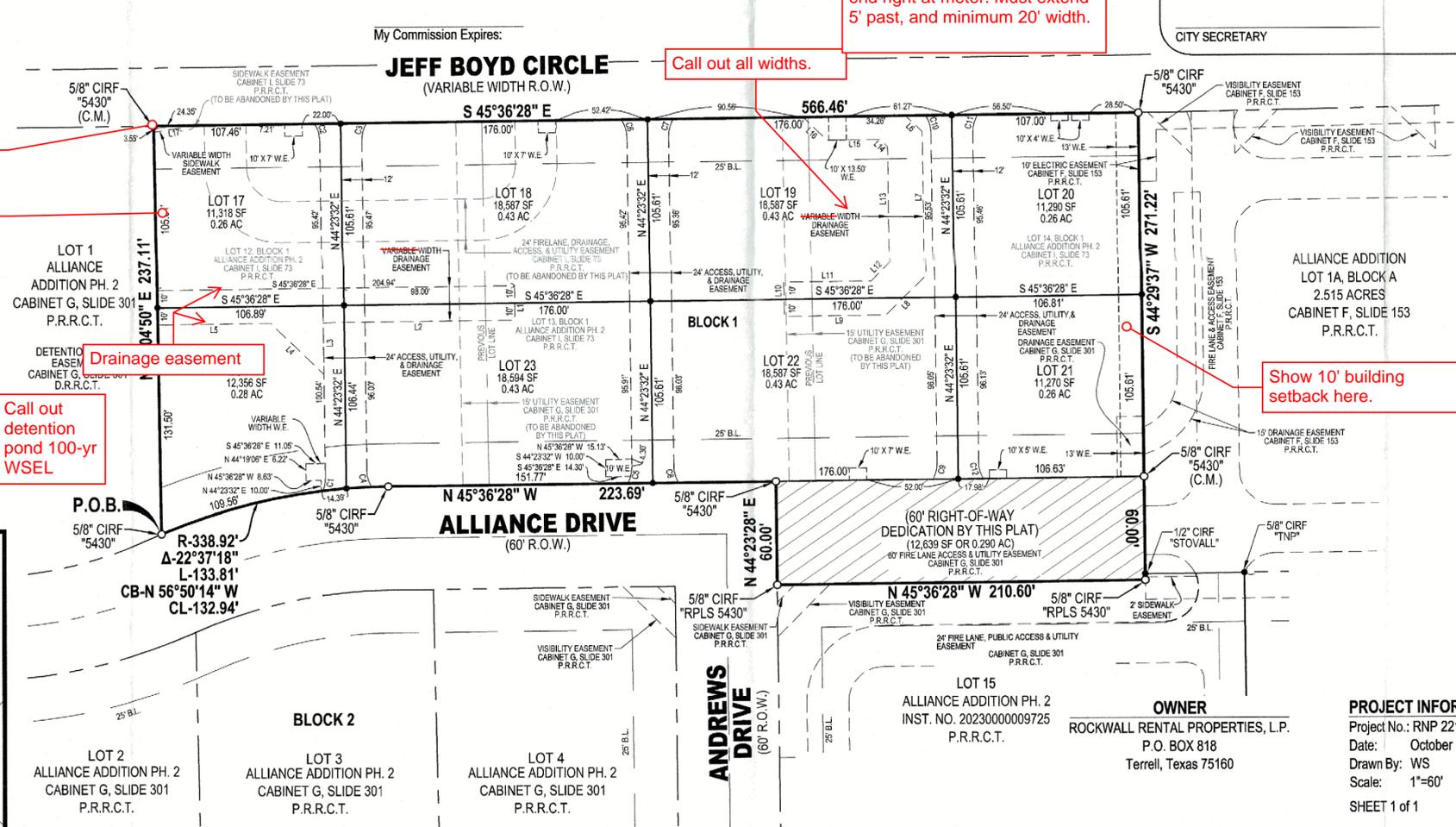
LINE	BEARING	DISTANCE
L1	S 44°23'32" W	20.00'
L2	N 45°36'28" W	110.00'
L3	S 44°23'32" W	30.08'
L4	N 00°36'28" W	42.54'
L5	N 45°36'28" E	64.75'
L6	S 00°36'28" E	13.39'
L7	S 44°23'32" W	83.28'
L8	S 89°23'32" E	32.33'
L9	N 45°36'28" W	58.14'
L10	N 44°23'32" E	20.00'
L11	S 45°36'28" E	49.86'
L12	N 89°23'32" E	15.76'
L13	N 44°23'32" E	66.72'
L14	N 00°36'28" W	6.01'
L15	N 45°36'28" W	30.68'
L16	N 00°36'28" W	19.09'
L17	S 53°54'22" E	24.58'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	20°47'33"	7.26'	N 54°47'19" E	7.22'
C2	20.00'	30°38'07"	10.69'	N 29°04'29" E	10.57'
C3	20.00'	30°28'41"	10.64'	S 59°37'53" W	10.51'
C4	20.00'	29°07'47"	10.17'	S 29°49'39" W	10.06'
C5	20.00'	29°00'12"	10.12'	N 58°53'38" E	10.02'
C6	20.00'	30°37'23"	10.69'	N 29°04'51" E	10.56'
C7	20.00'	30°48'40"	10.76'	S 59°48'22" W	10.63'
C8	20.00'	28°37'56"	9.99'	S 30°04'34" W	9.89'
C9	20.00'	28°34'01"	9.97'	N 58°40'33" E	9.87'
C10	20.00'	30°16'23"	10.57'	N 29°15'21" E	10.44'
C11	20.00'	30°30'17"	10.65'	S 59°38'41" W	10.52'
C12	20.00'	28°18'02"	9.88'	S 30°14'31" W	9.78'

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Plat needs to be tied down by 2 points with northing and easting.
Show 10' building setback here.



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as **LOTS 17, 18, 19, 20, 21, 22, 23, & 24, BLOCK 1, ALLIANCE ADDITION PHASE 2** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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

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

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

ROCKWALL RENTAL PROPERTIES, L.P.

Representative:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, 2023.

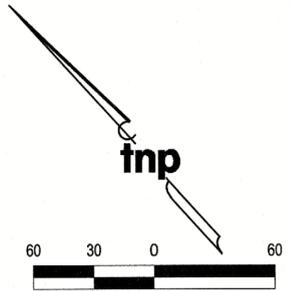
Notary Public in and for the State of Texas

My Commission Expires: _____

JEFF BOYD CIRCLE
(VARIABLE WIDTH R.O.W.)

NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0105L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- ALL CORNERS ARE A 5/8" IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED OR SHOWN.



LEGEND
1" = 60'

- CIRF - CAPPED IRON ROD FOUND
- CIRS - CAPPED IRON ROD SET
- N.T.S. - NOT TO SCALE
- R.O.W. - RIGHT OF WAY
- SF - SQUARE FEET
- AC - ACRES
- W.E. - WATER EASEMENT
- D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS

GENERAL NOTES

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

APPROVED

I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2023.

MAYOR CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
LOTS 17, 18, 19, 20, 21
22, 23, & 24, BLOCK 1
ALLIANCE ADDITION PHASE 2

BEING ALL OF LOTS 12, 13, & 14, BLOCK A, ALLIANCE ADDITION PHASE 2 AS RECORDED IN CABINET I, PAGE 73 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING ALL OF A 60 FOOT FIRE LANE, ACCESS, & UTILITY EASEMENT AS RECORDED IN CABINET G, SLIDE 301 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

CONTAINING A TOTAL OF 3.059 ACRES

AND SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: RNP 22123
Date: October 17, 2023
Drawn By: WS
Scale: 1"=60'
SHEET 1 of 1

OWNER
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160



CASE NO.

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com



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) ¹ 300+20*3.06 = \$361.20
- 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 6535, 6545, 6595 Alliance Drive and 182, 194, 202 Jeff Boyd Road

SUBDIVISION Alliance Addition PH 2 LOT 17-24 BLOCK 1

GENERAL LOCATION North side of Alliance Drive at the intersection of Alliance Drive and Andrews Drive.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-57	CURRENT USE	None
PROPOSED ZONING	PD-57	PROPOSED USE	Commercial Office Buildings
ACREAGE	3.06	LOTS [CURRENT]	3
		LOTS [PROPOSED]	8

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 Rental Properties, LP	<input checked="" type="checkbox"/> APPLICANT	Teague, Nall and Perkins, Inc.
CONTACT PERSON	Randall Noe	CONTACT PERSON	Cameron Slown, PE
ADDRESS	PO Box 818	ADDRESS	825 Watters Creek Blvd. Suite M300
CITY, STATE & ZIP	Terrell, TX 75160	CITY, STATE & ZIP	Allen, TX 75013
PHONE		PHONE	817-889-5050
E-MAIL		E-MAIL	cslownd@tnpinc.com

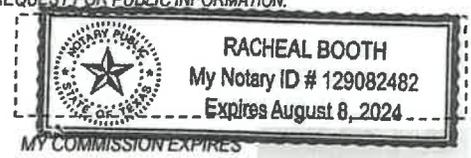
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Randall Noe [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 \$ 361.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF 20 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

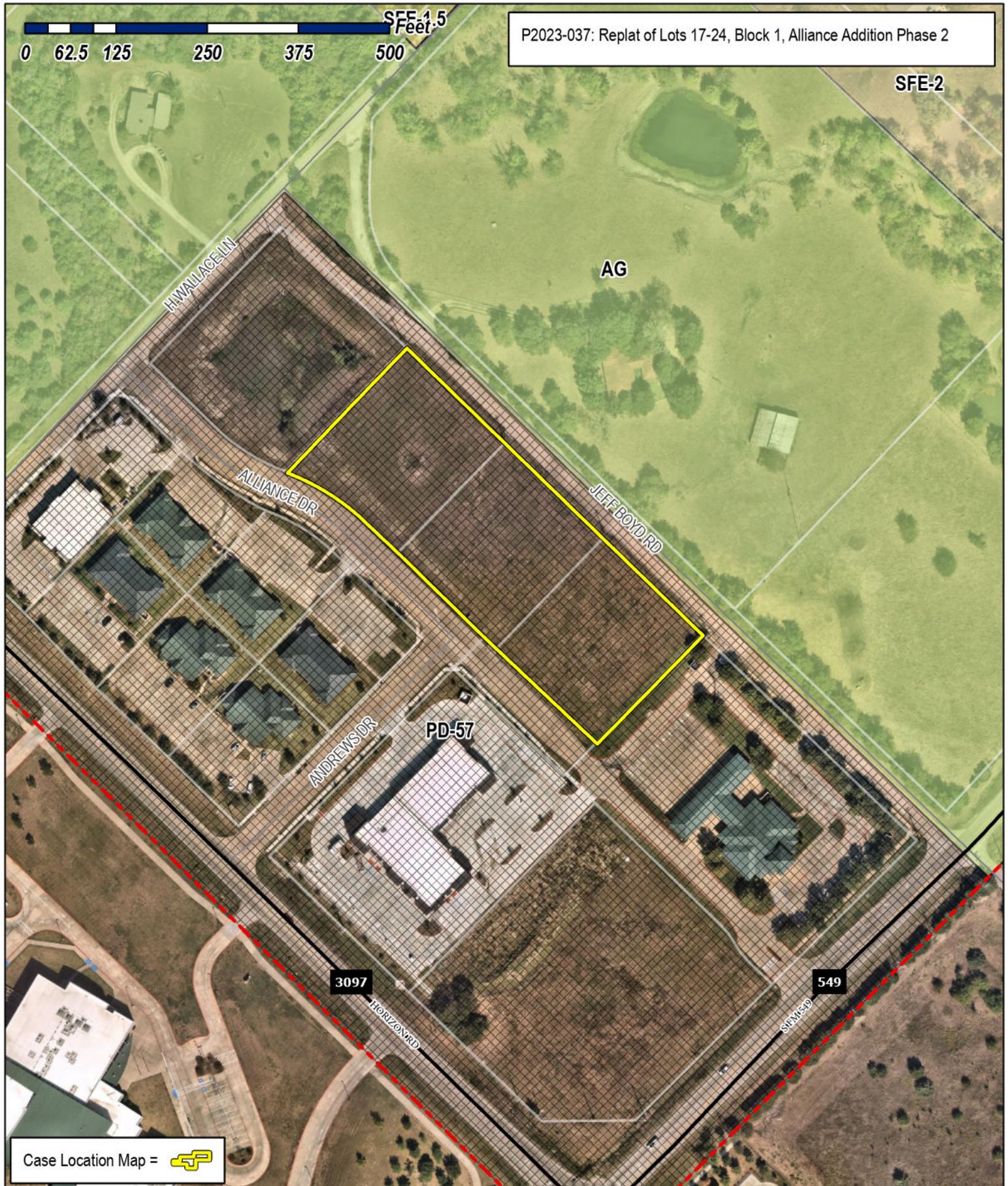
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF Oct, 2023
OWNER'S SIGNATURE *[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *Racheal Booth*





P2023-037: Replat of Lots 17-24, Block 1, Alliance Addition Phase 2



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.



OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS Rockwall Rental Properties, L.P. is the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lots 12, 13, and 14, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet I, Slide 73 of the Plat Records of Rockwall County, Texas, and all of a 60 foot Fire Lane, Access, and Utility Easement as shown in Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 301 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the north line of Alliance Drive, a 60 foot right-of-way, for the southwest corner of said Lot 12, same being the southeast corner of Lot 1 of said Alliance Addition Phase 2 as recorded in Cabinet G, Slide 301;

THENCE North 44 degrees 04 minutes 50 seconds East, departing the north line of said Alliance Drive and along the east line of said Lot 1, same being the west line of said Lot 12, a distance of 237.11 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the south line of Jeff Boyd Circle, a variable width right-of-way, for the northeast corner of said Lot 1, same being the northwest corner of said Lot 12;

THENCE South 45 degrees 36 minutes 28 seconds East along the south line of said Jeff Boyd Circle and the north line of said said Alliance Addition Phase 2 as recorded in Cabinet I, Slide 73, a distance of 566.46 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the northeast corner of said Lot 14, same being the northwest corner of Lot 1A, Block A, Alliance Addition according to the Plat recorded in Cabinet F, Slide 153 of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 29 minutes 37 seconds West, departing the south line of said Jeff Boyd Circle, and along the west line of said Lot 1A, same being the east line of said Lot 14, passing, at a distance of 211.22 feet, a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the southeast corner of said Lot 14, same being the northeast corner of the aforementioned 60 foot easement and continuing a total distance of 271.22 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the north line of Lot 15, Block 1, Alliance Addition Phase 2, an addition to the City of Rockwall, Texas according to the Plat recorded in Instrument Number 2023000009725 of the Plat Records of Rockwall County, Texas for the southeast corner of said 60 foot easement;

THENCE North 45 degrees 36 minutes 28 seconds West along the north line of said Lot 15, same being the south line of said 60 foot easement, a distance of 210.60 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the east line of Andrews Drive, a 60 foot right-of-way, for the northwest corner of said Lot 15, same being the southwest corner of said 60 foot easement;

THENCE North 44 degrees 23 minutes 28 seconds East along the east line of said Andrews Drive and the west line of said 60 foot easement, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found on the south line of said Lot 13 and the intersection of the east line of said Andrews Drive and the north line of said Alliance Drive for the northwest corner of said 60 foot easement;

THENCE North 45 degrees 36 minutes 28 seconds West along the north line of said Alliance Drive and the south line of said Lot 13 and said Lot 12, a distance of 223.69 feet to a 5/8 inch iron rod with cap stamped "RPLS 5430" found for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 338.92 feet, a central angle of 22 degrees 37 minutes 18 seconds, an arc length of 133.81 feet, a chord bearing of North 56 degrees 50 minutes 14 seconds West, a distance of 132.94 feet to the POINT OF BEGINNING containing 133,232 square feet, or 3.059 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

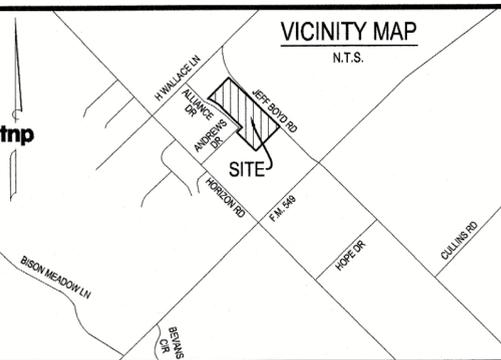
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
BRIAN J. MADDOX, R.P.L.S. NO. 5430

LINE	BEARING	DISTANCE
L1	S 44°23'32" W	20.00'
L2	N 45°36'28" W	110.00'
L3	S 44°23'32" W	30.08'
L4	N 00°36'28" W	42.54'
L5	N 45°36'28" W	64.75'
L6	S 00°36'28" E	13.39'
L7	S 44°23'32" W	83.28'
L8	S 89°23'32" E	32.33'
L9	N 45°36'28" W	58.14'
L10	N 44°23'32" E	20.00'
L11	S 45°36'28" E	49.86'
L12	N 89°23'32" E	15.76'
L13	N 44°23'32" E	66.72'
L14	N 00°36'28" W	6.01'
L15	N 45°36'28" W	30.68'
L16	N 00°36'28" W	19.09'
L17	S 53°54'22" E	24.58'

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	20°47'33"	7.26'	N 54°47'19" E	7.22'
C2	20.00'	30°38'07"	10.69'	N 29°04'29" E	10.57'
C3	20.00'	30°28'41"	10.64'	S 59°37'53" W	10.51'
C4	20.00'	29°07'47"	10.17'	S 29°49'39" W	10.06'
C5	20.00'	29°00'12"	10.12'	N 58°53'38" E	10.02'
C6	20.00'	30°37'23"	10.69'	N 29°04'51" E	10.56'
C7	20.00'	30°48'40"	10.76'	S 59°48'22" W	10.63'
C8	20.00'	28°37'56"	9.99'	S 30°04'34" W	9.89'
C9	20.00'	28°34'01"	9.97'	N 58°40'33" E	9.87'
C10	20.00'	30°16'23"	10.57'	N 29°15'21" E	10.44'
C11	20.00'	30°30'17"	10.85'	S 59°38'41" W	10.52'
C12	20.00'	28°18'02"	9.88'	S 30°14'31" W	9.78'



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

We, the undersigned owners of the land shown on this plat, and designated herein as **LOTS 17, 18, 19, 20, 21, 22, 23, & 24, BLOCK 1, ALLIANCE ADDITION PHASE 2** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or enjoy same. I also understand the following:

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

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

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

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

ROCKWALL RENTAL PROPERTIES, L.P.

Representative:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

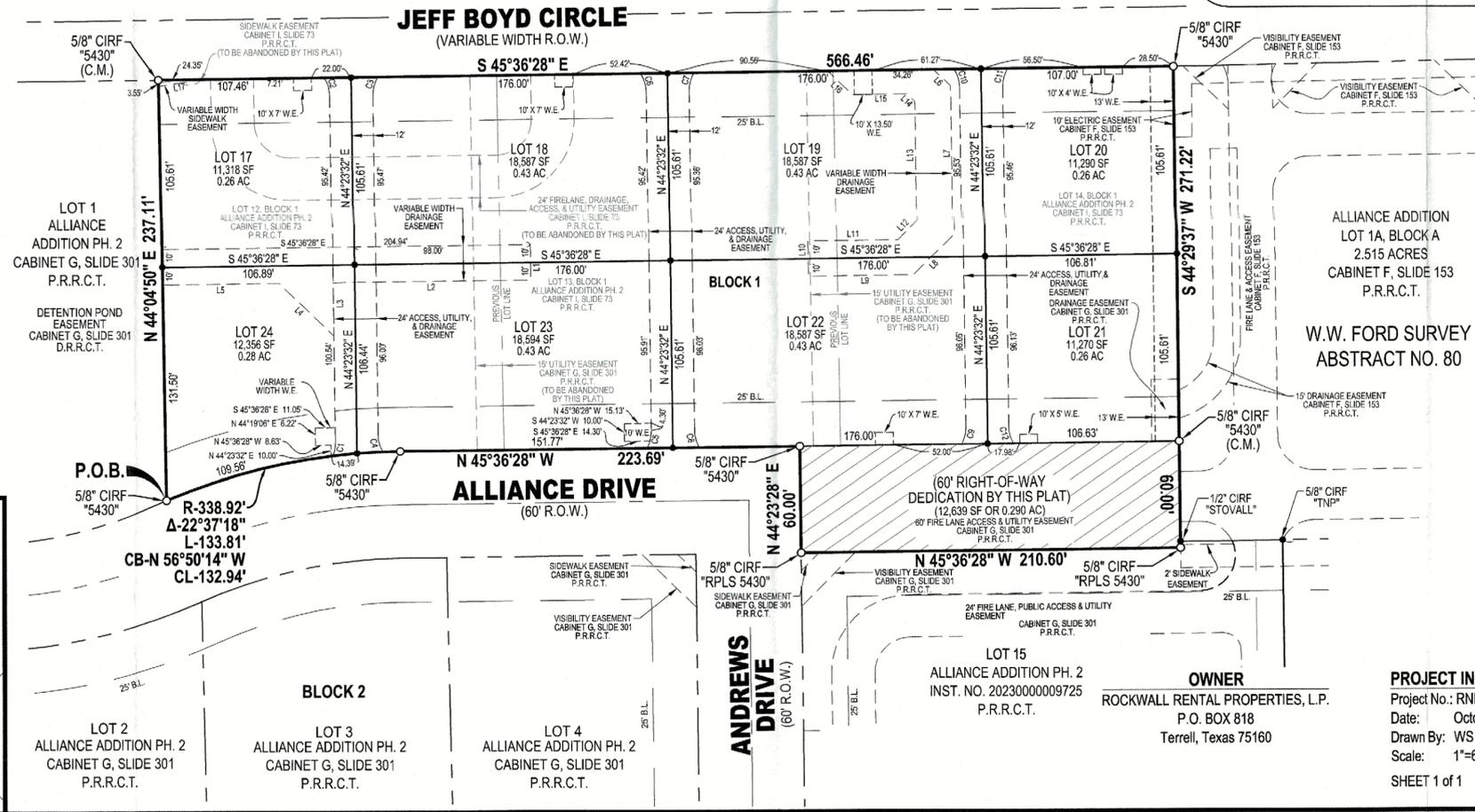
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for the State of Texas

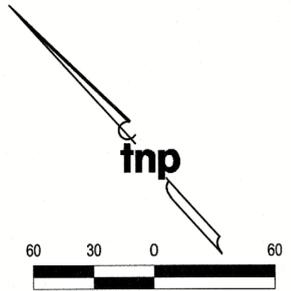
My Commission Expires: _____

JEFF BOYD CIRCLE
(VARIABLE WIDTH R.O.W.)



NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0105L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFOR ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
- ALL CORNERS ARE A 5/8" IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED OR SHOWN.



SCALE IN FEET
1" = 60'

- LEGEND**
- CIRF - CAPPED IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - N.T.S. - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - SF - SQUARE FEET
 - AC - ACRES
 - W.E. - WATER EASEMENT
 - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS

GENERAL NOTES

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

APPROVED

I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2023.

MAYOR CITY OF ROCKWALL
CITY SECRETARY

PLANNING AND ZONING CHAIRMAN
CITY ENGINEER

FINAL PLAT
LOTS 17, 18, 19, 20, 21
22, 23, & 24, BLOCK 1
ALLIANCE ADDITION PHASE 2

BEING ALL OF LOTS 12, 13, & 14, BLOCK A, ALLIANCE ADDITION PHASE 2 AS RECORDED IN CABINET I, PAGE 73 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING ALL OF A 60 FOOT FIRE LANE, ACCESS, & UTILITY EASEMENT AS RECORDED IN CABINET G, SLIDE 301 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

CONTAINING A TOTAL OF 3.059 ACRES
AND SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: RNP 22123
Date: October 17, 2023
Drawn By: WS
Scale: 1"=60'
SHEET 1 of 1



CASE NO. _____

OWNER
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160

LOT 15
ALLIANCE ADDITION PH. 2
INST. NO. 2023000009725
P.R.R.C.T.

LOT 17
11,318 SF
0.26 AC

LOT 18
18,587 SF
0.43 AC

LOT 19
18,587 SF
0.43 AC

LOT 20
11,290 SF
0.26 AC

LOT 21
11,270 SF
0.26 AC

LOT 22
18,587 SF
0.43 AC

LOT 23
18,584 SF
0.43 AC

LOT 24
12,356 SF
0.28 AC

LOT 1
ALLIANCE ADDITION PH. 2
CABINET G, SLIDE 301
P.R.R.C.T.

LOT 2
ALLIANCE ADDITION PH. 2
CABINET G, SLIDE 301
P.R.R.C.T.

LOT 3
ALLIANCE ADDITION PH. 2
CABINET G, SLIDE 301
P.R.R.C.T.

LOT 4
ALLIANCE ADDITION PH. 2
CABINET G, SLIDE 301
P.R.R.C.T.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: November 1, 2023
SUBJECT: MIS2023-014; *Variance Request to the Utility Standards for a Self-Service Car Wash*

On November 15, 2023, the Planning and Zoning Commission approved a site plan [i.e. Case No. SP2022-053] for a Self-Service Car Wash on a 6.37-acre tract of land (i.e. Tract 3-09 of the J. M. Allen Survey, Abstract No. 2) at 1720 John King Boulevard. In addition to the site plan approval, the Planning and Zoning Commission also granted variances to the Roof Design Standards and the Four (4) Sided Architecture Requirements of the SH-205 By-Pass Overlay (SH-205 BY-OV) District. To off-set these requested variances, the applicant offered the following compensatory measures: [1] more than 90% masonry materials on the two (2) primary facades, [2] six (6) more accent trees than required along SH-276, [3] two (2) more canopy trees than required along SH-276, and [4] six (6) more accent trees than required along John King Boulevard.

The subject property is located at the northwest corner of John King Boulevard and SH-276, and is zoned Planned Development District 10 (PD-10). The majority of the requirements in Planned Development District 10 (PD-10) were established through a *Compromise Settlement Agreement and Mutual Release of All Claims* that was executed by the Cambridge Companies, Inc. and the City of Rockwall on February 16, 2004. Planned Development District 10 (PD-10) was amended by the City Council to incorporate the *Compromise Settlement Agreement* on April 5, 2004 through the adoption of *Ordinance No. 04-25*. The requirements for the subject property have remained the same since the adoption of *Ordinance No. 04-25*. Staff should note that a consolidating ordinance [i.e. *Ordinance No. 20-30*] was adopted for Planned Development District 10 (PD-10) on August 3, 2020; however, no development requirements or concept plans were changed from *Ordinance No. 04-25* within the consolidating ordinance.

On October 20, 2023, the applicant -- Alan M. Jacob of Car Wash Pro Designers (CWPD) -- submitted a development application requesting a variance to the utility placement requirements of Planned Development District 10 (PD-10) to allow the existing overhead powerlines to remain in place. According to Planned Development District 10 (PD-10), "(a)ll overhead utilities shall be placed under ground except at the outer perimeter of Planned Development District 10 (PD-10) as shown on Exhibit 'B' including Tract 6 as described in the *Settlement Agreement* and as otherwise approved by the City of Rockwall." Based on this section of Planned Development District 10 (PD-10), the subject property would be required to underground the existing overhead powerlines. This requirement is also stipulated in several sections of the Unified Development Code (UDC) and Municipal Code of Ordinances. Specifically, the sections relevant to the subject property are as follows:

- Subsection 06.02, General Overlay District Standards, of Article 05, District Development Standards, of the UDC:

H. Utility Placement. All overhead utilities within any overlay district shall be placed underground.

NOTE: The subject property is located within the SH-205 By-Pass Overlay (SH-205 BY-OV) District.

- Section 03.03, Utility Distribution Lines, of Article 04, Permissible Uses, of the UDC:

All utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the City Council based upon a recommendation of the Planning and Zoning Commission.

- Section 38-15, Miscellaneous Requirements, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances:

(e) Underground Utilities. All power and telephone service shall be underground. No overhead service will be allowed without special permission being given by the city council.

Staff should note that these requirements were communicated to the applicant multiple times throughout the development process beginning with the site plan submittal (see *staff's project comments in the attached packet*) and again with the civil engineering submittal (see *staff's civil engineering comments in the attached packet*). Staff should also point out, that the approved site plan included a note from the applicant indicating "(a)ll overhead utilities be placed underground ..." (see *the approved and signed site plan in the attached packet*).

Since Planned Development District 10 (PD-10) does not outline a variance process -- *and the requirement for undergrounding overhead utilities is also contained within the General Overlay District Standards* -- this request is subject to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). This section states, "...an applicant may request the Planning and Zoning Commission [or City Council in this case] grant a variance to any provision contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship." In this case, the applicant's letter states that "(t)he variance is [*being*] requested to protect the health and safety of the public ..."; however, the applicant's letter fails to state how the variance protects the health and safety of the general public or identify a *unique or extraordinary condition* that prevents the applicant from meeting the City's requirements. Subsection 09.02 of the UDC goes on to state that two (2) compensatory measures that *directly offset* the requested variance shall be provided. In this case, the applicant's letter states that "(n)o compensatory measures are required for this variance request ...", which is not accurate; however, all variance requests and the proposed compensatory measures are considered on a *case-by-case* basis and are discretionary to the approving body (*i.e. Planning and Zoning Commission or City Council*). In this case, since the requirement exists in Planned Development District 10 (PD-10), the Unified Development Code (UDC), and the Municipal Code of Ordinances, the City Council is the approving body pending a recommendation from the Planning and Zoning Commission. Staff should also note that in accordance with Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)pproval of any variance to the requirements of this section [*i.e. Subsection 09.02; Article 11, UDC*] by the Planning and Zoning Commission or City Council shall require a supermajority vote (*i.e. three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

In considering this request, staff should note that in previous cases for similar requests the City Council and Planning and Zoning Commission have not approved variances relating to the undergrounding of utilities due to the potential of creating a precedence; however, in August 2022 the City Council did grant the Rockwall Economic Development Corporation (REDC) [*i.e. Case No. MIS2022-011*] a variance allowing the delay of undergrounding certain utility distributing lines along SH-276 between John King Boulevard and Rochelle Road, and a waiver to the underground utility requirements for a non-residential subdivision [*i.e. Creekside Commons Subdivision*] at the southeast corner of FM-1139 and SH-205 [*Case No. MIS2022-010*]. The waiver for the *Creekside Commons Subdivision* was granted due to the costs associated with the undergrounding of the distribution lines along SH-205 and FM-549. With this being said, requests for variances are considered on a case-by-case basis at the discretion of the Planning and Zoning Commission and City Council. Should the Planning and Zoning Commission have any questions, staff and a representative for the applicant will be available at the November 1, 2023 Planning and Zoning Commission work session meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) &
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1720 SOUTH JOHN KING BLVD.**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **NW CORNER TX 276 AND SOUTH JOHN KING BLVD (6 +/- ACRE TRACT)**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-10 TRACT D-5**

CURRENT USE **VACANT RAW LAND**

PROPOSED ZONING **MODIFY PARA**

PROPOSED USE **COMMERCIAL**

ACREAGE **6.17**

LOTS [CURRENT]

1

LOTS [PROPOSED]

3

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

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

OWNER

APPLICANT

Car Wash Pro Designers (CWPD)

CONTACT PERSON

Jim Dunn

CONTACT PERSON

Alan M Jacob, General Counsel

ADDRESS

1377 Kettering Dr.

ADDRESS

6400 N Northwest Hwy, Unit 4

CITY, STATE & ZIP

Ontario, CA 91761

CITY, STATE & ZIP

Chicago, IL 60631

PHONE

949-910-1167

PHONE

630.394.1256

E-MAIL

Dunndevelopment@cox.net

E-MAIL

alan.j@carwashprodesigners.com

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____

OWNER'S SIGNATURE



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

} ss.

COUNTY

OF

Orange

On 10/4/2023, before me, Suketu R Bhatt, a Notary Public, personally appeared James. Dunn

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

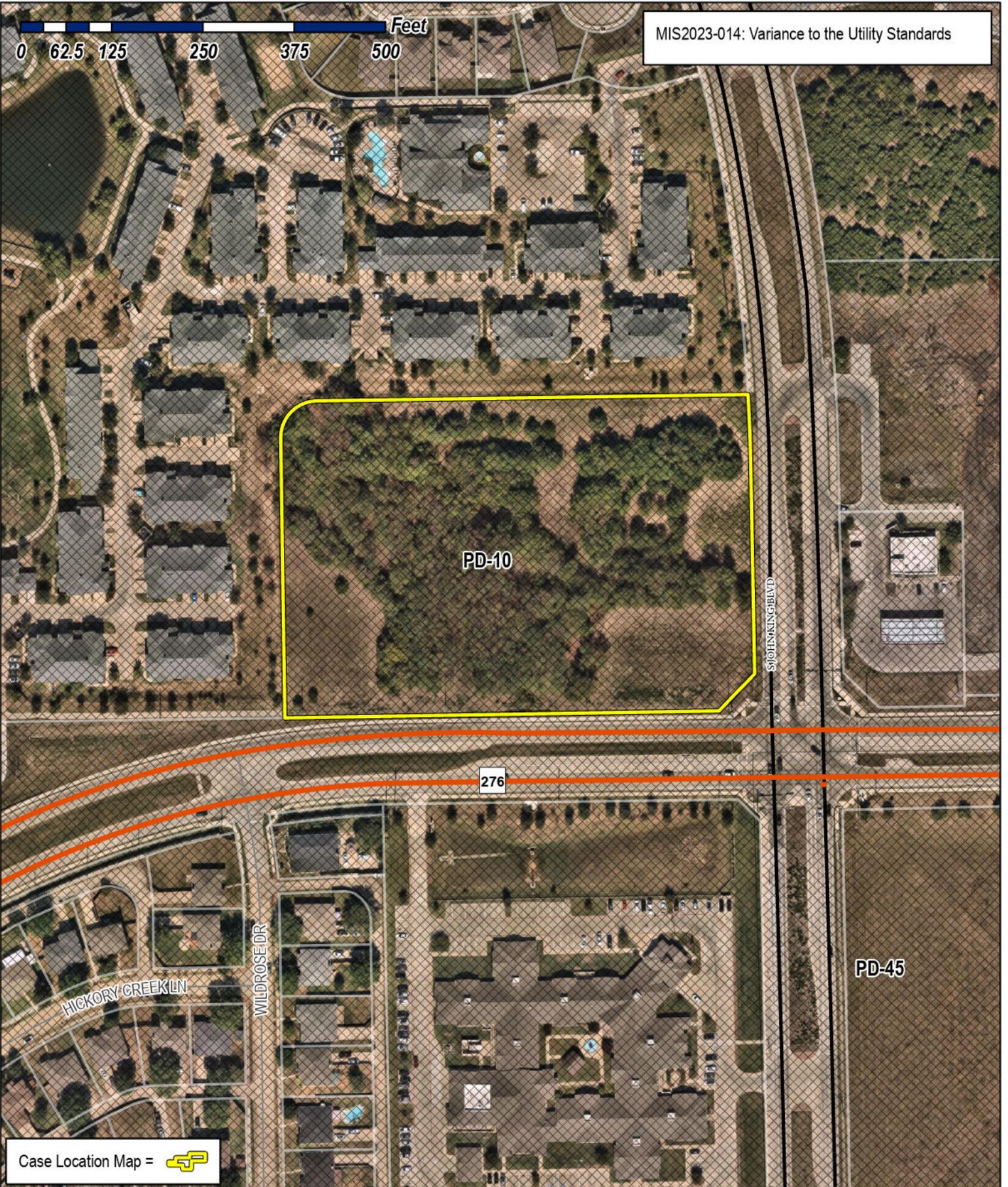
WITNESS my hand and official seal.

Signature

Suketu R. Bhatt

(This area for official notarial seal)





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.





October 5, 2023

City of Rockwall Texas
385 South Goliad Street
Rockwall, Texas 75087

Attn: Planning Department, Variance Application Submittal

**Re: PROPOSED CAR WASH, NORTHWEST CORNER OF TEXAS 276 AND SOUTH JOHN KING BLVD.
1720 Texas 276, Rockwall Texas
City Engineering Project Number 2023-0013
WTCE Project No.: C2200058
Variance Request Letter**

Dear Mr. Edwards:

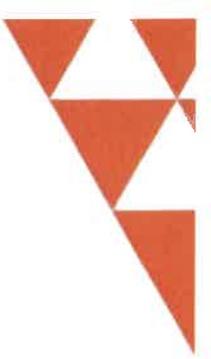
Please accept this letter as a formal request for a Variance to the provision in Planned Development Ordinance PD-10 that requires the burial of approximately 700 feet of a 3 conductor circuit of 24,500 volt distribution power lines along the frontage of the subject tract.

This variance is requested to protect the health and safety of the public. The variance requested is to keep the existing power lines in their existing aerial location and to avoid the construction of two transition poles that will have the 3 power lines located on the side of the power poles encased in steel conduit and exposed to damage by the traveling public. We agree that in certain conditions it is necessary to transition power lines from an aerial position to an underground location such as crossing a major highway, water way, railroad yard or airport runway.

In this case the 24,500 volt power lines will be relocated to an underground position purely for aesthetic reasons. The Texas 276 right-of-way is currently lined with overhead power lines on both sides for its entire length. This will be the only 700 foot length of the highway that has buried power lines. The tract of land that is the subject of this variance is referenced in the PD-10 as tract D-5.

We request a variance to the existing paragraph in PD-10:

Exhibit C, PD Development Standards, Paragraph D, Item 1, Subparagraph F regarding the burial of overhead power lines except along the perimeter of the Area C that is located immediately to the east of the subject tract.



A copy of the paragraph from the PD-10 document is shown below:

(F) Buried Utilities. All overhead utilities shall be placed under ground except at the outer perimeter of Planned Development District 10 (PD-10) as depicted in Exhibit 'B' including Area C as described in the Settlement Agreement and as otherwise approved by the City of Rockwall.

We request that the referenced paragraph be re-phrased as follows:

Buried Utilities. All overhead utilities shall be placed under ground except:

1. at the outer perimeter of Planned Development District 10 (PD-10) as depicted in Exhibit 'B' including Area C as described in the Settlement Agreement;
2. The south side of Tract D-5; and
3. as otherwise approved by the City of Rockwall.

The compensatory measures offered to support this request are listed below:

(A) If the proposed compensatory measures sufficiently offset the requested variance or exception.

No compensatory measures are required for this variance request, however, should Staff or the City of Rockwall require compensatory measures to offset the variance, the Owner will consider all options.

(B) If such a request will substantially or permanently injure the appropriate use of adjacent property.

The request is to allow overhead lines in certain areas around the property. If this variance is granted, the exception will not substantially or permanently injure the appropriate use of adjacent property. In fact, the granting of this variance will not, in any way, deprive or interfere with adjacent property current or future uses.

(C) If such a request will adversely affect the health, safety, and/or general welfare of the public.

Granting of this variance will prevent the exposure of the travelling public on Texas Route 276 (10,860 Average Daily Traffic) to three high voltage (24,500 volts) power lines (contained in vertical galvanized steel or CPVC plastic conduits) in two locations on the north side of Texas 276. One of the points of exposure is within 20 feet of a very high traffic intersection. Granting the variance will assure that the high voltage power lines will remain as aerial lines as is the current location.

(D) If such a request will be contrary to the public interest.

Granting of this variance will prevent the exposure of the traveling public to the power lines in the zone of potential damage by automobile accidents. Such granting will not be contrary to the public interest as the variance is a common use and generally accepted locally and within nearly every urban area.



(E) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.

The granting of the variance has no relevance to use. No special use or operation is granted with this request. The actual use and operation on the property is an allowable one existing regardless of this request.

(F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.

The request will be in harmony with the UDC, Comprehensive Plan and City policies as it will allow utility use and will be uniform with other utilities throughout the City of Rockwall and specifically within the District.

(G) If such a request will alter the essential character of the district in which the subject property is located.

Granting of this variance will not alter the character of the district in that it will not negatively alter the clean and orderly appearance of the power lines in a presently uniformly elevated and safe location. Two power poles will be removed if this variance is not granted. One of the power poles is a concrete pole that is required to support the power lines due to a change in alignment. The other pole is a wood pole with a larger diameter than a standard wood pole. The failure to grant this variance may alter the District's uses.

(H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

Granting of this variance will not weaken the general purpose of the requirements in that no adjacent properties will be effected by granting this variance. Additionally, the variance is not a zoning change request to modify the actual use of the property.

We have attached the following documents to this letter:

1. Application executed by the property owner; 2 pages with current deed (5 pages) and the OMI Rockwall Operating Agreement.
2. Exhibit 1 showing the location of the site
3. Exhibit 2 showing the overall site layout
4. Exhibit 3 showing the street view on the south side of the property
5. Exhibit 4 showing the details of the scope of the work that will be avoided should this variance be granted
6. A copy of select pages from PD-10 that reference the site.

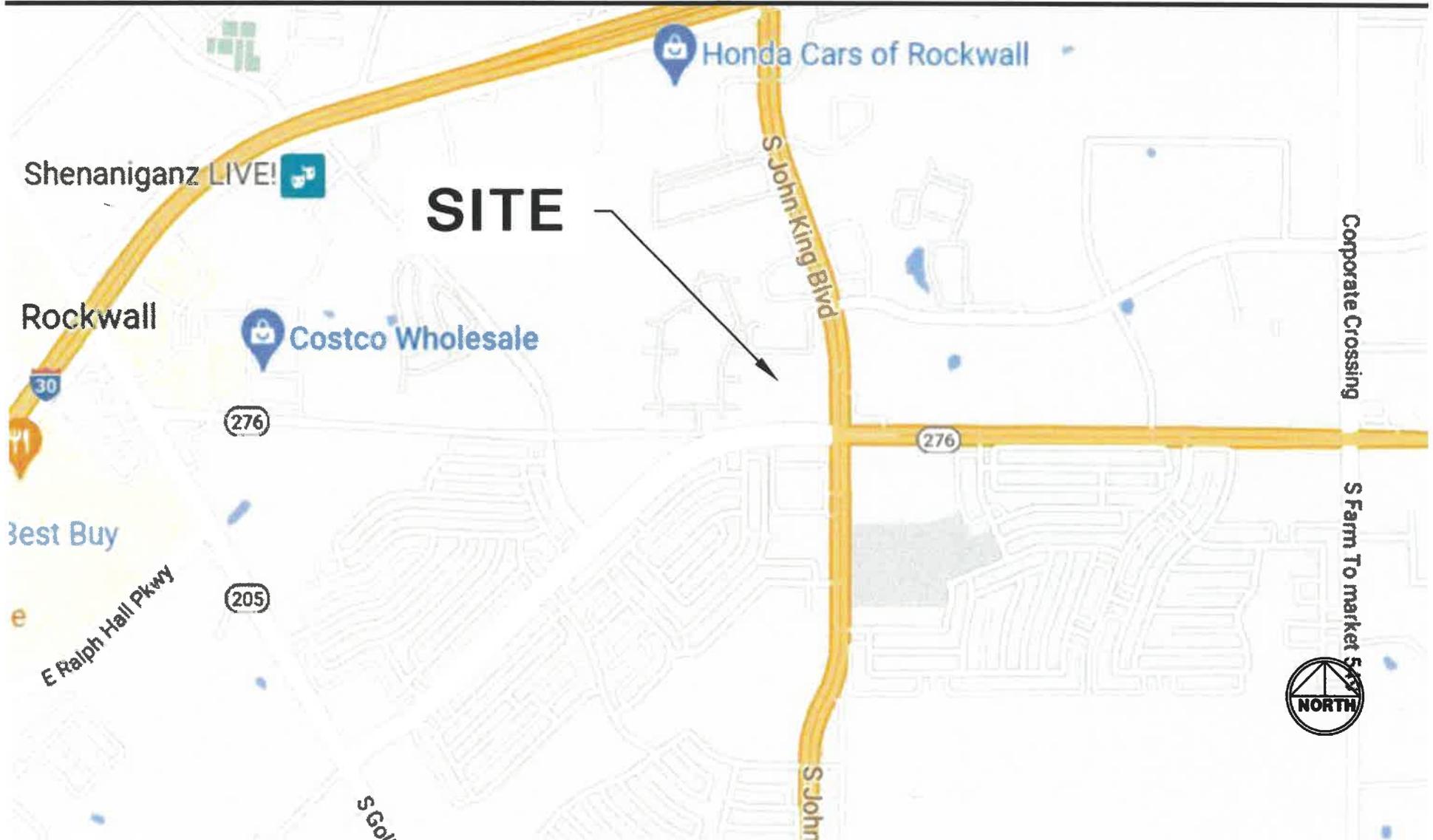
Respectfully Submitted,

The W-T Group, LLC



Randall E. Siemon, PE
Senior Project Manager, Civil Engineering Division

EXHIBIT ONE
VARIANCE REQUEST TO NOT BURY OVERHEAD 24,500 VOLT 3-WIRE ELECTRICAL
TRANSMISSION LINE AS REQUIRED IN PD-10



GRID REFERENCE: E5

SCALE 1" = 1000'

MAP DATA © 2022 GOOGLE

CAR WASH
1720 S. JOHN KING BLVD.
ROCKWALL, TEXAS 75087



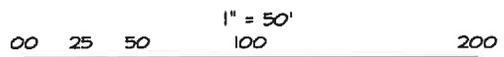
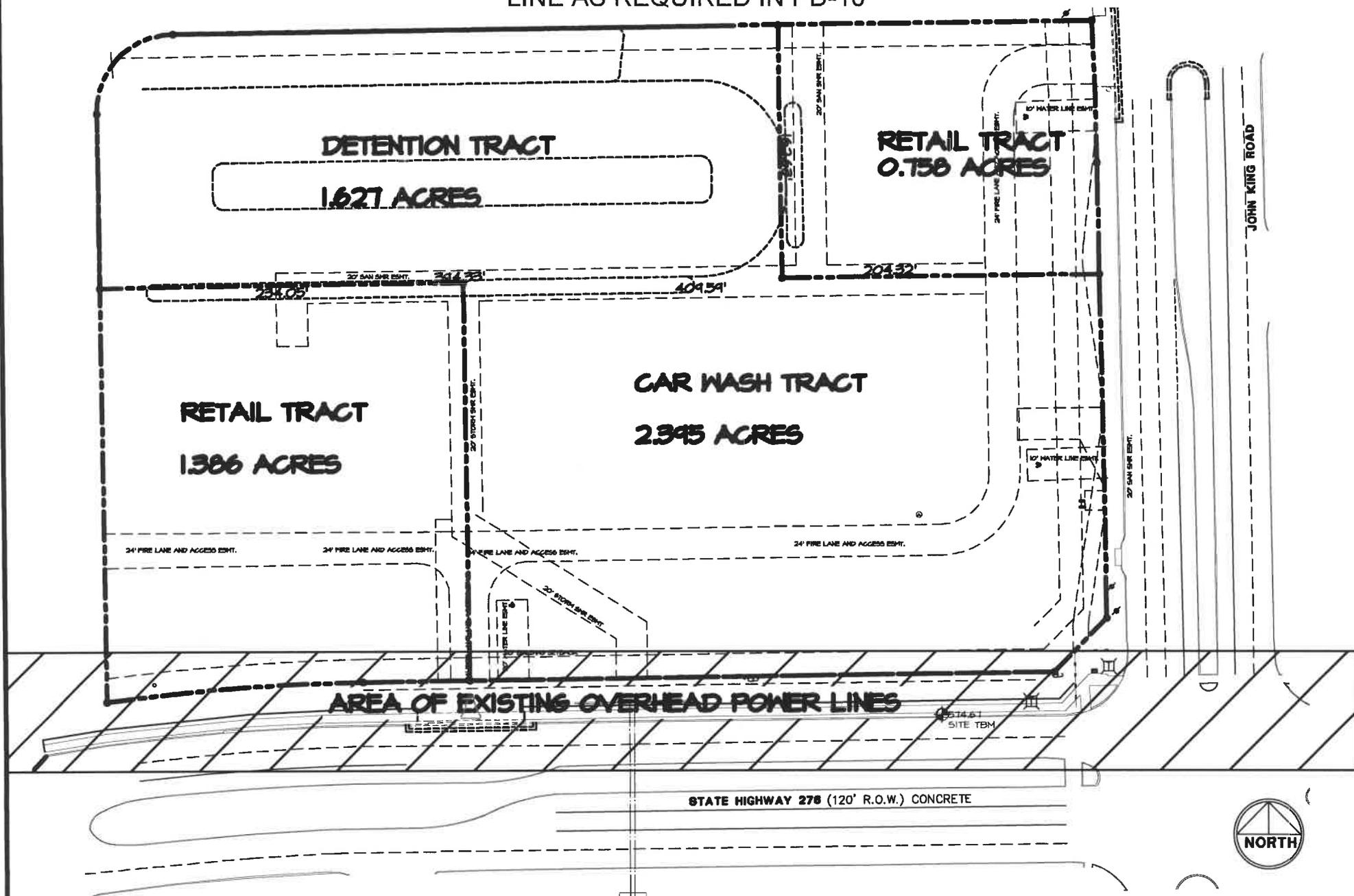
WT GROUP

Engineering with Precision, Pace and Passion.

2675 Pralum Avenue | Hoffman Estates, IL 60192
T: 224.293.6333 | F: 224.293.6444
wtengineering.com

Texas Firm ID No: 16886

EXHIBIT TWO OVERALL LOT PLAN
 VARIANCE REQUEST TO NOT BURY OVERHEAD
 24,500 VOLT 3-WIRE ELECTRICAL TRANSMISSION
 LINE AS REQUIRED IN PD-10



CAR WASH
 1720 S. JOHN KING BLVD.



EXHIBIT THREE
VARIANCE REQUEST TO NOT BURY OVERHEAD 24,500 VOLT 3-WIRE ELECTRICAL TRANSMISSION LINE AS REQUIRED IN PD-10



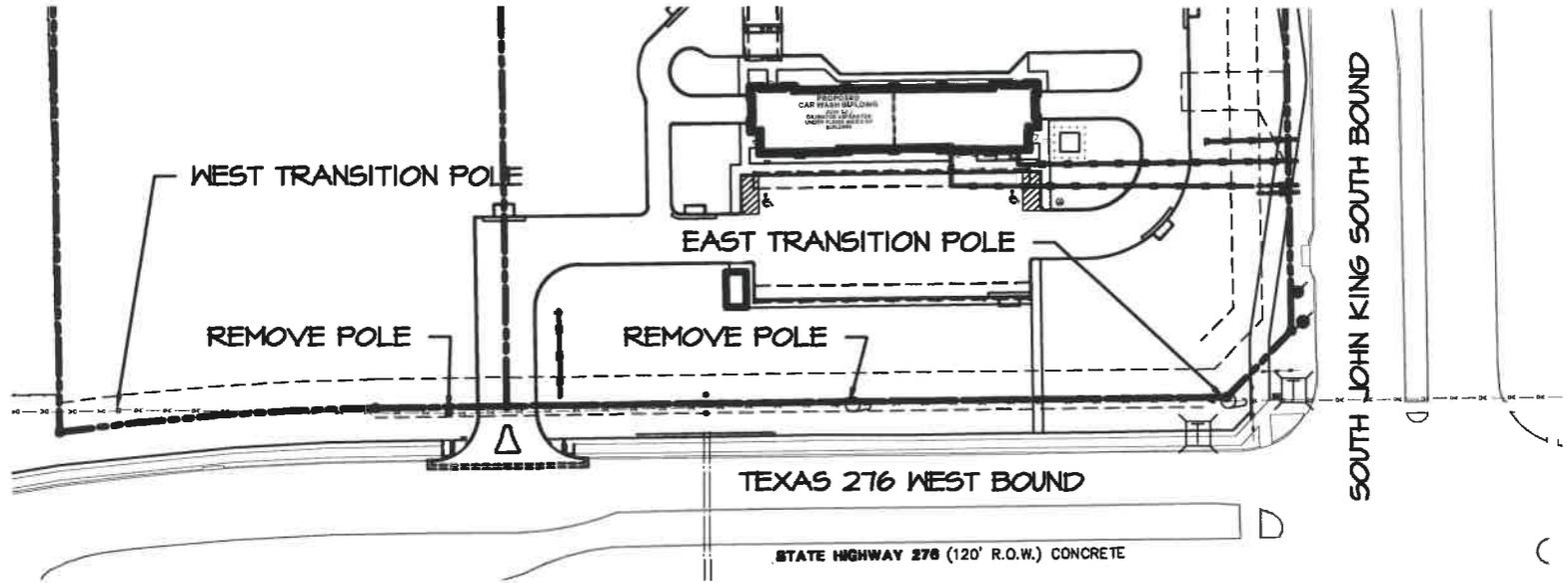
CAR WASH
1720 S. JOHN KING BLVD.
ROCKWALL, TEXAS 75032



WT GROUP
Engineering With Precision, Pace and Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60192
T: 224.293.6333 | F: 224.293.6444
wtengineering.com
Texas Firm ID No: 18885
© COPYRIGHT 2023 THE W-T GROUP, LLC



VARIANCE REQUEST TO NOT BURY OVERHEAD 24,500 VOLT 3-WIRE ELECTRICAL TRANSMISSION LINE AS REQUIRED IN PD-10



VIEW OF TEXAS 276 LOOKING WEST



VIEW OF TEXAS 276 LOOKING EAST FROM THE CULVERT CROSSING TX 276

CAR WASH
 1720 S. JOHN KING BLVD.
 ROCKWALL, TEXAS 75087



WT GROUP
 Engineering with Precision, Pace and Passion.
 2675 Pratum Avenue | Hoffman Estates, IL 60192
 T: 224.293.6333 | F: 224.293.6444
 wtengineering.com

M.7 Site Plan:

- (1) Please remove the second building on the west side of the property from the site plan.
- (2) Include the Legal Description (Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002) in the title block (Subsection 03.04.A, of Article 11, UDC)
- (3) According to Planned Development District 10 (PD-10), "(a)ll overhead utilities shall be placed underground except at the outer perimeter of Planned Development District 10 (PD-10) as depicted in Exhibit 'B' including Area C as described in the Settlement Agreement and as otherwise approved by the City of Rockwall." In this case, the subject property is required to have all overhead utilities be placed underground. Please indicate conformance to this requirement on the site plan in the notes section. (Section D(1)(F), PD-10)
- (4) Indicate and label all sidewalks proposed for the site. A ten (10) foot meandering sidewalk is required along S John King Boulevard and a six (6) foot sidewalk is required along SH-276. (Subsection 03.04.B, of Article 11, UDC).
- (5) Remove all landscaping from the site plan.
- (6) Remove all labeling beside the street name on John King Boulevard and SH-276. The classifications called out on the plan are not correct.
- (7) Indicate the size of the building in SF.
- (8) Indicate conformance with the parking requirements (i.e. 1 parking space per 250 SF of building area). Also, indicate where the dedicated five (5) employee parking spaces are to be located (i.e. not a vacuum bay).
- (9) Indicate the distance between the building and the front and side property line.

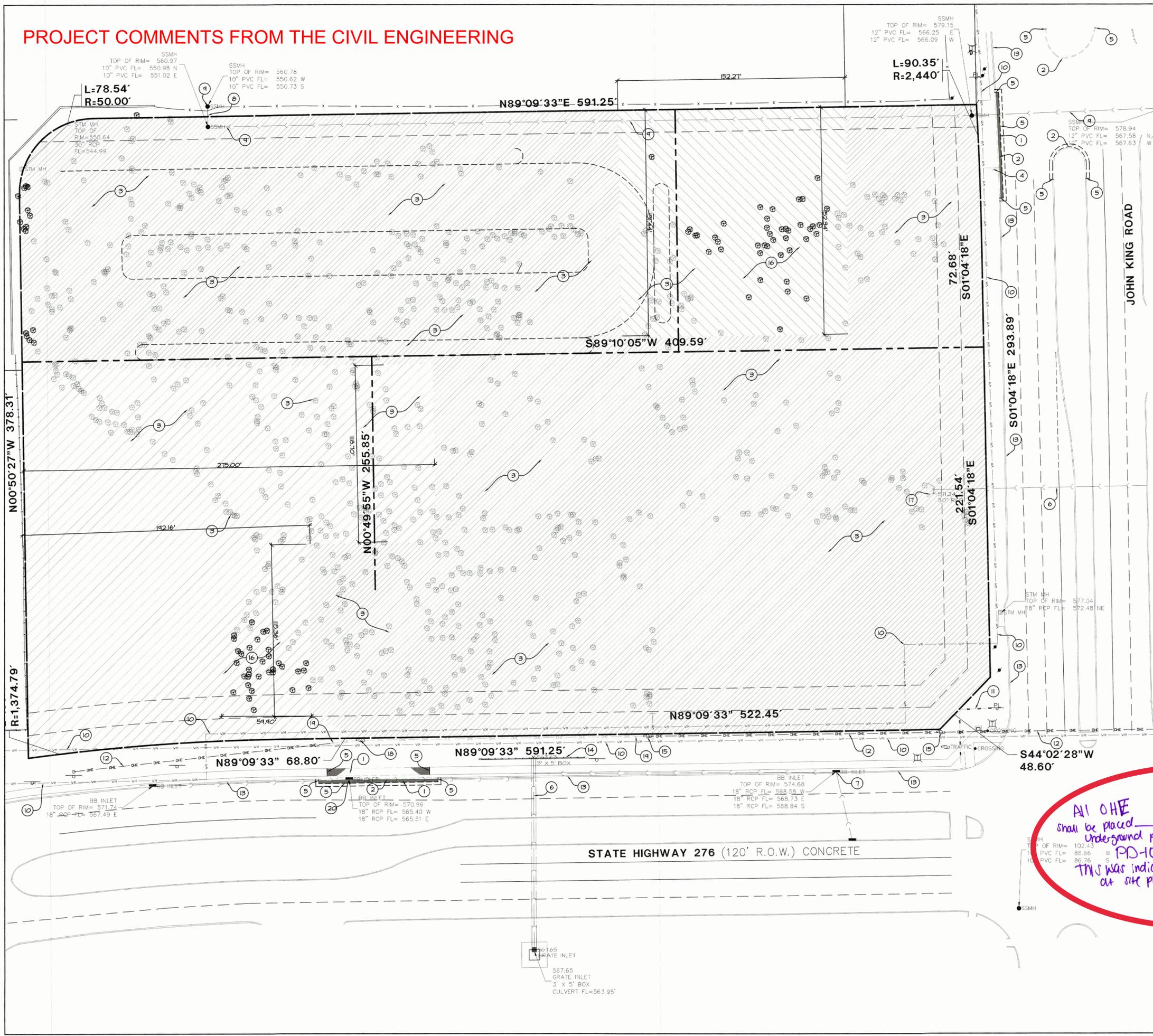
M.8 Landscape Plan

- (1) Please remove the second building on the west side of the property from the landscape plan.
- (2) The landscape buffer along SH-276 is required to have 18 canopy trees and 24 accent trees. The landscape buffer along John King Boulevard is required to have nine (9) canopy trees and 12 accent trees. In addition, an undulating berm and shrubbery that is at least 30-inches in height is required along both frontages. Please provide a table showing conformance to the requirements.
- (3) 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. Please provide a table showing conformance to the requirements. (Subsection 05.03(D), Article 08, UDC)
- (4) All canopy trees shall be four (4) caliper inches or greater, and all accent trees shall be four (4) feet in height or greater. Please provide a note indicating conformance to this requirement.
- (5) Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs the amount of landscaping required and provided. (Subsection 01.01.B, of Article 05, UDC)
- (6) All Canopy trees must be a minimum of four (4) caliper inches. (Subsection 04(A)(1)(a), Article 08, UDC)
- (7) Willow Oak, Mulberry, Japanese Pagoda, Purple Leaf Plum are prohibited trees. Please choose an approved tree from the table cited instead. (Table 1, Appendix C, UDC)
- (8) All parking spaces shall be within 80' of a canopy tree. Please provide an exhibit showing conformance to this requirement. (Subsection 05.03.E, Article 08, UDC)
- (9) Trees must be planted at least five (5) feet from water, sewer, and storm sewer lines. Please provide an exhibit showing conformance to this requirement. (Subsection 05.03.E, of Article 08, UDC)
- (10) The developer shall establish grass and maintain the seeded area, including watering, until a "permanent stand of grass" is obtained at which time the project will be accepted by the City. A "stand of grass" consists of 75% to 80% coverage and minimum height of one (1) inch in height. Please add a note indicating conformance. (Subsection 4.2, Coverage, Engineering Standards of Design and Construction)
- (11) All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod – hydro mulch shall be prohibited in these areas) prior to issuance of a Certificate of Occupancy. Please add a note indicating conformance. (Subsection 05.03.G, of Article 08, UDC)
- (12) Landscape screening along entrances and exits of the carwash tunnel shall be three (3) tiered, incorporating approved canopy trees, accent trees, and shrubbery. Please show conformance to this on the landscape plan. (Subsection 05.02(A)(2), Article 08, UDC)
- (13) A minimum of a 20-foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a residentially zoned or used property (i.e. the north and west property lines). Please show conformance to this on the landscape plan. (Subsection 05.01.B.2, of Article 08)
- (14) Any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with approved canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers. (Subsection 05.02 (B), Article 08)

M.9 Treescap Plan:

- (1) Please provide a table (see attached) with all the information of the trees removed and protected.

PROJECT COMMENTS FROM THE CIVIL ENGINEERING



- ### SITE DEMOLITION NOTES:
- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF SANITARY AND WATER UTILITIES AS NECESSARY AND TO PROVIDE STORM WATER CONVEYANCE UNTIL NEW FACILITIES ARE CONSTRUCTED, TESTED, AND PLACED IN OPERATION.
 - CONTRACTOR SHALL DEVELOP AND IMPLEMENT A DAILY PROGRAM OF DUST CONTROL PROCEDURES PRIOR TO DEMOLITION OF ANY STRUCTURES. MODIFICATION OF DUST CONTROL PROCEDURES SHALL BE PERFORMED BY THE CONTRACTOR TO THE SATISFACTION OF THE MUNICIPALITY AND COMPLY WITH THE NPDES II REGIONAL ENVIRONMENTAL PROTECTION AGENCY AND THE INDIVIDUAL STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT.
 - ALL EXISTING TREES, BRUSH AND MISCELLANEOUS VEGETATION TO BE REMOVED OR DEMOLISHED SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
 - VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT, OR WALK OR WITHIN 24" THEREOF SHALL BE BACKFILLED WITH ENGINEERED FILL.
 - ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, AND MISCELLANEOUS DEBRIS) INDICATED TO BE DEMOLISHED SHALL BE REMOVED OR DEMOLISHED AND REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR.
 - CONTACT GAS COMPANY PRIOR TO DEMOLITION. LOCATION OF EXISTING GAS SERVICES ARE UNKNOWN.
 - ALL EXISTING TREES SHALL REMAIN UNLESS OTHERWISE NOTED.
 - ALL EXISTING UTILITIES SHALL REMAIN UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
 - CONTRACTOR SHALL PROVIDE REMOVAL AND REPLACEMENT AND SHORING AS NECESSARY TO MEET OSHA AND LOCAL CODE, AS WELL AS MANUFACTURER'S REQUIREMENTS.
 - ALL FOUNDATIONS FOR ALL FENCES, SIGNS, ETC. NOTED FOR REMOVAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFFSITE.
 - PROOF-ROLLING SHALL BE PERFORMED FOR ALL SUBGRADE PRIOR TO CONSTRUCTION. ALL SUBGRADE PROOF-ROLLING SHALL BE WITNESSED AND APPROVED BY A MATERIALS TESTING AGENCY TO BE HIRED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE ALL PROOF-ROLLING WITH THE MATERIALS TESTING AGENCY. CONTACT THE ENGINEER AND MATERIAL TESTING AGENCY SO THAT THEY MAY WITNESS THE PROOF ROLL. PROOF ROLL SHALL BE PROVIDED FOR ALL PAVEMENT AREAS SPECIFIED FOR FULL DEPTH REMOVAL AND REPLACEMENT.
 - EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE SURVEY LAST DATED 04-08-22, PREPARED BY CORE SURVEYING. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - SEE SURVEY FOR LOCATED EXISTING UTILITY DATA.
 - CLEAR SITE AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
 - ALL ITEMS MARKED "EXISTING OR EXISTING TO REMAIN" TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
 - CONTRACTOR TO PROVIDE SOIL TESTING SERVICES AS PART OF THEIR CONTRACT.

DEMOLITION LEGEND

	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING COMBINATION SEWER
	EXISTING WATER MAIN
	EXISTING WATER SERVICE
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELCO LINE
	EXISTING OVERHEAD LINES
	EXISTING CLOSED MANHOLE
	EXISTING OPEN GRATE MANHOLE
	EXISTING BEEHIVE GRATE MANHOLE
	EXISTING CURB INLET
	EXISTING FIRE HYDRANT
	EXISTING VALVE VAULT
	EXISTING B-BOX
	EXISTING GAS VALVE
	EXISTING PAVEMENT TO BE REMOVED FULL DEPTH
	EXISTING AREA TO BE CLEARED
	EXISTING AREA TO BE CLEARED BY FUTURE PROPERTY OWNER
	EXISTING AREA TO BE CLEARED UNDER THIS SCOPE OF WORK AT A FUTURE DATE TO BE USED AS DETENTION OVERFLOW.

- ### PROJECT NOTES:
- EXISTING CONCRETE SIDEWALK TO BE REMOVED.
 - EXISTING CONCRETE BARRIER CURB TO BE REMOVED.
 - EXISTING TREES TO BE REMOVED.
 - EXISTING UTILITY SERVICES TO BE REMOVED AND RELOCATED.
 - NEW FULL DEPTH SAWCUT EXISTING CONCRETE TO PROVIDE CLEAN CONSTRUCTION BREAK.
 - EXISTING STORM SEWER TO REMAIN.
 - EXISTING STORM STRUCTURE TO REMAIN.
 - EXISTING SANITARY SEWER TO REMAIN.
 - EXISTING SANITARY STRUCTURE TO REMAIN.
 - EXISTING WATER MAIN TO REMAIN.
 - EXISTING GAS TO REMAIN.
 - EXISTING OVERHEAD LINE TO REMAIN.
 - EXISTING CONCRETE BARRIER CURB TO REMAIN.
 - EXISTING HEADWALL TO REMAIN.
 - EXISTING UTILITY POLE AND ASSOCIATED WIRING TO REMAIN.
 - EXISTING TREES TO BE REMOVED AT A FUTURE DATE BY FUTURE DEVELOPMENT.
 - EXISTING HEADWALL TO BE REMOVED.
 - EXISTING OVERHEAD ELECTRIC LINE TO BE REMOVED.
 - EXISTING UTILITY POLE TO BE REMOVED AND RELOCATED.
 - EXISTING STORM STRUCTURE TO REMAIN. REPLACE RIM WITH TYPE 'A' FRAME AND GRATE.

All OHE shall be placed underground per PD-10 This was indicated at site plan.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CONTRACTOR SHALL REVIEW AND VERIFY THE PLANS FOR ADEQUACY OR ACCURACY OF DESIGN.

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF RANDALL E. SIMON, PE

RELEASED FOR REVIEW ONLY. NOT FOR CONSTRUCTION.

RANDALL E. SIMON, PE
TEXAS PE 73607

TEXAS FIRM NO. 18685

CASE NUMBER SP2022-053

1" = 30'

00 15 30 60 120

CHECK RES
DRAWN: TEP
JOB: C2200058

WT GROUP
Engineering with Precision, Pace and Passion.
2875 Pratum Avenue | Hoffman Estates, IL 60192
T: 224.283.8333 | F: 224.283.8444
wtgroupinc.com

WT Group
Engineering • Design • Consulting

PERMIT ONLY

6-24-23
CASE NUMBER SP2022-053
CASE NUMBER E2023-013

CAR WASH
1720 S. JOHN KING BLVD.
ROCKWALL, TEXAS 75082

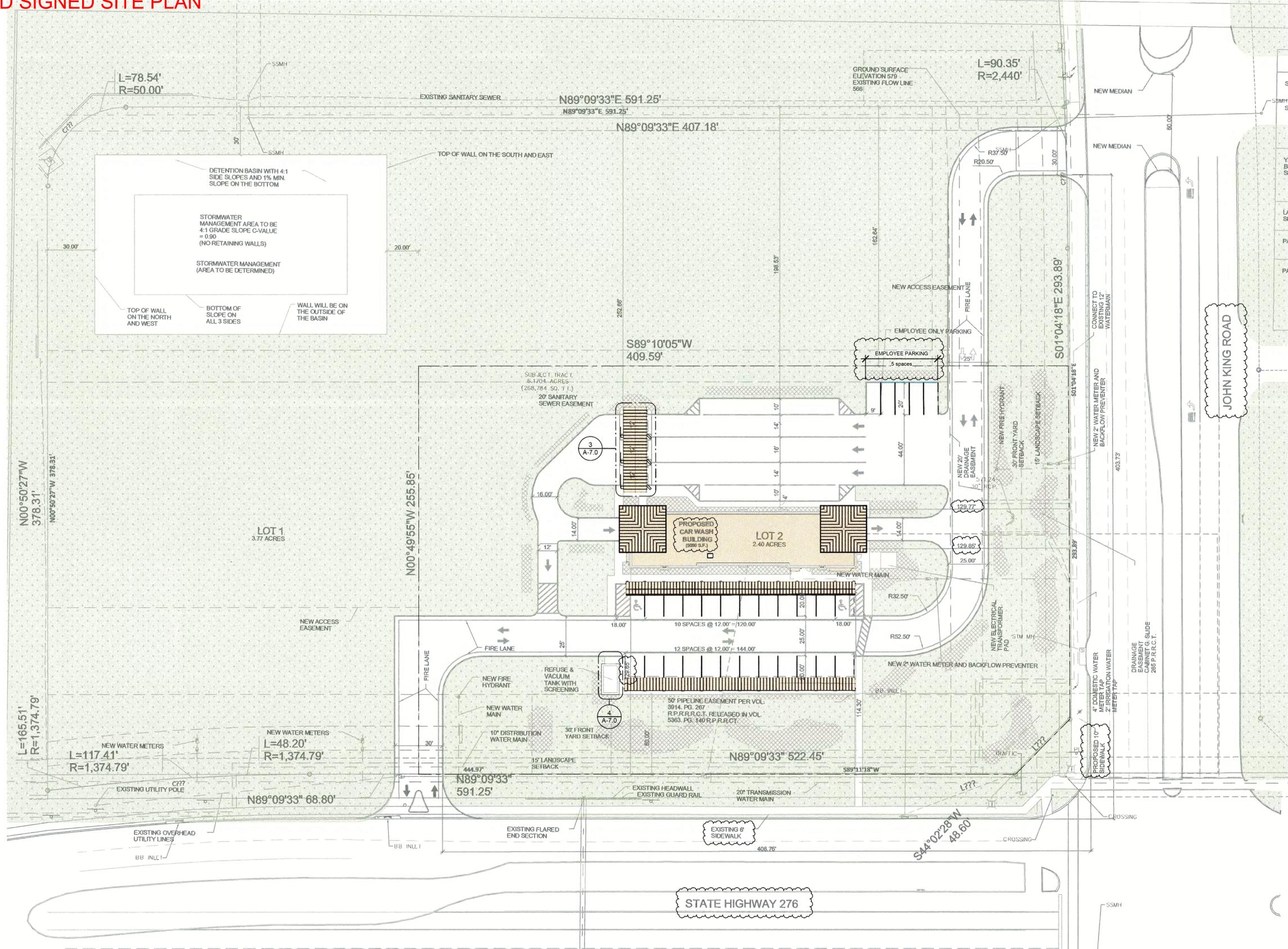
CWPD CAR WASH
NWC JOHN KING AND US 276
ROCKWALL, TEXAS
SP2022-053, E2023-013

ISSUE

TO	DATE
P&Z MEETING	11/15/22
CITY REVIEW	03/29/23
RESUBMIT	06/29/23

C-1
SITE DEMOLI'

APPROVED AND SIGNED SITE PLAN



SITE PLAN
SCALE: 1" = 30'-0"

NOTES:
ALL OVERHEAD UTILITIES BE PLACED UNDERGROUND

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 and Zoning Commission of the City of Rockwall
on the 15th day of November, 2022

WITNESS OUR HANDS, this 15th day of March, 2023

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

NERO ARCHITECTS
6400 N. NORTHWEST HWY
SUITE 4
CHICAGO, IL 60654
TEL: 847.825.9490

PROJECT # 2034
DATE: 01/17/22



NEW AUTOMATED CARWASH FACILITY
1720 S JOHN KING BLVD
ROCKWALL, TEXAS 75087
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW
▲	REVISIONS
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	SITE PLAN
SHEET NO.	G-1.2

CITY OF ROCKWALL

ORDINANCE NO. 20-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 10 (PD-10) [ORDINANCE NO.'S 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 10 (PD-10), BEING A ~580.48-ACRE TRACT OF LAND SITUATED WITHIN THE J. CADLE SURVEY, ABSTRACT NO. 65; J. M. ALLEN SURVEY, ABSTRACT NO. 2; W. H. BAIRD SURVEY, ABSTRACT NO. 25; W. H. BARNES SURVEY, ABSTRACT NO. 26; A. JOHNSON SURVEY, ABSTRACT NO. 123; AND J. R. JOHNSON SURVEY, ABSTRACT NO. 128, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of an amendment to Planned Development District 10 (PD-10) [Ordinance No. 04-25] for the purpose of adding office as an ancillary land use to multi-family for a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, which is a part of a larger ~580.48-acre Planned Development District that is situated within J. Cadle Survey, Abstract No. 65; J. M. Allen Survey, Abstract No. 2; W. H. Baird Survey, Abstract No. 25; W. H. Barnes Survey, Abstract No. 26; A. Johnson Survey, Abstract No. 123; and J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 10 (PD-10) [Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39], and more fully described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 10 (PD-10) [Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in Exhibit 'B' of this ordinance, attached hereto and incorporated herein by reference as Exhibit 'B', which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 7. That development of the *Subject Property* shall generally be in accordance with the *Concept Elevations*, described in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 8. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, *Concept Elevations*, and *Concept Landscape Plan*, described in *Exhibit 'G'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'G'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 9. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 10. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

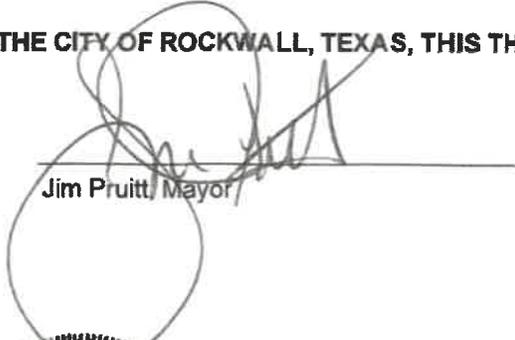
SECTION 11. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 12. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 13. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 20-02*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 14. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF AUGUST, 2020.



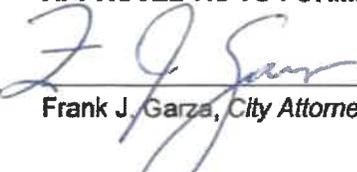
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: July 20, 2020

2nd Reading: August 3, 2020



EXHIBIT 'A':
Legal Description

BEING 580.48 acres of land situated in the Abstract 2, J.M. Allen Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Northeastern most corner of Rockwall Downes Addition Phase 1(RCAD# 88527), Block E, Lot 31. (NAD83 Texas State Plane GPS Coordinate: 2603772.8887 E, 7019049.6742 N feet);

THENCE South 00° 31' 08.24" East following the Eastern boundary line of Rockwall Downes Addition, a distance of 2716.497 feet for a corner;

THENCE South 89° 18' 48.23" West, a distance of 454.211 feet for a corner;

THENCE South 01° 02' 50.24" East, following along the West Right of Way of South John King Blvd, a distance of 2015.496 feet for a corner;

THENCE South 88° 21' 59.93" West, a distance of 176.809 feet for a corner;

THENCE South 01° 21' 18.01" East, a distance of 3183.054 feet for a corner;

THENCE South 36° 18' 33.84" West, a distance of 1422.475 feet for a corner;

THENCE North 43° 10' 39.19" West, a distance of 1701.923 feet to the beginning of a curve found in the centerline of State Highway 205 (S Goliad St), said being the beginning of a curve to the right having a tangent of 556.704 and a radius of 5040.628 feet with a chord distance of 1106.679 feet and a chord bearing of North 37 degrees 15 minutes 16.86 seconds East to a point;

THENCE North 31° 10' 50.08" West, a distance of 3360.519 feet for a corner;

THENCE North 66° 36' 08.32" East, following along Buffalo Creek, a distance of 74.657 feet for a point;

THENCE North 50° 24' 43.10" East, a distance of 80.211 feet for a point;

THENCE North 18° 54' 16.58" East, a distance of 91.725 feet for a point;

THENCE North 03° 14' 22.07" East, a distance of 63.104 feet for a point;

THENCE North 11° 12' 03.41" East, a distance of 73.436 feet for a point;

THENCE North 26° 12' 41.06" West, a distance of 86.124 feet for a point;

THENCE North 37° 47' 38.14" West, a distance of 73.711 feet for a point;

THENCE North 25° 18' 04.49" East, a distance of 72.318 feet for a point;

THENCE North 45° 42' 58.69" East, a distance of 134.501 feet for a point;

THENCE North 37° 01' 49.36" East, a distance of 84.876 feet for a point;

THENCE North 46° 41' 04.42" East, a distance of 57.183 feet for a point;

THENCE North 41° 52' 49.85" East, a distance of 66.419 feet for a point;

THENCE North 33° 19' 34.75" East, a distance of 103.857 feet for a point;

THENCE North 76° 36' 26.52" East, a distance of 51.322 feet for a point;

EXHIBIT 'A':
Legal Description

THENCE South 60° 01' 04.52" East, a distance of 35.682 feet for a point;

THENCE North 80° 32' 15.13" East, a distance of 21.692 feet for a point;

THENCE North 27° 10' 51.84" East, a distance of 49.443 feet for a point;

THENCE North 33° 20' 26.99" East, a distance of 54.071 feet for a point;

THENCE North 35° 54' 35.27" West, a distance of 42.563 feet for a point;

THENCE North 76° 51' 57.28" West, a distance of 36.620 feet for a point;

THENCE North 36° 15' 13.08" West, a distance of 44.224 feet for a point;

THENCE North 08° 41' 10.95" West, a distance of 86.582 feet for a point;

THENCE North 70° 56' 31.27" East, a distance of 90.890 feet for a point;

THENCE North 48° 08' 53.21" East, a distance of 91.085 feet for a point;

THENCE North 02° 11' 33.96" East, a distance of 88.757 feet to the beginning of a curve found crossing old State Highway 276, said being the beginning of a curve to the right having a tangent of 88.419 feet and a radius of 167.275 feet with a chord distance of 156.341 feet and a chord bearing of North 00 degrees 38 minutes 57.99 seconds West to a point;

THENCE South 88° 06' 20.65" East, a distance of 154.498 feet for a corner;

THENCE North 00° 09' 35.47" West, a distance of 1673.721 feet for a corner;

THENCE South 43° 38' 58.76" East, following along the West Right of Way of South TL Townsend Dr. a distance of 1912.611 feet for a corner;

THENCE South 14° 46' 51.19" East, a distance of 208.204 feet for a point;

THENCE South 06° 39' 18.55" East, a distance of 136.260 feet for a corner;

THENCE North 87° 12' 38.34" East, a distance of 653.482 feet for a corner;

THENCE North 01° 00' 29.30" West, a distance of 2042.776 feet for a corner;

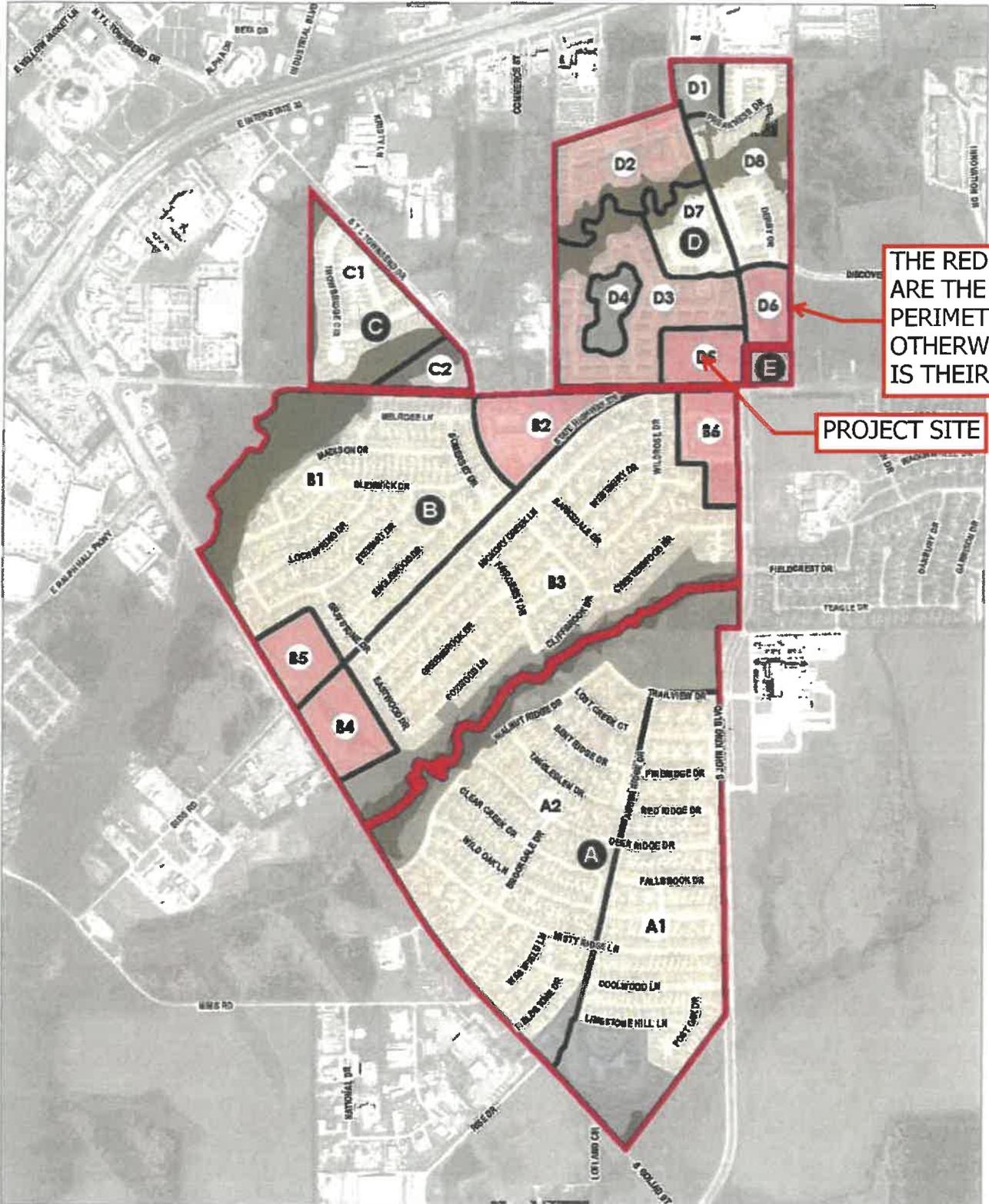
THENCE North 71° 48' 45.72" East, a distance of 1055.068 feet to the beginning of a following along the West Right of Way of South John King Blvd, said being the beginning of a curve to the right having a tangent of 188.517 feet and a radius of 2045.685 feet with a chord distance of 375.444 feet and a chord bearing of South 89 degrees 00 minutes 03.60 seconds West to a point;

THENCE North 89° 48' 30.91" East, a distance of 1028.699 feet, to the *POINT OF BEGINNING AND CONTAINING* 580.48 acres of land (25,268,421.447 square feet) more or less. The above description also intended to follow all adjacent existing city limits, extra-territorial jurisdiction, and applicable parcel boundaries.

EXHIBIT 'A':
Legal Description



**EXHIBIT 'B':
Concept Plan**



THE RED LINES
ARE THE OUTER
PERIMETER
OTHERWISE WHAT
IS THEIR PURPOSE

PROJECT SITE

EXHIBIT 'C':
PD Development Standards

(A) Purpose.

(1) August 3, 2020. The purpose of this amendment to Planned Development District 10 (PD-10) is to consolidate Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39; however, this ordinance does not change the intent, restrictions or land uses established in any previous ordinance with the exception of adding office as an ancillary land use to multi-family for Tract D3 as depicted in Exhibit 'B' of this ordinance.

(B) Areas A & B: Tracts A1, A2, B1, B2, B3, B4, B5, & B6

(1) Tract A1, A2, B1 & B3: ~396.469-Acres [Hickory Ridge and Meadow Creek Subdivisions]: The areas identified as Tracts A1, A2, B1 & B3 in Exhibit 'B' of this ordinance shall be subject to the following requirements:

(A) Permitted Land Uses. Lot Types SF-6, SF-7, & SF-8.4 on Tracts A1, A2, B1 & B3 shall be subject to the permitted land uses stipulated for properties in a Single-Family 7 (SF-7) District and Lot Type SF-10 on Tract A1, A2, & B2 shall be subject to the permitted land uses stipulated for properties in a Single-Family 10 (SF-10) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(B) Lot Layout and Composition. The lot layout and composition shall conform to the following:

Tract	Lot Type	Minimum Lot Size (SF)	Acres	Density	Dwelling Units (#)	Dwelling Unit (%)
B1 & B3	SF-6	6,000 SF	63.04	3.8	245	100.00%
B1 & B3	Open Space	N/A	8.80	N/A	N/A	N/A
A1 & A2	SF-6	6,000 SF	77.96	4.2	327	36.37%
A1 & A2	SF-7	7,000 SF	92.70	3.5	324	36.04%
A1 & A2	SF-8.4	8,400 SF	23.23	3.2	74	8.23%
A1 & A2	SF-10	10,000 SF	57.96	3.0	174	19.35%
A1 & A2	Open Space	N/A	36.20	N/A	N/A	N/A
			<u>Tract B1 & B3:</u>		245	21.41%
			<u>Tract A1 & A2:</u>		899	78.58%
			<u>Total:</u>		<u>1,144</u>	<u>100.00%</u>

(C) Density and Dimensional Requirements. The following density and dimensional requirements are required for development on Tracts A1, A2, B1 & B3:

Lot Type (see Concept Plan) ▶	SF-6	SF-7	SF-8.4	SF-10
Minimum Lot Width at Building Line	55'	60'	65'	75'
Minimum Front Yard Setback	20'	20'	20'	25'
Minimum Side Yard Setback	5'	5'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street)	15'	15'	15'	15'
Minimum Rear Yard Setback	10'	10'	10'	10'
Garage Setback	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF)	1,500 SF	1,700 SF	1,800 SF	1,850 SF
Maximum Height	28'	32'	32'	36'
Minimum Off-Street Parking Requirement ⁽¹⁾	2	2	2	2
Minimum Masonry Requirement	75%	75%	75%	75%
Maximum Lot Coverage ⁽²⁾	50%	35%	35%	35%

General Notes:

^{1:} Minimum two (2) car garage required.

^{2:} Lot Types SF-6, SF-7 & SF-8.4 within Tract A1 have a maximum lot coverage of 45%.

EXHIBIT 'C':
PD Development Standards

- (D) **Garage Orientation.** Except when adjacent to open space all properties in *Tracts A1, A2, B1 & B3* shall have rear entry garages (i.e. accessible from an alleyway). No lots will be built with front entry garages (i.e. no garage doors facing the street).
 - (E) **Streets.** All streets shall be designed to be curvilinear.
 - (F) **Anti-Monotony.** The anti-monotony restrictions for properties in *Tracts B1 & B2* shall not allow the same building elevation any closer than five (5) houses apart.
- (2) **Tracts B2, B4, B5 & B6: ~40.886-Acres:** The area identified as *Tracts B2, B4, B5 & B6* in Exhibit 'B' of this ordinance shall be subject to the following requirements:
- (A) **Permitted Land Uses.** *Tracts B2, B4, B5 & B6* shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
 - (B) **Density and Dimensional Requirements.** *Tracts B2, B4, B5 & B6* shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) **Area C: Tracts C1 & C2**

- (1) **Tract C1: ~25.185-Acres [Townsend Village Subdivision; Ordinance No. 04-25]:** The area identified as *Tract C1* in Exhibit 'B' of this ordinance shall be subject to the following requirements:
- (A) **Permitted Land Uses.** *Tract C1* shall permit *Single-Family Attached (i.e. Townhomes) [SF-A]* and *Single-Family Detached [SF-D]* land uses. In addition, clubhouse and recreational land uses (e.g. exercise club, a pool, tennis courts, or other similar amenities) shall be permitted as ancillary land uses to residential land uses. An *On-Site Temporary Real Estate/Sales Office* shall also be permitted.
 - (B) **Density and Dimensional Requirements.** The following density and dimensional requirements are required for development on *Tract C1*:

<i>Lot Type (see Concept Plan) ▶</i>	SF-A	SF-D
<i>Maximum Density Per Gross Acre</i>	8	5
<i>Minimum Lot Width</i>	35' ⁽¹⁾	50' ⁽²⁾
<i>Minimum Lot Depth</i>	N/A ⁽¹⁾	100'
<i>Minimum Lot Area</i>	3,500 SF	5,000 SF
<i>Minimum Front Yard Setback</i>	15' – 20' ⁽⁴⁾	20'
<i>Minimum Side Yard Setback</i>	N/A	5'
<i>Minimum Side Yard Setback (Adjacent to a Street) ⁽³⁾</i>	N/A	15'
<i>Minimum Length of Driveway Pavement ⁽⁶⁾</i>	20'	20'
<i>Maximum Height</i>	32'	32'
<i>Minimum Rear Yard Setback</i>	7½' ⁽⁵⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	N/A	1,500 SF
<i>Distance Between Buildings</i>	20' ⁽¹⁾	10'
<i>Masonry Requirement ⁽⁸⁾</i>	90%	90%
<i>Common Open Space Per Gross Acre ⁽⁷⁾</i>	10%	10%
<i>Off-Street Parking Requirements</i>	2 ⁽⁹⁾	2 ⁽¹⁰⁾
<i>Maximum Lot Coverage</i>	N/A	45%

General Notes:

EXHIBIT 'C':
PD Development Standards

1. All townhomes shall face on a public or private street or open space and be accessed by an alley unless the lots back to open space areas in which case the alley requirement may be waived.
2. The minimum lot width shall be measured at the *Front Yard Building Setback*.
3. The minimum lot setback abutting an arterial will be 20-feet.
4. Porches, stoops, bay windows, balconies, masonry clad chimneys, colonnades and building overhangs may project up to ten (10) feet into the setback area.
5. Setback from alley way or laneway edge of pavement.
6. Masonry requirement shall exclude doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
7. There shall be a minimum of 10% of the gross area of the tract for open space, which shall satisfy any parkland dedication requirements of the City. This shall include floodplain.
8. Setback from a public right-of-way.
9. In an enclosed garage.
10. An enclosed garage shall not be considered in meeting the off-street parking requirements.
11. All units shall face on a public or private street or open space and be accessed by an alleyway.
12. The minimum separation between attached buildings shall be 20-feet for every 140-foot building.

(C) *Clubhouse Facilities for Single-Family Attached and Single-Family Detached.* Any clubhouse facility shall be constructed of a minimum of 20% stone or cast stone.

(D) *Garage Requirements for Single-Family Detached.* For lots less than 55-feet in width, garages must be located at the rear of the property with alley access. Alleys are required unless lots back to open space areas in which case the lots shall be a minimum of 55-feet in width and provide a front, side loaded *J-Swing (or Traditional Swing)* garage or a garage toward the rear of the lot, as approved by the City. Lots which are 55-feet or more in width and containing a front-loaded garage must setback the face of the garage at least three (3) feet from the nearest front corner of the house or have a *pass-through* drive to a garage toward the rear of the property or a front, side loaded *J-Swing* garage. A minimum single care attached garage is required for each lot.

(E) *Screening Walls Along Townsend Drive and/or SH-276.* Any screening wall against Townsend Drive or SH-276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.

(F) *Streets in a Single-Family Attached Development.* Residential streets may be constructed with a 26-foot street section if approved by the City.

(G) *HOA/PID Single-Family Attached Development.* A Public Improvement District (PID), Homeowner's Association (HOA), or other entity approved by the City shall be required in order to ensure maintenance of common areas including parks and streetscapes.

(2) *Tract C2: 3.816-Acres [Ordinance No. 13-39]:* The area identified as *Tract C2* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

(A) *Permitted Land Uses.* *Tract C2* shall be subject to the permitted land uses stipulated for properties in a General Retail (GR) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following land uses being expressly prohibited:

- Temporary Carnival, Circus, or Amusement Ride
- Outdoor Commercial Amusement/Recreation
- Indoor Gun Club, Skeet, or Target Range
- Theater
- Night Club, Discoteque or Dance Hall
- Restaurant, Less than 2,000 SF with a Drive-Through or Drive-In

EXHIBIT 'C':
PD Development Standards

- Restaurant, 2,000 SF or more with a Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) Dispensers (*i.e. Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Gasoline Dispensers
- Full Service Car Wash and Auto Detail
- Self Service Car Wash
- Service Station

(B) Density and Dimensional Requirements. Tract C2 shall be subject to the dimensional requirements stipulated for properties in a General Retail (GR) District as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Area D [Ordinance No.'s 04-25]

(1) General Requirements for Area D (i.e. Tracts D1, D2, D3, D4, D5, D6, D7 & D8)

(A) Floodplain. The floodplain will be developed and maintained as private open space by a Homeowner's Association (HOA).

(B) Conformity with Other City Ordinances. Unless in conflict with the standards herein, development shall comply with the standards and procedures established by the City of Rockwall that are in effect at the time of development. Any planned median openings shall be subject to review and approval by the City. All median openings shall meet design standards of the City of Rockwall.

(C) Streetscape.

(1) Landscape Buffer. The landscape buffer shall be a minimum of 15-feet wide for retail/commercial land uses; 25-feet wide for residential land uses; and 50-feet for office and industrial land uses. The landscape buffer shall include a *built-up* berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along John King Boulevard and SH-276 rights-of-way. The minimum required height of the aforementioned berm and/or shrubbery or the combination thereof is 30-inches and shall not exceed a maximum height of 48-inches. Sidewalks shall be allowed within the buffer strip as an access easement, as approved by the City of Rockwall.

(2) Buffer-Strip Plantings. Three (3) canopy trees and four (4) accent trees shall be required per 100-linear feet of frontage along John King Boulevard or SH-276 right-of-way.

(3) Plant Material Sizes. The following size requirements shall be required:

- (a) Canopy Trees: Four (4) Caliper Inches
- (b) Accent Trees: Four (4) Feet in Height
- (c) Deciduous Shrubs: 15-Inches [Two (2) Gallon Minimum]
- (d) Evergreen Shrubs: 12-Inches [Two (2) Gallon Minimum]

(4) Plant Material Selections. The following materials are recommended for planting in the buffer-strip; however, the other following materials may be acceptable:

- (a) Canopy Trees. Burr Oak, Red Oak, Live Oak, Cedar Elm, Lacebark Elm, and Leyland Cypress.
- (b) Accent Trees. Yaupon, Red Bud, Eldarica Pine, Wax Myrtle, Ornamental Pear, Mexican Plum, and Possumhaw.

EXHIBIT 'C':
PD Development Standards

- (D) Street Standards. All private streets, excluding drives, fire lanes and private parking areas, shall be built to city public street standards unless otherwise permitted in this ordinance or approved by the City Council.
- (E) Screening Walls. No continuous solid screening walls shall be constructed adjacent to John King Boulevard or SH-276. Overlay District requirements shall not apply to *Tracts C1, D2, D3, D7, & D8*. In addition, [1] at least 50% of the wall shall be constructed of wrought/ornamental iron or similar material, including landscaping and plantings, to allow a measure of transparency; [2] no wall may extend more than 300-feet without being offset by a minimum of four (4) feet for a length of at least 20-feet; and [3] the solid portion of the wall shall be constructed of masonry material as defined in this ordinance.
- (F) Buried Utilities. All overhead utilities shall be placed under ground except at the outer perimeter of Planned Development District 10 (PD-10) as depicted in *Exhibit 'B'* including *Area C* as described in the *Settlement Agreement* and as otherwise approved by the City of Rockwall.
- (G) Lighting. No light poles shall exceed 20-feet in height. All lighting fixtures shall focus light downward and be contained on-site.
- (H) Parks. See *Tracts D1 & D4*.
- (I) Trails. A trail shall be constructed along John King Boulevard and SH-276 adjacent to the Planned Development District 10 (PD-10). The developer will be responsible for the cost of an additional three (3) feet of width to a standard five (5) foot sidewalk along the north side of SH-276 – *Tract D3 & D5* – and on one (1) side of John King Boulevard – *Tract D2, D3, D5 & D7* - as it passes through this Planned Development District.
- (2) Tracts D1 & D4: ~9.394-Acres [Private Open Space]: The area identified as *Tracts D1 & D4* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (1) Private Parks. *Tracts D1 & D4* are private parks. All residential development within Planned Development District 10 (PD-10) will include no dedication of public internal streets directly serving the residential properties within Planned Development District 10 (PD-10); therefore, the provisions outlined in *Section 24-46* and *Section 24-50*, details herein outlined, and all other applicable requirements of Chapter 24 of the City of Rockwall Municipal Code of Ordinances apply to Planned Development District 10 (PD-10); however, if public streets are to be dedicated, requirements for parkland dedication may be reviewed for compliance.
- (a) The calculated pro-rata share for mandatory parkland dedication and with current or future ordinance requirements development is:
- (1) Ten (10) acres (as defined by Chapter 24 of the Municipal Code of Ordinances of the City of Rockwall) of dedication is required.
- (2) \$375,000.00 in park development fees (as defined by Chapter 24 of the Municipal Code of Ordinances of the City of Rockwall) is required.
- (b) The requirement for mandatory dedication is waived as provided in *Section 24-50.2* of the Municipal Code of Ordinances and the following constitutes the development providing private amenities which meet or exceed the calculated pro-rata share noted above:
- (1) A total of ten (10) acres of land meeting the requirements of Chapter 24 will be permanently dedication and zoned for use as private parks space serving Park District No. 24.

EXHIBIT 'C':
PD Development Standards

- (2) The developer will propose and submit to the City private parkland design for development (*to meet all applicable federal, state, local, and generally accepted park design and development standards*) of the private park(s) described above for review and approval by the City. Such design shall include providing amenities and parkland development and improvements which meet or exceed the pro-rata calculated above (\$375,000.00) for development fees which amount would be divided between the park areas as determined by the City and which would be due to the City if the development included dedication of public streets serving the residential areas of Planned Development District 10 (PD-10).
- (3) The two (2), five (5) are tracts shown as *Tracts D1 & D4* in Exhibit 'B' of this ordinance (*which includes land not covered by Planned Development District 10 [PD-10] but which the owner has agreed to dedicated as private open space*) hereto attached shall be the location of the ten (10) acres of private parkland serving Planned Development District 10 (PD-10).
 - (4) The two (2), five (5) acre tracts are not contiguous and must be accessible by way of a minimum of eight (8) foot wide concrete trail for those residents that will be served by the two (2) tracts referenced above.
 - (a) In addition to the sidewalks otherwise required by the City of Rockwall, the developer is responsible for the cost of an eight (8) foot wide concrete sidewalk or trail along the public right-of-way or access easement for John King Boulevard and SH-276 and any dedication of additional right-of-way to allow for the construction of this sidewalk or trail.
 - (b) No trail is required along the IH-30 right of way.
 - (5) The developer is required to furnish evidence for approval by the City of Rockwall that the maintenance and operation of the private park for Planned Development District 10 (PD-10) been secured such that the City will incur no costs associated with their maintenance and operation.
 - (6) Plat approval of land for residential purposes east of John King Boulevard shall trigger the construction of the private park amenities east of John King Boulevard. Plat approval of *Tract D3*, west of John King Boulevard shall trigger the construction of private park amenities west of John King Boulevard.
 - (7) The required parkland (*reflected as Tract D1*) may be integrated with *Tract D8* to better distribute parkland and increase accessibility.
- (3) Tract D2: ~20.651-Acres [The Mansions Age Restricted Apartments]: The area identified as *Tract D2* in Exhibit 'B' of this ordinance shall be subject to the following requirements:
 - (A) Permitted Land Uses. *Tract D2* shall permit *Age-Restricted Multi-Family* (i.e. *Multi-Family restricted to occupants of a minimum age of 55 years old for at least one [1] resident*) and *Single-Family Attached* (i.e. *Townhomes*) land uses. In addition, clubhouse and recreational land uses (e.g. *exercise club, a pool, tennis courts, centralized dining facilities, or other similar amenities*) shall be permitted as ancillary land uses to residential and multi-family land uses. An *On-Site Temporary Real Estate/Sales Office* shall also be permitted.
 - (B) Development Standards for Single-Family Attached (i.e. Townhomes). All *Single-Family Attached* developments shall meet all of the standards stipulated for *Single-Family Attached [SF-A]* in *Tracts D7 & D8* in Exhibit 'B'. These standards are outline in Section (D)(6) below.

EXHIBIT 'C':
PD Development Standards

- (C) Density and Dimensional Requirements. The density and dimensional requirements for *Tract D2* are as follows:
- (1) Maximum Number of Units. *Tract D2* may contain a maximum of 250 age-restricted multi-family units.
 - (2) Building Height. The maximum building height shall not exceed 60-feet or three (3) stories.
 - (3) Unit Sizes. The average unit sizes shall not be less than 940 SF.
- (D) Building Design and Articulation. The buildings shall be highly articulated in a similar manner to the sample articulation drawing contained in *Exhibit 'F'* of this ordinance illustrating the exterior finishes and treatments.
- (E) Garages. No less than 1.5 parking spaces shall be provided per unit. Of these parking spaces, at least 30% shall be located in garages (*i.e. attached or detached*), 30% shall be located in carports, and the remainder may be located in surface parking lots.
- (F) Masonry Requirement. The masonry requirement shall be 95% excluding doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- (G) Clubhouse Facilities/Common Recreation Amenity. The age restricted multi-family area shall have a clubhouse facility including residence dining areas and a commercial kitchen. In addition, other amenities such as an exercise club, a pool or tennis courts shall be provided.
- (H) Screening Walls Along John King Boulevard and/or SH-276. Any screening wall against Townsend Drive or SH-276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.
- (I) Open Space. A minimum of 20% of *Tract D2* shall be developed as open space (*including floodplain*) in addition to the requirement for parkland dedication stipulated by the general requirements outline in Section (D)(1) above.
- (J) Phasing. No phasing of multi-family developments shall be permitted.
- (4) Tract D3: ~29.423-Acres [The Mansions Apartments]: The area identified as *Tract D3* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (A) Permitted Land Uses. *Tract D3* shall permit *Multi-Family, Single-Family Attached (i.e. Townhomes)* land uses. In addition, clubhouse and recreational land uses (*e.g. exercise club, a pool, tennis courts, centralized dining facilities, or other similar amenities*) shall be permitted as ancillary land uses to residential and multi-family land uses. An *On-Site Temporary Real Estate/Sales Office* shall also be permitted. *Office/Co-Working Space* shall be permitted in the area of *Tract D3* indicated in *Exhibit 'H'* of this ordinance.
 - (B) Development Standards for Single-Family Attached (i.e. Townhomes). All *Single-Family Attached* developments shall meet all of the standards stipulated for *Single-Family Attached [SF-A]* in *Tracts D7 & D8* in *Exhibit 'B'*. These standards are outline in Section (D)(6) below.
 - (C) Density and Dimensional Requirements. The density and dimensional requirements for *Tract D3* are as follows:
 - (1) Maximum Number of Units. *Tract D3* may contain a maximum of 336 multi-family units.
 - (2) Building Height. The maximum building height shall not exceed 42-feet or two (2) stories.

EXHIBIT 'C':
PD Development Standards

- (3) Unit Sizes. At least 20% of all units must be 1,500 SF or larger, and no more than 35% may be less than 1,000 SF. In no case may any unit have less than 700 SF of interior living space. The average unit size shall not be less than 1,200 SF.
- (4) Unit Access. All units shall be accessed directly from the ground level. There shall be no exterior stair wells or common entrances.
- (D) Building Design and Articulation. The buildings shall be highly articulated in a similar manner to the sample articulation drawing contained in *Exhibit 'F'* of this ordinance illustrating the exterior finishes and treatments.
- (E) Garages. Every unit must have an attached, direct-access garage with an average of at least 1.3 garage spaces per unit.
- (F) Masonry Requirement. The masonry requirement shall be 95% excluding doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- (G) Clubhouse Facilities/Common Recreation Amenity. The multi-family area shall have a clubhouse facility and amenities (*e.g. exercise club, a pool, tennis courts, or other similar amenities*). The clubhouse facility shall be constructed of a minimum of 20% stone or cast stone.
- (H) Screening Walls Along John King Boulevard and/or SH-276. Any screening wall against Townsend Drive or SH-276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.
- (I) Open Space. A minimum of 20% of *Tract D3* shall be developed as open space (*including floodplain*) in addition to the requirement for parkland dedication stipulated by the general requirements outline in Section (D)(1) above and identified as *Tract D4*; however, the required parkland may be integrated with *Tract D3* to better distribute parkland and increase accessibility.
- (J) Phasing. No phasing of multi-family developments shall be permitted.
- (5) Tracts D5 & D6: ~14,295-Acres: The area identified as *Tracts D5 & D6* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (A) Permitted Land Uses. *Tracts D5 & D6* shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, only the following land uses shall be permitted on the subject property:
- Animal Clinic for Small Animals with No Outdoor Pens ⁽¹⁾
 - Antique/Collectible Store
 - Astrologer, Hypnotist, or Psychic Art & Science
 - Banquet Facility
 - Portable Beverage Service Facility ⁽¹⁾
 - Blood Plasma Donor Center
 - Church/House of Worship ⁽¹⁾
 - Day Care with Seven (7) or More Children
 - Car Wash/Auto Detail ⁽¹⁾
 - Catering Service
 - Temporary Christmas Tree Sales Lot or Similar Uses ⁽¹⁾
 - Copy Center
 - Permanent Cosmetics ⁽¹⁾
 - Electrical, Watch, Clock, Jewelry or Similar Repair

EXHIBIT 'C':
PD Development Standards

- Financial Institution with Drive-Through
- Financial Institution without Drive-Through
- Garden Center ⁽³⁾
- General Personal Service
- General Retail Store (25,000 SF – 49,999 SF)
- General Retail Store (50,000 SF or Greater) ⁽²⁾
- General Retail Store (Less Than 25,000 SF)
- Hair Salon and/or Manicurist
- Health Club
- Laundry Service with Drop-Off or Pickup Services
- Self Service Laundry Facility
- Locksmith
- Massage Therapist
- Mini-Warehouse ⁽¹⁾
- Municipally Owned or Controlled Utility Facilities
- Museum or Art Gallery
- Office Building (5,000 SF or Greater)
- General Office
- Pet Shop
- Private Club, Lodge, or Fraternal Organization
- Post Office
- Rental Store without Outside Storage and/or Display
- Restaurant (Less Than 2,000 SF with Drive-In or Drive Through) ⁽³⁾
- Restaurant (2,000 SF or more with Drive-In or Drive Through) ⁽³⁾
- Restaurant (Less Than 2,000 SF without Drive-In or Drive Through)
- Restaurant (2,000 SF or more without Drive-In or Drive Through)
- Restaurant with Accessory Private Club or Brew Pub
- Retail Store with Gasoline Sales Limited to Four (4) Dispensers and Eight (8) Vehicles
- Shoe and Boot Repair and Sales
- Art, Photography, or Music Studio
- Tailor, Clothing, and/or Apparel Shop
- Temporary On-Site Construction Office
- Theater

Notes:

¹: Additional requirements as specified in Article 04, Permissible Uses, of the Unified Development Code [Ordinance No. 20-02].

²: Requires a Specific Use Permit (SUP)

³: Limited to one (1) per 1,000 SF as measured from the property line.

- (B) Density and Dimensional Requirements. Tracts D5 & D6 shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (C) Materials. The masonry requirement shall be 95% excluding doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- (D) Site Layout. If developed as retail, Tracts D5 & D6 shall be laid out in a manner that is pedestrian-friendly and provides easy access to the adjacent residential developments.
- (E) Mechanical Equipment. Rooftop mechanical equipment and other appurtenances must be screened.
- (F) Shared Parking and Access. Any commercial development shall incorporate cross access.



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

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: November 1, 2023
SUBJECT: MIS2023-016; *Alternative Tree Mitigation Settlement Agreement for the Peachtree Subdivision*

On October 20, 2023, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted a development application requesting an *Alternative Tree Mitigation Settlement Agreement* for the Peachtree Subdivision. The Peachtree Subdivision was established by the City Council on March 6, 2023 through the adoption of *Ordinance No. 23-11 [Planned Development District 101 (PD-101); Case No. Z2023-003]*. According to this Planned Development (PD) District ordinance, the Peachtree Subdivision is a 140.50-acre residential subdivision that will consist of 292 residential lots with a gross density of 2.08 dwelling units per acre (see *Figure 1*). These lots will consist of four (4) lot types: [1] 32, *Type 'A'* lots that will be a minimum of 82' x 120' (or 9,000 SF), [2] 98, *Type 'B'* lots that will be a minimum of 72' x 120' (or 8,400 SF), [3] 105, *Type 'C'* lots that will be a minimum of 62' x 120' (or 7,200 SF), and [4] 57, *Type 'D'* lots that will be a minimum of 52' x 120' (or 6,000 SF). In addition, the development will consist of a total of 65.90-acres of open space that includes a 0.90-acre amenity site, 21.10-acres of private open space, and 43.90-acres of floodplain. Currently, the subject property remains undeveloped, and the applicant has received approval for a *Preliminary Plat [Case No. P2023-017]* and a *Master Plat [Case No. P2023-016]*. Based on the most recent aerial image, the subject property has a thick tree canopy, the majority of which is located within the 100-year floodplain (see *Figure 2*).



FIGURE 1: CONCEPT PLAN



FIGURE 2: AERIAL IMAGE OF THE SUBJECT PROPERTY

According to the applicant's letter, the *Alternative Tree Mitigation Settlement Agreement* is being requested "(d)ue to changes in the tree ordinance on how cedar trees are counted, [and based on this] there is an exponential amount of work in documenting all trees on the property." On October 3, 2022, the City Council approved *Ordinance No. 22-54 [Case No. Z2022-043]*, which changed the tree mitigation requirements for cedar trees. Specifically, under the previous tree mitigation requirements cedar trees were counted at a rate of ½-inch for every one (1) inch removed for cedar trees 11-inches or greater in size. Under the new tree mitigation requirements, cedar trees require four (4) caliper inches of mitigation for every cedar tree removed that is eight (8) feet or greater in height. In the applicant's letter, they have provided the following estimates for the tree mitigation required for the cedar trees on the subject property based on the previous tree mitigation ordinance and the current tree mitigation ordinance:

ESTIMATED CEDAR TREE MITIGATION (OLD ORDINANCE)	3,856 CALIPER INCHES
ESTIMATED CEDAR TREE MITIGATION (CURRENT ORDINANCE)	12,160 CALIPER INCHES
DIFFERENCE IN MITIGATION	8,304 CALIPER INCHES

In staff's conversations with the applicant, the applicant has indicated that there would be a substantial cost associated with having the trees surveyed and marked on the subject property in accordance with the requirements of the new ordinance. In lieu of performing a tree survey, the applicant has indicated a desire to pay the City the costs that would be incurred with the tree survey, in addition to the estimated tree mitigation, and some additional mitigation measures. Specifically, the applicant is proposing the following:

CREDITS AVAILABLE BASED ON ESTIMATE	
ESTIMATED TREES TO BE SAVED IN PRESERVATION AND FLOODPLAIN AREAS	36,200 CALIPER INCHES
[1] 20% CREDIT FOR SAVED TREES BASED ON ESTIMATE	7,240 CALIPER INCHES
PAID CREDITS BY THE DEVELOPER	
\$100,000.00 PAID INTO THE TREE FUND	1,000 CALIPER INCHES
[2] TOTAL PAID CREDITS EQUAL TO CALIPER INCHES OF TREES	1,000 CALIPER INCHES
TREES TO BE PLANTED ON THE SITE BY THE DEVELOPER	
456 x 4-INCH CALIPER TREES TO BE PLANTED PER THE APPROVED LANDSCAPE PLAN	1,824 CALIPER INCHES
4 x 4-INCH CALIPER TREES PLANTED ON 248 INTERIOR LOTS ¹	3,968 CALIPER INCHES
5 x 4-INCH CALIPER TREES PLANTED ON 44 CORNER LOTS ¹	880 CALIPER INCHES
51 ORNAMENTAL TREE A MINIMUM OF 6-FEET IN HEIGHT ²	153 CALIPER INCHES
TRANSPLANTING OF 55 CEDAR TREES FROM ON-SITE ALONG INDUSTRIAL AREA ²	220 CALIPER INCHES
[3] MITIGATION PROVIDED PER THE TREE MITIGATION ORDINANCE (EXCLUDES ²)	6,672 CALIPER INCHES

NOTES:

- ¹: THE ORDINANCE NO. 23-11 (PD-101) REQUIRES A MINIMUM OF 2 x 4-INCH CALIPER TREES PER LOT
- ²: DOES NOT COUNT TOWARDS TREE MITIGATION PER ORDINANCE AND EXCLUDED FROM TOTAL

MITIGATION PROVIDED FOR BY APPLICANT'S PROPOSAL	
[1] 20% CREDIT FOR SAVED TREES BASED ON ESTIMATE	7,240 CALIPER INCHES
[2] TOTAL PAID CREDITS EQUAL TO CALIPER INCHES OF TREES	1,000 CALIPER INCHES
[3] MITIGATION PROVIDED PER THE TREE MITIGATION ORDINANCE	6,672 CALIPER INCHES
TOTAL MITIGATION PROVIDED FOR BY PROPOSAL	14,912 CALIPER INCHES

In addition, to the above mitigation proposal the applicant has also agreed to designate and preserve a one (1) acre tract of the Blackland Prairie. As the City Council and Planning and Zoning Commission may recall, this was originally requested by City staff as part of the original zoning case for Planned Development District 101 (PD-101); however, the applicant had indicated at that time that based on the floodplain and lots needed to meet their proforma they were unable to commit to the preservation during the zoning case. Through the design process the applicant's drainage and detention area was able to be adjusted to allow for the one (1) acre dedication. If this case is approved by the City Council, this dedication will be required to be shown on the subdivision plat for the subdivision (see Figure 3). Staff should note that the applicant's request will be above and beyond the requirements of Ordinance No. 23-11, and that the applicant will be required to provide [1] the 50-foot landscape buffer with berm and two (2) rows of staggered cedar trees along the eastern property line, and [2] a 30-foot tree preservation easement along the southern property line in accordance with the zoning ordinance. In addition, the applicant will be required to hold a

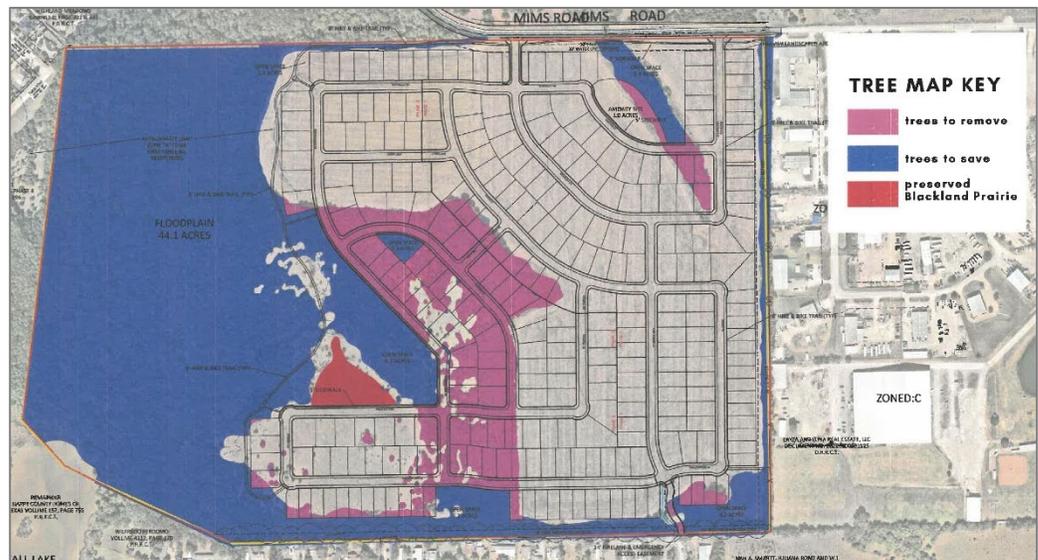


FIGURE 3: TREE CONCEPT PLAN
 WHERE: BLUE = PRESERVED TREES; PINK = REMOVED TREES; RED = BLACKLAND PRAIRIE TO BE PRESERVED

Tree Transplanting Day, and -- based on the proposed agreement -- will not receive any additional benefit from trees that are transplanted by residents during this event (i.e. the applicant cannot account for additional mitigation resulting from trees removed from the property during the event).

According to Subsection (G), *Alternative Tree Mitigation Settlement Agreement*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(i)n certain cases, the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an *Alternative Tree Mitigation Settlement Agreement* where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the City's parks, medians, streets rights-of-way, or other similar areas as determined by the Parks and Recreation Department." In reviewing the applicant's request, it does appear that it may warrant consideration and may provide benefit to both the City and the applicant; however, all requests for an *Alternative Tree Mitigation Settlement Agreement* are discretionary decisions for the Planning and Zoning Commission and City Council. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available during the November 1, 2023 Planning and Zoning Commission work session meeting.



DEVELOPMENT APPLICATION

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

STAFF USE

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 Mimms Rd Rockwall TX

SUBDIVISION Peachtree Meadows

LOT

BLOCK

GENERAL LOCATION Mimms Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District

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

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

Michael Joyce Properties

Ryan Joyce

767 Justin Rd

Rockwall, TX 75087

512-965-6280

ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

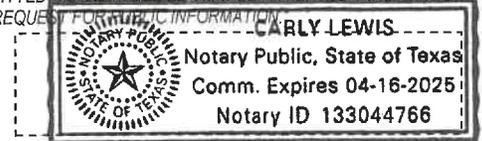
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Ryan Joyce [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF October, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF October, 2023.

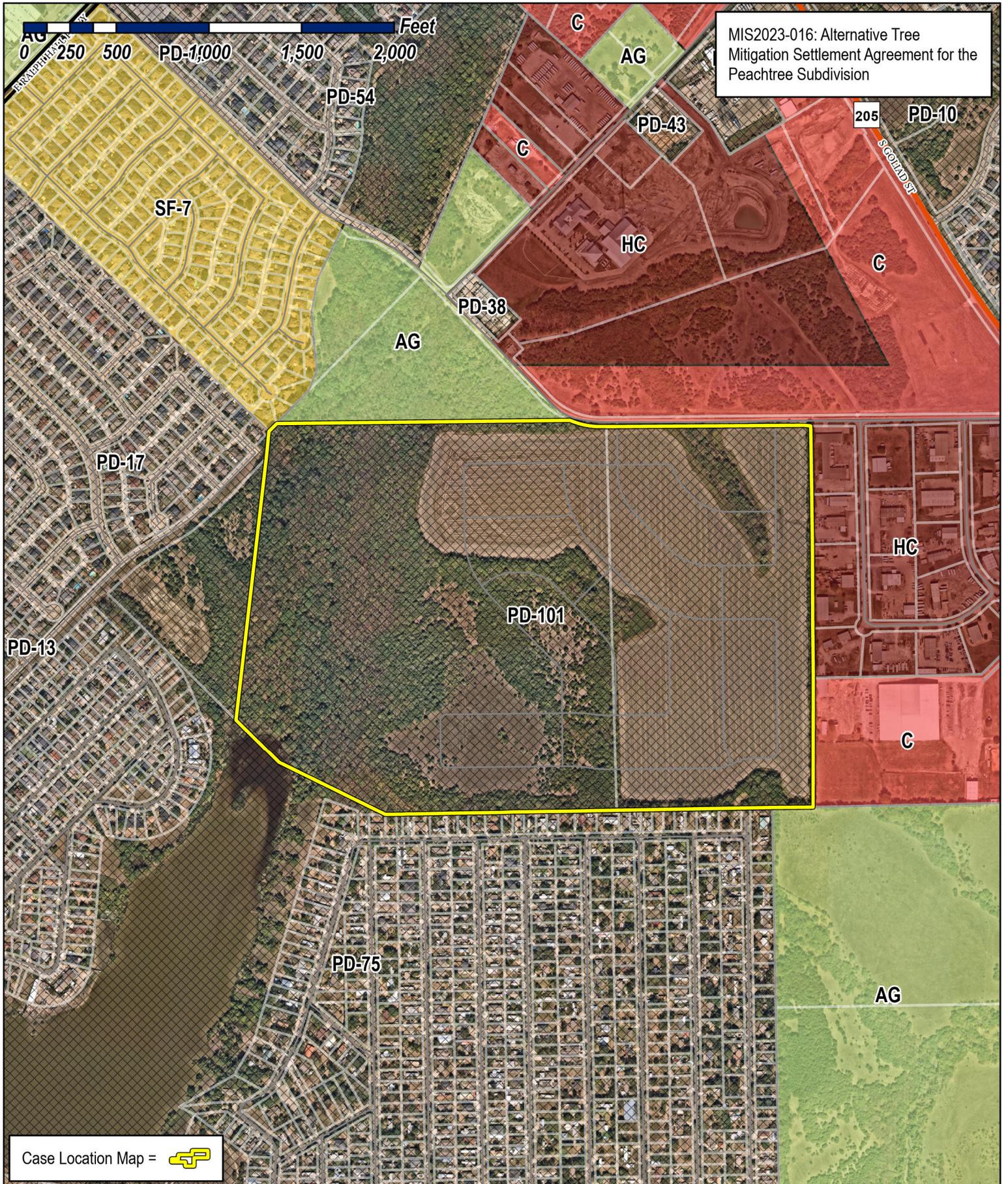
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

4-16-25



City of Rockwall

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

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





767 Justin Rd
Rockwall, TX 75087

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

RE: Peachtree Meadows Alternative Tree Mitigation Plan

Dear Mr. Miller,

We are writing to request an Alternative Tree Mitigation Plan for the Peachtree Meadows project. We would typically complete a tree survey of the entire property as required by city ordinance. Due to changes in the tree ordinance on how cedar trees are counted, there is an exponential amount of work in documenting all trees on the property.

We currently are making the following estimations with this property based upon on site estimates and sample survey areas.

- | | |
|---|-----------------------|
| • Trees to be saved | 36,200 caliper inches |
| • Tree to be removed (per new cedar tree calculations) | 12,160 caliper inches |
| • Trees to be removed (per old cedar tree calculations) | 3,856 caliper inches |

We would like to request the following alternative tree mitigation for the total amount to be removed:

- | | |
|---|----------------------|
| • 20% reduction for trees saved on the property | 2,432 caliper inches |
| • 456 – 4" trees to be planted per the included diagram by developer | 1,824 caliper inches |
| • 4 trees planted per interior lot (248 Lots) | 3,968 caliper inches |
| • 5 trees planted per corner lot (44 lots) | 880 caliper inches |
| • 51 ornamental trees minimum 6' in height | 153 caliper inches |
| • Transplant of approximately 55 cedars trees from onsite in phase 2 to be utilized in required planting on Phase 1 | 220 caliper inches |

Additionally, we would like to provide the following:

- Preservation of approximately 1 +/- acres of Blackland Prairie area to be preserved by plat as shown on the attached exhibit
- \$100,000 donation to the City of Rockwall Tree fund for use by the Rockwall Parks Department for use through out the city.
- Conduct 2 - Tree Transplant Day per the City of Rockwall Resolution No. 05-06



767 Justin Rd
Rockwall, TX 75087

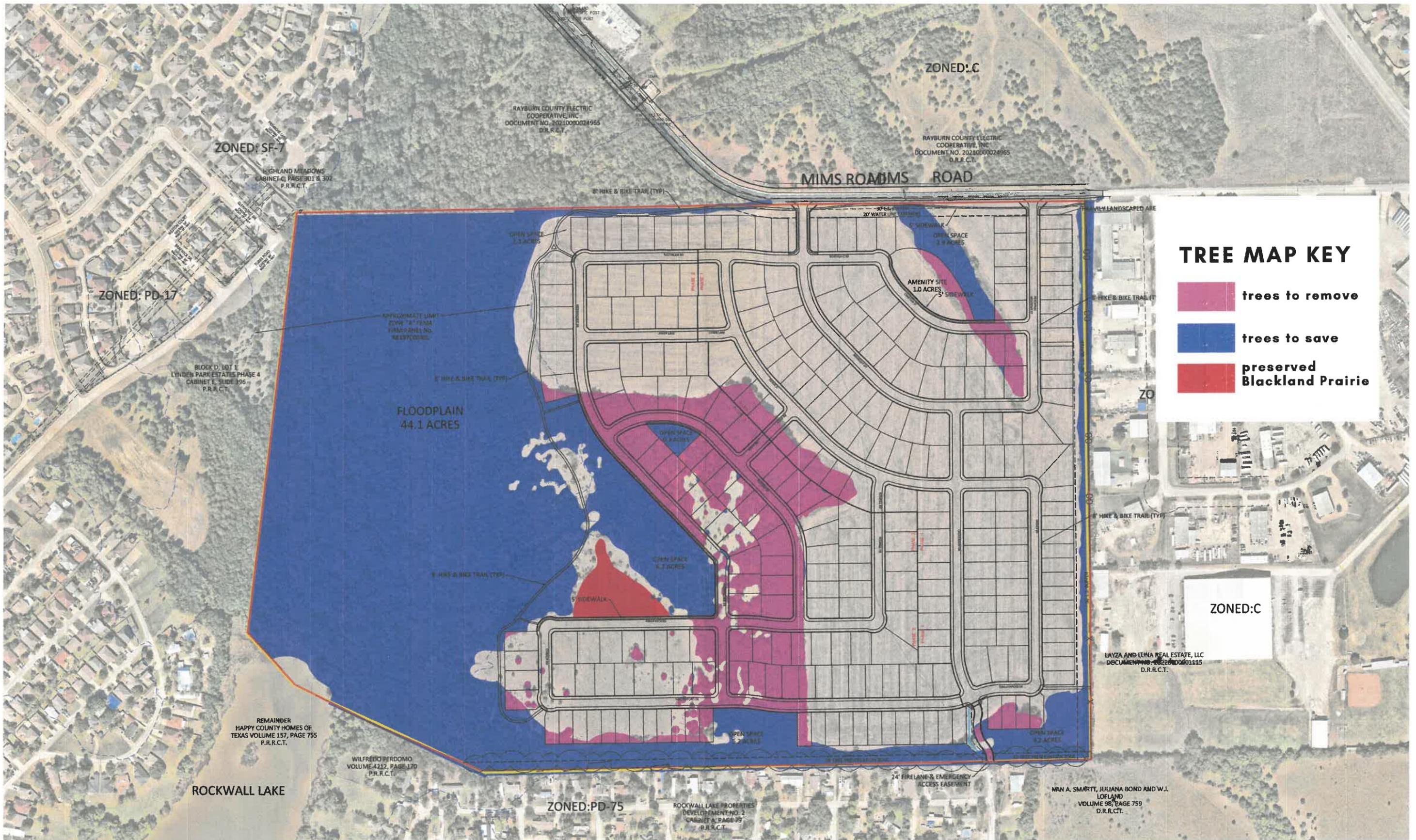
We appreciate your consideration in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RJ', is written over the printed name and title.

Ryan Joyce
President, Michael Joyce Properties

Enclosure:



TREE MAP KEY

- trees to remove
- trees to save
- preserved Blackland Prairie

ALL LOTS LESS THAN 12,000 SF ARE LOCATED WITHIN 800 FT OF A PUBLIC OR PRIVATE OPEN SPACE AREA.

- LOT TYPE**
- A (82'x120')
 - B (72'x120')
 - C (62'x120')
 - D (52'x120')

LOT TYPE	A	B	C	D
LOT COUNT	32	98	105	57
MINIMUM LOT AREA (SF)	9,000	8,400	7,200	6,000
MINIMUM LOT WIDTH (FT)	82	72	62	52
MINIMUM LOT DEPTH (FT)	120	120	120	120
FRONT BUILDING SETBACK (FT)	20	20	20	20
REAR BUILDING SETBACK (FT)	20	20	20	20
SIDE BUILDING SETBACK INTERIOR (FT)	6	6	6	6
SIDE BUILDING SETBACK CORNER (FT)	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES			
MAXIMUM LOT COVERAGE (%)	45%	45%	65%	65%
TYPICAL PAD SIZE*	70' x 80'	60' x 80'	50' x 80'	40' x 80'

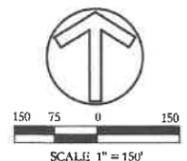
*MEASURED AT FRONT BUILDING SETBACK

CONCEPT PLAN Peachtree Meadows

292 SINGLE-FAMILY RESIDENTIAL LOTS
140.50 ACRES
OCTOBER 17, 2023
ROCKWALL, TEXAS

LAND USE	AREA (AC)	PERCENT OF TOTAL
RESIDENTIAL	75.3	53.6%
OPEN SPACE		
Private Open Space	20.1	14.3%
Amenity Center	1.0	0.7%
Floodplain	44.1	31.4%
OPEN SPACE TOTAL	65.2	46.4%
TOTAL ACREAGE	140.5	100.0%

Open Space Required (20%) = 140.5 x 20% = 28.1 acres
Open Space Provided (Including 1/2 of floodplain) = 43.1



SCALE 1" = 150'
ZONING CASE # Z.2023-003

PROJECT COMMENTS



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

DATE: 10/25/2023

PROJECT NUMBER: Z2023-049
PROJECT NAME: SUP for Ballard
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Hold a public hearing to discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) for Heavy Manufacturing 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	10/24/2023	Approved w/ Comments

10/24/2023: Z2023-049; Specific Use Permit (SUP) for Heavy Manufacturing for the REDC
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Heavy Manufacturing 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, and generally 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 Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

M.3 For reference, include the case number (Z2023-049) in the lower right-hand corner of all pages on future submittals.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), the Heavy Manufacturing land use is defined as, "(a) facility or area for generally mass-producing goods usually for sale to wholesalers or other industrial or manufacturing uses. A heavy manufacturing use is one which employs the following or similar types of processes: [1] the milling of grain as retail sales and service; [2] producing animal food and tanning animal hides; [3] production of large durable goods such as but not limited to motorcycles, cars, manufactured homes, or airplanes; [4] canning or bottling of food or beverages for human consumption using a mechanized assembly line; [5] manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents, and other chemical products, and use of a foundry for metals; [6] production of items made from stone, clay, metal, or concrete; and, [7] tire recapping or retreading." In this case, the proposed manufacturing facility will be manufacturing and assembling hydrogen fuel cell engines for busses, trucks, trains, ships and heavy machinery. Since this is considered to be the production of a large durable good, the proposed land use is considered to be Heavy Manufacturing.

I.5 Based on the submitted materials, staff has established the following operational conditions for this Specific Use Permit (SUP) request:

(1) This Specific Use Permit (SUP) shall be valid for a period of four (4) years from the approval date of this ordinance (i.e. valid until December 3, 2027). If an extension of the Specific Use Permit (SUP) is necessary, the property owner shall submit a request in writing to the Director of Planning and Zoning no less than 90 days prior to the expiration date of original approval of the Specific Use Permit (SUP) ordinance (i.e. prior to September 4, 2027). Upon receipt of a request for an extension, the Director of Planning and Zoning shall bring the request forward to Planning and Zoning Commission and City Council for review. The Planning and Zoning Commission and City Council shall be charged with determining if an extension of the Specific Use Permit (SUP) is warranted. This shall be conducted in accordance with the process and procedures outlined in Subsection 02.03, Procedures for Zoning Applications, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), and with which this ordinance was originally adopted.

(2) The development of Phase 1 of the Subject Property shall generally conform to the Concept Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.

(3) The development of the Subject Property shall generally conform to the Phasing Plan as depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.

(4) The development of the Subject Property shall generally conform with the architecture and design images depicted in the Concept Building Elevations contained in Exhibit 'D' of the Specific Use Permit (SUP) ordinance; however, conformance to the Concept Building Elevations does not constitute a waiver, variance, or exception to any of the development requirements contained in the Unified Development Code (UDC). In addition, development of the subject property shall be subject to recommendations made by the Architecture Review Board (ARB) through the site plan review process.

M.6 Please review the attached draft ordinance prior to the November 1, 2023 Planning & Zoning Commission meeting, and provide staff with your markups by November 7, 2023.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 14, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 1, 2023.

I.8 The projected City Council meeting dates for this case will be November 20, 2023 (1st Reading) and December 4, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved

10/24/2023: General Library Comments:

General Items:

- Must meet 2023 City Standards of Design and Construction.
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Tree mitigation shall be provided for any trees removed on site.
- Minimum easement width is 20' for new easements.
- No structures, including walls, allowed in easements.
- Retaining walls 3' and greater must be engineered.
- Retaining walls 18" and greater must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Must plat the property.
- There is a 40' utility/drainage easement along Discovery BLVD.
- 20' drainage/utility easement along Data.
- 30' drainage/utility easement along springer.

Drainage Items:

- The site has been detained for in a regional detention pond.
- 4:1 maximum side slopes.
- No grate inlets allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Minimum public sewer is 8".
- Water and sewer must be 10' apart.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- May be required to loop proposed 8" water line on site.
- Sanitary sewer service must connect to a sewer manhole.
- Sewer pro-rata due before site/civil permit.

Roadway Paving Items:

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

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	10/25/2023	N/A
No Comments			

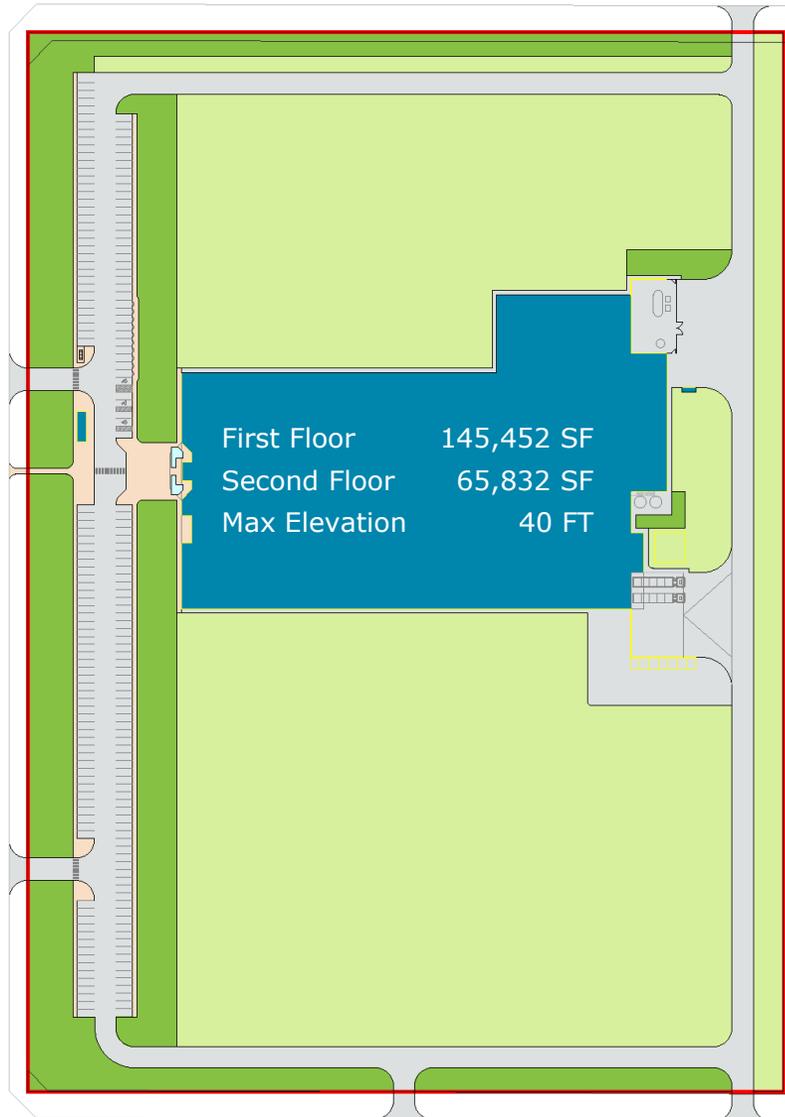
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved
No Comments			

Phase 1 Plot Layout



■ Landscaping

Phase 1 is positioned to enable construction with minimal disruption. Care



General Items:

- Must meet 2023 City Standards of Design and Construction.
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Tree mitigation shall be provided for any trees removed on site.
- Minimum easement width is 20' for new easements.
- No structures, including walls, allowed in easements.
- Retaining walls 3' and greater must be engineered.
- Retaining walls 18" and greater must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Must plat the property.
- There is a 40' utility/drainage easement along Discovery BLVD.
- 20' drainage/utility easement along Data.
- 30' drainage/utility easement along Springer.

Drainage Items:

- The site has been detained for in a regional detention pond.
- 4:1 maximum side slopes.
- No grate inlets allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Minimum public sewer is 8".
- Water and sewer must be 10' apart.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- May be required to loop proposed 8" water line on site.
- Sanitary sewer service must connect to a sewer manhole.
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Roadway Paving Items:

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- Fire lane to be in a platted easement.

Landscaping:

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



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 & Springer Rd		
SUBDIVISION	Rockwall Technology Park Phase V	LOT	BLOCK
GENERAL LOCATION	East of Data Drive, South of Discovery Blvd, and North of Springer Rd		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	undeveloped
PROPOSED ZONING	Specific Use Permit	PROPOSED USE	heavy manufacturing
ACREAGE	32.0	LOTS [CURRENT]	LOTS [PROPOSED]

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

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

<input checked="" type="checkbox"/> OWNER	Rockwall Economic Development Corporation	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Phil Wagner	CONTACT PERSON	
ADDRESS	2610 Observation Trl, Suite 104	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	972-772-0025	PHONE	
E-MAIL	pwagner@rockwallede.com	E-MAIL	

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 \$680.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF OCTOBER, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

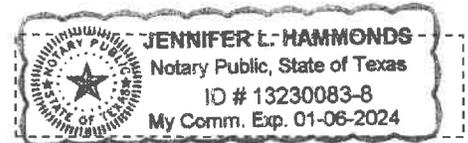
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF October, 2023

OWNER'S SIGNATURE

Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

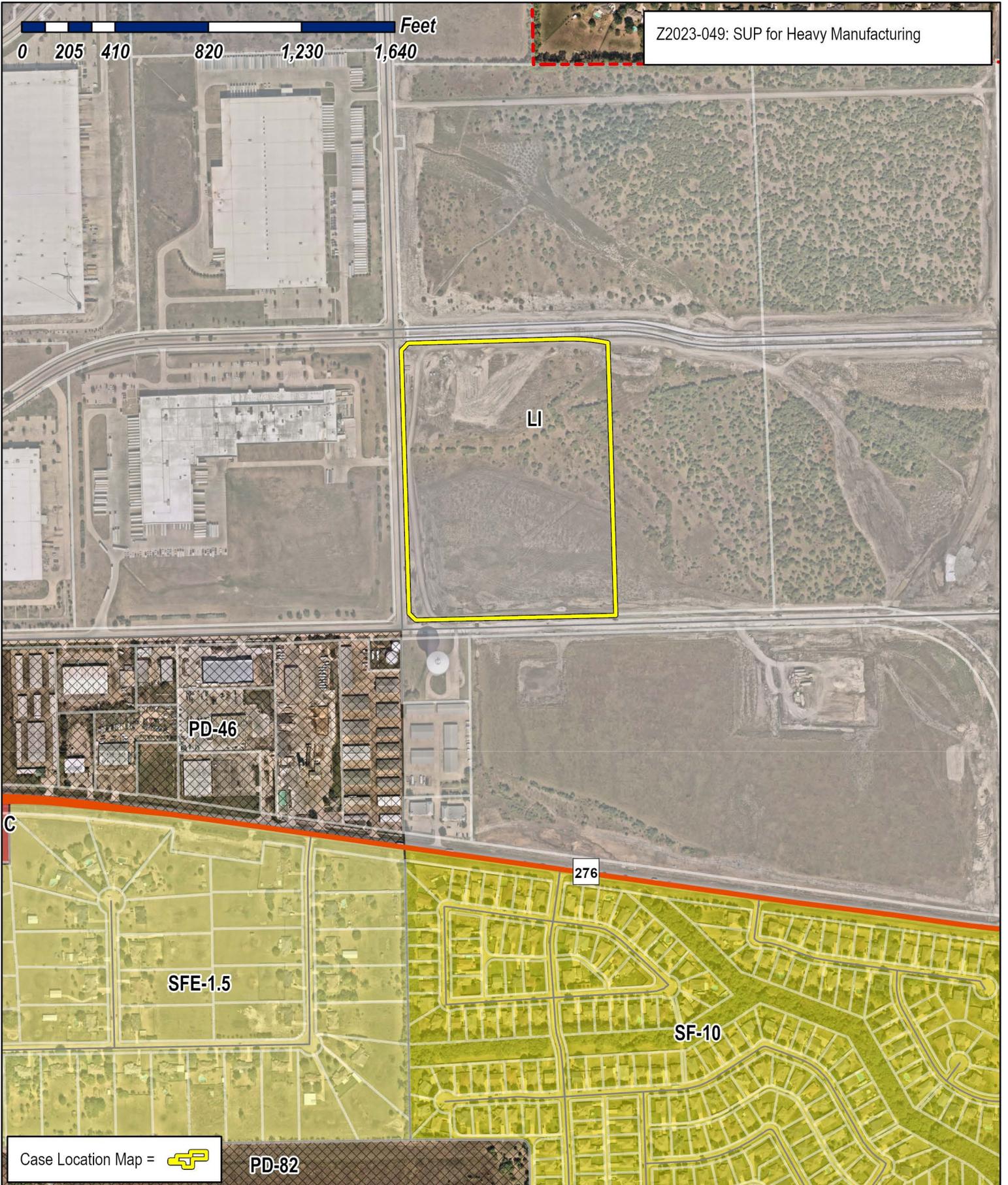
Jennifer L. Hammonds



MY COMMISSION EXPIRES 1/6/24

0 205 410 820 1,230 1,640 Feet

Z2023-049: SUP for Heavy Manufacturing



Case Location Map = 

PD-82



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.

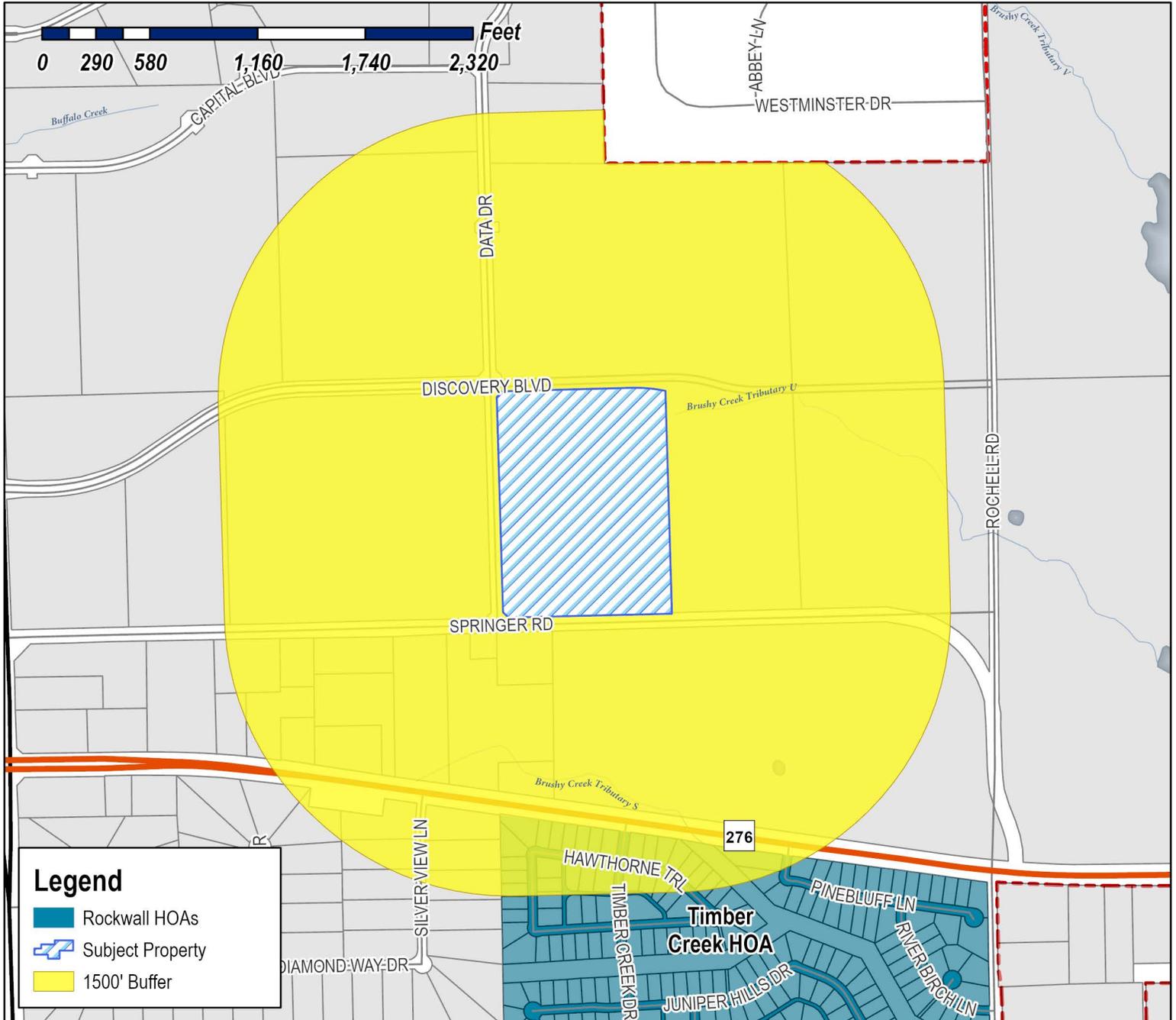




City of Rockwall

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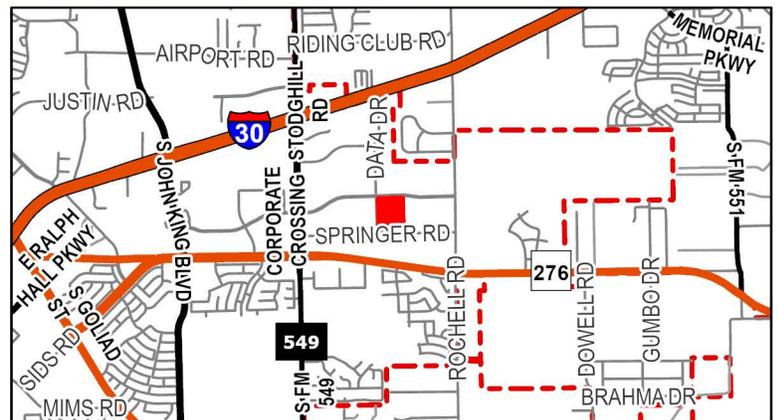
Legend

-  Rockwall HOAs
-  Subject Property
-  1500' Buffer

Case Number: Z2023-049
Case Name: SUP for Heavy Manufacturing
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SWC of Data Drive & Discovery Blvd.

Date Saved: 10/20/2023

For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-049]
Date: Monday, October 23, 2023 4:38:11 PM
Attachments: [Public Notice \(P&Z\) \(10.23.2023\).pdf](#)
[HOA Map \(10.20.2023\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [October 27, 2023](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, November 14, 2023 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, November 20, 2023 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2023-049: SUP for Heavy Manufacturing

Hold a public hearing to discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a [Specific Use Permit \(SUP\)](#) for Heavy Manufacturing 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.

Thank You,

Melanie Zavala

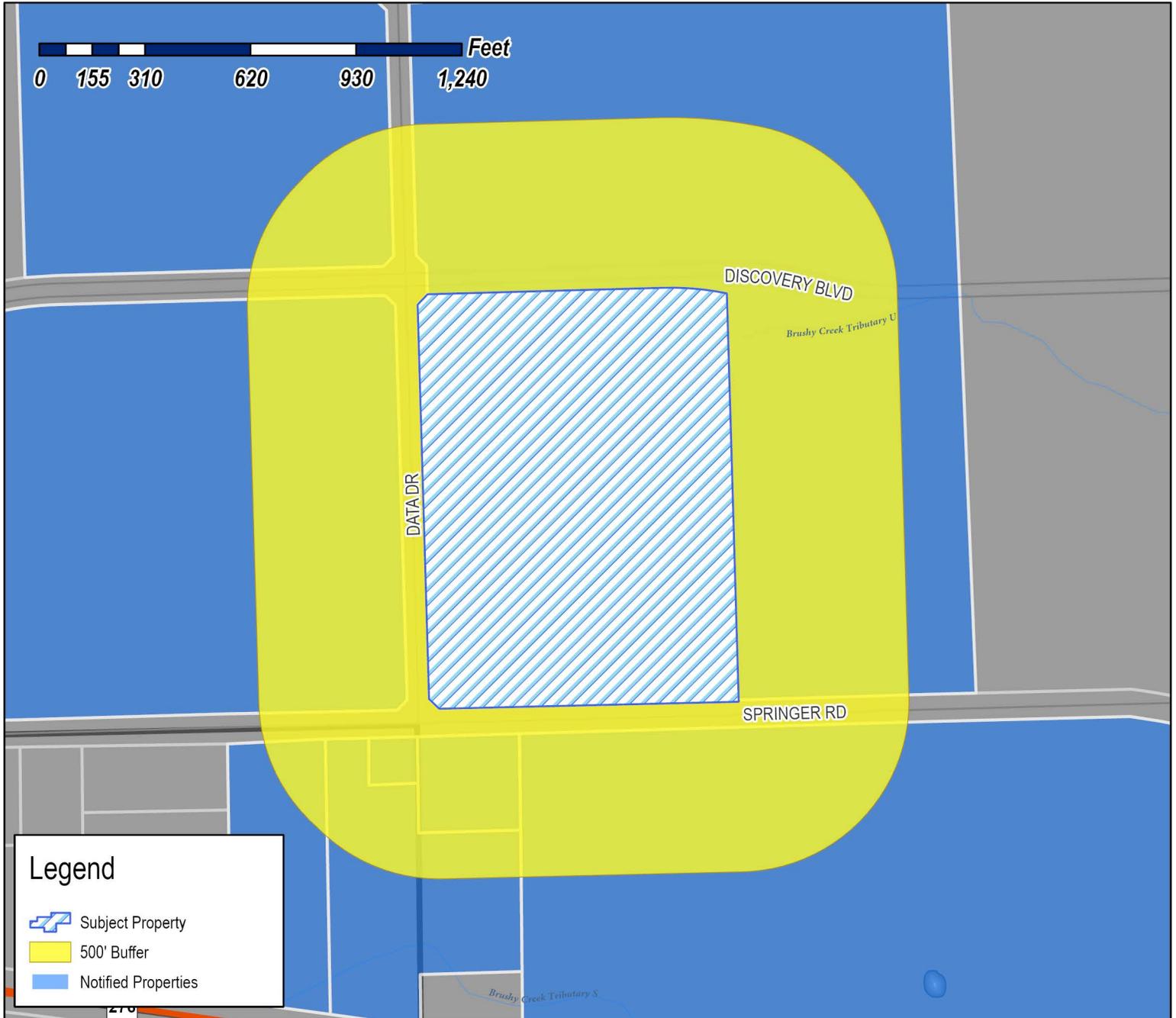
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
<http://www.rockwall.com/>
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2023-049
Case Name: SUP for Heavy Manufacturing
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SWC of Data Drive & Discovery Blvd.

Date Saved: 10/20/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT
HWY276
ROCKWALL, TX 75032

RESIDENT
SPRINGER LN
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
2610 OBSERVATION TRAIL SUITE 104
ROCKWALL, TX 75032

RESIDENT
2640 HWY276
ROCKWALL, TX 75032

RESIDENT
2690 HWY276
ROCKWALL, TX 75032

RESIDENT
3055 DISCOVERY BLVD
ROCKWALL, TX 75032

RESIDENT
3400 DISCOVERY DR
ROCKWALL, TX 75032

RESIDENT
3465 SPRINGER RD
ROCKWALL, TX 75032

RESIDENT
3475 SPRINGER RD
ROCKWALL, TX 75032

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ALLEN FOODS INC
C/O RYAN LLC
AGENT FOR BIMBO BAKERIES USA 13155 NOEL
RD #100 LB73
DALLAS, TX 75240

STAG ROCKWALL, L.P. A DELAWARE LIMITED
PARTNERSHIP
STAG INDUSTRIAL HOLDINGS, LLC
ONE FEDERAL STREET 23RD FLOOR
BOSTON, MA 2110

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

LATTIMORE MATERIALS COMPANY LP
PO BOX 2469
ADDISON, TX 75001

COLIN-G PROPERTIES INC
PO BOX 847
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-049: SUP for Heavy Manufacturing

Hold a public hearing to discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Specific Use Permit (SUP)* for *Heavy Manufacturing* 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 20, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 20, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2023-049: SUP for Heavy Manufacturing

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



October 20, 2023

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

Dear Mr. Miller,

Enclosed you will find an application and supporting materials requesting the Planning and Zoning Commission and City Council grant a Specific Use Permit (SUP) for “Heavy Manufacturing” to occur on 32 acres within the Rockwall Technology Park, at the northeast corner of Data Drive and Springer Road.

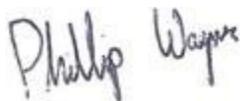
For the past five months, the Rockwall Economic Development Corporation (REDC) has been working to recruit Ballard Power Systems (Ballard), an international leader in the development of hydrogen fuel cells, to establish their future US manufacturing location. After a search that evaluated 40 sites across 10 states, representatives from Ballard have chosen Rockwall and the new third phase of the Technology Park as their preferred location. This decision has recently been memorialized through a Letter of Intent with the REDC, and a formal Development Agreement is currently being drafted.

Ballard will provide significant benefits to Rockwall, as their anticipated \$115M investment would represent the highest tax value of any one entity in the community. The company may also expand in the future, adding significantly more taxable value to their initial investment. Further, Ballard will create dozens of high-quality jobs. We believe this type of advanced manufacturing project – one that deploys high value equipment to create cutting-edge technology – aligns with the intended purpose of the Rockwall Technology Park and the mission of the REDC.

REDC representatives have vetted the company to determine financial viability, environmental impact, and community fit. Earlier this year, I received a tour of their existing North American facilities. We feel confident that the company will be a good corporate citizen to their neighbors in the Technology Park, as well as the overall community, with minimal outside impact caused by their operations. Ballard representatives have put together a presentation describing the project, as well as a high-level overview of their manufacturing process. A company representative plans to be at the Planning and Zoning Commission Work Session, as well as the first reading of the City Council, to answer any specific questions. REDC representatives will also be at all meetings.

The REDC kindly requests a four-year window on the SUP, to allow for contractor selection, building design, construction, equipment delivery, installation, and testing prior to production.

Sincerely,

A handwritten signature in black ink that reads "Phillip Wagner". The signature is written in a cursive style with a large initial "P".

Phil Wagner
President

Concept Architecture



Natural Stone



Platinum PLANC™
Large Format Stone Veneer

PRODUCT DETAILS BELOW. This is the stone and color that inspired the Planc Series with a trending color and the unique surface texture that you'll only find with natural stone. *Order your sample kit today!*

Example



Concept Architecture



1.4MW solar PV

Natural Stone

Concrete

Landscaping

WEST
DATA DRIVE



Concept Architecture



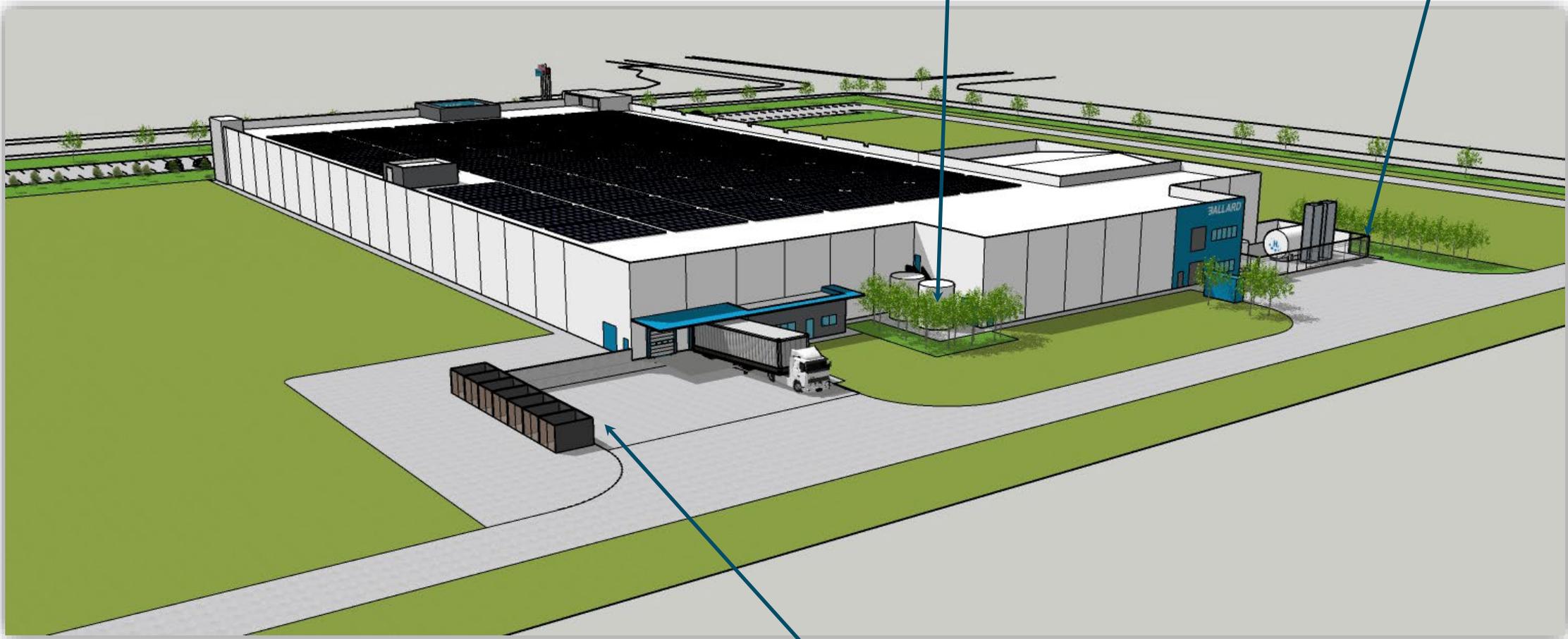
LEED requires bike parking

EV charging

Concept Architecture

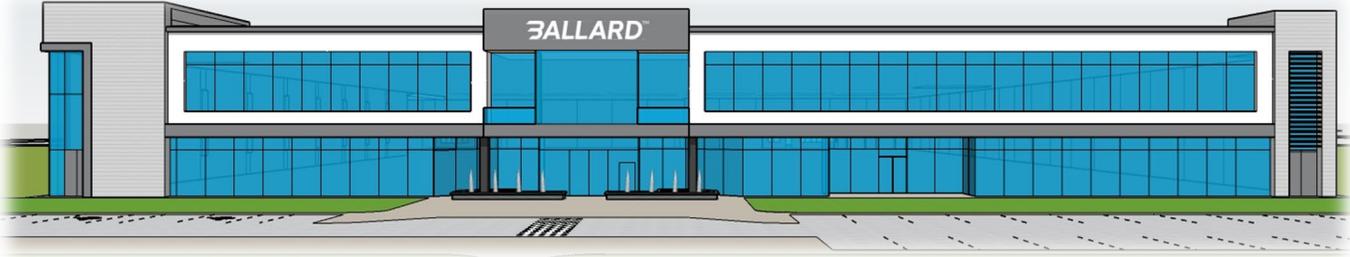
Heat Pump Tanks

Liquid Hydrogen and Nitrogen shielded with trees

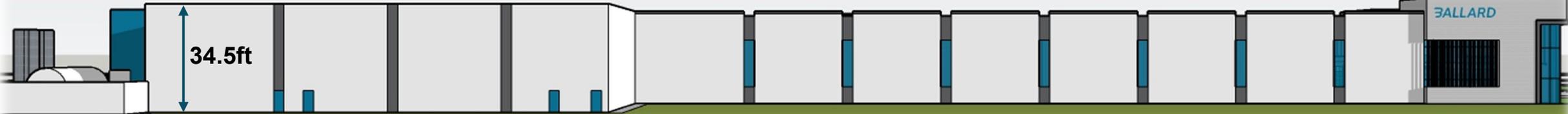


Recycling area

Elevations

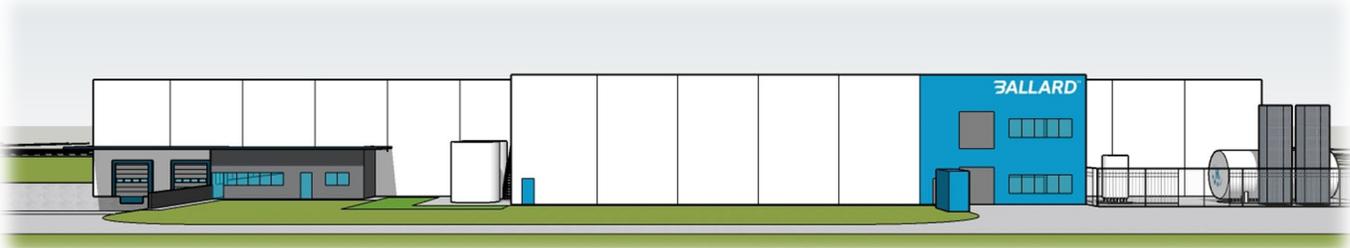


**WEST
DATA DRIVE**



**NORTH
DISCOVERY BLVD**

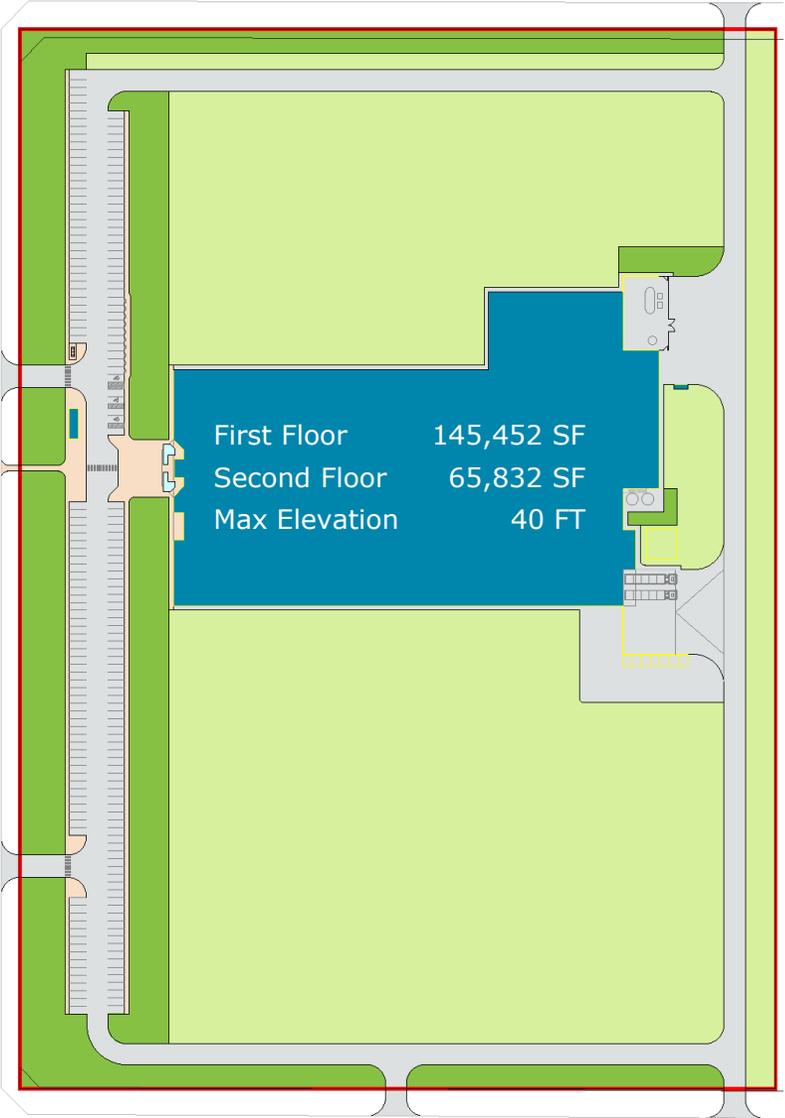
**EAST
ROCHELL ROAD**



**SOUTH
SPRINGER ROAD**



Phase 1 Plot Layout

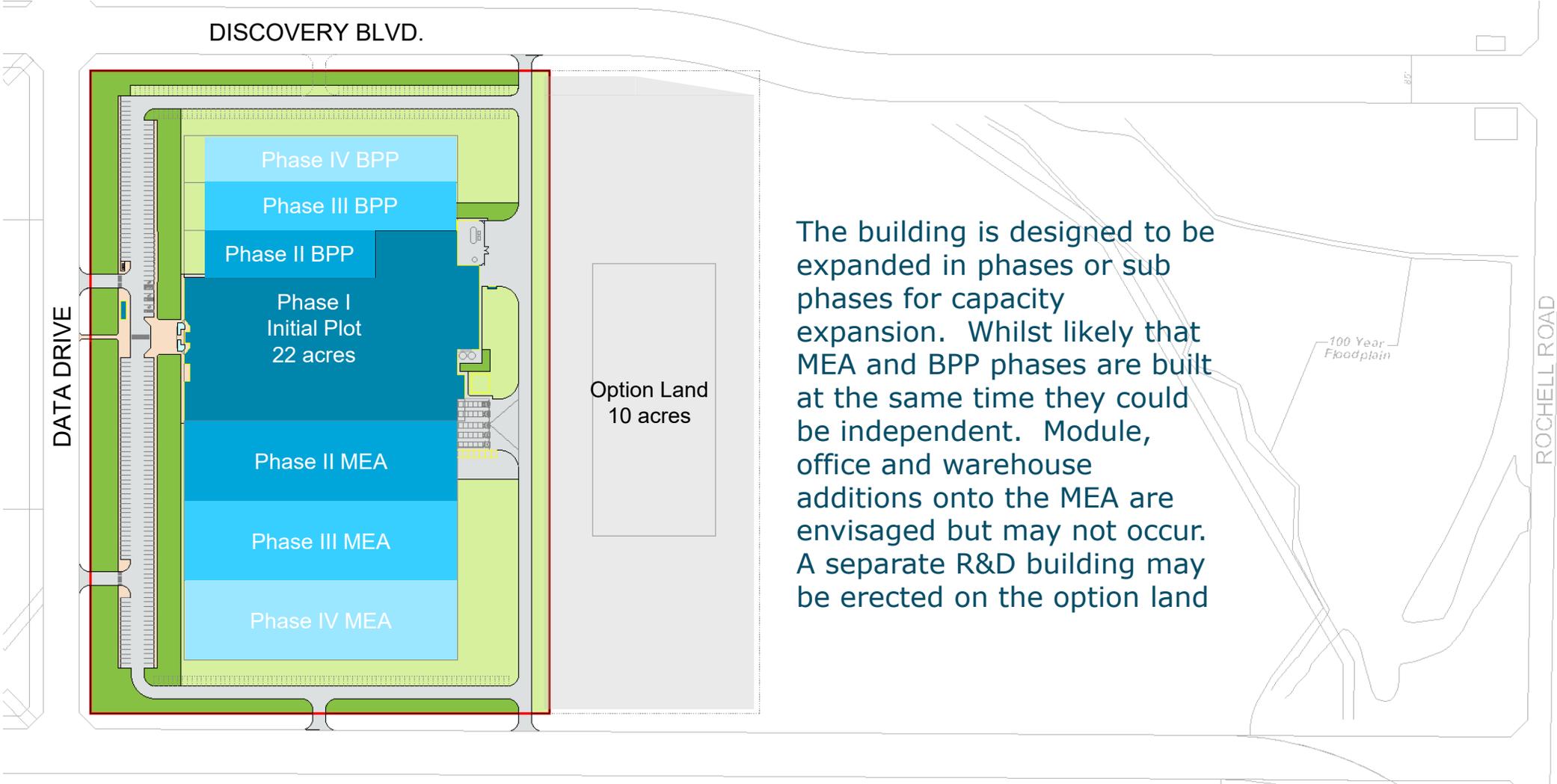


■ Landscaping

Phase 1 is positioned to enable the subsequent phases of the building with minimal disruption. Car parking provided for 201 vehicles



Expansion Including Option Land



The building is designed to be expanded in phases or sub phases for capacity expansion. Whilst likely that MEA and BPP phases are built at the same time they could be independent. Module, office and warehouse additions onto the MEA are envisaged but may not occur. A separate R&D building may be erected on the option land

Ballard Rockwall Facility

Hydrogen Revolution



Gulf Coast Hydrogen Hub awarded \$1.2B to develop hydrogen production capacity

We need to co-develop the Fuel Cell engines to convert that hydrogen to electricity

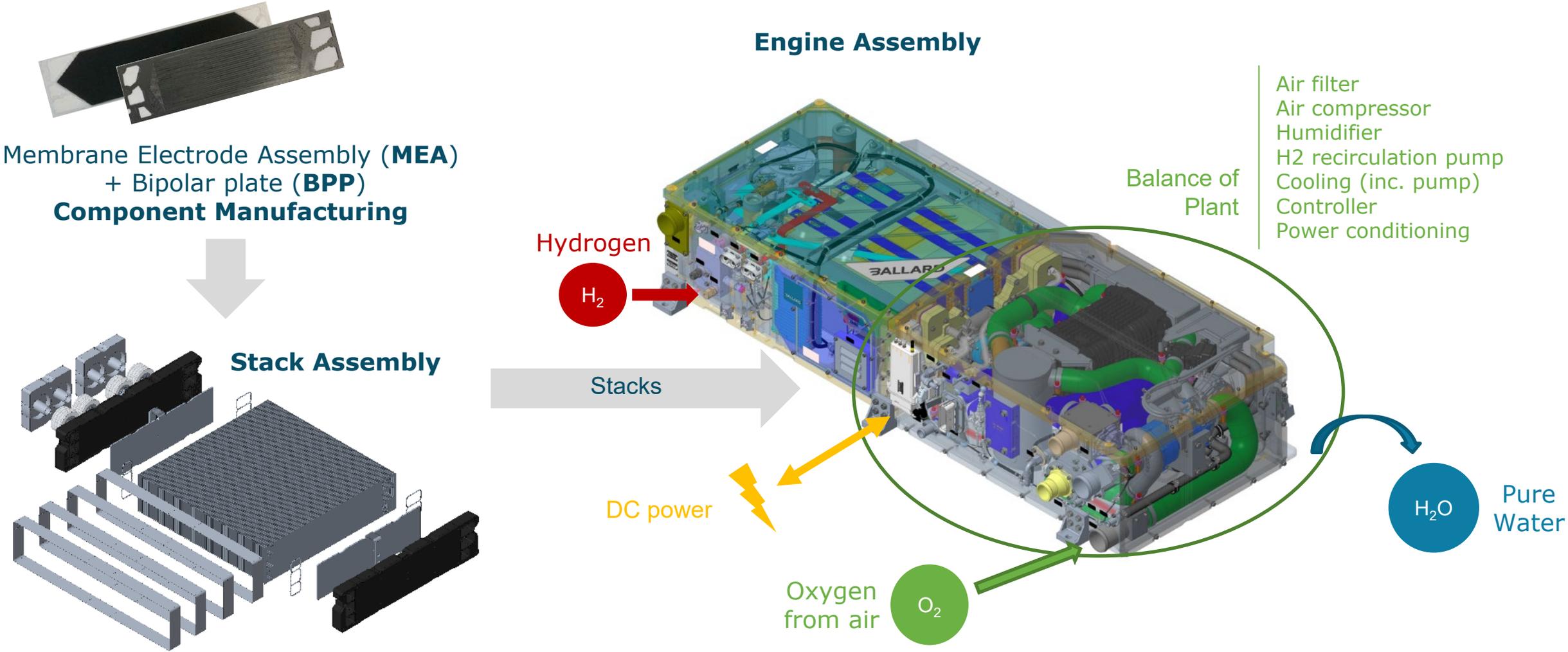
Ballard's investment in Fuel Cell engine production in Rockwall will help drive the energy transition

Who are we?

 <p>44 YEARS</p>	 <p>>1,100 employees</p>	 <p>1,400 patents & applications</p>	 <p>28 years Nasdaq 30 years TSX publicly listed company</p>	 <p>0 2030 commitment to carbon neutrality</p>
 <p>>1,400 transit buses</p>	 <p>>2,300 trucks</p>	 <p>7 TRAIN projects</p>	 <p>8 SHIPS in development</p>	 <p>8 MW of stationary power projects</p>
 <p>1 GW fuel cell products delivered*</p>	 <p>>5.3 MILLION MEAs produced*</p>	 <p>>150 MILLION kilometers in operation*</p>	 <p>1.6 GW production capacity</p>	 <p>4 PRODUCTION SITES global footprint</p>

*compiled from 2015

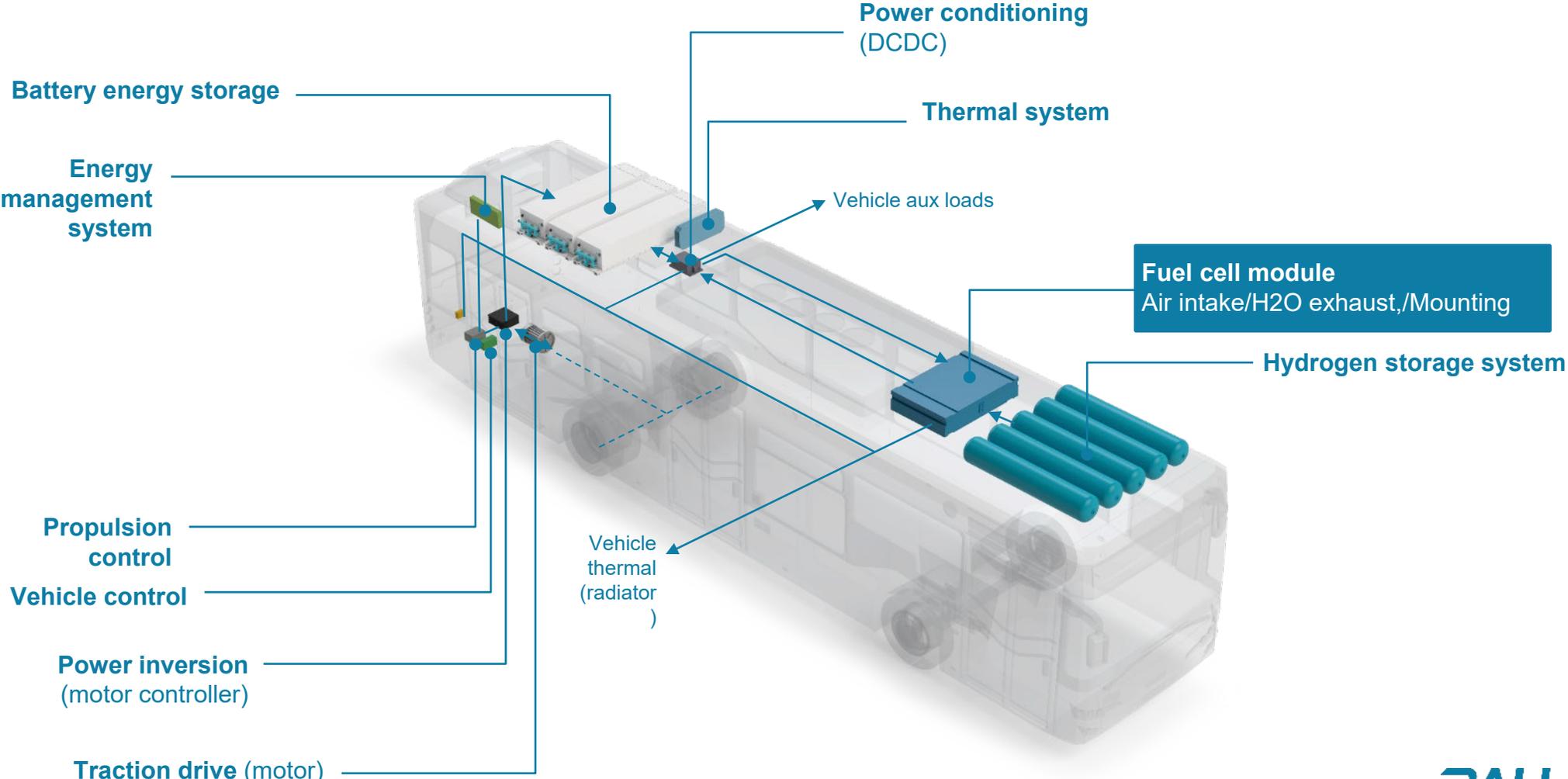
MEA & BPP manufacturing and assembly operations



The facility will **manufacture MEAs, BPPs and** assembly into **stacks**, which then are sold or combined with purchased balance of plant components to produce a **fuel cell engine**

Customer Integration

Customers integrate fuel cell modules into the vehicle to produce a Fuel Cell Electric Vehicle



Our Markets



Applications powered by Ballard



160 Fuel Cell Electric Buses in USA

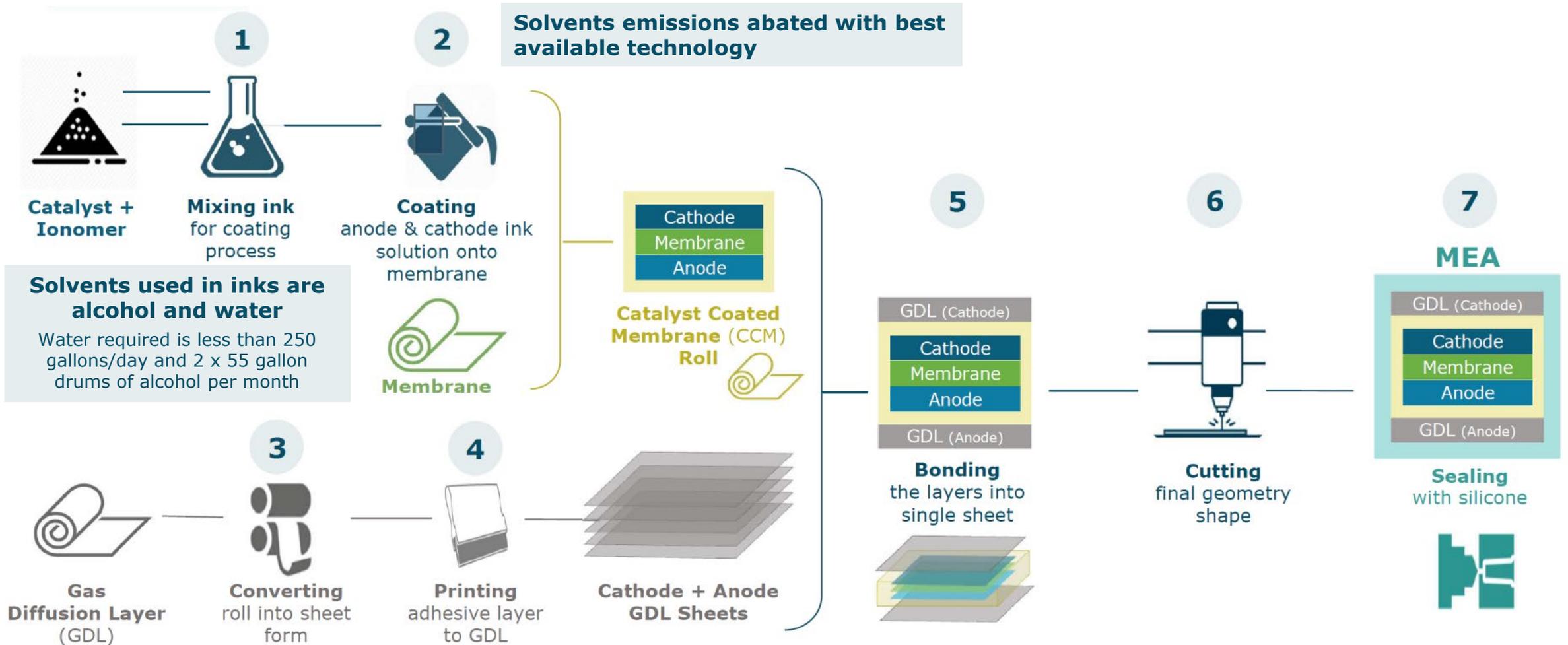
100% powered by Ballard



MEA Manufacturing



MEA Manufacturing highly automated and similar to battery cell production, but with low chemicals consumption.

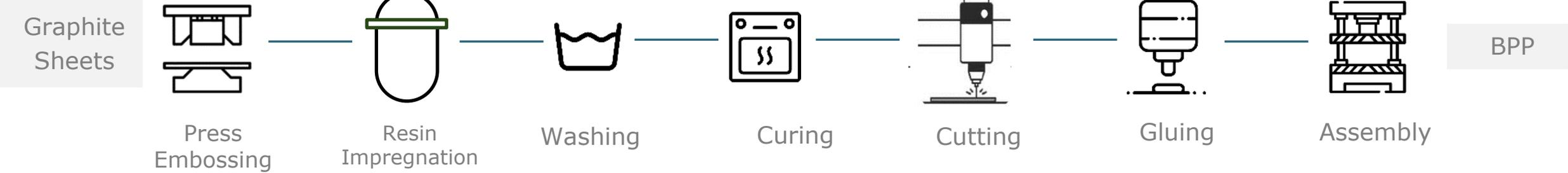


BPP Manufacturing



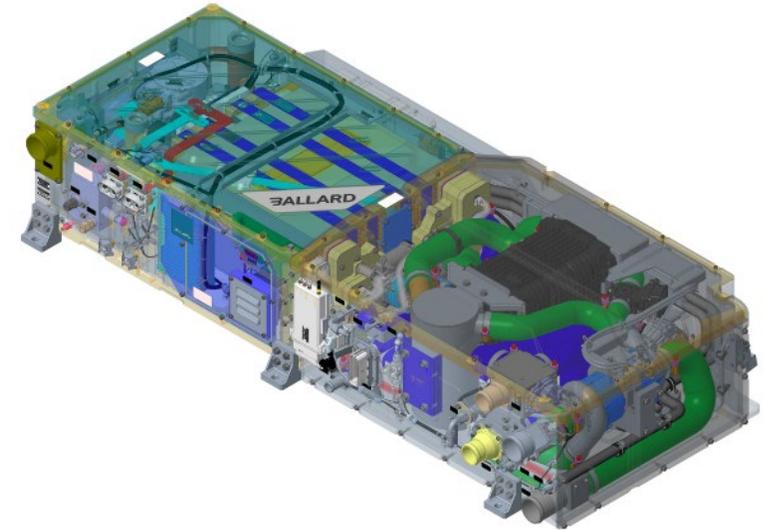
Bipolar Plate manufacturing has been developed as a **water and solvent free** process so no waste water emissions

Fully automated process from start to finish



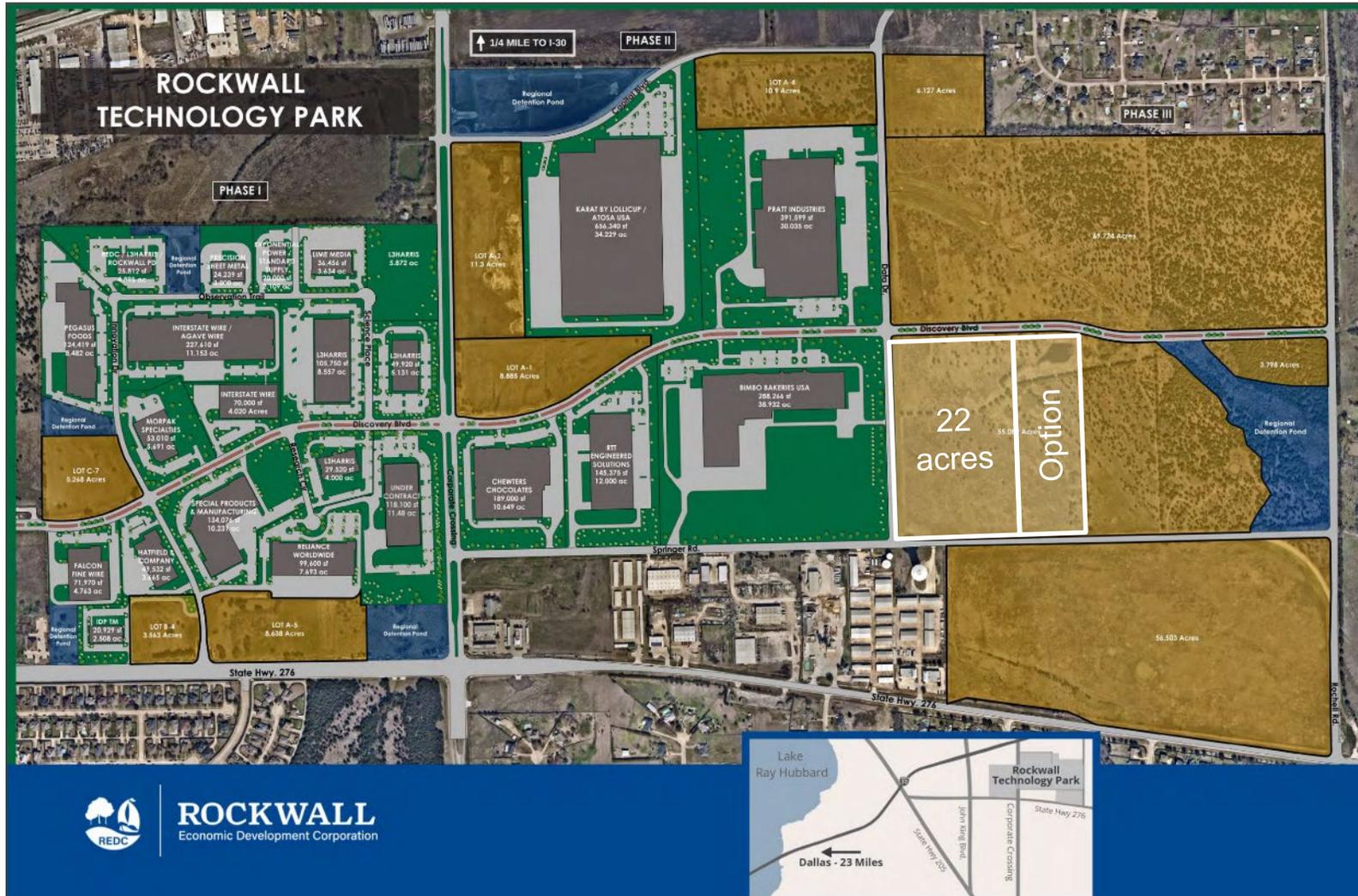
Stack and Engine Assembly, with test

Stacks assembled by placing MEAs and BPPs in a fully automated line.
Product tested for quality using hydrogen gas on a test station

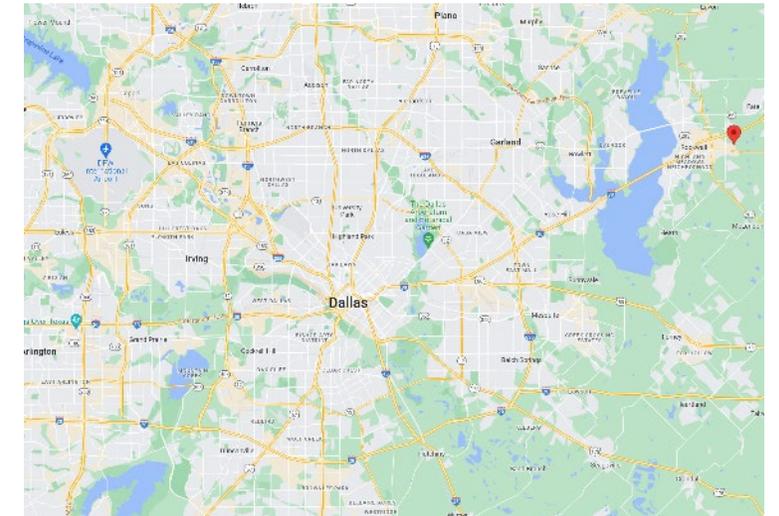


Engines assembled by skilled technicians combining stacks with balance of plant components. Engines functionality checked using hydrogen gas on a test station

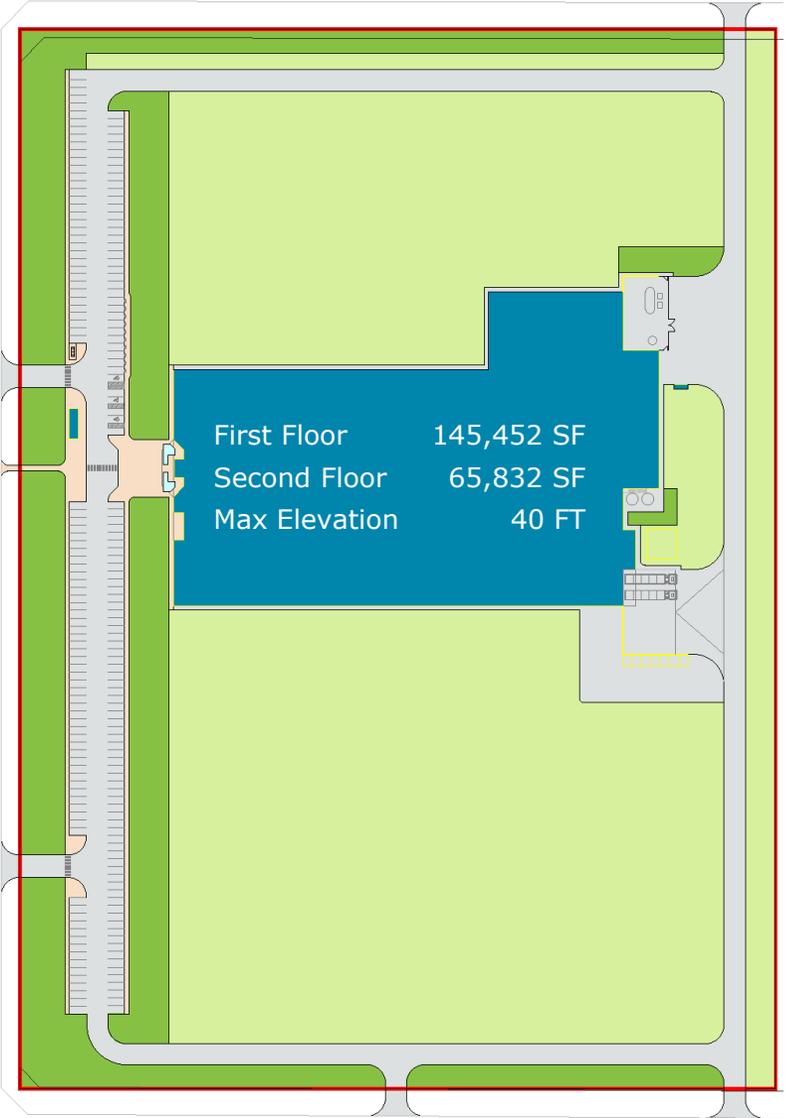
Rockwall Technology Park



22-acre site in Rockwall Technology Park with an option for an additional 10-acres.



Phase 1 Plot Layout

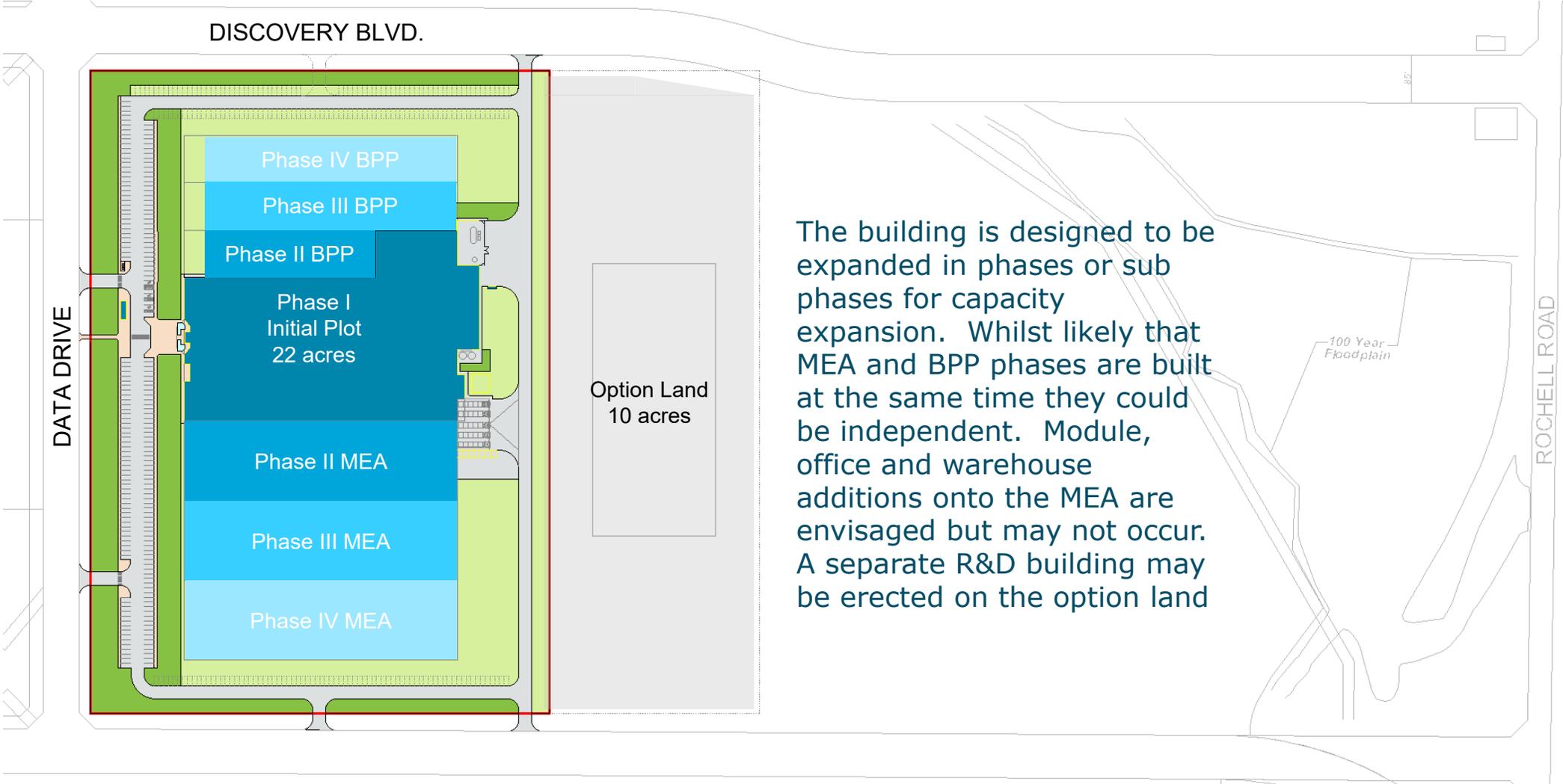


■ Landscaping

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Expansion Including Option Land



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Concept Architecture



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Example



Concept Architecture



1.4MW solar PV

Natural Stone

Concrete

Landscaping

WEST
DATA DRIVE



Concept Architecture



Example

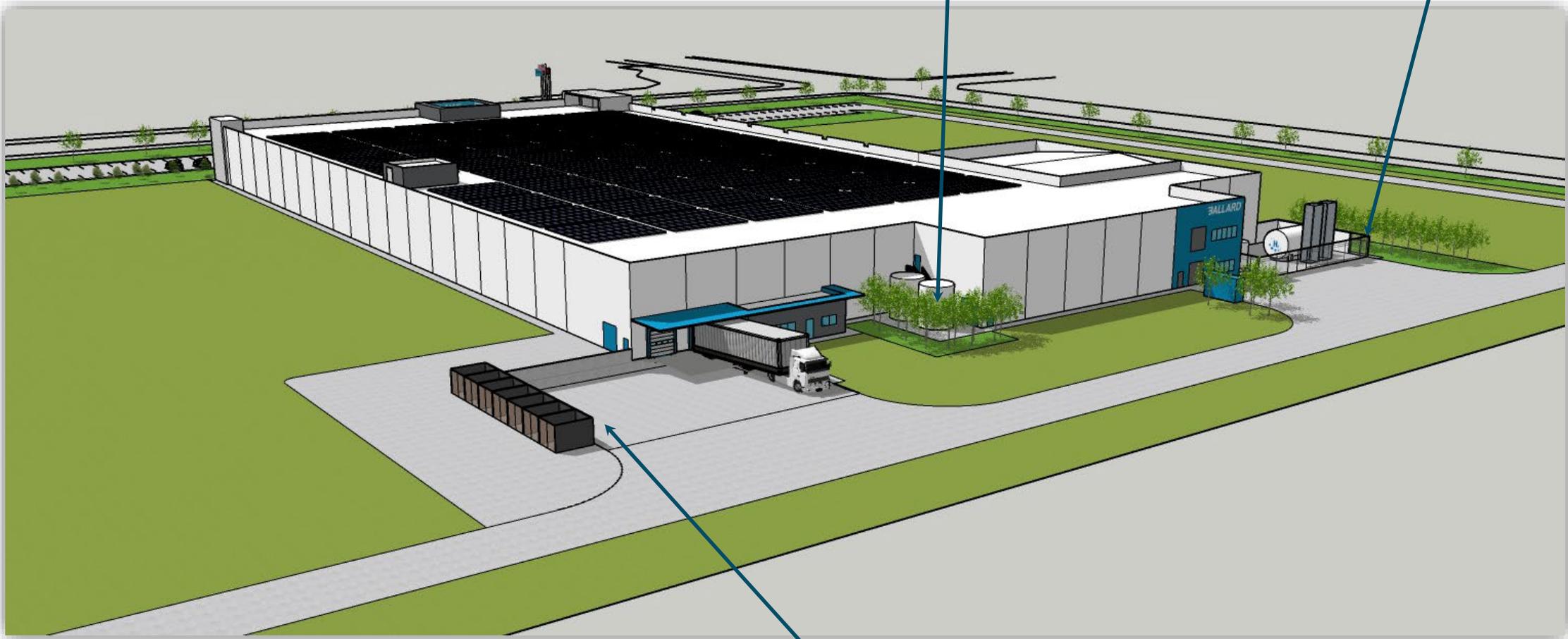
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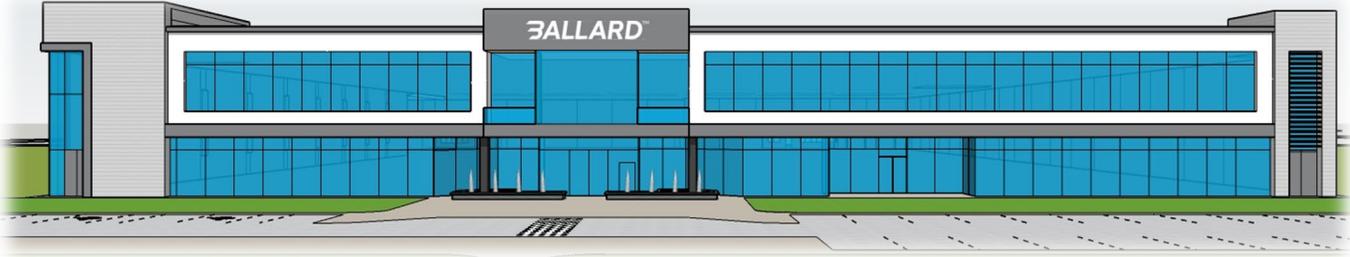
Heat Pump Tanks

Liquid Hydrogen and Nitrogen shielded with trees



Recycling area

Elevations

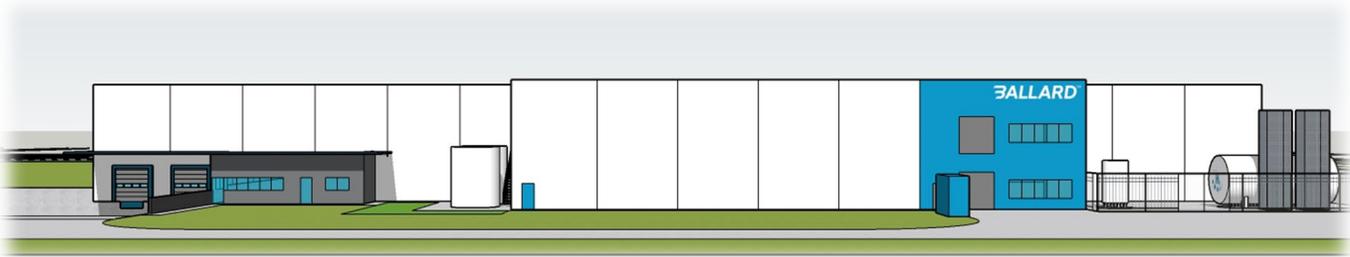


**WEST
DATA DRIVE**



**NORTH
DISCOVERY BLVD**

**EAST
ROCHELL ROAD**



**SOUTH
SPRINGER ROAD**



Carbon Neutrality 2030

Ballard is targeting net carbon zero for its operations by 2030 so this facility needs to be constructed in a way to help Ballard achieve the goals. The project should achieve **LEED Gold** requirements and include:



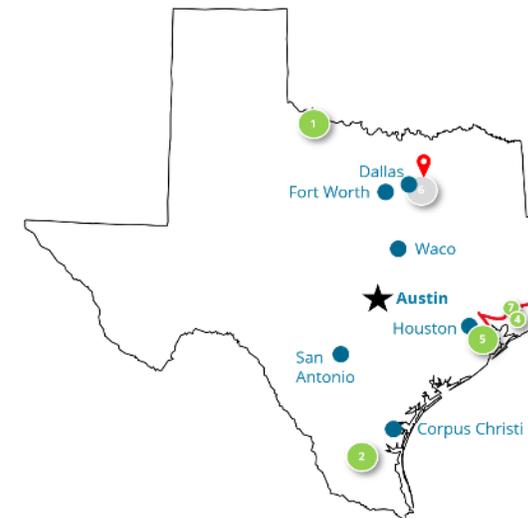
- Solar PV on roof of building
- Rain water harvesting for irrigation and potential use for toilets
- Heat pump based offices temperature control
- Heat pump AHUs for factory cleanrooms
- Regenerative Load banks for Test Stations to provide power to site, and potentially emergency backup power
- Consideration of on-site green hydrogen production for production test stations
- Use of waste heat from coating abatement to support heat pumps
- High building energy efficiency
- High solar reflectivity roof and wall panels

Liquid Hydrogen



- Example of liquid hydrogen storage and distribution system located in the Northeast part of the site.
- Appearance shielded with trees as shown in the Vancouver photo
- Wide selection of green hydrogen suppliers in Texas

Map of Hydrogen Availability



Map #	Facility	County
1	Air Products and the AES Corporation	Willbarger
2	Green Hydrogen International	Duval
3	Air Products Hydrogen Pipeline	Harris
4	Plug Power	Jefferson
5	Air Liquide	Harris
6	Air Liquide	Dallas
7	Air Liquide (hydrogen storage facility)	Jefferson

BEING a tract of land situated in the J.B. Jones Survey, Abstract No. 125 and the J.A. Ramsey Survey, Abstract No. 186, in the City of Rockwall, Rockwall County, Texas, being part of Lot 1, Block B, of Rockwall Technology Park Phase V, an addition to the City of Rockwall, as described in Document No. 2023000006632, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), said Lot being part of a tract of land described in a Deed to Rockwall Economic Development Corporation, as described in Volume 5528, Page 194, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found at the most northerly northwest corner of said Lot 1, being in the south line of Discovery Boulevard (85-foot right-of-way);

THENCE North 88 degrees 23 minutes 40 seconds East, with the north line of said Lot 1 and the south line of said Discovery Boulevard, a distance of 929.29 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found at the point of curvature of a curve to the right, having a radius of 807.50 feet and a central angle of 13 degrees 13 minutes 52 seconds;

THENCE continuing with the north line of said Lot 1 and south line of said Discovery Boulevard, and with said curve to the right, an arc distance of 186.47 feet (Chord Bearing South 84 degrees 59 minutes 24 seconds – 186.06 feet);

THENCE South 01 degree 42 minutes 43 seconds East, departing the north line of said Lot 1 and south line of said Discovery Boulevard, a distance of 1,200.92 feet to the south line of said Lot 1, being the north line of Springer Road (80-foot right-of-way);

THENCE South 88 degrees 36 minutes 34 seconds West, with the south line of said Lot 1 and the north line of said Springer Road, a distance of 879.70 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found;

THENCE North 46 degrees 34 minutes 32 seconds West, continuing with the south line of said Lot 1 and north line of Springer Road, a distance of 41.45 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found in the east line of Data Drive (65-foot right-of-way);

THENCE North 01 degree 42 minutes 44 seconds West, with the west line of said Lot 1 and the east line of said Data Drive, a distance of 1,159.54 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found;

THENCE North 43 degrees 20 minutes 28 seconds East, continuing with the west line of said Lot 1 and east line of Data Drive, a distance of 42.39 feet to the POINT OF BEGINNING and containing 32.00 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *HEAVY MANUFACTURING* 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; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) for *Heavy Manufacturing* 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, generally located at the southwest corner of the intersection of Data Drive and Discovery Boulevard, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Heavy Manufacturing* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Heavy Manufacturing Facility* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) This Specific Use Permit (SUP) shall be valid for a period of four (4) years from the approval date of this ordinance (*i.e. valid until December 3, 2027*). If an extension of the Specific Use Permit (SUP) is necessary, the property owner shall submit a request in writing to the Director of Planning and Zoning no less than 90 days prior to the expiration date of this ordinance (*i.e. prior to September 4, 2027*). Upon receipt of a request for an extension, the Director of Planning and Zoning shall bring the request forward to Planning and Zoning Commission and City Council for review. The Planning and Zoning Commission and City Council shall be charged with determining if an extension of the Specific Use Permit (SUP) is warranted. This shall be conducted in accordance with the process and procedures outlined in Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and with which this ordinance was originally adopted.
- 2) The development of *Phase 1* of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 3) The development of the *Subject Property* shall generally conform to the Phasing Plan as depicted in *Exhibit 'C'* of this ordinance.
- 4) The development of the *Subject Property* shall generally conform with the architecture and design images depicted in the Concept Building Elevations contained in *Exhibit 'D'* of this ordinance; however, conformance to the Concept Building Elevations does not constitute a waiver, variance, or exception to any of the development requirements contained in the Unified Development Code (UDC). In addition, development of the subject property shall be subject to recommendations made by the Architecture Review Board (ARB) through the site plan review process.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4TH DAY OF DECEMBER, 2023.**

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 20, 2023

2nd Reading: December 4, 2023

Exhibit 'A'
Legal Description

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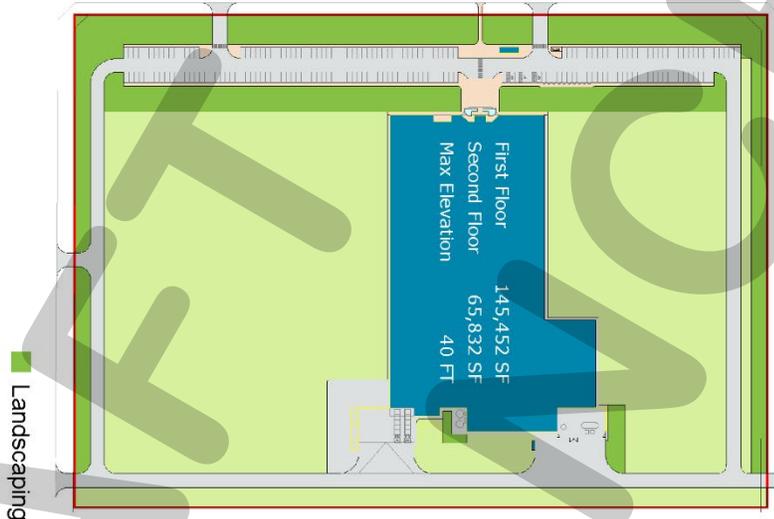
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Exhibit 'B'
Concept Plan

11



Phase 1 Plot Layout

Landscaping

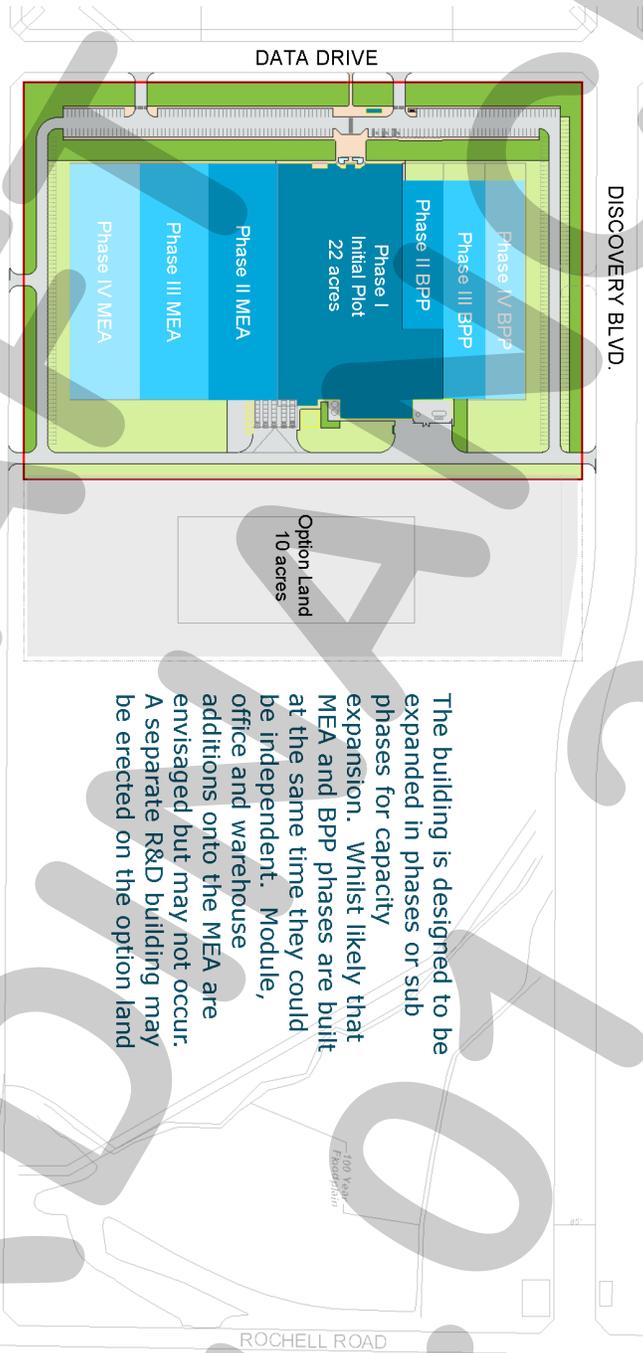


Phase 1 is positioned to enable the subsequent phases of the building with minimal disruption. Car parking provided for 201 vehicles

BALLARDTM

Exhibit 'C'
Phasing Plan

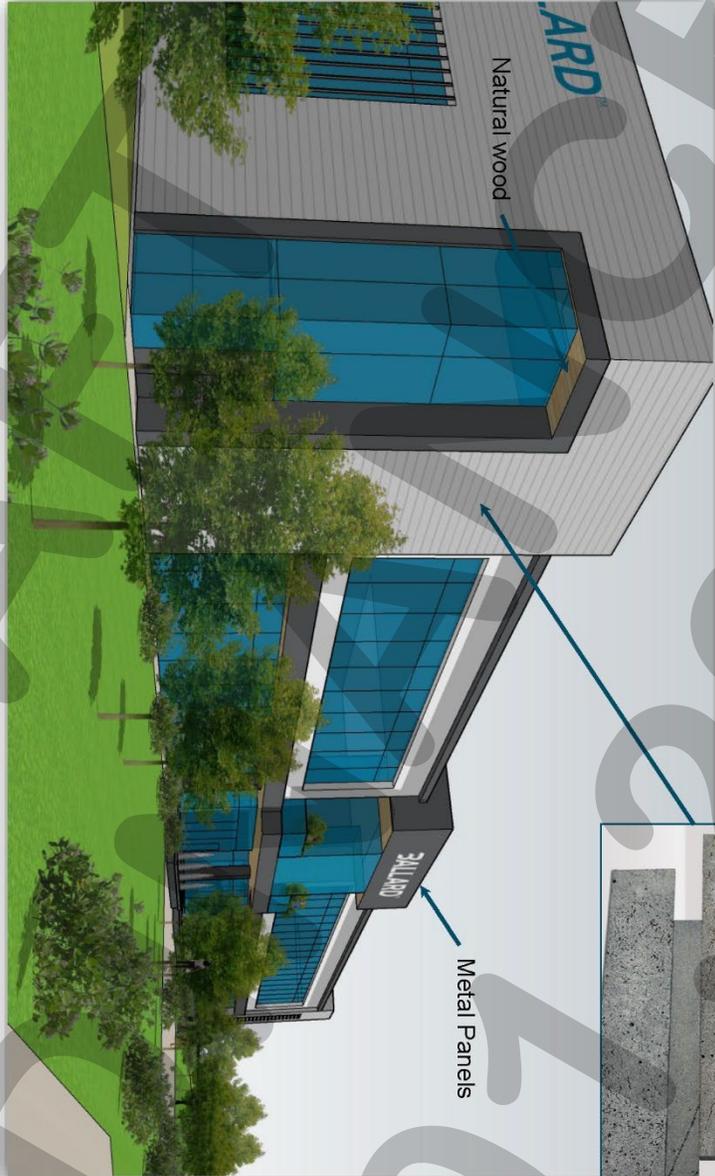
Expansion Including Option Land



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Exhibit 'D'
 Concept Building Elevations

Concept Architecture



Natural Stone

Platinum PLANC™
 Large Format Stone Veneer

PRODUCT DETAILS BELOW: This is the stone and color that inspired the Planc series with a trending color and the unique surface texture that you'll only find with natural stone. Order your sample kit today!

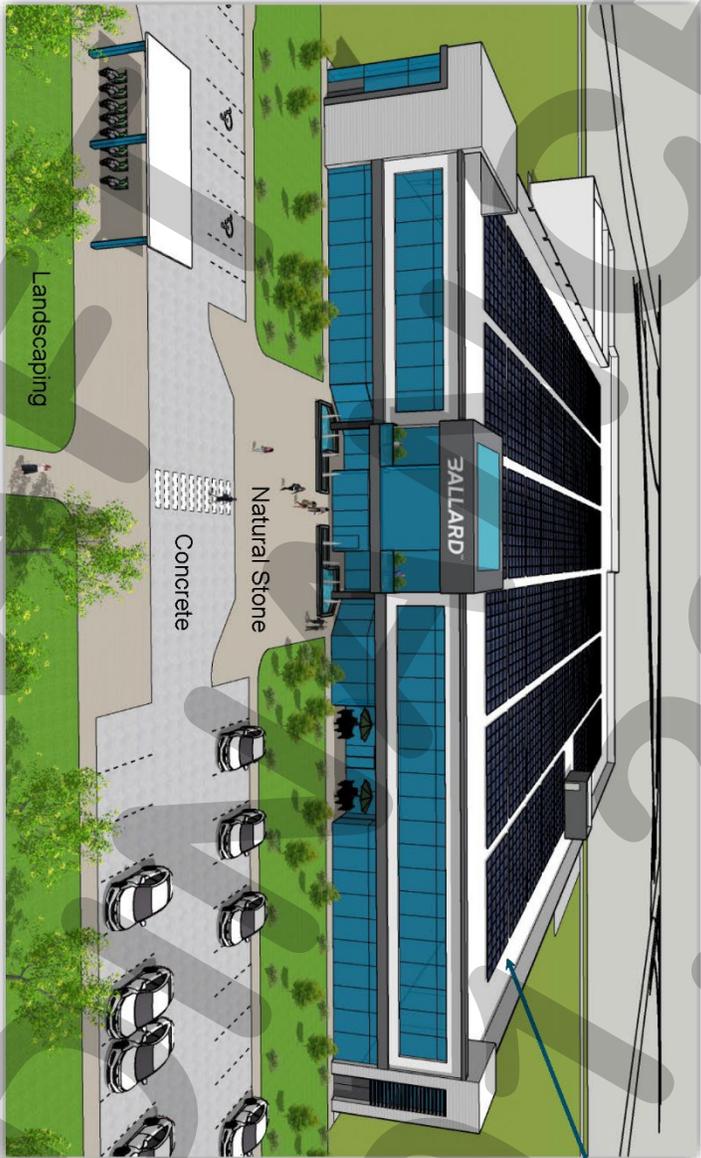


13

BALLARD™

Exhibit 'D'
Concept Building Elevations

Concept Architecture

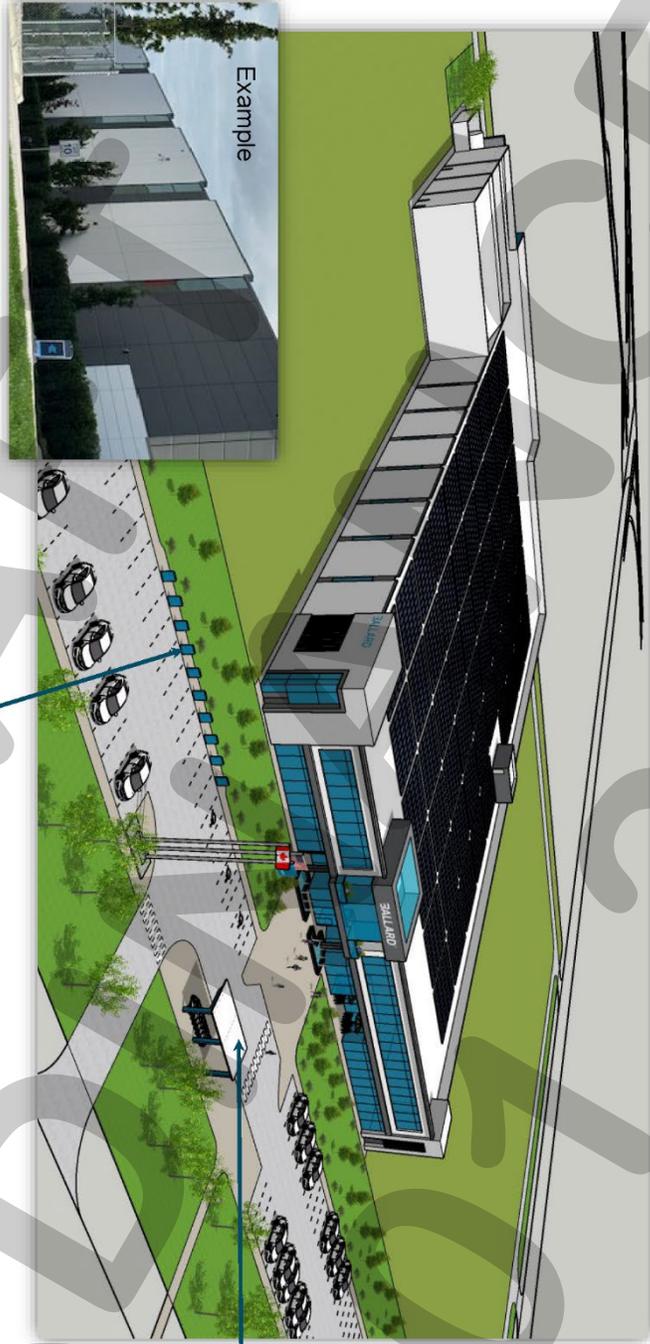


14

BALLARD™

Exhibit 'D'
Concept Building Elevations

Concept Architecture



Example

EV charging

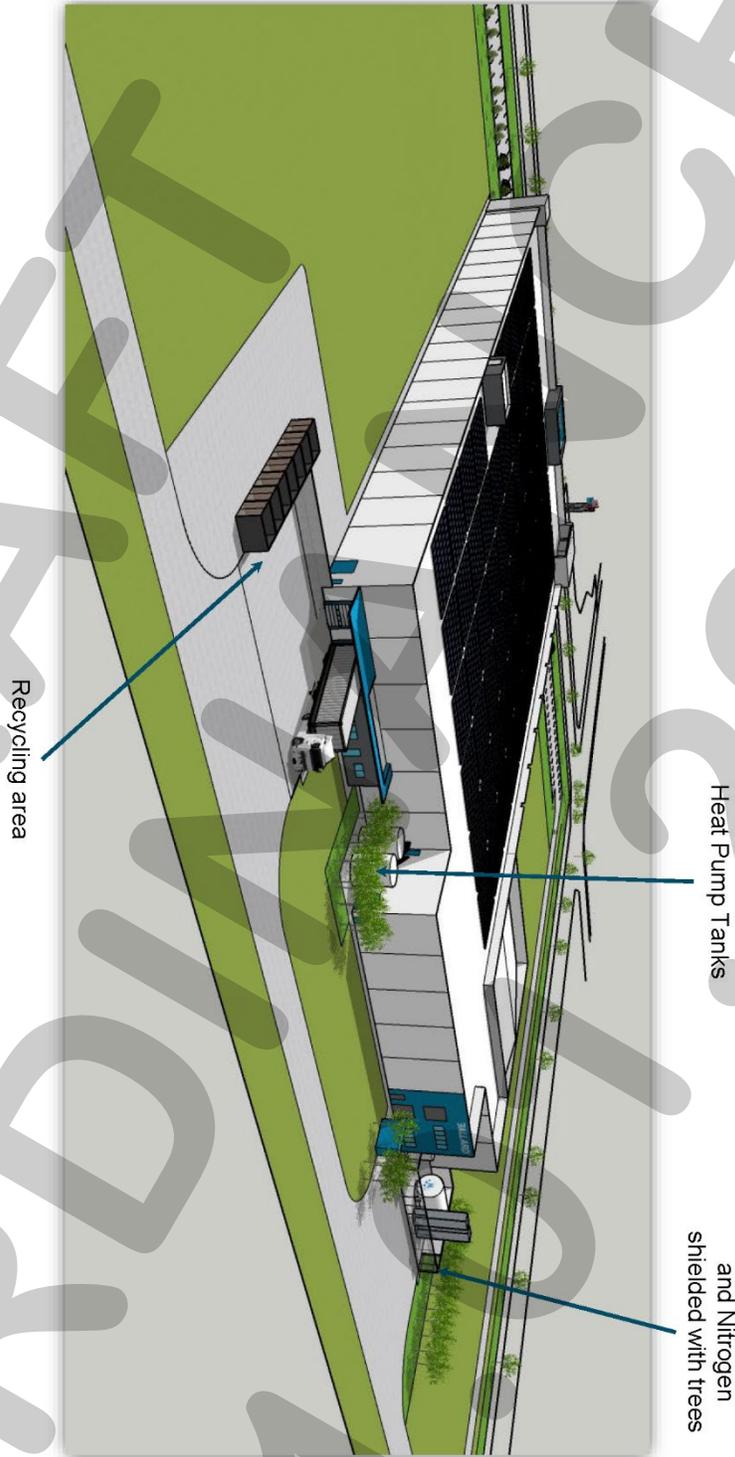
LEED requires
bike parking

BALLARDTM

Exhibit 'D'
Concept Building Elevations

16

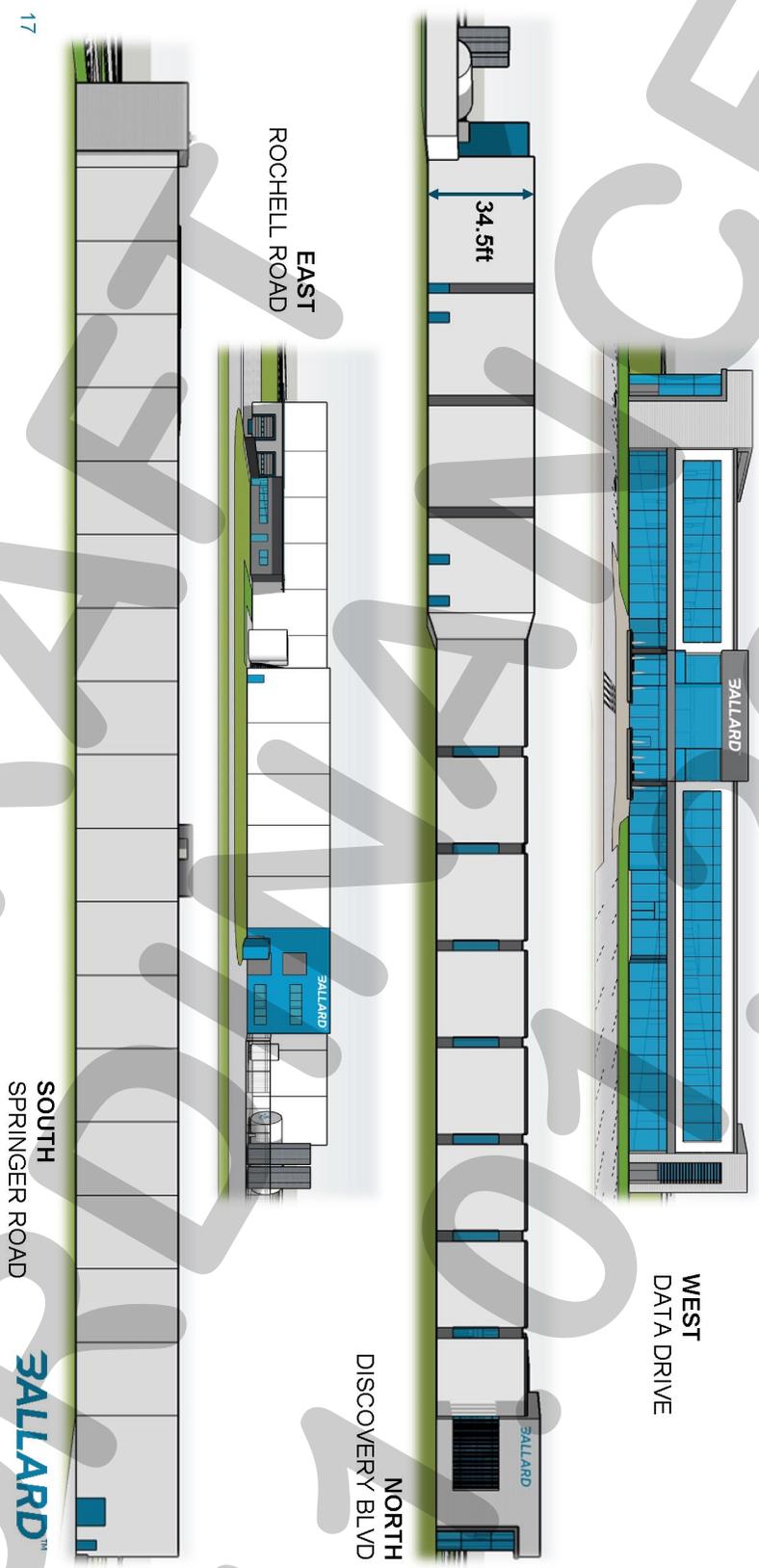
Concept Architecture



BALLARD™

Exhibit 'D'
Concept Building Elevations

Elevations



17

PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: Z2023-050
PROJECT NAME: SUP for Guest Quarters/ Secondary Living Unit
SITE ADDRESS/LOCATIONS: 605 E WASHINGTON ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Specific Use Permit (SUP) for Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	10/24/2023	Approved w/ Comments

10/24/2023: Z2023-050; Specific Use Permit (SUP) a Guest Quarters/Secondary Living Unit at 605 E. Washington Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street.

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

M.3 For reference, include the case number (Z2023-050) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters/Secondary Living Unit requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District.

I.5 The Conditional Land Use Standards for the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit are as follows:

- (1) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
- (2) The area of such quarters shall not exceed 30% of the area of the main structure.
- (3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.

I.6 The proposed Guest Quarters/Secondary Living Unit will be 14-feet by 25-feet and have a building footprint of 350 SF. The total square footage of the structure will be 350 SF. According to the Rockwall Central Appraisal District (RCAD), the square footage of the primary structure is 2,884 SF, which would allow a maximum Guest Quarters/Detached Garage size of 862.2 SF. Based on this the proposed structure appears to conform to the requirements for Guest Quarters/Detached Garage.

I.7 The height of the proposed accessory structure is thirteen (13) feet seven (7) inches. The maximum height permitted for structures in a Single-Family 7 (SF-7) District is 32 -feet; however, Article 05, District Development Standards, of the Unified Development Code (UDC) limits the height of accessory structures to 15-feet. Based on this, the proposed height is in conformance with the development standards.

I.8 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- (1) The development of the Subject Property shall generally conform to the Concept Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.

- (2) The construction of a Guest Quarters/Secondary Living Unit on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
- (3) The Guest Quarters/Secondary Living Unit shall not exceed a maximum size of 350 SF.
- (4) The maximum height of the Guest Quarters/Secondary Living Unit shall not exceed a total height of 14-feet as measured to highest point of the pitched roof.
- (5) The Guest Quarters/Secondary Living Unit shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

I.10 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 112 SF accessory building and the proposed accessory building will be 350 SF. Based on this, the building meets all of the requirements for a Guest Quarters/Secondary Living Unit.

M.11 Please review the attached Draft Ordinance prior to the November 1, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 7, 2023. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 14, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 1, 2023.

I.13 The projected City Council meeting dates for this case will be November 20, 2023 (1st Reading) and December 4, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved w/ Comments
10/26/2023: Guest Quarters will be required to meet the 10' setback from the main structure, 6 feet from the side property line, and 3' feet from the rear property line. Please make sure the applicant/homeowner understands the SUP approval is not the Building Permit, and requires a separate submittal and approval.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 605 E WASHINGTON ST ROCKWALL, TX 75087

SUBDIVISION BF BOYDSTUN ADDITION LOT _____ BLOCK 43A

GENERAL LOCATION OLD TOWN HISTORIC DISTRICT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7 CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE .22 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER APPLICANT

CONTACT PERSON KEITH GREEN CONTACT PERSON _____

ADDRESS 605 E WASHINGTON ST ADDRESS _____

CITY, STATE & ZIP ROCKWALL, TX 75087 CITY, STATE & ZIP _____

PHONE 972-978-9197 PHONE _____

E-MAIL GREEN.KEITH@GMAIL.COM E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

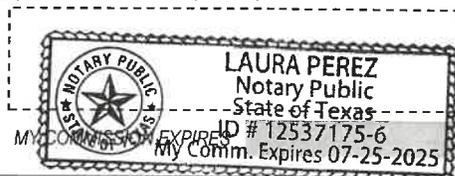
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

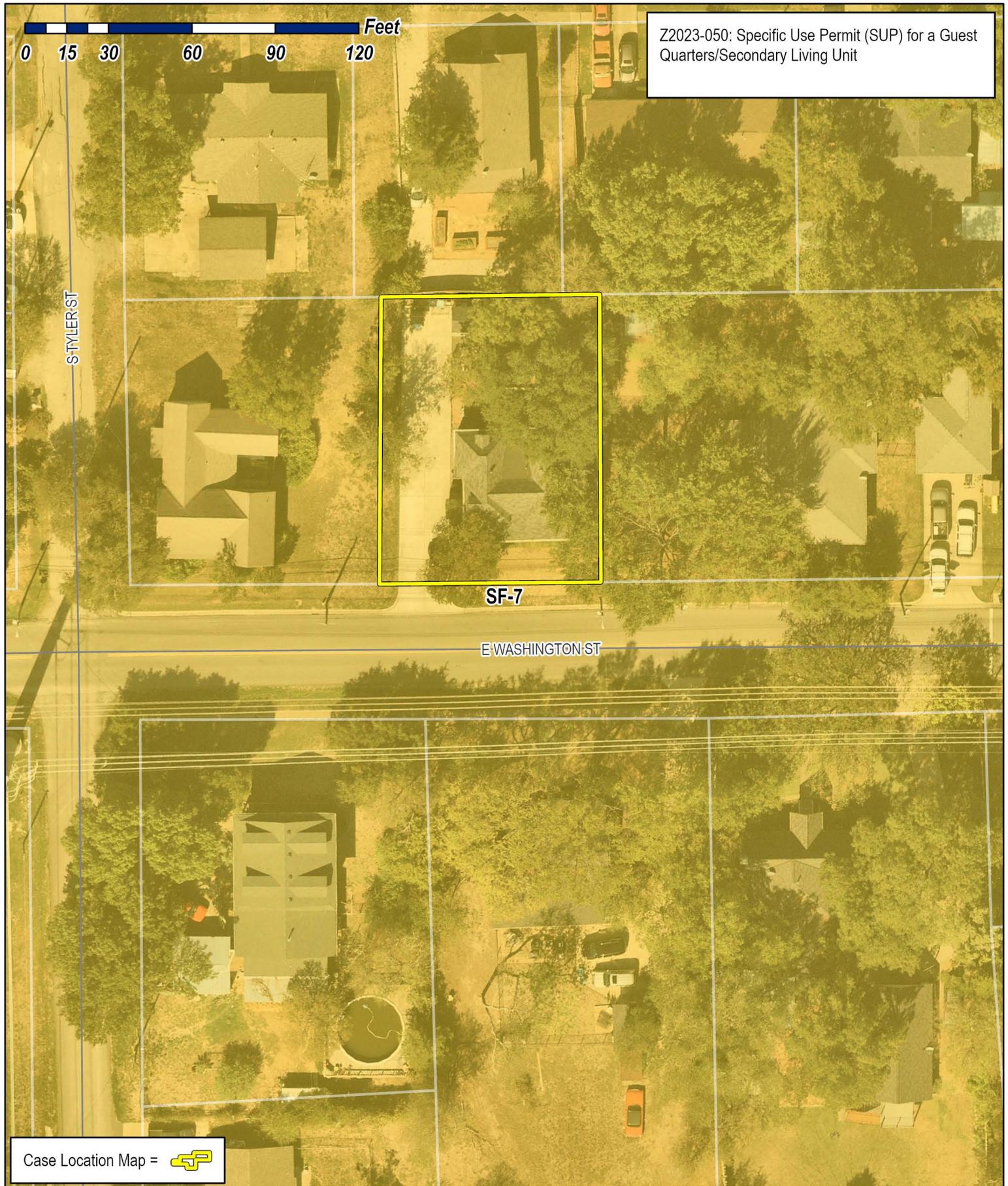
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF October, 2023.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





Z2023-050: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

0 15 30 60 90 120 Feet

S TYLER ST

SF-7

E WASHINGTON ST

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.

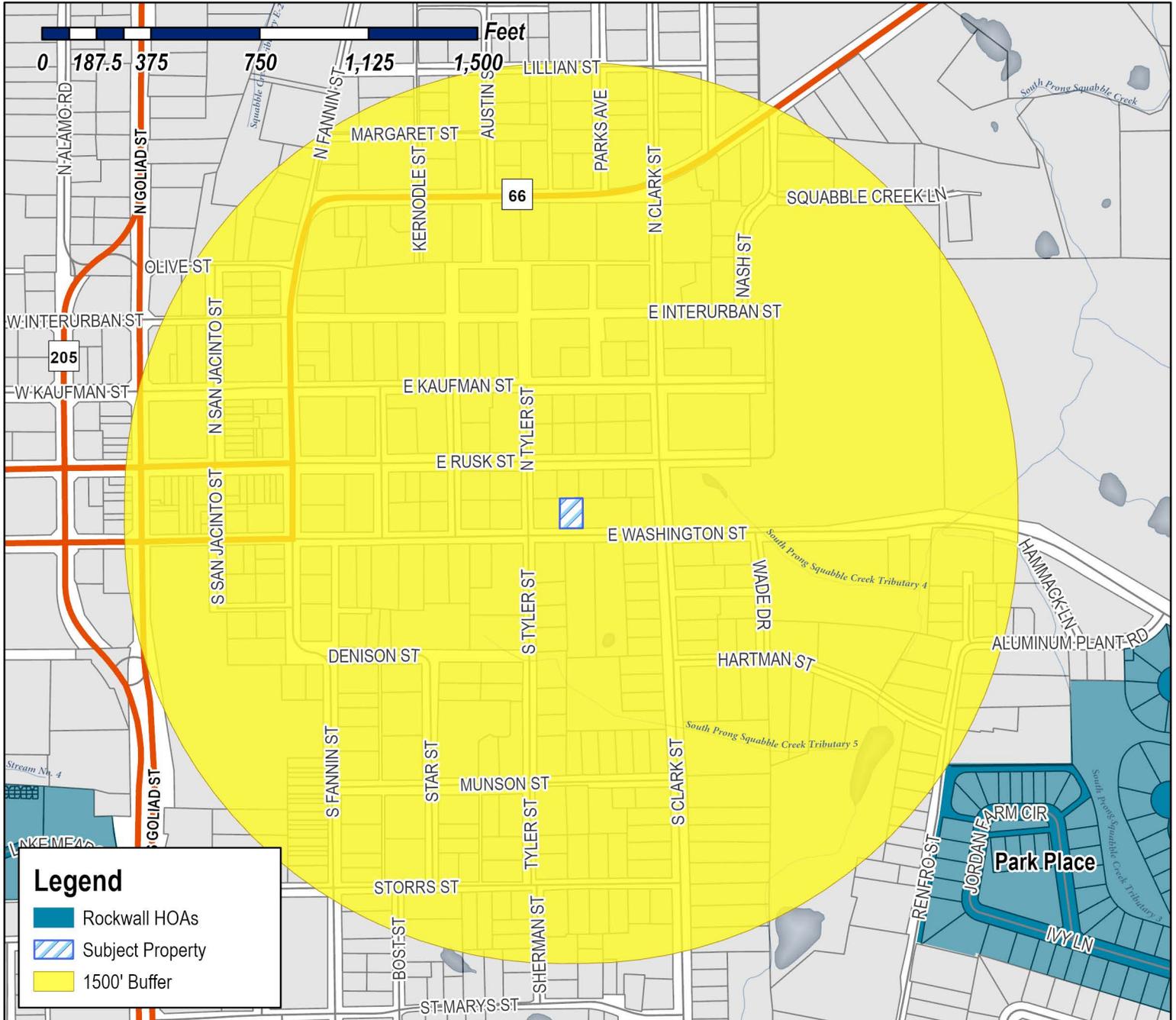




City of Rockwall

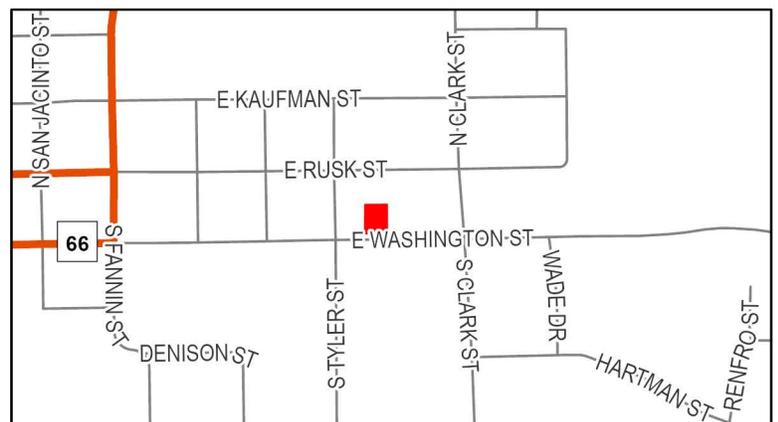
Planning & Zoning Department
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Case Number: Z2023-050
Case Name: SUP for Guest Quarter/Secondary
Case Type: Living Unit
Zoning: Zoning
Case Address: Single-Family 7 (SF-7) District
 605 E. Washington Street

Date Saved: 10/20/2023
 For Questions on this Case Call (972) 771-7745

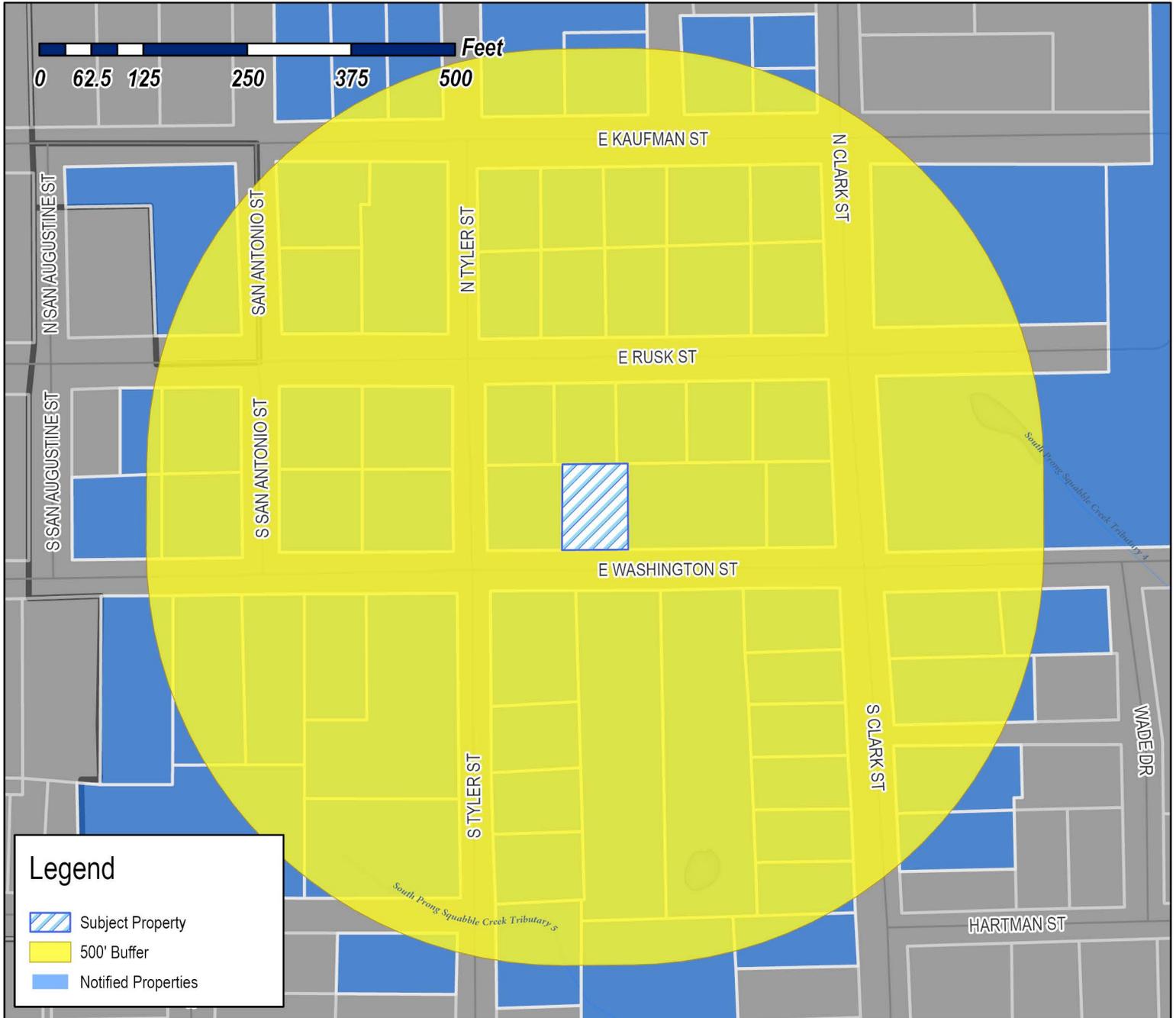




City of Rockwall

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

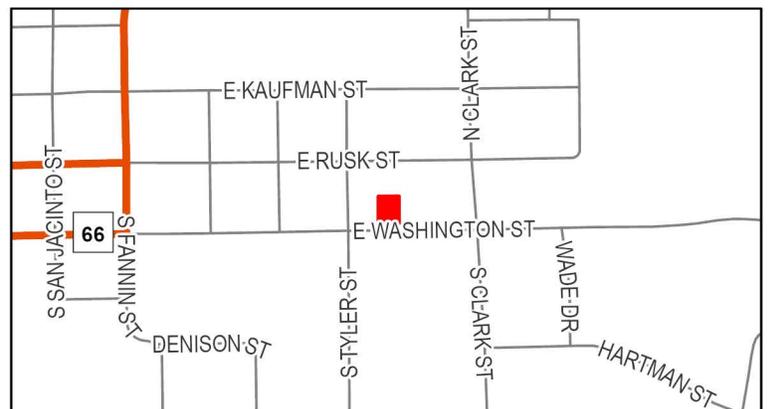
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Case Number: Z2023-050
Case Name: SUP for Guest Quarters/Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 605 E. Washington Street

Date Saved: 10/20/2023

For Questions on this Case Call: (972) 771-7746



QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

RESIDENT
102 S CLARK ST
ROCKWALL, TX 75087

GATES ROBERT V & CHRISTI C
104 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
106 S CLARK ST
ROCKWALL, TX 75087

HOOKER ROBERT AND KELLIE
10653 COUNTY ROAD 1141
TYLER, TX 75709

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

RESIDENT
201 N CLARK ST
ROCKWALL, TX 75087

CAMPBELL CASEY C
201 S CLARK STREET
ROCKWALL, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

EDWARDS MORGAN BROOKE
203 N CLARK ST
ROCKWALL, TX 75087

RESIDENT
204 S CLARK ST
ROCKWALL, TX 75087

FOX JONATHAN R AND SYDNEY
205 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
206 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
208 S CLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

RESIDENT
210 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
211 TYLER ST
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
213 TYLER ST
ROCKWALL, TX 75087

RESIDENT
214 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
215 TYLER ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

MUNSON PARNTERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

RESIDENT
302 TYLER ST
ROCKWALL, TX 75087

FLINCHUM RITA
305 TYLER ST
ROCKWALL, TX 75087

RESIDENT
311 DENISON ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

HANNA KIMBERLIE UPLEGER
4020 WINCREST DR
ROCKWALL, TX 75032

RESIDENT
404 E RUSK
ROCKWALL, TX 75087

COLSON BETTY
404 E WASHINGTON
ROCKWALL, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

RESIDENT
406 E WASHINGTON
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

PYRON MARSHA G
505 PETERSON ST
ROYSE CITY, TX 75189

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

CAIN CHAD
5705 ALLEN LN
ROWLETT, TX 75088

TRES PUERTAS LLC
5800 E CAMPUS CIRCLE #114A
IRVING, TX 75063

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

ROBINSON NELDA
602 E RUSK ST
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL
602 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
603 E RUSK
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
605 E RUSK
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE
605 E WASHINGTON STREET
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 EAST WASHINGTON
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

CLARK JENNIFER A
610 E KAUFMAN ST
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN
610 E RUSK ST
ROCKWALL, TX 75087

INTEGRITY ALL CASH HOME BUYERS LLC
7340 BAKER BLVD #392
RICHLAND HILLS, TX 76118

RESIDENT
801 E WASHINGTON
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L TOWNSEND STE 100
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

SMILEY KAREN APRIL
INDEPENDENT ADMINISTRATOR - ESTATE OF
ROBERT THOMAS WIKTORCH
P.O. BOX 3061
WARMINSTER, PA 18974

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-050: SUP for Guest Quarters/ Secondary Living Unit

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Specific Use Permit (SUP) for Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 20, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 20, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2023-050: SUP for Guest Quarters/ Secondary Living Unit

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Empty text area for comments]

Name: [Text box]
Address: [Text box]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

A NEW BACKYARD SHED FOR KEITH AND HOLLY GREEN

605 E. WASHINGTON ST.
ROCKWALL 75087

NEW SHED
KEITH AND HOLLY GREEN
605 E. WASHINGTON ST.
ROCKWALL TX 75087

ISSUE LOG

DATE	DESCRIPTION	ISSUE
09/11/23	FOR BIDDING AND PERMIT	

REVISION LOG

DATE	DESCRIPTION	REV. NO.

ISSUED FOR:

- PRELIMINARY - NOT FOR CONSTRUCTION
- BIDDING / PERMIT
- REVISION / ADDENDUM
- FOR CONSTRUCTION

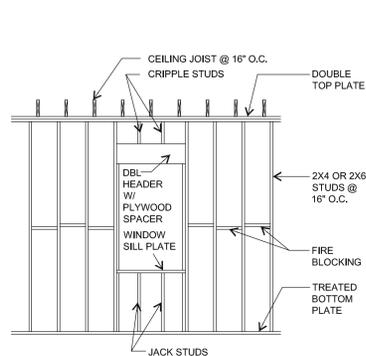


ARCH. PROJ. #:
09/06/23

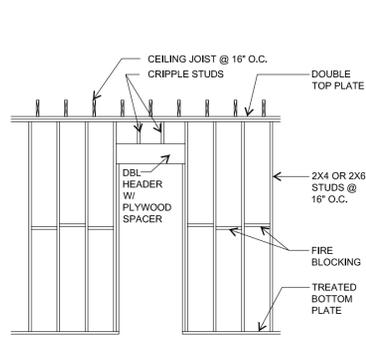
SCALE:
REF. DRAWING

SHEET NO.

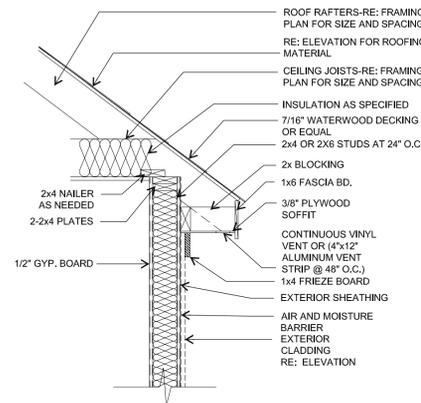
A1.0
SHED NOTES, PLANS, ELEVATIONS



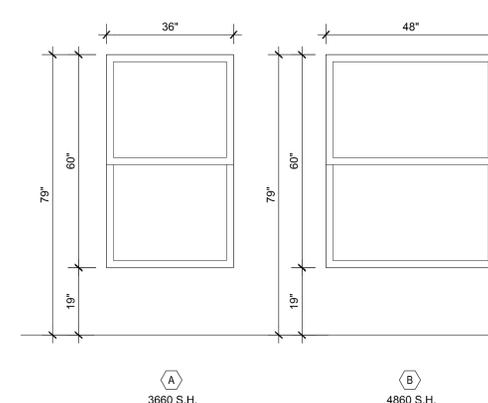
12 TYP. WINDOW FRAMING
SCALE: 1/4" = 1'-0"



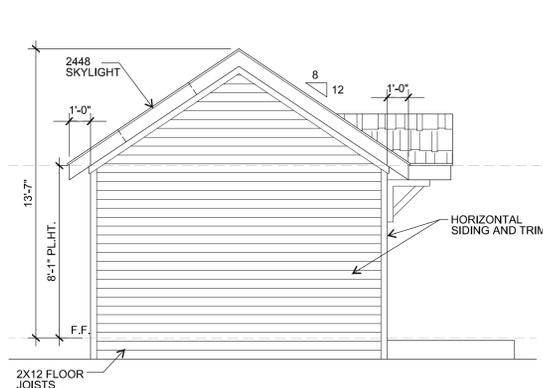
11 TYP. DOOR FRAMING
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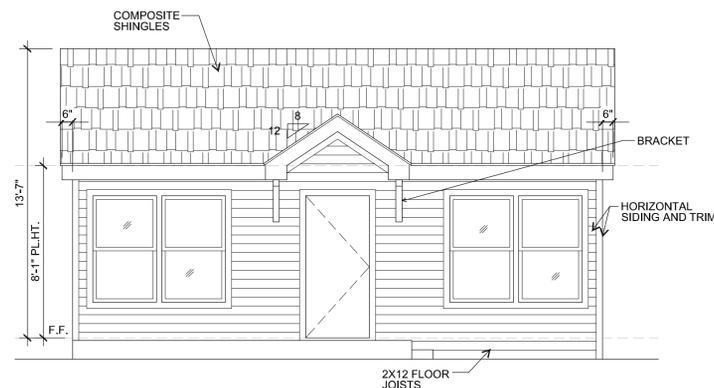
10 TYP. SOFFIT DETAIL
SCALE: 1/4" = 1'-0"



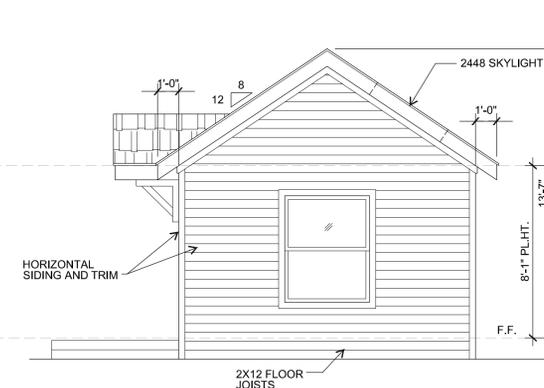
9 WINDOW TYPES
NO SCALE



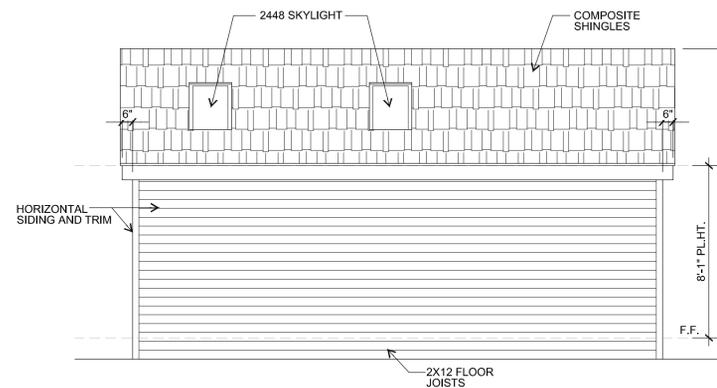
8 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



7 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



6 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



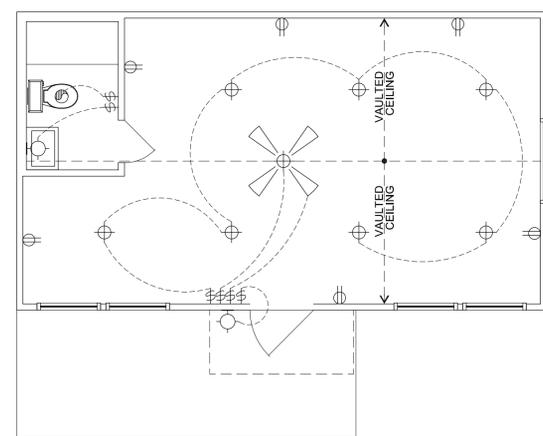
5 REAR ELEVATION
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

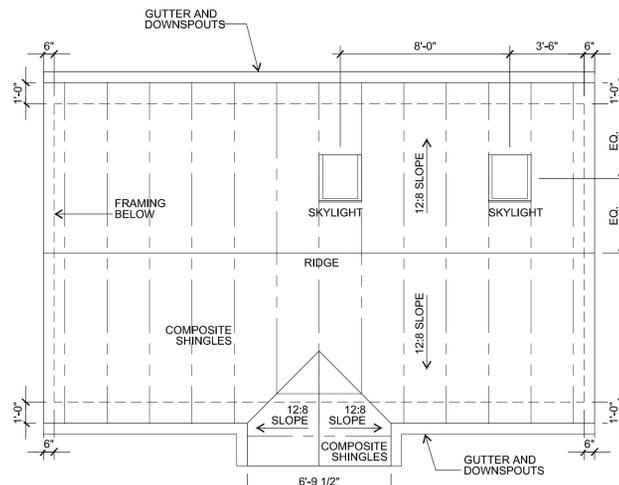
- CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
- RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
- ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
- SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
- ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
- PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
- PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.

SYMBOL	DESCRIPTION
⊙	SINGLE POLE SWITCH
⊕	110V OUTLET
⊕	RECESSED CAN FIXTURE
⊕	SCONCE
⊕	CEILING FAN WITH LIGHT KIT
⊕	EXHAUST FAN

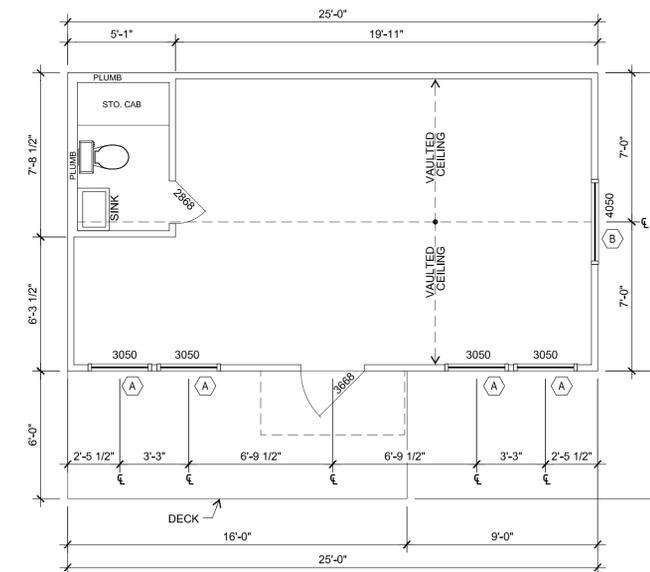
NOTE: ALL OUTLETS IN BATHROOMS TO BE G.F.I.



3 POWER PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	AREAS
350	FLOOR PLAN

CLIFFORD & JEANNETTE CORNELIUS
TO
HELEN ROBINSON
VOL. 1482, PG. 36

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Fannie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Fannie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 128, Page 446 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.28 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Substitute deed from Julia A. Gray to Thomas P. Sullivan and Tamara Sullivan, as recorded in Volume 1134, Page 236 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/4" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 480647 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.C.T.
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this 15th day of September, 2008.

Harold D. Feby, III
Harold D. Feby III, R.P.L.S. No. 5034



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R.S.C.I.

ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1814 S. FM 881 ROYSE CITY, TX 75288 972-772-5094 PHONE 972-772-0446 FAX

PROJECT DATE: SEPTEMBER 15, 2008
SCALE: 1" = 20' FILE: 165472





CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: October 19, 2023

APPLICANT: Keith Green

CASE NUMBER: H2023-016; *Certificate of Appropriateness (COA) for 605 E. Washington Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for a *Guest Quarters/Secondary Living Unit* on a *High Contributing Property* being a 0.22-acre tract of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and take any action necessary.

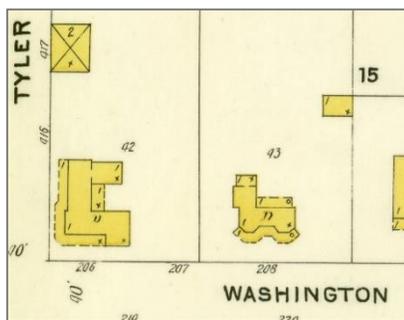
BACKGROUND

According to the 2017 *Historic Resource Survey*, the subject property is classified as a *High-Contributing Property*. The 2,884 SF single-family home -- situated on the subject property at 605 E. Washington Street -- was constructed circa 1895 with *Folk Victorian* stylistic influences. The subject property is a part of the Old Town Rockwall (OTR) Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to Rockwall Central Appraisal District (RCAD), there is a deck that was added in 2006 as well as two (2) storage buildings (150 SF & 40 SF) that were constructed on the subject property in 2012. Also, the 2017 *Historic Resource Survey* states that the porch has been altered and the doors replaced on the existing single-family home. There was a side addition that is also listed; however, the date is unknown as to when this alteration took place. The figures below -- from the *Sanborn Maps* -- show a slight change in footprint from 1911 to 1934. According to previous *Historic Resource Surveys*, this home was constructed by Professor Alan C. Ater, and has been home to such Rockwallians as E. C. Heaths, L. B. Walker, and Mary Smith.

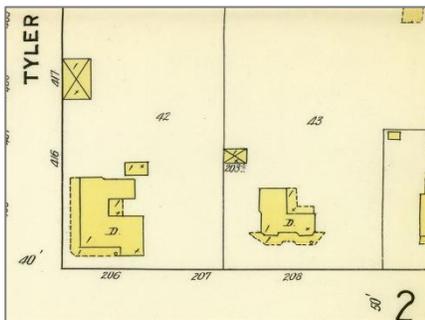


SUBJECT PROPERTY: NOVEMBER 3, 2014

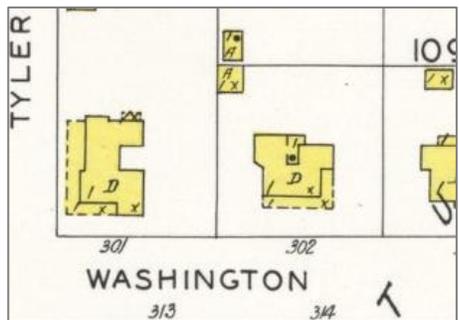
1905 SANBORN MAP



1911 SANBORN MAP



1934 SANBORN MAP



PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a 350 SF *Guest Quarters/Secondary Living Unit* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 605 E. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are five (5) parcels of land within the Old Town Rockwall Historic District (*i.e.* 602, 604, 606, 608, 610 E. Rusk Street and 102 S Clark Street). According to the 2017 *Historic Resource Survey*, all of these properties are classified as *Medium Contributing*. Beyond this is E. Rusk Street, 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. Beyond this are five (5) parcels of land located within the Old Town Rockwall Historic District. According to the 2017 *Historic Resource Survey*, two (2) properties (*i.e.* 601 & 609 E. Rusk Street) are considered to be *Medium Contributing* and two (2) properties (*i.e.* 603 & 605 E. Rusk Street) are classified as *Low Contributing*. Staff should note that the vacant property at the northwest corner of the intersection of E. Rusk Street and S. Clark Street was recently classified as *Low-Contributing* when the *Old Pump House* was removed from the property.

South: Directly south of the subject is E. Washington Street, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) properties located within the Old Town Rockwall Historic District (*i.e.* 602, 606, 608 E Washington Street and 202 S. Clark Street). According to the 2017 *Historic Resource Survey*, two (2) properties (*i.e.* 606 & 608 E. Washington Street) are considered *Medium Contributing*, one (1) property (*i.e.* 602 E. Washington Street) is classified as *Low Contributing*, and one (1) property (*i.e.* 202 S. Clark Street) is considered *Non-Contributing*.

East: Directly east of the subject property is a 0.3120-acre parcel of land with a ~2,383 SF single-family home that was constructed in 1899 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 18.407-acre parcel of land owned by the Rockwall Independent School District (RISD) that is contiguous with Howard Dobbs Elementary School.

West: Directly west of the subject property is a 0.25-acre parcel of land with a ~1,620 single-family home (*i.e.* 601 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Tyler Street, which is indicated 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 0.23-acre parcel of land with a ~1,969 single-family home (*i.e.* 505 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *High Contributing*.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a new accessory building that will match the existing single-family home. The proposed structure will be a total of 350 SF or 14-feet by 25-feet. The building will be clad in *Hardie Board* and have composite shingle roof. The proposed accessory structure will be situated on a pier-and-beam foundation and will have a height of approximately thirteen (13) feet, seven (7) inches. The applicant has indicated that the structure will have a half-bath making this a *Guest Quarters/Secondary Living Unit*. The applicant has also indicated that electricity will be ran to the structure. Staff should note that there is an existing eight (8) foot by 14-foot (or 112 SF) accessory building and a separate playhouse on the subject property. The proposed *Guest Quarters/Secondary Living Unit* will be taking the place of the playhouse, which will be removed prior to construction. If the applicant's request is approved then there will be a total of two (2) structures on the subject property.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *High Contributing Property*.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). If the applicant's request for a Certificate of Appropriateness is approved then the applicant will have to apply for approval of a Specific Use Permit (SUP) for the *Guest Quarters/Secondary Living Unit*.

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 112 SF accessory building and the proposed accessory building will be 350 SF. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet in height. In this case, the proposed total overall height of the *Guest Quarters/Secondary Living Unit* is thirteen (13) feet seven, (7) inches. Based on this, the proposed site plan and the building elevations, the building meets all of the requirements for a *Guest Quarters/Secondary Living Unit* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) with the exception of the proposed number of accessory buildings, which will be a discretionary decision for the Planning and Zoning Commission at the time the applicant submits for a Specific Use Permit (SUP).

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section [*i.e.*] and proposed preservation criteria ..." While the proposed structure does not appear to impair the historical integrity of the subject property nor negatively impact the adjacent properties, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of an exception to allow the accessory structure on the subject property.

NOTIFICATIONS

On October 5, 2023, staff mailed 31 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a *Certificate of Appropriateness (COA)*, staff would propose the following conditions of approval:

- (1) The applicant will need to submit a request for a *Specific Use Permit (SUP)* for an accessory structure to the Planning and Zoning Department prior to the construction of the building.
- (2) Any construction resulting from the approval of this request 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.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION _____

LOT _____

BLOCK _____

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

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO

APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME _____

APPLICANT(S) NAME _____

ADDRESS _____

ADDRESS _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$ _____

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

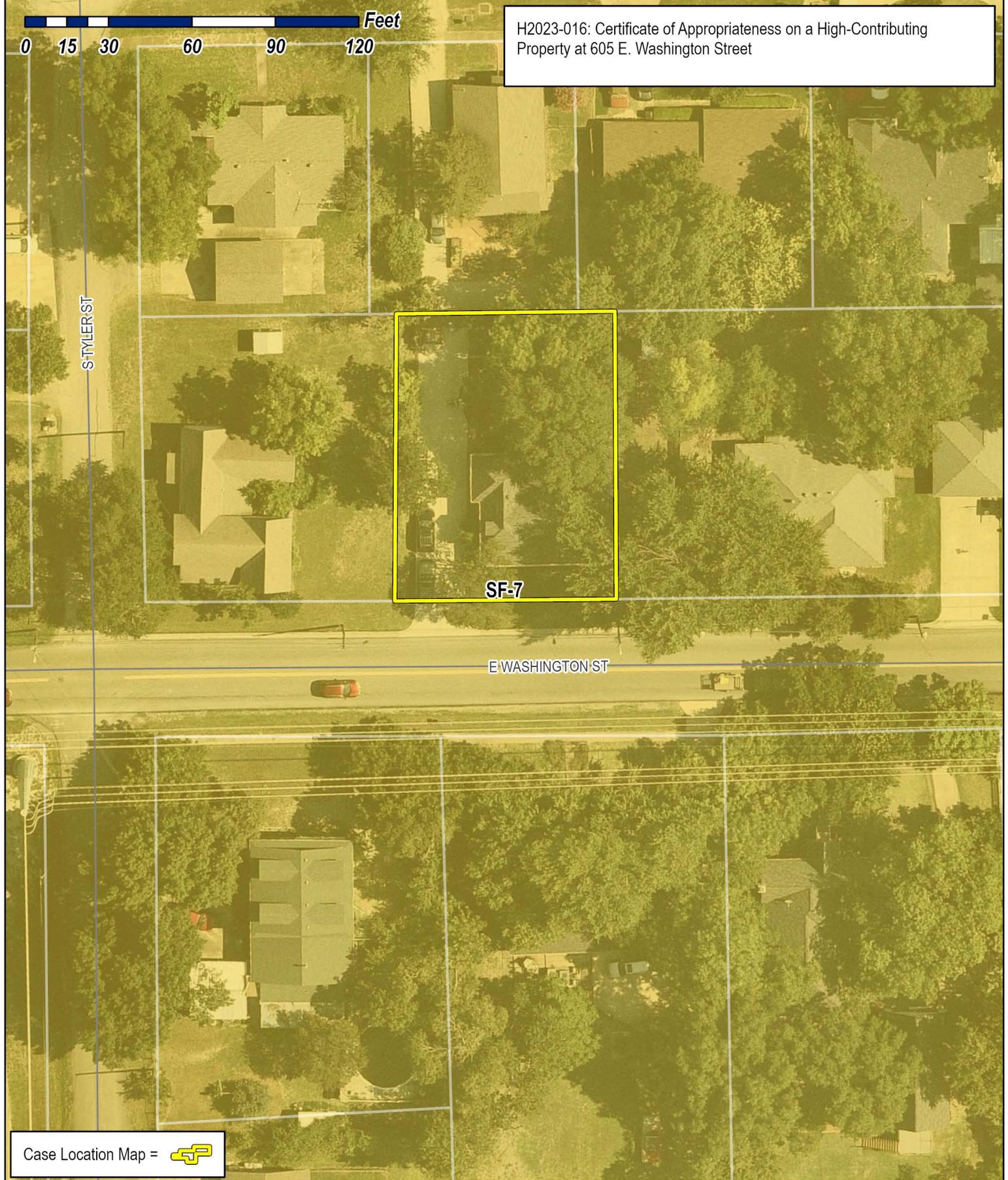
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2023-016: Certificate of Appropriateness on a High-Contributing Property at 605 E. Washington Street



S TYLER ST

SF-7

E WASHINGTON ST

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.

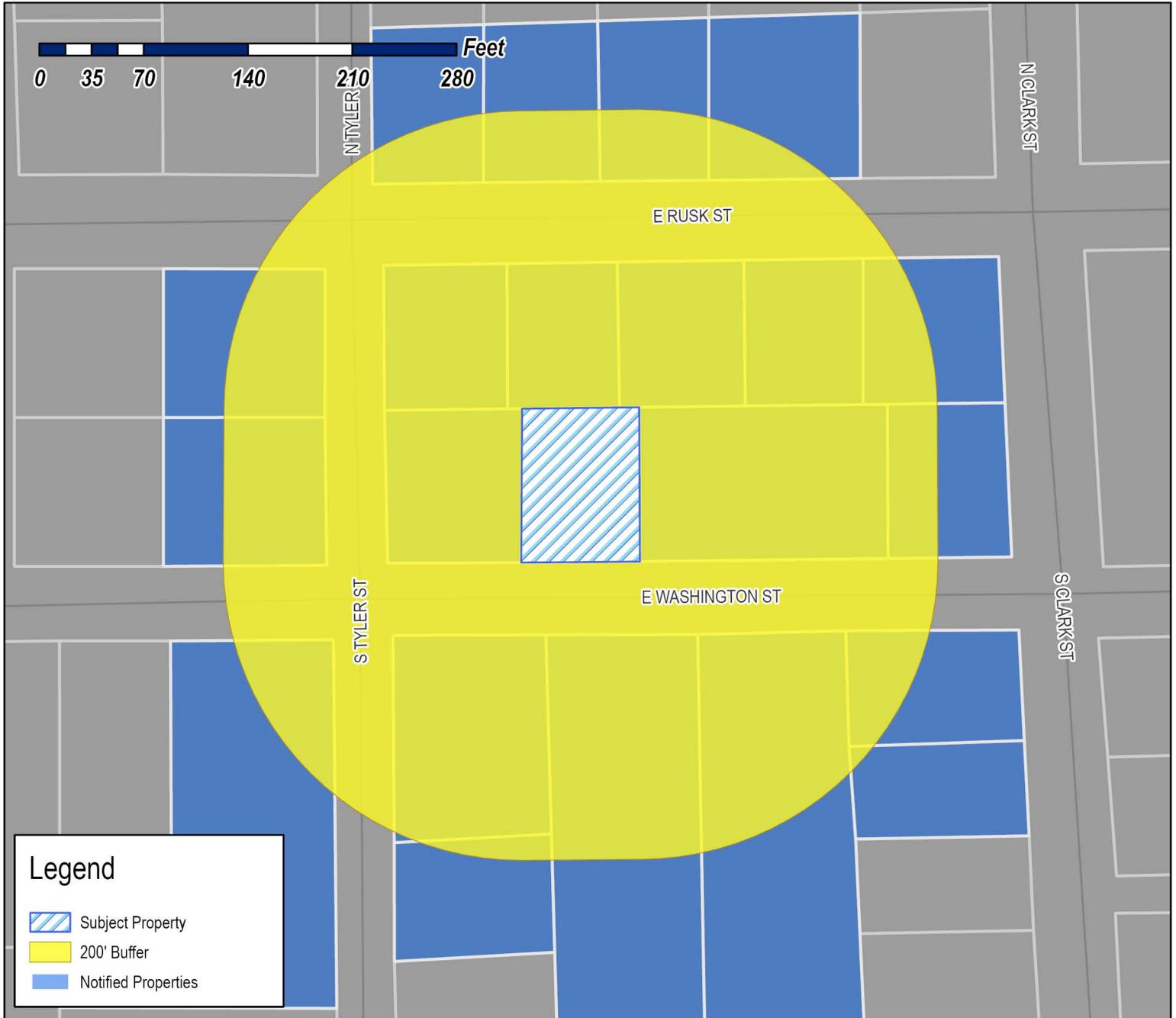




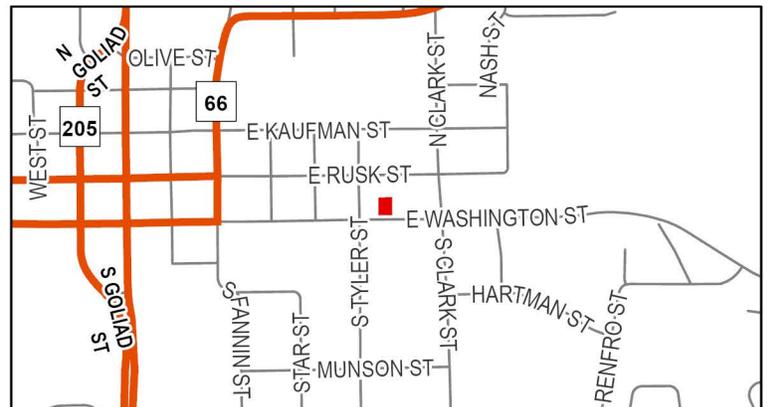
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: H2023-014
Case Name: COA for High Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 605 E. Washington Street



Date Saved: 10/3/2023

For Questions on this Case Call: (972) 771-7746

SMILEY KAREN APRIL
605 E RUSK
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL
602 EWASHINGTON
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
211 TYLER ST
ROCKWALL, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
204 S CLARK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 WASHINGTON
ROCKWALL, TX 75087

INTEGRITY ALL CASH HOME BUYERS LLC
603 E RUSK
ROCKWALL, TX 75087

GLASS JERRY
601 E WASHINGTON
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE
605 E WASHINGTON
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 E WASHINGTON
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST
210 TYLER ST
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
106 S CLARK ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN
610 E RUSK
ROCKWALL, TX 75087

ROBINSON NELDA
602 E RUSK
ROCKWALL, TX 75087

HORNER ANDREA J
604 E RUSK
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
102 S CLARK ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
P.O. BOX 3061
WARMINSTER, PA 18974

RESIDENT
210 GLENN AVENUE
ROCKWALL, TX 75087

RESIDENT
3435 HWY 276
ROCKWALL, TX 75087

RESIDENT
7340 BAKER BLVD
#392
RICHLAND HILLS, TX 76118

RESIDENT
301 MEADOWDALE DR
ROCKWALL, TX 75087

RESIDENT
520 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
815 T L TOWNSEND
STE 100
ROCKWALL, TX 75087

RESIDENT
2 MANOR COURT
HEATH, TX 758032

RESIDENT
102 N TYLER ST
ROCKWALL, TX 758087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2023-016: Certificate of Appropriateness for 605 E. Washington Street

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for an accessory building on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, October 19, 2023 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, October 19, 2023 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM ---

Case No. H2023-016: Certificate of Appropriateness for 605 E. Washington Street

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

CLIFFORD & JEANNETTE CORNELIUS
TO
HELEN ROBINSON
VOL. 1482, PG. 36

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Substitute Trustee's deed from Barbara L. Maxwell to Fannie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6024" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Fannie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 128, Page 446 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.28 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Substitute deed from Julie A. Gray to Thomas P. Sullivan and Tammy Sullivan, as recorded in Volume 1134, Page 236 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/8" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

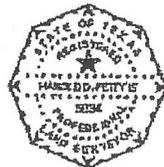
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 480647 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.C.T.
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6024"

SURVEYOR'S CERTIFICATE

I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, in the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of September, 2008.

Harold D. Feby, III
Harold D. Feby III, R.P.L.S. No. 5034



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605

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605

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CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.22-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 43A OF THE B.F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Keith Green for the approval of a *Guest Quarters/Secondary Living Unit* on a 0.22-acre parcel of land identified as Block 43A of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*, and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of the *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 350 SF.
- 4) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed a total height of 15-feet as measured to highest point of the pitched roof.
- 5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4th DAY OF DECEMBER, 2023.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 20, 2023

2nd Reading: December 4, 2023

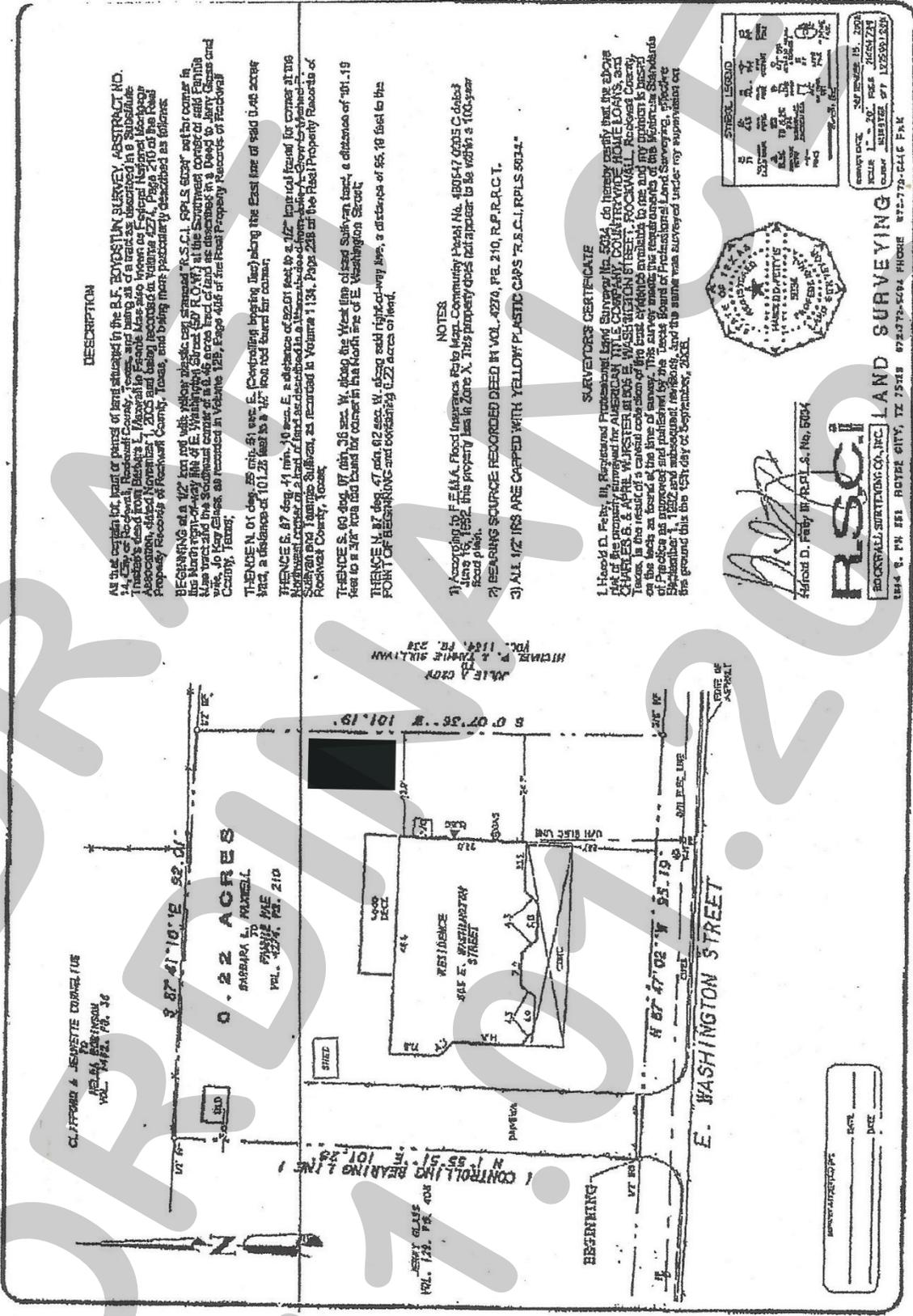
Exhibit 'A':
Location Map

Address: 605 E. Washington Street

Legal Description: Block 43A of the B.F. Boydston Addition



Exhibit 'B':
Concept Plan



DESCRIPTION

All the corners, lot, line, or points of land situated in the B.F. ROYSTER SURVEY, ABSTRACT NO. 1, Township 10 North, Range 10 East, County of Rockwall, Texas, and being 22.2 acres described in B. Subdivision, Tract 1, of the County of Rockwall, Texas, as shown on the Official Plat of the Rockwall Survey Association, dated November 1, 2005 and being recorded in Volume 422, Page 210 of the Official Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEARING OF A 1/2" iron rod with yellow plastic cap situated "R.S.C.I. RPLS 5034" at the corner in the Northwest-Corner of the 1/2" iron rod at the Southwest corner of said Parola and the Southeast corner of a 0.22-acre tract of land as described in a deed to Jerry Glass and wife, 40 Ely Gates, as recorded in Volume 128, Page 408 of the Official Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 25 min. 51 sec. E. Controlling bearing line along the East line of said 0.22-acre tract, a distance of 101.19 feet to a 1/2" iron rod found four corners;

THENCE S. 87 deg. 41 min. 10 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a plat recorded from the City of Rockwall to Washington Street and Tarranto Subdivision, as recorded in Volume 1134, Page 288 of the Official Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 26 sec. W. along the West line of said Subdivision tract, a distance of 101.19 feet to a 3/4" iron rod found for corner in the North line of E. Washington Street;

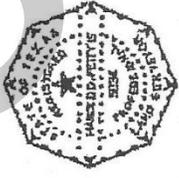
THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 55.19 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Plan No. 420547 0005 C dated June 16, 1995, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4220, P. 210, R.P.R.C.T.
- 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Peby, III, Registered Professional Land Surveyor No. 5004, do hereby certify that the above plat was prepared and reduced to scale from the original field notes and measurements taken by me and my assistants on the above described land in accordance with the laws and regulations of the State of Texas, and that the same was surveyed under my supervision on September 1, 1992 and subsequent rechecks, and the same was surveyed under my supervision on this ground this 15th day of September, 2008.



Harold D. Peby, III, R.P.L.S. No. 5004

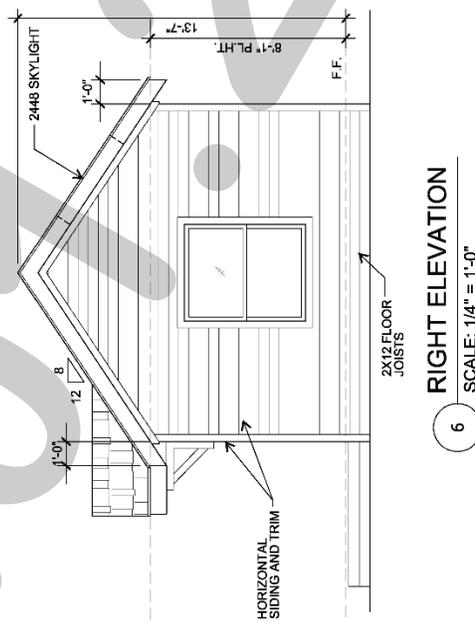
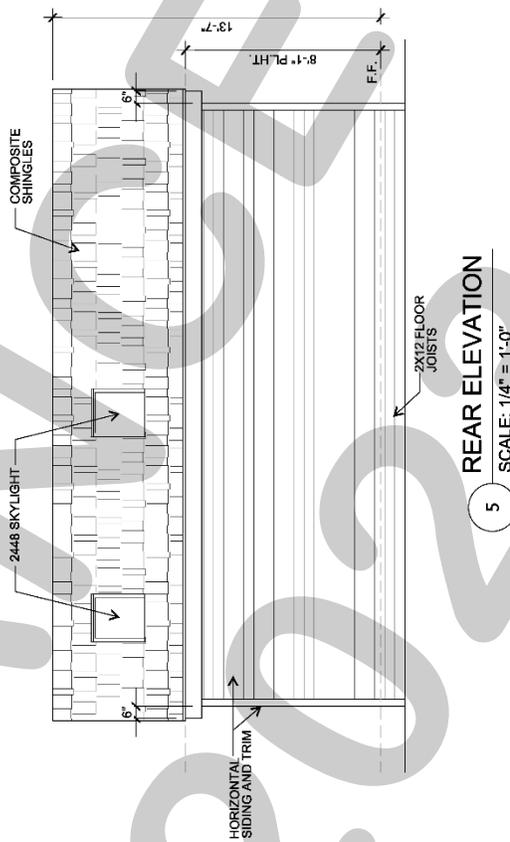
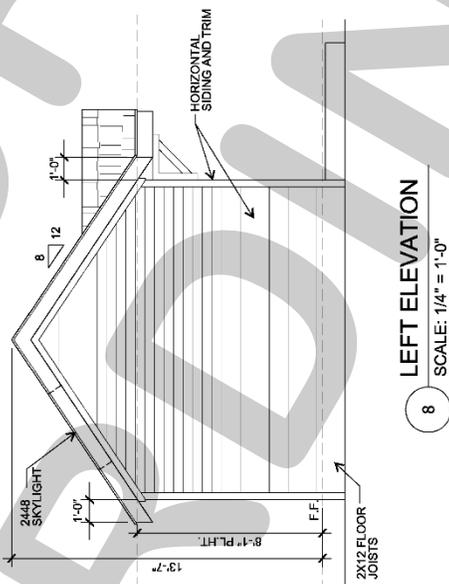
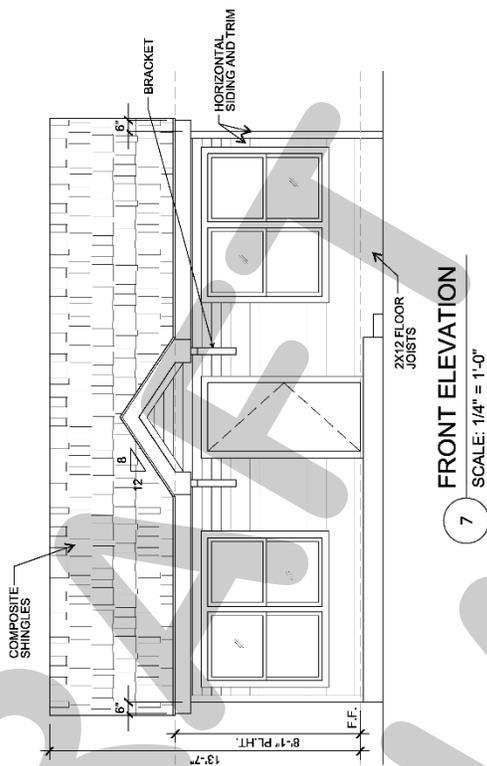
R.S.C.I.

ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1844 S. PA. 181 ROUTE CITY, TX 75085 872-79-5294 PHONE 872-79-2116 FAX

DATE _____
TIME _____

Exhibit 'C':
Building Elevations



PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: Z2023-051
 PROJECT NAME: Zoning Change from AG to LI
 SITE ADDRESS/LOCATIONS:

CASE CAPTION: Hold a public hearing to discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Frank Conselman of Conselman Equities for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 6.60-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated in the Airport Overlay (AP OV) District, addressed as 1775 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	10/24/2023	Approved w/ Comments

10/24/2023: Z2023-051; Zoning Change from AG to LI at 1775 Airport Road
 Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 6.60-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated in the Airport Overlay (AP OV) District, addressed as 1775 Airport Road.
- I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.
- M.3 For reference, include the case number (Z2023-051) in the lower right-hand corner of all pages on future submittals.
- I.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is scheduled for Technology/Employment Center land uses. The proposed change in zoning -- from Agricultural (AG) District to a Light Industrial (LI) District -- is consistent with the OURHometown Vision 2040 Comprehensive Plan.
- I.5 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Light Industrial (LI) District and is situated within the Airport Overlay (AP OV) District.
- M.6 Please review the attached Draft Ordinance prior to the November 1, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 7, 2023.
- I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 14, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 1, 2023.
- I.8 The projected City Council meeting dates for this case will be November 20, 2023 (1st Reading) and December 1, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved

10/24/2023: 1. Need an infrastructure study prior to site plan.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

BUILDING	Craig Foshee	10/26/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **22023-1051**

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 **1775 AIRPORT ROAD ROCKWALL, TX 75087**

SUBDIVISION **DAVID HARR SURVEY, A-102** LOT BLOCK

GENERAL LOCATION **NEC AIRPORT RD ? ROCKWALL MUNICIPAL AIRPORT**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG** CURRENT USE **AG**

PROPOSED ZONING **LIGHT INDUSTRIAL LI** PROPOSED USE **OFFICE/WHSE**

ACREAGE **6.6** LOTS [CURRENT] **2** 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 **Conselman Equities** APPLICANT **CARROLL ARCHITECTS, INC**

CONTACT PERSON **FRANK CONSELMAN**

CONTACT PERSON **JEFF CARROLL**

ADDRESS **3925 RUGER DR.**

ADDRESS **750 E. INTERSTATE 30
Ste: 110**

CITY, STATE & ZIP **ROYSE CITY TX 75189**

CITY, STATE & ZIP **ROCKWALL, TX 75087**

PHONE **469.323.1937**

PHONE **214.632.1862**

E-MAIL **FRANK@TEXASPRODUCTS.COM**

E-MAIL **JC@CARROLLARCH.COM**

NOTARY VERIFICATION [REQUIRED]

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

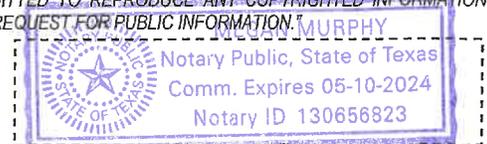
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF OCTOBER, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF October, 2023.

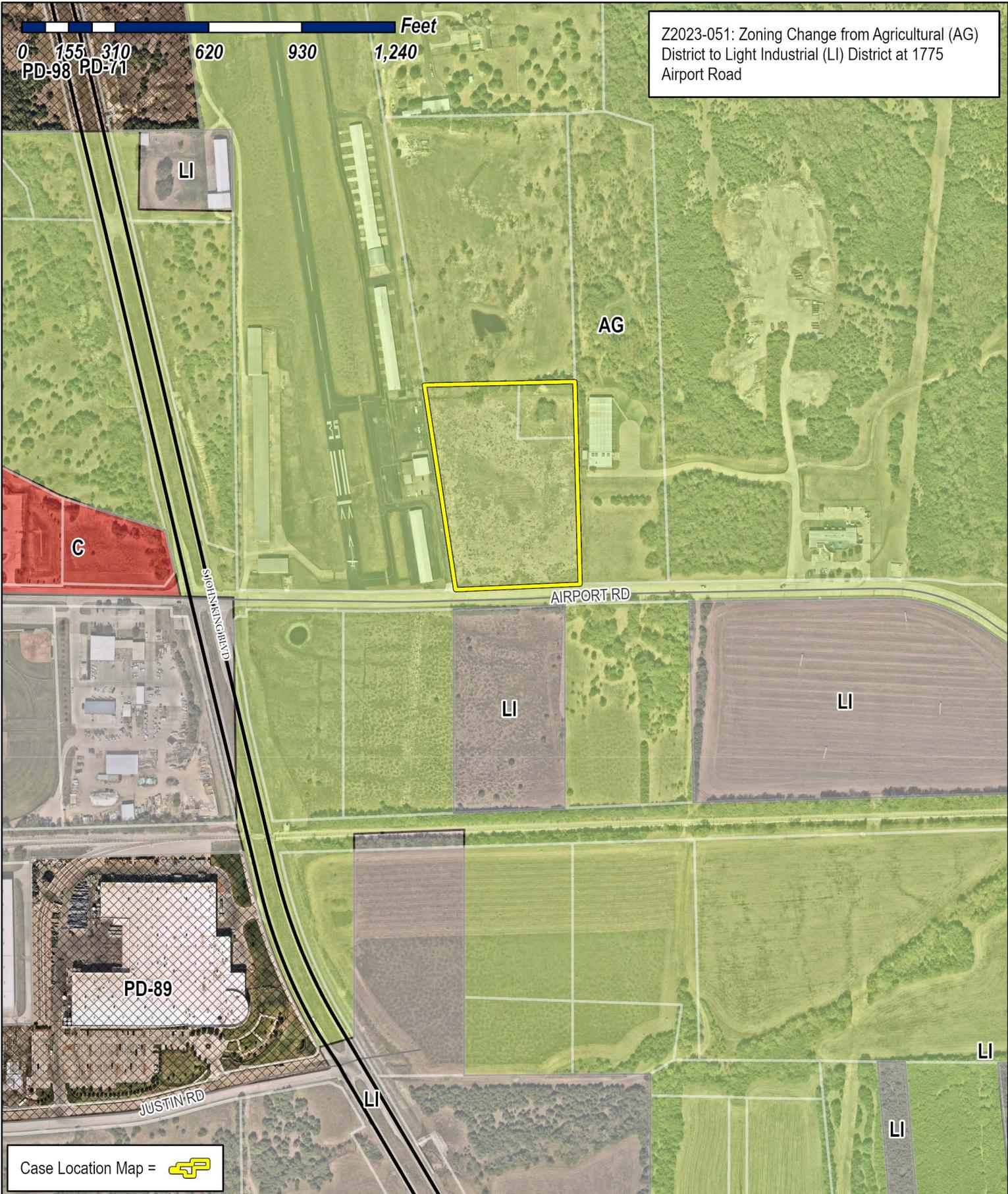
OWNER'S SIGNATURE **Frank Conselman**

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES **5.10.24**



Z2023-051: Zoning Change from Agricultural (AG) District to Light Industrial (LI) District at 1775 Airport Road

0 155 310 620 930 1,240 Feet

PD-98 PD-71

LI

AG

G

SOUTHLAND

AIRPORT RD

LI

LI

PD-89

JUSTIN RD

LI

LI

LI

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.

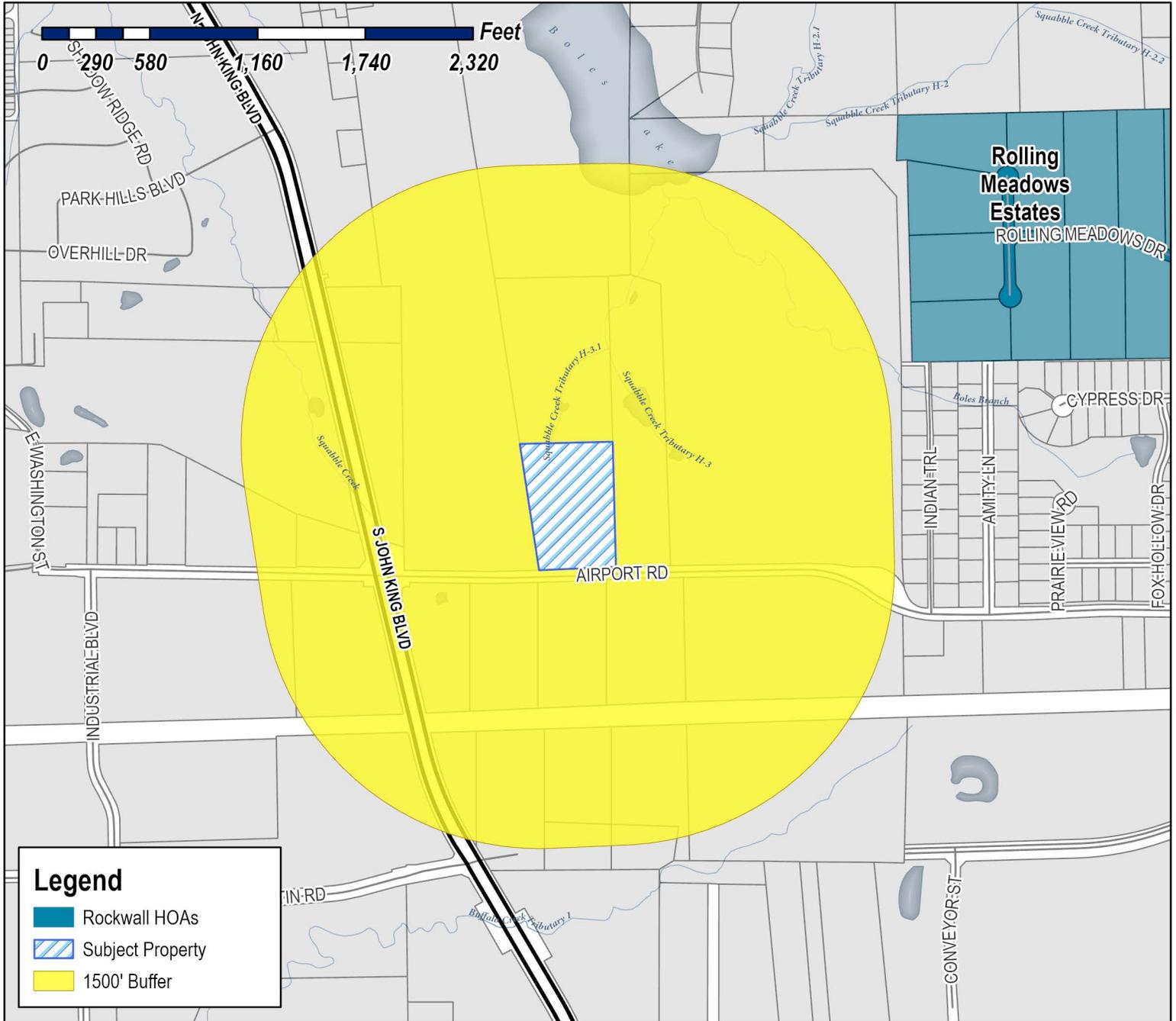




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2023-051
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1775 Airport Road

Date Saved: 10/20/2023
 For Questions on this Case Call (972) 771-7745

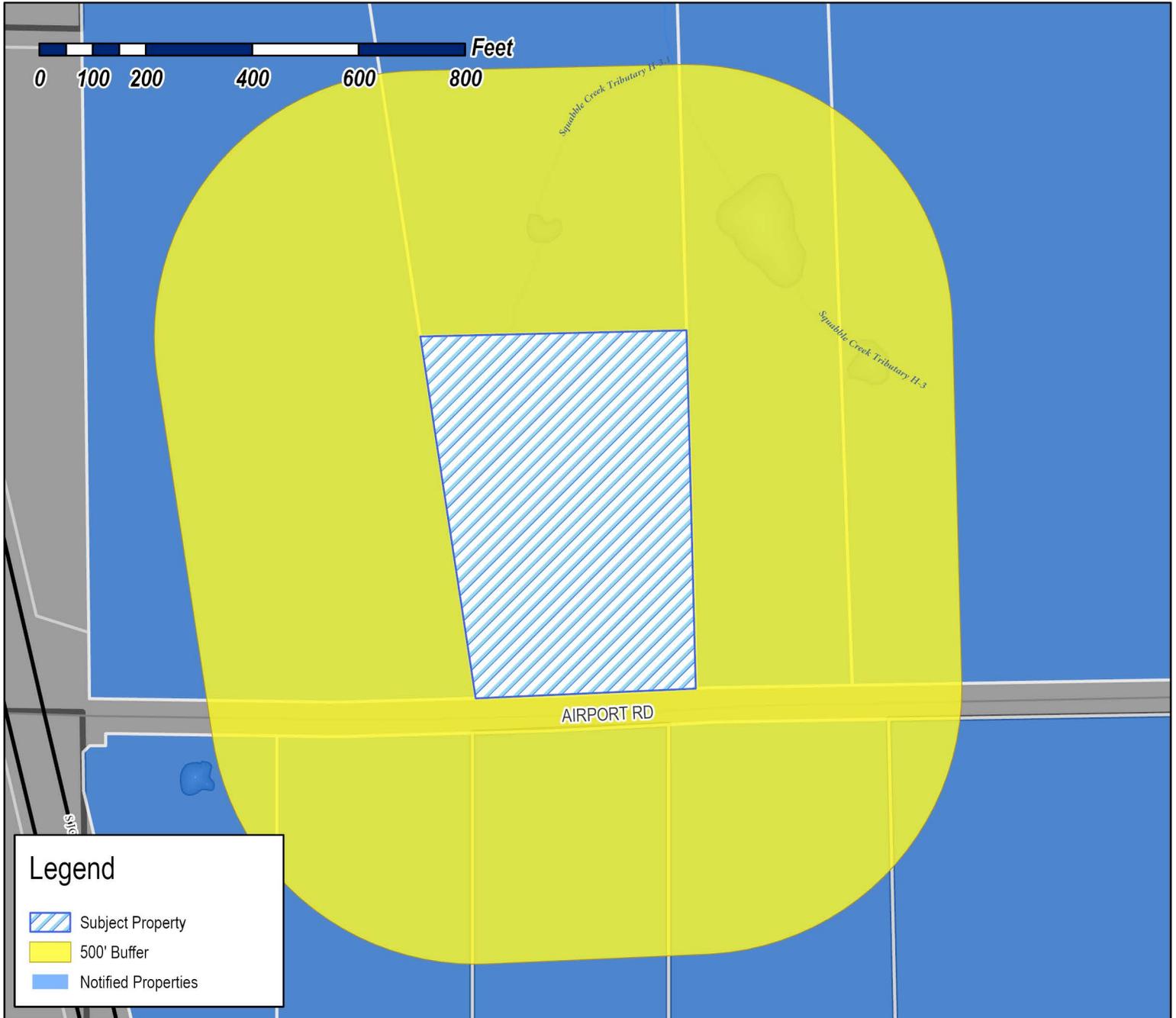




City of Rockwall

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

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Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2023-051
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1775 Airport Road

Date Saved: 10/20/2023
 For Questions on this Case Call: (972) 771-7746



SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

PEOPLES MICHAEL L JR AND
SHERYL NEWMAN PEOPLES
1700 STATE HIGHWAY 66
ROCKWALL, TX 75087

RESIDENT
1701 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1765 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1775 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1780 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1815 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1824 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

PLATFORM ROCKWALL LP
ATTN JUSTIN T DAY
4131 SPICEWOOD SPRINGS RD SUITE E4
AUSTIN, TX 78759

FLEXSPACE BUSINESS PARKS LLC
835 TILLMAN DR
ALLEN, TX 75013

ADD REAL ESTATE LTD
PO BOX 679
KELLER, TX 76248

MEALS ON WHEELS SENIOR SERVICES OF
ROCKWALL COUNTY
PO BOX 910
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-051: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Frank Conselman of Conselman Equities for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 6.60-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated in the Airport Overlay (AP OV) District, addressed as 1775 Airport Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 20, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 20, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2023-051: Zoning Change from AG to LI

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey box]
Address: [Grey box]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



750 Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

October 20, 2023

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

Re: Narrative for Rezoning 6.6 Ac Lot
1775 Airport Rd
Rockwall, TX

Ryan,

We are proposing to rezone this property from Agriculture to Light Industrial. This follows the Comprehensive Zoning Plan for the City of Rockwall. This new development is for a corporate headquarters needing typical industrial, manufacturing, warehouse with offices and truck shipping and receiving. We are anticipating two drive approach access points along the main road.

Thank you for your consideration and reviewing our request and ask for your approval.

Sincerely,

A handwritten signature in black ink that reads 'Jeff Carroll'. The signature is written in a cursive, flowing style.

Jeff Carroll, Architect
Carroll Architects, Inc.

LEGEND

- CM CONTROLLING MONUMENT
 - 1/2" IRON ROD FOUND (HOLDER)
 - ⊗ "X" FOUND IN CONCRETE
 - ⊙ WATER VALVE
 - ⊕ ELECTRIC METER
 - ⊞ TELE. PEDESTAL
 - POWER POLE
 - ⊖ WATER METER
 - ⊙ TELE. MANHOLE
 - ↑ SIGN
 - ⊕ STORM DRAIN
 - ⊙ SANITARY SEWER
 - ⊕ FH FIRE HYDRANT
- X BARBED WIRE FENCE
 - ASPHALT
 - OHP OVERHEAD ELECTRIC
 - ▭ COVERED PORCH, OVERHANG
 - ▭ CONCRETE
 - ▭ BUILDING
 - ▭ WOOD DECK

VICINITY MAP
NO SCALE



LEGAL DESCRIPTION

Being a 6.68 acre tract or parcel of land situated in the David Harr Survey, Abstract No. 102, Rockwall County, Texas, and being all of that certain called 6.686 acre tract of land conveyed from Jo Ann Athey, Guardian, to ADD Real Estate, Ltd, by Warranty Deed, as recorded in File No. 2021000020616, Official Public Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (Owens) at the Northeast corner of said 6.686 acre tract, at the Southeast corner of a called 12,000 acre tract of land conveyed to Michael L. Peoples Jr., et al, by deed as recorded in File No. 2019000013271, Official Public Records, Rockwall County, Texas, and in the West line of a called 10.14 acre tract of land conveyed to the City of Rockwall, by deed as recorded in Volume 4358, Page 101, Official Public Records, Rockwall County, Texas, from which a 3/4" iron rod found at the Northeast corner of said 12,000 acre tract and at the Northwest corner of said 10.14 acre tract bears North 01 degrees 43 minutes 03 seconds West, a distance of 939.45 feet;

THENCE South 01 degrees 43 minutes 03 seconds East, with the East line of said 6.686 acre tract and with the West line of said 10.14 acre tract, a distance of 631.01 feet to a 1/2" iron rod found capped (Holder) at the Southeast corner of said 6.686 acre tract and in the North margin of Airport Road;

THENCE with the South line of said 6.686 acre tract and along the North margin of Airport Road, the following courses and distances: South 87 degrees 52 minutes 18 seconds West, a distance of 52.08 feet to a 1/2" iron rod found capped (Holder); South 86 degrees 51 minutes 14 seconds West, a distance of 222.44 feet to a 1/2" iron rod found capped (Holder); South 88 degrees 26 minutes 29 seconds West, a distance of 146.12 feet to an "X" found in concrete at the Southwest corner of said 6.686 acre tract;

THENCE North 08 degrees 34 minutes 50 seconds West, with the West line of said 6.686 acre tract and with the East line of Lot 1, Rockwall Municipal Airport Addition, according to the plat thereof as recorded in Cabinet B, Slide 47, Plat Records, Rockwall County, Texas, a distance of 640.68 feet to a 1/2" iron rod found capped (Holder) at the Northwest corner of said 6.686 acre tract and at the Southwest corner of said 12,000 acre tract;

THENCE North 88 degrees 13 minutes 57 seconds East, with the North line of said 6.686 acre tract and with the South line of said 12,000 acre tract, a distance of 497.12 feet to the POINT OF BEGINNING and CONTAINING 6.68 acres of land.

SURVEYOR'S NOTES

- 1) Bearings are based on NAD83 (2011), Texas North Central Zone No. 4202, as observed by GPS. Area and distances shown hereon are at grid.
- 2) The property described and depicted hereon is the same property as described in Fidelity National Title Insurance Company Commitment No. FT-44122-9001222301867-LE, with an Effective date of August 30, 2023, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- 3) The legal description, shown hereon, creates a mathematically closed figure.
- 4) There is no observed evidence of current earth moving work, building construction or building additions and is listed as follows and shown hereon, at the conclusion of field work.
- 5) There are no observed evidence of changes to the street right of way, to this surveyor's knowledge.
- 6) There is no observed evidence of recent street or sidewalk construction or repairs, at the conclusion of field work.
- 7) There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill except as noted below and shown hereon, at the conclusion of field work.
- 8) There is no observed evidence of the property being, or having been, used for cemetery, burial ground or grave site purposes, at the conclusion of field work.
- 9) All above ground evidence of utilities, drainage structures, structural support and ingress and egress for or from adjoining properties is shown hereon.
- 10) There are no designated parking spaces.

SCHEDULE B ITEMS

1. There are no restrictive covenants listed in title commitment.
10. e. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Dr. Harold B. Younger and Robert H. Burks; Purpose: As provided in said document; Recording Date: October 13, 1964; Recording No: in Volume 70, Page 627, Deed Records, Rockwall County, Texas. -TOO VAGUE TO LOCATE-
10. f. Easement(s) and rights incidental thereto, as granted in a document: Granted to: City of Rockwall; Purpose: As provided in said document; Recording Date: November 16, 1964; Recording No: in Volume 71, Page 140, Deed Records, Rockwall County, Texas -TOO VAGUE TO LOCATE-
10. g. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Blackland Water Supply Corporation; Purpose: As provided in said document; Recording Date: May 20, 1966; Recording No: in Volume 75, Page 592, Deed Records, Rockwall County, Texas -PROPERTY SUBJECT TO, BLANKET EASEMENT-
10. h. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Southwestern Bell Telephone Company; Purpose: As provided in said document; Recording Date: November 23, 1966; Recording No: in Volume 77, Page 474, Deed Records, Rockwall County, Texas -PROPERTY NOT SUBJECT TO-
10. i. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Southwestern Bell Telephone Company; Purpose: As provided in said document; Recording Date: November 21, 1973; Recording No: in Volume III, Page 476, Deed Records, Rockwall County, Texas -AFFECTS AS SHOWN HEREON-
10. j. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Southwestern Bell Telephone Company; Purpose: As provided in said document; Recording Date: April 11, 1973; Recording No: in Volume 107, Page 820, Deed Records, Rockwall County, Texas -AFFECTS AS SHOWN HEREON-

SURVEYOR'S CERTIFICATE

To ADD Real Estate, Ltd., a Texas limited partnership, Sellers, Conselman Equities, LLC, buyers and Fidelity National Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 13, 16, 17, and 18 of Table A thereof. The field work was completed on September 27, 2023.

Date of Plat or Map: October 2, 2023

BY: *Tina Ballard*
TINA BALLARD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6746



FLOOD STATEMENT

The property is shown as being located in Zone X and Zone A, by Flood Insurance Rate Map No. 48397C0045L, dated 9/26/2008. It is shown as being located in a special flood hazard area inundated by 100-Year flood.

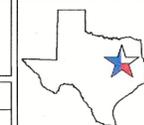


ALTA/NSPS LAND TITLE SURVEY

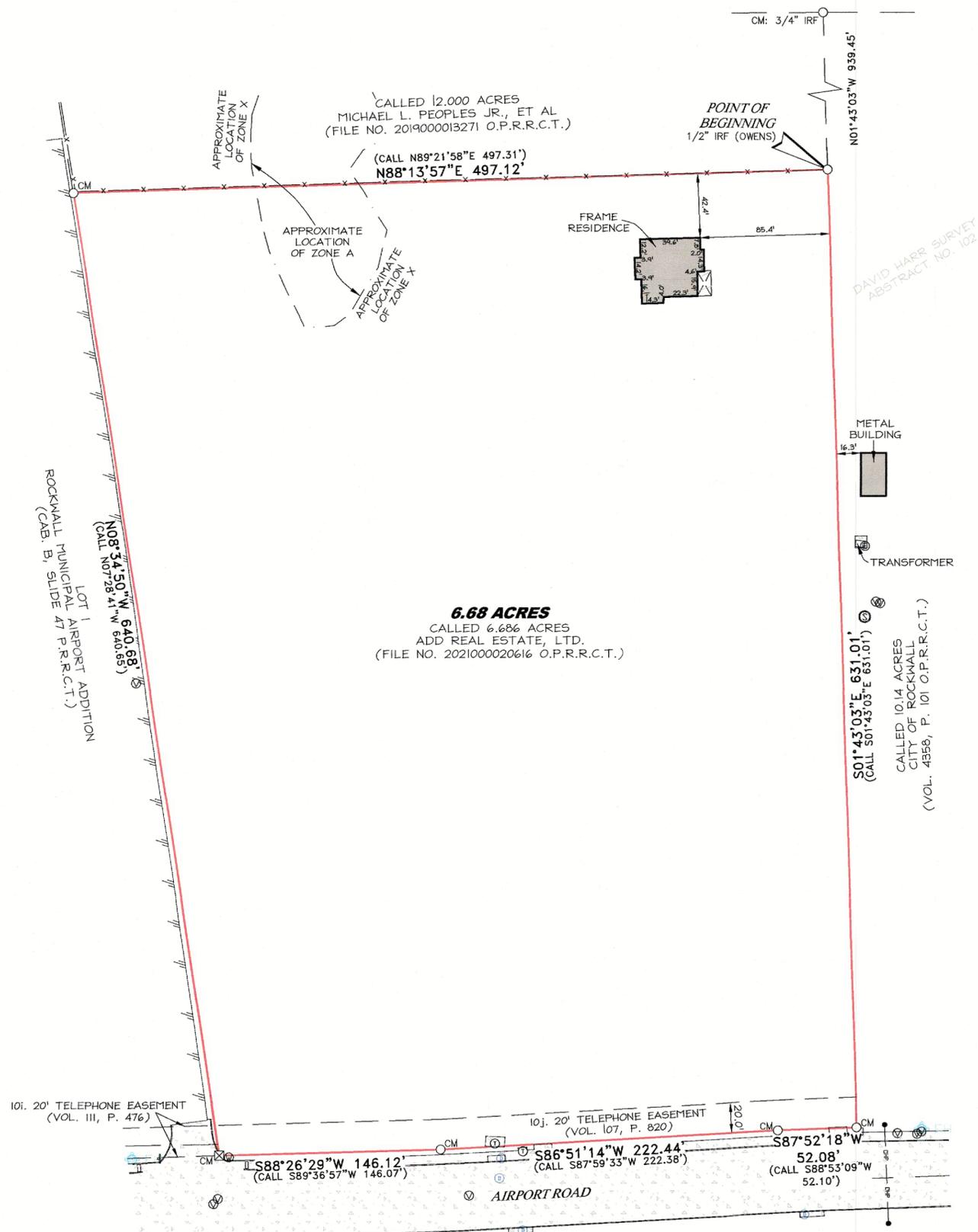
6.68 ACRES
DAVID HARR SURVEY, A-102
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1775 AIRPORT ROAD
ROCKWALL, TEXAS

DATE: 10/02/2023
SCALE: 1" = 60'
JOB NO.: 2023-1370
CLIENT: FIDELITY NATIONAL TITLE
TECHNICIAN: AMN



BY-LINE SURVEYING LLC
P.O. Box 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

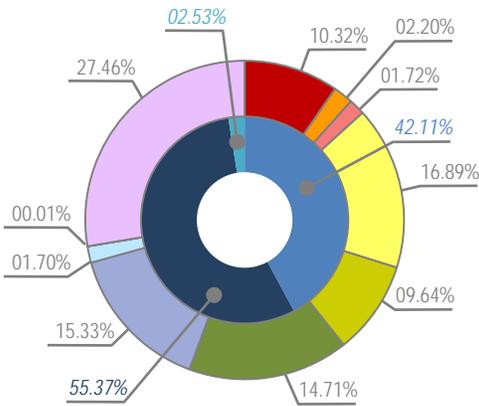


01 CENTRAL DISTRICT DISTRICT STRATEGIES

DISTRICT DESCRIPTION

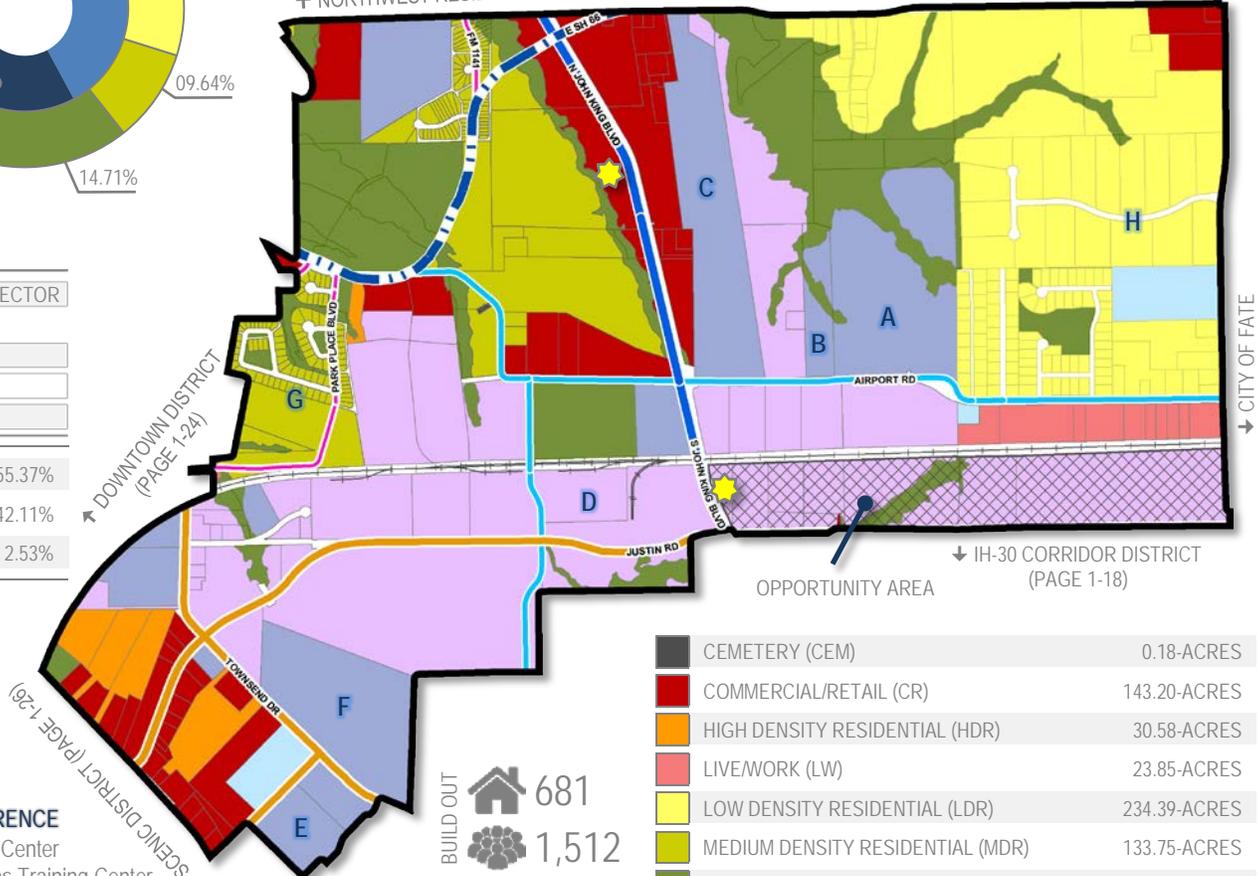
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

 John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



Color	Category	Percentage
Black	COMMERCIAL	55.37%
Blue	RESIDENTIAL	42.11%
Light Blue	MIXED USE	2.53%
Pink	MINOR COLLECTOR	
Light Blue	M4U	
Orange	M4D	
Dark Blue	P6D	
Dark Blue	TXDOT 4D	

↑ NORTHWEST RESIDENTIAL DISTRICT (PAGE 1-25) ↑ NORTHEAST RESIDENTIAL DISTRICT (PAGE 1-23)



POINTS OF REFERENCE

- A. Animal Adoption Center
- B. Regional Firearms Training Center
- C. Ralph Hall Municipal Airport
- D. Leon Tuttle Athletic Complex
- E. Rockwall County Courthouse
- F. Utley Middle School
- G. Park Place Subdivision
- H. Rolling Meadows Subdivision

CURRENT
 220
 71
 488

BUILD OUT
 681
 1,512
% OF ROCKWALL
 1.10%
 3.91%
 0.82%

Black	CEMETERY (CEM)	0.18-ACRES
Red	COMMERCIAL/RETAIL (CR)	143.20-ACRES
Orange	HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
Pink	LIVE/WORK (LW)	23.85-ACRES
Yellow	LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
Light Green	MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
Dark Green	PARKS AND OPEN SPACE (OS)	204.05-ACRES
Light Blue	PUBLIC (P)	212.77-ACRES
Light Blue	QUASI-PUBLIC (QP)	23.65-ACRES
Light Blue	SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
Purple	TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

- 1 **Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 **Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 **Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
- 4 **Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		P
Animal Shelter or Loafing Shed	(6)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Crematorium	(8)		S
Daycare with Seven (7) or More Children	(9)	(4)	S
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		S
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Regional Post Office	(19)		P
Prison/Custodial Institution	(20)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Rescue Mission or Shelter for the Homeless	(24)		P
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		P
Golf Driving Range	(6)		P
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		P
Public Park or Playground	(12)		P
Sexually Oriented Businesses [Art. XI; CH. 12; Municipal Code]	(13)	(7)	S
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		P
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	P
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	S
General Retail Store	(15)		S
Hair Salon and/or Manicurist	(16)		S
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Pawn Shop	(22)		P
Permanent Cosmetics	(23)	(7)	A

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Temporary Real Estate Sales Office	(25)		P
Rental Store without Outside Storage and/or Display	(26)	(8)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		P
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Taxidermist Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		P
Building and Landscape Material with Outside Storage	(2)	(1)	P
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales with Outside Storage	(3)	(3)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Commercial Cleaners	(4)		P
Custom and Craft Work	(5)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Feed Store or Ranch Supply	(7)		S
Furniture Upholstery/Refinishing and Resale	(8)	(4)	P
Gunsmith Repair and Sales	(9)		P
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)	S
Locksmith	(11)		P
Machine Shop	(12)		P
Medical or Scientific Research Lab	(13)		P
Research and Technology or Light Assembly	(15)		P
Trade School	(17)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Major Auto Repair Garage	(1)	(1)	S
Minor Auto repair garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	S

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	LIGHT INDUSTRIAL (LI) DISTRICT
Used Motor Vehicle Dealership for Cars and Light Trucks}	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
Towing and Impound Yard	(12)	(9)	S
Towing Service without Storage	(13)	(10)	P
Truck Rental	(14)		S
Truck Stop with Gasoline Sales and Accessory Services	(15)	(11)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Asphalt or Concrete Batch Plant	(1)	(1)	S
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Bottle Works for Milk or Soft Drinks	(3)		P
Brewery or Distillery	(4)	(3)	P
Carpet and Rug Cleaning	(5)		P
Environmentally Hazardous Materials	(6)	(4)	S
Food Processing with No Animal Slaughtering	(7)		P
Light Assembly and Fabrication	(8)		P
Heavy Manufacturing	(9)		S
Light Manufacturing	(10)		P
Metal Plating or Electroplating	(11)		S
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
Printing and Publishing	(13)		P
Salvage or Reclamation of Products Indoors	(14)		P
Salvage or Reclamation of Products Outdoors	(15)		S
Sheet Metal Shop	(16)		P
Tool, Dye, Gauge and/or Machine Shop	(17)		P
Welding Repair	(18)		P
Winery	(19)	(6)	P
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Cold Storage Plant	(1)		P
Heavy Construction/Trade Yard	(2)		P
Mini-Warehouse	(4)	(1)	P
Outside Storage and/or Outside Display	(5)	(2)	P
Recycling Collection Center	(6)		P
Warehouse/Distribution Center	(7)		P
Wholesale Showroom Facility	(8)		P
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	(1)		S
Antenna, as an Accessory	(2)	(1)	P

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PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	LIGHT INDUSTRIAL (LI) DISTRICT
Commercial Antenna	(3)	(2)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Commercial Freestanding Antenna	(6)	(5)	P
Mounted Commercial Antenna	(7)	(6)	P
Bus Charter Service and Service Facility	(8)		P
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Trucking Company	(19)		P
TV Broadcasting and Other Communication Service	(20)		P
Utilities Holding a Franchise from the City of Rockwall	(21)		P
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO LIGHT INDUSTRIAL (LI) DISTRICT FOR A 6.60-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 21 & 21-01 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' & 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jeff Carroll of Carroll Architects on behalf of Frank Conselman of Conselman Equities for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District on a 6.60-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Airport Overlay (AP OV) District, and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Section 05.01, *General Industrial District Standards*; Section 05.02, *Light Industrial (LI) District*; Section 06.15, *Airport Overlay (AP OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF DECEMBER, 2023.

Trace Johannessen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

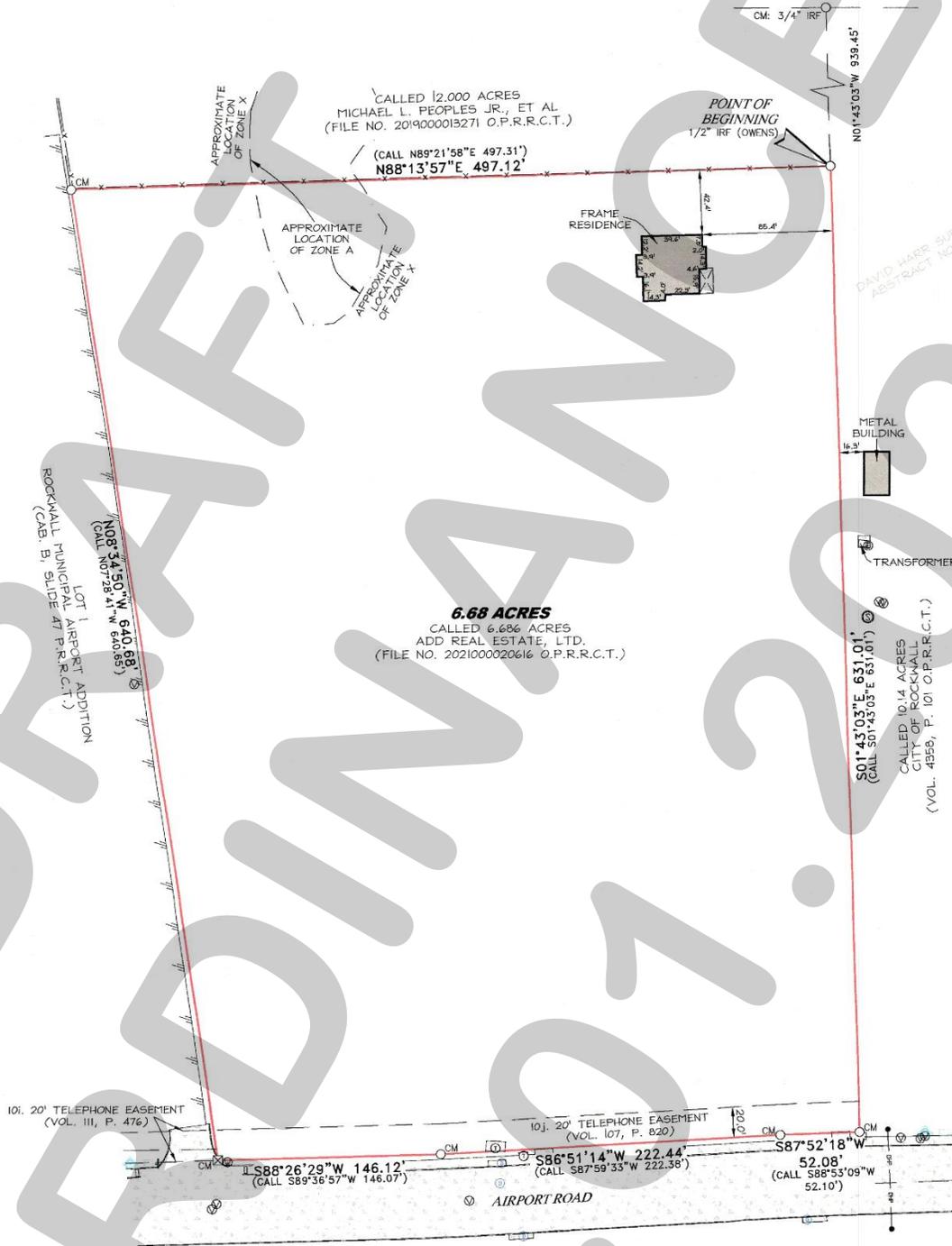
1st Reading: November 20, 2023

2nd Reading: December 4, 2023

Exhibit 'A'

Zoning Exhibit

Legal Description: Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102



PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: P2023-034
PROJECT NAME: Lot 3, Block A, Gamez II Addition
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Billy Duckworth of A5W Surveyors, Inc. on behalf of David Gamez for the approval of a Replat for Lots 2 & 3, Block A, Gamez Addition being a 0.369-acre parcel of land identified as Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 614 E, Boydston Avenue, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	10/24/2023	Approved w/ Comments

10/24/2023: P2023-034: Replat for Lots 2 & 3, Block A, Gamez Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 2 & 3, Block A, Gamez Addition being a 0.369-acre parcel of land identified as Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 614 E, Boydston Avenue.

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

M.3 For reference, include the case number (P2023-034) in the lower right-hand corner of all pages on future submittals.

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

FINAL PLAT
LOTS 2 & 3, BLOCK A,
GAMEZ ADDITION
BEING A REPLAT OF
LOT 1, BLOCK A
GAMEZ ADDITION
BEING
2 RESIDENTIAL LOTS AND
0.369-ACRES OR 16,088 SF
SITUATED IN THE
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

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

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

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

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

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

PROPERTY OWNER SIGNATURE

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

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

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

SURVEYOR [OR] REGISTERED ENGINEER

REGISTERED PUBLIC SURVEYOR

M.9 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

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

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

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.10 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.12 The projected meeting dates for this case are as follows:

- Planning and Zoning Work Session: November 1, 2023
- Parks Board Meeting: November 7, 2023
- Planning and Zoning Public Hearing: November 14, 2023
- City Council: November 20, 2023

I.13 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

- 10/24/2023: 1. Remove site improvements, utility lines, paving, builds, contours, trees, etc.
 2. New lot will have water, sewer, and roadway impact fees due at building permit
 3. Need to tie two corners (x,y coordinates) to City monumentation.
 4. Label minimum finished pad to be 2' above the 100 year water surface elevation.
 5. Label 100yr floodplain and erosion hazard setback.
 6. Floodplain must be in a drainage easement, drainage easement extends 20' outside of floodplain.
 7. Call out floodplain WSEL a minimum of every 300', and call out source of this information.
 8. Call out Subdivision name, block and lot of adjacent properties.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved w/ Comments

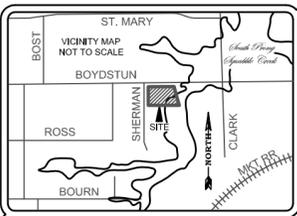
10/23/2023: Lot 1R will remain 614 E BOYDSTUN AVE, ROCKWALL, TX 75087
 Lot 2R will be 618 E BOYDSTUN AVE, ROCKWALL, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved w/ Comments

10/24/2023: P2023-04 (Replat)
 Park District 21
 Cash In Lieu of Land: \$743.54 x 2 lots = \$1,487.08
 Pro Rata Equipment Fee: \$697.81 x 2 lots = \$1,395.62
 Total per lot x lots: \$1,441.35 x 2 lots = \$2,882.70



LEGEND			
1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST
1/2" IR SET	X-SET	CABLE BOX	LIGHT POLE
3/8" IR FOUND	T-IR FOUND	ELECTRIC BOX	GAS METER
3/8" IR SET	T-IR SET	BRICK COLUMN	SAN SEW. MH
600 NAIL FOUND	POINT FOR CORNER	STONE COLUMN	IRRIGATION VALVE
FR. NAIL SET	CON. MONUMENT	STORM DRAIN MH	WATER VALVE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	IR. VALVE
1/2" IP SET	3/4" IP SET	POOL EQUIP.	
OVERHEAD UTILITY LINE	CONCRETE	BUILDING LINE	
GUY WIRE ANCHOR	ASPHALT	EASEMENT	
BARBED WIRE FENCE	GRAVEL	BOUNDARY	
IRON FENCE	BRICK	HIGHBANK LINE	
CHAINLINK FENCE	STONE	PARKING STRIPE	
STONE RET. WALL	WOOD DECK		
WOOD FENCE	BUILDING WALL		
PIPE NAIL FENCE	NO PARKING	TRUE	HANDICAP SPACE

OWNER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS David Gamez is the sole owner of a tract of land located in the B.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, of Gamez Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume C, Page 42, Map Records, Rockwall County, Texas, and being the same tract of land described in Correction Instrument to David Gamez, recorded in Instrument No. 2023000006737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

RELEASED 8-17-23 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the South line of Boydston Avenue, a 50' wide public right-of-way, at the East line of Sherman Street, a 45' wide public right-of-way, same being the Northwest corner of said Lot 1, Block A of Gamez Addition;
Thence North 89°22'27" East, along said South line, a distance of 141.63' to a 1/2" iron rod found at the Northwest corner of a tract of land described in deed to Kaufmann Properties, LLC, recorded in Document No. 2006-00359050, Deed Records, Rockwall County, Texas, same being the Northeast corner of said Lot 1, Block A of Gamez Addition;
Thence South 14°59'50" East, along the West line of said Kaufmann tract, a distance of 57.04' to a 1/2" iron rod found;
Thence South 15°41'07" East, along the West line of said Kaufmann tract, a distance of 50.98' to a 1/2" iron rod found at the Northeast corner of Lot 3, Block A of Rigell's Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume 40, Page 148, Deed Records, Rockwall County, Texas, same being the Southeast corner of said Lot 1, Block A of Gamez Addition;
Thence North 89°52'39" West, along the common line of said Lot 1, Block A of Gamez Addition and said Lot 3, Block A of Rigell's Subdivision, a distance of 170.26' to a 1/2" iron rod found in said East line of Sherman Street, at the Southwest corner of said Lot 1, Block A and the Northwest corner of said Lot 3, Block A;
Thence North 00°02'56" East, along said East line of said Sherman Street, a distance of 102.27' to the **PLACE OF BEGINNING** and containing 16,088 square feet or 0.369 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the progresses in making such improvements by making certified requisitions to the city secretary, supported by a bond of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in an amount equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

CERTIFICATE OF APPROVAL

I hereby certify that the above and foregoing plat of **GAMEZ II ADDITION** to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

WITNESS OUR HANDS, this the _____ day of _____, 20____.

City Secretary, City of Rockwall, Texas

Recommended for final approval:

Planning and Zoning Commission Date

Approved:

Mayor, City of Rockwall, Texas Date

Approved:

City Engineer Date

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

David Gamez, Owner

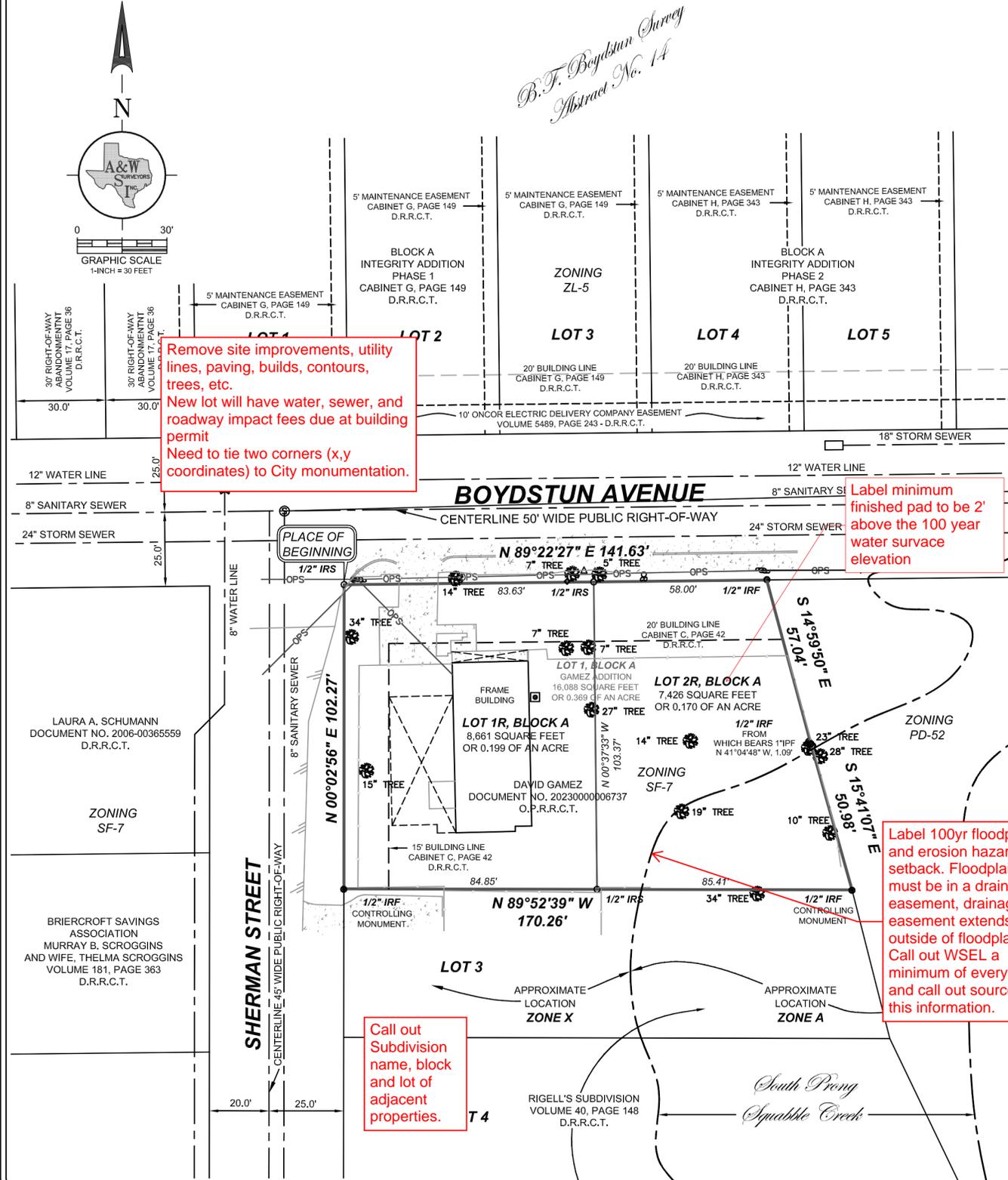
STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires:



Remove site improvements, utility lines, paving, builds, contours, trees, etc.
New lot will have water, sewer, and roadway impact fees due at building permit
Need to tie two corners (x,y coordinates) to City monumentation.

Label minimum finished pad to be 2' above the 100 year water surface elevation

Label 100yr floodplain and erosion hazard setback. Floodplain must be in a drainage easement, drainage easement extends 20' outside of floodplain. Call out WSEL a minimum of every 300', and call out source of this information.

Call out Subdivision name, block and lot of adjacent properties.

- GENERAL NOTES**
1. All 1/2" IRON ROD S SET for corner as shown hereon have a YELLOW PLASTIC CAP STAMPED "RPLS 5310".
 2. All bearings are based on TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
 4. All dimensions shown hereon are surface.
 5. The purpose of this plat is to divide one platted lot into two platted lots.
 6. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
 7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

FLOOD

According to the Flood Insurance Rate Map, Community Panel No. 48397C 0040L, dated 9-26-2008. A portion of the subject property is located in Zone "A". This information is obtained from FEMA.org Map Center, surveyor assumes no liability as to the accuracy of the FEMA website. Seller's disclosure should identify any existing flood insurance policies.

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4854
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 614 E. BOYDSTUN AVENUE ~
Owner: DAVID GAMEZ
~ 614 E. Boydston Avenue, Rockwall, TX 75087 ~
~ 469-338-9683 ~
Job No. 22-1773 Drawn by: 543 Date: 03-15-23 Revised:

"A professional company operating in your best interest"

REPLAT
FOR
LOT 1, BLOCK A, GAMEZ ADDITION
TO
**LOTS 1R AND 2R, BLOCK A
GAMEZ II ADDITION**
BEING 16,088 SQUARE FEET OR 0.369 OF AN ACRE

AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14



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 614 E. BOYDSTON AVENUE, ROCKWALL, TX 75087

SUBDIVISION GAMEZ II ADDITION LOT 1R, 2R BLOCK A

GENERAL LOCATION S.E. CORNER BOYDSTON & SHERMAN

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7 CURRENT USE RESIDENTIAL

PROPOSED ZONING SF-7 PROPOSED USE RESIDENTIAL

ACREAGE 0.369 LOTS [CURRENT] 1 LOTS [PROPOSED] 2

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

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

OWNER DAVID GAMEZ APPLICANT AWS SURVEYORS, INC.

CONTACT PERSON DAVID GAMEZ CONTACT PERSON BILLY DUCKWORTH

ADDRESS 614 E. BOYDSTON AVE. ADDRESS 2220 COW THOMASSON RD. BLDG A, STE C

CITY, STATE & ZIP ROCKWALL, TX 75087 CITY, STATE & ZIP MESQUITE, TX 75143

PHONE 469 338 9683 PHONE 972 681 4975

E-MAIL JESSGIMZZCO@GMAIL.COM E-MAIL billy@awsurvey.com

NOTARY VERIFICATION [REQUIRED]

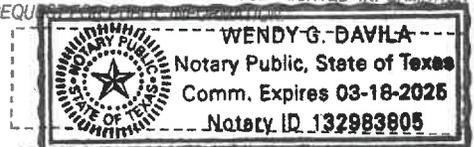
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID GAMEZ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

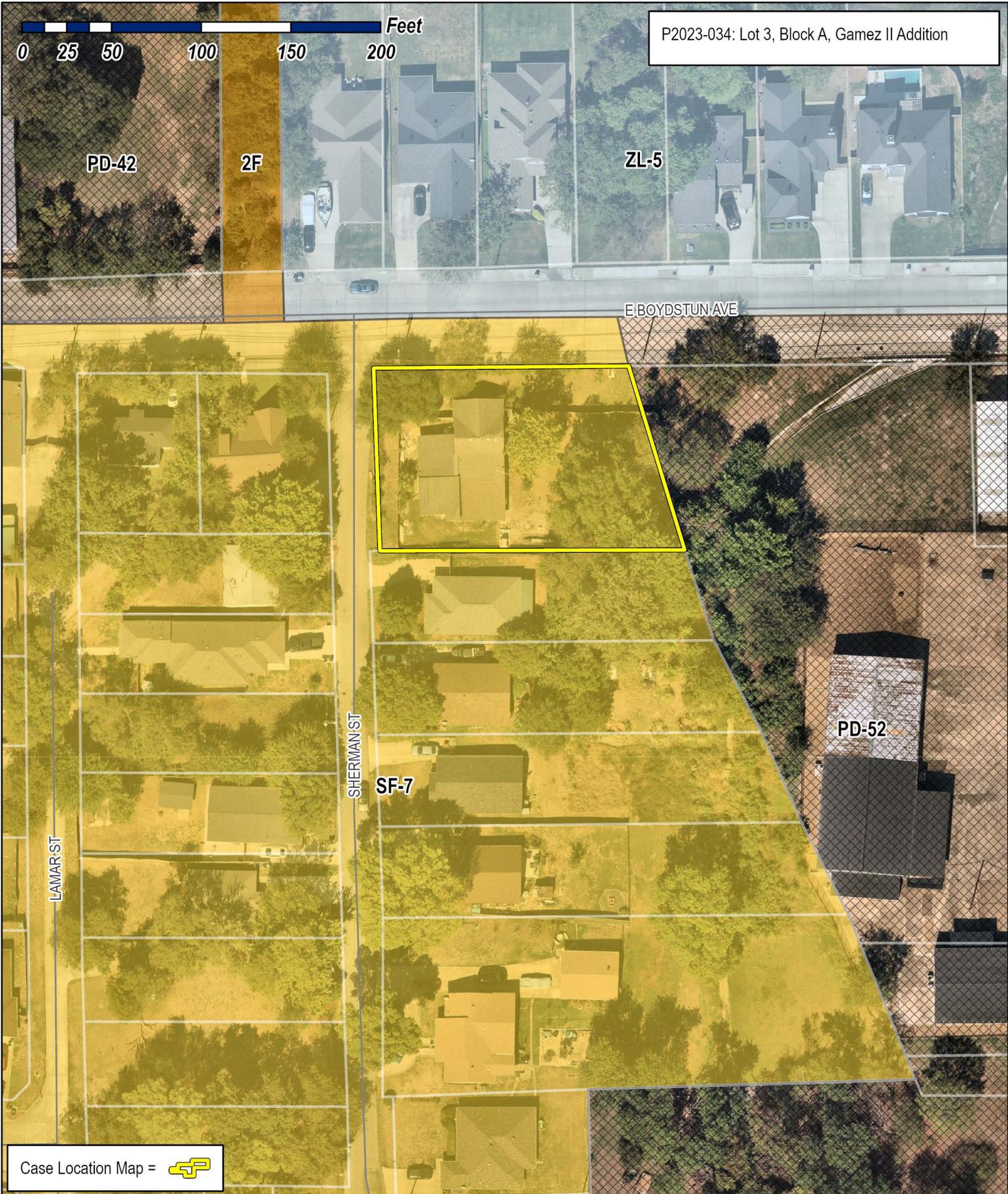
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 10. TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF October, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF October, 2023

x OWNER'S SIGNATURE David Gamez

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Wendy G. Davila





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.



closure 10-17-23.txt

Parcel name: 3

North: 7025190.7387	East : 2595707.5326
Line Course: N 00-02-56 E	Length: 102.27
North: 7025293.0087	East : 2595707.6198
Line Course: N 89-22-27 E	Length: 141.63
North: 7025294.5557	East : 2595849.2414
Line Course: S 14-59-50 E	Length: 57.04
North: 7025239.4586	East : 2595864.0017
Line Course: S 15-41-07 E	Length: 50.98
North: 7025190.3770	East : 2595877.7843
Line Course: N 89-52-39 W	Length: 170.26
North: 7025190.7410	East : 2595707.5247

Perimeter: 522.18 Area: 16,088 Sq Ft 0.369 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0081 Course: N 73-52-41 W
Error North: 0.00226 East : -0.00783
Precision 1: 64,466.67

PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: SP2023-033
PROJECT NAME: Amended Site Plan for 1410 S Goliad Street
SITE ADDRESS/LOCATIONS: 1410 S GOLIAD ST

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	10/25/2023	Approved w/ Comments

10/25/2023: SP2023-033; Amended Site Plan for 1410 S. Goliad Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for the remodel of an existing amenity center for the Eastbank Apartments (i.e. Pebblebrook Apartments) being a 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street.

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

M.3 For reference, include the case number (SP2023-033) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Provide a material sample board and color rendering of building elevations. (Subsection 03.04.A, of Article 11)

I.5 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Multi-Family 14 (MF-14) District standards, the SH-205 Overlay District Standards, and the Development Standards of Article V, that are applicable to the subject property.

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

APPROVED:

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

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

M.6 Building Elevations:

- 1) Indicate exterior elevations adjacent to public right-of-way.
- 2) 90% masonry materials are required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. C.2, of Article 05)
- 3) 20% stone is required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
- 4) Indicate surface area of each façade. (Subsection 04.01, Article 05, UDC)
- 5) Indicate the roof materials and color. (Subsection 04.01, Article 05, UDC)
- 6) Indicate parapet wall height. (Subsection 04.01, Article 05, UDC)
- 7) Is there any roof mounted utility equipment? If so, indicate them on the building elevations and show any subsequent required screening (parapets need to screen equipment). (Subsection 01.05. C, of Article 05, UDC)
- 8) Indicate the building height. (Subsection 07.03, Article 05, UDC)
- 9) The vertical and horizontal articulation does not meet the Commercial District standards. This will be a requested variance to the UDC per your variance request letter. (Subsection 04.01. C.1, of Article 05)

I.12 Staff has identified the following variances associated with the proposed request: [1] less than 90% masonry material, [2] less than 20% stone, and [3] vertical articulation and horizontal articulation. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case six (6) compensatory measures must be provided to offset the three (3) variances requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission.

M.13 Provide staff with a variance request letter outlining the variances requested, the reasons for the request, and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

M.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 14, 2023 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on November 1, 2023
- (2) Planning and Zoning Meeting/Public Hearing will be held on November 14, 2023.

I.9 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1410 S. GOLIAD ST. ROCKWALL, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

OWNER CHAPARRAL PARTNERS

APPLICANT STOKED OUT SERVICES

CONTACT PERSON MICHAEL HENDRICKS

CONTACT PERSON DILLON STOKES

ADDRESS 4925 GREENVILLE AVE SUITE 860

ADDRESS 4455 CR. 2608

TD

CITY, STATE & ZIP DALLAS, TX, 75206

CITY, STATE & ZIP CADDO MILLS, TX, 75135

PHONE 214-912-6097

PHONE 972-922-2644

E-MAIL M.HENDRICKS@CHAPARRALPARTNERS.COM

E-MAIL DILLON@STOKEDOUTSERVICES.COM

NOTARY VERIFICATION [REQUIRED]

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

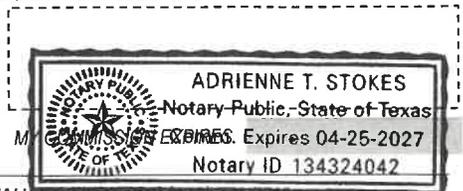
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

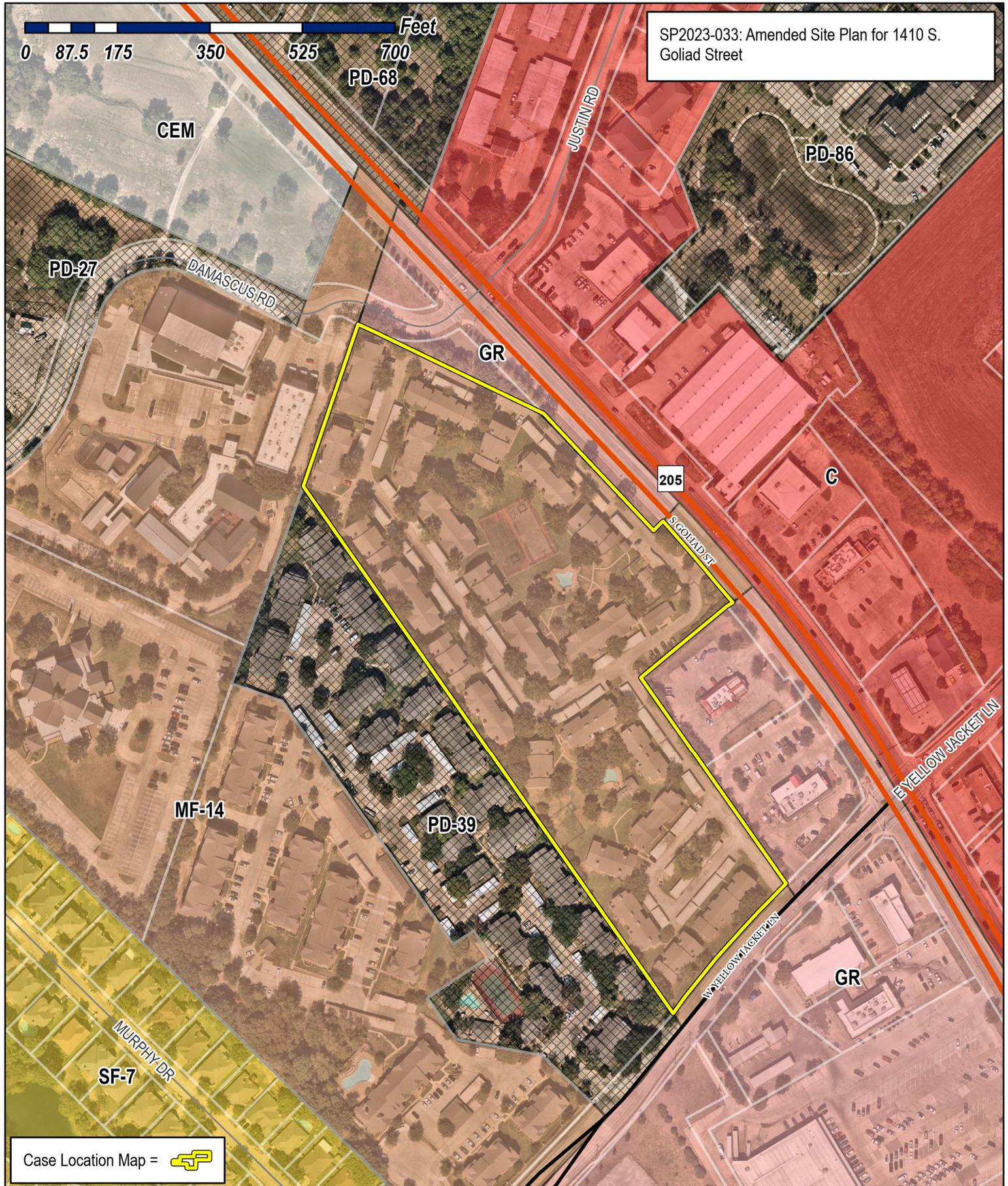
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF 19, 2023

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Adrienne Stokes





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

Case Location Map = 

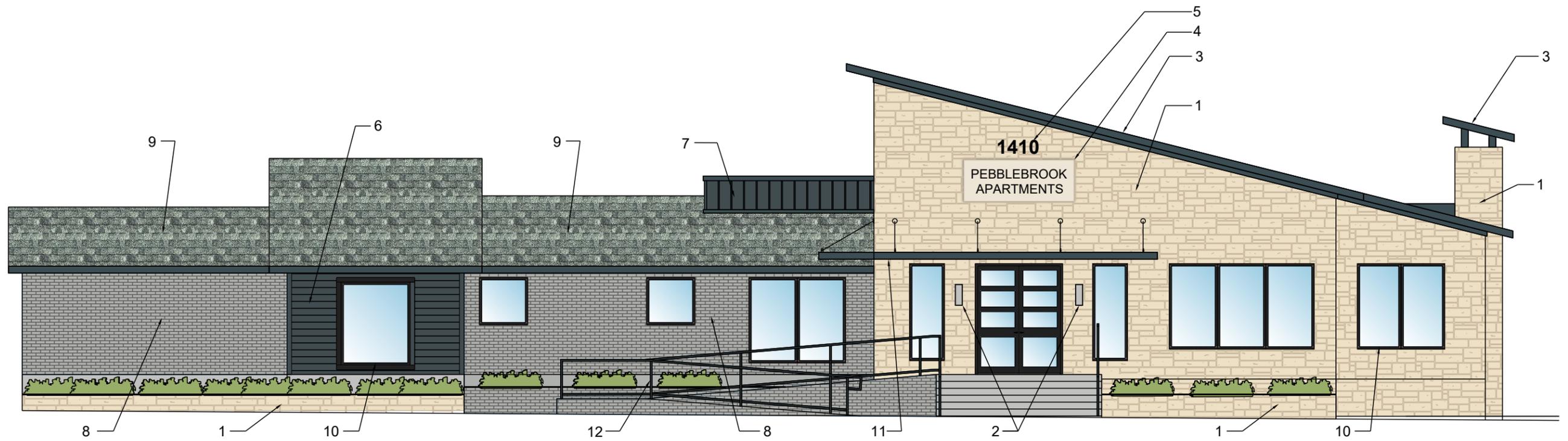


City of Rockwall

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

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





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



1
LUEDER LIMESTONE SONOMA WHITE



4
SIGN: MODERN HOUSE NUMBERS 8" AUSTIN MATTE BLACK LETTERS ON 3'x8' LIMESTONE SLAB



8
EXISTING AND NEW PAINTED BRICK, SW 6234 UNCERTAIN GRAY (FIELD VERIFY COLOR)

11
CUSTOM STEEL CANOPY, ALL PAINTED CHARCOAL GRAY COLOR SAME AS STANDING SEAM METAL ROOF



2
OUTDOOR WALL SCNCE
20033LEDMG-SAT/FST BAYSIDE

5
SIGN: MODERN HOUSE NUMBERS 12" AUSTIN MATTE BLACK OFF SET NUMBER ON LIMESTONE WALL



6
JAMES HARDIE 6" HARDIE PLANK CEDARMILL HORIZONTAL SIDING, IRON GRAY



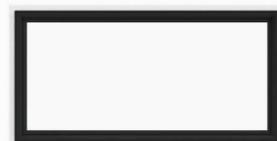
9
EXISTING COMPOSITE SHINGLE, GRAY



3
STANDING SEAM METAL ROOF
MBCI SIGNATURE 200 CHARCOAL GRAY COLOR



7
JAMES HARDIE BOARD AND BATTEN @ 12" VERTICAL SIDING, IRON GRAY (ALL VERTICAL SIDING)



10
ALUMINUM THERMALLY BROKEN INSULATED GLASS W/ LOW-E WINDOWS, DARK BRONZE ANODIZED, REFER TO ENERGY REPORT FOR U-VALUE

APPLICANT INFORMATION

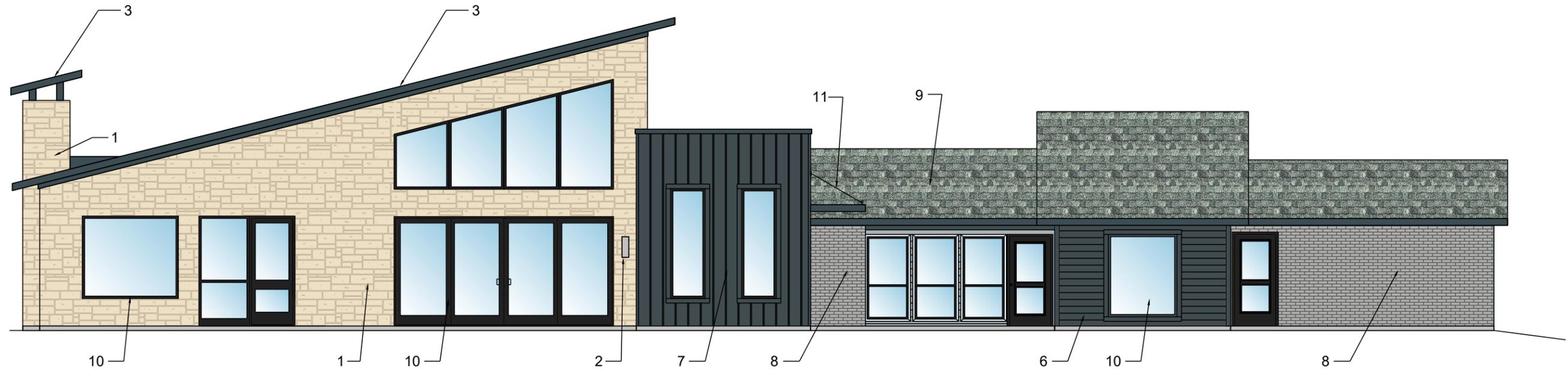
LEE HOFFMAN
CAMP CONSTRUCTION SERVICES
5243 BEAR CREEK COURT
IRVING, TX 75061
#214-535-5845
LHOFFMAN@CAMPCONSTRUCTION.COM

OWNER REP. INFORMATION

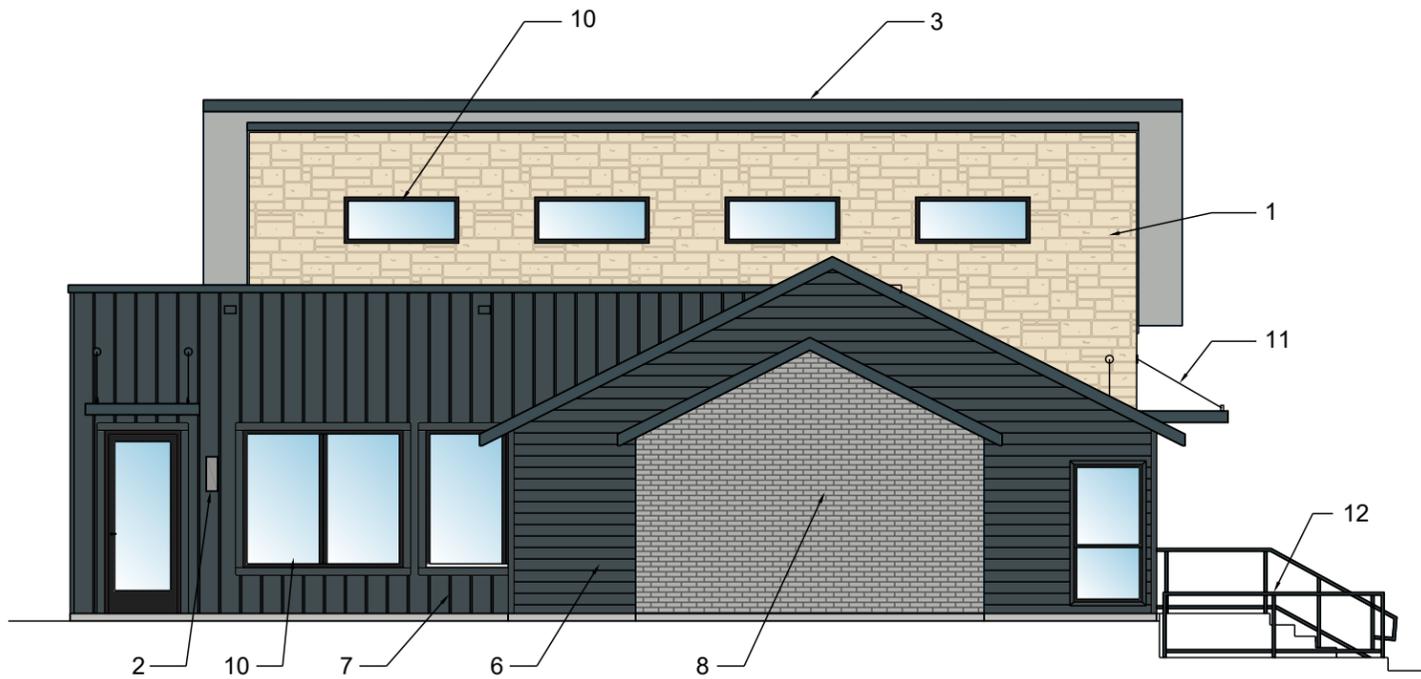
YAO WANG
VALIANT ENTERPRISES
8750 N CENTRAL EXPY. SUITE 1010
DALLAS, TX 75231
#214-522-1310
YWANG@VALIANTENTERPRISES.COM

**PEBBLEBROOK APARTMENTS
LEASING OFFICE REMODEL**

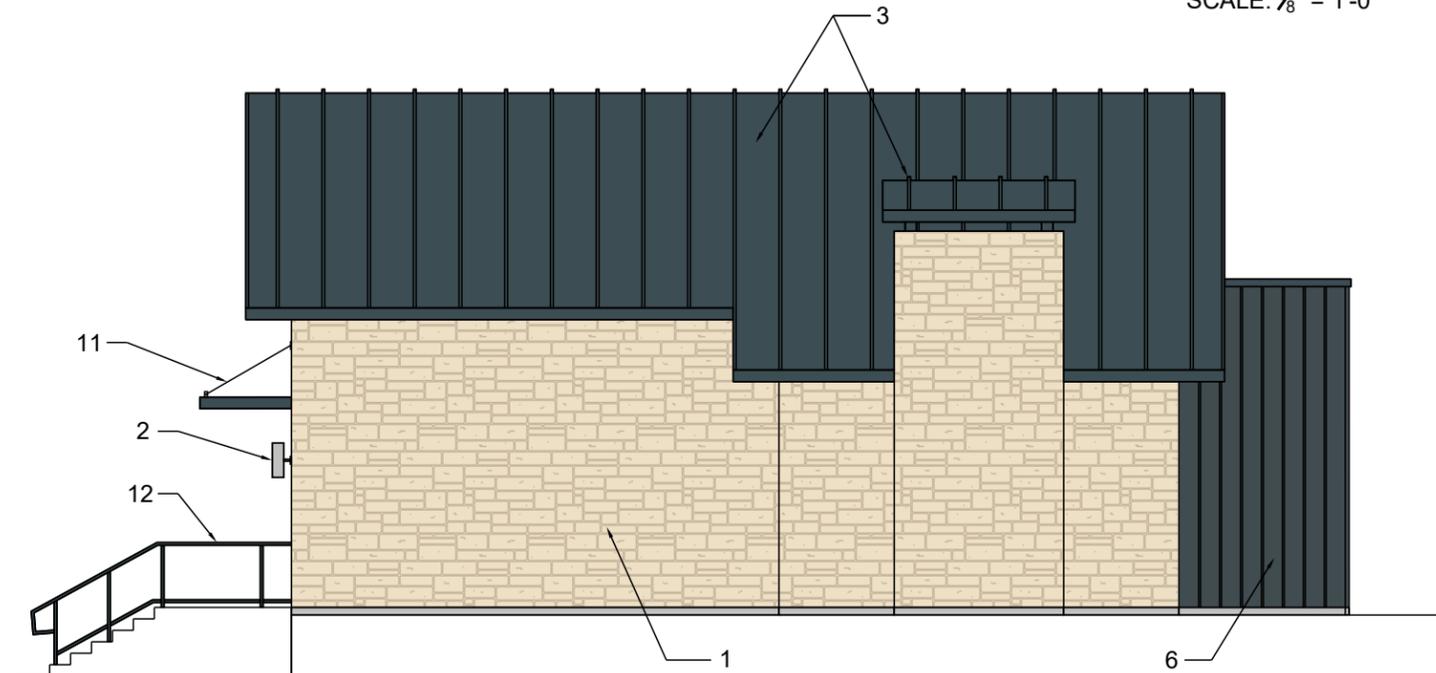
BLD2019-2886



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



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



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

APPLICANT INFORMATION
 LEE HOFFMAN
 CAMP CONSTRUCTION SERVICES
 5243 BEAR CREEK COURT
 IRVING, TX 75061
 #214-535-5845
 LHOFFMAN@CAMPCONSTRUCTION.COM

OWNER REP. INFORMATION
 YAO WANG
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 DALLAS, TX 75231
 #214-522-1310
 YWANG@VALIANTENTERPRISES.COM

**PEBBLEBROOK APARTMENTS
 LEASING OFFICE REMODEL**

BLD2019-2886



09/29/23
Consultant

Project Title

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

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

Revisions:

Drawing Title:

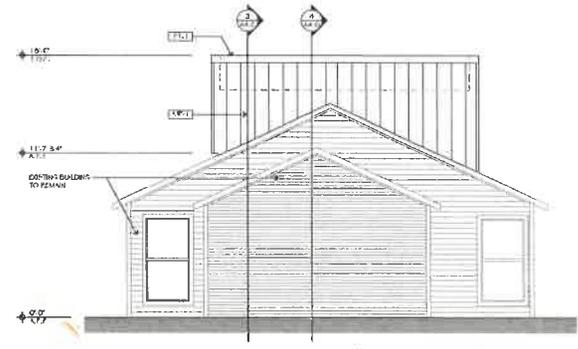
EXTERIOR ELEVATIONS

Date: 06/29/23

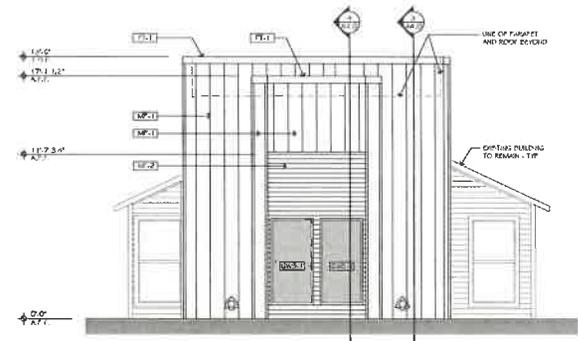
Project No. G23-002

Sheet No.

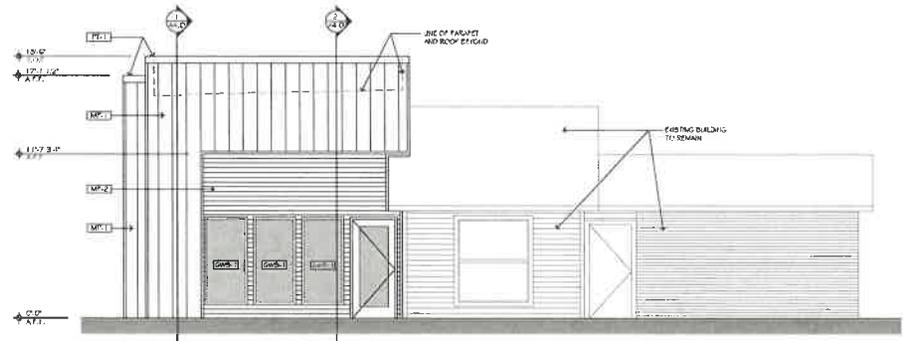
A2.0



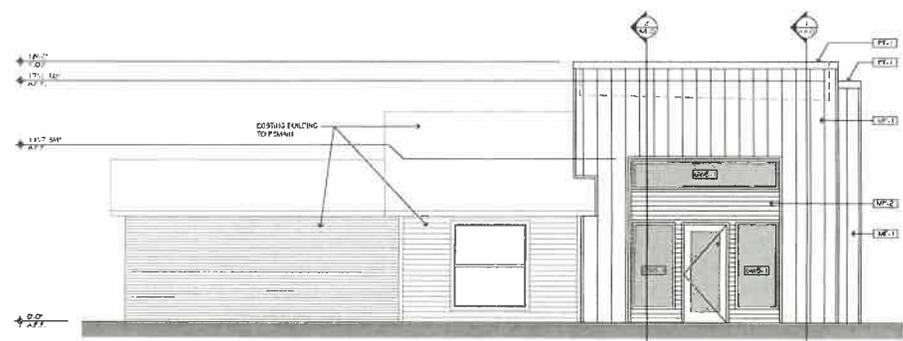
4 | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

EXTERIOR MATERIALS LIST	
ARCHITECTURAL METAL PANELS	
MP-1	METAL PANEL: ANOD. PR-11.0, FLAT PANEL, CONCEALED FASTENING WALL SYSTEM, 1/4" WIDE PANELS, 24 GA., SANDORIN FINISH, COOL. F.B.D.
MP-2	METAL PANEL: ANOD. MAGNETITE 1.0, CONCEALED FASTENING WALL SYSTEM, 1/4" WIDE PANELS, 24 GA., SANDORIN FINISH, COOL. F.B.D.
PAINT	
PC-1	PAINT: EXTERIOR METAL FLASHING, SHEATHING, WEATH. METAL FITTING, CASTN. STAINL. FINISH, COLOR TO MATCH MP-1
GLAZING WALL SYSTEM	
GW-1	FRAME: EXTERIOR STOREFRONT FRAMING SYSTEM, PRIME SIB. BRASS, DOUBLE-PANE, 1/2" INSULATED GLASS PANEL, GLAZ. 1, LOW-E, DRWG. 2, 24, 1/2" PATTERN GLAZ., TRYPFED AD. RESURF. IN 1.25" x 1.25" PATTERN

PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: SP2023-034
PROJECT NAME: Site Plan for Government Building
SITE ADDRESS/LOCATIONS: 1101 E YELLOW JACKET LN

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/26/2023	Needs Review

10/26/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

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

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

M.3 For reference, include the case number (SP2023-034) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

I.4 The subject property will be required to replat if any ROW needs to be dedicated, the establishment of new lot lines, or the establishment of new easements (e.g. fire lane or utility easements). (Subsection 03.04. A, of Article 11, UDC)

M.5 A Material Sample Board must be provided by the November 1, 2023 Architecture Review Board (ARB) meeting. (Subsection 03.04. A, of Article 11, UDC)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.7 Site Plan:

- (1) Please provide an overall site plan showing the entire campus. A secondary site plan showing an artificial lot can then be incorporated for the project area.
- (2) Please provide the subject property size in acreage and square feet. An artificial lot may be used if the project area warrants a smaller site size (Subsection 03.04. B, of Article 11, UDC)
- (3) Please provide the perimeter dimensions of the site. (Subsection 03.04. B, of Article 11, UDC)
- (4) Please delineate the building setback adjacent to E. Yellow Jacket Lane (i.e. 15-feet). (Subsection 03.04. B, of Article 11, UDC)
- (5) Please indicate all existing and proposed easements. (Subsection 03.04. B, of Article 11, UDC)
- (6) Drive/turning radii must be 20-feet per the Engineering and Fire code standards. (Subsection 03.04. B, of Article 11, UDC)
- (7) Drive widths must be 24-feet per the Engineering standards. (Subsection 03.04. B, of Article 11, UDC)
- (8) Is there any existing or proposed fire lane on the site? If so, please indicate it as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
- (9) Are there any existing or proposed fire hydrants? If so, please indicate them. (Subsection 03.04. B, of Article 11, UDC)
- (10) Please provide me with the square footage of each room (e.g. bathroom, storage, office...), as this should reduce the required parking for the proposed building. Currently the required parking is 72 spaces; however, I think this number could be much less if the floor plan square footages were provided. (Subsection 05.04, of Article 06, UDC)
- (11) Is there any pad mounted utility equipment? If so, please indicate it and provide the necessary screening (pad mounted equipment must be screened with 5-gallon evergreen shrubs). (Subsection 01.05. C, of Article 05, UDC)
- (12) Are there any RTUs. If so, RTUs must be fully screened. (Subsection 01.05. C, of Article 05, UDC)
- (13) Will there be a dumpster enclosure or will poly carts be used? If there will be a dumpster enclosure, it must be 12'x10', 8-foot tall, have self-latching gates, and be faced in the same masonry material as the building, and be surrounded by 5-gallon evergreen shrubs. (Subsection 01.05. B, of Article 05, UDC)
- (14) A variance to the driveway spacing requirements will need to be requested. (Engineering Standards of Design and Construction)

M.8 Landscape 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 the Site Plan Checklist)
- (2) Please indicate the impervious area vs. the landscaped area. (Subsection 01.01. B, of Article 05)
- (3) Based on the landscape table the following changes need to be made: all canopy tree must be 4" caliper and all shrubs must be 5-gallon. (Subsection 05.03. B, of Article 08)
- (4) Evergreen shrubs must be provided around the transformer box shown between the proposed building and E. Yellow Jacket Lane. (Subsection 05.03. B, of Article 08)

M.9 Treescap Plan:

- (1) A Treescap Plan is only required if trees are to be removed from the subject property.

M.10 Photometric Plan:

- (1) Provide the same site data information required in Section 2.1 of the site plan checklist. (See Section 2.1 of the site plan checklist)
- (2) No light pole, base or combination thereof shall exceed 20 feet. (Subsection 03.03. D, of Article 07, UDC)
- (3) Please provide the cutsheets for the proposed light fixtures. (Subdivision 03.03, of Article 07, UDC)

M.11 Building Elevations:

- (1) Consider dressing up the northwest side of the building since it faces onto E. Yellow Jacket Lane. The Architectural Review Board (ARB) will more than likely have comments related to this façade on November 1. Consider extending a couple of tilt wall panels up and out, and facing them with the stone to create tower elements that break up the façade on this side.
- (2) Exterior walls should consist of 90% masonry materials excluding doors and windows. This will be a variance. (Subsection 06.02. C, of Article 05, UDC)
- (3) At least 20% natural or quarried stone shall be utilized on each façade. This will be a variance. (Subsection 06.02. C, of Article 05, UDC)
- (4) Please remove the windows from the material percentages. Doors and windows do not count toward the total percentage. (Subsection 04.01, of Article 05, UDC)
- (5) Stucco must be used in lieu of EIFS. (Subsection 04.01, of Article 05, UDC)
- (6) Please indicate the roof pitch. The minimum roof pitch for this zoning district is 6:12. (Subsection 04.01, of Article 05, UDC)
- (7) Please indicate the parapet wall height. (Subsection 04.01, of Article 05, UDC)
- (8) Please provide a note indicating the parapet will be enclosed (i.e. wraps around the building) and will be finished in the same material as the exterior facing material. (Subsection 04.01, of Article 05, UDC)

(9) Please indicate any RTUs by crosshatching them on the building elevations. (Subsection 04.01, of Article 05, UDC)

(10) Based on the proposed building elevations the wall length and projection height does not meet the articulation requirements. Wall lengths are not to exceed 3-times the wall height (north and west facades). Wall projections are to be less than 25% of the wall height (south and east facades). This will be a variance. (Subsection 04.01. C, of Article 05, UDC)

I.12 Staff has identified the following exception(s) and variance(s) associated with the proposed request: [1] landscape buffer accent trees, [2] 20% stone, [3] greater than 50% cementitious material, [4] primary articulation, and [5] driveway spacing. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 14, 2023 Planning & Zoning Meeting.

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

- 1) Planning & Zoning Work Session meeting will be held on November 1, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 2023.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

- 10/24/2023: 1. Show driveways on the north side of Yellow Jacket and label distance from proposed driveway to the existing western adjacent driveway.
2. This utility connection shall be made by dry bore method. If you sawcut and remove pavement here, you'll need to replace full panels of concrete 1" thicker (i.e. 9" thick). Not allowed to close roadway.
 3. Ramps must be aligned for a straight crossing. Sidewalk to the east of the driveway may have to be realigned.
 4. Dumpsters will need oil/water separators that outfall to the storm sewer system, even if they are internal to the building.
 5. Please label this 10' electrical easement. Will need to get approval from the electric company that your proposed canopy is allowed to encroach into their easement.
 6. Please show and label all proposed utility lines and their associated easements.
 7. Dimension the depth of these parking stalls. Must be 20' min.
 8. 20' minimum depth for all parking.
 9. Fiber mesh not allowed in public or private paving.

General Library Comments:

General Items:

- Must meet City Standards of Design and Construction
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face (including "tall" curbs). No smooth concrete walls.
- Must plat the property.

Roadway Paving Items:

- All parking to be 20'x9'
- No dead-end parking allowed, must have a City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.
- Driveway spacing is 100'. Will need a variance for Yellowjacket Driveway
- Replat for easements/fire lane

Water and Wastewater Items:

- Show proposed and existing utility lines (Water, Sewer, etc.)
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There isn't sewer to site. Must tie into existing sewer south at the Courthouse.
- May need fire hydrant.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Boring across E Yellow Jacket Lane required.
- Water line in Yellowjacket is a 16" steel cylinder.
- Sanitary sewer service must be connected to the main by a manhole.

Drainage Items:

- Detention is provided, but the entire site must drain to ex. 24" RCP stubout.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved w/ Comments

10/23/2023: Assigned Address will be 1101 E YELLOW JACKET LN, ROCKWALL, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved w/ Comments

10/24/2023: Cedar Elm Trees are required to be 4" caliper minimum per ordinance.

General Items:

- Must meet City Standards of Design and Construction
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face (including "tall" curbs). No smooth concrete walls.
- Must plat the property.

Roadway Paving Items:

- All parking to be 20'x9'
- No dead-end parking allowed, must have a City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.
- Driveway spacing is 100'. Will need a variance for Yellowjacket Driveway
- Replat for easements/fire lane

Water and Wastewater Items:

- Show proposed and existing utility lines (Water, Sewer, etc.)
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There isn't sewer to site. Must tie into existing sewer south at the Courthouse.
- May need fire hydrant.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Boring across E Yellow Jacket Lane required.
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Drainage Items:

- Detention is provided, but the entire site must drain to ex. 24" RCP stubout.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

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".

Show driveways on the north side of Yellow Jacket and label distance from proposed driveway to the existing western adjacent driveway

Ramps must be aligned for a straight crossing. Sidewalk to the east of the driveway may have to be realigned.

This utility connection shall be made by dry bore method. If you sawcut and remove pavement here, you'll need to replace full panels of concrete 1" thicker (i.e. 9" thick). Not allowed to close roadway

Dumpsters will need oil/water separators that outfall to the storm sewer system, even if they are internal to the building.

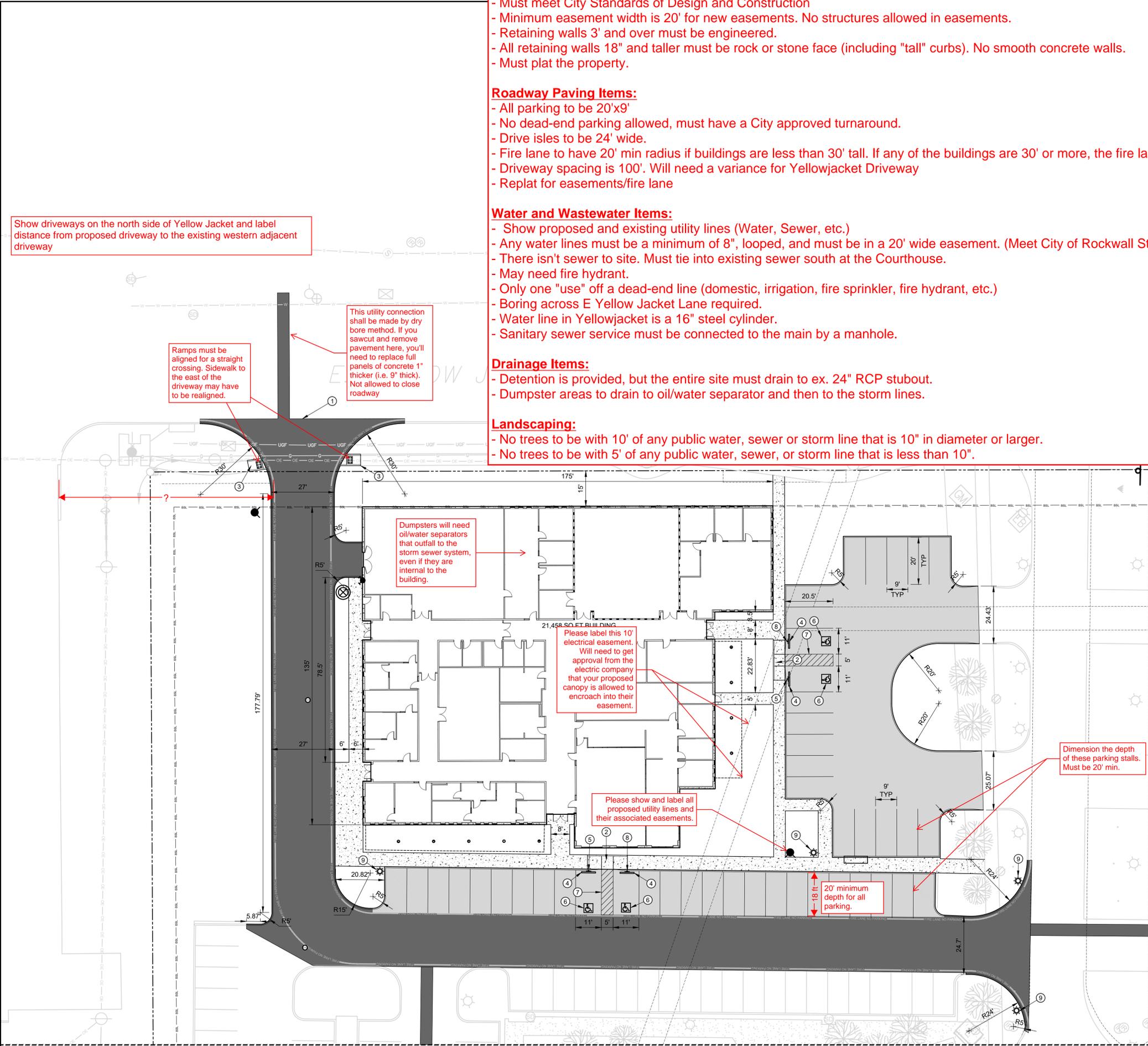
Please label this 10' electrical easement. Will need to get approval from the electric company that your proposed canopy is allowed to encroach into their easement.

Please show and label all proposed utility lines and their associated easements.

Dimension the depth of these parking stalls. Must be 20' min.

20' minimum depth for all parking.

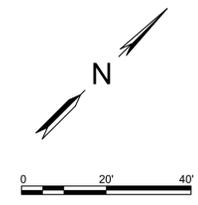
Fiber mesh not allowed in public or private paving



- G. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
- H. FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- I. EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
- J. DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
- K. DO NOT INSTALL STEEL REINFORCEMENT IN CONCRETE LOCATED WITHIN THE PUBLIC RIGHT OF WAY. USE FIBER MESH PER CITY REQUIREMENTS.
- L. ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- M. CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.

LEGEND

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



CLIENT
Rockwall County
 1111 E Yellowjacket Lane
 Rockwall, TX 75037

PROJECT NO.
 11987.22

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

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

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

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

A1 SITE PLAN
1" = 20'

Site Plan CS101A



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1111 E Yellow Jacket Ln, Rockwall, TX 75037

SUBDIVISION Rockwall County Courthouse Addition

LOT 1

BLOCK A

GENERAL LOCATION Grass area 300 ft NW of County Clerk Building

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Commercial

PROPOSED ZONING Commercial

PROPOSED USE Commercial

ACREAGE 1.9 acres (Total Disturbed area)

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Rockwall County

APPLICANT Parkhill

CONTACT PERSON Frank New

CONTACT PERSON Trenton Jones, Ben Sanchez

ADDRESS 101 East Rusk St

ADDRESS 3000 Internet Blvd
Suite 550

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Frisco, TX 75034

PHONE 972-204-6000

PHONE 972-987-1670

E-MAIL fnew@rockwallcountytexas.com

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

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

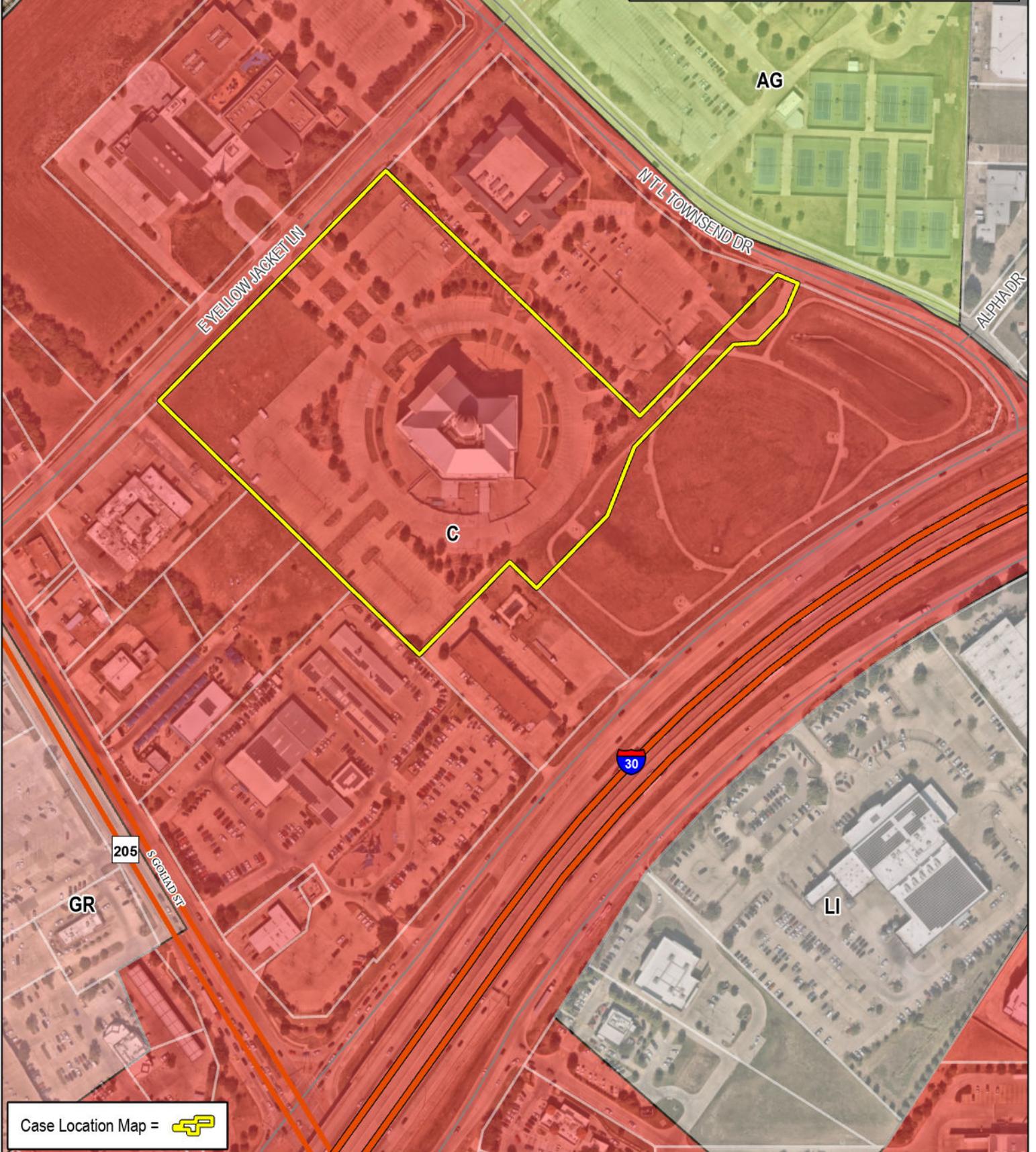


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



SP22023-034: Site Plan for Rockwall County Annex



Case Location Map = 

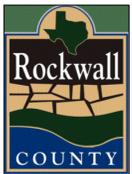


City of Rockwall

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

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





CLIENT
Rockwall County
 1111 E Yellowjacket Lane
 Rockwall, TX 75037

PROJECT NO.
 11987.22

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

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

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

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

KEY NOTES

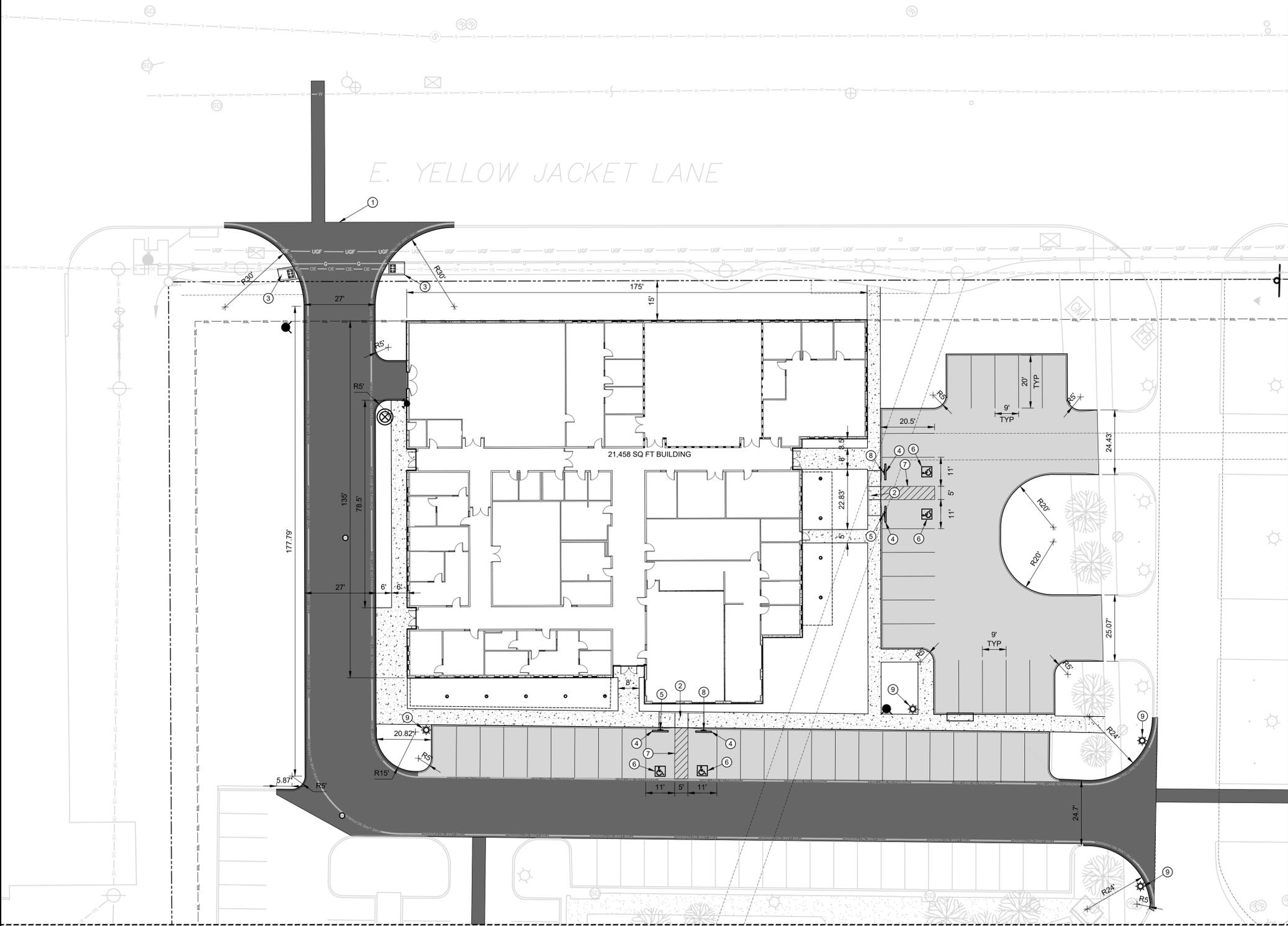
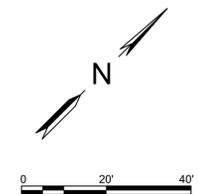
- AS INDICATED BY: (C)
- DRIVEWAY - SEE DETAIL XX/CS501
 - PARALLEL CURB RAMP - SEE DETAIL B4/CS501
 - STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
 - PARKING BLOCK - SEE DETAIL B3/CS501
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 - HANDICAP SIGN - SEE DETAIL A1/CS502
 - RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.

SITE PLAN NOTES

- FIRE LANE MARKING SHALL BE 6" WIDE RED BACKGROUND STRIPE WITH 4" WHITE LETTERS USING 3/4" STROKE STATING "NO PARKING FIRE LANE". PAINT EVERY 25' ON CENTER ALONG THE FIRE LANE. PLACE FIRE LANE MARKING ON THE VERTICAL SURFACE OF THE CURB WHEN PRESENT OR ON THE PARKING SURFACE WHEN NOT.
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- INSTALL FIRE APPARATUS ACCESS ROADS AND MAKE SERVICEABLE PRIOR TO THE START OF BUILDING FRAMING.
- STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (YELLOW), PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
- CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.
- LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
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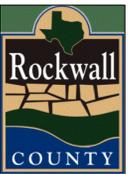
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A1 SITE PLAN
 1" = 20'

A:\2023\11887\22\03_DSGN01_DWG050_CIVIL\00_SHEETS\CS101-11887.DWG, 10/19/2023 1:52 PM, lgonz



CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.

11987.22

KEY PLAN

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

Designer Information:

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

Owner Contact Information

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

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Site Plan
CS101B

PARKING LOT COUNT		
	REQUIRED	PROVIDED
EXISTING REGULAR SPACES	N/A	29
PROPOSED REGULAR SPACES	15	40
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TOTAL SPACES	72	73

KEY NOTES

AS INDICATED BY: (C)

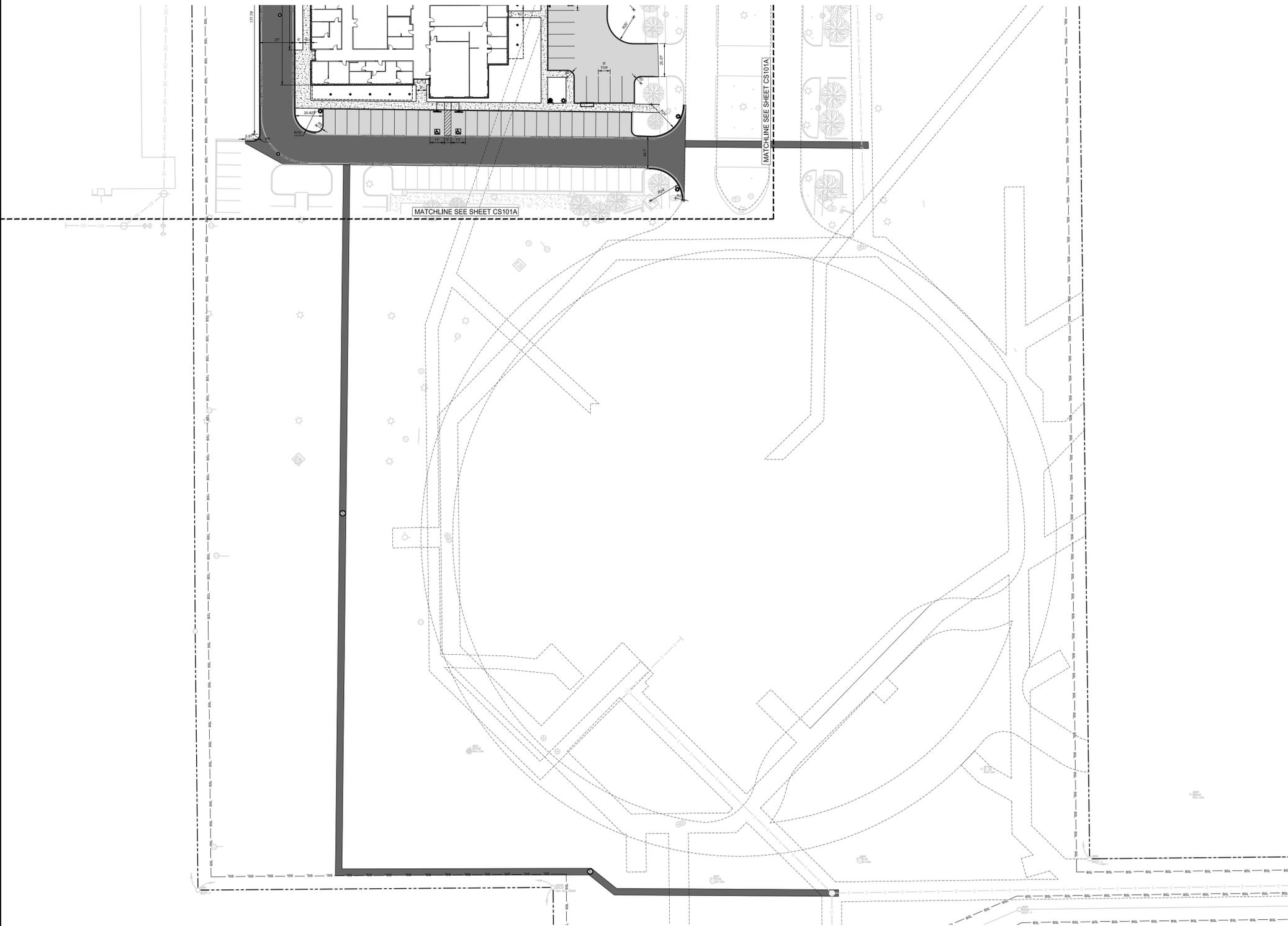
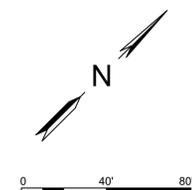
1. DRIVEWAY - SEE DETAIL XX/CS501
2. PARALLEL CURB RAMP - SEE DETAIL B4/CS501
3. STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
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- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501



A1 SITE PLAN
1" = 40'

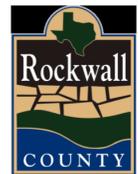
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SALVADOR T. SANCHEZ, R.A., TEXAS LICENSE #29255. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PARKHILL

10/20/2023

Parkhill.com

Rockwall County Annex



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

PROJECT NO.
11987.22

ROCKWALL COUNTY ANNEX

10/20/2023 Site Plan Submittal

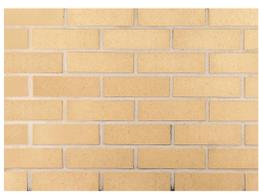
DATE DESCRIPTION

3D Views
A-900



D1 3D View -NW

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



C1 3D View - NE

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



CONCRETE TILT PANEL w/ELASTOMERIC COATING.
- TremGard HB - Oyster Shell or comparable color



MOST POPULAR COLORS



B1 3D View -SW

EIFS TYPE A
- Dryvit - 472 Captain or comparable color

Dryvit Decorative and Protective Exterior Wall Finishes

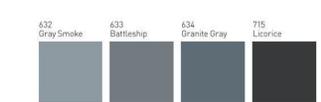
Whites



EIFS TYPE B
- Dryvit - 715 Licorice or comparable color

Dryvit Decorative and Protective Exterior Wall Finishes

Blacks & Gra



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

A4 Materials
1" = 1'-0"



A1 3D View - SE

City of Rockwall Landscape Requirements			
ORD. REF.	DESCRIPTION	REQUIRED	PROVIDED
SEC 05.01.A	Required Landscaped Area	Limit of Construction Boundary = 78,645 S.F. REQUIRED: 20% = 15,729 S.F.	16,344 S.F. Provided
SEC 05.01.B	Non-Residential Landscape Buffer	10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery.	10' wide landscape buffer w/ 30" height shrubbery, 16 Accent Trees. <u>Variance requested to substitute 5 Canopy Trees for 5 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane.</u>
SEC 05.03.E.1	Interior Parking Lot Area Landscape Area	5% of Parking Area = 18,006 SF x .05 = 901 SF	2,915 SF
SEC 05.03.E.2	Interior Parking Lot Area Trees	1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = 5 Canopy Trees	3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees

GENERAL NOTES

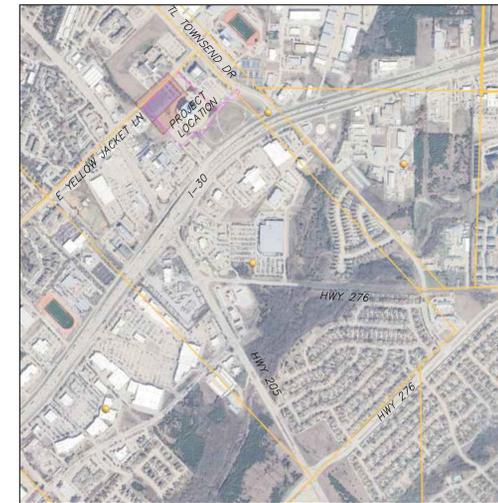
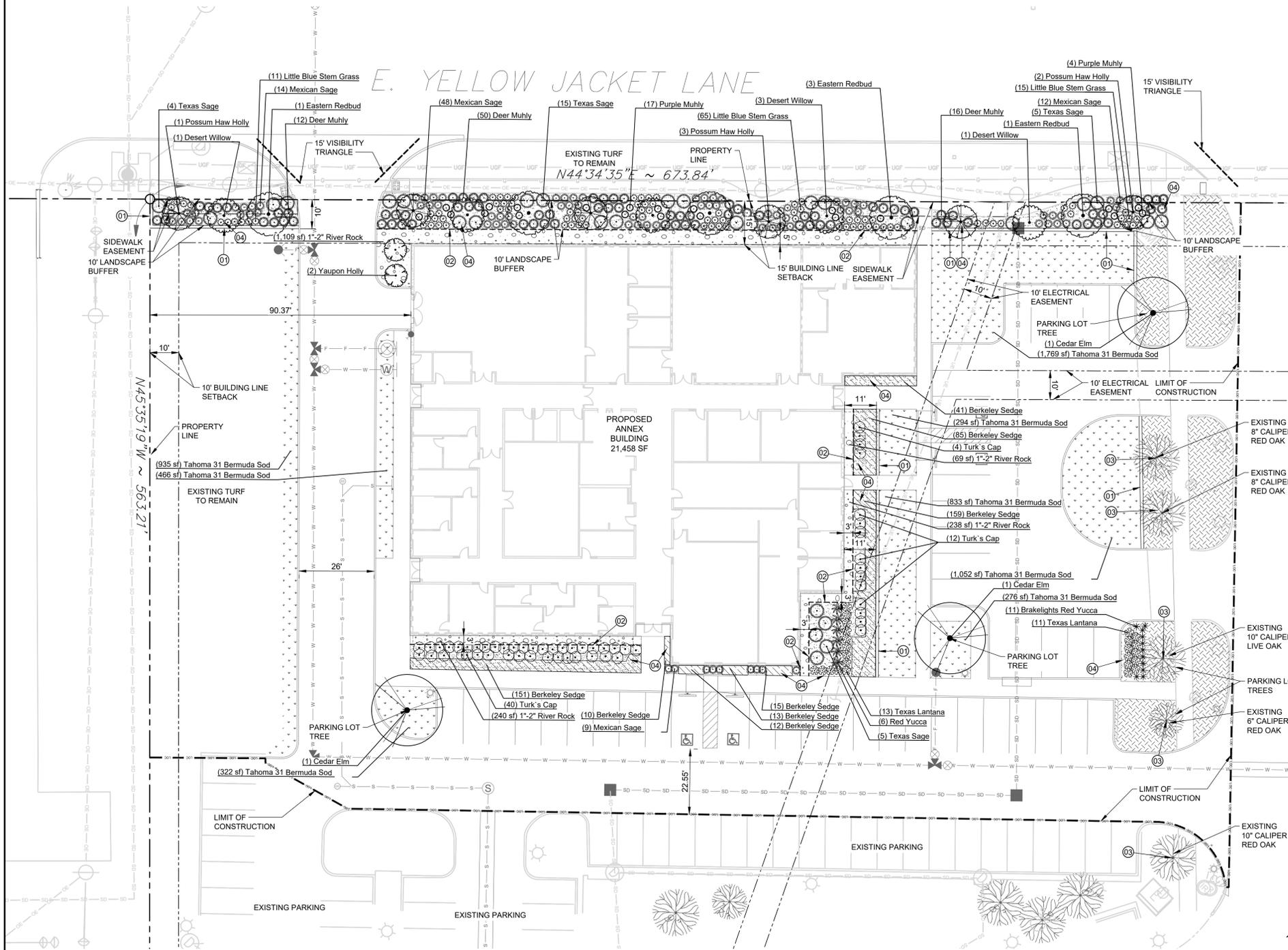
- A. SEE SHEET LP103 FOR FULL PLANTING SCHEDULE.
- B. SEE SHEETS LD501-502 FOR PLANTING DETAILS.
- C. SEE SHEET LP103 FOR PLANTING GENERAL NOTES.
- D. **FULL LANDSCAPE IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL PROPOSED PLANTING AREAS INDICATED. IRRIGATION WILL MEET REQUIREMENTS OF THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.**

KEY NOTES

- AS INDICATED BY: (00)
1. 12" CONCRETE LANDSCAPE EDGE PER B4/LD501.
 2. LANDSCAPE EDGE PER C5/LD501.
 3. EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.
 4. PLANTING BED TO RECEIVE 3" DEPTH SHREDDED HARDWOOD MULCH AS SPEC'D.

ABBREVIATED PLANT SCHEDULE

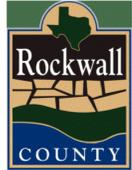
TREES	QTY	COMMON / BOTANICAL NAME
(5)	5	DESERT WILLOW CHILOPSIS LINEARIS
(5)	5	EASTERN REDBUD CERCIS CANADENSIS
(2)	2	YAUPON HOLLY ILEX VOMITORIA
(6)	6	POSSUM HAW HOLLY ILEX DECIDUA
(3)	3	CEDAR ELM ULMUS CRASSIFOLIA
SHRUBS	QTY	COMMON / BOTANICAL NAME
(6)	6	RED YUCCA HESPERALOE PARVIFLORA
(11)	11	BRAKELIGHTS RED YUCCA HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM
(24)	24	TEXAS LANTANA LANTANA URTICOIDES
(29)	29	TEXAS SAGE LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'
(56)	56	TURK'S CAP MALVAVISCUS DRUMMONDII
(78)	78	DEER MUHLY MUHLENBERGIA RIGENS
(21)	21	PURPLE MUHLY MUHLENBERGIA RIGIDA 'NASHVILLE' TM
(83)	83	MEXICAN SAGE SALVIA LEUCANTHA
(91)	91	LITTLE BLUE STEM GRASS SCHIZACHYRIUM SCOPARIUM
SHRUB AREAS	QTY	COMMON / BOTANICAL NAME
(486)	486	BERKELEY SEDGE CAREX DIVULSA
GROUND COVERS	QTY	COMMON / BOTANICAL NAME
(1,656 SF)	1,656 SF	1"-2" RIVER ROCK 1"-2" RIVER ROCK
(5,361 SF)	5,361 SF	SHREDDED HARDWOOD MULCH SHREDDED HARDWOOD MULCH
SOD/SEED	QTY	COMMON / BOTANICAL NAME
(5,947 SF)	5,947 SF	TAHOMA 31 BERMUDA SOD CYNODON DACTYLON 'TAHOMA 31'
(3,380 SF)	3,380 SF	EXISTING PLANTING BED EXISTING PLANTING BED



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Parkhill.com

Rockwall County Annex



CLIENT
Rockwall County
1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

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

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

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

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Landscape Plan
LP101

A:\2023\11987\22\03_DSGN01_DWG060_LAND03_SHEETS\LP101-11987.DWG, 10/19/2023 11:33 AM, gbell

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE
	5	DESERT WILLOW	CHILOPSIS LINEARIS	25 GAL	2" CAL	6' - 8' HT
	5	EASTERN REDBUD	CERCIS CANADENSIS	25 GAL	2" CAL	6' - 8' HT
	2	YAUPON HOLLY	ILEX VOMITORIA	15 GAL	N/A	6' HT.
	6	POSSUM HAW HOLLY	ILEX DECIDUA	15 GAL	N/A	6' HT.
	3	CEDAR ELM	ULMUS CRASSIFOLIA	B & B	3"	12'-14' HT.
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
	6	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL 18" MIN HT.		
	11	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM	5 GAL	1-2" HT	
	24	TEXAS LANTANA	LANTANA URTICOIDES	1 GAL		
	29	TEXAS SAGE	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	5 GAL	30" HT.	
	56	TURK'S CAP	MALVAVISCUS DRUMMONDII	1 GAL		
	78	DEER MUHLY	MUHLENBERGIA RIGENS	5 GAL		
	21	PURPLE MUHLY	MUHLENBERGIA RIGIDA 'NASHVILLE' TM	5 GAL		
	83	MEXICAN SAGE	SALVIA LEUCANTHA	5 GAL		
	91	LITTLE BLUE STEM GRASS	SCHIZACHYRIUM SCOPARIUM	3 GAL		
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CONT		
	486	BERKELEY SEDGE	CAREX DIVULSA	1 GAL		
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT		
	1,656 SF	1'-2" RIVER ROCK	1'-2" RIVER ROCK	4" DEPTH		
	5,361 SF	SHREDDED HARDWOOD MULCH	SHREDDED HARDWOOD MULCH	3" DEPTH		
SOD/SEED	QTY	COMMON NAME	BOTANICAL NAME	CONT		
	5,947 SF	TAHOMA 31 BERMUDA SOD	CYNODON DACTYLON 'TAHOMA 31'	SOLID SOD		
	3,380 SF	EXISTING PLANTING BED	EXISTING PLANTING BED	N/A		

PLANTING GENERAL NOTES

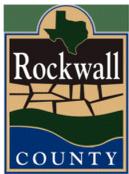
- A. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS.
- B. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT AND SPECIFICATIONS FOR REQUIREMENTS NOT LISTED HEREIN.
- C. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- D.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



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Rockwall County Annex



CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

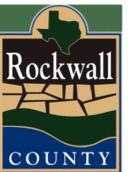
KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County
Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

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

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

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

**Planting Notes
& Schedule
LP103**



CLIENT
Rockwall County
 1111 E Yellowjacket Lane
 Rockwall, TX 75037

PROJECT NO.
 11987.22

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

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

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 Name: Rockwall County
 Address: 101 East Rusk Street, Rockwall, Texas, 75087
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#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

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

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

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

1/2 ROOT BALL WIDTH (MINIMUM)

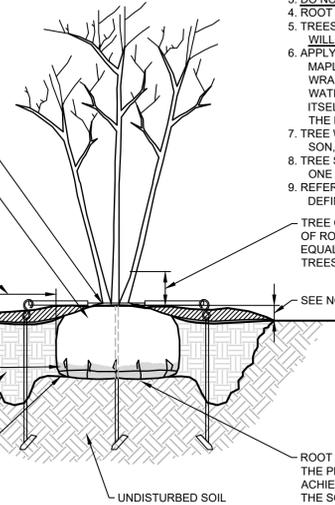
3" HARDWOOD MULCH AS SPEC'D. MULCH SHALL NOT BE PILED AROUND TRUNK, ROOT FLARE SHALL BE VISIBLE.

1" COMPOST, AS SPEC'D.

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

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

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



NOTES:

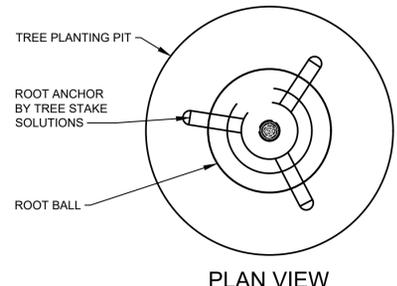
1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.
2. DO NOT CONSTRUCT A WATER BASIN AROUND THE PLANTING PIT.
3. DO NOT PILE MULCH AROUND THE TREE TRUNK.
4. ROOT BOUND TREES WILL NOT BE ACCEPTED.
5. TREES PLANTED TOO LOW, OR WITH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

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

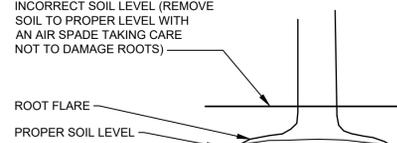
SEE NOTE #1.

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

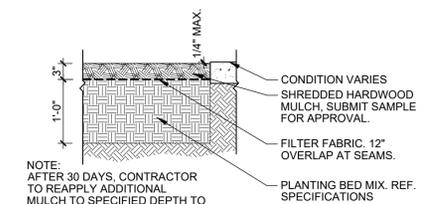
UNDISTURBED SOIL



PLAN VIEW

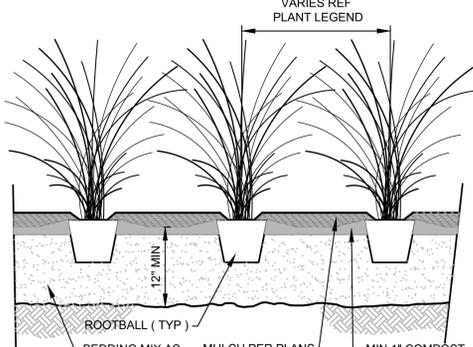


EXPOSED COVERED ROOT FLARE



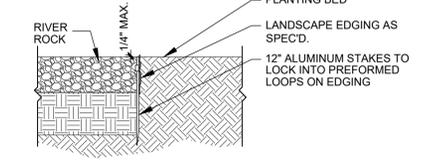
D4 MULCH

3/4"=1'-0" L_MULCH



C4 ORNAMENTAL GRASS PLANTING

1"=1'-0" L_ORNAMENTAL_GRASS_PLANTING

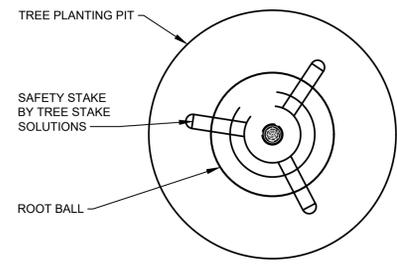


C5 LANDSCAPE EDGE

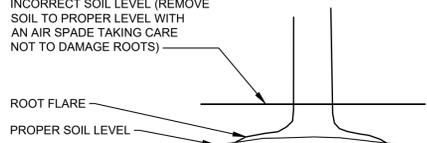
1"=1'-0" LNSCPE_EDGE

C1 MULTI-TRUNK TREE PLANTING AND ANCHORING

1/2"=1'-0" L_PLANTING_TREE_MULTITRUNK



PLAN VIEW



EXPOSED COVERED ROOT FLARE

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

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

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

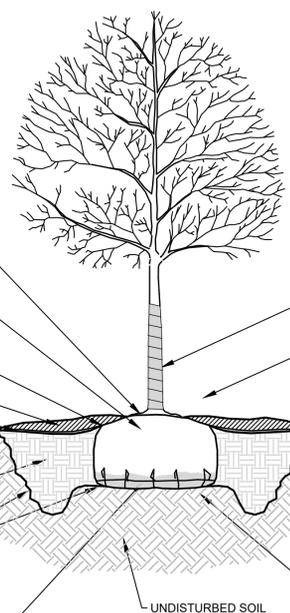
1/2 ROOT BALL WIDTH (MINIMUM)

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

1" COMPOST, AS SPEC'D.

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

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



NOTES:

1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.
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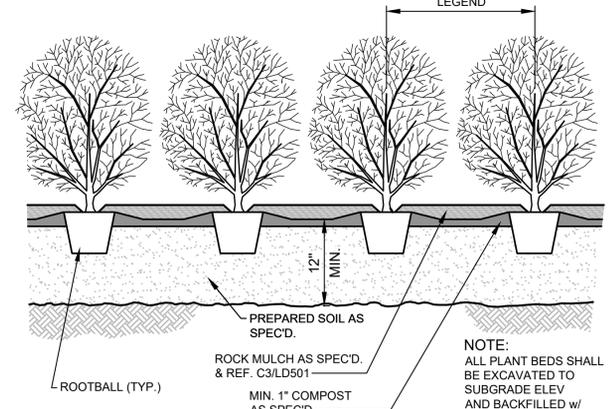
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SEE NOTE #1.

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

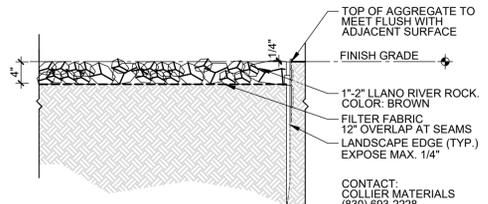
UNDISTURBED SOIL

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



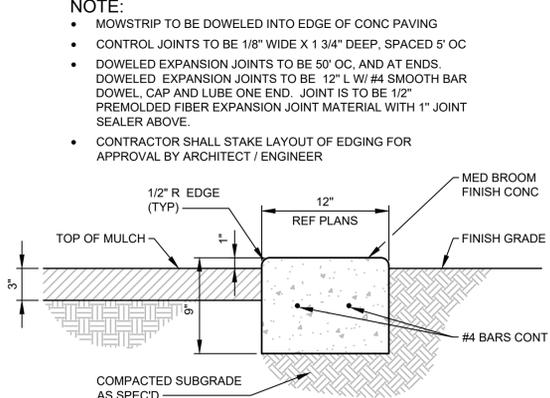
B3 SHRUB PLANTING

1"=1'-0" L_PLANTING_SHRUB



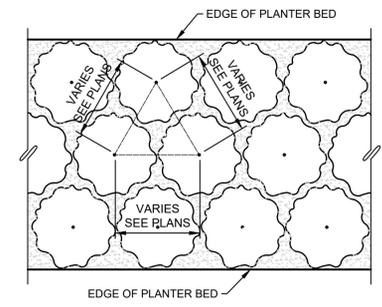
A3 RIVER ROCK - 1-2"

3/4"=1'-0" RRCK



B4 12" CONCRETE LANDSCAPE EDGE

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

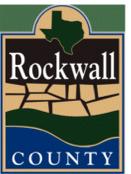


A4 PLANT LAYOUT

1/2"=1'-0" L_PLANT_LAYOUT

A1 TREE PLANTING AND STAKING

1/2"=1'-0" L_PLANTING_TREE_STANDARD



CLIENT

Rockwall County
1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.

11987.22

KEY PLAN

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

Designer Information:

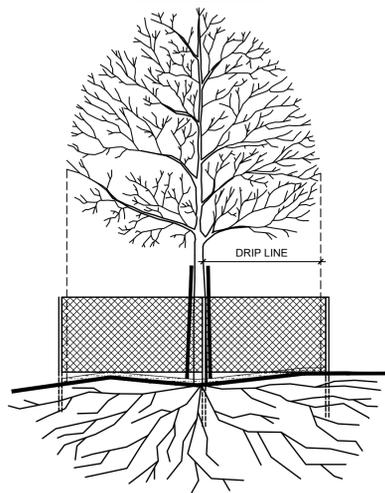
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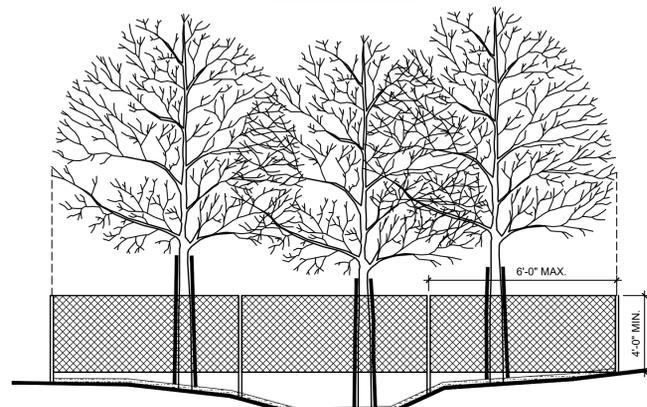
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Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

SINGLE TREE



TREE CLUSTER



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

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

***CRITICAL ROOT ZONE:**

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

DRIP LINE:

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

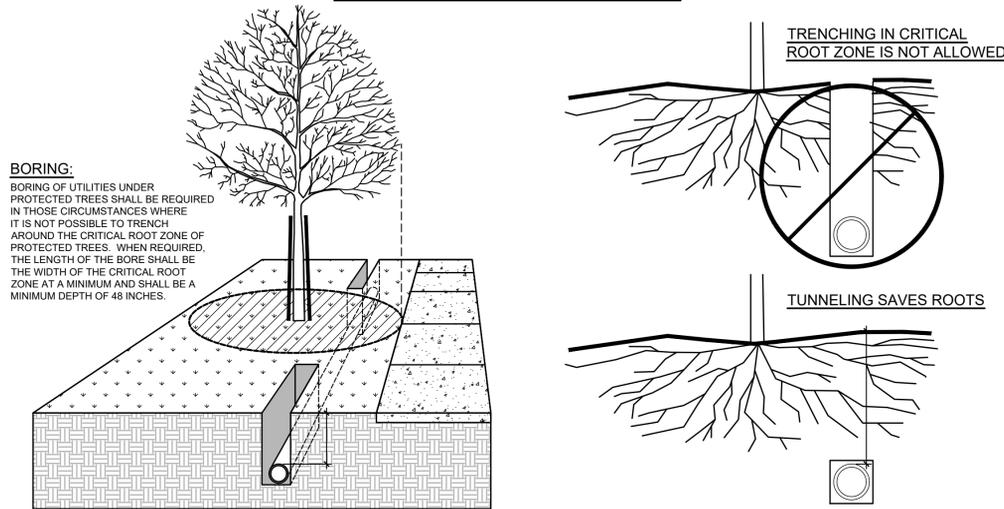
PROTECTIVE FENCING:

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

TREE PROTECTION NOTES

- THE CONTRACTOR SHALL PROTECT THE TREE AND PLANT PROTECTION ZONE AT ALL TIMES FROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.
- TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PART 8) AND BE PERFORMED UNDER SUPERVISION OF AN ARBORIST.
- TRUNK PROTECTION ONLY WHERE FENCE IS NOT CONSTRUCTIBLE; PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A RING OF 8 FOOT LONG 2 INCH X 6- INCH PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. REMOVE TRUNK PROTECTION UPON SUBSTANTIAL COMPLETION.
- THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE AND PLANT PROTECTION ZONE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING SUPPLIES OR MATERIALS; LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND SHALL NOT PERMIT EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROJECT OR USE THE AREA FOR LUNCH OR ANY OTHER WORK BREAKS. PERMITTED ACTIVITY, IF ANY, WITHIN THE TREE AND PLANT PROTECTION AREA MAY BE INDICATED ON THE DRAWINGS ALONG WITH ANY REQUIRED REMEDIAL ACTIVITY AS LISTED BELOW.

TREE TRENCHING AND TUNNELING



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

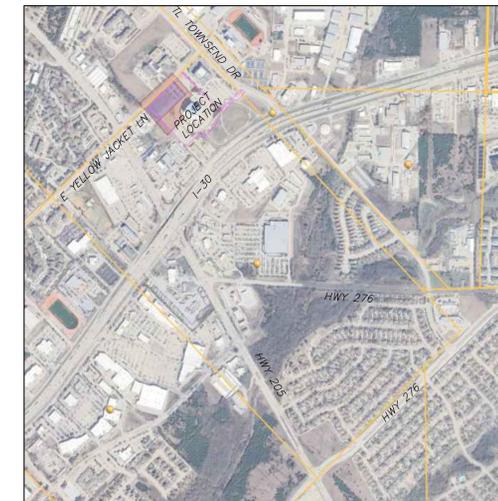
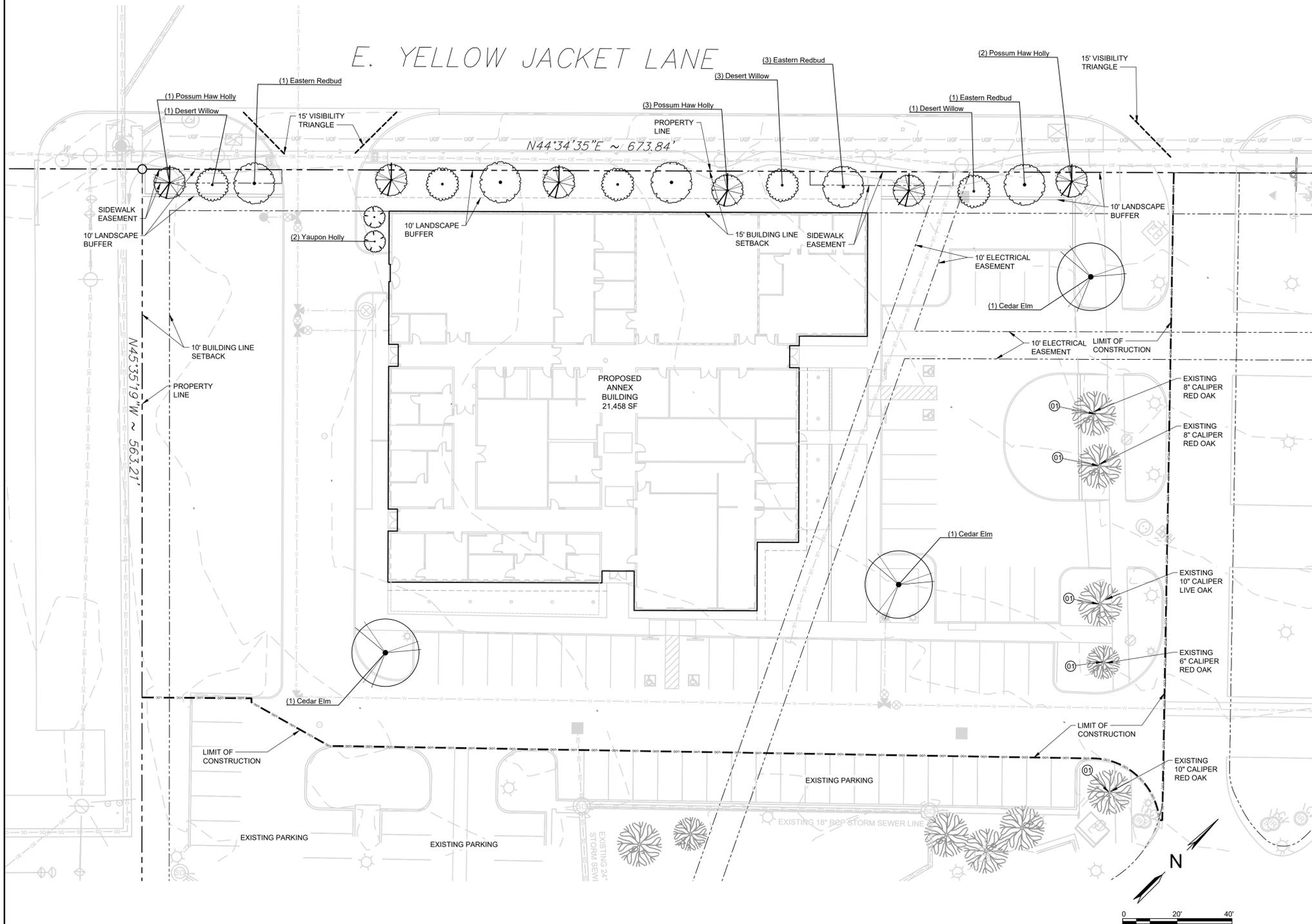
TREE TRENCHING AND TUNNELING NOTES

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

City of Rockwall Landscape Requirements			
ORD. REF.	DESCRIPTION	REQUIRED	PROVIDED
SEC 05.01.A	Required Landscaped Area	Limit of Construction Boundary = 78,645 S.F. REQUIRED: 20% = 15,729 S.F.	16,344 S.F. Provided
SEC 05.01.B	Non-Residential Landscape Buffer	10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery.	10' wide landscape buffer w/ 30" height shrubbery, 16 Accent Trees. <i>Variance requested to substitute 5 Canopy Trees for 5 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane.</i>
SEC 05.03.E.1	Interior Parking Lot Area Landscape Area	5% of Parking Area = 18,006 SF x .05 = 901 SF	2,915 SF
SEC 05.03.E.2	Interior Parking Lot Area Trees	1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = 5 Canopy Trees	3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees

KEY NOTES

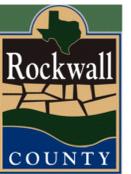
- AS INDICATED BY: (00)
 1. EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.



LOCATION MAP

THIS DOCUMENT IS RELEASED ON OCTOBER 20, 2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LANDON G. BELL, R.L.A., TEXAS LICENSE #3245. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES. PARKHILL, SMITH & COOPER, INC.

Rockwall County Annex



CLIENT
 Rockwall County
 1111 E Yellowjacket Lane
 Rockwall, TX 75037

PROJECT NO.
 11987.22

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

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

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

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

GENERAL NOTES

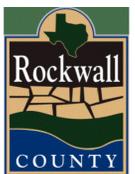
A. REFER TO CIVIL SITE PLAN FOR INFORMATION REQUIRED FOR SECTION 2.1 (PROVIDE SITE DATA TABLE)



10/20/2022

Parkhill.com

Rockwall County Annex



CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

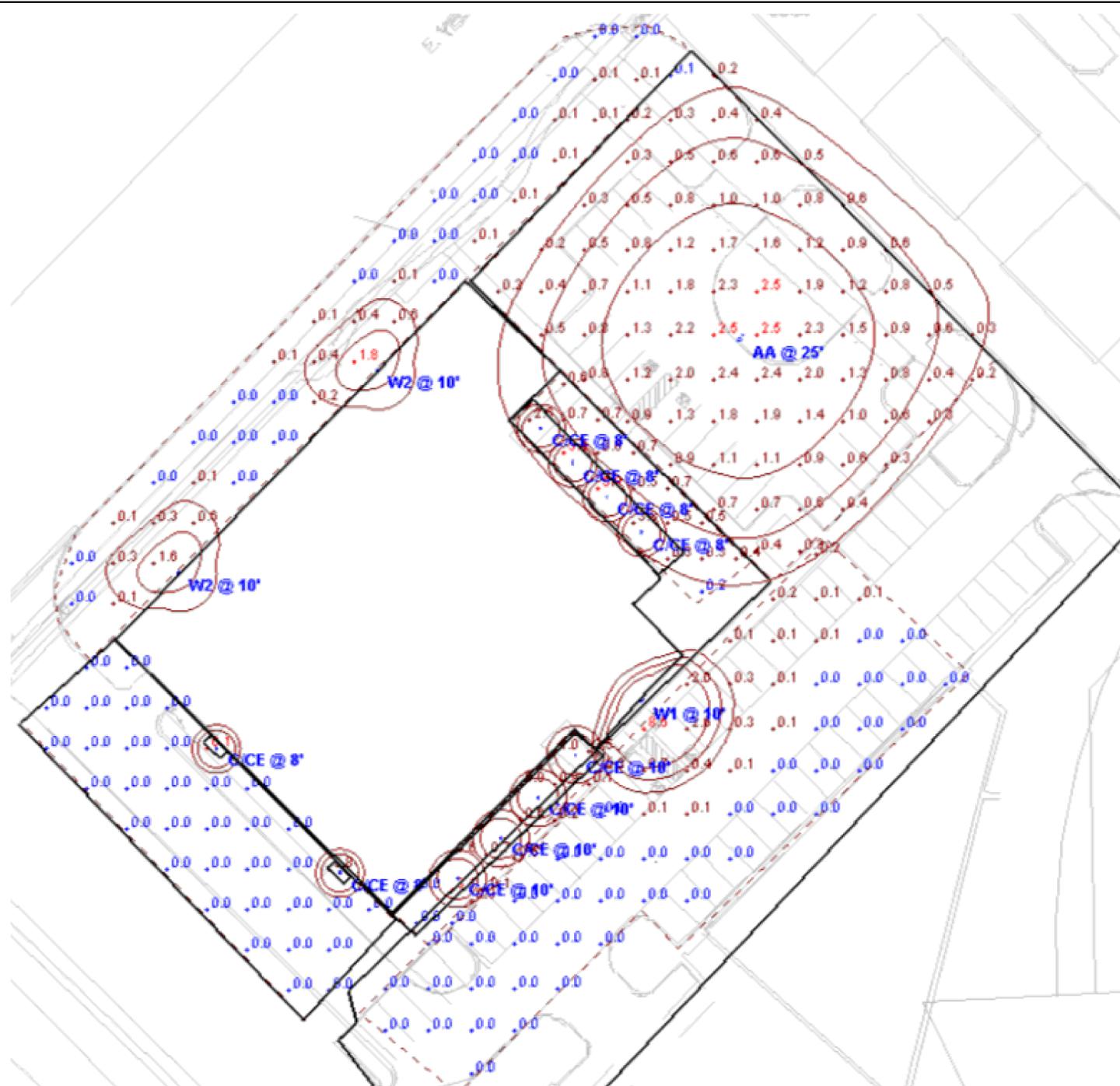
PROJECT NO.
11987.22

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

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

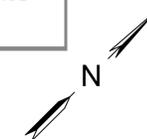
Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

1 10/20/2023 Site Plan Submittal
DATE DESCRIPTION



Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Existing Parking Lot	0.3 fc	8.5 fc	0.0 fc	N/A	N/A
New Parking Lot	1.0 fc	2.5 fc	0.1 fc	25.0:1	10.0:1
Existing Parking Lot Canopy	0.7 fc	3.1 fc	0.0 fc	N/A	N/A
FIRELANE ROAD	0.3 fc	6.1 fc	0.0 fc	N/A	N/A
Front Canopy	1.2 fc	3.9 fc	0.2 fc	19.5:1	6.0:1
Yellow Jacket Lane Sidewalk	0.2 fc	1.8 fc	0.0 fc	N/A	N/A

Wattage							
Symbol	Label	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Manufacturer	Wattage
	W1	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	6609	0.8	Lithonia Lighting	50
	AA	ESX1 LED P4 40K R5	ESX LED Area Luminaire Size 1 P4 Lumen Package 4000K CCT Type R5 Distribution	26273	0.8	Lithonia Lighting	189.98
	W2	WST LED P1 40K Mvlt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	1568	0.8	Lithonia Lighting	11.47
	C/CE	LDN6 40/07 LO6AR LD	6IN LDN, 4000K, 750LM, CLEAR, MATTE DIFFUSE REFLECTOR, CR180	679	0.8	Lithonia Lighting	8.91



PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: SP2023-035
PROJECT NAME: Site Plan for McDonalds Restaurant w/ Drive Through
SITE ADDRESS/LOCATIONS: 4901 S GOLIAD ST

CASE CAPTION: Discuss and consider a request by Leslie Ford of Ofi Chito on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan for a Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In (i.e. McDonald's) on a 1.251-acre tract of land identified as a portion of Lot 3 and all of Lot 2, 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 northeast corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/26/2023	Needs Review

10/26/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Leslie Ford of Ofi Chito on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan for a Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In (i.e. McDonald's) on a 1.251-acre tract of land identified as a portion of Lot 3 and all of Lot 2, 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 northeast corner of the intersection of S. Goliad Street [SH-205] and FM-549.

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

M.3 For reference, include the case number (SP2023-035) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Please remove all proposed signage from the site plan and building elevations. All signage will be covered by a separate permit. (Subsection 06.02. F, of Article 05, UDC)

I.5 The subject property will be required to replat if any lot lines are adjusted, ROW is required, or any new easements are established.

M.6 A Material Sample Board must be provided by the November 1, 2023 Architecture Review Board (ARB) meeting. (Subsection 03.04. A, of Article 11, UDC)

M.7 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

APPROVED:

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

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

M.8 Site Plan:

- (1) Please indicate any existing or proposed fire hydrants. (Subsection 03.04. B, of Article 11, UDC)
- (2) Please provide an exhibit of the proposed flag pole. As a note the flag pole must be 15-feet away from the building and there shall be no up lighting. (Subsection 03.04. B, of Article 11, UDC)
- (3) Is there any existing or proposed fencing? If so, please indicate the location, height, and material. (Subsection 08.02. F, of Article 08, UDC)
- (4) Is there any pad mounted utility equipment? If so, please indicate then and provide the required screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
- (5) Are there any RTUs? If so, please crosshatch the RTUs on the building elevations (RTUs must be fully screened by an enclosed parapet system). (Subsection 01.05. C, of Article 05, UDC)
- (6) The storage area incorporated into the dumpster enclosure must be incorporated into the primary building. Accessory buildings are not permitted within a Commercial (C) District. Please update the plans to reflect this. (Subsection 01.05. B, of Article 05, UDC)
- (7) Please provide a dumpster detail that addresses the dumpster enclosure requirements, which are as follows. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. The enclosure must have 5-gallon evergreen shrubs planted around it. (Subsection 01.05. B, of Article 05, UDC)
- (8) There shall be no outside storage.

M.9 Landscape Plan:

- (1) Proposed a different evergreen shrub for the headlight screening as the Blue Pacific Shore Juniper is not a tall enough species. (Subsection 05.03. B, of Article 08, UDC)
- (2) A row of canopy trees must be provided at the rear of the property. (Subsection 06.02. C (5), of Article 05, UDC)
- (3) Please delineate the berm within the landscape buffer. (Subsection 05.01, of Article 08, UDC)
- (4) Evergreen shrubs must be provided in front of all the parking spaces to provide headlight screening. In addition, evergreen shrubs must be provided along the rear of the property to screen headlights from the drive-through. (Subsection 05.01, of Article 08, UDC)
- (5) All parking spaces shall be within 80-feet of a canopy tree. Please provide an exhibit indicating conformance with this requirement. (Subsection 05.03. B, of Article 08, UDC)

M.10 Photometric Plan:

- (1) The dumpster is in a different location on this plan, please correct is to be consistent with the other plan sheets.
- (2) Please confirm that there are no light fixtures to be on the proposed building. Currently, no cutsheets were provided for building lighting.
- (3) Can the light pole adjacent to SH-205 be further shielded? Staff has concerns about glare from this light on the roadway.

M.11 Building Elevations:

- (1) Please provide color elevations. The Architectural Review Board (ARB) will want to review color elevations.
- (2) Please remove the note referring to the building as a prototype.
- (3) All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. In this case, you will need to provide complementary materials and architectural styles to the 7-11 (Case No. SP2021-021). (Subsection 06.02, of Article 05)
- (4) Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a variance. (Subsection 06.02. C.2, of Article 05)
- (5) Exterior walls should consist of 90% masonry materials excluding doors and windows. In this case, the building does not incorporate 90% masonry or primary materials. This will be a variance. (Subsection 06.02. C, of Article 05, UDC)
- (6) At least 20% natural or quarried stone shall be utilized on each façade. In this case, no façade provides the required stone percentage. This will be a variance. (Subsection 06.02. C, of Article 05, UDC)
- (7) Please remove the windows from the material percentages. Doors and windows do not count toward the total percentage. (Subsection 04.01, of Article 05, UDC)
- (8) Please provide a note indicating the parapet will be enclosed (i.e. wraps around the building) and the back of the parapet will be finished in the same material as the exterior facing material. (Subsection 04.01, of Article 05, UDC)
- (9) Please indicate the parapet wall height. (Subsection 04.01, of Article 05, UDC)
- (10) The parapet must fully screen any RTUs from all adjacent properties and ROW. (Subsection 04.01, of Article 05, UDC)
- (11) The articulation requirement for wall length exceeds the maximum on the east and west sides. The wall length shall not exceed three (3) times the wall height. This will be a variance. (Subsection 04.01, of Article 05, UDC)

(12) The proposed building does not provide the required vertical articulation elements as required by the General Commercial District Standards. Please provide the required projecting elements and ensure that they meet the massing requirements.

I.12 Staff has identified the following exception(s) and variance(s) associated with the proposed request: [1] 90% masonry, [2] 20% stone, [3] roof design, and [4] four (4) sided architecture requirements. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 14, 2023 Planning & Zoning Meeting.

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

- 1) Planning & Zoning Work Session meeting will be held on November 1, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 2023.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

- 10/24/2023: 1. Min 3,600 psi (6.5 sack mix)
2. Provide traffic barricade.
3. Dimension how wide this entrance is.
4. Creekside Commons Ph II development shows this drive as being a 24' drive, not 30'.
5. Extend out.
6. Before you can remove this existing detention pond you will need to construct the new one for the overall development.
7. Dimension the angle of these parking spaces.
8. Creekside Commons PH II shows the water meters over located over here.
9. Sidewalk to TXDOT ditch?
10. Remove sign from site plan. Must be permitted separately and can't be in ROW or easements
11. Need One Way "Do Not Enter" signage in sign permit set and shown on civil plans.
12. Extend out.
13. Angle of parking?
14. Extended thickened paving into dumpster enclosure.
15. Dumpsters will need oil/water separators that outfall to the storm sewer system.
16. Dumpsters will need to be outside of the 10' building setback.
17. Oil/water separator required. Dumpster enclosure should be sloped to inlet.

General Library Comments:

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees

- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
- Dumpsters may not directly face a public roadway.
- Improvements proposed by 7-11 are currently being installed. As-Builts are not available at this time, only construction plans.

Drainage Items:

- Detention is required. Use the Modified Rational Method for acreages less than 20acres.
- Temporary detention pond on site must be mitigated and easement abandoned by plat.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls allowed in detention easement
- No public water or sanitary sewer allowed in detention easement
- There is no underground storm sewer system within SH205 ROW. Drainage must outfall to bar ditch with TxDOT permit. Permit will be submitted to TxDOT by the City. Site drainage must met approved drainage plan for relocated detention system and drainage improvements (not yet approved).

Water and Wastewater Items:

- Water minimum 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8".
- Water and sewer must be 10' apart.
- Sanitary sewer must be extended to property to the northwest.

Roadway Paving Items:

- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Fire Lane though or turn around maybe required for the north east fire lane.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved w/ Comments

10/24/2023: The total building occupant load will be limited to a maximum of 99 occupants if the building is not equipped with automatic fire sprinkler protection.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved w/ Comments

10/23/2023: Assigned Address will be: 4901 S. GOLIAD ST, ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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No Comments

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

PARKS

Travis Sales

10/24/2023

Approved w/ Comments

- 10/24/2023: 1. Recommended to wrap trunks of Maple species for 1st year to prevent bark sunscald and eventual loss of trees.
2. all parking space need to be within 80' pf tree canopy.
3. Ensure trees planted 5' from 10" and under utilities and 10' from 10" or greater utilities
4. Additional landscape needed in island by drive thru for headlight glare reduction

LEGEND

LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)

McDONALD'S DIGITAL MENU BOARD

McDONALD'S ORDER HERE CANOPY

McDONALD'S DIGITAL PRE-BROWSE BOARD

McDONALD'S DOUBLE GATEWAY

McDONALD'S DIRECTIONAL SIGN

DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S) (RE: C10.0 STANDARD DETAILS)

"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR: YELLOW

PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN - COLOR: YELLOW *

"THANK YOU" AT END OF PATH - COLOR: YELLOW

"CIRCLE / ARROW" - COLOR: YELLOW

ARROW PATH DIRECTION - COLOR: WHITE

STRAIGHT DRIVE-THRU "ARROW MARKING" - COLOR: YELLOW

PAVING LEGEND

HEAVY DUTY REINFORCED CONCRETE @ DRIVE-THRU & PARKING AREA. MINIMUM 5" THICK WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 3,500 PSI 28-DAY STRENGTH

HEAVY DUTY REINFORCED CONCRETE @ DRIVING AREAS & FIRE LANES. MINIMUM 6" THICK WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 3,500 PSI 28-DAY STRENGTH

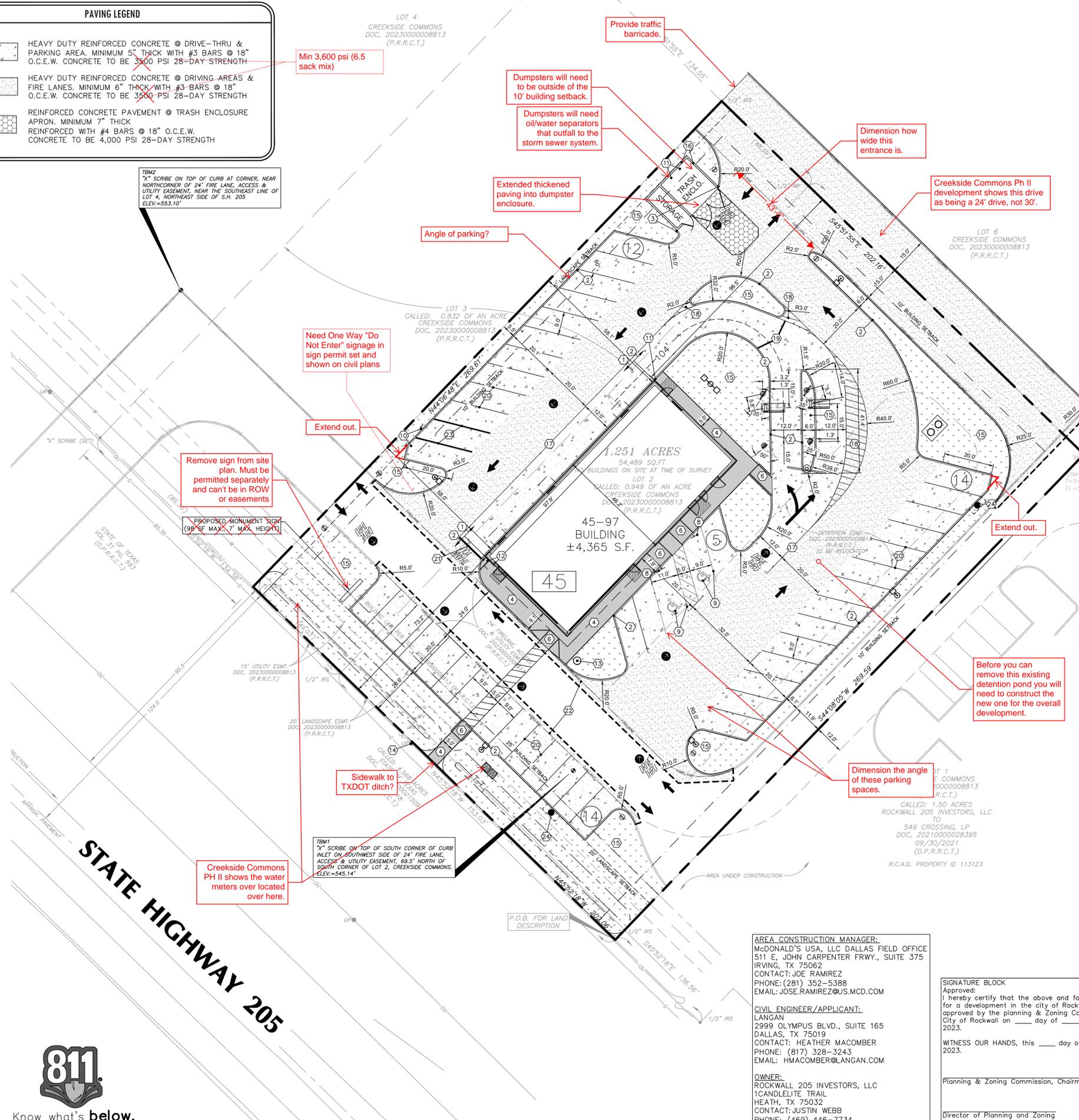
REINFORCED CONCRETE PAVEMENT @ TRASH ENCLOSURE APRON. MINIMUM 7" THICK REINFORCED WITH #4 BARS @ 18" O.C.E.W. CONCRETE TO BE 4,000 PSI 28-DAY STRENGTH

KEY NOTE LEGEND

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
2	CURB AND GUTTER @NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
3	TURN DOWN CURB (RE: C10.3 STANDARD DETAILS)
4	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
5	NOT USED
6	H.C. ACCESS RAMP @1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
7	NOT USED
8	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
9	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR: (RE: C10.1 STANDARD DETAILS)
10	McDONALD'S OOSP, MOBILE & ROLL FORWARD SIGNS (RE: C10.4 STANDARD DETAILS)
11	BOLLARD (RE: C10.0 STANDARD DETAILS)
12	5' GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
13	FLAG POLE (60' MAX. HEIGHT)
14	POLE MOUNTED TRANSFORMER (RE: C9.0 UTILITY PLAN)
15	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
16	8' TALL MASONRY SCREENING WALL (RE: ARCHITECTURAL PLANS)
17	6" DRIVE-THRU STRIPING - COLOR: YELLOW
18	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR: YELLOW
19	6" MERGE POINT - COLOR: YELLOW
20	4" PARKING STALL STRIPING - COLOR: WHITE (TYP)
21	8" OOSP STRIPING - COLOR: YELLOW
22	FIRE LANE STRIPING PER CITY OF ROCKWALL FIRE CODE STANDARDS
23	4" OOSP & MOBILE PICK-UP STRIPING - COLOR: YELLOW
24	DRAINAGE STRUCTURE (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)

SITE INFORMATION

LAND AREA:	54,489 SF (1.251 AC)
CURRENT ZONING:	C-COMMERCIAL DISTRICT (SH205 OVERLAY DISTRICT)
EXISTING USE:	VACANT LOT
PROPOSED USE:	McDONALD'S RESTAURANT W/DRIVE-THRU
BUILDING AREA (APPROXIMATE):	4,365 GFA
BUILDING LOT COVERAGE:	4,365 SF/54,489 SF = 8.01%
PARKING CALCULATIONS:	1 SPACE PER 100 SF
PARKING SPACES REQUIRED:	44
PARKING SPACES PROVIDED:	45
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
LANDSCAPE SETBACK:	20' FRONT; 5' REAR & SIDE
BUILDING SETBACK:	25' FRONT; 10' SIDES & REAR
EXISTING IMPERVIOUS AREAS:	13.9% (7,592 SF)
PROPOSED IMPERVIOUS AREAS:	64.4% (35,072 SF)
PROPOSED LANDSCAPE PERCENTAGE:	21.7% (11,825 SF)



- ### General Items:
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
 - Dumpsters may not directly face a public roadway.
 - Improvements proposed by 7-11 are currently being installed. As-Built are not available at this time, only construction plans.

- ### Drainage Items:
- Detention is required. Use the Modified Rational Method for acreages less than 20acres.
 - Temporary detention pond on site must be mitigated and easement abandoned by plat.
 - Dumpster areas to drain to oil/water separator and then to the storm lines.
 - No vertical walls allowed in detention easement
 - No public water or sanitary sewer allowed in detention easement
 - There is no underground storm sewer system within SH205 ROW. Drainage must outfall to bar ditch with TXDOT permit. Permit will be submitted to TXDOT by the City. Site drainage must meet approved drainage plan for relocated detention system and drainage improvements (not yet approved).

- ### Water and Wastewater Items:
- Water minimum 8" water line on site.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Minimum public sewer is 8".
 - Water and sewer must be 10' apart.
 - Sanitary sewer must be extended to property to the northwest.

- ### Roadway Paving Items:
- Parking to be 20'x9' facing the building or nose-to-nose.
 - No dead-end parking allowed without an City approved turnaround.
 - Drive isles to be 24' wide.
 - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
 - Fire lane to be in a platted easement.
 - Fire Lane though or turn around may be required for the north east fire lane.

- ### 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".

Not to be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

10.19.23

LANGAN
Langan Engineering and Environmental Services, Inc.
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE FIRM REG. #F-1709

Project
McDonald's Restaurant
L/C #042-3426 (NSN 41096)
NWC S.H. 205 & FM 549
PROPOSED LOT 2R, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL

ROCKWALL COUNTY TEXAS	
Drawing Title SITE PLAN	
Project No. 520061401	Drawing No. C4.0
Date 10/18/2023	
Drawn By MNK	
Checked By HJM	
Sheet 6 of 21	

AREA CONSTRUCTION MANAGER:
McDONALD'S USA, LLC DALLAS FIELD OFFICE
511 E. JOHN CARPENTER FRWY., SUITE 375
IRVING, TX 75062
CONTACT: JOE RAMIREZ
PHONE: (281) 352-5388
EMAIL: JOSE.RAMIREZ@US.MCD.COM

CIVIL ENGINEER/APPLICANT:
LANGAN
2999 OLYMPUS BLVD., SUITE 165
DALLAS, TX 75019
CONTACT: HEATHER MACOMBER
PHONE: (817) 328-3243
EMAIL: HMACOMBER@LANGAN.COM

OWNER:
ROCKWALL 205 INVESTORS, LLC
10 CANDLELITE TRAIL
HEATH, TX 75032
CONTACT: JUSTIN WEBB
PHONE: (469) 446-7734
EMAIL: JUSTINW@ALTURAHOMES.COM

SIGNATURE BLOCK
Approved:
I hereby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas, was approved by the planning & Zoning Commission of the City of Rockwall on ___ day of _____ 2023.

WITNESS OUR HANDS, this ___ day of _____ 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

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 To Be Assigned

SUBDIVISION Creekside Commons

LOT

BLOCK

A

GENERAL LOCATION NWC of State Hwy 205 FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C - Commercial District in SH205 Overlay District

CURRENT USE Vacant

PROPOSED ZONING No change to base zoning designation requested.

PROPOSED USE McDonald's Restaurant with Drive-Through

ACREAGE

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

OWNER Creekside Commons Crossing, LP

APPLICANT Ofi Chito

CONTACT PERSON Michael Hampton, Vice President

CONTACT PERSON Leslie Ford

ADDRESS 10755 Sandhill Road

ADDRESS 3224 Collinsworth Street

CITY, STATE & ZIP Dallas, Texas 75238

CITY, STATE & ZIP Fort Worth, TX 76107

PHONE 214-271-4630

PHONE 325-370-9965

E-MAIL mhampton@prudentdevelopment.com

E-MAIL leslie@ofichito.com

NOTARY VERIFICATION [REQUIRED]

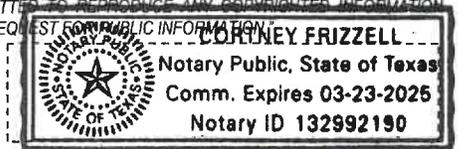
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 10th DAY OF October, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE

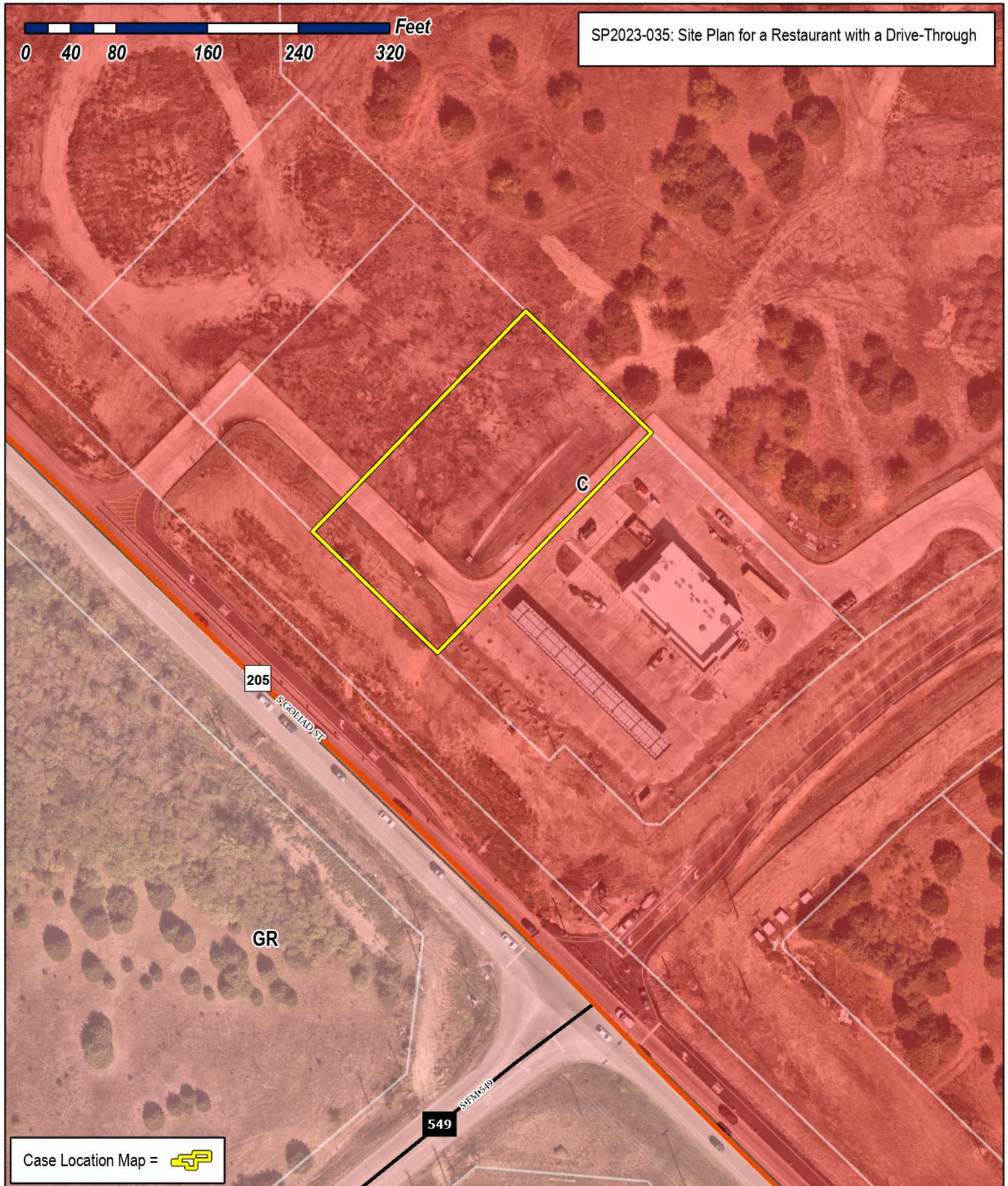
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03-23-2025



SP2023-035: Site Plan for a Restaurant with a Drive-Through



Case Location Map = 



City of Rockwall

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

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

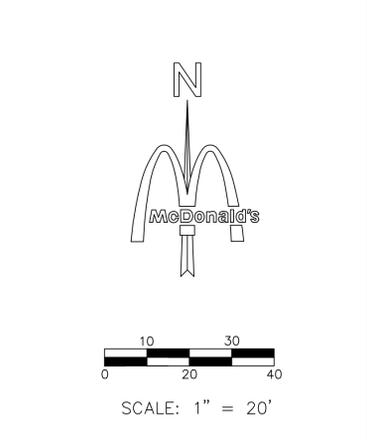
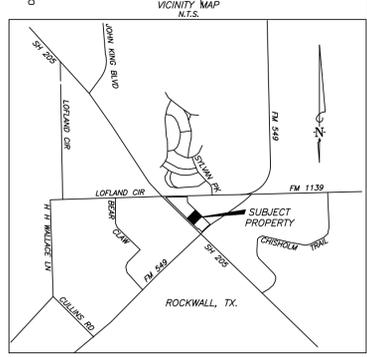
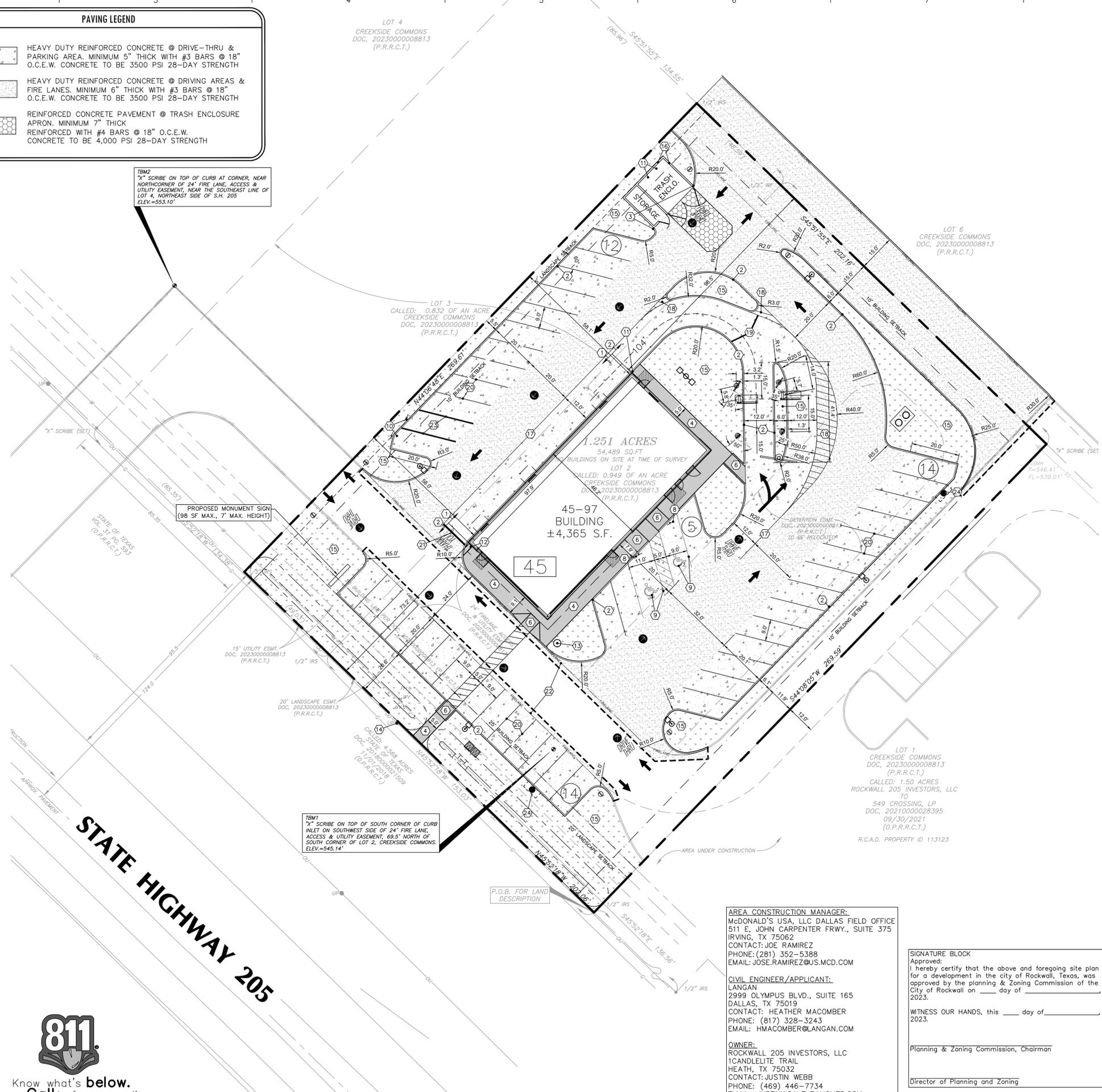


LEGEND	
LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)	
McDONALD'S DIGITAL MENU BOARD	
McDONALD'S ORDER HERE CANOPY	
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"CIRCLE / ARROW" - COLOR : YELLOW	
ARROW PATH DIRECTION - COLOR : WHITE	
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KEY NOTE LEGEND	
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2	CURB AND GUTTER @NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
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23	4" OOSP & MOBILE PICK-UP STRIPING - COLOR : YELLOW
24	DRAINAGE STRUCTURE (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)

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LAND AREA:	54,489 SF (1.251 AC)
CURRENT ZONING:	C-COMMERCIAL DISTRICT (SH205 OVERLAY DISTRICT)
EXISTING USE:	VACANT LOT
PROPOSED USE:	McDONALD'S RESTAURANT W/DRIVE-THRU
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BUILDING LOT COVERAGE:	4,365 SF/54,489 SF = 8.01%
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PARKING SPACES REQUIRED:	44
PARKING SPACES PROVIDED:	45
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
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PROPOSED IMPERVIOUS AREAS:	64.4% (35,072 SF)
PROPOSED LANDSCAPE PERCENTAGE:	21.7% (11,825 SF)



Date	Description	No.
Revisions		

McDonald's USA, LLC

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LANGAN

Langan Engineering and Environmental Services, Inc.
2999 Olympus Blvd, Suite 165
Dallas, TX 75019

T: 817.328.3200 www.langan.com
TBPE FIRM REG. #F-17079

Project **McDonald's Restaurant L/C #042-3426 (NSN 41096) NWC S.H. 205 & FM 549 PROPOSED LOT 2R, BLOCK A, CREEKSIDE COMMONS ROCKWALL**

ROCKWALL COUNTY TEXAS
Drawing Title

SITE PLAN	
Project No.	520061401
Date	10/18/2023
Drawn By	MNK
Checked By	HJM
Drawing No.	C4.0
Sheet	6 of 21

AREA CONSTRUCTION MANAGER:
McDONALD'S USA, LLC DALLAS FIELD OFFICE
511 E. JOHN CARPENTER FRWY., SUITE 375
IRVING, TX 75062
CONTACT: JOE RAMIREZ
PHONE: (281) 352-5388
EMAIL: JOSE.RAMIREZ@US.MCD.COM

CIVIL ENGINEER/APPLICANT:
LANGAN
2999 OLYMPUS BLVD., SUITE 165
DALLAS, TX 75019
CONTACT: HEATHER MACOMBER
PHONE: (817) 328-3243
EMAIL: HMACOMBER@LANGAN.COM

OWNER:
ROCKWALL 205 INVESTORS, LLC
1CANDLELITE TRAIL
HEATH, TX 75032
CONTACT: JUSTIN WEBB
PHONE: (469) 446-7734
EMAIL: JUSTINW@ALTURAHOMES.COM

SIGNATURE BLOCK
Approved:
I hereby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas, was approved by the planning & zoning Commission of the City of Rockwall on ___ day of ___ 2023.

WITNESS OUR HANDS, this ___ day of ___ 2023.

Planning & Zoning Commission, Chairman
Director of Planning and Zoning

CASE NUMBER:

BUILDING MATERIAL CALCULATIONS BUILDING											
Materials	South Elevation		East Elevation		North Elevation		West Elevation		Totals		
	SF	%	SF	%	SF	%	SF	%	SF	%	
Brick	406	60.87%	1,135	72.57%	532	60.52%	1,097	58.32%	3,170	63.51%	
Limestone	55	8.25%	230	14.71%	141	16.04%	342	18.18%	768	15.39%	
Wood-Look Battens	179	26.84%	142	9.08%	179	20.36%	95	5.05%	595	11.92%	
Metal Trim/Paneling	27	4.05%	57	3.64%	27	3.07%	347	18.45%	458	9.18%	
Totals (Excluding Glazing)	667	100%	1,564	100%	879	100%	1,881	100%	4,991	100%	
Materials		South Elevation		North Elevation		East Elevation		West Elevation		Totals	
Glazing (Total Façade)	247	27.02%	378	19.46%	35	3.83%	61	3.14%	721	12.62%	
Glazing (Up To 10 Feet)	247	54.05%	378	38.73%	35	7.66%	61	6.25%	721	25.16%	
Total Façade	914	27%	1,942	19%	914	4%	1,942	3%	5,712	13%	

BR - BRICK "ONYX"

LL - LIMESTONE "LINEN"

BR - BRICK "SILVERADO"



CN - ALUM CANOPY WHITE
UN - UNDERSCORE YELLOW

AL - ALUMINUM BATTENS

AP - APOLIC METAL PANELS

reconfigure facade design based on latest prototype set

T/BLK'G @ PARAPET
ELEV. + 20'-3 1/2"

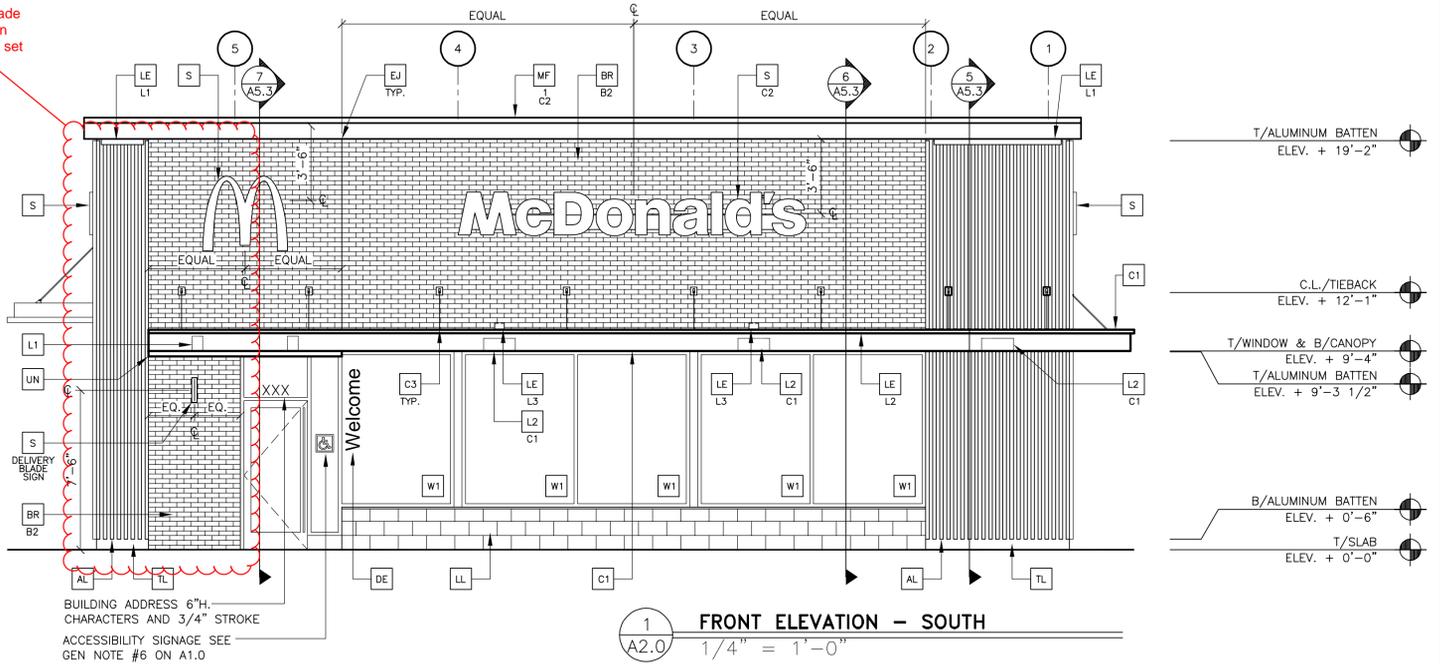
B/D/T CANOPY
ELEV. + 10'-11"

B/CANOPY
ELEV. + 9'-4"

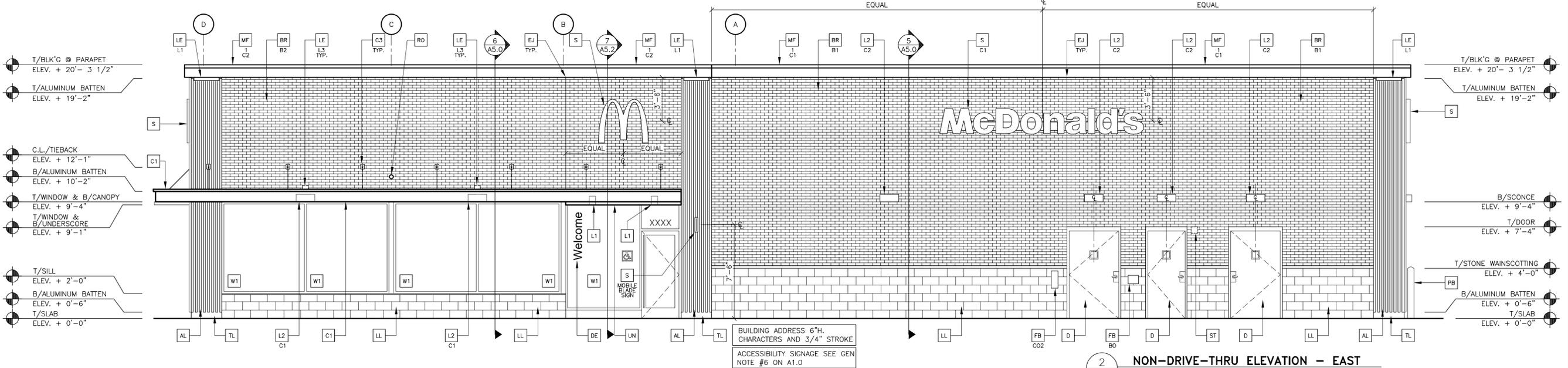
T/WINDOW & B/UNDERSORE
ELEV. + 9'-1"

T/SILL
ELEV. + 2'-0"

T/SLAB
ELEV. + 0'-0"



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



2 NON-DRIVE-THRU ELEVATION - EAST
1/4" = 1'-0"

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE; 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APAP TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AN DRAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BR MODULAR FACE BRICK COLOR:
B1 = "SILVERADO" SMOOTH BY HEBRON BRICK COMPANY
B2 = "ONYX" SMOOTH BY HEBRON BRICK COMPANY
(GROUT TO MATCH BRICK COLOR AS MUCH AS POSSIBLE)
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
SEE DETAIL 3/A5.0
- EJ EXPANSION JOINT. SEE DETAIL 7/A4.1
- FB CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- D HOLLOW METAL DOOR
PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- LL LIMESTONE BY SALADO LIMESTONE (ARCHITECTURAL CUT)
COLOR: LINEN (RUNNING BOND) SIZE: 8"x16"x4"
FINISH: BRUSHED
LIMESTONE TO HAVE 1/4" RAKED MORTAR JOINTS (MORTAR COLORS TO BE LIGHT GRAY/IVORY)
SUBMIT TO ARCHITECT FOR APPROVAL
- GR GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
USE STAINLESS STEEL OR GALVANIZED STEEL
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: EXTRA DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1= WHITE
C2= PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA
C1-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1= WEATHERED ZINC
C2= RAL 7022
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (RIMC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-COLOR:
C1= WEATHERED ZINC RACEWAY
C2= RAL 7022 RACEWAY
- ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TL TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE.
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN METAL UNDERSORE
COLOR: GOLD

REQUIRED ARCHITECTURAL ELEMENTS:

1. CANOPIES, AWNINGS OR PORTICOS (CANOPIES PROVIDED)
2. ARTICULATED GROUND FLOOR LEVELS OR BASES (STONE BASE PROVIDED)
3. ARTICULATED CORNICE LINE (PROVIDED)
4. DISPLAY WINDOWS (PROVIDED)

GENERAL OVERLAY DISTRICT STANDARDS:

1. INCREASED LANDSCAPING (PROVIDED REF CIVIL PACKAGE)
2. MASONRY BUILDING PERCENTAGES (78.9% PROVIDED)
3. INCLUSION OF NATURAL/CULTURED STONE (15.39% PROVIDED)

PREPARED FOR: **McDonald's USA, LLC**

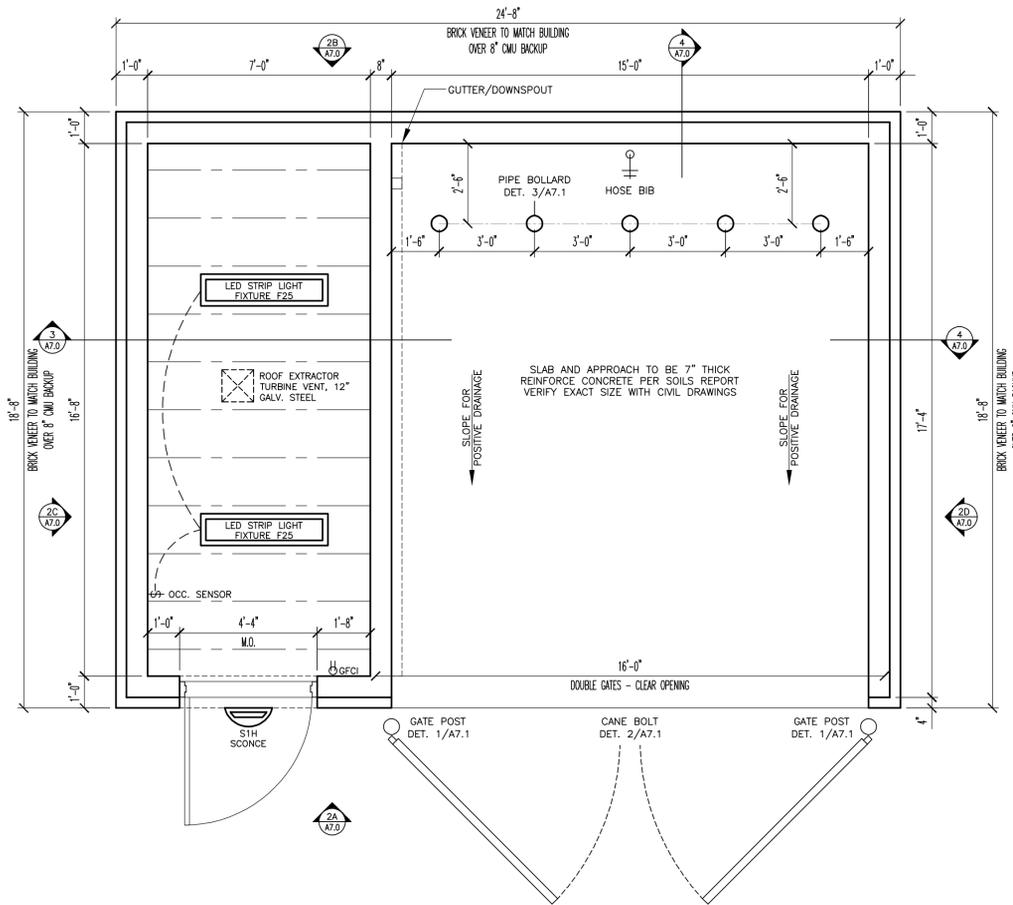
REGISTERED ARCHITECT
JAW ARCHITECTS, INC.
JAW Architects, Inc.
1926
STATE OF TEXAS
JAW Architects, Inc.
Phone: 817.959.3397
Email: jay@jawa-architect.com

2023 STANDARD BUILDING - BB20
4597 - WOOD/WOOD

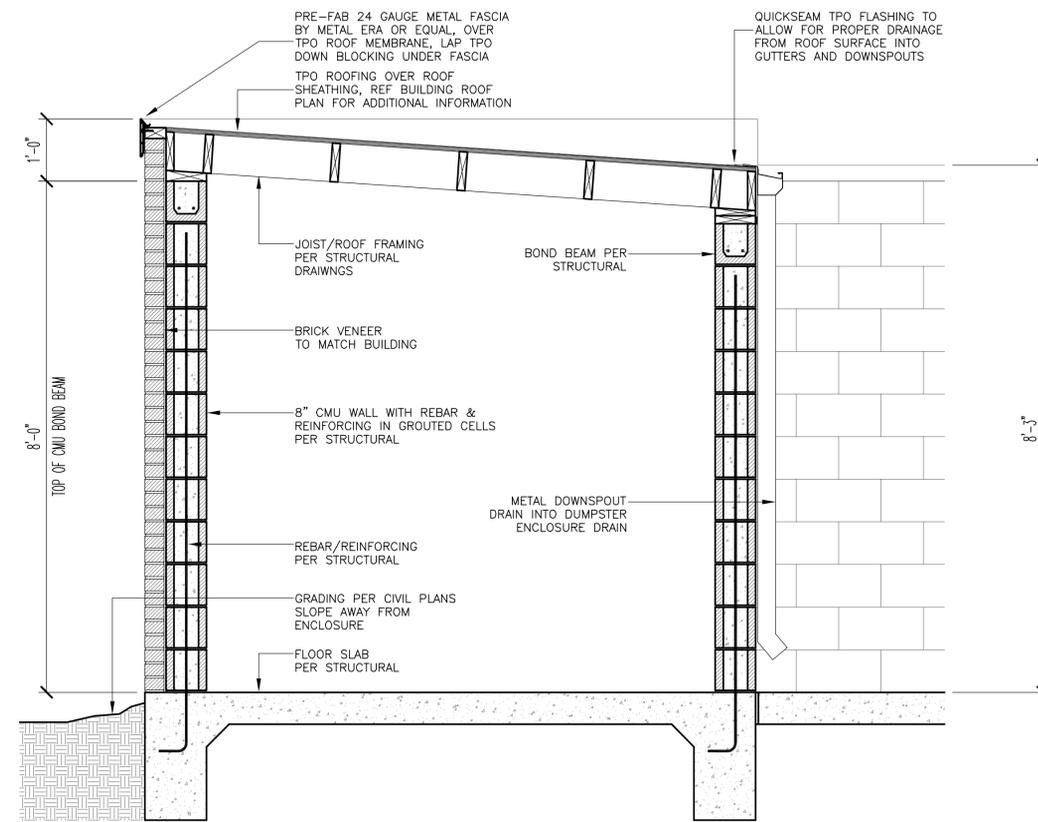
DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK VENEER
WOOD ROOF TRUSS FRAMING
STONE/BATTEN/BRICK EXTERIOR FINISH

JAWA 23-0038
A2.0
ELEVATIONS

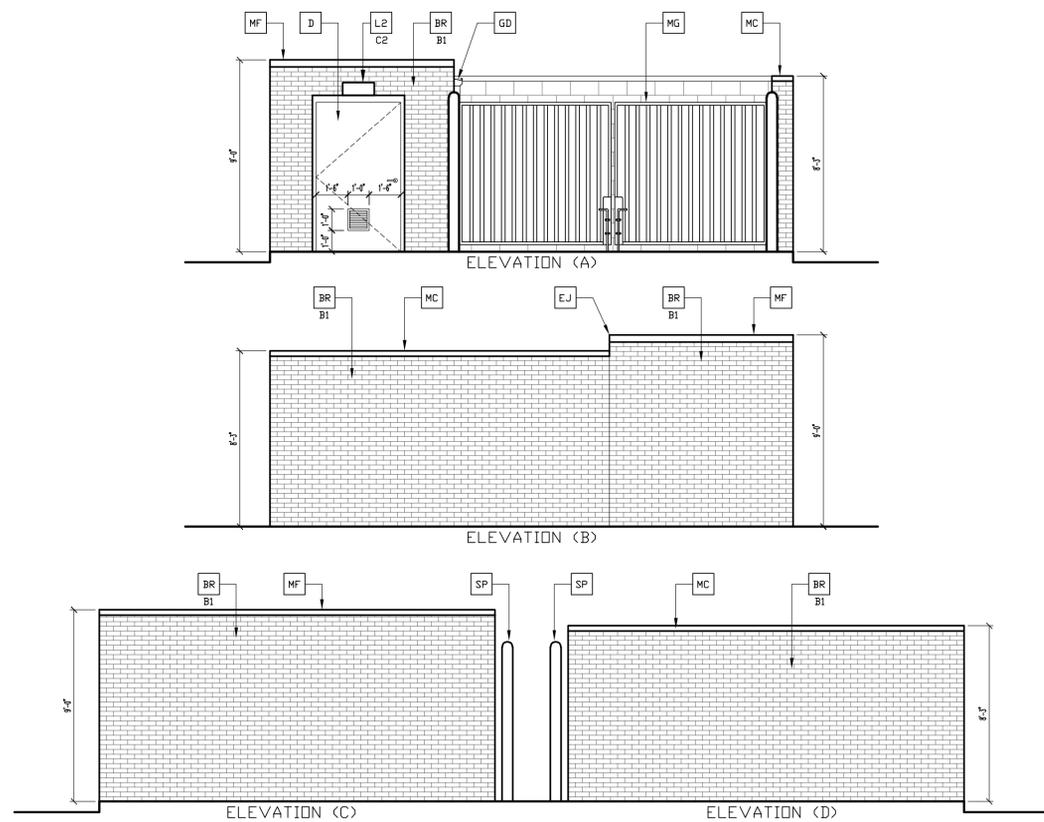
DATE: _____
REV: _____
DESCRIPTION: _____



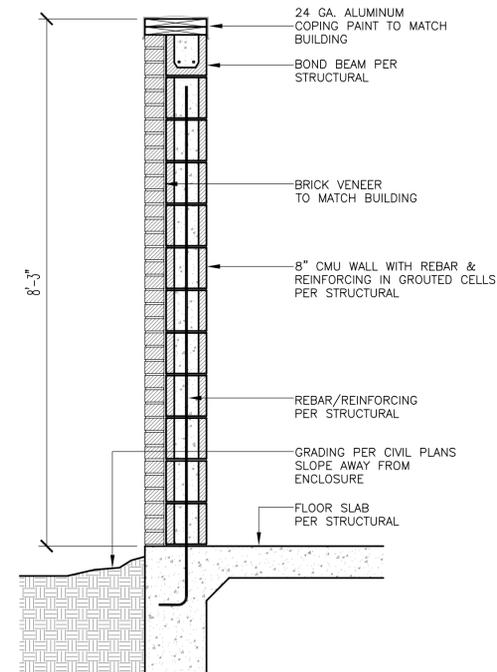
1 DUMPSTER ENCLOSURE PLAN SCALE 3/8"=1'-0"



3 WALL SECTION DETAIL SCALE 3/4"=1'-0"



2 DUMPSTER ELEVATIONS SCALE 1/4"=1'-0"



4 WALL SECTION DETAIL SCALE 3/4"=1'-0"

KEY NOTES:

- BR MODULAR FACE BRICK
B1 - COLOR: "SILVERADO" SMOOTH BY HEBRON BRICK COMPANY
- D HOLLOW METAL DOOR
PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- MF METAL FASCIA - PRE-FAB ANCHOR-TITE FASCIA
COLOR: WEATHERED ZINC
- MC 24 GAUGE ALUMINUM COPING OVER CMU ENCLOSURE WALLS COLOR TO MATCH "MF"
- SP STEEL CONCRETE FILLED POST
PAINT TO MATCH BUILDING TRIM COLOR
- MG METAL DUMPSTER ENCLOSURE ENTRY GATES, REF DETAILS AND NOTES.
- GD METAL GUTTERS AND DOWNSPOUT DRAIN INTO DUMPSTER ENCLOSURE DRAIN
- L2 RADIAL SCOURCE LIGHT FIXTURE - SEE ELECTRICAL
COLOR: PLATINUM SILVER

GENERAL NOTES:

GENERAL CONTRACTOR TO PROVIDE 6 INCHES OF EXPOSED GRADE BREAMS AROUND THE STORAGE BUILDING WITH THE EXCEPTION OF THE DOOR LOCATION, COORDINATE WITH THE CIVIL GRADING PLANS.

5/8" PUDDLE WELD B/N DECK & ALL ANGLE TYPICAL IN EACH DECK FLUTE, PROVIDE #12 SCREWS @ 6" O.C. AT ALL DECK S SIDE LAPS.

GENERAL CONTRACTOR TO SUPPLY AND INSTALL CORRUGATED METAL GATES (16 GAUGE) F-DECKING, ALL METAL TO BE PRIMED AND PAINTED TO MATCH THE BUILDING TRIM COLOR, VERIFY WITH ACM.

PROVIDE A 12"x12" LOUVER VENT IN HOLLOW METAL DOOR, SEE ELEVATIONS.

ELECTRICAL NOTES:

OCCUPANCY SENSOR: GC TO PROVIDE A WALL MOUNTED OCCUPANCY SENSOR, REF ELECTRICAL PLANS FOR MORE INFORMATION.

GC TO INSTALL NEW STRIP LIGHT FIXTURE, PER MANF.'S RECOMMENDATIONS. F25 - 42W LED BY COLUMBIA LIGHTING #LCL4-40ML-EDU.

GC TO PROVIDE A 20A, 120V, RECEPTACLE WITHIN 25 FEET OF THE HVAC EQUIPMENT, PER CODE.

ALL LIGHTING/POWER SHALL BE CONNECTED TO AN APPROPRIATE CIRCUIT IN THE MAIN BUILDING PANELS, VERIFY CIRCUITING PRIOR TO ROUGH-IN.

PREPARED FOR: **McDonald's USA, LLC**

REGISTERED ARCHITECT
JAW
JAW Architects, Inc.
17224
STATE OF TEXAS
Phone: 817.759.3397
Email: jay@jawa.com

PREPARED BY: JAW

DRAWN BY: JAW

STD ISSUE DATE: 2023

REVIEWED BY: JAW

DATE ISSUED: 10/06/2023

TITLE: 2023 STANDARD BUILDING - BB20

DESCRIPTION: 4597 - WOOD/WOOD

WOOD BEARING WALLS W/4" BRICK VENEER

WOOD ROOF TRUSS FRAMING

STONE/BATTEN/BRICK EXTERIOR FINISH

SITE ADDRESS: 042-3426 NWC OF STATE HWY 205 & FM 549, ROCKWALL, TEXAS

SHEET NO: **A7.0**

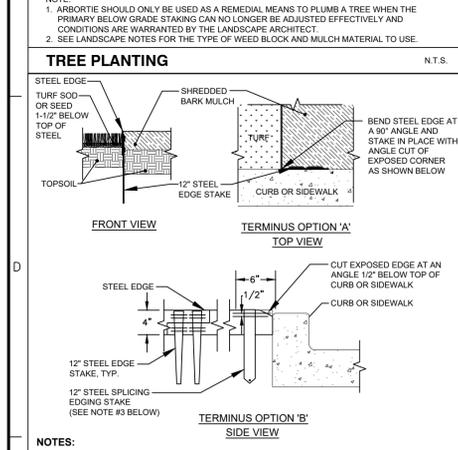
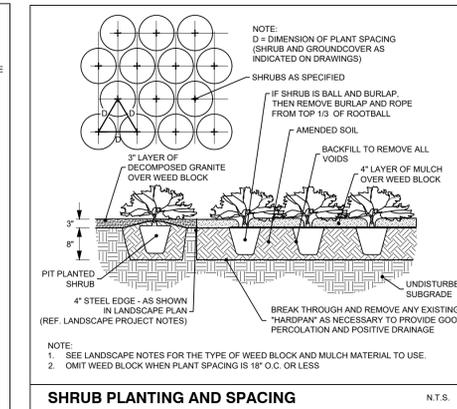
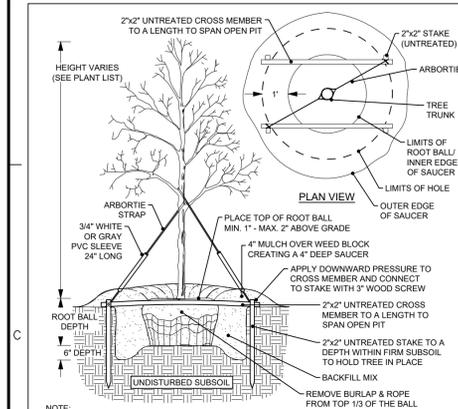
2023 McDonald's USA, LLC

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REV	DATE	DESCRIPTION	BY

LANDSCAPE ORDINANCE COMPLIANCE CHART

ORDINANCE SECTION	DESCRIPTION	REQUIRED/PROVIDED	COMPLIANCE
Section 5.01	Minimum of 20' wide landscape buffer along all State Highway 205	REQUIRED: 20' wide buffer PROVIDED: 20' wide buffer	COMPLIES
	All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up 30" tall berm and minimum 30" tall shrubbery along the entire length of the frontage	REQUIRED: 30" tall berm, 30" tall shrubs, and groundcover along entire length of frontage PROVIDED: 30" tall berm, 30" tall shrubs, and groundcover along entire length of frontage	COMPLIES
	Also a minimum of one (2) canopy tree and one (4) accent tree shall be incorporated into the landscape buffer per 100-linear feet of frontage along the State Highway 205	REQUIRED: 180 LF/50' = 3.6 Canopy Trees and 7.2 Accent Trees PROPOSED: 4 Canopy Trees and 8 Accent Trees	COMPLIES
Section 5.03	Minimum of 20% of the total site must be landscaped	REQUIRED: 54,489 Sq.Ft x 0.2 = 10,897.8 Sq.Ft PROPOSED: 11,627 Sq.Ft (21.3%)	COMPLIES
	Minimum 5% or 200 Sq.Ft of Landscaping (whichever is greater) in the interior parking lot area. And must have a tree within 80' of each required parking space.	REQUIRED: 9,297.46 Sq.Ft (Proposed parking area) x 0.05 = 464.87 Sq.Ft of Landscaping required PROPOSED: 723.12 Sq.Ft (7.8%) and every parking space has a tree within 80' of it	COMPLIES
	Minimum of 50% of required landscape must be located in the front yard or side yards of the site.	REQUIRED: 10,897.8 Sq.Ft x 0.5 = 5,448.9 Sq.Ft PROPOSED: 7,981.32 Sq.Ft	COMPLIES



LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (filled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors, and said irrigation shall be designed by a qualified professional and installed by a licensed irrigator.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the city. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the city.

206 A.4.B TREE PLACEMENT AND CLEARANCES

- if a required canopy tree is proposed within 12 feet of a building foundation, an alternate planting location on-site may be approved by the director of planning.
- no tree shall be planted closer than four feet to a right-of-way line, nor closer than eight feet to any public water line, wastewater line, fire protection connection, or drainage line, nor within any detention pond, unless approved by the director of engineering.
- a landscape area in which trees are to be provided shall not overlap or otherwise infringe upon a utility easement, unless no alternative is available.
- no tree that has a mature height of 25 feet or greater shall be planted within ten feet of an existing or proposed overhead utility line, where canopy trees are required adjacent to or underneath overhead utility lines, ornamental trees shall be provided instead of the required canopy trees at a ratio of two ornamental trees per every one required canopy tree.

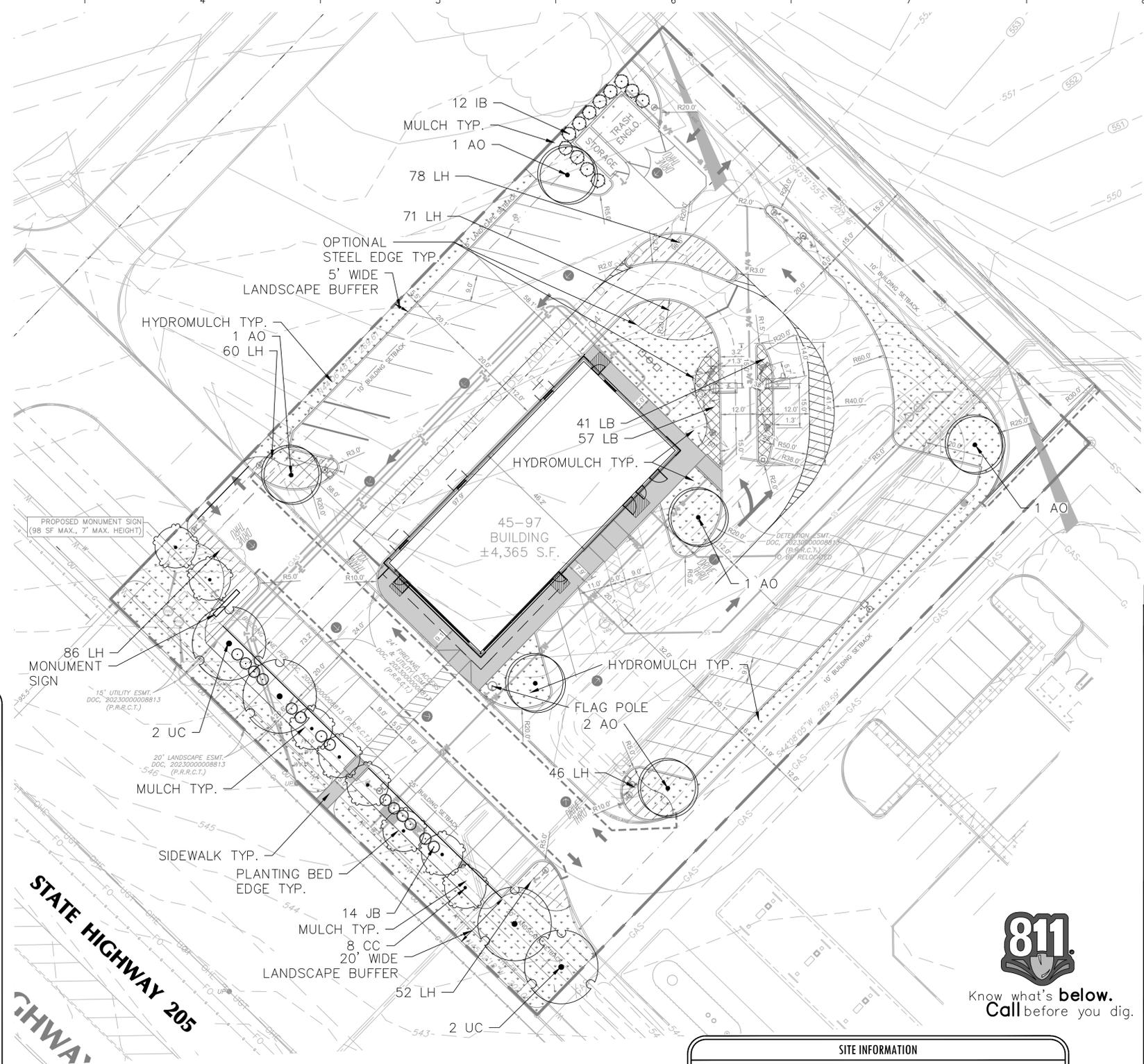
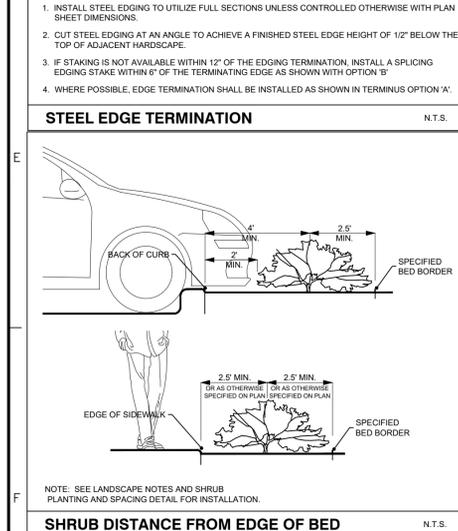
All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/4" min. thickness unless bed is bordered by concrete. Steel edging adjacent to river rock beds shall have a 1/4" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

IRRIGATION REQUIREMENT
Irrigation system must meet the requirements of the UDC.



PLANT SCHEDULE

TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT/WIDTH	SPACING
	AO	6	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	4" CAL.	B&B	40-50' H 25-30' W	
	CC	8	CERCIS CANADENSIS / TEXAS REDBUD	2" CAL.	B&B	30-40' H 15-20' W	25' O.C.
	UC	4	ULMUS CRASSIFOLIA / CEDAR ELM	4" CAL.	B&B	50-90' H 40-60' W	50' O.C.
SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT/WIDTH	SPACING
	IB	12	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL.	CONTAINER	6-8" H 8-10" W	4' O.C.
	JB	14	JUNIPERUS CONFERTA 'BLUE PACIFIC' / BLUE PACIFIC SHORE JUNIPER	5 GAL.	CONTAINER	1-2' H 4-6" W	4' O.C.
GROUND COVERS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT/WIDTH	SPACING
	LB	98	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL.	CONTAINER	6-18" H 6-18" W	24" O.C.
	LH	393	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GAL.	CONTAINER	18-24" H 4-6" W	24" O.C.

SITE INFORMATION

LAND AREA:	54,489 SF (1.251 AC)
CURRENT ZONING:	C-COMMERCIAL DISTRICT (SH205 OVERLAY DISTRICT)
EXISTING USE:	VACANT LOT
PROPOSED USE:	McDONALD'S RESTAURANT W/DRIVE-THRU
BUILDING AREA (APPROXIMATE):	4,365 GFA
BUILDING LOT COVERAGE:	4,365 SF / 54,489 SF = 0.08%
PARKING CALCULATIONS:	1 SPACE PER 100 SF
PARKING SPACES REQUIRED:	44
PARKING SPACES PROVIDED:	42
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
LANDSCAPE SETBACK:	10' FRONT; 10' STREET SIDE
BUILDING SETBACK:	25' FRONT; 10' SIDES & REAR
EXISTING IMPERVIOUS AREAS:	7,741 SF
PROPOSED IMPERVIOUS AREAS:	42,862 SF
PROPOSED LANDSCAPE PERCENTAGE:	21.3% (11,627 SF)

Date Description No.

Revisions

McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.



LANGAN

Langan Engineering and Environmental Services, Inc.

2999 Olympus Blvd, Suite 165
Dallas, TX 75019

T: 817.328.3200 www.langan.com
TBPE FIRM REG. #F-1709

Project **McDonald's Restaurant**
L/C #042-3426 (NSN 41096)
NWC S.H. 205 & FM 549
PROPOSED LOT 2R, BLOCK A, CREEKSIDE COMMONS
ROCKWALL

ROCKWALL COUNTY TEXAS

LANDSCAPE PLAN

Project No. **520061401** Drawing No. **L1.0**

Date **10/18/2023**

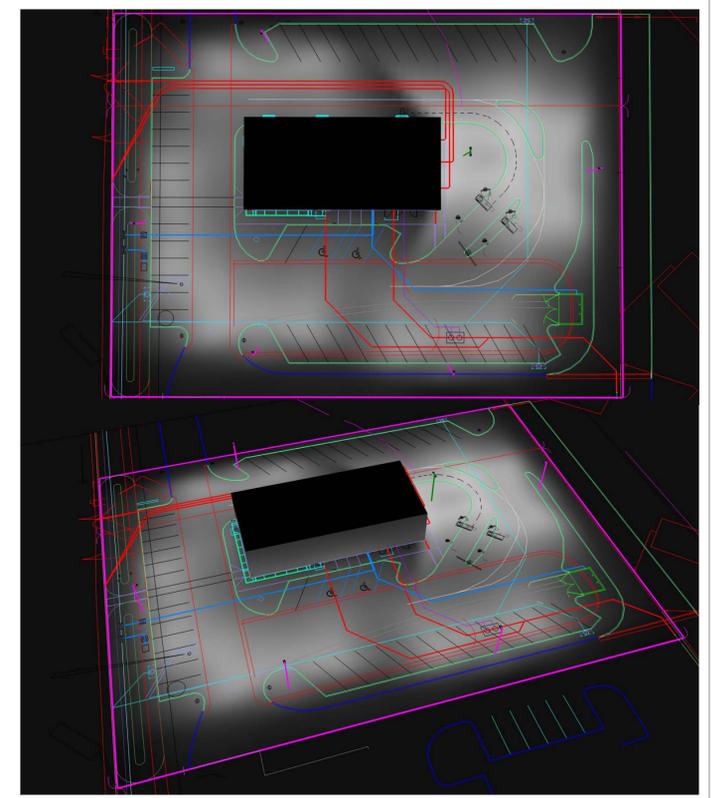
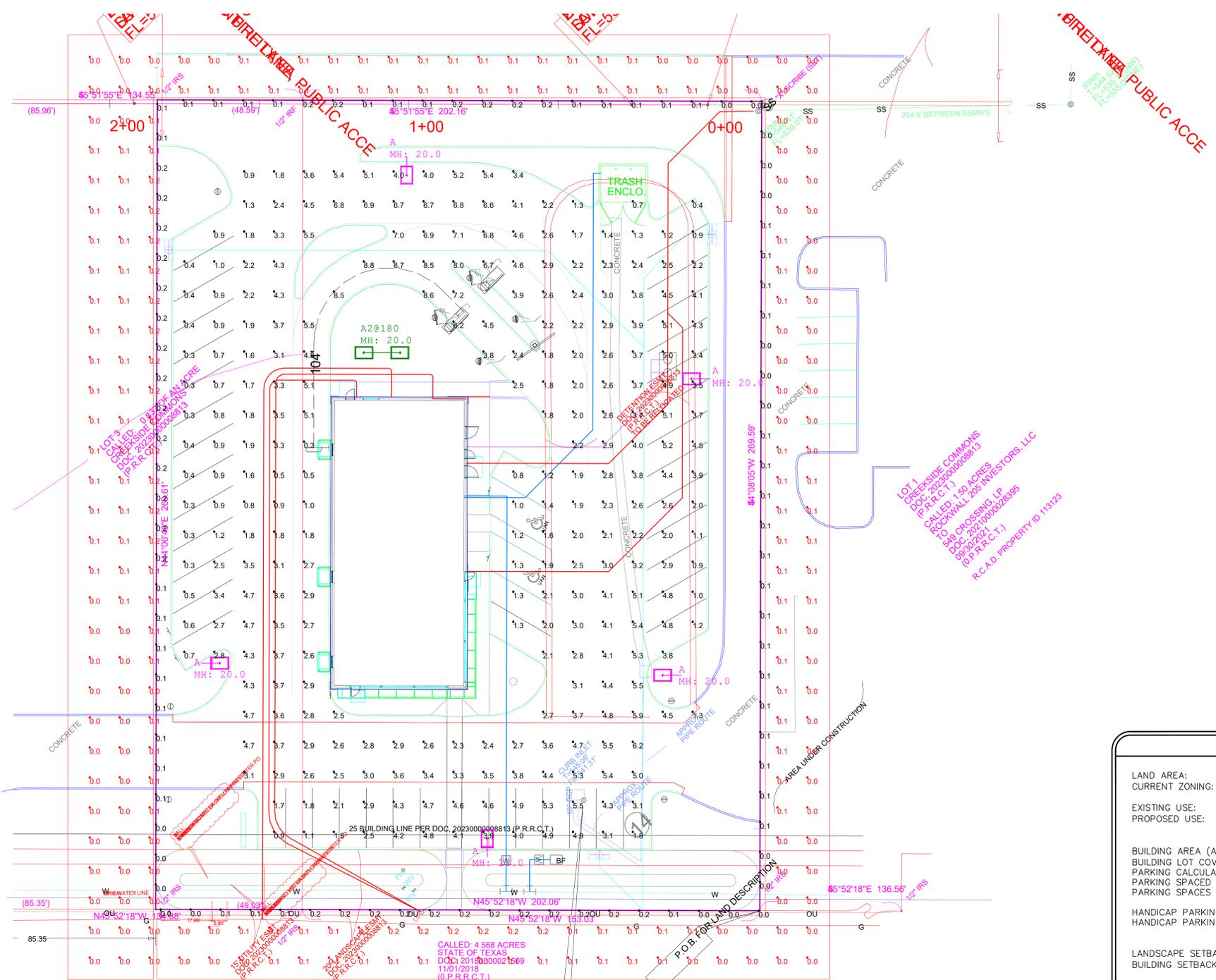
Drawn By **DH**

Checked By **AM/JS**

Sheet **12** of **21**



NOTES:
 1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 2. DISTANCE BETWEEN READINGS _____ 10'



Pole Fixtures Are Full Cutoff
 Tilt=0
 Calculation Grids Are At Grade
 Pole Light Mounting Height=20ft
 (17' Pole + 3' Base)

SITE INFORMATION	
LAND AREA:	54,489 SF (1.251 AC)
CURRENT ZONING:	C-COMMERCIAL DISTRICT (SH205 OVERLAY DISTRICT)
EXISTING USE:	VACANT LOT
PROPOSED USE:	MCDONALD'S RESTAURANT W/DRIVE-THRU
BUILDING AREA (APPROXIMATE):	4,365 GFA
BUILDING LOT COVERAGE:	4,365 SF/54,489 SF = 8.01%
PARKING CALCULATIONS:	1 SPACE PER 100 SF
PARKING SPACES REQUIRED:	44
PARKING SPACES PROVIDED:	45
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
LANDSCAPE SETBACK:	20' FRONT; 5' REAR & SIDE
BUILDING SETBACK:	25' FRONT; 10' SIDES & REAR
EXISTING IMPERVIOUS AREAS:	13.9% (7,592 SF)
PROPOSED IMPERVIOUS AREAS:	64.4% (35,072 SF)
PROPOSED LANDSCAPE PERCENTAGE:	21.7% (11,825 SF)

PROJECT WIND LOAD CRITERIA BASED ON:
 ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
 50 YEAR MEAN RECURRENCE INTERVAL
 ALLOWED EPA XX-X @ WIND LOAD XX MPH

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ADJACENT PROPERTY READINGS	Illuminance	Fc	0.07	0.2	0.0	N.A.	N.A.
PAVED SURFACE READINGS	Illuminance	Fc	3.16	8.8	0.3	10.53	29.33
PROPERTY LINE READINGS	Illuminance	Fc	0.11	0.2	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	5	A	Single	1.000	VP-2-320L-145-5K7-4W-DBS-HSS-90-B	145.6	0.607	20	SES-17-40-1-TA-GL-DB (4")
	1	A2@180	Back-Back	1.000	VP-2-320L-145-5K7-4W-DBS	150	0.607	20	SES-17-40-1-TA-GL-DB (4")

Regional Drawing
 # 423426

SECURITY LIGHTING™
 2100 Gulf Road, Suite 400, Rolling Meadows, IL 60008
 1-800-544-4444

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES
 SCALE 1"=20' 0"

DRAWN BY: **CLB LEED AP BD+C**

POINT-BY-POINT FOOTCANDLE PLOT FOR
 MCDONALD'S
 550 FARM TO MARKET RD 549
 ROCKWALL, TX 75082

NATIONAL STORE NUMBER
41096

DATE: 9/15/2023
 DRAWING NUMBER: A231820A.AGI

THIS DRAWING MEETS OR EXCEEDS MCDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
 2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
 3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
 4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

VIPER Area/Site

VIPER LUMINAIRE

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

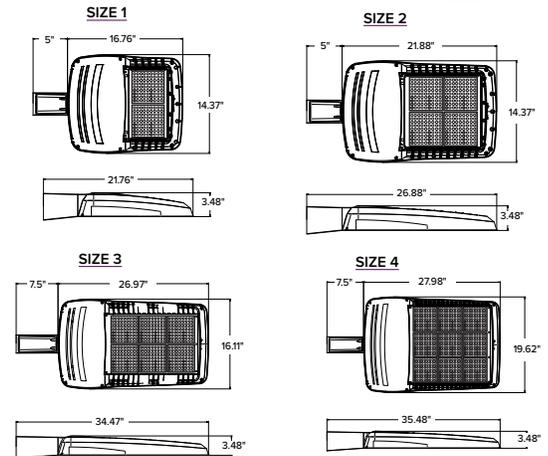
CONTROLS

- 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](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-35 ⁶ 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	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	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				
		3 Size 3	480L-285 40000 lumens 480L-320 44000 lumens 480L-340 48000 lumens 480L-390 52000 lumens 480L-425 55000 lumens 480L-470 60000 lumens				
		4 Size 4	720L-435 60000 lumens 720L-475 65000 lumens 720L-515 70000 lumens 720L-565 ⁶ 75000 lumens 720L-600 ⁶ 80000 lumens				
			CLO Custom Lumen Output ¹				

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole ²
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole ²
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole ²
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole ²
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

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

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Toolless Entry
BC	Backlight Control ⁸
TB	Terminal Block

Network Control Options	
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 “2” for 2.5”-3.4” OD pole, “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

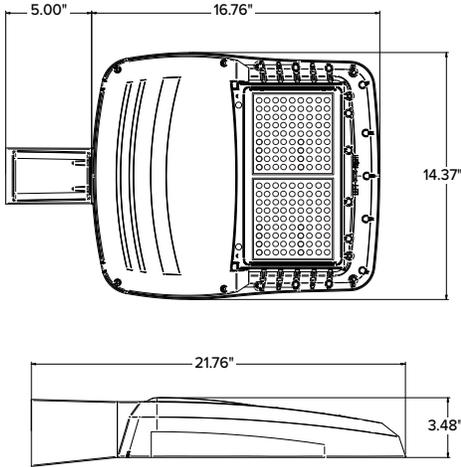
9 – At least one SCPREMOTTE required to program SCP motion sensor. Must select 8ft or 40ft.

VIPER Area/Site

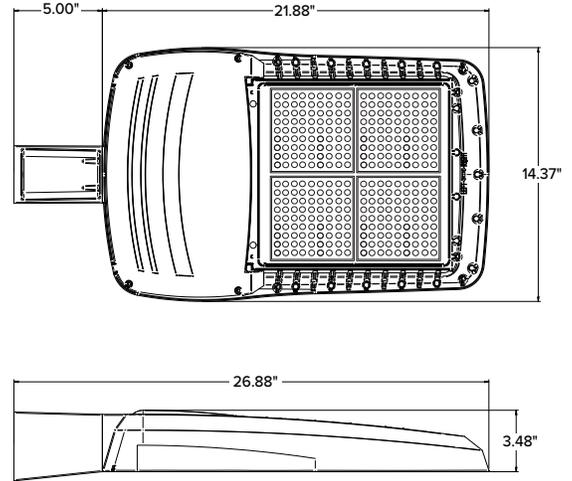
VIPER LUMINAIRE

DIMENSIONS

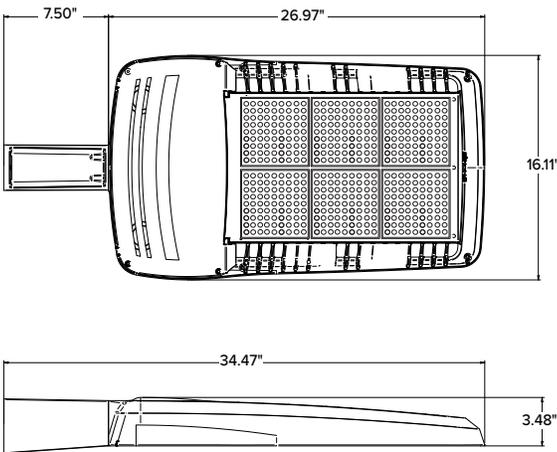
SIZE 1



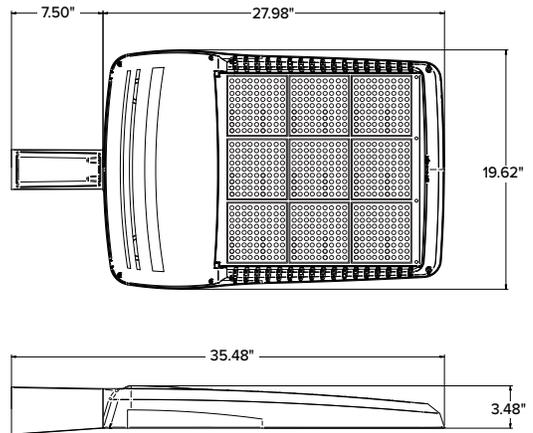
SIZE 2



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

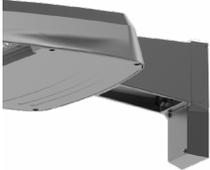
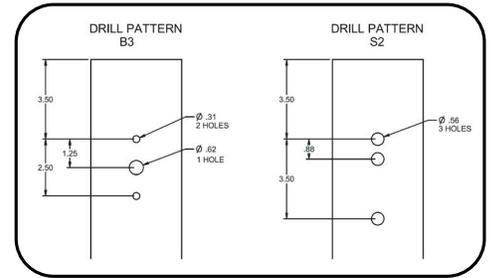
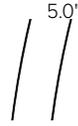
VIPER LUMINAIRE

MOUNTING



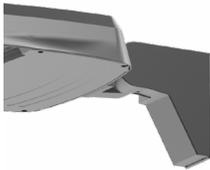
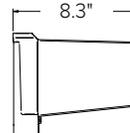
A-STRAIGHT ARM MOUNT

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

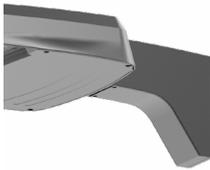
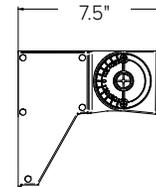
Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)



AAU-ADJUSTABLE ARM FOR POLE MOUNTING

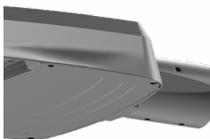
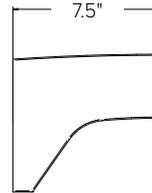
Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 15° aiming angle increments. Micro Strike configurations have a 45° aiming limitation.

Strike configurations have a 30° aiming limitation.



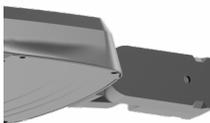
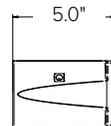
ADU-DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).



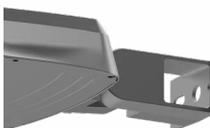
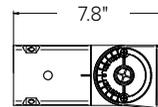
MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



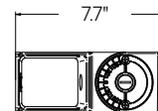
K-KNUCKLE

Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



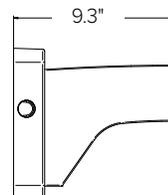
T-TRUNNION

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

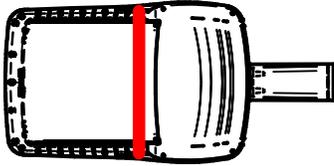
ADDITIONAL INFORMATION (CONTINUED)

HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

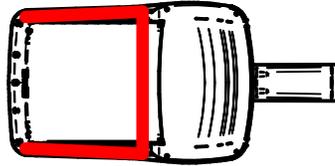
HSS has a depth of 5" for all Viper sizes

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

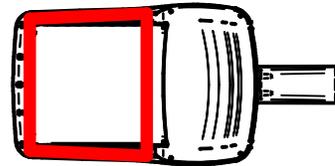
VPR2x HSS-90-B-xx



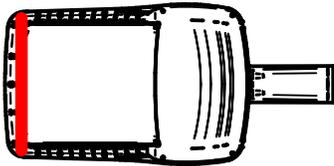
VPR2x HSS-270-BSS-xx



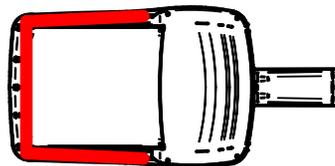
VPR2x HSS-360-xx



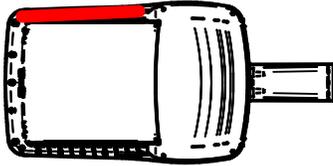
VPR2x HSS-90-F-xx



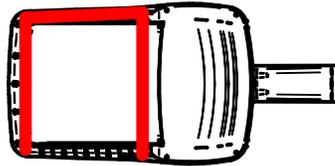
VPR2x HSS-270-FSS-xx



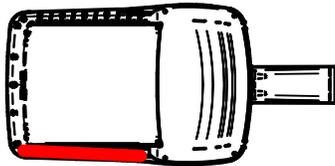
VPR2x HSS-90-S-xx



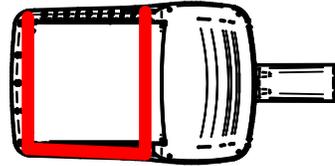
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



PROJECT COMMENTS



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

DATE: 10/27/2023

PROJECT NUMBER: SP2023-036
PROJECT NAME: Site Plan for Kennor Rockwall retail
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shae Shoulders of Kennor Rockwall Retail, LLC for the approval of a Site Plan for two (2) commercial/retail buildings on a 1.93-acre parcel of land identified as Lots 8 & 9, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 & 3775 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/26/2023	Needs Review

10/26/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shae Shoulders of Kennor Rockwall Retail, LLC for the approval of a Site Plan for two (2) commercial/retail buildings on a 1.93-acre parcel of land identified as Lots 8 & 9, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 & 3775 N. Goliad Street [SH-205].

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

M.3 For reference, include the case number (SP2023-036) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Please remove all proposed signage from the site plan and building elevations. All signage will be covered by a separate permit. (Subsection 06.02. F, of Article 05, UDC)

I.5 The subject property will be required to replat if any lot lines are adjusted, ROW is required, or any new easements are established.

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.7 Site Plan:

- (1) Please correct the Lot and Block in the Title Block to Lots 8 & 9, Block A. (Subsection 03.04. A, of Article 11, UDC)
- (2) The separation between buildings in 15-feet without a fire rated wall. Please shift the buildings to meet this requirement or indicate that the walls will be fire rated. (Subsection 03.04. B, of Article 11, UDC)
- (3) Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. (Subsection 03.02, of Article 06, UDC)
- (4) Please provide a detail of the proposed 6-foot wrought iron fence. (Subsection 08.02. F, of Article 08, UDC)
- (5) Is there any pad mounted utility equipment? If so, please indicate then and provide the required screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
- (6) Are there any RTUs? If so, please crosshatch the RTUs on the building elevations (RTUs must be fully screened by an enclosed parapet system). (Subsection 01.05. C, of Article 05, UDC)
- (7) Please provide a dumpster detail that addresses the dumpster enclosure requirements, which are as follows. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. (Subsection 01.05. B, of Article 05, UDC)
- (8) There shall be no outside storage.

M.8 Landscape Plan:

- (1) All canopy trees must be 4" caliper. Please correct the landscape table to reflect this. (Subsection 05.03. B, of Article 08, UDC)
- (2) Please label the berm within the landscape buffer. (Subsection 05.03. B, of Article 08, UDC)
- (3) A row of canopy trees must be provided at the rear of the property. (Subsection 06.02. C (5), of Article 05, UDC)
- (4) Please incorporate additional shrubs in front of the drive-through to screen the headlights. (Subsection 05.03. B, of Article 08, UDC)
- (5) The landscape buffer must incorporate six (6) canopy trees and twelve (12) accent trees. Please correct the landscape plan to reflect this. (Subsection 05.03. B, of Article 08, UDC)

M.9 Photometric Plan:

- (1) No light pole, base or combination thereof shall exceed 20 feet. (Subsection 03.03. E, of Article 07)
- (2) Please clarify that the wall sconce will not have up lighting, as up lighting is not permitted. (Subsection 03.03, of Article 07)

M.10 Building Elevations:

- (1) All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. In this case you will need to complement the building south of the subject property. (Subsection 06.02, of Article 05)
- (2) Staff would recommend using all stone and brick on the proposed building. This would better match the building next door.
- (3) Please provide a note indicating the parapet will be enclosed (i.e. wraps around the building) and that the backs of the parapet will be finished in the same material as the exterior facing material. (Subsection 04.01, of Article 05, UDC)
- (4) Building 2 utilizes stucco within the first four (4) feet. This will be a variance; this could be easily addressed through comment M.10.2. (Subsection 06.02. C, of Article 05, UDC)
- (5) At least 20% natural or quarried stone shall be utilized on each façade. This will be a variance. (Subsection 06.02. C, of Article 05, UDC)
- (6) Please indicate the parapet wall height. (Subsection 04.01, of Article 05, UDC)
- (7) The parapet must fully screen any RTUs from all adjacent properties and ROW. Please crosshatch the RTUs on the building elevations. (Subsection 04.01, of Article 05, UDC)
- (8) The articulation requirements for wall length (i.e. wall length = 3 x height), wall projection (i.e. wall projection = 25% x height), and projection height (i.e. projection height = 25% x height) are not met: (Subsection 04.01, of Article 05, UDC)
 - (a) Building 1: Wall length on the north, south, and west side; wall projection on the east and south side.
 - (b) Building 2: Wall length on the north and west side; wall projection on the east and north side.
 - (c) Projection height is not met on both buildings.

I.11 Staff has identified the following exception(s) and variance(s) associated with the proposed request: [1] 20% stone, [2] stucco in first four (4) feet, [3] primary articulation, and [4] four (4) sided architecture requirements. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 14, 2023 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on November 1, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 2023.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). A representative(s) must be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

- 10/24/2023:
1. Dumpsters will need oil/water separators that outfall to the storm sewer system.
 2. Grate inlets not allowed - confirm this is a curb inlet.
 3. Will you need a grease trap for either of these buildings?
 4. Dimension landscape islands.
 5. No improvements (including berms and landscaping) can be located in existing easements (NTMWD or City easements) without NTMWD or City approval.
 6. Trees to be 5' away from water and sewer.
 7. No berms to be constructed on public or NTMWD water or sewer lines.

General Library Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Platting will be required.
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20'. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Dumpsters should be orientated so that trash truck only has to pass through the site once.

Drainage Items:

- Drainage from the site must follow the approved drainage area map.
- Dumpster to go through oil/water separator before draining to the storm lines.
- Will need to account for the drainage swale that takes the water to the existing detention pond.

Water and Wastewater Items:

- 8" water may need to be looped in around the site.
- Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- Water to be 10' separated from storm and sewer lines.
- Existing 8" water stub out at southwest property corner.
- 10' minimum separation between City utilities, and between City to private utilities.

Roadway Paving Items:

- Parking to be 20'x9'.
- Drive isles to be 24' wide.
- No deadend parking allowed. Must connect through if you have two way traffic.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	10/27/2023	Needs Review

10/27/2023: * Dumpster enclosure must meet minimum size requirements from the Unified Development Code - Depth shows 10 feet, minimum requirement is 12 feet.

* I believe the dumpster enclosure requires a 10' separation from the property line - this location does not meet this requirement

* Oil/Water Separator required for the dumpster enclosure, drain inside enclosure, and must discharge to the storm line

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved

No Comments

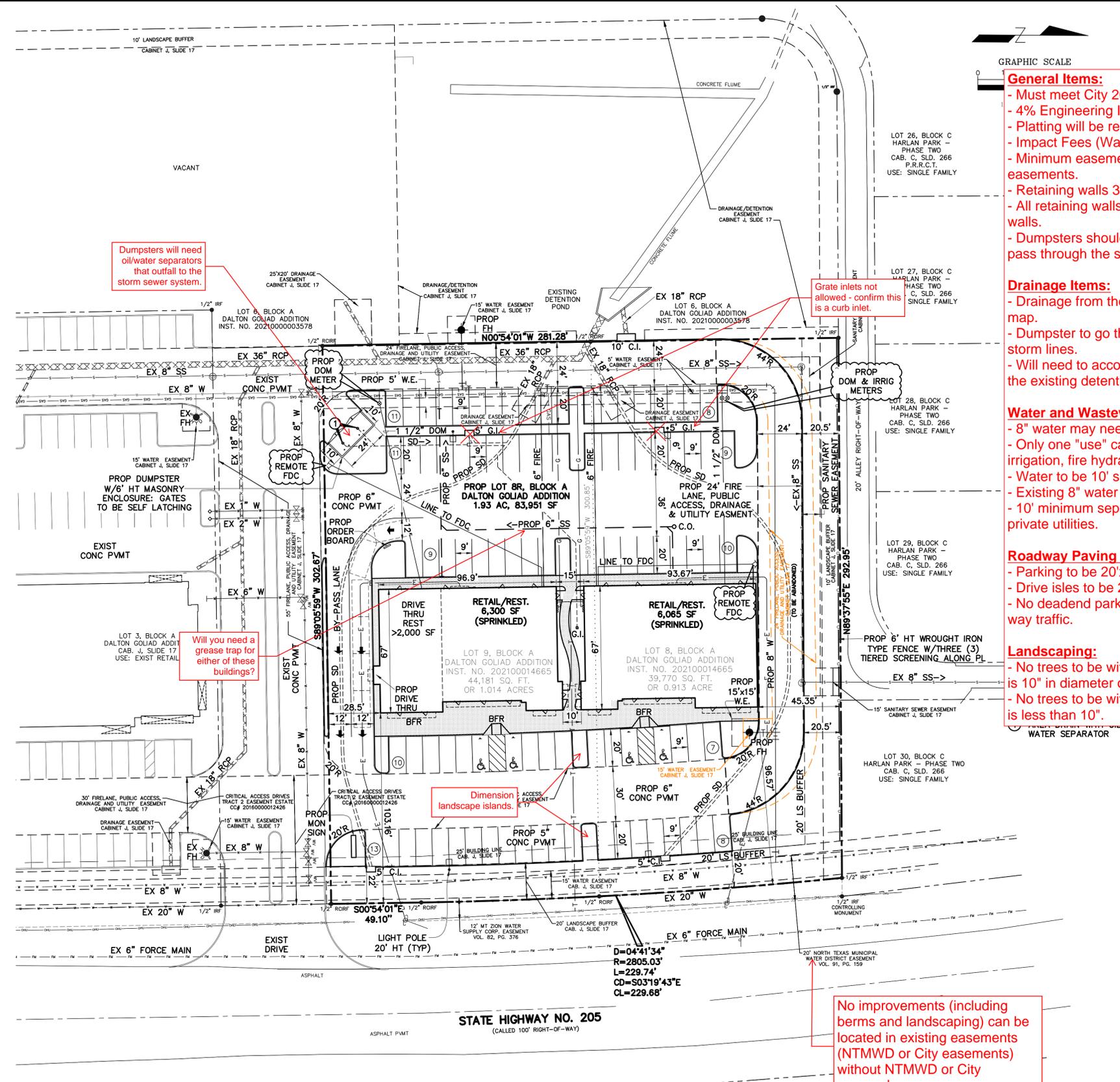
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved w/ Comments

10/24/2023: 1. All canopy/shade trees are required to be 4" caliper minimum.

2. Please ensure all parking spaces are within 80' of tree canopy



- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Platting will be required.
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20'. No structures allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls must be rock or stone face. No smooth concrete walls.
 - Dumpsters should be orientated so that trash truck only has to pass through the site once.

- Drainage Items:**
- Drainage from the site must follow the approved drainage area map.
 - Dumpster to go through oil/water separator before draining to the storm lines.
 - Will need to account for the drainage swale that takes the water to the existing detention pond.

- Water and Wastewater Items:**
- 8" water may need to be looped in around the site.
 - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
 - Water to be 10' separated from storm and sewer lines.
 - Existing 8" water stub out at southwest property corner.
 - 10' minimum separation between City utilities, and between City to private utilities.

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 - Drive isles to be 24' wide.
 - No deadend parking allowed. Must connect through if you have two way traffic.

- 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".

SITE SUMMARY TABLE	
Site Address	GOLIAD
County	ROCKWALL
Project Name	KENNOR ROCKWALL RETAIL
Zoning District	GR W/N. SH 205 OVERLAY DISTRICT
Proposed use	RETAIL/REST.
Site Area:	1.93 Acres 83,951 S.F.
Building Area	12,365 S.F.
Building Height:	1 Story
Lot Coverage:	12,365 / 83,951 = 14.73%
Floor Area Ratio:	12,365 S.F. / 83,951 = 1:14.73
Parking Required Building:	12,365 S.F.
	RETAIL 1 SPCS/250 SF (5,365 SF/250) = 22 SPACES
	REST. 1 SPCS/100 SF (7,000 SF/100) = 70 SPACES
Total Parking Required:	= 92 SPACES
Parking Provided:	REGULAR = 92 SPACES
	ACCESSIBLE = 4 SPACES
	TOTAL = 96 SPACES
Impervious Area:	66,545 S.F.
Impervious Area Ratio:	66,545 S.F. / 83,951 = 79.27%
Pervious Area Ratio:	17,406 S.F. / 83,951 = 20.73%

No improvements (including berms and landscaping) can be located in existing easements (NTMWD or City easements) without NTMWD or City approval.

Dumpsters will need oil/water separators that outfall to the storm sewer system.

Will you need a grease trap for either of these buildings?

Dimension landscape islands.

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 ____ 20__

WITNESS OUT HANDS, THIS ____ DAY OF ____

 PLANNING & ZONING COMMISSION, CHAIRMAN

 DIRECTOR OF PLANNING AND ZONING

- NOTES**
1. TOPOGRAPHY SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC. DATED 06/28/2023.
 2. PROPERTY OWNER RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEM.

OWNER/DEVELOPER:
 KENNOR ROCKWALL RETAIL, LLC.
 8848 GREENVILLE AVE.
 DALLAS, TEXAS 75243
 PHONE: 903-819-1208
 CONTACT: SHANE SHOULDERS

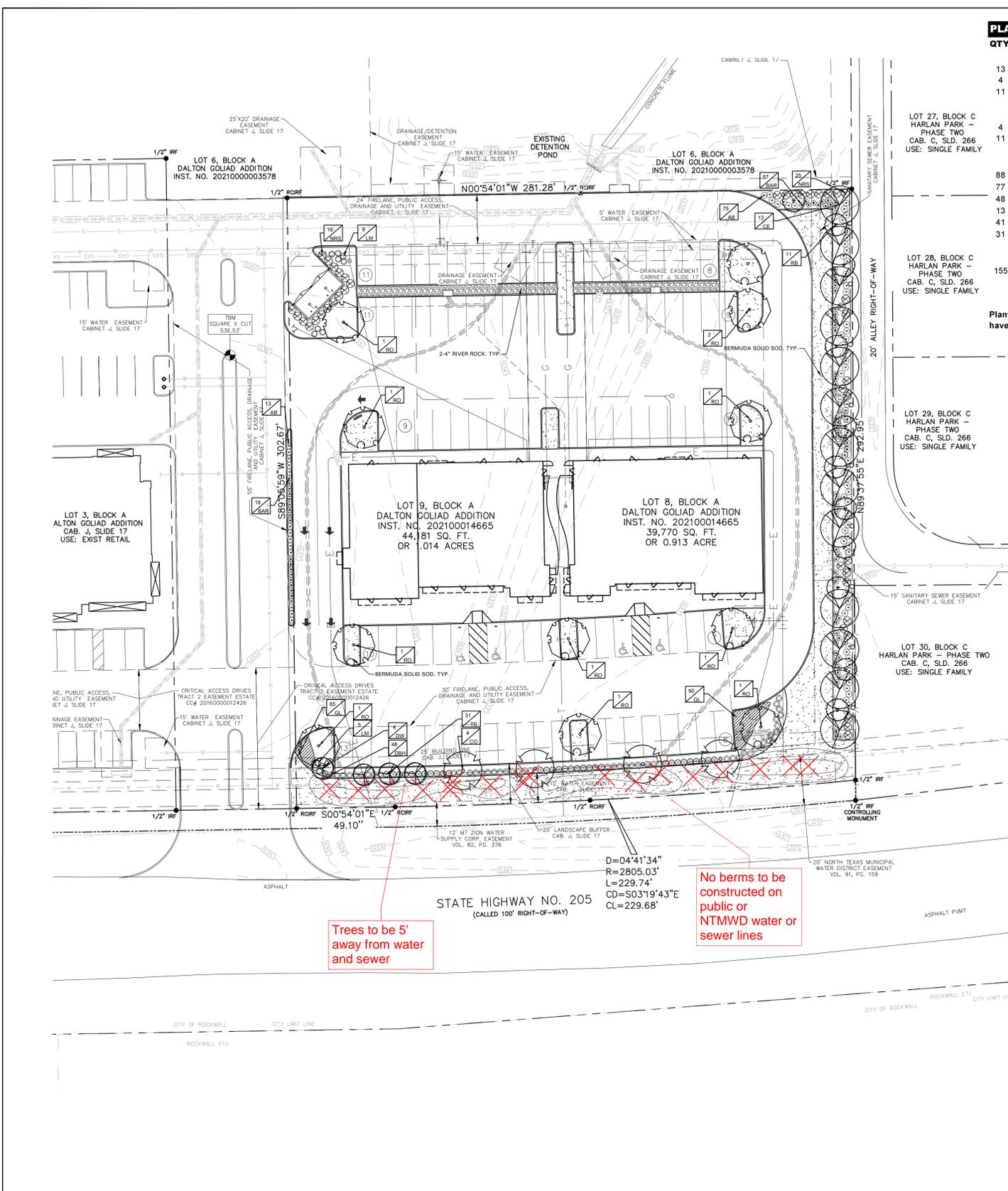
ENGINEER:
 VASQUEZ ENGINEERING, L.L.C.
 1919 S. SHILOH ROAD, SUITE 440
 GARLAND, TEXAS 75042
 PHONE: 972-272-4610
 CONTACT: JUAN J. VASQUEZ, P.E.

SITE PLAN
KENNOR ROCKWALL RETAIL
 LOT 8R, BLOCK A
 DALTON GOLIAD ADDITION
 1.93 ACRES
 ROCKWALL, ROCKWALL COUNTY, TEXAS
 OCTOBER 20, 2023
 CASE #SP2023-0XX

Scale: 1" = 30'	Designed by: JUV	Drawn by: DRS	Checked by: JUV	Date: 10/20/2023
<p>DEVELOPER: KENNOR ROCKWALL RETAIL, LLC 8848 GREENVILLE AVE. DALLAS, TEXAS 75243</p>				
<p>SITE PLAN KENNOR ROCKWALL RETAIL LOT 8R, BLOCK A DALTON GOLIAD ADDITION CITY OF ROCKWALL, TX.</p>				
<p>SHEET SP1</p>				

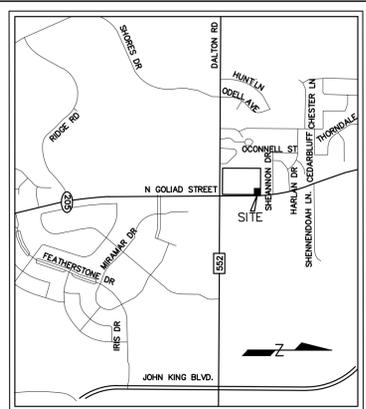
VASQUEZ ENGINEERING, L.L.C.
 1919 S. Shiloh Road
 Suite 440, LB 44
 Garland, Texas 75042
 Ph: 972-272-2948
 TX Registration # F-12266

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION PERMITTING OR BIDDING PURPOSES WITHOUT THE WRITTEN CONSENT OF VASQUEZ ENGINEERING, L.L.C. DATED 10/20/2023. VASQUEZ ENGINEERING, L.L.C. TX REG. F-12266



PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
13	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
4	CO	Chinkapin Oak	<i>Quercus muhlenbergii</i>	3" cal.	12' ht., 4' spread, matching
11	RO	Texas Red Oak	<i>Quercus texana</i>	3" cal.	12' ht., 4' spread, matching
ORNAMENTAL TREES					
4	DW	Desert Willow	<i>Chilopsis linearis</i>	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
11	RB	Oklahoma Redbud	<i>Cercis reniformis 'Oklahoma'</i>	30 gal.	8' ht., 4' spread, 3 trunk min.
SHRUBS					
88	AB	Edward Goucher Abelia	<i>Abelia x grandiflora 'Edward Goucher'</i>	5 gal.	full, 20" spread, 36" o.c.
77	BAR	Crimson Pygmy Barberry	<i>Berberis thunbergii 'Crimson Pygmy'</i>	5 gal.	full, 20" sprd, 30" o.c.
48	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
13	LM	Lindheimer Muhly Grass	<i>Muhlenbergia lindheimeri</i>	5 gal.	full, 24" spread, 36" o.c.
41	NRS	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.
31	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 36" o.c.
GROUNDCOVER/VINES/GRASS					
155	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	TifTuf		2-4" River Rock

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



LOCATION MAP
N.T.S.

LANDSCAPE TABULATIONS ROCKWALL, TEXAS	
NON RESIDENTIAL BUFFERS ABUTTING R-O-W	
1. Buffer strips shall be a minimum of 20' wide along the entire length of the property's frontage abutting the right of way. All landscape buffers shall incorporate groundcover, a built up berm and shrubbery. Berms and shrubs shall have a minimum height of 30".	
2. One canopy tree and one accent tree shall be incorporated for every 50 l.f.	
State Highway 205 = 278 l.f.	
REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
4 accent trees, 4" ht.	4 accent trees, 4" ht.
NON RESIDENTIAL ABUTTING RESIDENTIAL	
1. Buffer of 20' shall be placed between non residential and residential properties	
2. 6" wrought iron fence with three tiered screening (1 small to mid sized shrub, large shrubs or accent trees and canopy trees along the entry length of adjacency with canopy trees being placed 20' o.c.	
REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6" ht. wrought iron fence	6" ht. wrought iron fence
3 tier landscape	3 tier landscape
PARKING LOT LANDSCAPE	
1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.	
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.	
REQUIRED	PROVIDED
36" screen	36" screen
10 canopy trees, 4" cal.	10 canopy trees, 4" cal.

- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
 - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
 - CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
 - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPILLS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOLID SOD:**
- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
 - SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2" BELOW FINAL FINISHED GRADE AND LARGER. REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPILLS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
 - LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
 - TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL Voids IF NECESSARY.
 - SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
 - SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.
- HYDROMULCH:**
- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
 - BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE LOCAL LAW REQUIREMENTS. FIBER SHALL BE 100% WOOD CELLULOSE FIBER DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
 - FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERKO-TACK ONE', AS MANUFACTURED BY GROVERS, INC. OR APPROVED EQUAL.
 - HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
 - USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
 - IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
 - AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDS AREA IMMEDIATELY AFTER INSTALLATION TO SATURATION.
 - ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.
- LANDSCAPE NOTES**
- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
 - CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
 - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS
 - LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
 - PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
 - EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
 - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
 - QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
 - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
 - QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
 - CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURL PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
 - TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
 - 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
 - WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAF 145 WEED BARRIER OR APPROVED EQUAL.
 - CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
- IRRIGATION:**
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
- MAINTENANCE REQUIREMENTS:**
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
 - MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
 - ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- MISCELLANEOUS MATERIALS:**
- STEEL EDGING SHALL BE 3/4" X 4 X 16' DARK GREEN DURAGRADE STEEL. LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
 - RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 5" DEPTH OVER FILTER FABRIC.

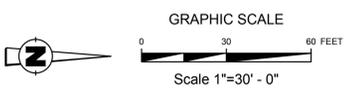
SITE SUMMARY TABLE	
Site Address	GOLIAD
County	ROCKWALL
Project Name	KENNOR ROCKWALL RETAIL
Zoning District	GR W/N, SH 205 OVERLAY DISTRICT
Proposed use	RETAIL/REST.
Site Area:	1.93 Acres 83,951 S.F.
Building Area	12,365 S.F.
Building Height:	1 story
Floor Area Ratio:	12,365 S.F. / 83,951 = 14.73%
Parking Required Building:	12,365 S.F.
	RETAIL 1 SPCS/250 SF (5,365 SF/250) = 22 SPACES
	REST. 1 SPCS/100 SF (7,000 SF/100) = 70 SPACES
Total Parking Required:	= 92 SPACES
Parking Provided:	REGULAR = 92 SPACES
	ACCESSIBLE = 4 SPACES
	TOTAL = 96 SPACES
Impervious Area:	66,545 S.F.
Impervious Area Ratio:	66,545 S.F. / 83,951 = 79.27%
Pervious Area Ratio:	17,406 S.F. / 83,951 = 20.73%

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 _____, 20____.

WITNESS OUT HANDS, THIS ____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



OWNER/DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC.
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243
PHONE: 903-819-1208
CONTACT: SHANE SHOULDERS

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

LANDSCAPE PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 20, 2023
CASE #SP2023-0XX

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

NO EXISTING TREES ON SITE.

Scale: 1" = 30'

Designed by: JUV
Drawn by: DRS
Checked by: JUV
T20-01DWG SITE PLANS/SP1 SITE PLAN.dwg
Date: 10/20/2023

SHEET
L1.1

DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

LANDSCAPE PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-272-2948
TX Registration # F-12286



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 Not assigned yet

SUBDIVISION Dalton Goliad Addition

LOT 8&9

BLOCK A

GENERAL LOCATION West side of S.H. 205 two lots north of Dalton Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GR w/N SH 205 Overlay

CURRENT USE Vacant

PROPOSED ZONING Same

PROPOSED USE Retail/Rest. Shopping Center

ACREAGE 1.93

LOTS [CURRENT] 2

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 Kennor Rockwall Retail, LLC

APPLICANT Vasquez Engineering, LLC

CONTACT PERSON Shane Shoulders

CONTACT PERSON Juan J. Vasquez

ADDRESS 8848 Greenville Ave.

ADDRESS 1919 S. Shiloh Road

Suite 440

CITY, STATE & ZIP Dallas, TX 75243

CITY, STATE & ZIP Garland, TX 75042

PHONE 903-819-1208

PHONE 972-278-2948

E-MAIL sshoulders@sbcglobal.net

E-MAIL jvasquez@vasquezengineering.com

NOTARY VERIFICATION [REQUIRED]

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

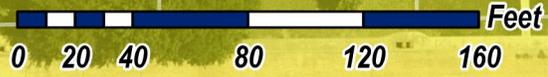
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ ^{288.60} _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF October, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF October, 2023

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





SHANNON DR

SF-10

GR

N GOLIAD ST

205

Case Location Map =

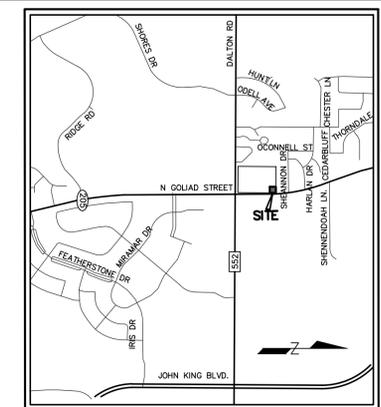
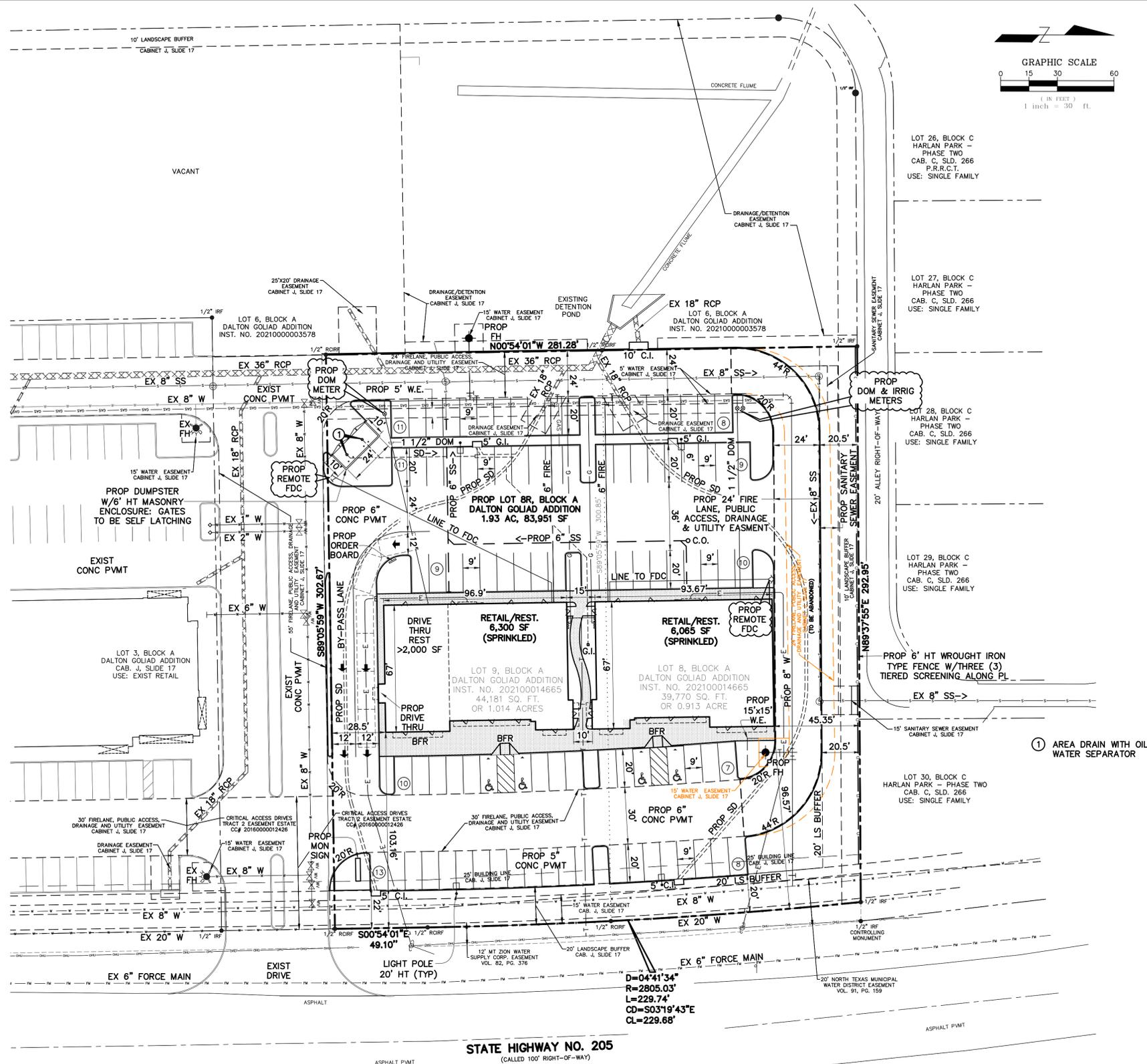


City of Rockwall

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.





LOCATION MAP
N.T.S.

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
---	CENTER LINE	---
---	CONC WALK	---
---	PARKING COUNT	(13)
---	STACKING	9'
---	WATER	---
---	SEWER	---
---	FORCE MAIN	---
---	STORM SEWER	---
---	ELEC	E
---	GAS	G
---	TELEPHONE	T
---	FENCE	O
---	WATER VALVE	+
---	FIRE HYDRANT	+
---	FDC	+
---	WATER METER	+
---	SAN. SEWER MH	+
---	CURB INLET	+
---	GRATE INLET	+
---	LIGHT POLE	+

SITE SUMMARY TABLE	
Site Address	GOLIAD
County	ROCKWALL
Project Name	KENNOR ROCKWALL RETAIL
Zoning District	GR W/N. SH 205 OVERLAY DISTRICT
Proposed use	RETAIL/REST.
Site Area:	1.93 Acres, 83,951 S.F.
Building Area	12,365 S.F.
Building Height:	1 Story
Lot Coverage:	12,365 / 83,951 = 14.73%
Floor Area Ratio:	12,365 S.F. / 83,951 = 1:14.73
Parking Required Building:	12,365 S.F.
	RETAIL 1 SPCS/250 SF (5,365 SF/250) = 22 SPACES
	REST. 1 SPCS/100 SF (7,000 SF/100) = 70 SPACES
Total Parking Required:	= 92 SPACES
Parking Provided:	REGULAR = 92 SPACES
	ACCESSIBLE = 4 SPACES
	TOTAL = 96 SPACES
Impervious Area:	66,545 S.F.
Impervious Area Ratio:	66,545 S.F. / 83,951 = 79.27%
Pervious Area Ratio:	17,406 S.F. / 83,951 = 20.73%

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 ____ 20____
WITNESS OUR HANDS, THIS ____ DAY OF ____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

- NOTES**
- TOPOGRAPHY SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC., DATED 06/28/2023.
 - PROPERTY OWNER RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEM.

OWNER/DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC.
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243
PHONE: 903-819-1208
CONTACT: SHANE SHOULDERS

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

SITE PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 20, 2023
CASE #SP2023-0XX

Scale: 1" = 30'	Designed by: JUV	Drawn by: DRS	Checked by: JUV	Date: 10/20/2023
<p>DEVELOPER: KENNOR ROCKWALL RETAIL, LLC 8848 GREENVILLE AVE. DALLAS, TEXAS 75243</p>				
<p>SITE PLAN KENNOR ROCKWALL RETAIL LOT 8R, BLOCK A DALTON GOLIAD ADDITION CITY OF ROCKWALL, TX.</p>				
<p>SHEET SP1</p>				

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-272-2948
TX Registration # F-12266

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT TO BE USED FOR BIDDING PURPOSES OR CONSTRUCTION PERMITTING WITHOUT THE WRITTEN CONSENT OF VASQUEZ ENGINEERING, L.L.C. DATED 10/20/2023. TEXAS REG. NO. 85652 E. VASQUEZ ENGINEERING, L.L.C. TX REG. F-12266

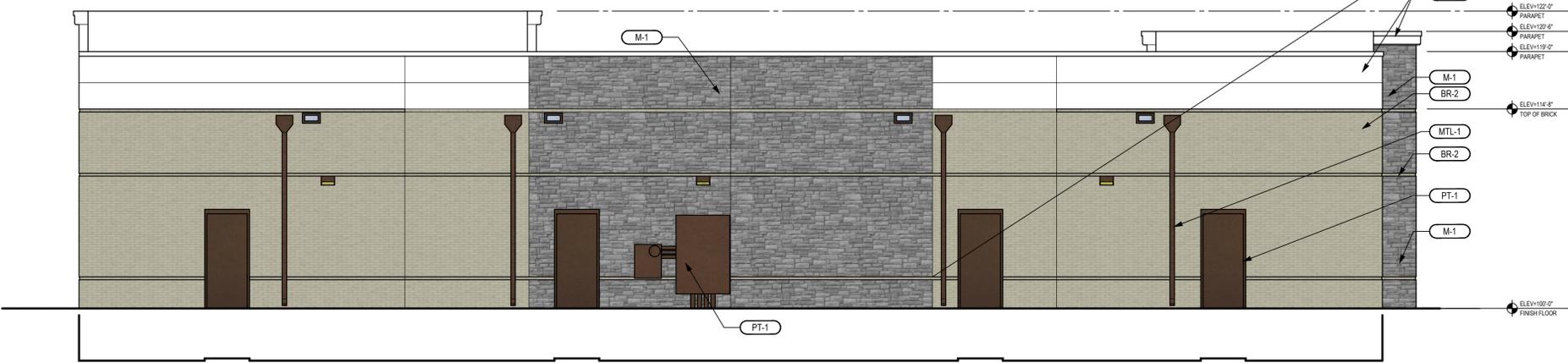


01 EAST ELEVATION-BLDG 01
3/16" = 1'-0"

FINISH KEY	DESCRIPTION / LOCATION	COLOR / MATERIAL	MANUFACTURER / FINISH	NOTES
PT-1	PAINT	SW7645 THUNDER GRAY	SHERWIN WILLIAMS	MED BRONZE MATCH
BR-1	BRICK VENEER	MARBLE GRAY	ACME BRICK	GRAY MORTOR
BR-2	BRICK VENEER	DOESKIN	ACME BRICK	GRAY MORTOR
SF-1	STOREFRONT SYSTEM	MEDIUM BRONZE	KAWNEER	CENTER SET
M-1	STONE	CHAPEL BUFF SAWN	JACOBS STONE	
MLT-1	METAL TRIM/CANOPIES	MED BRONZE	BERRIDGE	DOWNSPOUTS TO MATCH
ST-1	SYNTHETIC STUCCO	35237 CLOUD	STO	FINE FINISH SW6203 COLOR MATCH

MATERIAL CALCULATIONS								
WALL AREA (ALL IN SF)	NORTH	SOUTH	EAST	WEST				
TOTAL FACADE AREA	1297	1289	2080	1960				
FACADE SF EXCLUDING DOORS & WINDOWS	1197	1273	1480	1876				
DOORS & WINDOWS	100	16	600	84				
FACADE CALCULATIONS								
STONE	202	17%	129	10%	335	23%	588	31%
BRICK (BR1)	0	0%	115	9%	514	35%	0	0%
BRICK (BR2)	780	65%	801	63%	320	22%	926	49%
SYNTHETIC STUCCO (ST-1)	215	18%	228	18%	311	21%	362	19%
TOTAL SF / % OF FACADE	1197	100%	1273	100%	1480	100%	1876	100%

NOTE - EAST ELEVATION FACES PUBLIC RIGHT OF WAY

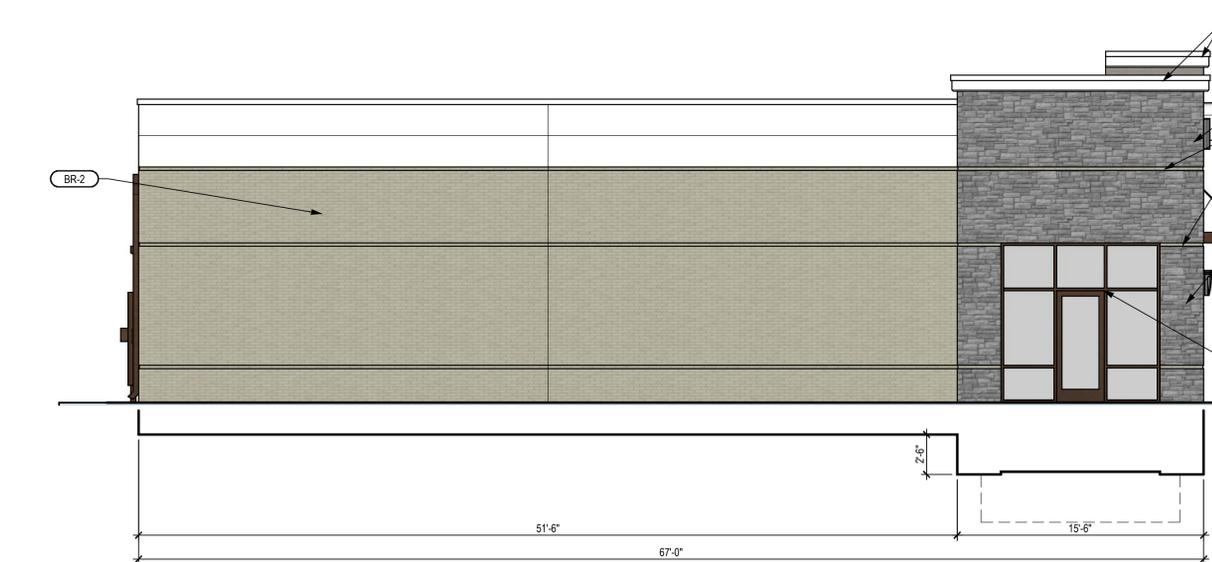


02 WEST ELEVATION-BLDG 01
3/16" = 1'-0"

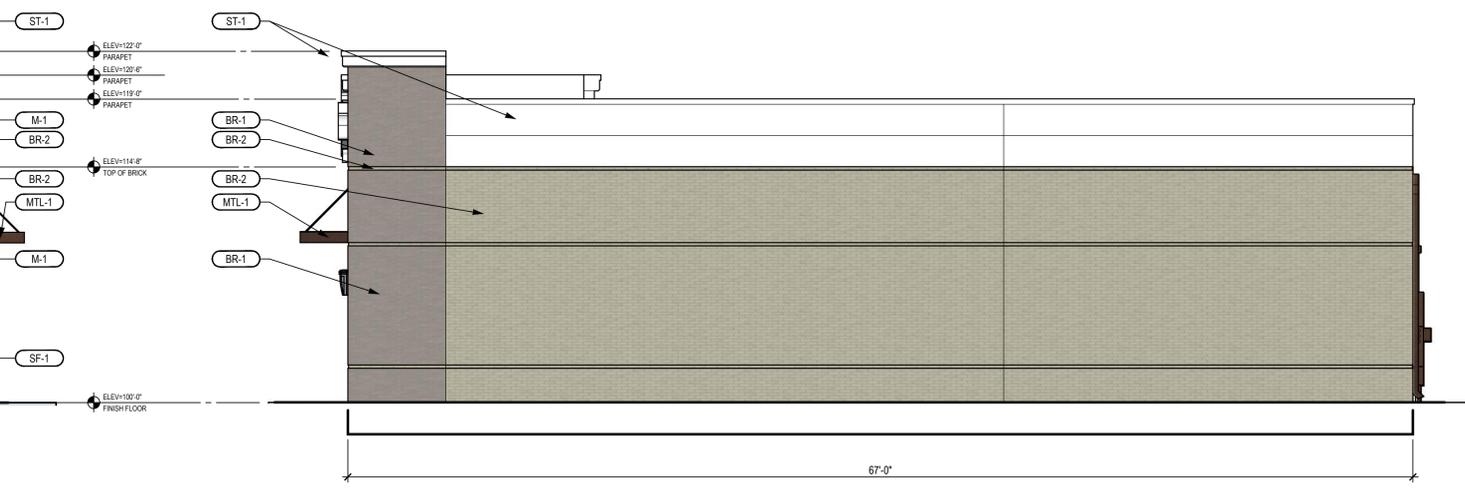
OWNER/DEVELOPER:
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8848 GREENVILLE AVE.
DALLAS, TEXAS 75243
PHONE: 903-819-1208
CONTACT: SHANE SHOULDERS

ENGINEER:
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GARLAND, TEXAS 75042
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BUILDING ELEVATIONS
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 20, 2023
CASE #SP2023-0XX



04 SOUTH ELEVATION-BLDG 01
3/16" = 1'-0"



03 NORTHELEVATION-BLDG 01
3/16" = 1'-0"

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-272-2948
TX Registration # F-12266

NCA Partners
ARCHITECTURE

5646 MILTON ST.
SUITE 610
DALLAS, TX 75206
214.361.9901
214.361.9906 FAX
ncapartners.com

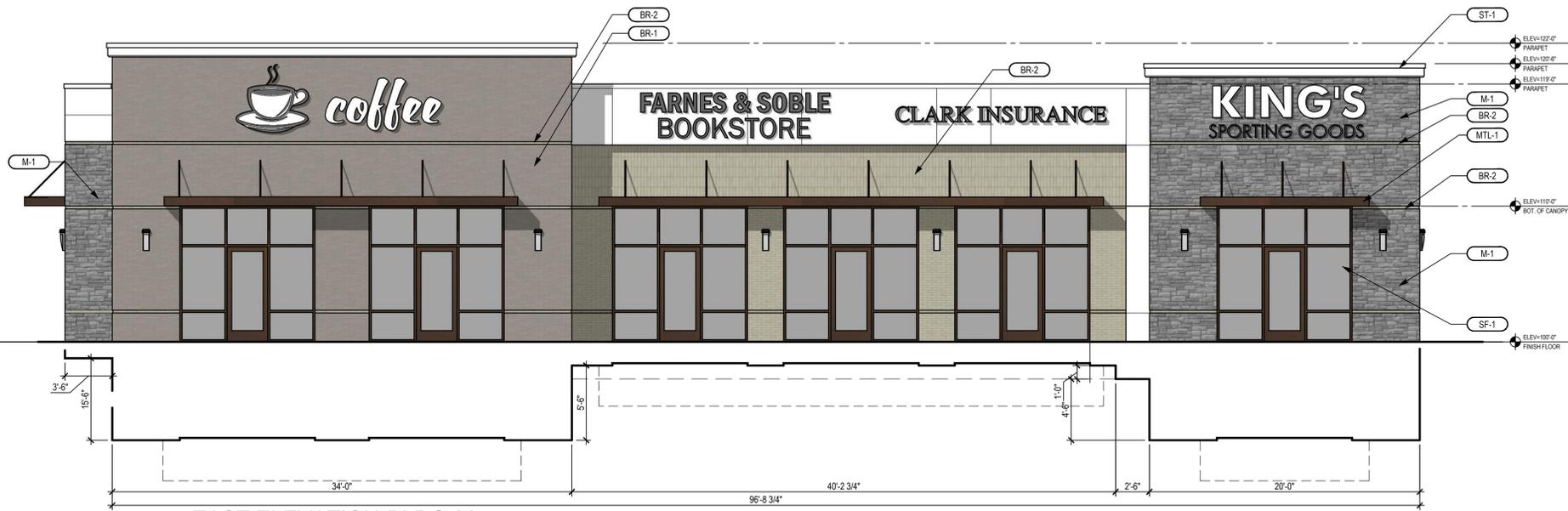
PRELIMINARY
THIS DOCUMENT SHALL NOT BE
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CONSTRUCTION. RELEASED
UNDER THE AUTHORITY OF
NICHOLAS K CADE, TB&E
LICENSE #9301

DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

BUILDING ELEVATIONS - BLDG 01
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX.

Scale: 3/16" = 1'-0"
Designed by: KAB
Drawn by: KAB
Checked by: KAB
Date: 10/20/2023

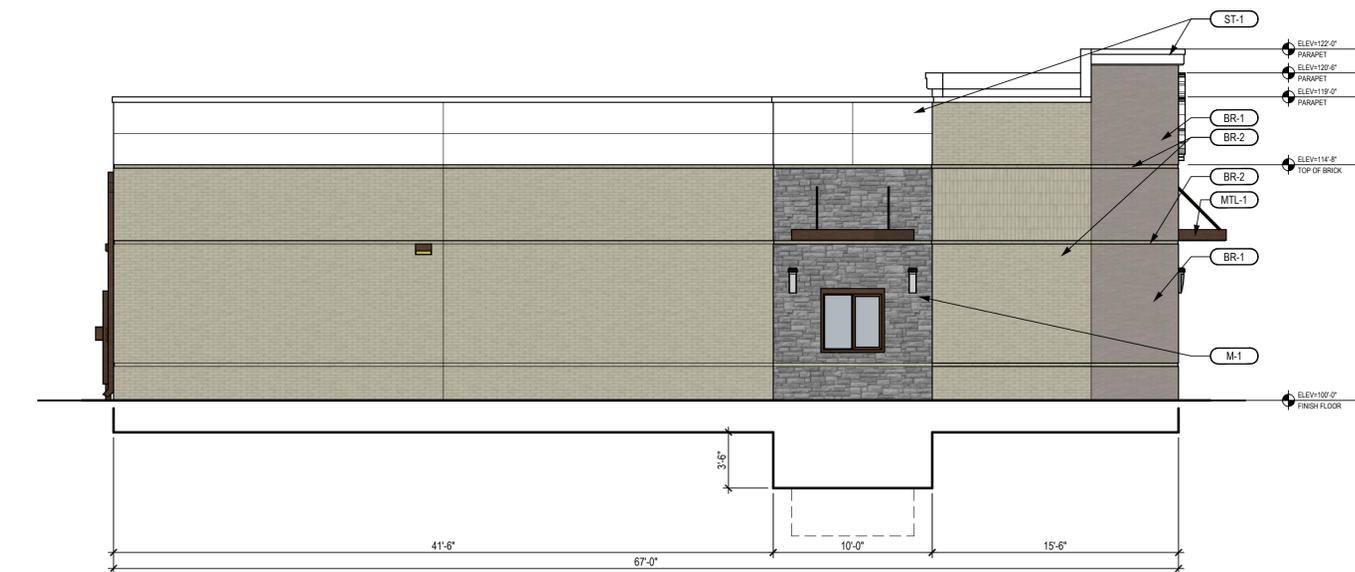
SHEET
A301



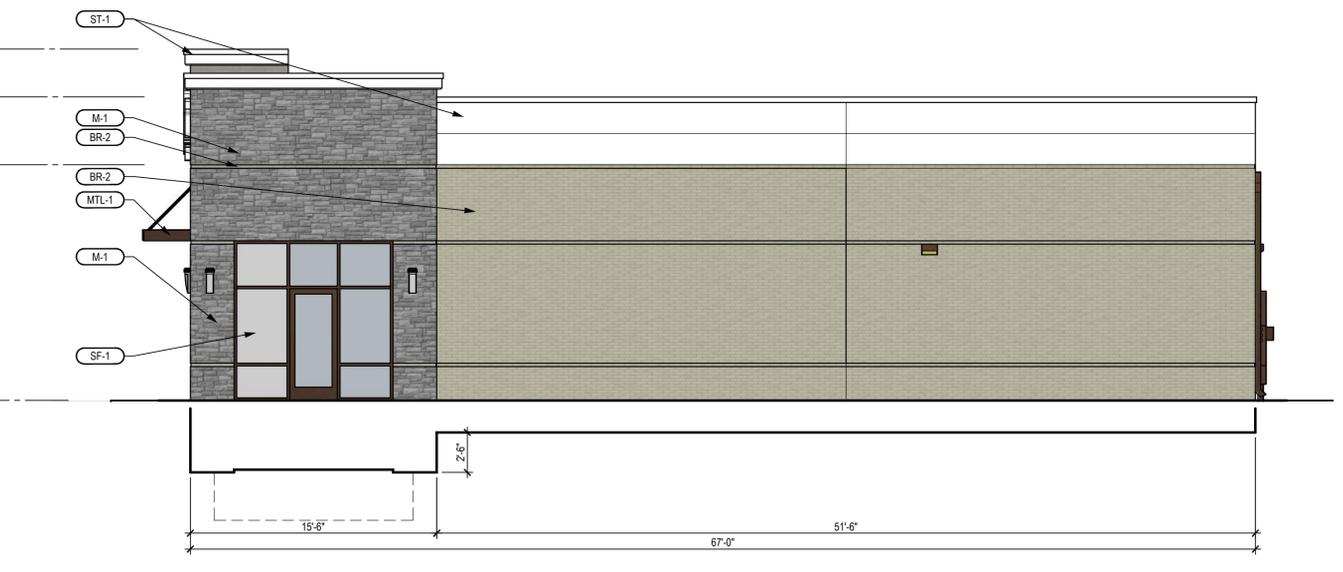
01 EAST ELEVATION-BLDG 02
3/16" = 1'-0"



02 WEST ELEVATION-BLDG 02
3/16" = 1'-0"



04 SOUTH ELEVATION-BLDG 02
3/16" = 1'-0"



03 NORTH ELEVATION-BLDG 02
3/16" = 1'-0"

FINISH KEY	DESCRIPTION / LOCATION	COLOR / MATERIAL	MANUFACTURER / FINISH	NOTES
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NOTE - EAST ELEVATION FACES PUBLIC RIGHT OF WAY

OWNER/DEVELOPER:
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PHONE: 903-819-1208
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GARLAND, TEXAS 75042
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CONTACT: JUAN J. VASQUEZ, P.E.

BUILDING ELEVATIONS
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 20, 2023
CASE #SP2023-0XX

NCA Partners
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DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

BUILDING ELEVATIONS - BLDG 02
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX.

Scale: 3/16" = 1'-0"
Designed by: KAB
Drawn by: KAB
Checked by: KAB
Date: 10/20/2023

SHEET
A302

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-272-2948
TX Registration # F-12266



P1-SW7645
THUNDER GRAY

M1-STONE
CHAPEL BUFF



SW 7645
Thunder Gray



SW 6203
Spare White

ST-1 STUCCO
SW6203 SPARE WHITE



BR2-BRICK
DOESKIN



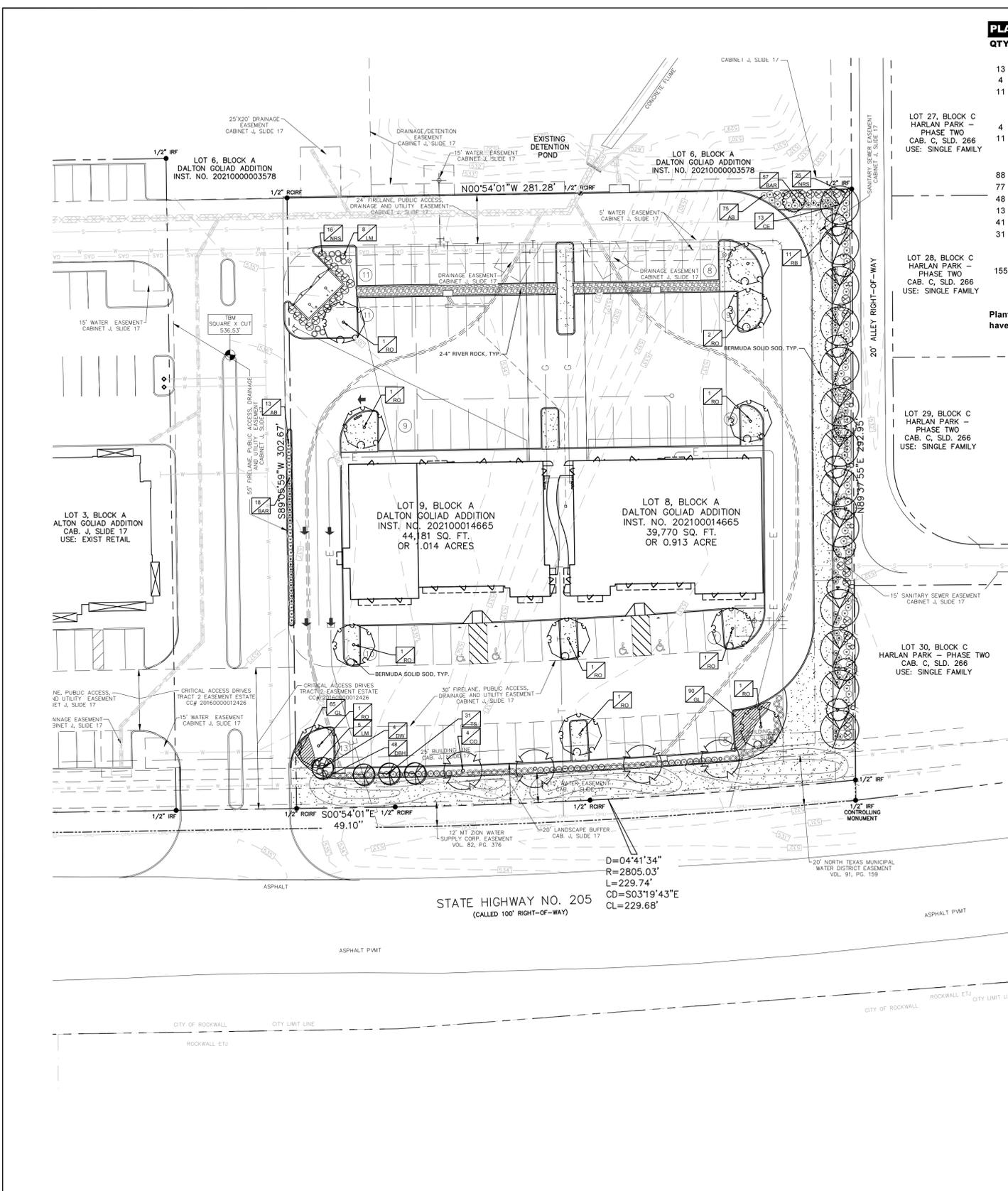
BR1-BRICK
MARBLE GRAY



SF1-STOREFRONT
MED. BRONZE



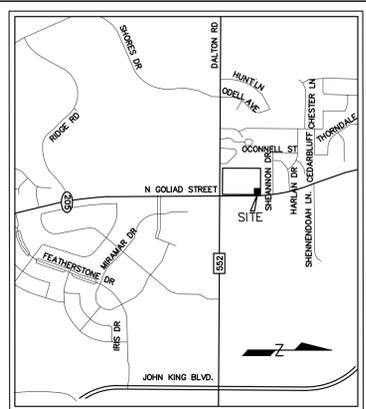
MLT-1 METAL
MED. BRONZE



PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
13	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
4	CO	Chinkapin Oak	<i>Quercus muhlenbergii</i>	3" cal.	12' ht., 4' spread, matching
11	RO	Texas Red Oak	<i>Quercus texana</i>	3" cal.	12' ht., 4' spread, matching
ORNAMENTAL TREES					
4	DW	Desert Willow	<i>Chilopsis linearis</i>	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
11	RB	Oklahoma Redbud	<i>Cercis reniformis 'Oklahoma'</i>	30 gal.	8' ht., 4' spread, 3 trunk min.
SHRUBS					
88	AB	Edward Goucher Abelia	<i>Abelia x grandiflora 'Edward Goucher'</i>	5 gal.	full, 20" spread, 36" o.c.
77	BAR	Crimson Pygmy Barberry	<i>Berberis thunbergii 'Crimson Pygmy'</i>	5 gal.	full, 20" sprd, 30" o.c.
48	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
13	LM	Lindheimer Muhly Grass	<i>Muhlenbergia lindheimeri</i>	5 gal.	full, 24" spread, 36" o.c.
41	NRS	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.
31	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 36" o.c.
GROUNDCOVER/VINES/GRASS					
155	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	TifTuf		2-4" River Rock

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

LANDSCAPE TABULATIONS ROCKWALL, TEXAS	
NON RESIDENTIAL BUFFERS ABUTTING R-O-W	
1. Buffer strips shall be a minimum of 20' wide along the entire length of the property's frontage abutting the right of way. All landscape buffers shall incorporate groundcover, a built up berm and shrubbery. Berms and shrubs shall have a minimum height of 30".	
2. One canopy tree and one accent tree shall be incorporated for every 50 l.f.	
State Highway 205 = 278 l.f.	
REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.
4 accent trees, 4" ht.	4 accent trees, 4" ht.
NON RESIDENTIAL ABUTTING RESIDENTIAL	
1. Buffer of 20' shall be placed between non residential and residential properties	
2. 6" wrought iron fence with three tiered screening (1 small to mid sized shrub, large shrubs or accent trees and canopy trees along the entry length of adjacency with canopy trees being placed 20' o.c.	
REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
6" ht. wrought iron fence	6" ht. wrought iron fence
3 tier landscape	3 tier landscape
PARKING LOT LANDSCAPE	
1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.	
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars.	
REQUIRED	PROVIDED
36" screen	36" screen
10 canopy trees, 4" cal.	10 canopy trees, 4" cal.



LOCATION MAP
N.T.S.

- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
 - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
 - CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
 - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPILLS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- LANDSCAPE NOTES**
- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
 - CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
 - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS
 - LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
 - PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
 - EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
 - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
 - QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
 - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
 - CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURL PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
 - TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
 - 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
 - WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAF 145 WEED BARRIER OR APPROVED EQUAL.
 - CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
- IRRIGATION:**
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
- MAINTENANCE REQUIREMENTS:**
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
 - MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
 - ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- MISCELLANEOUS MATERIALS:**
- STEEL EDGING SHALL BE 3/4" X 4 X 16" DARK GREEN DURABLE STEEL. LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
 - RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
- IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04, OF ARTICLE 08)**
- NO EXISTING TREES ON SITE.**

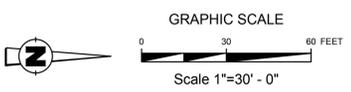
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Lot Coverage:	12,365 / 83,951 = 14.73%
Floor Area Ratio:	12,365 S.F. / 83,951 = 1:14.73
Parking Required Building:	12,365 S.F.
	RETAIL 1 SPCS/250 SF (5,365 SF/250) = 22 SPACES
	REST. 1 SPCS/100 SF (7,000 SF/100) = 70 SPACES
Total Parking Required:	= 92 SPACES
Parking Provided:	REGULAR = 92 SPACES
	ACCESSIBLE = 4 SPACES
	TOTAL = 96 SPACES
Impervious Area:	66,545 S.F.
Impervious Area Ratio:	66,545 S.F. / 83,951 = 79.27%
Pervious Area Ratio:	17,406 S.F. / 83,951 = 20.73%

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 ____ 20__.

WITNESS OUT HANDS, THIS ____ DAY OF ____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



OWNER/DEVELOPER:
KENOR ROCKWALL RETAIL, LLC.
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243
PHONE: 903-819-1208
CONTACT: SHANE SHOULDERS

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

LANDSCAPE PLAN
KENOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 20, 2023
CASE #SP2023-0XX

Scale:	1" = 30'
Designed by:	JUV
Drawn by:	DRS
Checked by:	JUV
T20-01DWG SITE PLANS/SP1 SITE PLAN.dwg	
Date:	10/20/2023

DEVELOPER:
KENOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

LANDSCAPE PLAN
KENOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-272-2948
TX Registration # F-12286

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDS
STATE OF TEXAS
2754

SHEET
L1.1

SECTION 32 8300 - LANDSCAPE
PART 1 - GENERAL

- 1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.
 - A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING
- 1.2 REFERENCE DOCUMENTS
 - A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS
- 1.3 SCOPE OF WORK / DESCRIPTION OF WORK
 - A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
 1. PLANTING (TREES, SHRUBS, GRASSES)
 1. BED PREP AND FERTILIZATION
 3. NOTIFICATION OF SOURCES
 4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
 5. GUARANTEE
 - B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS
 - C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK
- 1.4 REFERENCES
 - A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSEYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (290.1) - PLANT MATERIALS
 - B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES
 - C. TEXAS ASSOCIATION OF NURSEYMEN, GRADES AND STANDARDS
- 1.5 SUBMITTALS
 - A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
 - B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
 - C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.
- 1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING
 - A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
 - B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOIL SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK
 - C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.
- 1.7 SEQUENCING
 - A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOIL
 - B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO PREVENT RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.
- 1.8 MAINTENANCE AND GUARANTEE

- MAINTENANCE:
- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
 - B. NO TREES, GRASS, GROUND COVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
 - C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOVING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
 - D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION, AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
 - E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
 - F. REMOVE DEAD, UNHEALTHY AND UNSUITABLE PLANTS DURING WARRANTY PERIOD
 - G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR
 - H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOVED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
 - I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
 - J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
 - K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - L. REAPPLY MULCH TO BARE AND THIN AREAS.
 - M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
 - N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL LANDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE HEAVILY MOWED.

- GUARANTEE:
- A. TREES, SHRUBS, GROUND COVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
 - B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.
 - C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RITS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
 - D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND REINSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER WORK OF THIS SECTION.
 - E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
 - F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
 - G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETELY UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

- 1.9 QUALITY ASSURANCE
- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
 - B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
 - C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

- D. DEVELOP A PROGRAM OF MAINTENANCE PRUNING AND FERTILIZATION WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.
 - E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
 - F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
 - G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SH/ SHE FEELS TO BE UNSATISFACTORY DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.
- 1.10 PRODUCT DELIVERY, STORAGE AND HANDLING
- A. PREPARATION
 1. BALLED AND BURLAPPED B&B PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS. BRANCHES SHOULD BE PROTECTED WITH BURLAP.
 2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
 - B. DELIVERY
 1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
 2. DELIVER ONLY PLANT MATERIALS THAT CAN BE INSTALLED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.
 3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL. IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
 4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DETACHMENT OF LEAVES.
 5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
 6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
 7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
 8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT OR MOVE PLANTS TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

- PART 2 - PRODUCTS
- 2.1 PLANT MATERIALS
- A. GENERAL WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL CROWN WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR ACCEPTANCE AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
 - B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AD TO BIDDERS ONLY. CONFORM ALL QUANTITIES ON PLAN.
 - C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.
 - D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERGROWN WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.
 - E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
 - G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
 - H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
 - I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRUING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - J. ALL TREES SHALL BE STANDARD IN FORM UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
 - L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.
 - M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 - O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
 - P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH Pallet of SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

- 2.2 SOIL PREPARATION MATERIALS
- A. SANDY LOAM:
 1. FRUITFUL, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEUS MATERIAL AND REASONABLY FREE OF WEEDS AND LOAM CONTAINING DALLASS GRASS OR NUTGRASS SHALL BE REJECTED.
 2. PHYSICAL PROPERTIES AS FOLLOWS:
 - a. CLAY - BETWEEN 1-27%
 - b. SILT - BETWEEN 15-25%
 - c. SAND - LESS THAN 52%
 3. ORGANIC MATTER SHALL BE 3%-10% TOTAL DRY WEIGHT.
 4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
 - B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
 - C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES; GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRIFF MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS, OR APPROVED EQUIVALENT.
 - D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
 - E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.
 - F. ORGANIC FERTILIZER: FERTILIAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
 - G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SOLU OR IPI) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
 - H. FEAT: COMMERCIAL SPHAGNUM FEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED FINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

- 2.3 MISCELLANEOUS MATERIALS
- A. STEEL EDGING SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURADEGE STEEL OR APPROVED EQUAL.
 - B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.
 - C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE, AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)
 - D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BAKN RUN SAND.
 - E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"
 - F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE
 - G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.
 - H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT

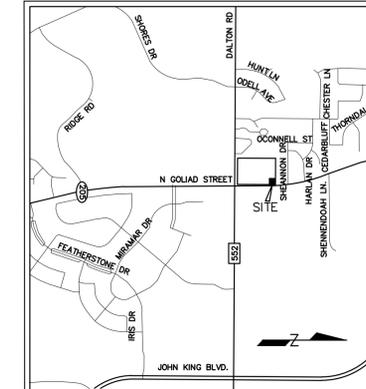
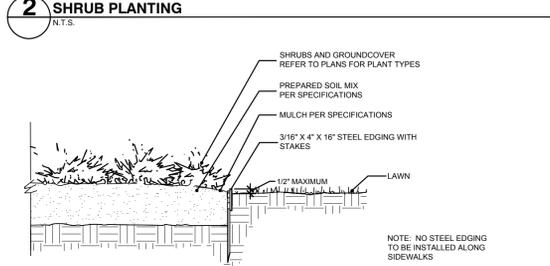
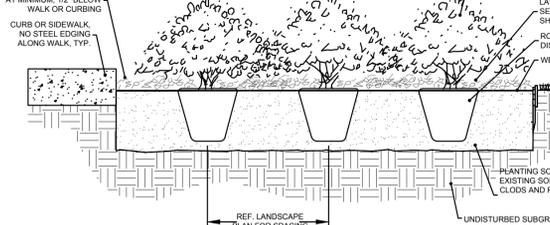
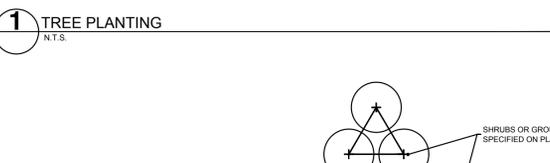
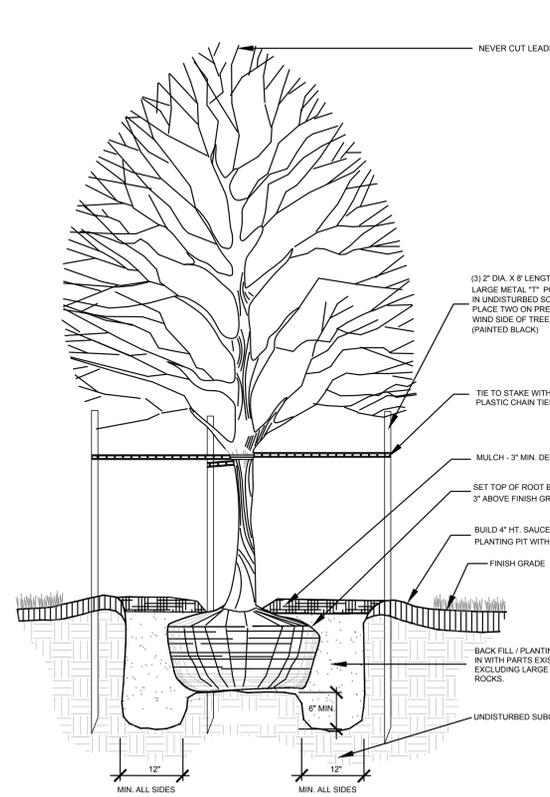
WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURERS LABELED RATES.

- PART 3 - EXECUTION
- 3.1 PREPARATION
- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER AS SOON AS POSSIBLE.
 - B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
 1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY, TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
 2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
 - C. GRASS AREAS:
 1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPPED OPEN, THEN WATERED THOROUGHLY.

- 3.2 INSTALLATION
- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
 - B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSPORT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL UNTIL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
 - C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
 - D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
 - E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO THE TREE. SHOULDER OF EARTH ON ROOTS AND SHALL BE SUCH DEPTH THAT WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SMOOTH OR TYPED.
 - F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.
 - G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE FURTHER IF THE PERCOLATION TEST FAILS.
 - H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP 1/2 OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF "ROOT SCORING".
 - I. DO NOT WRAP TREES.
 - J. DO NOT OVER PRUNE.
 - K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
 - L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
 - M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
 - N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
 - O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE MULCH WITH THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.
 - P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED 2" DEPTH OF MULCH. MULCH SHOULD BE APPLIED TO THE ENTIRE BED OR PIT. OBSTRUCTION BELOW GROUND. IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3") FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
 - Q. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.
 - R. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
 1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUSED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
 2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
 3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.
 - S. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
 1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
 2. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
 3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
 4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
 5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

- 3.3 CLEANUP AND ACCEPTANCE
- A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSEING THEM AT END OF EACH WORK DAY.
 - B. REPAIR RITS, HOLES AND SCARES IN GROUND SURFACES.
 - C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
 - D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - E. WHENIF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPAIR AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.
 - F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

- END OF SECTION



LOCATION MAP N.T.S.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-272-2948
TX Registration # F-12286



DEVELOPER:
KENOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

LANDSCAPE SPECS AND DETAILS
KENOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAH ADDITION
CITY OF ROCKWALL, TX.

Scale: 1" = 30'
Designed by: JUV
Drawn by: DRS
Checked by: JUV
720-01DWGSITE PLANS/SITE PLAN.dwg
Date: 10/20/2023

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 _____, 20____.

WITNESS OUR HANDS, THIS ____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

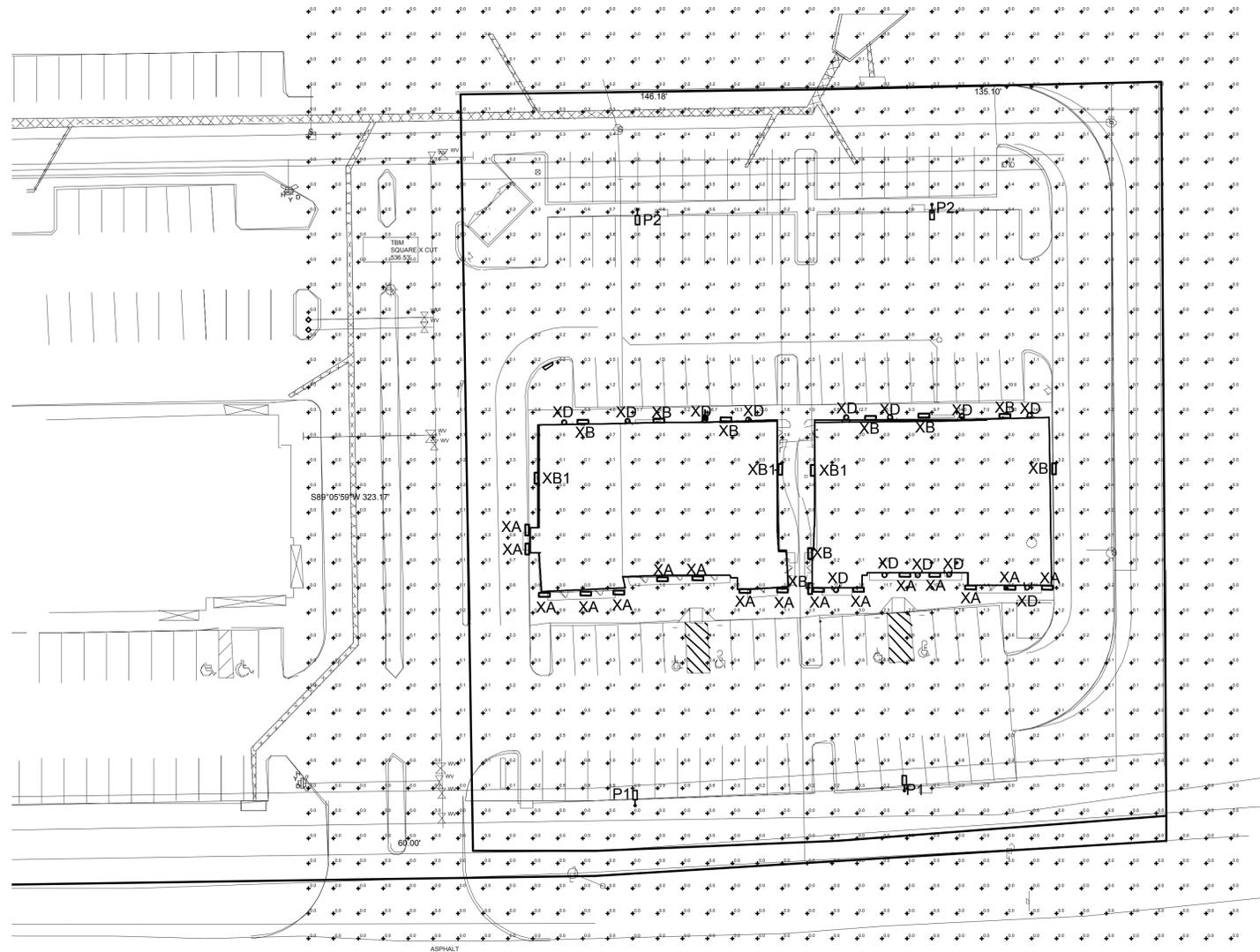
AWR
AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

LANDSCAPE SPECS AND DETAILS
KENOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAH ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 20, 2023
CASE #SP2023-0XX

SHEET
L1.2

LIGHT FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NUMBER	LAMP TYPE	WATTS	VOLTS	COMMENTS
XA	SCOTT ARCHITECTURAL	S9205-L16 40K [FINISH]	LED	16	120-277	LED EXTERIOR DECORATIVE WALL SCENCE
XB	LITHONIA	ARC2P4 40K MVOLT [FINISH]	LED	30	120-277	LED WALL PACK
XB1	LITHONIA	ARC2P1 40K MVOLT [FINISH]	LED	10.6	120-277	LED WALL PACK
XD	EELP	OMEL 20W C BZ SD CPY1 CW1	LED	20	120-277	LED MULLION MOUNT EMERGENCY OVER DOOR LIGHT
P1	ACUITY BRANDS	DSX0 LED P1 40K 80CRI BLC4	LED	33.2	120-277	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 4000K CCT 80 CRI TYPE 4 EXTREME BACKLIGHT CONTROLBLC4. MOUNTING HEIGHT 20'.
P2	ACUITY BRANDS	DSX0 LED P1 40K 80CRI T5M	LED	33.2	120-277	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 4000K CCT 80 CRI TYPE 5 MEDIUM. MOUNTING HEIGHT 20'.



1 PHOTOMETRIC PLAN
SCALE = 1"=30'

PHOTOMETRIC PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 20, 2023
CASE #SP2023-0XX



JFTE
James F. Turner
Engineers, L.P.
2500 West Loop South, Suite 100
Dallas, Texas 75243
Tel: 214-752-2900
TX REGISTRATION # 12345 Job Number: 01136

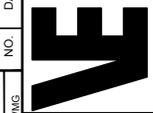
DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

PHOTOMETRIC PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX.

Scale: 1" = 30'
Designed by: JJV
Drawn by: DRS
Checked by: JJV
T20-01DWGSITE PLANS\SP1-SITE PLAN.dwg
Date: 10/20/2023

SHEET
E1

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-279-2948
TX Registration # F-12286



THIS DOCUMENT IS FOR
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OR BIDDING PURPOSES
WITHOUT WRITTEN CONSENT
FROM VASQUEZ ENGINEERING, L.L.C.
DATED 10/20/2023
JAVASQUEZ
TX REG. F-12286



D-Series Size 0 LED Area Luminaire



Catalog
Number

Notes

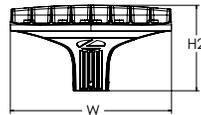
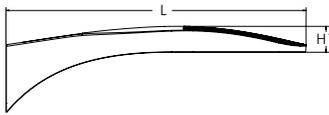
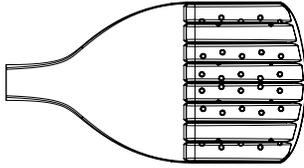
Type

Hit the Tab key or mouse over the page to see all interactive elements.

d[#]series

Specifications

EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Introduction

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

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

Ordering Information

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

DSX0 LED	Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting		
DSX0 LED	Forward optics	P1 P5	30K 3000K	70CRI	AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V) ⁴	Shipped included SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) ⁹ RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) ⁹ SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket ¹⁰ MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)	
		P2 P6	40K 4000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V) ^{5,6}		
		P3 P7	50K 5000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V-480V) ^{7,8}		
		P4	(this section 80CRI only, extended lead times apply)		80CRI	T3M Type III medium	BLC3 Type III backlight control ³		120 ^{16,24}
		P10 ¹ P12 ¹	27K 2700K	T3LG Type III low glare ³		BLC4 Type IV backlight control ³	208 ^{16,24}		
		P11 ¹ P13 ¹	30K 3000K	T4M Type IV medium		LCCO Left corner cutoff ³	240 ^{16,24}		
		35K 3500K	T4LG Type IV low glare ³	RCCO Right corner cutoff ³		277 ^{16,24}			
		40K 4000K	TFTM Forward throw medium			347 ^{16,24}			
		50K 5000K				480 ^{16,24}			

Control options	Other options	Finish (required)
<p>Shipped installed</p> <p>NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.^{11,12,18,19}</p> <p>PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.^{13,18,19}</p> <p>PER NEMA twist-lock receptacle only (controls ordered separate)¹⁴</p> <p>PER5 Five-pin receptacle only (controls ordered separate)^{14,19}</p>	<p>Shipped installed</p> <p>PER7 Seven-pin receptacle only (controls ordered separate)^{14,19}</p> <p>FAO Field adjustable output^{15,19}</p> <p>BL30 Bi-level switched dimming, 30%^{16,19}</p> <p>BL50 Bi-level switched dimming, 50%^{16,19}</p> <p>DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)¹⁷</p> <p>HS Houseside shield (black finish standard)²⁰</p> <p>L90 Left rotated optics¹</p> <p>R90 Right rotated optics¹</p> <p>CCE Coastal Construction²¹</p> <p>HA 50°C ambient operation²²</p> <p>BAA Buy America(n) Act Compliant</p> <p>SF Single fuse (120, 277, 347V)²⁴</p> <p>DF Double fuse (208, 240, 480V)²⁴</p> <p>Shipped separately</p> <p>EGSR External Glare Shield (reversible, field install required, matches housing finish)</p> <p>BSDB Bird Spikes (field install required)</p>	<p>DDBXD Dark Bronze</p> <p>DBLXD Black</p> <p>DNAXD Natural Aluminum</p> <p>DWHXD White</p> <p>DDBTXD Textured dark bronze</p> <p>DBLBXD Textured black</p> <p>DNATXD Textured natural aluminum</p> <p>DWHGXD Textured white</p>



Ordering Information

Accessories

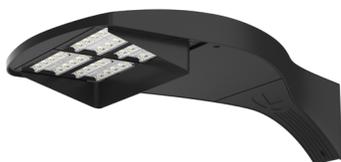
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK	Shorting cap ²³
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0SDB (FINISH)	Bird spike deterrent bracket (specify finish)

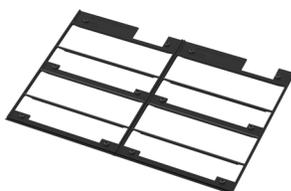
NOTES

- 1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- 3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- 4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- 6 HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- 7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- 8 XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
- 9 SPAS and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- 10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
- 11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
- 12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
- 13 PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
- 14 PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- 15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
- 16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480V.
- 17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
- 18 Reference Motion Sensor Default Settings table on page 4 to see functionality.
- 19 Reference Controls Options table on page 4.
- 20 Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- 21 CCE option not available with option B5 and EGSR. Contact Technical Support for availability.
- 22 Option HA not available with performance packages P6, P7, P12 and P13.
- 23 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- 24 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



External Glare Shield (EGSR)

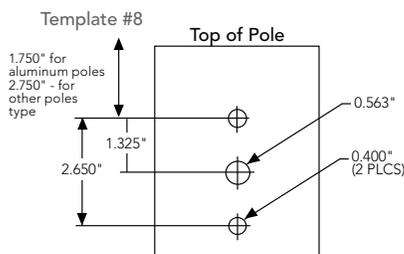
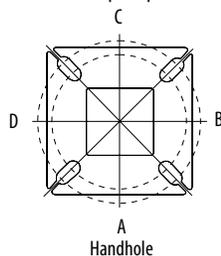


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION

(from top of pole)



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPAS	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPAS, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

Photometric Diagrams

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

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



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Lumen Multiplier	
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°C	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

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

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

Performance Data

Lumen Output

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

Forward Optics																							
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K								
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157				
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145				
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147				
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131				
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149				
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136				
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150				
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154				
				T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156				
				T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154				
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107				
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111				
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108				
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108				
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157				
				P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
								T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
T3M	5,930	1	0					3	131	6,180	1	0	3	137	6,301	1	0	3	140				
T3LG	5,297	1	0					1	117	5,521	1	0	1	122	5,628	1	0	1	125				
T4M	6,018	1	0					3	133	6,272	1	0	3	139	6,395	1	0	3	142				
T4LG	5,474	1	0					1	121	5,705	1	0	1	126	5,816	1	0	1	129				
TFTM	6,060	1	0					3	134	6,316	1	0	3	140	6,439	1	0	3	143				
T5M	6,192	3	0					1	137	6,453	3	0	2	143	6,579	3	0	2	146				
T5W	6,293	3	0					2	139	6,558	3	0	2	145	6,686	3	0	2	148				
T5LG	6,210	2	0					1	138	6,472	3	0	1	143	6,598	3	0	1	146				
BLC3	4,313	0	0					2	96	4,495	0	0	2	100	4,583	0	0	2	102				
BLC4	4,455	0	0					2	99	4,643	0	0	2	103	4,733	0	0	2	105				
RCCO	4,352	0	0					2	96	4,536	0	0	2	100	4,624	0	0	2	102				
LCCO	4,352	0	0					2	96	4,536	0	0	2	100	4,624	0	0	2	102				
AFR	6,328	1	0					1	140	6,595	1	0	1	146	6,724	1	0	1	149				
P3	69W	20	1050					T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
								T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130				
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116				
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132				
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120				
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133				
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136				
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138				
				T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136				
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95				
				BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98				
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95				
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95				
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139				
				P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
								T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
T3M	10,680	2	0					3	115	11,130	2	0	3	120	11,347	2	0	3	122				
T3LG	9,540	1	0					2	103	9,942	1	0	2	107	10,136	1	0	2	109				
T4M	10,839	2	0					3	117	11,296	2	0	3	121	11,516	2	0	4	124				
T4LG	9,858	1	0					2	106	10,274	1	0	2	110	10,474	1	0	2	113				
TFTM	10,914	2	0					3	117	11,374	2	0	3	122	11,596	2	0	3	125				
T5M	11,152	4	0					2	120	11,622	4	0	2	125	11,849	4	0	2	127				
T5W	11,332	4	0					3	122	11,811	4	0	3	127	12,041	4	0	3	129				
T5LG	11,184	3	0					1	120	11,656	3	0	2	125	11,883	3	0	2	128				
BLC3	7,768	0	0					2	83	8,096	0	0	2	87	8,254	0	0	2	89				
BLC4	8,023	0	0					3	86	8,362	0	0	3	90	8,524	0	0	3	92				
RCCO	7,838	1	0					2	84	8,169	1	0	2	88	8,328	1	0	2	90				
LCCO	7,838	1	0					2	84	8,169	1	0	2	88	8,328	1	0	2	90				
AFR	11,396	1	0					2	122	11,877	1	0	2	128	12,109	2	0	2	130				

Performance Data

Lumen Output

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

Forward Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	90W	40	700	T1S	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				T2M	11,468	2	0	3	127	11,952	2	0	3	133	12,185	2	0	3	135
				T3M	11,601	2	0	3	129	12,091	2	0	3	134	12,326	2	0	4	137
				T3LG	10,363	2	0	2	115	10,800	2	0	2	120	11,011	2	0	2	122
				T4M	11,774	2	0	4	131	12,271	2	0	4	136	12,510	2	0	4	139
				T4LG	10,709	1	0	2	119	11,160	2	0	2	124	11,378	2	0	2	126
				TFTM	11,856	2	0	3	132	12,356	2	0	4	137	12,596	2	0	4	140
				T5M	12,114	4	0	2	134	12,625	4	0	2	140	12,871	4	0	2	143
				T5W	12,310	4	0	3	137	12,830	4	0	3	142	13,080	4	0	3	145
				T5LG	12,149	3	0	2	135	12,662	3	0	2	141	12,908	3	0	2	143
				BLC3	8,438	0	0	2	94	8,794	0	0	2	98	8,966	0	0	2	99
				BLC4	8,715	0	0	3	97	9,083	0	0	3	101	9,260	0	0	3	103
				RCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				AFR	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				P6	137W	40	1050	T1S	17,545	2	0	3	128	18,285	2	0	3	133	18,642
T2M	16,253	3	0					4	119	16,939	3	0	4	124	17,269	3	0	4	126
T3M	16,442	2	0					4	120	17,135	3	0	4	125	17,469	3	0	4	128
T3LG	14,687	2	0					2	107	15,306	2	0	2	112	15,605	2	0	2	114
T4M	16,687	2	0					4	122	17,391	3	0	5	127	17,730	3	0	5	129
T4LG	15,177	2	0					2	111	15,817	2	0	2	115	16,125	2	0	2	118
TFTM	16,802	2	0					4	123	17,511	2	0	4	128	17,852	2	0	5	130
T5M	17,168	4	0					2	125	17,893	5	0	3	131	18,241	5	0	3	133
T5W	17,447	5	0					3	127	18,183	5	0	3	133	18,537	5	0	3	135
T5LG	17,218	4	0					2	126	17,944	4	0	2	131	18,294	4	0	2	134
BLC3	11,959	0	0					3	87	12,464	0	0	3	91	12,707	0	0	3	93
BLC4	12,352	0	0					4	90	12,873	0	0	4	94	13,124	0	0	4	96
RCCO	12,067	1	0					3	88	12,576	1	0	3	92	12,821	1	0	3	94
LCCO	12,067	1	0					3	88	12,576	1	0	3	92	12,821	1	0	3	94
AFR	17,545	2	0					3	128	18,285	2	0	3	133	18,642	2	0	3	136
P7	171W	40	1300					T1S	20,806	2	0	3	122	21,683	2	0	3	127	22,106
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,478	3	0	4	120
				T3M	19,497	3	0	5	114	20,319	3	0	5	119	20,715	3	0	5	121
				T3LG	17,416	2	0	2	102	18,151	2	0	2	106	18,504	2	0	2	108
				T4M	19,787	3	0	5	116	20,622	3	0	5	121	21,024	3	0	5	123
				T4LG	17,997	2	0	2	105	18,756	2	0	2	110	19,121	2	0	2	112
				TFTM	19,924	3	0	5	117	20,765	3	0	5	122	21,170	3	0	5	124
				T5M	20,359	5	0	3	119	21,217	5	0	3	124	21,631	5	0	3	127
				T5W	20,689	5	0	3	121	21,561	5	0	3	126	21,982	5	0	3	129
				T5LG	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,182	0	0	3	83	14,780	0	0	3	87	15,068	0	0	3	88
				BLC4	14,647	0	0	4	86	15,265	0	0	4	89	15,562	0	0	4	91
				RCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				LCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				AFR	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129

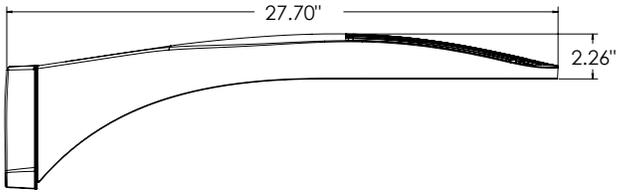
Performance Data

Lumen Output

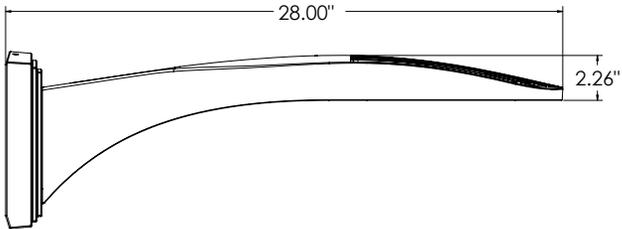
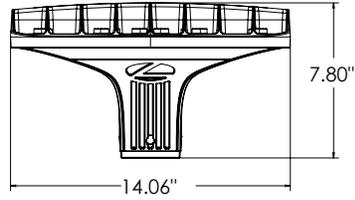
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Rotated Optics																							
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K								
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
P10	51W	30	530	T1S	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154				
				T2M	6,854	3	0	3	135	7,144	3	0	3	140	7,283	3	0	3	143				
				T3M	6,933	3	0	3	136	7,225	3	0	3	142	7,366	3	0	3	145				
				T3LG	6,194	2	0	2	122	6,455	2	0	2	127	6,581	2	0	2	129				
				T4M	7,036	3	0	3	138	7,333	3	0	3	144	7,476	3	0	3	147				
				T4LG	6,399	2	0	2	126	6,669	2	0	2	131	6,799	2	0	2	134				
				TFTM	7,086	3	0	3	139	7,385	3	0	3	145	7,529	3	0	3	148				
				T5M	7,239	3	0	2	142	7,545	3	0	2	148	7,692	3	0	2	151				
				T5W	7,357	3	0	2	145	7,667	3	0	2	151	7,816	4	0	2	154				
				T5LG	7,260	3	0	1	143	7,567	3	0	1	149	7,714	3	0	1	152				
				BLC3	5,043	3	0	3	99	5,256	3	0	3	103	5,358	3	0	3	105				
				BLC4	5,208	3	0	3	102	5,428	3	0	3	107	5,534	3	0	3	109				
				RCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106				
				LCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106				
				AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154				
				P11	68W	30	700	T1S	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
								T2M	8,669	3	0	3	127	9,034	3	0	3	133	9,211	3	0	3	135
T3M	8,768	3	0					3	129	9,138	3	0	3	134	9,316	3	0	3	137				
T3LG	7,833	3	0					3	115	8,164	3	0	3	120	8,323	3	0	3	122				
T4M	8,899	3	0					3	131	9,274	3	0	3	136	9,455	3	0	3	139				
T4LG	8,093	3	0					3	119	8,435	3	0	3	124	8,599	3	0	3	126				
TFTM	8,962	3	0					3	132	9,340	3	0	3	137	9,522	3	0	3	140				
T5M	9,156	4	0					2	135	9,542	4	0	2	140	9,728	4	0	2	143				
T5W	9,304	4	0					2	137	9,696	4	0	2	143	9,885	4	0	2	145				
T5LG	9,182	3	0					1	135	9,569	3	0	1	141	9,756	3	0	1	143				
BLC3	6,378	3	0					3	94	6,647	3	0	3	98	6,777	3	0	3	100				
BLC4	6,587	3	0					3	97	6,865	3	0	3	101	6,999	3	0	3	103				
RCCO	6,436	0	0					2	95	6,707	0	0	2	99	6,838	0	0	2	101				
LCCO	6,436	0	0					2	95	6,707	0	0	2	99	6,838	0	0	2	101				
AFR	9,358	3	0					3	138	9,753	3	0	3	143	9,943	3	0	3	146				
P12	103W	30	1050					T1S	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
								T2M	12,271	4	0	4	119	12,789	4	0	4	124	13,038	4	0	4	126
				T3M	12,412	4	0	4	120	12,935	4	0	4	125	13,187	4	0	4	128				
				T3LG	11,089	3	0	3	107	11,556	3	0	3	112	11,782	3	0	3	114				
				T4M	12,597	4	0	4	122	13,128	4	0	4	127	13,384	4	0	4	129				
				T4LG	11,457	3	0	3	111	11,940	3	0	3	116	12,173	3	0	3	118				
				TFTM	12,686	4	0	4	123	13,221	4	0	4	128	13,479	4	0	4	130				
				T5M	12,960	4	0	2	125	13,507	4	0	2	131	13,770	4	0	2	133				
				T5W	13,170	4	0	3	127	13,726	4	0	3	133	13,994	4	0	3	135				
				T5LG	12,998	3	0	2	126	13,546	3	0	2	131	13,810	3	0	2	134				
				BLC3	9,029	3	0	3	87	9,409	3	0	3	91	9,593	3	0	3	93				
				BLC4	9,324	4	0	4	90	9,718	4	0	4	94	9,907	4	0	4	96				
				RCCO	9,110	1	0	2	88	9,495	1	0	2	92	9,680	1	0	2	94				
				LCCO	9,110	1	0	2	88	9,494	1	0	2	92	9,680	1	0	2	94				
				AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136				
				P13	129W	30	1300	T1S	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130
								T2M	14,547	4	0	4	113	15,161	4	0	4	118	15,457	4	0	4	120
T3M	14,714	4	0					4	114	15,335	4	0	4	119	15,634	4	0	4	121				
T3LG	13,145	3	0					3	102	13,700	3	0	3	106	13,967	3	0	3	108				
T4M	14,933	4	0					4	116	15,563	4	0	4	121	15,867	4	0	4	123				
T4LG	13,582	3	0					3	105	14,155	3	0	3	110	14,431	3	0	3	112				
TFTM	15,039	4	0					4	117	15,673	4	0	4	122	15,979	4	0	4	124				
T5M	15,364	4	0					2	119	16,013	4	0	2	124	16,325	4	0	2	127				
T5W	15,613	5	0					3	121	16,272	5	0	3	126	16,589	5	0	3	129				
T5LG	15,409	3	0					2	120	16,059	3	0	2	125	16,372	4	0	2	127				
BLC3	10,703	4	0					4	83	11,155	4	0	4	87	11,372	4	0	4	88				
BLC4	11,054	4	0					4	86	11,520	4	0	4	89	11,745	4	0	4	91				
RCCO	10,800	1	0					2	84	11,256	1	0	2	87	11,475	1	0	3	89				
LCCO	10,800	1	0					2	84	11,255	1	0	2	87	11,475	1	0	3	89				
AFR	15,704	3	0					3	122	16,366	3	0	3	127	16,685	4	0	4	130				

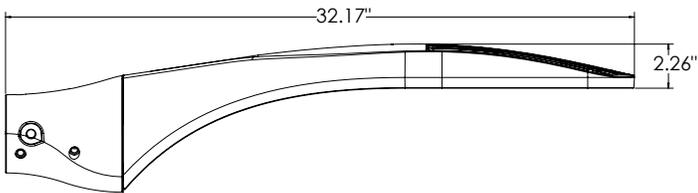
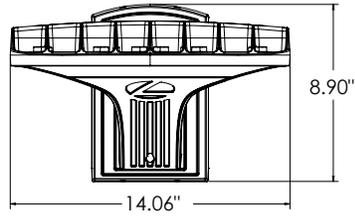
Dimensions



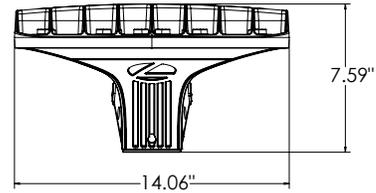
DSX0 with RPA, RPA5, SPA5, SPA8N mount
Weight: 25 lbs



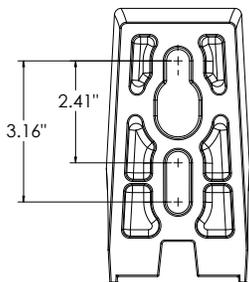
DSX0 with WBA mount
Weight: 27 lb



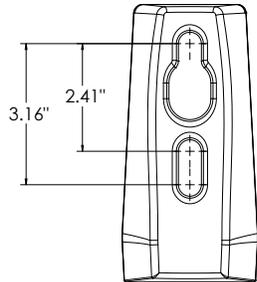
DSX0 with MA mount
Weight: 28 lbs



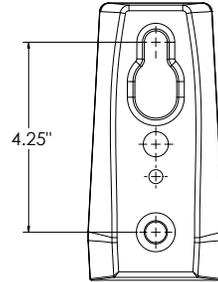
SPA (STANDARD ARM)



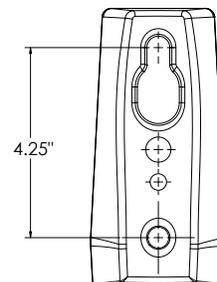
RPA



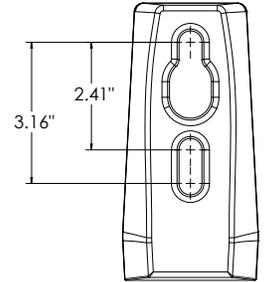
SPA5



RPA5

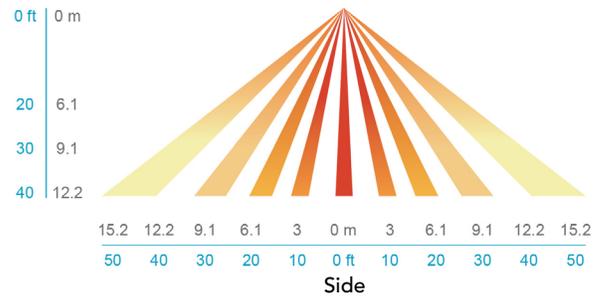
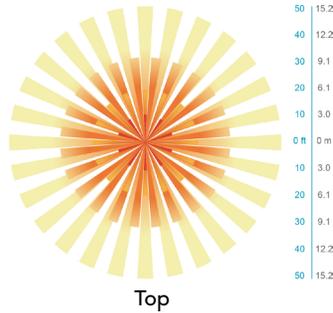


SPA8N



nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft²) for optimized pole wind loading.

FINISH

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

COASTAL CONSTRUCTION (CCE)

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

OPTICS

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

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

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

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

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

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

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

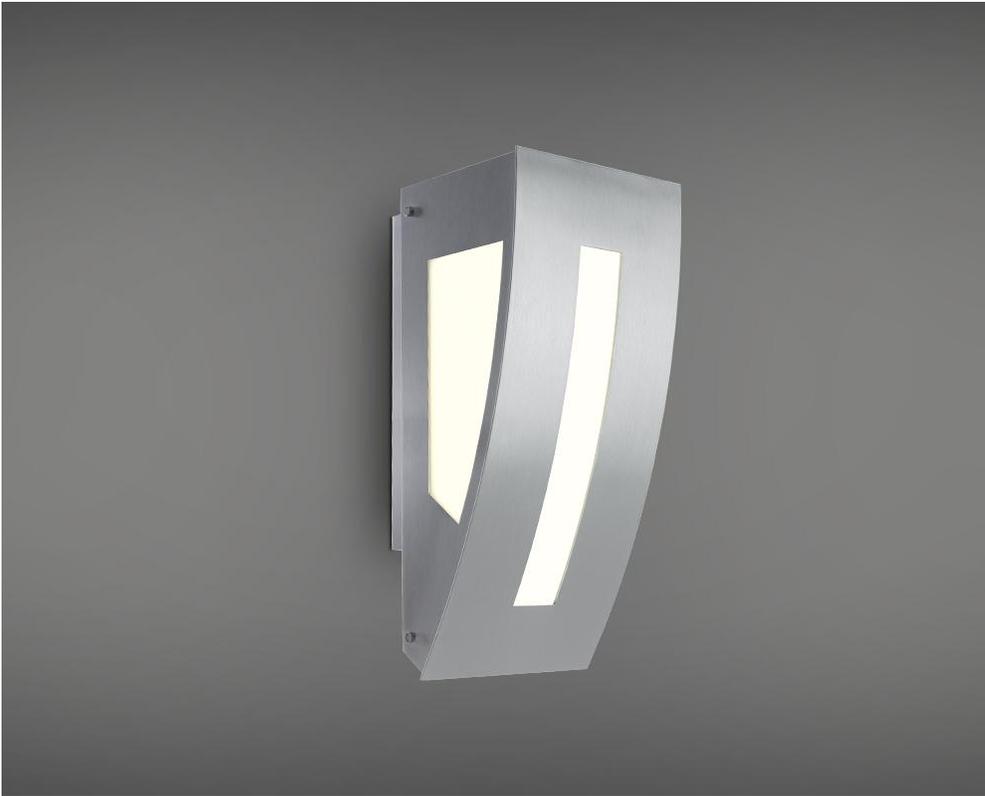
BUY AMERICAN ACT

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

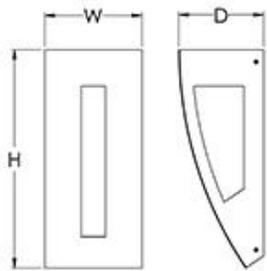
WARRANTY

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

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



DIMENSIONS



W	H	D	MC	BASE MODEL NO.
8"	18"	7"	7"	S9205-L16

SPECIFICATIONS

Driver: 0-10V dimming to 1%, 120/277

Mounting: Mounts to all Standard Electrical Junction Boxes (by others) With Hardware Provided. Silicone Seal Required (by others).

FEATURES

- Opal Acrylic Panels
- UL Listed for Wet Location
- LED 0-10V Dimming Driver

ORDER AS A COMPLETE UNIT:

Model No. + Lamp Code + CCT + Finish + Option Code

S9205-L16	+	27K	+	PT	+	Option
		30K		BA		
		35K				
		40K				

FINISHES

BA Brushed Aluminum **PT** Powder Coated Finishes*

*(Specify Color Code from the list of Powder Coating Finishes [except interior only metallics])

OPTIONS

EML Remote 10W Emergency LED Battery Backup

LIGHT OUTPUT

LXX = ~ 61 LPW Delivered Lumens (Example: L16= 16W x 61LPW = 976 Lumens)

** Try our new **Shimmer Metallic Paints**, Formulated for Exterior Conditions.



ARC2 LED

Architectural Wall Luminaire



Catalog Number

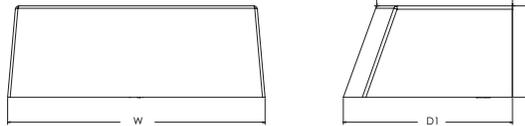
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: 11 lbs
 (without options)



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens	30K 3000K	MVOLT 347 ¹	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ¹	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K		E8WC Emergency battery backup, CEC compliant (8W, -20°C min) ¹	DBLXD Black
	P3 3,000 Lumens	50K 5000K		PE Button type photocell for dusk-to-dawn operation	DNAXD Natural aluminum
	P4 4,000 Lumens			DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ²	DWHXD White
	P5 6,500 Lumens			SPD6KV 6kV surge protection ¹	DSSXD Sandstone
			FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% ²	DDBTXD Textured dark bronze	
				DBLTXD Textured black	
				DNATXD Textured natural aluminum	
				DWHGXD Textured white	
				DSSTXD Textured sandstone	

Accessories

Ordered and shipped separately.

WSBBW DDBXD U

Surface - mounted back box (specify finish)

NOTES

- 347V not available with E4WH, E8WC and SPD6KV.
- FAO not available with DMG.



COMMERCIAL OUTDOOR

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ARC2 LED
 Rev. 03/02/22

Performance Data

Lumen Output

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

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,502	142	0	0	1	1,587	150	0	0	1	1,598	151	0	0	1
P2	16W	2,250	140	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,206	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1
P4	30W	3,903	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,659	130	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.280	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.239	0.212	0.158

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	693
E8WC	1,413

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient	Lumen Multiplier
0°C / 32°F	1.04
10°C / 50°F	1.03
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

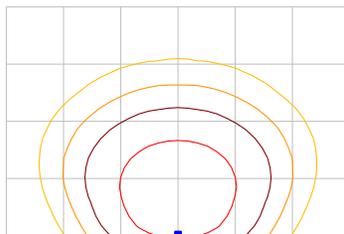
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

Photometric Diagrams

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

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc



ARC2 LED P3 40K

MH = 15ft
Grid = 15ft x 15ft

Emergency Egress Options

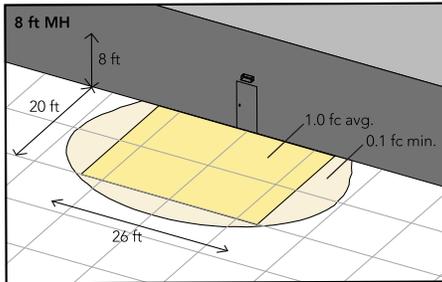
Emergency Battery Backup

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

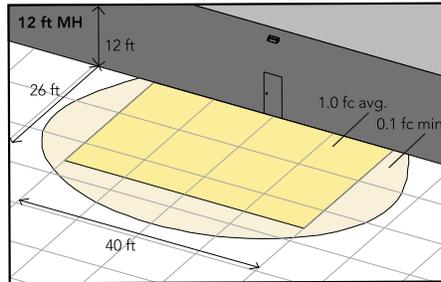
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

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

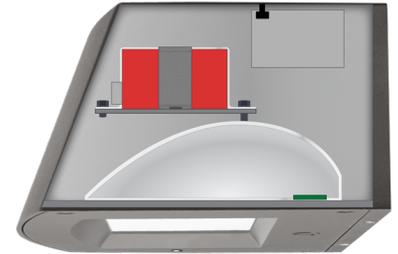
Grid = 10ft x 10ft



ARC2 LED 40K MVOLT E4WH



ARC2 LED 40K MVOLT E8WC



Self-contained solution for clean aesthetic

Mounting, Options & Accessories



E4WH and E8WC – Emergency Battery Backup

D = 6.5"

H = 5"

W = 11"



BBW – Standard Back Box

D = 1.5"

H = 4"

W = 5.5"

For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE

The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L88/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION

The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports it during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for applications with no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International DarkSky Association (IDA) Fixture Seal of approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

WARRANTY

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

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



COMMERCIAL OUTDOOR

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ARC2 LED
Rev. 03/02/22



Project

Type

Catalog Number

SPECIFICATIONS

EMERGENCY

HOUSING

- Decorative low profile die-cast aluminum housing
- Available in white, black, brushed aluminum, or satin bronze finishes
- Stainless Steel hardware
- Full 90° Cutoff

ELECTRICAL

- Unit offered as AC only, or battery backup
- Dual 120/277V
- Operating Temperature: -20°C - 40°C (-4°F - 104°F)

BATTERY

- 3.6V, 5Ah Li-SOCI2 Battery
- LVD prevents battery from deep discharge
- Internal transfer switch automatically connects battery to lamp heads for 90-minute emergency illumination
- Two-rate charger initiates battery charge to recharge in battery in 24 hours

ILLUMINATION

- Sealed diffused lens
- 50,000 Hours
- 5300K standard; 2900 - 3800K available

MOUNTING

- Mounts directly to structural mullion beams in glass fronted entrances
- Suitable for wall or ceiling mount

CODE COMPLIANCE

- cETLus Listed for Outdoor Locations
- Meets UL924, NFPA 101, Life Safety Code, NEC, OSHA, Local and State Codes
- IP66 Rated
- BAA Compliant

WARRANTY

- 5 Year

ORDERING INFORMATION

CATALOG#	Description
OMEL-10W-*#	10W, 371 Lumens, AC Only
OMEL-10W-*-EM-#	10W, 494 Lumens, Battery Backup
OMEL-20W-*#	20W, 742 Lumens, AC Only
OMEL-20W-*-EM-#	20W, 988 Lumens, Battery Backup

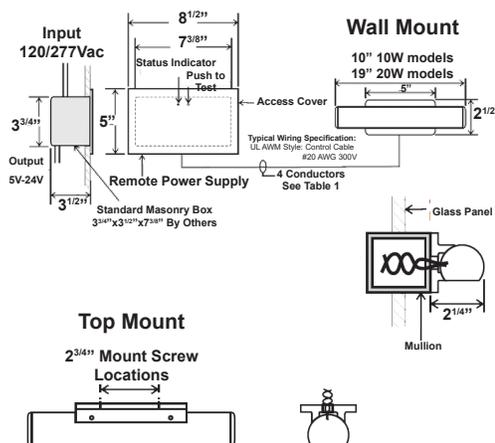
*Specify Mounting; C-Ceiling Mount, W-Wall Mount
 #Specify Color; WH-White; BA-Brushed Aluminum; BZ-Bronze, BK-Black

OPTIONS (Factory Installed)

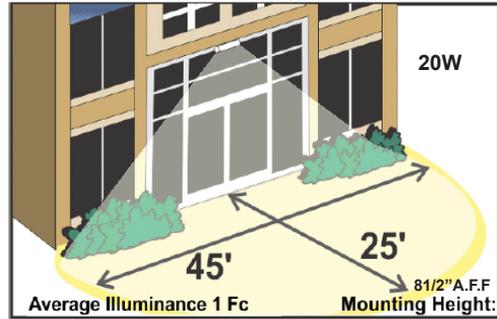
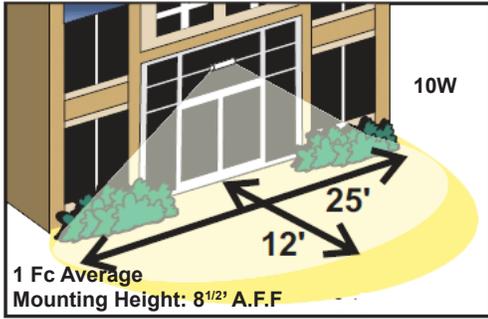
EM120	- 2 Hour Emergency Operation (replaces EM in part number)
SD	- Self Diagnostics (EM Models Only)
SW120	- Security Lighting with Control Switch-120V (Standard EM Models)
SW277	- Security Lighting with Control Switch-277V (Standard EM Models)
SW-SD	- Security Lighting with Control Switch for EM-SD models (120/277V)
2AC120	- Dual AC Output - 120V
2AC277	- Dual AC Output - 277V
CW1	- Custom Window Filter - 3800K
CW2	- Custom Window Filter - 3200K
CW3	- Custom Window Filter - 2900K
CPY1	- Canopy - 2" Height
CPY2	- Canopy - 5" Height
CC	- Custom Housing Color



**OMEL
Mullion Mount LED
AC/EM Unit**



SPACING GUIDELINES



Model #	Mounting Height (ft)	3' Wide Egress Path	6' Wide Egress Path	10' Wide Egress Path
OMEL-10W	8'	25'	25'	25'

SELF DIAGNOSTICS

STATUS	LED DISPLAY
NORMAL FULL CHARGE	● GREEN ON
NORMAL FAST CHARGE	● ORANGE ON
FAILED BATTERY	●● RED FLASH FAST
FAILED LAMP	●● GREEN FLASH
FAILED TRANSFER	●● ORANGE FLASH
FAILED CHARGER	●● RED FLASH SLOW

PROJECT COMMENTS



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

DATE: 10/27/2023

PROJECT NUMBER: SP2023-037
PROJECT NAME: Site Plan for Arms of America
SITE ADDRESS/LOCATIONS: 1601 E INTERSTATE 30

CASE CAPTION: Discuss and consider a request by Bart Gardner and James Belt of Gardner Construction on behalf of Corey Fleck of C2LA, LLC for the approval of a Site Plan for a Light Industrial Building on a 6.50-acre tract of land identified as Tracts 3-1, 3-2, 3-3 & 3-4 of the J. Lockhart Survey, Abstract No. 134 and Lots 1 & 2, Block A, Eastplex Inc. Park #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and Enterprise Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/26/2023	Needs Review

10/26/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Bart Gardner and James Belt of Gardner Construction on behalf of Corey Fleck of C2LA, LLC for the approval of a Site Plan for a Light Industrial Building on a 6.50-acre tract of land identified as Tracts 3-1, 3-2, 3-3 & 3-4 of the J. Lockhart Survey, Abstract No. 134 and Lots 1 & 2, Block A, Eastplex Inc. Park #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and Enterprise Drive.

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

M.3 For reference, include the case number (SP2023-037) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Please remove all proposed signage from the site plan and building elevations. All signage will be covered by a separate permit. (Subsection 06.02. F, of Article 05, UDC)

I.5 The subject property will be required to replat if any lot lines are adjusted, ROW is required, or any new easements are established.

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.7 Site Plan:

- (1) Please include the lot size in both acres and square feet in the Site Data. (Subsection 03.04. B, of Article 11, UDC)
- (2) Please include the perimeter dimensions of the proposed building. (Subsection 03.04. B, of Article 11, UDC)
- (3) Please indicate the front building setback, which is 25-feet. (Subsection 03.04. B, of Article 11, UDC)
- (4) Please indicate any existing or proposed fire hydrants, and indicate any proposed fire lane. Fire lane should be labeled as, Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
- (5) Based on the Master Thoroughfare Plan (MTP) the right-of-way indicated south of the existing building needs to be swapped for the internal road. (Subsection 03.04. B, of Article 11, UDC)
- (6) The warehouse square footage is different on the site plan vs. the parking table. Please correct this. (Subsection 03.04. B, of Article 11, UDC)
- (7) Please indicate any existing or proposed fence. The height and material should also be included. Please provide a detail for any proposed fencing. (Subsection 08.02. F, of Article 08, UDC)
- (8) Is there any pad mounted utility equipment? If so, please indicate then and provide the required screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
- (9) Are there any RTUs? If so, please crosshatch the RTUs on the building elevations (RTUs must be fully screened by an enclosed parapet system). (Subsection 01.05. C, of Article 05, UDC)
- (10) Please provide a dumpster detail that addresses the dumpster enclosure requirements, which are as follows. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be 12'x10' and be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. The enclosure must be surrounded in 5-gallon evergreen shrubs. (Subsection 01.05. B, of Article 05, UDC)
- (11) Please provide a note that there shall not be any outside storage; as outside storage is not permitted within the IH-30 Overlay District. (Subsection 03.04. B, of Article 11, UDC)

M.8 Landscape Plan:

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the Site Plan checklist)
- (2) Landscape Table revisions: (Subsection 05.03. B, of Article 08, UDC)
 - (a) All canopy tree shall be 4" caliper.
 - (b) All shrubs shall be 5-gallon.
 - (c) Desert Willow only needs to be 4' at the time of planting.
- (3) The landscape buffer is 10-feet along the "internal road." (Subsection 05.03. B, of Article 08, UDC)
- (4) Please delineate the 20-foot landscape buffer along the E. I-30 Frontage road and the 10-foot landscape buffer along Enterprise Drive. (Subsection 05.03. B, of Article 08, UDC)
- (5) Within the 10-foot landscape buffer there should be a berm, and one (1) canopy and one (1) accent tree per 50 linear feet (i.e. there should be four (4) canopy trees and four (4) accent trees). (Subsection 05.03. B, of Article 08, UDC)
- (6) The detention pond is required to have one (1) canopy tree per 750 SF and one (1) accent tree per 1,500 SF of detention area. Consider putting this landscaping along the north property line. This would continue the same design scheme as the landscaping on the east property line. (Subsection 05.03. D, of Article 08, UDC)
- (7) Provide note indicating irrigation will meet requirements of UDC. (Subsection 05.04, of Article 08, UDC)

M.9 Photometric Plan:

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the Site Plan checklist)
- (2) The foot-candles cannot exceed 0.2 FC at the property lines. (Subsection 03.03. G, of Article 07)
- (3) No light pole, base or combination thereof shall exceed 20 feet. (Subsection 03.03. D, of Article 07)
- (4) Up lighting is not permitted for any of the proposed light fixtures. (Subsection 03.03, of Article 07)

M.10 Building Elevations:

- (1) Exterior walls should consist of 90% masonry materials excluding doors and windows. This will be a variance. (Subsection 05.01. A, of Article 05, UDC)
- (2) At least 20% natural or quarried stone shall be utilized on each façade. This will be a variance. (Subsection 05.01. A, of Article 05, UDC)
- (3) The minimum roof pitch is 6:12, please correct any that do not comply. (Subsection 05.01, of Article 05, UDC)
- (4) The articulation requirement for wall length (i.e. wall length = 4 x height) is not met. (Subsection 05.01, of Article 05, UDC)

I.11 Staff has identified the following exception(s) and variance(s) associated with the proposed request: [1] 20% stone, [2] 90% masonry material, and [3] primary articulation. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc. Consider [1] providing a row of landscaping, composed of evergreen shrubs and accent trees, along the west and north sides of the proposed building, and [2] continue the stone wainscot along the east side of the building; these could work as good compensatory measures for the requested variances.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 14, 2023 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on November 1, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 2023.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). A representative(s) must be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

10/24/2023: 1. You will need to get acquire easement from property owner for this 20' easement.

2. Is this a water main stub? Please label.
3. Show as 60' of dedicated ROW.
4. 10' Utility easement along all roadways.
5. 12" main, 12" and 6" valves.
6. Dimension these parking spaces.
7. 10' minimum from sewer main and the building.
8. 5/8" or 1"... no 1/2"
9. Property line?
10. Will the 8" loop be able to provide for the 12"? one off the 8" may need to be a 12".

General Library Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20'. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is required. Calculations based by zoning. Detention is not allowed in flood plain.
- Detention pond shall be in a drainage easement.
- Dumpster to go through oil/water separator before draining to the storm lines.

- Will need a flood study if you are touching the existing floodplain.
- Building FF will need to be 2' above the floodplain elevation and 100-yr WSEL of detention pond, and parking to be 1' above floodplain.

Water and Wastewater Items:

- 8" water will need to be looped in around the site.
- Water main is located along IH30 and Justin Road. Water main must be extended along Enterprise Road.
- Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- Sanitary sewer is located on the west side of the property in a 15' easement. No structures may be placed within this easement.
- Commercial sanitary sewer service line size is minimum 6" and must connect to a manhole.
- Water to be 10' separated from storm and sewer lines.
- City's Master Water plan calls for a 12" water main to cross the southeast corner of the property.

Roadway Paving Items:

- Parking will not be allowed to back onto public roadway
- Parking to be 20'x9'.
- Drive isles to be 24' wide.
- No dead end parking allowed. Must connect through or have a turnaround.
- All new paving to be reinforced concrete.
- Must verify that there is 50' ROW for Enterprise Dr. Fire Department will need minimum 24' of all weather surface (gravel and asphalt not allowed to be used) from IH-30 to site. Must have an approved turn around.
- City's master thoroughfare plan calls for a 4 lane roadway within a 65' ROW in this area. Dedicate 32.5' of ROW will be required and pave 24' to meet City Standards.
- Enterprise will need underground storm sewer.

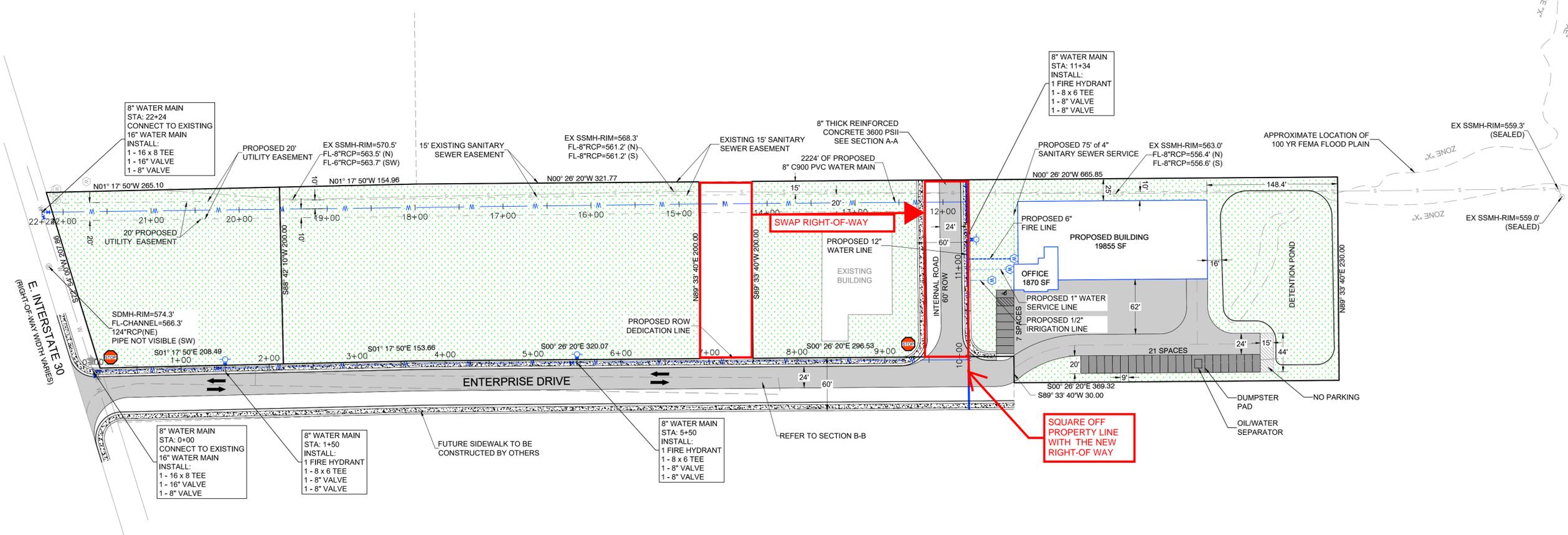
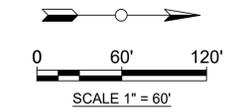
Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/27/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/26/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved w/ Comments

- 10/24/2023: 1. Monterey Oak is approved for use on this site.
 2. All shade / canopy trees are required to be 4" caliper minimum per ordinance
 3. Tifway 419 is a great turfgrass, but nay new varieties are better with drought tolerance, wear tolerance, shade tolerance and cold tolerance such as Tiftuf or Tahoma 31.

4. Please provide detention pond landscape calculations



- NOTES:**
- CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ONLY VISUALLY APPARENT UTILITIES SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ANY UNDERGROUND UTILITY PROVIDERS THAT EXISTS IN THE AREA.
 - WATER AND SANITARY SEWER LINES SHALL MAINTAIN A MINIMUM OF 10' SEPARATION.
 - CONTRACTOR TO COORDINATE WITH THE PROPERTY OWNER WHEN REPLACING THE CONCRETE DRIVE TO NOT TO INTERRUPT TRAFFIC FLOW TO/FROM THE LOT.
- PRIVATE UTILITY NOTE:**
- "ALL WASTEWATER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER."

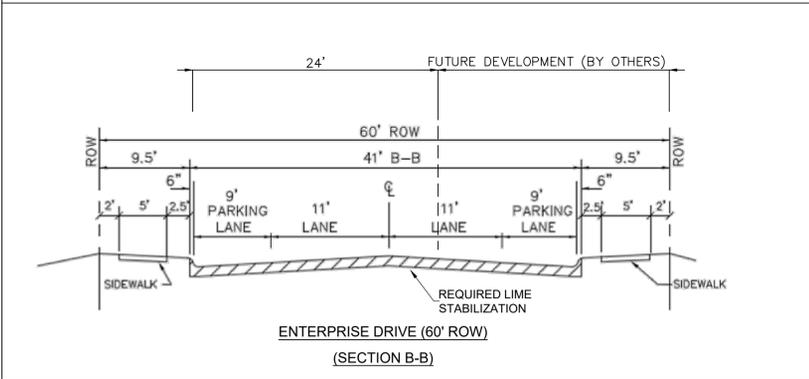
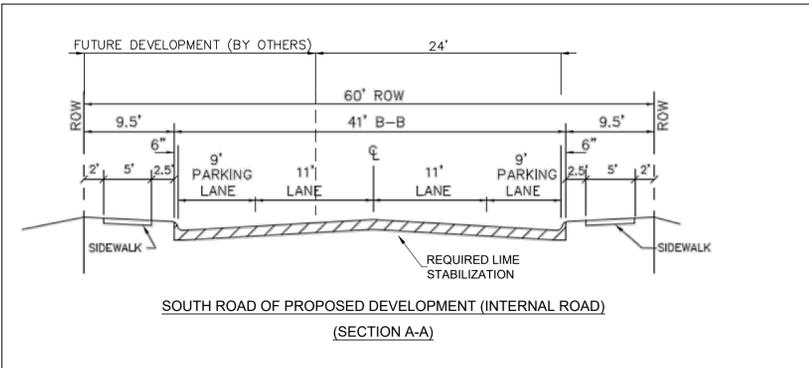
SITE DATA:

TOTAL SITE AREA = 6.58 AC
 TOTAL GREEN SPACE / LANDSCAPE AREA = 5.14 AC
 NO. OF PROPOSED BUILDINGS = 1
 PARKING DIMENSIONS = 9' X 20'

WAREHOUSE AND OFFICE PARKING CALCULAITONS					
No. OF BUILDING	TOTAL FLOOR AREA (SF)	BUILDING TYPE	PARKING CRITERIA	PARKING REQUIRED	PARKING PROVIDED
1	17985	WAREHOUSE WITH INSIDE STORAGE	1\1000 SF	18	20
1	1870	OFFICES	1\300 SF	6	7
HANDICAPPED PARKING SPACES			1/25 SPACES		1
TOTAL PARKING SPACES				24	28

NOTE:

PAVING THICKNESS SHOWN IN PLANS IS FOR INFORMATION PURPOSE ONLY. THE OWNER IS RESPONSIBLE FOR CONTACTING A GEOTECH ENGINEER FOR ALL SOIL RELATED WORKS SUCH AS PAVING, FOUNDATION, EARTHWORK, AND RETAINING WALLS.



NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address

TURNKEY TRACT
 2770 MAIN ST #171
 FRISCO, TX 75033
 F-22283
 nkcivilengineer4@gmail.com
 214-483-1599

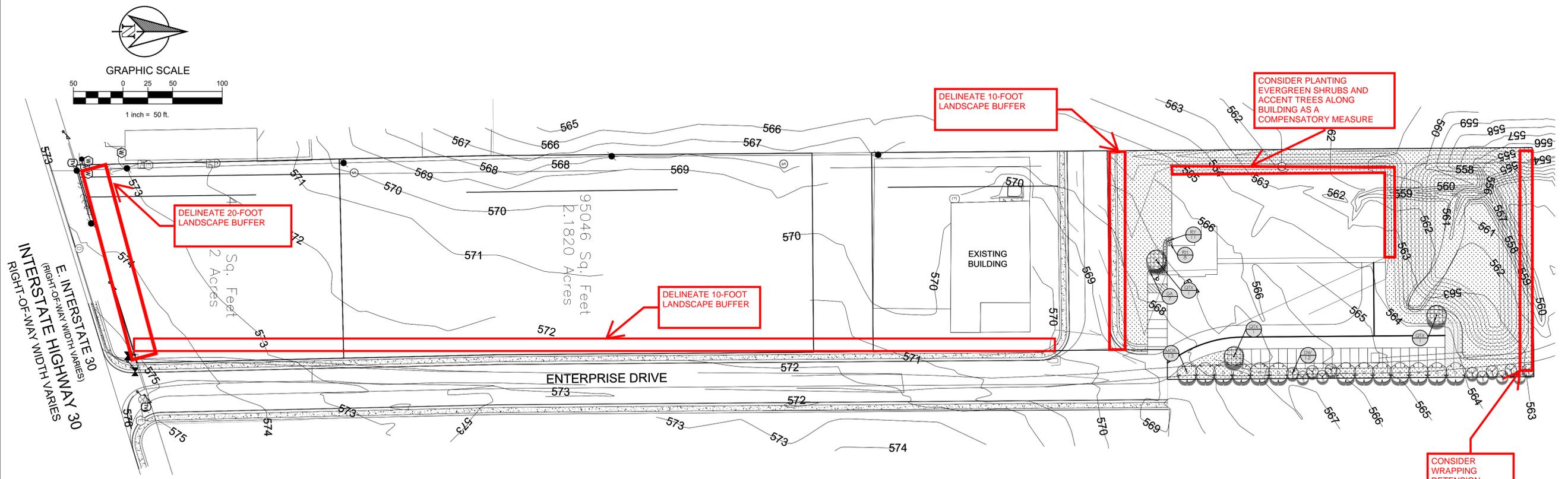
Project Name and Address

1601 E INTERSTATE 30
 ROCKWALL, TEXAS 75087

Project	Sheet
Date 08/18/2023	01
Scale	01



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 LAYOUT: 1 - UTILITY PLAN



PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	DW	Desert Willow / <i>Chilopsis linearis</i> min. 12' ht; street tree	3" Cal.	Cont.	12
	MOK	Monterey Oak / <i>Quercus polymorpha</i> 'Monterey' min. 12' ht; street tree	3" Cal.	Cont.	13
	QTX	Shumard Oak / <i>Quercus shumardii</i> min. 12' ht; parking lot tree	3" Cal.	Cont.	3
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	GA	Glossy Abelia / <i>Abelia grandiflora</i> 36" o.c.	5 gal	7	
	RY	Red Yucca / <i>Hesperaloe parviflora</i> 30" o.c.	3 gal	11	
	RH	Indian Hawthorn / <i>Raphiolepis indica</i> 'Snow' 36" o.c.	5 gal	8	
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	CD	Bermuda Grass / <i>Cynodon dactylon</i> 'tif 419'	sod	47,240 sf	

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- 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 +/-0.1' 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 A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - 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/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- 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.
- PROVIDE HYDROMULCH FOR ALL DISTURBED LANDSCAPE AREAS OUTSIDE PROPERTY LIMITS.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

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 PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

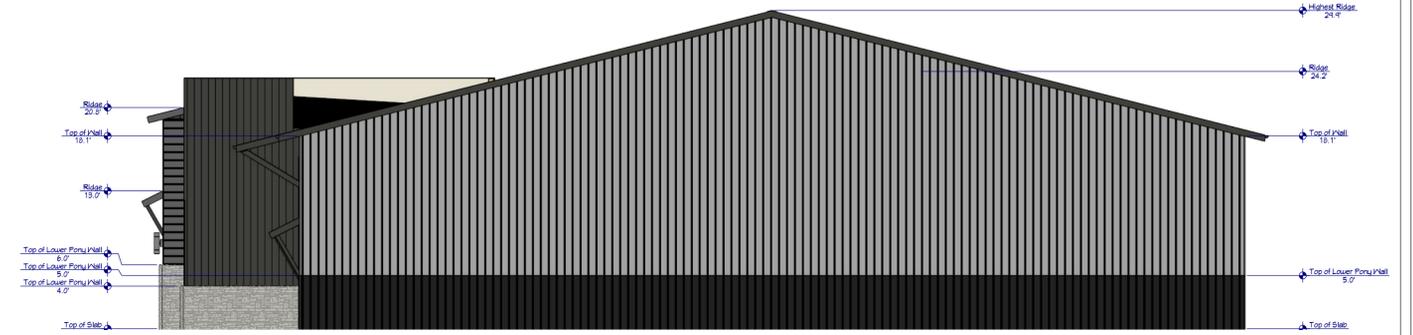
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S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

LANDSCAPE STANDARDS

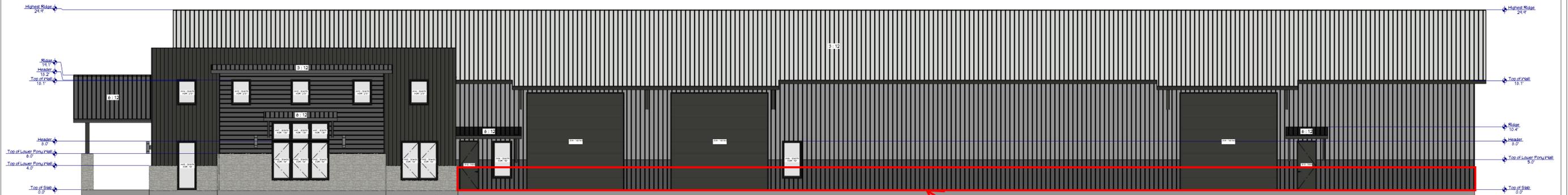
05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
ENTERPRISE DR.:	20' WIDE BUFFER REQ. W/ 3 CANOPY + 4 ACCENT TREE PER 100 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE, 30" HIGH, MIN.
REQUIRED PLANTING: PROVIDED 30' BUFFER:	13 CANOPY TREES; 12 ACCENT TREES, W/ SHRUBS 13 NEW CANOPY TREES; 12 ACCENT TREES
WEST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED COMMERCIAL (C)
05.02 LANDSCAPE SCREENING	
REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING SCREENING FROM RESIDENTIAL	N/A N/A
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	144,251 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	28,850 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±29,121 SF
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	102,608 SF (17.4%)
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA: REQ. PARKING LOT LANDSCAPING:	±6,400 SF ±320 SF (6,400 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF) REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
PROPOSED PARKING LOT LANDSCAPING:	±1,200 SF 28 PARKING SPACES / 10 = 28 (3) TREES
TREES PROVIDED:	3 CANOPY TREES



Exterior Elevation Front
 ELEVATION MATERIALS (EXCLUDING ROOF AND DOORS & WINDOWS):
 95% METAL
 5% STONE

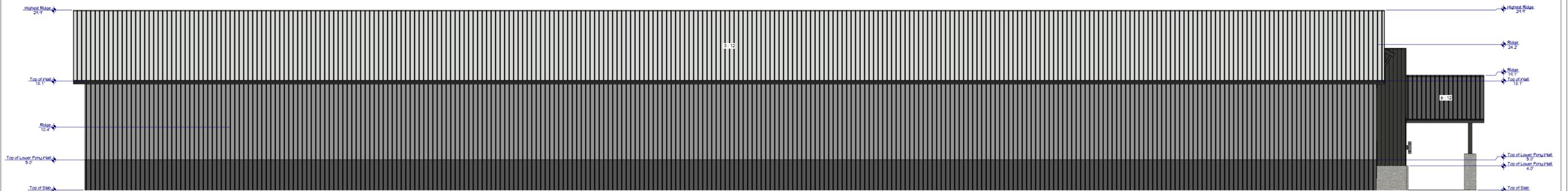


Exterior Elevation Back
 ELEVATION MATERIALS (EXCLUDING ROOF AND DOORS & WINDOWS):
 97% METAL
 3% STONE



CONSIDER CONTINUING STONE
 WAINSCOT AS A COMPENSATORY
 MEASURE

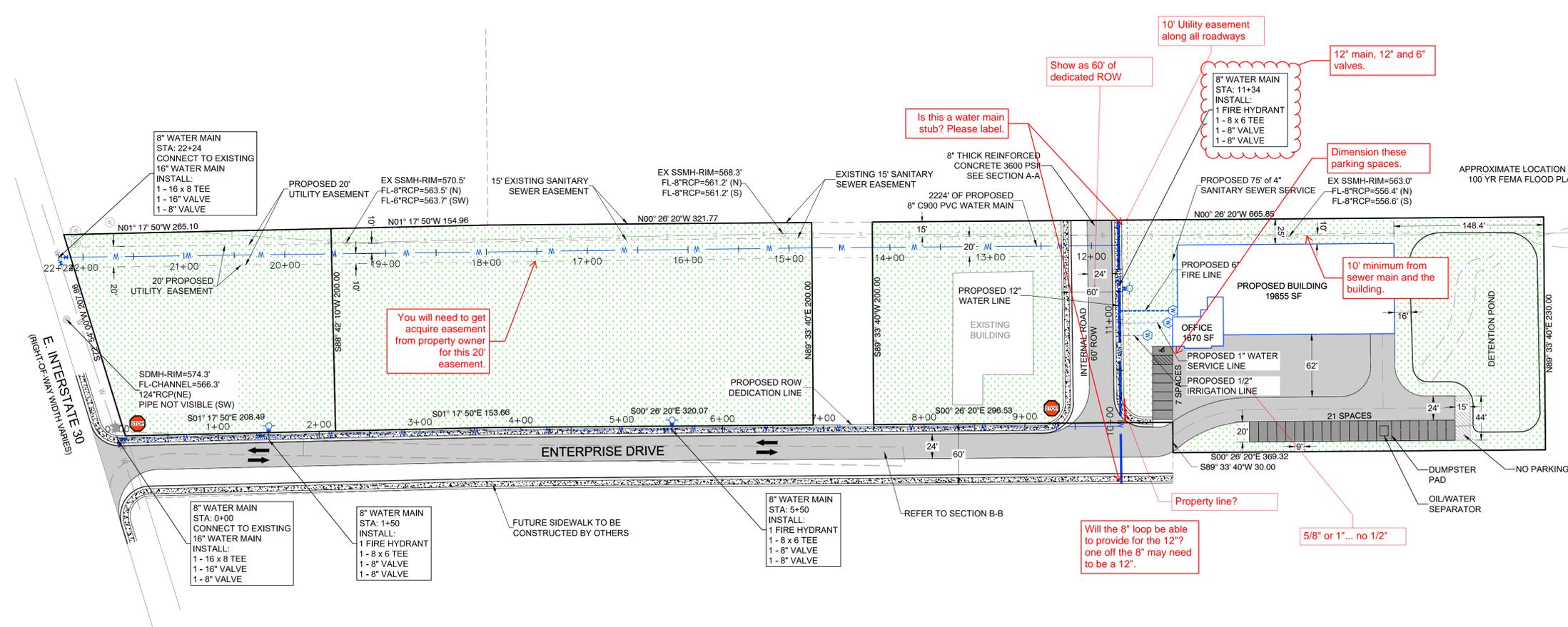
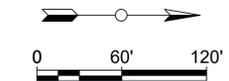
Exterior Elevation Right
 ELEVATION MATERIALS (EXCLUDING ROOF AND DOORS & WINDOWS):
 82% METAL
 18% STONE



Exterior Elevation Left
 ELEVATION MATERIALS (EXCLUDING ROOF AND DOORS & WINDOWS):
 99% METAL
 1% STONE

SCALE: 1/8" = 1'

EXTERIOR MATERIALS:	
SOFFIT:	METAL
SIDING:	R PANEL
ACCENT SIDING:	R PANEL
ROOF:	R PANEL
ROOF/AWNINGS:	R PANEL
PORCH POSTS:	8" METAL COLUMNS, BLACK
POST BASES (IF APPLICABLE):	CHOPPED LEUDER POST BASES
(SEE STYLE SHEET FOR ADDITIONAL INFO.)	



You will need to get acquire easement from property owner for this 20' easement.

Is this a water main stub? Please label.

Show as 60' of dedicated ROW

10' Utility easement along all roadways

12" main, 12" and 6" valves.

8" WATER MAIN STA: 11+34
INSTALL:
1 FIRE HYDRANT
1 - 8 x 6 TEE
1 - 8" VALVE
1 - 8" VALVE

Dimension these parking spaces.

10' minimum from sewer main and the building.

Will the 8" loop be able to provide for the 12"?? one off the 8" may need to be a 12".

5/8" or 1"... no 1/2"

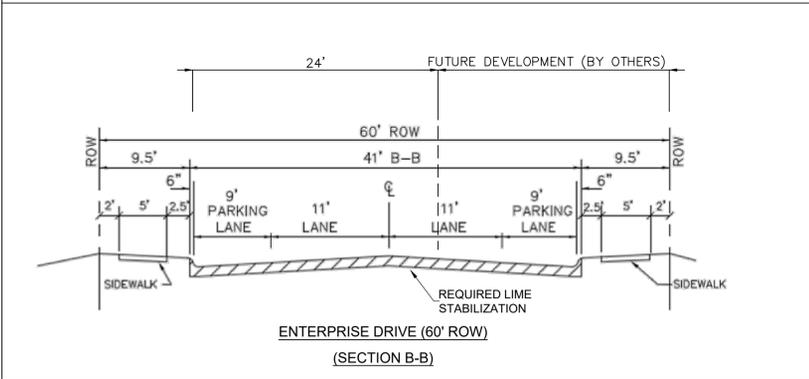
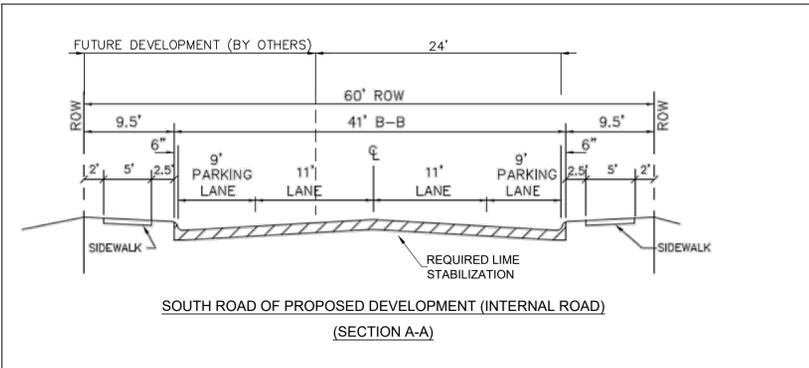
- NOTES:**
- CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ONLY VISUALLY APPARENT UTILITIES SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ANY UNDERGROUND UTILITY PROVIDERS THAT EXISTS IN THE AREA.
 - WATER AND SANITARY SEWER LINES SHALL MAINTAIN A MINIMUM OF 10' SEPARATION.
 - CONTRACTOR TO COORDINATE WITH THE PROPERTY OWNER WHEN REPLACING THE CONCRETE DRIVE TO NOT TO INTERRUPT TRAFFIC FLOW TO/FROM THE LOT.

PRIVATE UTILITY NOTE:
"ALL WASTEWATER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER."

SITE DATA:
TOTAL SITE AREA = 6.58 AC
TOTAL GREEN SPACE / LANDSCAPE AREA = 5.14 AC
NO. OF PROPOSED BUILDINGS = 1
PARKING DIMENSIONS = 9' X 20'

WAREHOUSE AND OFFICE PARKING CALCULATIONS					
No. OF BUILDING	TOTAL FLOOR AREA (SF)	BUILDING TYPE	PARKING CRITERIA	PARKING REQUIRED	PARKING PROVIDED
1	17985	WAREHOUSE WITH INSIDE STORAGE	1\1000 SF	18	20
1	1870	OFFICES	1\300 SF	6	7
HANDICAPPED PARKING SPACES			1/25 SPACES		1
TOTAL PARKING SPACES				24	28

NOTE:
PAVING THICKNESS SHOWN IN PLANS IS FOR INFORMATION PURPOSE ONLY. THE OWNER IS RESPONSIBLE FOR CONTACTING A GEOTECH ENGINEER FOR ALL SOIL RELATED WORKS SUCH AS PAVING, FOUNDATION, EARTHWORK, AND RETAINING WALLS.



- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20'. No structures allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls must be rock or stone face. No smooth concrete walls.

- Drainage Items:**
- Detention is required. Calculations based by zoning. Detention is not allowed in flood plain.
 - Detention pond shall be in a drainage easement.
 - Dumpster to go through oil/water separator before draining to the storm lines.
 - Will need a flood study if you are touching the existing floodplain.
 - Building FF will need to be 2' above the floodplain elevation and 100-yr WSEL of detention pond, and parking to be 1' above floodplain.

- Water and Wastewater Items:**
- 8" water will need to be looped in around the site.
 - Water main is located along IH30 and Justin Road. Water main must be extended along Enterprise Road.
 - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
 - Sanitary sewer is located on the west side of the property in a 15' easement. No structures may be placed within this easement.
 - Commercial sanitary sewer service line size is minimum 6" and must connect to a manhole.
 - Water to be 10' separated from storm and sewer lines.
 - City's Master Water plan calls for a 12" water main to cross the southeast corner of the property.

- Roadway Paving Items:**
- Parking will not be allowed to back onto public roadway
 - Parking to be 20'x9'.
 - Drive isles to be 24' wide.
 - No dead end parking allowed. Must connect through or have a turnaround.
 - All new paving to be reinforced concrete.
 - Must verify that there is 50' ROW for Enterprise Dr. Fire Department will need minimum 24' of all weather surface (gravel and asphalt not allowed to be used) from IH-30 to site. Must have an approved turn around.
 - City's master thoroughfare plan calls for a 4 lane roadway within a 65' ROW in this area. Dedicate 32.5' of ROW will be required and pave 24' to meet City Standards.
 - Enterprise will need underground storm sewer.

- 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".



Project	Sheet
Date 08/18/2023	01
Scale	01

PLAN

JRNEY RACT

STRUCTION

Issue Date

TRACT
ST #171
X 75033
283
4@gmail.com
3-1599

ERSTATE 30
TEXAS 75087



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

SP2023-037

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 1601 WINTERSTATE 30, ROCKWALL, TEXAS 75087

SUBDIVISION J LOCKHART

LOT A0134 BLOCK 3-2

GENERAL LOCATION JOHN KING 1/4 1-30 (NW CORNER)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C2

CURRENT USE VACANT

PROPOSED ZONING C2

PROPOSED USE

ACREAGE 6.5

LOTS [CURRENT] 5

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 C2LA, LLC

APPLICANT GARDNER CONSTRUCTION

CONTACT PERSON CORBY FLECK

CONTACT PERSON BART GARDNER/JAMES BELT

ADDRESS 382 RANCH TRAIL

ADDRESS 15950 STATE HIGHWAY 205

CITY, STATE & ZIP ROCKWALL TX 75032

CITY, STATE & ZIP TERNELL TX 75160

PHONE 469-338-0262

PHONE 214-675-4435

E-MAIL CORY@ARASOFAMERICA.COM

E-MAIL BART@GARDNER-CONSTRUCTION.COM

NOTARY VERIFICATION [REQUIRED]

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

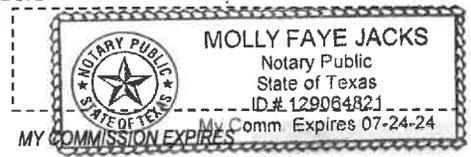
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 26 DAY OF Sept, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 26 DAY OF Sept, 2023

OWNER'S SIGNATURE

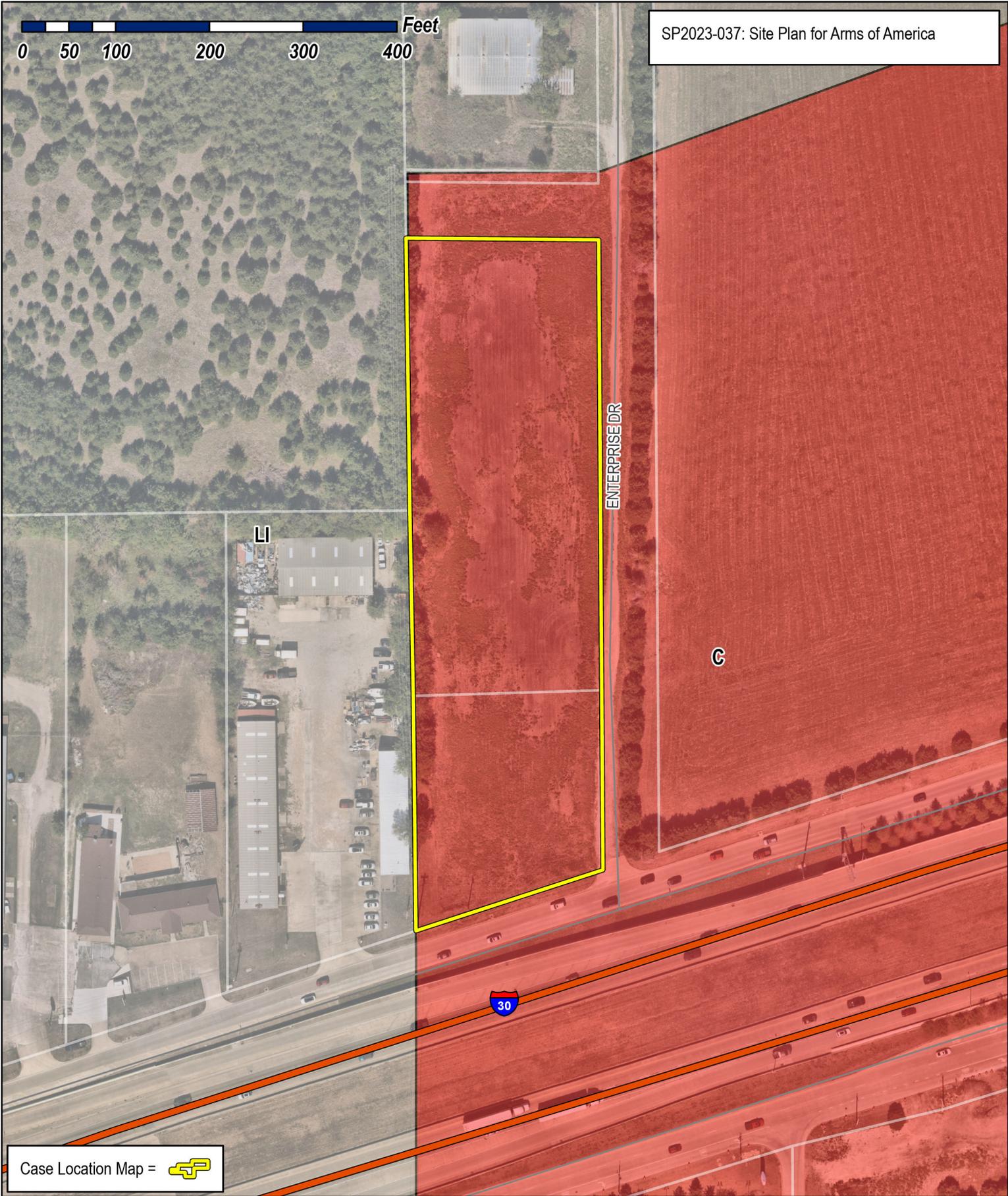
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
Molly Faye Jacks



0 50 100 200 300 400 Feet

SP2023-037: Site Plan for Arms of America



Case Location Map = 

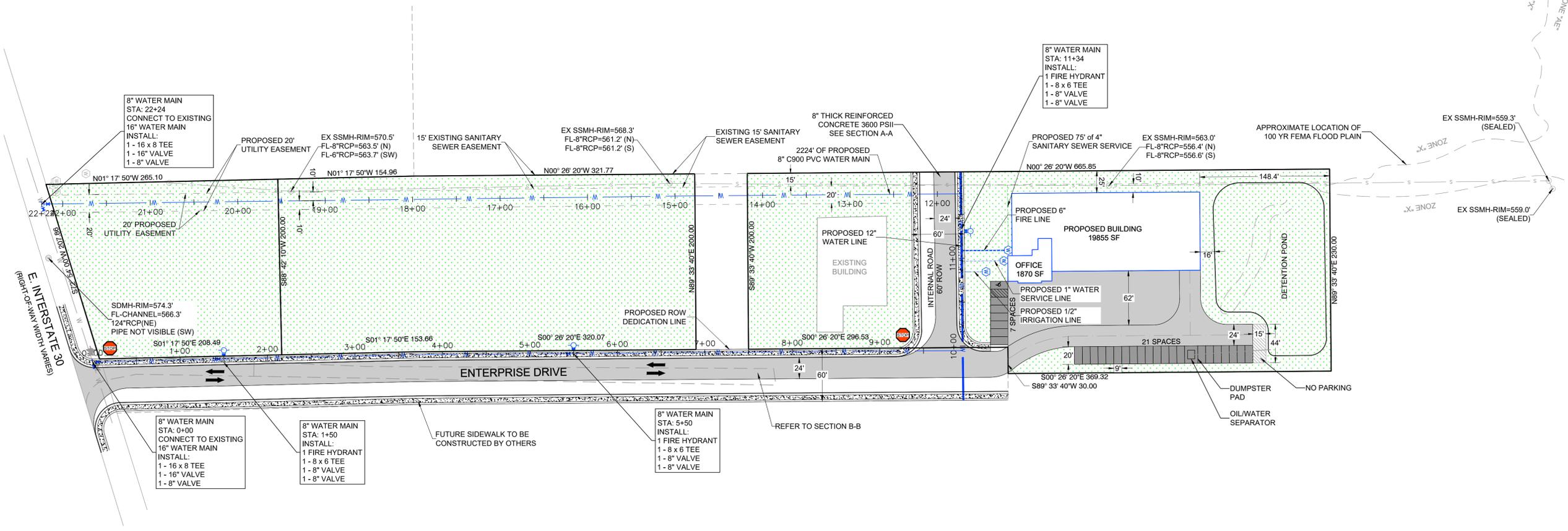
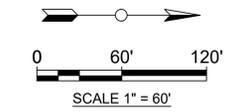


City of Rockwall

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.





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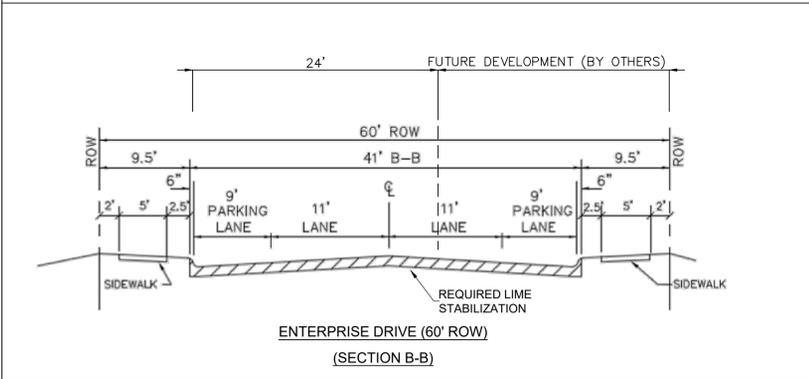
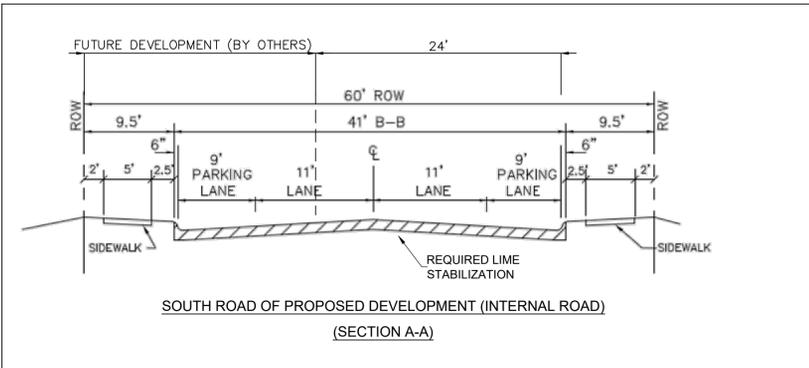
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NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address

TURNKEY TRACT
 2770 MAIN ST #171
 FRISCO, TX 75033
 F-22283
 nkcivilengineer4@gmail.com
 214-483-1599

Project Name and Address

1601 E INTERSTATE 30
 ROCKWALL, TEXAS 75087

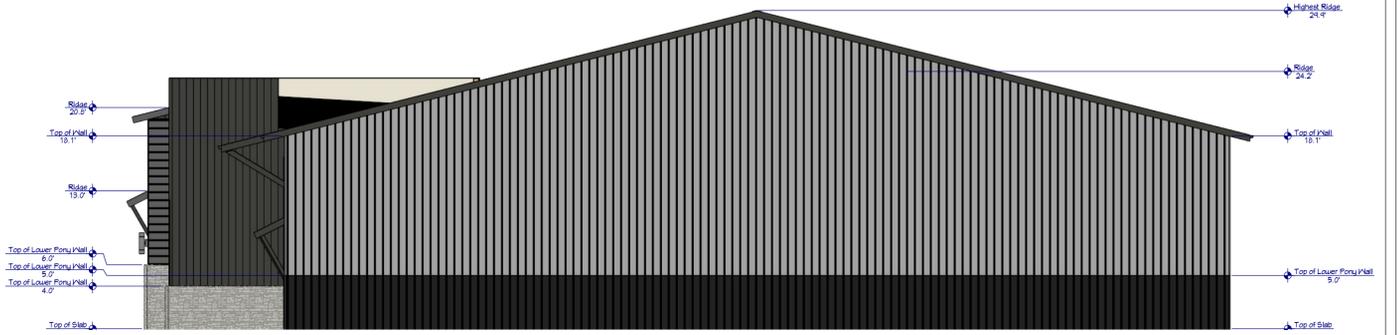
Project	Sheet
Date 08/18/2023	01
Scale	01



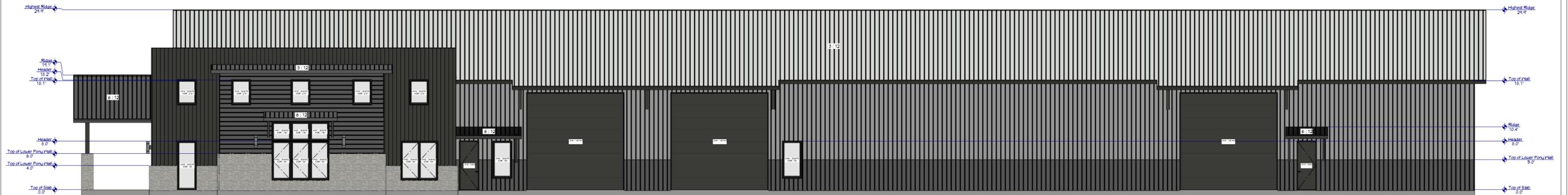
PATH: C:\Users\TT\Engineer\Drawings\2023\Area of Interest\Rockwall\DWG\MANAGE SITE PLAN.dwg
 LAYOUT: 1 - UTILITY PLAN



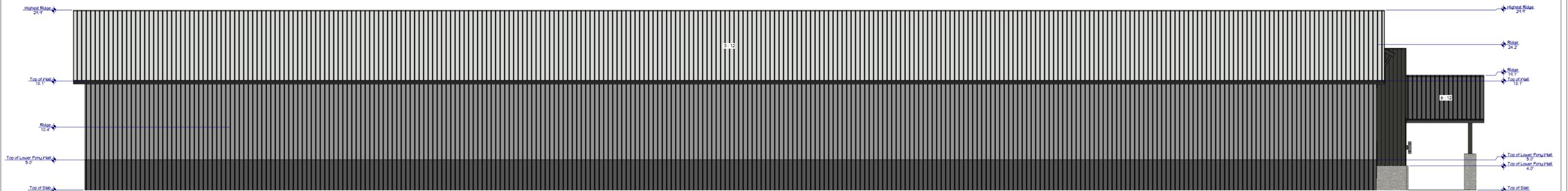
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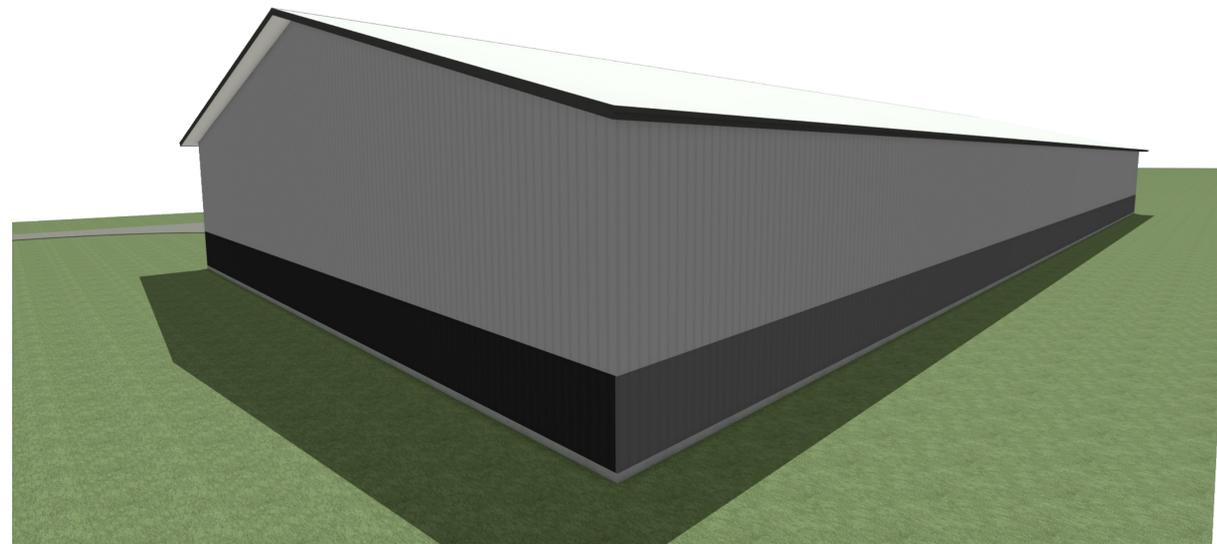
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(SEE STYLE SHEET FOR ADDITIONAL INFO.)	



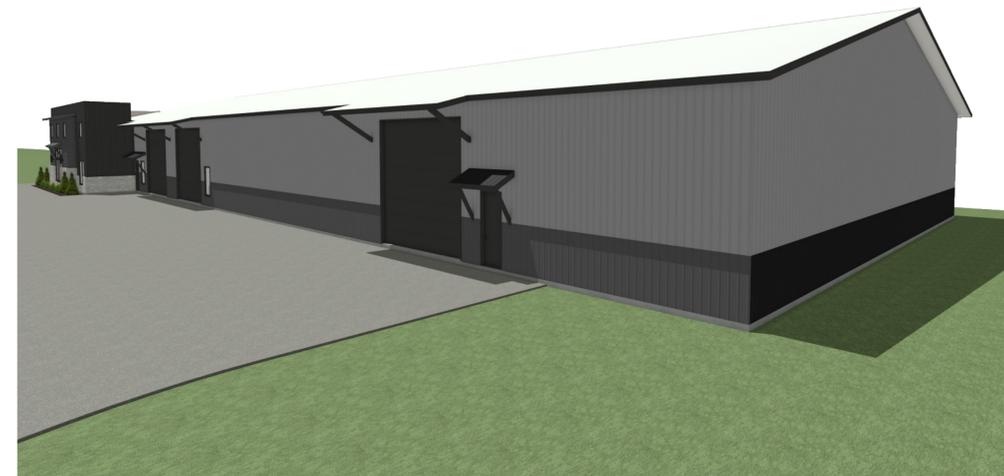
FRONT-LEFT



FRONT-RIGHT



BACK-LEFT



BACK-RIGHT

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

Layout Page Table

Number	Title
1	PROJECT OVERVIEW
2	ELEVATIONS
3	SCHEDULES & STYLE
4	FOUNDATION/ROUGH-IN PLAN
5	ROOF PLAN - 1F
6	FRAMING PLAN - 1F
7	ELECTRICAL PLAN - 1F
8	CABINET PLAN

REV 03

HOME DESIGNED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX | 972-533-0459
AARON@ABIDEHOMEDESIGNS.COM

PROJECT
OVERVIEW

ARMS OF AMERICA
ENTERPRISE DR
ROCKWALL, TX



DATE:

10/23/2023

SCALE:

1/8"=1'

SHEET:

1

TOTAL OFFICE HEATED SF:	1853 SF
TOTAL SLAB SF:	20,273 SF (INCLUDES SHEET/STONE LEDGE)
TOTAL PORCHES UNDER ROOF:	317 SF
TOTAL WAREHOUSE:	18,103 SF
TOTAL UNDER ROOF SF:	20,273 SF

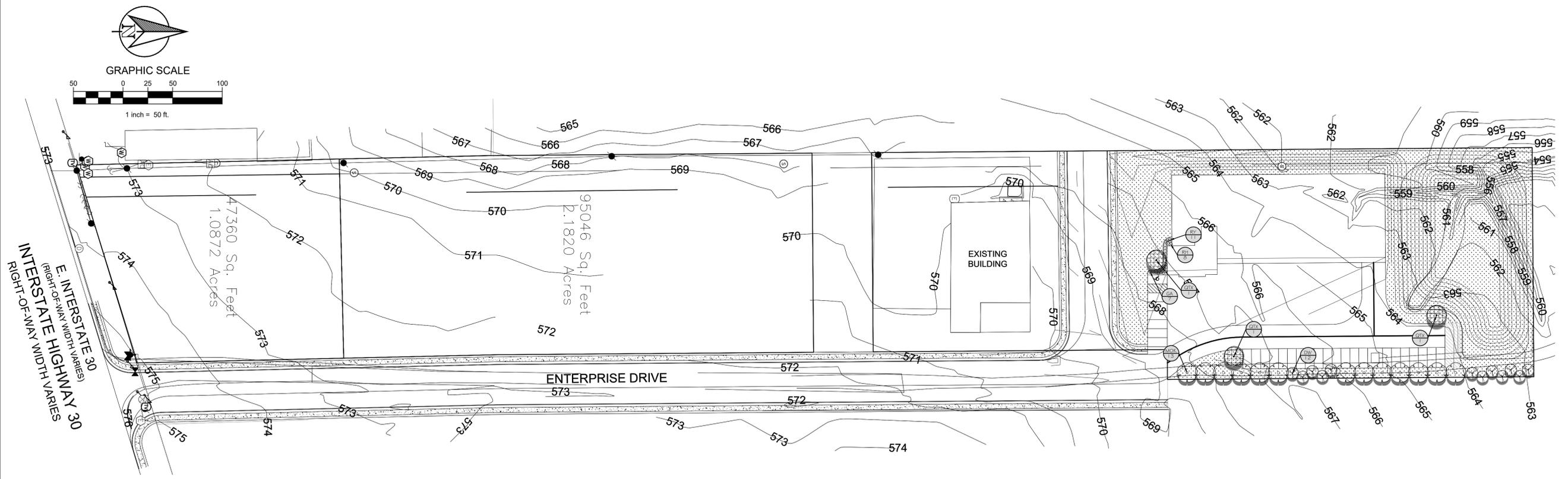
Revision Table			
Label	Date	Revised By	Description
REV 01	11/12/2021	AJH	INITIAL PLAN DEVELOPMENT
REV 03	10/2/2023	AJH	BUILDING & SITE PLAN UPDATES

-INTERIOR & EXTERIOR 3D MODEL AVAILABLE (AS NEEDED) UPON REQUEST
-2D ELECTRONIC CAD FILE AVAILABLE (DWG, DXF) UPON REQUEST
-PLEASE REQUEST EITHER HOMEOWNER OR VIA DESIGNER CONTACT INFO

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Hamilton Handcrafted/Abide Home Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, LOCAL CODE/BUILDER REQUIREMENTS & CONNECTIONS BEFORE CONSTRUCTION BEGINS.

MIN. CODE RECOMMENDATIONS:
ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901
(CONSULT LOCAL/CITY BUILDING REQUIREMENTS)



PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	DW	Desert Willow / <i>Chilopsis linearis</i> min. 12' ht; street tree	3" Cal.	Cont.	12
	MOK	Monterey Oak / <i>Quercus polymorpha</i> 'Monterey' min. 12' ht; street tree	3" Cal.	Cont.	13
	QTX	Shumard Oak / <i>Quercus shumardii</i> min. 12' ht; parking lot tree	3" Cal.	Cont.	3
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	GA	Glossy Abelia / <i>Abelia grandiflora</i> 36" o.c.	5 gal	7	
	RY	Red Yucca / <i>Hesperaloe parviflora</i> 30" o.c.	3 gal	11	
	RH	Indian Hawthorn / <i>Raphiolepis indica</i> 'Snow' 36" o.c.	5 gal	8	
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	CD	Bermuda Grass / <i>Cynodon dactylon</i> 'tif 419'	sod	47,240 sf	

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
ENTERPRISE DR.: ±365' STREET FRONTAGE	20' WIDE BUFFER REQ. W/ 3 CANOPY + 4 ACCENT TREE PER 100 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE, 30" HIGH, MIN. 13 CANOPY TREES; 12 ACCENT TREES, W/ SHRUBS 13 NEW CANOPY TREES; 12 ACCENT TREES
REQUIRED PLANTING: PROVIDED 30' BUFFER:	
WEST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED COMMERCIAL (C)
05.02 LANDSCAPE SCREENING	
REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS N/A N/A
PROVIDED SCREENING SCREENING FROM RESIDENTIAL	
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	144,251 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	28,850 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±29,121 SF
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	102,608 SF (17.4%)
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA. ±6,400 SF ±320 SF (6,400 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF) REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
PROPOSED PARKING LOT LANDSCAPING:	±1,200 SF 28 PARKING SPACES / 10 = 28 (3) TREES
TREES PROVIDED:	3 CANOPY TREES

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- 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 +/-0.1' 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 A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - 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/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- 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.
- PROVIDE HYDROMULCH FOR ALL DISTURBED LANDSCAPE AREAS OUTSIDE PROPERTY LIMITS.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

MULCHES

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

ROOT BARRIERS

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

PLANT SCHEDULE

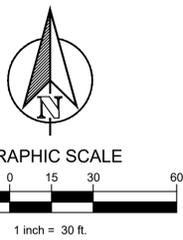
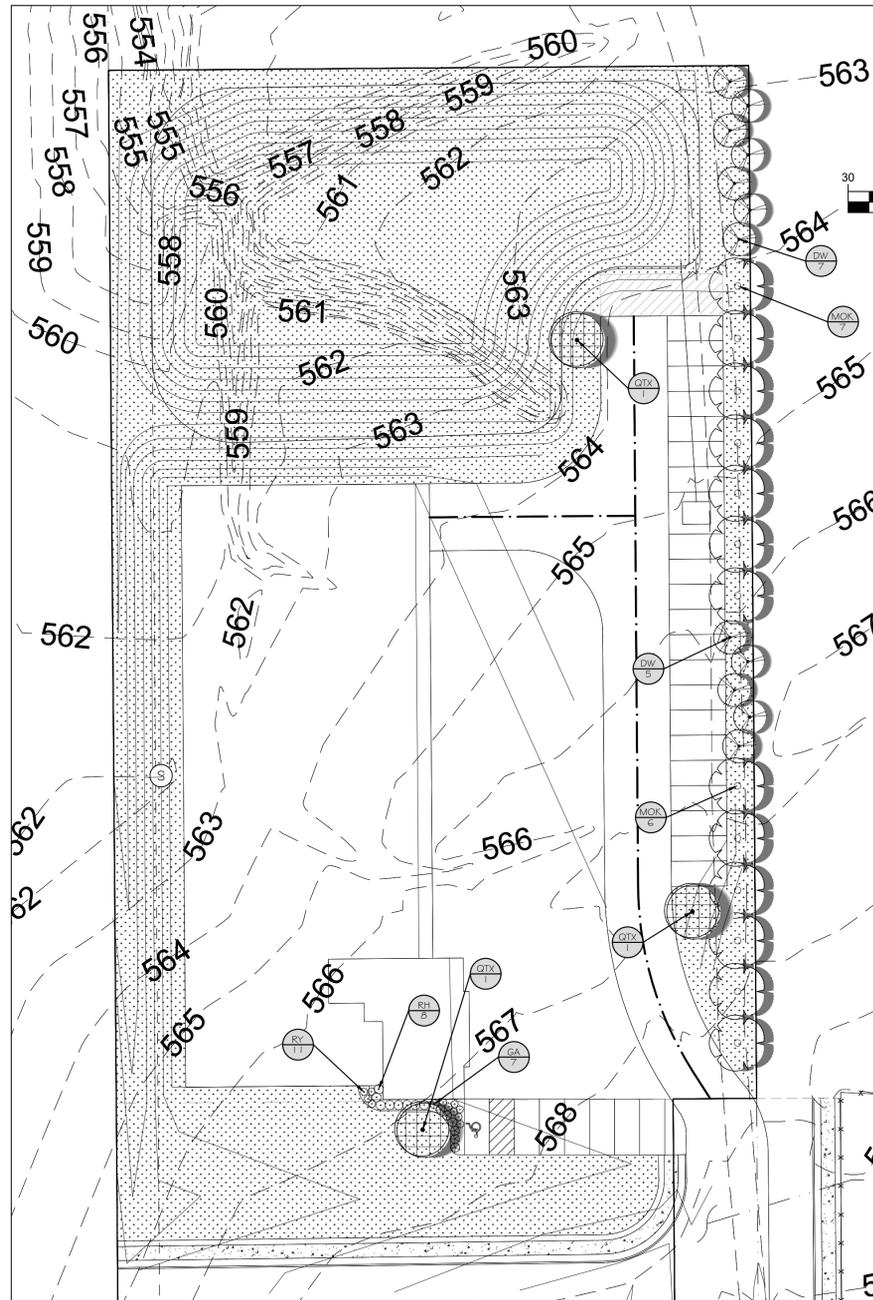
TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	DW	Desert Willow / <i>Chilopsis linearis</i> min. 12' ht; street tree	3" Cal.	Cont.	12
	MOK	Monterey Oak / <i>Quercus polymorpha</i> "Monterey" min. 12' ht; street tree	3" Cal.	Cont.	13
	QTX	Shumard Oak / <i>Quercus shumardii</i> min. 12' ht; parking lot tree	3" Cal.	Cont.	3
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	GA	Glossy Abelia / <i>Abelia grandiflora</i> 36" o.c.	5 gal	7	
	RY	Red Yucca / <i>Hesperaloe parviflora</i> 30" o.c.	3 gal	11	
	RH	Indian Hawthorn / <i>Raphiolepis Indica</i> "Snow" 36" o.c.	5 gal	8	
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	CD	Bermuda Grass / <i>Cynodon dactylon</i> "tif 419"	sod	75,040 sf	

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
ENTERPRISE DR.: #365' STREET FRONTAGE	20' WIDE BUFFER REQ. W/ 3 CANOPY + 4 ACCENT TREE PER 100 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE, 30" HIGH, MIN.
REQUIRED PLANTING: PROVIDED 30' BUFFER:	13 CANOPY TREES, 12 ACCENT TREES, W/ SHRUBS 13 NEW CANOPY TREES; 12 ACCENT TREES
WEST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED COMMERCIAL (C)
05.02 LANDSCAPE SCREENING	
REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING SCREENING FROM RESIDENTIAL	N/A N/A
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	144,251 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	28,850 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±29,121 SF
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	102,608 SF (17.4%)
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA: REQ. PARKING LOT LANDSCAPING:	±6,400 SF ±320 SF (6,400 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF) REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
PROPOSED PARKING LOT LANDSCAPING:	±1,200 SF 28 PARKING SPACES / 10 = 28 (3) TREES 3 CANOPY TREES
TREES PROVIDED:	3 CANOPY TREES

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- 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 ±0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
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9-18-23

Project Name
Arms of America
Rockwall, TX

LANDSCAPE PLANTING

Date	Comment

Project Number	
Date	XX/XX/2018
Drawn By	LML
Checked By	LML/RM

LP-1

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR MUST HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

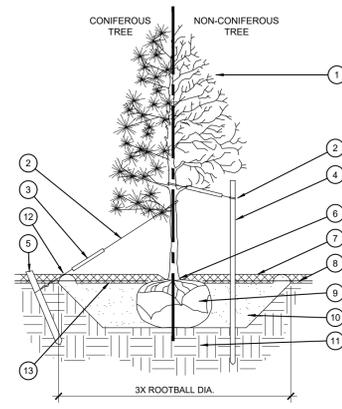
PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:**
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS "SHARPED ROOTS").
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD:** PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH Pallet OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED:** PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL:** SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST:** WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. PLANTING MIX:** AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST.
- H. FERTILIZER:** GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- I. MULCH:** SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- J. WEED FABRIC:** 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).
- K. TREE STAKING AND GUYING**
- STAKES: 6" LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- L. STEEL EDGING:** PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- M. PRE-EMERGENT HERBICIDES:** ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION**
- 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.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 - AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - IRON SULPHATE - 2 LBS. PER CU. YD.
 - CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

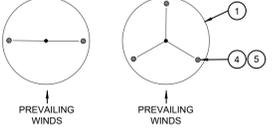
- B. GENERAL PLANTING**
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- C. TREE PLANTING**
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL, LESS TWO INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 - FOR CONTAINER TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO THREE INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.
 - THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 15 - 30 GAL TREES TWO STAKES PER TREE
 - 45 - 100 GAL TREES THREE STAKES PER TREE
 - MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, POSITIONED AS NEEDED TO STABILIZE THE TREE
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- D. SHRUB, PERENNIAL, AND GROUND-COVER PLANTING**
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. SODDING**
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- F. HYDROMULCHING**
- THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - WINTER MIX (OCTOBER 1 - MARCH 31)
 - 50# CELLULOSE FIBER MULCH
 - 2# UNHULLED BERMUDA SEED
 - 2# ANNUAL RYE SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - 50# CELLULOSE FIBER MULCH
 - 2# HULLED BERMUDA SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
- G. CLEAN UP**
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- H. INSPECTION AND ACCEPTANCE**
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- I. LANDSCAPE MAINTENANCE**
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
 - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDWARE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS**
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.**



A TREE PLANTING
SCALE: NOT TO SCALE

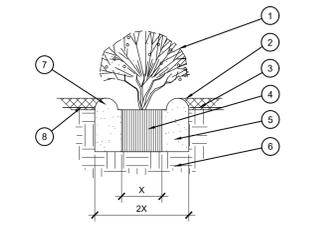
- TREE CANOPY.
- GUAGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- WEED FABRIC UNDER MULCH.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 4" HIGH EARTHEN WATERING BASIN.
- FINISH GRADE.

- NOTES:**
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-3" ABOVE FINISH GRADE.
 - FOR BALLED-AND-BURLAPPED TREES, REMOVE WIRE BASKET AND BURLAP BEFORE BACKFILLING.
 - REMOVE ALL NURSERY STAKES AFTER PLANTING.
 - FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 - STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



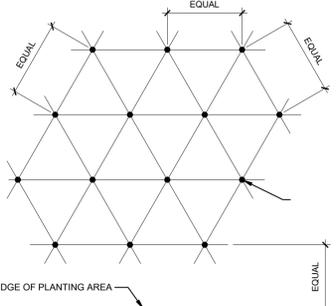
B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

- SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 3" HIGH EARTHEN WATERING BASIN.
- WEED FABRIC UNDER MULCH.



C HEDGE PLANTING AT PARKING AREA
SCALE: NOT TO SCALE

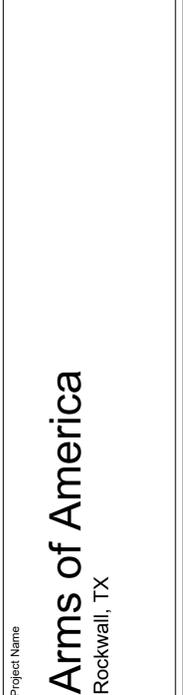
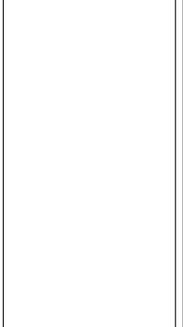
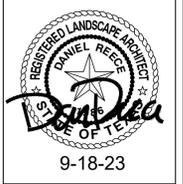
- CURB.
- MULCH LAYER.
- PLANT.
- TURF (WHERE SHOWN ON PLAN).



D PLANT SPACING
SCALE: NTS

PLANT SPACING	AREA DIVIDER TO DETERMINE NO. OF PLANTS
6"	0.25
8"	0.45
10"	0.69
12"	1.00
15"	1.56
18"	2.25
24"	4.00
30"	6.25
36"	9

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF OF PLANTING AREA = 100/2.25 = 44 PLANTS



Date	Comment

Project Number	
Date	XX/XX/2018
Drawn By	LML
Checked By	LML/RM

LP-2



- BLUE = NEW FIXTURE
- GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
- ORANGE = EXISTING FIXTURE TO REMAIN
- TURQUOISE = FIXTURE TO BE REMOVED
- PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
- = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION
- = INDICATES NEW SECURITY FENCE
- = BURIED ELECTRICAL CIRCUIT



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SCALE: 3/64" = 1'-0"
V1 231016

REVISION NO.	DESCRIPTION	REVISED BY

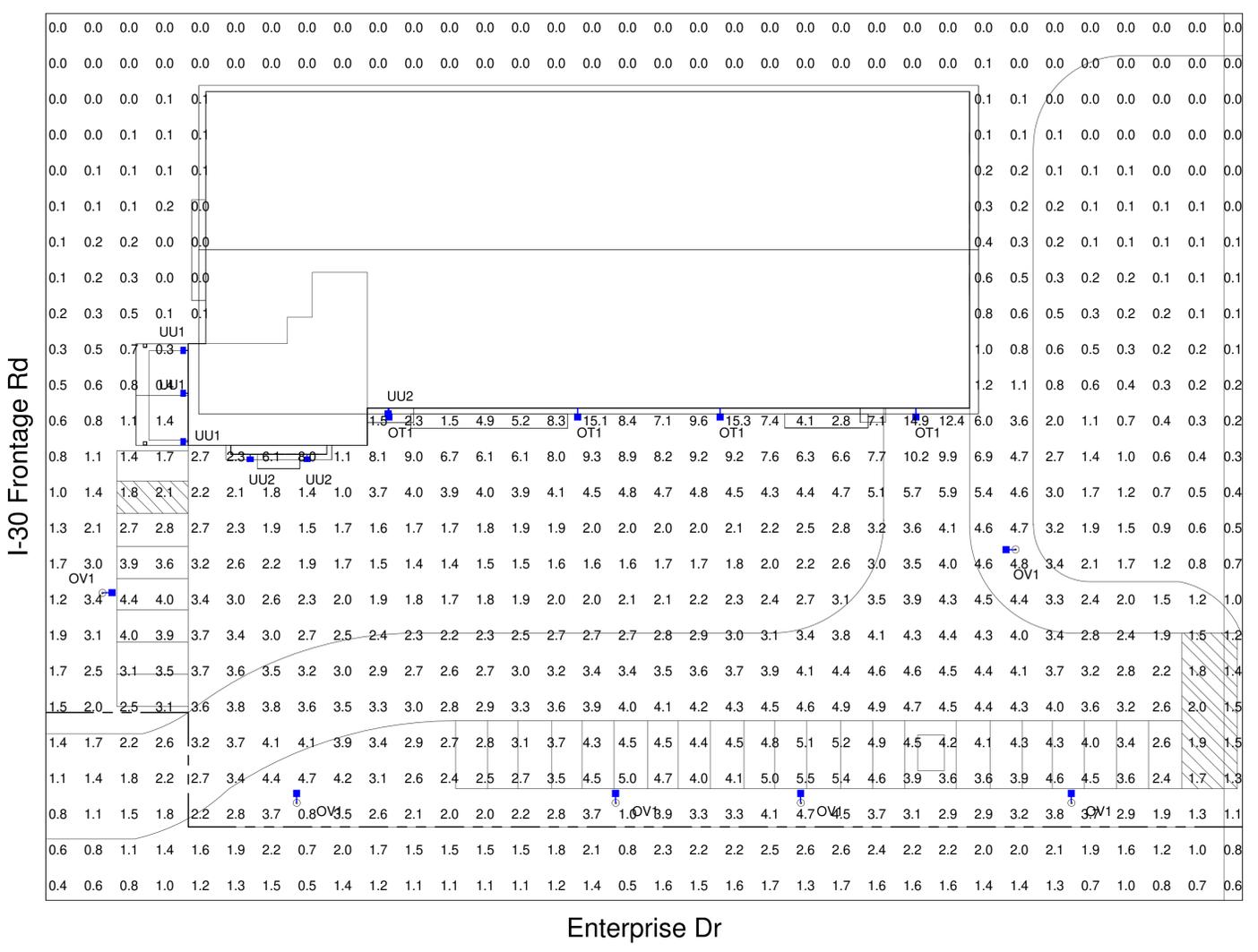


Rockwall - 1601 E I30
1601 E I30,
Rockwall, TX 75087

FULL SITE PHOTOMETRICS PLAN

DESIGNED BY:	CAS	DRAWN BY:	CAS
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.			

LU-4



- NOTES:**
1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
 2. ALL PROPOSED LIGHTS WILL BE FULL CUTOFF LED LIGHT FIXTURES.
 3. ALL EXISTING LIGHTS WILL BE REPLACED WITH FULL CUT OFF LED LIGHT FIXTURES.
 4. REFERENCE THE LUMINAIRE SCHEDULE (SHEET LU-2) FOR ADDITIONAL LIGHT FIXTURE INFORMATION.

CALCULATION SUMMARY FULL SITE					
Calculation Points Name	Average	Maximum	Minimum	Ave/Min	Max/Min
FULL SITE @ GRADE	2.2 fc	15.3 fc	0.0 fc	0.0 fc	0.0 fc
PARKING LOT @ 60" V	2.3 fc	13.1 fc	0.7 fc	3.1 fc	18.1 fc
PARKING LOT @ GRADE	4.0 fc	16.5 fc	0.7 fc	5.3 fc	22.1 fc

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

CONTRACTOR RESPONSIBILITIES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING, INCLUDING COORDINATION WITH THE LOCAL JURISDICTION AND ANY ASSOCIATED PERMIT FEES OR PROCESSING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING DOCUMENTS THAT ARE NOT INCLUDED IN THE LIGHTING DESIGN PACKAGE.
3. CONTRACTOR IS REQUIRED TO RECYCLE ALL LAMPS AND BALLASTS WHEN SUCH REPLACEMENT IS REQUIRED.
4. CONTRACTOR SHALL VERIFY VOLTAGE REQUIREMENTS FOR FIXTURES PRIOR TO PLACEMENT OF FIXTURE ORDERS.
5. CONTRACTOR TO VERIFY LIGHTING CONTROLS PRIOR TO BEGINNING CONSTRUCTION. SEE LIGHTING CONTROL NOTES.
6. CONTRACTOR SHALL RECEIVE FORMAL APPROVAL FROM GMR ON ANY FIXTURE MODIFICATIONS OR VARIATIONS FROM THE LUMINAIRE SCHEDULE.
7. CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED FIXTURE MOUNTING CONDITIONS IN FIELD. ANY SPECIAL MOUNTING HARDWARE NEEDED FOR PROPOSED FIXTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL SUPPLY ALL NEW LIGHT POLES. NEW LIGHT POLES SHALL MATCH EXISTING CONDITIONS ON SITE FOR POLE TYPE AND PAINT COLOR.
9. CONTRACTOR SHALL PERFORM ALL NECESSARY PATCHING OR REPAINTING FOR ADDED, REMOVED, OR REPLACED FIXTURES.
10. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS BACK TO EXISTING CONDITION INCLUDING PAVED AREAS, LANDSCAPED AREAS, ETC.
11. EXPOSED CONDUIT (ONLY WHERE IT CANNOT BE CONCEALED) SHALL BE PAINTED TO MATCH THE BACKGROUND SURFACE COLOR.
12. CONTRACTOR SHALL VERIFY AND DOCUMENT COMPLETED WORK DURING NIGHT HOURS. ALL FIXTURES (INCLUDING OUT OF SCOPE FIXTURES) MUST BE FUNCTIONAL DURING NIGHT HOURS PRIOR TO SCHEDULING A FINAL SURVEY WITH GMR.
13. CONTRACTOR SHALL RECEIVE A PUNCHLIST FROM GMR UPON FINAL SURVEY FOR ANY REMAINING ITEMS TO BE COMPLETED.
14. NEW LIGHT FIXTURES IN NEW LOCATIONS ARE TO BE MOUNTED IN THE INSTALL RANGE SET BY GMR ON THE DESIGN DOCUMENTS.
ALL FIXTURES MOUNTED TO COLUMNS OR WALLS LESS THAN 5 FEET WIDE ARE TO BE CENTERED. ALL FIXTURE COLORS AND STYLE AND LUMEN OUTPUT ARE TO BE AS REQUIRED BY GMR WITH NO SUBSTITUTIONS WITHOUT GMR APPROVAL.
CONDUIT AND BOXES ARE TO BE FULLY CONCEALED IN ALL WALLS, SOFFITS AND COLUMNS THAT ARE NOT A PART OF THE BUILDING STRUCTURE OR OF MASONRY THICKER THAN 6 INCHES.
ALL EXPOSED CONDUIT AND BOXES LOCATED IN AREAS WHERE VISIBLE TO THE PUBLIC SHALL BE PAINTED TO MATCH THE COLOR OF ITS SURROUNDING SURFACES.
15. ALL FIXTURE REPLACEMENT FOR EXISTING FIXTURE LOCATIONS SHALL FULLY COVER ALL OF THE MOUNTING SURFACE EXPOSED BY THE REMOVAL OF THE EXISTING FIXTURE, SHOULD THE NEW FIXTURE NOT ENTIRELY COVER THE EXPOSED SURFACE THEN A BEAUTY PLATE IS TO BE INSTALLED BEHIND THE NEW FIXTURE.
16. ALL REMOVED FIXTURES SHALL HAVE LAMPS AND BALLASTS RECYCLED.
17. ALL DEBRIS CAUSED BY THE REQUIRED SCOPE OF WORK SHALL BE REMOVED FROM THE SITE DAILY AT THE END OF THE WORKDAY.
18. NO MATERIALS OR EQUIPMENT ARE TO BE STORED ON SITE OVERNIGHT OR WEEKENDS.
19. WORK DURING BUSINESS HOURS AND AFTER-HOURS MUST BE APPROVED BY THE PPM.
20. ACCESS INTO THE BUILDING AND TO ELECTRICAL EQUIPMENT WILL BE AT THE DIRECTION OF THE STORE MANAGER.

GENERAL NOTES:

1. EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE TO THE ENGINEER. ALL SUCH CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING THE BID AND ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION SHALL BE GRANTED AFTER AWARDED A BID FOR ANY EQUIPMENT, MATERIAL OR LABOR REQUIRED TO REWORK OR OTHERWISE MODIFY EXISTING CONDITIONS.
2. THIS LIGHTING DESIGN IS BASED ON A COMBINATION OF STATE STANDARDS AND THE CUSTOMER'S CURRENT SECURITY POLICY.
3. TRIM ALL TREES/LANDSCAPING TO MINIMIZE IMPEDING LIGHT FROM ANY LIGHT FIXTURES. CONSIDERATION MUST BE GIVEN TO TREES/LANDSCAPING IN A STATE OF FULL FOLIAGE/BLOOM AND FUTURE GROWTH. ALL LANDSCAPING WORK WILL BE PERFORMED BY OTHERS WITH A SEPARATE PERMIT (IF REQUIRED).
4. ALL MOUNTING HEIGHTS ARE INTENDED TO THE BOTTOM OF THE FIXTURE.
5. CONTRACTOR TO FIELD VERIFY FIXTURE PLACEMENT DIMENSIONS PRIOR TO CONSTRUCTION.
6. DIMENSIONING PROVIDED IS FOR PROPOSED FIXTURE LOCATIONS ONLY, UNLESS OTHERWISE NOTED ON THE DRAWING.
7. THE CONTRACTOR SHALL ATTEMPT TO ELIMINATE THE USE OF EXPOSED CONDUIT WHERE POSSIBLE. IF EXPOSED CONDUIT IS NECESSARY, THE CONTRACTOR SHALL VERIFY USE WITH PROJECT MANAGER.
8. THE CONTRACTOR SHALL VERIFY THAT LIGHT POLES FOR PROPOSED OR MODIFIED FIXTURES ARE ADEQUATE FOR THE INTENDED MOUNTING HEIGHT. IF AN EXISTING LIGHT POLE IS BEING USED, THE CONTRACTOR SHALL VERIFY THAT IT IS IN SATISFACTORY CONDITION. A TYPICAL POLE BASE DETAIL (AS PER EACH STATE) WILL BE PROVIDED BY GMR FOR EACH SITE. IF A SITE SPECIFIC POLE BASE DETAIL IS REQUIRED, THIS WILL BE COORDINATED BY THE CONTRACTOR AND WILL FOLLOW ANY APPLICABLE STATE OR LOCAL JURISDICTION STANDARDS.

FIXTURE CLARIFICATION NOTES:

1. GMR MAY COMBINE OR ADD TO NOTES AS NEEDED IN ORDER TO CLARIFY FURTHER.
2. OUT OF SCOPE - EXISTING FIXTURES TO REMAIN ON SITE WITHOUT MODIFICATION. NO ACTION REQUIRED UNLESS NOTED OTHERWISE.
3. REMOVE AND PATCH - EXISTING FIXTURES TO BE FULLY REMOVED AND ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY GC.
4. REPLACE EXISTING FIXTURE - EXISTING FIXTURE TO BE FULLY REMOVED AND REPLACED IN THE SAME LOCATION WITH A NEW FIXTURE. GC TO VERIFY IF POLE AND/OR POLE BASE IS SUFFICIENT FOR THE NEW FIXTURES. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY GC.
5. ADD NEW FIXTURE - NEW FIXTURES TO BE ADDED. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED TO BE ASSESSED AND PERFORMED BY GC.
6. ADD NEW POLE & FIXTURE - A NEW POLE AND FIXTURE TO BE ADDED. GC TO SPECIFY POLE TO MATCH EXISTING STYLE AND COLOR AND, IF NOT PROVIDED, POLE BASE DATA FOR NEW POLE LOCATIONS. GC TO VERIFY IF POLE AND POLE BASE IS SUFFICIENT FOR THE HEIGHT, LOCATION AND FIXTURE SPECIFIED.
7. GMR DOES NOT SPECIFY MOUNTING HARDWARE FOR ANY SPECIFIED FIXTURES. GC IS TO WORK WITH DISTRIBUTOR AND/OR MANUFACTURER ON A CASE BY CASE BASIS TO IDENTIFY AND ORDER REQUIRED MOUNTING HARDWARE.
8. GC TO VERIFY WHETHER EXISTING WIRING LOCATIONS OR THE ADDITION OF WIRING FOR NEW FIXTURE LOCATIONS IS SUFFICIENT FOR THE DESIGNATED FIXTURE LOCATION.
9. GC TO SPECIFY POLE COLOR AND TYPE PRIOR TO ORDERING.
10. ALL FIXTURES ARE ASSUMED BRONZE IN COLOR UNLESS NOTED OTHERWISE IN THE LUMINAIRE SCHEDULE. GC TO CONFIRM PRIOR TO ORDERING.



GMR Protection Resources
TX Registered Engineering Firm F-13803

V1 231016

REVISION NO.	DESCRIPTION	REVISED BY



Rockwall - 1601 E I30
1601 E I30,
Rockwall, TX 75087

GENERAL NOTES

DESIGNED BY:	CAS	DRAWN BY:	CAS
REVIEWED BY:	AWD	APPROVED BY:	KRM

SHEET NO. **LU-1**

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

SITE ABBREVIATIONS:

- PL = PROPERTY LINE
- AFG = ABOVE FINISHED GRADE
- FC = FOOTCANDLE
- CBO = CONTROLLED BY OTHERS

SEE FIXTURE CLARIFICATION NOTE #9

LUMINAIRE SCHEDULE

CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING

SYMBOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	BUG RATING	MOUNTING	KILOWATT PER HOUR	TOTAL WATTAGE
■	4	OT1	-	CREE	OSQ	OSQM-C-16L-40K7-3M-UL-NM-SV	ADD NEW FIXTURE	16' AFG	OSQ-ML-C-DA-SV, WM-DM-SV	B3-U0-G3	WALL MOUNT	0.097	388 W
■	6	OV1	6	CREE	OSQ	OSQL-C-30L-40K7-3M-UL-NM-BZ	ADD NEW POLE AND FIXTURE	40' AFG	OSQ-ML-C-DA-BZ	B3-U0-G3	POLE MOUNT	0.175	1050 W
■	3	UU1	-	LITHONIA	OLLWD	OLLWD LED-P1-40K-MVOLT-DDB	ADD NEW FIXTURE	7' AFG	-	B1-U0-G1	WALL MOUNT	0.0091	27 W
■	3	UU2	-	LITHONIA	OLLWD	OLLWD LED-P1-40K-MVOLT-DDB	ADD NEW FIXTURE	8' AFG	-	B1-U0-G1	WALL MOUNT	0.0091	27 W
GRAND TOTAL WATTAGE												1493 W	



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Rockwall, TX 75087

LUMINAIRE SCHEDULE

DESIGNED BY:	CAS	DRAWN BY:	CAS
REVIEWED BY:	AWD	APPROVED BY:	KRM

SHEET NO. LU-2

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V3 04/17/2023

GC TO SEE NOTES BELOW

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, high-mast and internal roadways

Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 75,000

Efficacy: Up to 171 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

* See <http://creelighting.com/warranty> for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

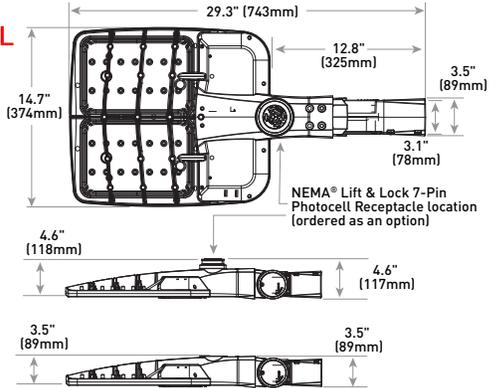
Fully assembled luminaire is composed of two components that must be ordered separately:

Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*			
OSQ-			
Medium/Large Mounts	Extra Large Mounts	Color Options:	SV Silver BZ Bronze BK Black WH White
OSQ-ML-C-AA Adjustable Arm	OSQ-X-C-AA Adjustable Arm		
OSQ-ML-C-DA Direct Arm	OSQ-X-C-DA Direct Arm		
OSQ-ML-C-TM Trunnion Mount			

* Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 14.

OSQM - AA Mount



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQL, OSQX and additional mounts, refer to drawings beginning on page 26.

GC TO REFERENCE PLANS FOR COLOR DESIGNATION

Luminaire (Mount must be ordered separately)														
OSQ	C													
Family	Size	Series	Lumen Package ¹	CCT/ CRI	Optic	Voltage	Mount	Color Options	Controls*	Options				
OSQ	M Medium L Large X Extra Large	C	Medium 4L 4,000 Lumens 6L 6,000 Lumens 9L 9,000 Lumens 11L 11,000 Lumens 16L 16,000 Lumens	30K7 3000K, 70 CRI 40K7 4000K, 70 CRI 50K9 5000K, 90 CRI 57K7 5700K, 70 CRI	Asymmetric 2M Type II Mid 2B Type II Mid w/ Factory-Installed Backlight Shield 3M Type III Mid 3B Type III Mid w/ Factory-Installed Backlight Shield 4M Type IV Mid	4B Type IV Mid w/ Factory-Installed Backlight Shield AF Automotive FrontlineOptic™ AB Automotive-FrontlineOptic™ w/Factory-Installed Backlight Shield	UL Universal 120-277V UH Universal 347-480V - Not available with 4L, 40L or 75L lumen packages UE Universal 277-480V - Available only with 40L and 75L lumen packages	NM No Mount - Must specify mount from table above - Mount ships separately	BK Black BZ Bronze SV Silver WH White	BML Bluetooth® Technology Enabled Multi-Level Sensor - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 20-40° sensor lens installed on luminaire; 8-20° sensor lens and aisle shroud included - Intended for downlight applications at 0° tilt - Not available with Q or X options or Synapse TL7-B2 or TL7-HVG accessories Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 15-25 for power and lumen values - Not available with BML or X options or Synapse TL7-B2 or TL7-HVG accessories X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 16L/UL, 16L/UH, 30L/UL, 30L/UH, 65L/UL, 65L/UH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-25 for power and lumen values	20KV 20kV/10KA Surge Suppression - Replaces standard 10kV/5kA surge protection F Fuse - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When code dictates fusing, use time delay fuse N Utility Label and NEMA® Lift & Lock 7-Pin Photocell Receptacle - External utility label per ANSI C136.15-2020 - 7-pin receptacle per ANSI C136.41 - Available only with OSQM & OSQL luminaires - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others R NEMA® Lift & Lock 7-Pin Photocell Receptacle - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others - Refer to page 2 for compatible Synapse control offerings RL Rotate Left - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 26 for optic directionality - Not for use with symmetric optics RR Rotate Right - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 26 for optic directionality - Not for use with symmetric optics			
												Large 22L 22,000 Lumens 30L 30,000 Lumens 40L 40,000 Lumens 75L 75,000 Lumens	5M Type V Mid 5N Type V Narrow	33 NEMA® 3x3 44 NEMA® 4x4 55 NEMA® 5x5 66 NEMA® 6x6 75 NEMA® 7x5

GC TO VERIFY AND SPECIFY IF NOT UL

¹ Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

* Luminaire comes standard with 0-10V dimming



US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234



Product Specifications

CREE LIGHTING NANOCOMFORT™ TECHNOLOGY

Cree Lighting's NanoComfort™ Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort™ Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort™ Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no-compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Acrylic optic w/clear tempered glass lens
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers. Refer to page 14 for fixture mounting drill pattern
- Adjustable arm mount adapters are rugged die cast aluminum
- OSQ-ML-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375" (60mm) O.D. tenon and can be adjusted 180° in 2.5° increments
- OSQ-X-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon and can be adjusted 180° in 5.0° increments. **NOTE: Tenon length must be a minimum of 3.75" (95mm), and tenon must be steel**
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180° in 15° degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires include 15" (381mm) 18/5 cord exiting the luminaire
- Designed for uplight and downlight applications. Uplight orientation not suitable for use with N or R options
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available

Weight			
Mount	Housing Size		
	Medium	Large	Extra Large
Direct Arm	19.7 lbs. (8.9kg)	28.8 lbs. (13.1kg)	45.8 lbs. (20.8kg)
Adjustable Arm	19.3 lbs. (8.8kg)	28.4 lbs. (12.9kg)	48.6 lbs. (22.0kg)
Trunnion	23.2 lbs. (10.5kg)	32.3 lbs. (14.7kg)	N/A

For BML sensor add 0.1 lbs. (45g), and for NEMA receptacle, add 0.3 lbs. (136g).

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V, 277-480V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to [Dimming spec sheet](#) for details
- **Maximum 10V Source Current:** 1.8mA
- **Operating Temperature Range:** -40°C - +40°C (-40°F - +104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL certified in accordance with UL8750
- Meets requirements of IP66 per IEC 60529 when ordered without N or R options
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK07 requirements per IEC 60068-2
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct arm mount only. Please refer to <https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/> for most current information (Pending)
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2 or TL7-HVG) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories	
Twist-Lock Lighting Controller TL7-B2 - Suitable for 120-277V (UL) voltage only - Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle - Not for use with BML or Q options - Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire - Refer to TL7-B2 spec sheet for details Twist-Lock Lighting Controller TL7-HVG - Suitable for 120-480V (UL, UE and UH) voltages - Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle - Not for use with BML or Q options - Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire - Refer to TL7-HVG spec sheet for details SimplySNAP Central Base Station CBS5W-450-002 - Includes On-Site Controller (SS450-002) and 5-button switch - Indoor and Outdoor rated - Refer to CBS5W-450-002 spec sheet for details	Synapse Wireless Sensor WSN-DPM - Motion and light sensor - Control multiple zones - Refer to WSN-DPM spec sheet for details SimplySNAP On-Site Controller SS450-002 - Verizon® LTE-enabled - Designed for indoor applications - Refer to SS450-002 spec sheet for details Building Management System (BMS) Gateway BMS-GW-002 - Required for BACnet integration - Refer to BMS-GW-002 spec sheet for details Outdoor Antennas (Optional, for increased range, 8dB gain) KIT-ANT420SM - Kit includes antenna, 20' cable and bracket KIT-ANT360 - Kit includes antenna, 30' cable and bracket KIT-ANT600 - Kit includes antenna, 50' cable and bracket - Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
			120V	208V	240V	277V	347V	480V
4L**	26	30	0.21	0.12	0.11	0.09	N/A	N/A
6L	37	40	0.31	0.18	0.15	0.13	0.11	0.08
9L	55	60	0.46	0.27	0.23	0.20	0.16	0.12
11L	68	70	0.57	0.33	0.28	0.25	0.20	0.14
16L	97	100	0.81	0.47	0.40	0.35	0.28	0.20
22L	131	130	1.09	0.63	0.55	0.47	0.38	0.27
30L	175	180	1.46	0.84	0.73	0.63	0.50	0.36
40L	236	240	1.96	1.13	0.98	0.85	0.68	0.49
50L	297	N/A	2.48	1.43	1.24	1.07	0.86	0.62
65L	384	N/A	3.20	1.85	1.60	1.39	1.11	0.80
75L	447	N/A	3.73	2.15	1.86	1.61	1.29	0.93

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V, 277-480V or 347-480V +/- 10%.

** Available with UL voltage only.

OSQ-C Series Ambient Adjusted Lumen Maintenance¹

Ambient	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Reported ² LMF	100K hr Reported ² LMF
5°C (41°F)	1.02	0.99	0.93	0.88	0.83
10°C (50°F)	1.02	0.98	0.93	0.87	0.82
15°C (59°F)	1.01	0.98	0.92	0.87	0.82
20°C (68°F)	1.01	0.97	0.92	0.86	0.81
25°C (77°F)	1.00	0.97	0.91	0.86	0.81

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

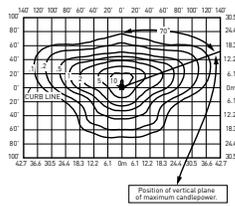
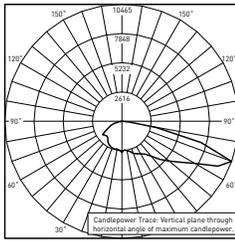
Accessories

Field-Installed	
Backlight Shield OSQ-M-C-BLSF (Medium) OSQ-L-C-BLSF (Large) OSQ-X-C-BLSF (Extra Large) - Not for use with rotated optics Bird Spikes OSQ-M-C-BRDSPK OSQ-L-C-BRDSPK OSQ-X-C-BRDSPK	Shorting Cap XA-XSLSHRT

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <https://creelighting.com/products/outdoor/area/osq-series>

2M



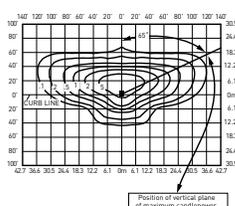
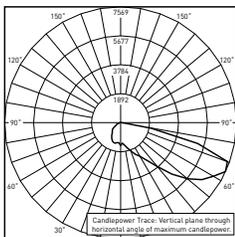
PRELIMINARY RESTL Test Report
OSQ Luminaire w/2M Optic
Initial Delivered Lumens: 15,560

OSQL-C-40L-40K7-2M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Type II Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U1 G1	3,800	B1 U1 G1	2,590	B1 U1 G1	3,800	B1 U1 G1
6L	5,475	B1 U1 G1	5,700	B1 U1 G1	3,880	B1 U1 G1	5,700	B1 U1 G1
9L	8,225	B2 U1 G2	8,550	B2 U1 G2	5,825	B1 U1 G1	8,550	B2 U1 G2
11L	10,025	B2 U1 G2	10,450	B2 U1 G2	7,100	B2 U1 G2	10,450	B2 U1 G2
16L	14,650	B3 U1 G3	15,200	B3 U1 G3	10,325	B2 U1 G2	15,200	B3 U1 G3
22L	20,100	B3 U1 G3	20,900	B3 U1 G3	14,200	B3 U1 G3	20,900	B3 U1 G3
30L	27,400	B3 U1 G3	28,500	B3 U1 G3	19,400	B3 U1 G3	28,500	B3 U1 G3
40L	36,500	B4 U1 G4	38,000	B4 U1 G4	25,900	B3 U1 G3	38,000	B4 U1 G4
50L	45,600	B4 U1 G5	47,500	B4 U1 G5	32,300	B3 U1 G4	47,500	B4 U1 G5
65L	59,300	B4 U1 G5	61,800	B4 U1 G5	42,000	B4 U1 G4	61,800	B4 U1 G5
75L	68,400	B5 U1 G5	71,300	B5 U1 G5	48,500	B4 U1 G5	71,300	B5 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

2B



PRELIMINARY RESTL Test Report
OSQ Luminaire w/2B Optic
Initial Delivered Lumens: 10,422

OSQL-C-40L-40K7-2B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

Type II Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G1	2,620	B1 U1 G1	1,780	B0 U1 G1	2,620	B1 U1 G1
6L	3,760	B1 U1 G1	3,920	B1 U1 G1	2,670	B1 U1 G1	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G2	7,200	B1 U1 G2	4,890	B1 U1 G1	7,200	B1 U1 G2
16L	10,075	B2 U1 G2	10,450	B2 U1 G2	7,100	B1 U1 G2	10,450	B2 U1 G2
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B1 U1 G2	14,375	B2 U1 G2
30L	18,800	B2 U1 G3	19,600	B2 U1 G3	13,350	B2 U1 G2	19,600	B2 U1 G3
40L	25,100	B3 U1 G3	26,200	B3 U1 G3	17,800	B2 U1 G3	26,200	B3 U1 G3
50L	31,400	B3 U1 G4	32,700	B3 U1 G4	22,200	B3 U1 G3	32,700	B3 U1 G4
65L	40,800	B3 U1 G4	42,500	B3 U1 G4	28,900	B3 U1 G3	42,500	B3 U1 G4
75L	47,100	B3 U1 G4	49,000	B3 U1 G5	33,300	B3 U1 G4	49,000	B3 U1 G5

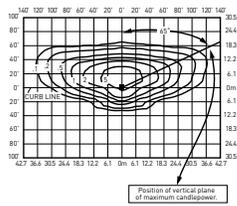
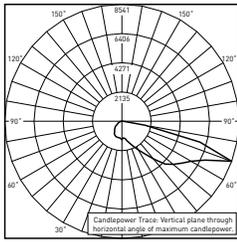
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:

<https://creelighting.com/products/outdoor/area/osq-series>

2M W/OSQ-*-C-BLSF



PRELIMINARY RESTL Test Report
OSQ Luminaire w/2M Optic w/OSQ-M-C-BLSF
Initial Delivered Lumens: 9,579

OSQL-C-40L-40K7-2M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

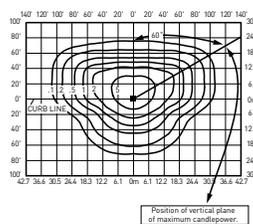
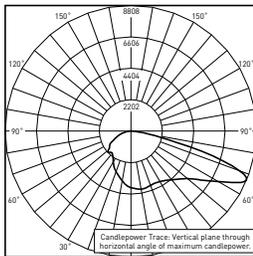
Type II Mid Distribution w/OSQ-*-C-BLSF

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G1	2,620	B1 U1 G1	1,780	B0 U1 G1	2,620	B1 U1 G1
6L	3,760	B1 U1 G1	3,920	B1 U1 G1	2,670	B1 U1 G1	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G2	7,200	B1 U1 G2	4,890	B1 U1 G2	7,200	B1 U1 G2
16L	10,075	B1 U1 G2	10,450	B1 U1 G2	7,100	B1 U1 G2	10,450	B1 U1 G2
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B1 U1 G2	14,375	B2 U1 G2
30L	18,800	B2 U1 G3	19,600	B2 U1 G3	13,350	B2 U1 G2	19,600	B2 U1 G3
40L	25,100	B3 U1 G3	26,200	B3 U1 G4	17,800	B2 U1 G3	26,200	B3 U1 G4
50L	31,400	B3 U1 G4	32,700	B3 U1 G4	22,200	B3 U1 G3	32,700	B3 U1 G4
65L	40,800	B3 U1 G4	42,500	B3 U1 G5	28,900	B3 U1 G4	42,500	B3 U1 G5
75L	47,100	B3 U1 G5	49,000	B3 U1 G5	33,300	B3 U1 G4	49,000	B3 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

3M



RESTL Test Report #: PL17240-001A
OSQM-C-16L-57K7-3M-UL-NM-WH
Initial Delivered Lumens: 15,444

OSQL-C-40L-40K7-3M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Type III Mid Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U0 G1	3,800	B1 U0 G1	2,590	B1 U0 G1	3,800	B1 U0 G1
6L	5,475	B1 U0 G1	5,700	B1 U0 G1	3,880	B1 U0 G1	5,700	B1 U0 G1
9L	8,225	B2 U0 G2	8,550	B2 U0 G2	5,825	B1 U0 G1	8,550	B2 U0 G2
11L	10,025	B2 U0 G2	10,450	B2 U0 G2	7,100	B2 U0 G2	10,450	B2 U0 G2
16L	14,650	B3 U0 G3	15,200	B3 U0 G3	10,325	B2 U0 G2	15,200	B3 U0 G3
22L	20,100	B3 U0 G3	20,900	B3 U0 G3	14,200	B3 U0 G3	20,900	B3 U0 G3
30L	27,400	B3 U0 G3	28,500	B3 U0 G3	19,400	B3 U0 G3	28,500	B3 U0 G3
40L	36,500	B4 U0 G4	38,000	B4 U0 G4	25,900	B3 U0 G3	38,000	B4 U0 G4
50L	45,600	B4 U0 G4	47,500	B4 U0 G4	32,300	B3 U0 G4	47,500	B4 U0 G4
65L	59,300	B5 U0 G5	61,800	B5 U0 G5	42,000	B4 U0 G4	61,800	B5 U0 G5
75L	68,400	B5 U0 G5	71,300	B5 U0 G5	48,500	B4 U0 G4	71,300	B5 U0 G5

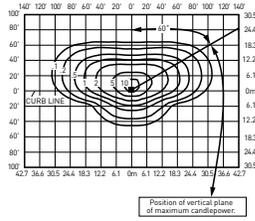
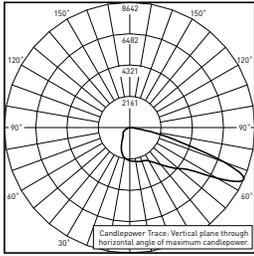
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Photometry

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3B



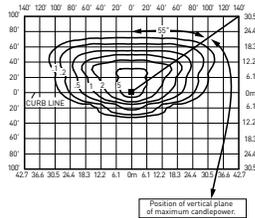
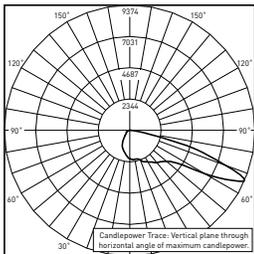
RESSL Test Report #: PL17366-001A
OSQM-C-16L-57K7-3B-UL-NM-WH
Initial Delivered Lumens: 10,081

OSQL-C-40L-40K7-3B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

Type III Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U0 G1	2,620	B1 U0 G1	1,780	B0 U0 G1	2,620	B1 U0 G1
6L	3,760	B1 U0 G1	3,920	B1 U0 G1	2,670	B1 U0 G1	3,920	B1 U0 G1
9L	5,650	B1 U0 G1	5,875	B1 U0 G1	4,000	B1 U0 G1	5,875	B1 U0 G1
11L	6,900	B1 U0 G2	7,200	B1 U0 G2	4,890	B1 U0 G1	7,200	B1 U0 G2
16L	10,075	B2 U0 G2	10,450	B2 U0 G2	7,100	B1 U0 G2	10,450	B2 U0 G2
22L	13,800	B2 U0 G2	14,375	B2 U0 G2	9,775	B2 U0 G2	14,375	B2 U0 G2
30L	18,800	B3 U0 G3	19,600	B3 U0 G3	13,350	B2 U0 G2	19,600	B3 U0 G3
40L	25,100	B3 U0 G3	26,200	B3 U0 G3	17,800	B3 U0 G3	26,200	B3 U0 G3
50L	31,400	B3 U0 G4	32,700	B3 U0 G4	22,200	B3 U0 G3	32,700	B3 U0 G4
65L	40,800	B3 U0 G4	42,500	B4 U0 G4	28,900	B3 U0 G4	42,500	B4 U0 G4
75L	47,100	B4 U0 G5	49,000	B4 U0 G5	33,300	B3 U0 G4	49,000	B4 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

3M W/OSQ-*-C-BLSF



RESSL Test Report#: PL17054-001A
OSQM-C-16L-57K7-3M-UL-NM-WH-R w/
OSQ-M-C-BLSF
Initial Delivered Lumens: 10,227

OSQL-C-40L-40K7-3M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

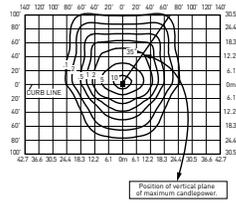
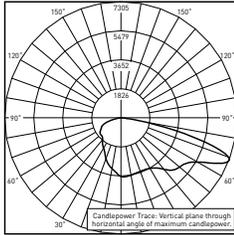
Type III Mid Distribution w/OSQ-*-C-BLSF								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G1	2,620	B1 U1 G1	1,780	B0 U1 G1	2,620	B1 U1 G1
6L	3,760	B1 U1 G1	3,920	B1 U1 G1	2,670	B1 U1 G1	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G2
11L	6,900	B1 U1 G2	7,200	B1 U1 G2	4,890	B1 U1 G1	7,200	B1 U1 G2
16L	10,075	B2 U1 G2	10,450	B2 U1 G2	7,100	B1 U1 G2	10,450	B2 U1 G2
22L	13,800	B2 U2 G2	14,375	B2 U2 G2	9,775	B2 U1 G2	14,375	B2 U2 G2
30L	18,800	B3 U2 G3	19,600	B3 U2 G3	13,350	B2 U2 G2	19,600	B3 U2 G3
40L	25,100	B3 U2 G4	26,200	B3 U2 G4	17,800	B3 U2 G3	26,200	B3 U2 G4
50L	31,400	B3 U2 G4	32,700	B3 U2 G4	22,200	B3 U2 G3	32,700	B3 U2 G4
65L	40,800	B3 U2 G5	42,500	B3 U2 G5	28,900	B3 U2 G4	42,500	B3 U2 G5
75L	47,100	B4 U2 G5	49,000	B4 U2 G5	33,300	B3 U2 G4	49,000	B4 U2 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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Photometry

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4M



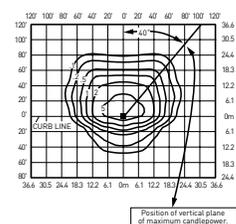
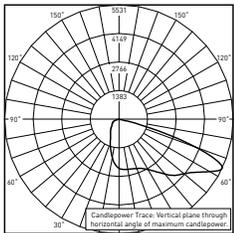
RESTL Test Report #: PL17299-001A
OSQM-C-16L-57K7-4M-UL-NM-WH
Initial Delivered Lumens: 15,584

OSQL-C-40L-40K7-4M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Type IV Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U0 G1	3,800	B1 U0 G1	2,590	B1 U0 G1	3,800	B1 U0 G1
6L	5,475	B1 U0 G1	5,700	B1 U0 G1	3,880	B1 U0 G1	5,700	B1 U0 G1
9L	8,225	B2 U0 G2	8,550	B2 U0 G2	5,825	B1 U0 G1	8,550	B2 U0 G2
11L	10,025	B2 U0 G2	10,450	B2 U0 G2	7,100	B2 U0 G1	10,450	B2 U0 G2
16L	14,650	B3 U0 G2	15,200	B3 U0 G2	10,325	B2 U0 G2	15,200	B3 U0 G2
22L	20,100	B3 U0 G3	20,900	B3 U0 G3	14,200	B3 U0 G2	20,900	B3 U0 G3
30L	27,400	B3 U0 G3	28,500	B3 U0 G3	19,400	B3 U0 G3	28,500	B3 U0 G3
40L	36,500	B4 U0 G4	38,000	B4 U0 G4	25,900	B3 U0 G3	38,000	B4 U0 G4
50L	45,600	B4 U0 G4	47,500	B4 U0 G4	32,300	B4 U0 G3	47,500	B4 U0 G4
65L	59,300	B5 U0 G5	61,800	B5 U0 G5	42,000	B4 U0 G4	61,800	B5 U0 G5
75L	68,400	B5 U0 G5	71,300	B5 U0 G5	48,500	B4 U0 G4	71,300	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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4B



RESTL Test Report #: PL17367-001A
OSQM-C-16L-57K7-4B-UL-NM-WH
Initial Delivered Lumens: 9,812

OSQL-C-40L-40K7-4B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,000
Initial FC at grade

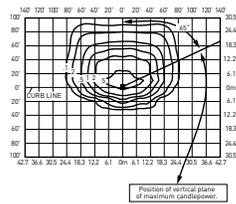
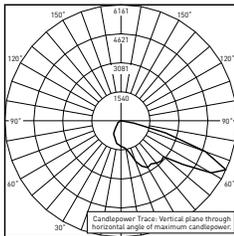
Type IV Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,300	B1 U0 G0	2,400	B1 U0 G0	1,630	B0 U0 G0	2,400	B1 U0 G0
6L	3,440	B1 U0 G1	3,590	B1 U0 G1	2,440	B1 U0 G0	3,590	B1 U0 G1
9L	5,175	B1 U0 G1	5,400	B1 U0 G1	3,670	B1 U0 G1	5,400	B1 U0 G1
11L	6,325	B1 U0 G1	6,600	B1 U0 G1	4,480	B1 U0 G1	6,600	B1 U0 G1
16L	9,225	B2 U0 G2	9,575	B2 U0 G2	6,525	B1 U0 G1	9,575	B2 U0 G2
22L	12,625	B2 U0 G2	13,175	B2 U0 G2	8,950	B2 U0 G2	13,175	B2 U0 G2
30L	17,200	B3 U0 G2	18,000	B3 U0 G2	12,225	B2 U0 G2	18,000	B3 U0 G2
40L	23,000	B3 U0 G3	24,000	B3 U0 G3	16,300	B3 U0 G2	24,000	B3 U0 G3
50L	28,700	B3 U0 G3	29,900	B3 U0 G3	20,400	B3 U0 G2	29,900	B3 U0 G3
65L	37,400	B3 U0 G4	38,900	B3 U0 G4	26,500	B3 U0 G3	38,900	B3 U0 G4
75L	43,100	B4 U0 G4	44,900	B4 U0 G4	30,500	B3 U0 G3	44,900	B4 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Photometry

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4M W/OSQ*-C-BLSF



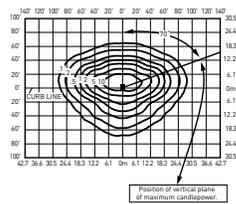
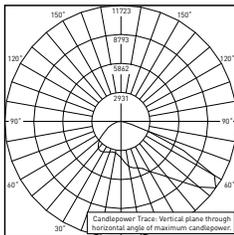
PRELIMINARY RESTL Test Report
OSQ Luminaire w/4M Optic w/OSQ-M-C-BLSF
Initial Delivered Lumens: 9,345

OSQL-C-40L-40K7-4M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,000
Initial FC at grade

Type IV Mid Distribution w/OSQ*-C-BLSF								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,300	B0 U1 G1	2,400	B1 U1 G1	1,630	B0 U1 G1	2,400	B1 U1 G1
6L	3,440	B1 U1 G1	3,590	B1 U1 G1	2,440	B1 U1 G1	3,590	B1 U1 G1
9L	5,175	B1 U1 G1	5,400	B1 U1 G1	3,670	B1 U1 G1	5,400	B1 U1 G1
11L	6,325	B1 U1 G2	6,600	B1 U1 G2	4,480	B1 U1 G1	6,600	B1 U1 G2
16L	9,225	B1 U1 G2	9,575	B1 U1 G2	6,525	B1 U1 G2	9,575	B1 U1 G2
22L	12,625	B2 U1 G2	13,175	B2 U1 G2	8,950	B1 U1 G2	13,175	B2 U1 G2
30L	17,200	B2 U1 G3	18,000	B2 U1 G3	12,225	B2 U1 G2	18,000	B2 U1 G3
40L	23,000	B3 U1 G3	24,000	B3 U1 G3	16,300	B2 U1 G2	24,000	B3 U1 G3
50L	28,700	B3 U1 G4	29,900	B3 U1 G4	20,400	B2 U1 G3	29,900	B3 U1 G4
65L	37,400	B3 U1 G4	38,900	B3 U1 G4	26,500	B3 U1 G4	38,900	B3 U1 G4
75L	43,100	B3 U1 G5	44,900	B3 U1 G5	30,500	B3 U1 G4	44,900	B3 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

AF



PRELIMINARY RESTL Test Report
OSQ Luminaire w/AF Optic
Initial Delivered Lumens: 15,866

OSQL-C-40L-40K7-AF-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

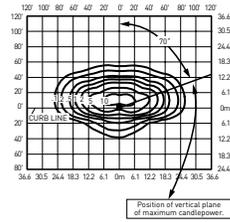
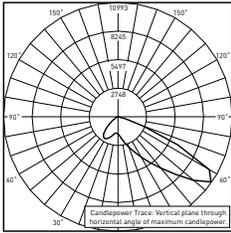
Automotive FrontLineOptic™ Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U1 G1	3,800	B1 U1 G1	2,590	B1 U1 G1	3,800	B1 U1 G1
6L	5,475	B1 U1 G1	5,700	B1 U1 G1	3,880	B1 U1 G1	5,700	B1 U1 G1
9L	8,225	B2 U1 G1	8,550	B2 U1 G1	5,825	B1 U1 G1	8,550	B2 U1 G1
11L	10,025	B2 U1 G2	10,450	B2 U1 G2	7,100	B2 U1 G1	10,450	B2 U1 G2
16L	14,650	B3 U1 G2	15,200	B3 U1 G2	10,325	B2 U1 G2	15,200	B3 U1 G2
22L	20,100	B3 U1 G3	20,900	B3 U1 G3	14,200	B2 U1 G2	20,900	B3 U1 G3
30L	27,400	B3 U1 G3	28,500	B3 U1 G3	19,400	B3 U1 G3	28,500	B3 U1 G3
40L	36,500	B4 U1 G3	38,000	B4 U1 G3	25,900	B3 U1 G3	38,000	B4 U1 G3
50L	45,600	B4 U1 G4	47,500	B4 U1 G4	32,300	B3 U1 G3	47,500	B4 U1 G4
65L	59,300	B5 U1 G4	61,800	B5 U1 G4	42,000	B4 U1 G3	61,800	B5 U1 G4
75L	68,400	B5 U1 G4	71,300	B5 U1 G4	48,500	B4 U1 G4	71,300	B5 U1 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Photometry

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AB



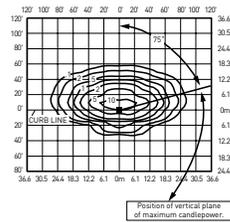
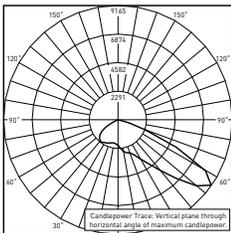
PRELIMINARY RESTL Test Report
OSQ Luminaire w/AB Optic
Initial Delivered Lumens: 11,393

OSQ-L-C-40L-40K7-AB-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

Automotive FrontLineOptic™ w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G0	2,620	B1 U1 G0	1,780	B0 U1 G0	2,620	B1 U1 G0
6L	3,760	B1 U1 G0	3,920	B1 U1 G1	2,670	B1 U1 G0	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G1	7,200	B1 U1 G1	4,890	B1 U1 G1	7,200	B1 U1 G1
16L	10,075	B2 U1 G1	10,450	B2 U1 G1	7,100	B1 U1 G1	10,450	B2 U1 G1
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B2 U1 G1	14,375	B2 U1 G2
30L	18,800	B2 U1 G2	19,600	B2 U1 G2	13,350	B2 U1 G2	19,600	B2 U1 G2
40L	25,100	B3 U1 G2	26,200	B3 U1 G2	17,800	B2 U1 G2	26,200	B3 U1 G2
50L	31,400	B3 U1 G2	32,700	B3 U1 G2	22,200	B3 U1 G2	32,700	B3 U1 G2
65L	40,800	B3 U1 G3	42,500	B3 U1 G3	28,900	B3 U1 G2	42,500	B3 U1 G3
75L	47,100	B3 U1 G3	49,000	B4 U1 G3	33,300	B3 U1 G2	49,000	B4 U1 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

AF W/OSQ*-C-BLSF



PRELIMINARY RESTL Test Report
OSQ Luminaire w/AF Optic w/OSQ-M-C-BLSF
Initial Delivered Lumens: 9,783

OSQ-L-C-40L-40K7-AF-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

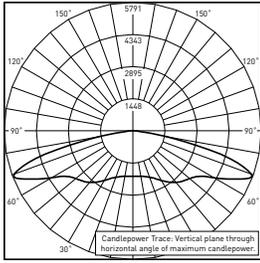
Automotive FrontLineOptic™ w/OSQ*-C-BLSF								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G0	2,620	B1 U1 G0	1,780	B0 U1 G0	2,620	B1 U1 G0
6L	3,760	B1 U1 G0	3,920	B1 U1 G1	2,670	B1 U1 G0	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G1	7,200	B1 U1 G1	4,890	B1 U1 G1	7,200	B1 U1 G1
16L	10,075	B2 U1 G1	10,450	B2 U1 G1	7,100	B1 U1 G1	10,450	B2 U1 G1
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B2 U1 G1	14,375	B2 U1 G2
30L	18,800	B3 U1 G2	19,600	B3 U1 G2	13,350	B2 U1 G2	19,600	B3 U1 G2
40L	25,100	B3 U1 G2	26,200	B3 U1 G2	17,800	B2 U1 G2	26,200	B3 U1 G2
50L	31,400	B3 U1 G2	32,700	B3 U1 G2	22,200	B3 U1 G2	32,700	B3 U1 G2
65L	40,800	B3 U1 G3	42,500	B3 U1 G3	28,900	B3 U1 G2	42,500	B3 U1 G3
75L	47,100	B4 U1 G3	49,000	B4 U1 G3	33,300	B3 U1 G2	49,000	B4 U1 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

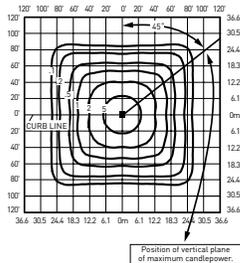
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <https://creelighting.com/products/outdoor/area/osq-series>

5M



RESTL Test Report #: PL17290-002A
OSQM-C-16L-57K7-5M-UL-NM-WH
Initial Delivered Lumens: 15,567

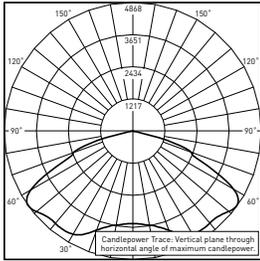


OSQL-C-40L-40K7-5M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 40,000
Initial FC at grade

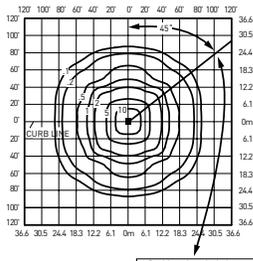
Type V Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,840	B2 U0 G1	4,000	B2 U0 G1	2,720	B2 U0 G1	4,000	B2 U0 G1
6L	5,750	B3 U0 G1	6,000	B3 U0 G1	4,080	B2 U0 G1	6,000	B3 U0 G1
9L	8,650	B3 U0 G1	9,000	B3 U0 G1	6,125	B3 U0 G1	9,000	B3 U0 G1
11L	10,550	B3 U0 G2	11,000	B3 U0 G2	7,475	B3 U0 G1	11,000	B3 U0 G2
16L	15,400	B4 U0 G2	16,000	B4 U0 G2	10,875	B3 U0 G2	16,000	B4 U0 G2
22L	21,100	B4 U0 G2	22,000	B4 U0 G2	14,950	B4 U0 G2	22,000	B4 U0 G2
30L	28,800	B5 U0 G3	30,000	B5 U0 G3	20,400	B4 U0 G2	30,000	B5 U0 G3
40L	38,400	B5 U0 G3	40,000	B5 U0 G4	27,200	B5 U0 G3	40,000	B5 U0 G4
50L	48,000	B5 U0 G4	50,000	B5 U0 G4	34,000	B5 U0 G3	50,000	B5 U0 G4
65L	62,400	B5 U0 G5	65,000	B5 U0 G5	44,200	B5 U0 G4	65,000	B5 U0 G5
75L	72,000	B5 U0 G5	75,000	B5 U0 G5	51,000	B5 U0 G4	75,000	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

5N



RESTL Test Report #: PL17333-002A
OSQM-C-16L-57K7-5N-UL-NM-WH
Initial Delivered Lumens: 16,299



OSQL-C-40L-40K7-5N-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 40,000
Initial FC at grade

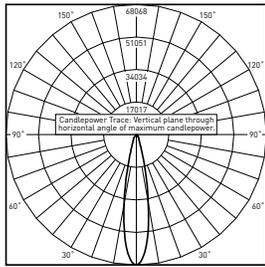
Type V Narrow Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,840	B2 U0 G0	4,000	B2 U0 G0	2,720	B1 U0 G0	4,000	B2 U0 G0
6L	5,750	B2 U0 G0	6,000	B2 U0 G1	4,080	B2 U0 G0	6,000	B2 U0 G1
9L	8,650	B2 U0 G1	9,000	B3 U0 G1	6,125	B2 U0 G1	9,000	B3 U0 G1
11L	10,550	B3 U0 G1	11,000	B3 U0 G1	7,475	B2 U0 G1	11,000	B3 U0 G1
16L	15,400	B3 U0 G1	16,000	B3 U0 G2	10,875	B3 U0 G1	16,000	B3 U0 G2
22L	21,100	B4 U0 G2	22,000	B4 U0 G2	14,950	B3 U0 G1	22,000	B4 U0 G2
30L	28,800	B4 U0 G2	30,000	B5 U0 G2	20,400	B4 U0 G2	30,000	B5 U0 G2
40L	38,400	B5 U0 G2	40,000	B5 U0 G2	27,200	B4 U0 G2	40,000	B5 U0 G2
50L	48,000	B5 U0 G3	50,000	B5 U0 G3	34,000	B5 U0 G2	50,000	B5 U0 G3
65L	62,400	B5 U0 G3	65,000	B5 U0 G3	44,200	B5 U0 G2	65,000	B5 U0 G3
75L	72,000	B5 U0 G4	75,000	B5 U0 G4	51,000	B5 U0 G3	75,000	B5 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

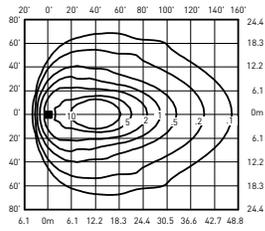
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <https://creelighting.com/products/outdoor/area/osq-series>

33



RESTL Test Report #: PL17338-001A
OSQM-C-16L-57K7-33-UL-NM-WH
Initial Delivered Lumens: 16,127

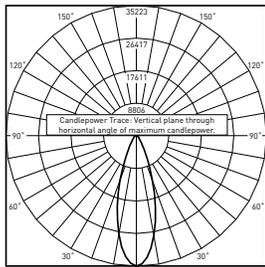


OSQL-C-40L-40K7-33-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

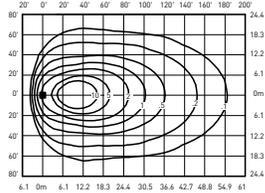
NEMA® 3x3 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

44



PRELIMINARY RESTL Test Report
OSQ Luminaire w/44 Optic
Initial Delivered Lumens: 16,001



OSQL-C-40L-40K7-44-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

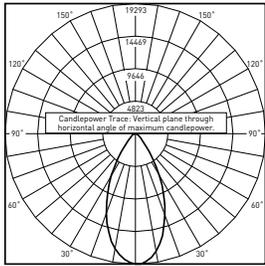
NEMA® 4x4 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

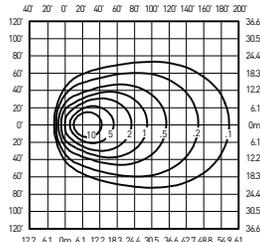
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <https://creelighting.com/products/outdoor/area/osq-series>

55



PRELIMINARY RESTL Test Report
OSQ Luminaire w/55 Optic
Initial Delivered Lumens: 15,967

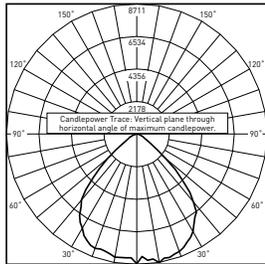


OSQ-L-C-40L-40K7-55-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

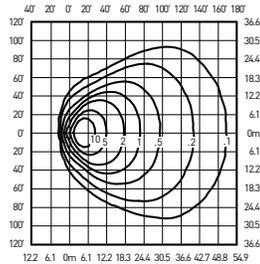
NEMA® 5x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

66



PRELIMINARY RESTL Test Report
OSQ Luminaire w/66 Optic
Initial Delivered Lumens: 15,952



OSQ-L-C-40L-40K7-66-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

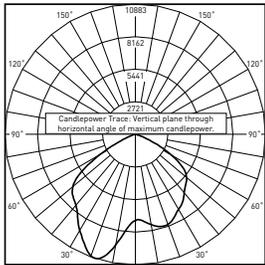
NEMA® 6x6 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

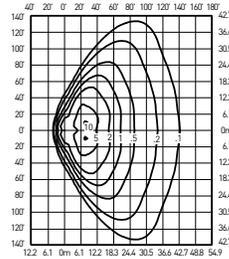
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <https://creelighting.com/products/outdoor/area/osq-series>

75



RESTL Test Report #: PL17352-001A
OSQM-C-16L-57K7-75-UL-NM-WH
Initial Delivered Lumens: 16,120



OSQ-C-40L-40K7-75-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 7x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Adjustable Arm Mount – OSQ-ML-C-AA Weight: Medium - 19.3 lbs. [8.8kg]; Large - 28.4 lbs. [12.9kg]; OSQ-X-C-DA Weight: Extra Large - 48.6 lbs. [22kg]								
	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Luminaire	Tenon Configuration [0° - 90° Tilt]; If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	PB-1A*; PT-1*; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180)*; PT-2(180)*; PW-2A3**	PB-2A*; PB-2R2.375; PD-2A4(90)*; PT-2(90)*; PW-2A3**	PB-3A*; PB-3R2.375; PD-3A4(90)*; PT-3(90)*	PB-3A*; PB-3R2.375; PT-3(120)*	PB-3A*; PB-3R2.375	PB-4A*(180); PB-4R2.375	PB-4A*(90); PB-4R2.375; PD-4A4(90)*; PT-4(90)*
	0° Tilt							
OSQM	0.69	1.38	1.11	1.80	2.01	1.38	1.73	2.22
OSQL	0.78	1.55	1.30	2.07	2.33	1.55	1.94	2.60
OSQX	0.98	1.95	1.65	2.63	2.97	1.95	2.44	3.31
	45° Tilt							
OSQM	1.41	2.81	2.10	3.50	4.23	4.22	5.63	4.19
OSQL	2.62	5.23	3.39	6.01	6.91	7.85	10.46	6.79
OSQX	4.35	8.70	5.33	9.68	9.65	13.05	17.40	10.66
	90° Tilt***							
OSQM	1.89	3.79	2.58	4.48	5.56	5.68	7.57	5.17
OSQL	3.52	7.03	4.29	7.81	9.14	10.55	14.07	8.59
OSQX	5.84	11.68	6.82	12.66	12.78	17.52	23.36	13.63

* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"]
 *** PD-2A4(90), PT-2(90), PD-3A4(90), PT-3(90), PD-4A4(90), PT-4(90) are not compatible with 90 degree tilt
 + PT & PD aluminum tenons are not suitable for use with OSQX luminaires.

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"]

Tenons and Brackets [†] (must specify color)	
<p>Square Internal Mount Vertical Tenons (Steel) - Mounts to 3-6" (76-152mm) square aluminum or steel poles</p> <p>PB-1A* – Single PB-2A* – 180° Twin PB-3A* – 180° Triple</p> <p>PB-4A*(90) – 90° Quad PB-4A*(180) – 180° Quad</p>	<p>Round External Mount Vertical Tenons (Steel) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons</p> <p>PB-2R2.375 – Twin PB-3R2.375 – Triple PB-4R2.375 – Quad</p>
<p>Square Internal Mount Horizontal Tenons (Aluminum) - Mounts to 4" (102mm) square aluminum or steel poles - Not for use with OSQX luminaires</p> <p>PD-2A4(90) – 90° Twin PD-2A4(180) – 180° Twin PD-3A4(90) – 90° Triple PD-4A4(90) – 90° Quad</p>	<p>Round External Mount Horizontal Tenons (Aluminum) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons - Mounts to square pole with PB-1A* tenon - Not for use with OSQX luminaires</p> <p>PT-1 – Single (Vertical) PT-2(90) – 90° Twin PT-2(180) – 180° Twin PT-3(90) – 90° Triple PT-3(120) – 120° Triple PT-4(90) – 90° Quad</p>
<p>Wall Mount Brackets - Mounts to wall or roof</p> <p>WM-2 – Horizontal for OSQ-ML-C-AA or OSQ-X-C-AA mounts WM-4 – L-Shape for OSQ-ML-C-AA or OSQ-X-C-AA mounts WM-DM – Plate for OSQ-ML-C-DA or OSQ-X-C-DA mounts</p>	<p>Mid-Pole Bracket - Mounts to square pole</p> <p>PW-1A3** – Single PW-2A3** – Double</p>
	<p>Ground Mount Post - For ground-mounted flood luminaires</p> <p>PGM-1 - for OSQ-ML-C-AA or OSQ-X-C-AA mounts</p>

[†] Refer to the [Bracket and Tenons spec sheet](#) for more details

Luminaire EPA

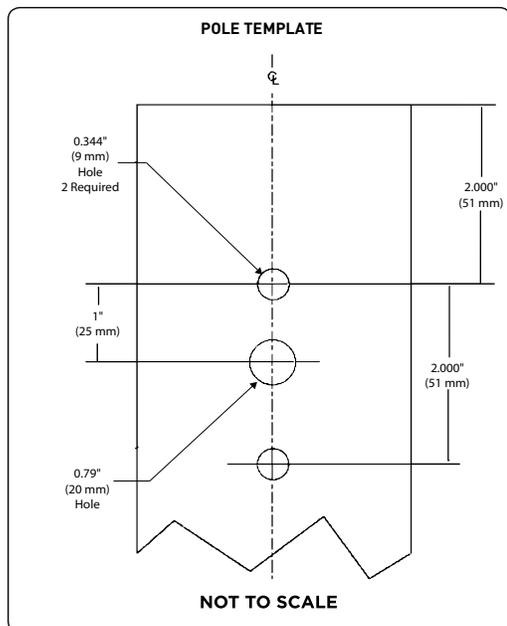
Direct Arm Mount – OSQ-ML-C-DA Weight: Medium - 19.7 lbs. (8.9kg); Large - 28.8 lbs. (13.1kg); OSQ-X-C-DA Weight: Extra Large - 45.8 lbs. (20.8kg)						
Luminaire	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
OSQM	0.63	1.26	0.98	1.61	1.79	1.97
OSQL	0.72	1.45	1.24	1.97	2.23	2.49
OSQX	0.91	1.83	1.52	2.43	2.74	3.04

Direct Mount Configurations

Compatibility with Direct Mount Brackets					
Size	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	N/A	✓	N/A	N/A	N/A
3" Round					
Medium/Large	N/A	✓	N/A	✓	N/A
Extra Large	N/A	N/A	N/A	N/A	N/A
4" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
4" Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓
5" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
5" Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓
6" + Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
6" + Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓

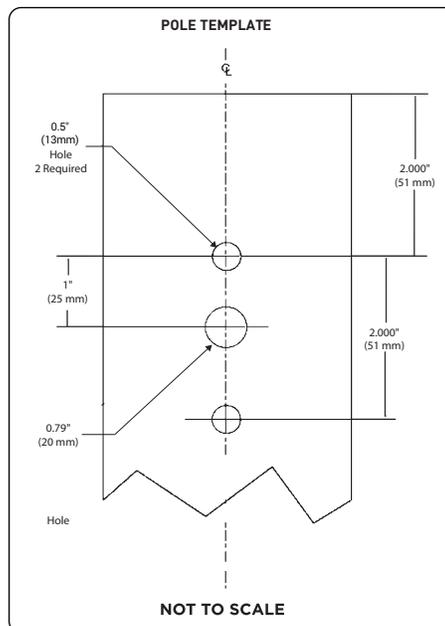
Fixture Mounting Drill Pattern for OSQ-ML-C-DA Mount

Note: When using with Cree Lighting poles, order the BLANK Fixture Mounting Drill Pattern.



Fixture Mounting Drill Pattern for OSQ-X-C-DA

Note: When using with Cree Lighting poles, order the Q Fixture Mounting Drill Pattern.



Luminaire EPA

Trunnion Mount – OSQ-ML-C-TM Weight:	
Medium - 23.2 lbs. (10.5kg);	
Large - 32.3 lbs. (14.7kg)	
Single	
Medium	Large
0° Tilt	
0.69	0.78
45° Tilt	
1.41	2.62
90° Tilt	
1.89	3.52

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 4L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	26	3,650	3,840	2,510	2,300	30	4000 L	4000 L	3000 L	2000 L
	40K (70 CRI)		3,800	4,000	2,620	2,400		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,590	2,720	1,780	1,630		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,800	4,000	2,620	2,400		4000 L	4000 L	3000 L	2000 L
Q8/X8	30K (70 CRI)	24	3,480	3,660	2,390	2,190	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,630	3,820	2,500	2,290		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,460	2,590	1,690	1,550		2000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,630	3,820	2,500	2,290		4000 L	4000 L	3000 L	2000 L
Q7/X7	30K (70 CRI)	23	3,340	3,510	2,300	2,100	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,370	2,490	1,630	1,490		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
Q6/X6	30K (70 CRI)	22	3,220	3,390	2,220	2,030	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,360	3,540	2,310	2,120		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,280	2,400	1,570	1,440		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,360	3,540	2,310	2,120		3000 L	4000 L	2000 L	2000 L
Q5/X5	30K (70 CRI)	20	2,950	3,100	2,030	1,860	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		2,090	2,200	1,440	1,320		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L
Q4/X4	30K (70 CRI)	18	2,680	2,820	1,840	1,690	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		2,790	2,940	1,920	1,760		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		1,900	2,000	1,310	1,200		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,790	2,940	1,920	1,760		3000 L	3000 L	2000 L	2000 L
Q3/X3	30K (70 CRI)	16	2,470	2,600	1,700	1,560	20	2000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		2,580	2,710	1,770	1,620		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		1,750	1,840	1,200	1,100		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,580	2,710	1,770	1,620		3000 L	3000 L	2000 L	2000 L
Q2/X2	30K (70 CRI)	15	2,220	2,340	1,530	1,400	20	2000 L	2000 L	2000 L	1000 L
	40K (70 CRI)		2,320	2,440	1,600	1,460		2000 L	2000 L	2000 L	1000 L
	50K (90 CRI)		1,580	1,660	1,090	990		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,320	2,440	1,600	1,460		2000 L	2000 L	2000 L	1000 L
Q1/X1	30K (70 CRI)	13	1,970	2,070	1,350	1,240	10	2000 L	2000 L	1000 L	1000 L
	40K (70 CRI)		2,050	2,160	1,410	1,290		2000 L	2000 L	1000 L	1000 L
	50K (90 CRI)		1,400	1,470	960	880		1000 L	1000 L	1000 L	1000 L
	57K (70 CRI)		2,050	2,160	1,410	1,290		2000 L	2000 L	1000 L	1000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 6L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	37	5,475	5,750	3,760	3,440	40	5000 L	6000 L	4000 L	3000 L
	40K (70 CRI)		5,700	6,000	3,920	3,590		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		3,880	4,080	2,670	2,440		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,700	6,000	3,920	3,590		6000 L	6000 L	4000 L	4000 L
Q8/X8	30K (70 CRI)	34	5,200	5,475	3,580	3,280	30	5000 L	5000 L	4000 L	3000 L
	40K (70 CRI)		5,450	5,725	3,740	3,430		5000 L	6000 L	4000 L	3000 L
	50K (90 CRI)		3,700	3,890	2,540	2,330		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,450	5,725	3,740	3,430		5000 L	6000 L	4000 L	3000 L
Q7/X7	30K (70 CRI)	32	4,990	5,250	3,430	3,140	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,200	5,475	3,580	3,280		5000 L	5000 L	4000 L	3000 L
	50K (90 CRI)		3,550	3,730	2,440	2,230		4000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		5,200	5,475	3,580	3,280		5000 L	5000 L	4000 L	3000 L
Q6/X6	30K (70 CRI)	30	4,820	5,075	3,320	3,040	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,050	5,300	3,470	3,170		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,430	3,610	2,360	2,160		3000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		5,050	5,300	3,470	3,170		5000 L	5000 L	3000 L	3000 L
Q5/X5	30K (70 CRI)	28	4,420	4,650	3,040	2,780	30	4000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,140	3,300	2,160	1,980		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L
Q4/X4	30K (70 CRI)	25	4,010	4,220	2,760	2,530	30	4000 L	4000 L	3000 L	3000 L
	40K (70 CRI)		4,180	4,400	2,880	2,640		4000 L	4000 L	3000 L	3000 L
	50K (90 CRI)		2,840	2,990	1,960	1,790		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		4,180	4,400	2,880	2,640		4000 L	4000 L	3000 L	3000 L
Q3/X3	30K (70 CRI)	23	3,710	3,900	2,550	2,340	20	4000 L	4000 L	3000 L	2000 L
	40K (70 CRI)		3,870	4,070	2,660	2,440		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,630	2,770	1,810	1,660		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,870	4,070	2,660	2,440		4000 L	4000 L	3000 L	2000 L
Q2/X2	30K (70 CRI)	20	3,340	3,510	2,300	2,100	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,370	2,490	1,630	1,490		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
Q1/X1	30K (70 CRI)	18	2,950	3,100	2,030	1,860	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		2,090	2,200	1,440	1,320		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 9L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	55	8,225	8,650	5,650	5,175	60	8000 L	9000 L	6000 L	5000 L
	40K (70 CRI)		8,550	9,000	5,875	5,400		9000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,825	6,125	4,000	3,670		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,550	9,000	5,875	5,400		9000 L	9000 L	6000 L	5000 L
Q8/X8	30K (70 CRI)	53	7,850	8,250	5,400	4,940	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		8,150	8,575	5,600	5,125		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,550	5,850	3,830	3,500		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,150	8,575	5,600	5,125		8000 L	9000 L	6000 L	5000 L
Q7/X7	30K (70 CRI)	50	7,500	7,900	5,175	4,730	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,825	8,225	5,375	4,930		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,325	5,600	3,660	3,350		5000 L	6000 L	4000 L	3000 L
	57K (70 CRI)		7,825	8,225	5,375	4,930		8000 L	8000 L	5000 L	5000 L
Q6/X6	30K (70 CRI)	48	7,275	7,650	5,000	4,580	50	7000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,550	7,950	5,200	4,760		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,150	5,425	3,550	3,250		5000 L	5000 L	4000 L	3000 L
	57K (70 CRI)		7,550	7,950	5,200	4,760		8000 L	8000 L	5000 L	5000 L
Q5/X5	30K (70 CRI)	43	6,650	7,000	4,580	4,190	40	7000 L	7000 L	5000 L	4000 L
	40K (70 CRI)		6,925	7,275	4,760	4,360		7000 L	7000 L	5000 L	4000 L
	50K (90 CRI)		4,710	4,950	3,240	2,960		5000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,925	7,275	4,760	4,360		7000 L	7000 L	5000 L	4000 L
Q4/X4	30K (70 CRI)	40	6,025	6,350	4,150	3,800	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		6,275	6,600	4,320	3,950		6000 L	7000 L	4000 L	4000 L
	50K (90 CRI)		4,280	4,500	2,940	2,700		4000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,275	6,600	4,320	3,950		6000 L	7000 L	4000 L	4000 L
Q3/X3	30K (70 CRI)	36	5,575	5,875	3,840	3,520	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		5,800	6,100	3,990	3,650		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		3,940	4,150	2,710	2,490		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,800	6,100	3,990	3,650		6000 L	6000 L	4000 L	4000 L
Q2/X2*	30K (70 CRI)	32	5,025	5,275	3,450	3,160	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,225	5,500	3,600	3,290		5000 L	6000 L	4000 L	3000 L
	50K (90 CRI)		3,560	3,740	2,450	2,240		4000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		5,225	5,500	3,600	3,290		5000 L	6000 L	4000 L	3000 L
Q1/X1*	30K (70 CRI)	29	4,430	4,660	3,050	2,790	30	4000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,140	3,300	2,160	1,980		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L

* X2 and X1 options not available with 9L lumen package with UL voltage.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 11L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	68	10,025	10,550	6,900	6,325	70	10000 L	11000 L	7000 L	6000 L
	40K (70 CRI)		10,450	11,000	7,200	6,600		10000 L	11000 L	7000 L	7000 L
	50K (90 CRI)		7,100	7,475	4,890	4,480		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		10,450	11,000	7,200	6,600		10000 L	11000 L	7000 L	7000 L
Q8/X8	30K (70 CRI)	65	9,575	10,075	6,600	6,025	70	10000 L	10000 L	7000 L	6000 L
	40K (70 CRI)		9,975	10,500	6,875	6,300		10000 L	11000 L	7000 L	6000 L
	50K (90 CRI)		6,775	7,125	4,660	4,270		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		9,975	10,500	6,875	6,300		10000 L	11000 L	7000 L	6000 L
Q7/X7	30K (70 CRI)	62	9,175	9,650	6,300	5,775	60	9000 L	10000 L	6000 L	6000 L
	40K (70 CRI)		9,550	10,050	6,575	6,025		10000 L	10000 L	7000 L	6000 L
	50K (90 CRI)		6,500	6,825	4,460	4,090		7000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		9,550	10,050	6,575	6,025		10000 L	10000 L	7000 L	6000 L
Q6/X6	30K (70 CRI)	59	8,875	9,325	6,100	5,575	60	9000 L	9000 L	6000 L	6000 L
	40K (70 CRI)		9,250	9,725	6,350	5,825		9000 L	10000 L	6000 L	6000 L
	50K (90 CRI)		6,275	6,600	4,320	3,950		6000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		9,250	9,725	6,350	5,825		9000 L	10000 L	6000 L	6000 L
Q5/X5	30K (70 CRI)	53	8,100	8,525	5,575	5,100	50	8000 L	9000 L	6000 L	5000 L
	40K (70 CRI)		8,450	8,900	5,825	5,325		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,750	6,050	3,960	3,620		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,450	8,900	5,825	5,325		8000 L	9000 L	6000 L	5000 L
Q4/X4	30K (70 CRI)	49	7,375	7,750	5,075	4,640	50	7000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,675	8,075	5,275	4,840		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,200	5,475	3,580	3,280		5000 L	5000 L	4000 L	3000 L
	57K (70 CRI)		7,675	8,075	5,275	4,840		8000 L	8000 L	5000 L	5000 L
Q3/X3	30K (70 CRI)	44	6,800	7,150	4,680	4,280	40	7000 L	7000 L	5000 L	4000 L
	40K (70 CRI)		7,075	7,450	4,870	4,460		7000 L	7000 L	5000 L	4000 L
	50K (90 CRI)		4,820	5,075	3,320	3,040		5000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		7,075	7,450	4,870	4,460		7000 L	7000 L	5000 L	4000 L
Q2/X2	30K (70 CRI)	39	6,100	6,425	4,200	3,850	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		6,375	6,700	4,380	4,010		6000 L	7000 L	4000 L	4000 L
	50K (90 CRI)		4,330	4,560	2,980	2,730		4000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,375	6,700	4,380	4,010		6000 L	7000 L	4000 L	4000 L
Q1/X1	30K (70 CRI)	35	5,400	5,675	3,710	3,400	40	5000 L	6000 L	4000 L	3000 L
	40K (70 CRI)		5,625	5,925	3,870	3,550		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		3,830	4,030	2,640	2,410		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,625	5,925	3,870	3,550		6000 L	6000 L	4000 L	4000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 16L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	97	14,650	15,400	10,075	9,225	100	15000 L	15000 L	10000 L	9000 L
	40K (70 CRI)		15,200	16,000	10,450	9,575		15000 L	16000 L	10000 L	10000 L
	50K (90 CRI)		10,325	10,875	7,100	6,525		10000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		15,200	16,000	10,450	9,575		15000 L	16000 L	10000 L	10000 L
Q8/X8	30K (70 CRI)	93	13,975	14,700	9,600	8,800	90	14000 L	15000 L	10000 L	9000 L
	40K (70 CRI)		14,550	15,300	10,000	9,175		15000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		9,850	10,375	6,775	6,225		10000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		14,550	15,300	10,000	9,175		15000 L	15000 L	10000 L	9000 L
Q7/X7	30K (70 CRI)	87	13,375	14,075	9,200	8,425	90	13000 L	14000 L	9000 L	8000 L
	40K (70 CRI)		13,900	14,625	9,575	8,750		14000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		9,450	9,950	6,500	5,950		9000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		13,900	14,625	9,575	8,750		14000 L	15000 L	10000 L	9000 L
Q6/X6	30K (70 CRI)	84	12,950	13,625	8,900	8,150	80	13000 L	14000 L	9000 L	8000 L
	40K (70 CRI)		13,450	14,150	9,250	8,475		13000 L	14000 L	9000 L	8000 L
	50K (90 CRI)		9,150	9,625	6,300	5,775		9000 L	10000 L	6000 L	6000 L
	57K (70 CRI)		13,450	14,150	9,250	8,475		13000 L	14000 L	9000 L	8000 L
Q5/X5	30K (70 CRI)	76	11,825	12,450	8,150	7,450	80	12000 L	12000 L	8000 L	7000 L
	40K (70 CRI)		12,275	12,925	8,450	7,750		12000 L	13000 L	8000 L	8000 L
	50K (90 CRI)		8,350	8,775	5,750	5,250		8000 L	9000 L	6000 L	5000 L
	57K (70 CRI)		12,275	12,925	8,450	7,750		12000 L	13000 L	8000 L	8000 L
Q4/X4	30K (70 CRI)	70	10,750	11,300	7,400	6,775	70	11000 L	11000 L	7000 L	7000 L
	40K (70 CRI)		11,175	11,750	7,675	7,025		11000 L	12000 L	8000 L	7000 L
	50K (90 CRI)		7,575	7,975	5,225	4,780		8000 L	8000 L	5000 L	5000 L
	57K (70 CRI)		11,175	11,750	7,675	7,025		11000 L	12000 L	8000 L	7000 L
Q3/X3	30K (70 CRI)	62	9,925	10,450	6,825	6,250	60	10000 L	10000 L	7000 L	6000 L
	40K (70 CRI)		10,325	10,850	7,100	6,500		10000 L	11000 L	7000 L	7000 L
	50K (90 CRI)		7,000	7,375	4,820	4,420		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		10,325	10,850	7,100	6,500		10000 L	11000 L	7000 L	7000 L
Q2/X2	30K (70 CRI)	55	8,925	9,400	6,150	5,625	60	9000 L	9000 L	6000 L	6000 L
	40K (70 CRI)		9,275	9,750	6,375	5,850		9000 L	10000 L	6000 L	6000 L
	50K (90 CRI)		6,300	6,625	4,330	3,970		6000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		9,275	9,750	6,375	5,850		9000 L	10000 L	6000 L	6000 L
Q1*	30K (70 CRI)	50	7,900	8,300	5,425	4,970	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		8,200	8,625	5,650	5,175		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,550	5,850	3,830	3,500		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,200	8,625	5,650	5,175		8000 L	9000 L	6000 L	5000 L

* X1 option not available with 16L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 22L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	131	20,100	21,100	13,800	12,625	130	20000 L	21000 L	14000 L	13000 L
	40K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		14,200	14,950	9,775	8,950		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
Q8/X8	30K (70 CRI)	126	19,100	20,100	13,150	12,050	130	19000 L	20000 L	13000 L	12000 L
	40K (70 CRI)		20,000	21,000	13,725	12,575		20000 L	21000 L	14000 L	13000 L
	50K (90 CRI)		13,550	14,250	9,325	8,525		14000 L	14000 L	9000 L	9000 L
	57K (70 CRI)		20,000	21,000	13,725	12,575		20000 L	21000 L	14000 L	13000 L
Q7/X7	30K (70 CRI)	119	18,300	19,300	12,625	11,550	120	18000 L	19000 L	13000 L	12000 L
	40K (70 CRI)		19,100	20,100	13,150	12,050		19000 L	20000 L	13000 L	12000 L
	50K (90 CRI)		13,000	13,675	8,950	8,200		13000 L	14000 L	9000 L	8000 L
	57K (70 CRI)		19,100	20,100	13,150	12,050		19000 L	20000 L	13000 L	12000 L
Q6/X6	30K (70 CRI)	114	17,800	18,700	12,225	11,200	110	18000 L	19000 L	12000 L	11000 L
	40K (70 CRI)		18,400	19,400	12,675	11,625		18000 L	19000 L	13000 L	12000 L
	50K (90 CRI)		12,575	13,225	8,650	7,925		13000 L	13000 L	9000 L	8000 L
	57K (70 CRI)		18,400	19,400	12,675	11,625		18000 L	19000 L	13000 L	12000 L
Q5/X5	30K (70 CRI)	103	16,200	17,000	11,125	10,175	100	16000 L	17000 L	11000 L	10000 L
	40K (70 CRI)		16,900	17,800	11,650	10,650		17000 L	18000 L	12000 L	11000 L
	50K (90 CRI)		11,475	12,075	7,900	7,225		11000 L	12000 L	8000 L	7000 L
	57K (70 CRI)		16,900	17,800	11,650	10,650		17000 L	18000 L	12000 L	11000 L
Q4/X4	30K (70 CRI)	95	14,725	15,500	10,125	9,275	100	15000 L	16000 L	10000 L	9000 L
	40K (70 CRI)		15,300	16,100	10,525	9,650		15000 L	16000 L	11000 L	10000 L
	50K (90 CRI)		10,425	10,975	7,175	6,575		10000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		15,300	16,100	10,525	9,650		15000 L	16000 L	11000 L	10000 L
Q3/X3	30K (70 CRI)	84	13,600	14,300	9,350	8,575	80	14000 L	14000 L	9000 L	9000 L
	40K (70 CRI)		14,175	14,925	9,750	8,950		14000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		9,625	10,125	6,625	6,075		10000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		14,175	14,925	9,750	8,950		14000 L	15000 L	10000 L	9000 L
Q2/X2	30K (70 CRI)	75	12,250	12,875	8,425	7,700	80	12000 L	13000 L	8000 L	8000 L
	40K (70 CRI)		12,750	13,425	8,775	8,050		13000 L	13000 L	9000 L	8000 L
	50K (90 CRI)		8,675	9,125	5,975	5,475		9000 L	9000 L	6000 L	5000 L
	57K (70 CRI)		12,750	13,425	8,775	8,050		13000 L	13000 L	9000 L	8000 L
Q1/X1	30K (70 CRI)	68	10,825	11,375	7,450	6,825	70	11000 L	11000 L	7000 L	7000 L
	40K (70 CRI)		11,275	11,850	7,750	7,100		11000 L	12000 L	8000 L	7000 L
	50K (90 CRI)		7,650	8,050	5,275	4,820		8000 L	8000 L	5000 L	5000 L
	57K (70 CRI)		11,275	11,850	7,750	7,100		11000 L	12000 L	8000 L	7000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (<= 24,000 lumens rounded to nearest 1000 lumens, > 24,001 lumens rounded to the nearest 2000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 30L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	175	27,400	28,800	18,800	17,200	130	28000 L	28000 L	19000 L	17000 L
	40K (70 CRI)		28,500	30,000	19,600	18,000		28000 L	30000 L	20000 L	18000 L
	50K (90 CRI)		19,400	20,400	13,350	12,225		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		28,500	30,000	19,600	18,000		28000 L	30000 L	20000 L	18000 L
Q8/X8	30K (70 CRI)	168	26,100	27,500	18,000	16,500	170	26000 L	28000 L	18000 L	17000 L
	40K (70 CRI)		27,200	28,600	18,700	17,100		28000 L	28000 L	19000 L	17000 L
	50K (90 CRI)		18,500	19,500	12,750	11,675		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		27,200	28,600	18,700	17,100		28000 L	28000 L	19000 L	17000 L
Q7/X7	30K (70 CRI)	158	25,000	26,300	17,200	15,800	160	26000 L	26000 L	17000 L	16000 L
	40K (70 CRI)		26,000	27,400	17,900	16,400		26000 L	28000 L	18000 L	16000 L
	50K (90 CRI)		17,700	18,600	12,150	11,150		18000 L	19000 L	12000 L	11000 L
	57K (70 CRI)		26,000	27,400	17,900	16,400		26000 L	28000 L	18000 L	16000 L
Q6/X6	30K (70 CRI)	152	24,200	25,500	16,700	15,300	150	24000 L	26000 L	17000 L	15000 L
	40K (70 CRI)		25,200	26,500	17,300	15,900		26000 L	26000 L	17000 L	16000 L
	50K (90 CRI)		17,100	18,000	11,775	10,775		17000 L	18000 L	12000 L	11000 L
	57K (70 CRI)		25,200	26,500	17,300	15,900		26000 L	26000 L	17000 L	16000 L
Q5/X5	30K (70 CRI)	137	22,100	23,300	15,200	13,950	140	22000 L	23000 L	15000 L	14000 L
	40K (70 CRI)		23,000	24,200	15,800	14,500		23000 L	24000 L	16000 L	15000 L
	50K (90 CRI)		15,700	16,500	10,800	9,875		16000 L	17000 L	11000 L	10000 L
	57K (70 CRI)		23,000	24,200	15,800	14,500		23000 L	24000 L	16000 L	15000 L
Q4/X4	30K (70 CRI)	126	20,100	21,100	13,800	12,625	130	20000 L	21000 L	14000 L	13000 L
	40K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		14,225	14,975	9,800	8,975		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
Q3/X3	30K (70 CRI)	113	18,500	19,500	12,750	11,675	110	19000 L	20000 L	13000 L	12000 L
	40K (70 CRI)		19,300	20,300	13,275	12,150		19000 L	20000 L	13000 L	12000 L
	50K (90 CRI)		13,150	13,825	9,050	8,275		13000 L	14000 L	9000 L	8000 L
	57K (70 CRI)		19,300	20,300	13,275	12,150		19000 L	20000 L	13000 L	12000 L
Q2/X2	30K (70 CRI)	100	16,700	17,600	11,500	10,550	100	17000 L	18000 L	12000 L	11000 L
	40K (70 CRI)		17,400	18,300	11,975	10,950		17000 L	18000 L	12000 L	11000 L
	50K (90 CRI)		11,825	12,450	8,150	7,450		12000 L	12000 L	8000 L	7000 L
	57K (70 CRI)		17,400	18,300	11,975	10,950		17000 L	18000 L	12000 L	11000 L
Q1*	30K (70 CRI)	90	14,725	15,500	10,125	9,275	90	15000 L	16000 L	10000 L	9000 L
	40K (70 CRI)		15,400	16,200	10,600	9,700		15000 L	16000 L	11000 L	10000 L
	50K (90 CRI)		10,450	11,000	7,200	6,600		10000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		15,400	16,200	10,600	9,700		15000 L	16000 L	11000 L	10000 L

* X1 option not available with 30L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (<= 24,000 lumens rounded to nearest 1000 lumens, > 24,001 lumens rounded to the nearest 2000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 40L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	236	36,500	38,400	25,100	23,000	130	36000 L	38000 L	26000 L	23000 L
	40K (70 CRI)		38,000	40,000	26,200	24,000		38000 L	40000 L	26000 L	24000 L
	50K (90 CRI)		25,900	27,200	17,800	16,300		26000 L	28000 L	18000 L	16000 L
	57K (70 CRI)		38,000	40,000	26,200	24,000		38000 L	40000 L	26000 L	24000 L
Q8/X8	30K (70 CRI)	212	34,800	36,600	23,900	21,900	210	34000 L	36000 L	24000 L	22000 L
	40K (70 CRI)		36,300	38,200	25,000	22,900		36000 L	38000 L	26000 L	23000 L
	50K (90 CRI)		24,600	25,900	16,900	15,500		24000 L	26000 L	17000 L	16000 L
	57K (70 CRI)		36,300	38,200	25,000	22,900		36000 L	38000 L	26000 L	23000 L
Q7/X7	30K (70 CRI)	203	33,400	35,100	23,000	21,000	200	34000 L	36000 L	23000 L	21000 L
	40K (70 CRI)		34,800	36,600	23,900	21,900		34000 L	36000 L	24000 L	22000 L
	50K (90 CRI)		23,700	24,900	16,300	14,925		24000 L	24000 L	16000 L	15000 L
	57K (70 CRI)		34,800	36,600	23,900	21,900		34000 L	36000 L	24000 L	22000 L
Q6/X6	30K (70 CRI)	195	32,200	33,900	22,200	20,300	200	32000 L	34000 L	22000 L	20000 L
	40K (70 CRI)		33,600	35,400	23,100	21,200		34000 L	36000 L	23000 L	21000 L
	50K (90 CRI)		22,800	24,000	15,700	14,375		23000 L	24000 L	16000 L	14000 L
	57K (70 CRI)		33,600	35,400	23,100	21,200		34000 L	36000 L	23000 L	21000 L
Q5/X5	30K (70 CRI)	176	29,500	31,000	20,300	18,600	180	30000 L	32000 L	20000 L	19000 L
	40K (70 CRI)		30,700	32,300	21,100	19,300		30000 L	32000 L	21000 L	19000 L
	50K (90 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
	57K (70 CRI)		30,700	32,300	21,100	19,300		30000 L	32000 L	21000 L	19000 L
Q4/X4	30K (70 CRI)	160	26,800	28,200	18,400	16,900	160	26000 L	28000 L	18000 L	17000 L
	40K (70 CRI)		27,900	29,400	19,200	17,600		28000 L	30000 L	19000 L	18000 L
	50K (90 CRI)		19,000	20,000	13,075	11,975		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		27,900	29,400	19,200	17,600		28000 L	30000 L	19000 L	18000 L
Q3/X3	30K (70 CRI)	144	24,700	26,000	17,000	15,600	140	24000 L	26000 L	17000 L	16000 L
	40K (70 CRI)		25,800	27,100	17,700	16,200		26000 L	28000 L	18000 L	16000 L
	50K (90 CRI)		17,500	18,400	12,025	11,025		18000 L	18000 L	12000 L	11000 L
	57K (70 CRI)		25,800	27,100	17,700	16,200		26000 L	28000 L	18000 L	16000 L
Q2/X2	30K (70 CRI)	129	22,200	23,400	15,300	14,025	130	22000 L	23000 L	15000 L	14000 L
	40K (70 CRI)		23,200	24,400	16,000	14,625		23000 L	24000 L	16000 L	15000 L
	50K (90 CRI)		15,800	16,600	10,850	9,950		16000 L	17000 L	11000 L	10000 L
	57K (70 CRI)		23,200	24,400	16,000	14,625		23000 L	24000 L	16000 L	15000 L
Q1/X1	30K (70 CRI)	111	19,700	20,700	13,525	12,400	110	20000 L	21000 L	14000 L	12000 L
	40K (70 CRI)		20,500	21,600	14,125	12,925		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		13,925	14,650	9,575	8,775		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		20,500	21,600	14,125	12,925		21000 L	22000 L	14000 L	13000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control [by others].

Q & X Option Power & Lumen Data – 50L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	297	45,600	48,000	31,400	28,700
	40K (70 CRI)		47,500	50,000	32,700	29,900
	50K (90 CRI)		32,300	34,000	22,200	20,400
	57K (70 CRI)		47,500	50,000	32,700	29,900
Q8/X8	30K (70 CRI)	285	43,500	45,800	29,900	27,400
	40K (70 CRI)		45,300	47,700	31,200	28,600
	50K (90 CRI)		30,800	32,400	21,200	19,400
	57K (70 CRI)		45,300	47,700	31,200	28,600
Q7/X7	30K (70 CRI)	269	41,700	43,900	28,700	26,300
	40K (70 CRI)		43,400	45,700	29,900	27,400
	50K (90 CRI)		29,600	31,100	20,300	18,600
	57K (70 CRI)		43,400	45,700	29,900	27,400
Q6/X6	30K (70 CRI)	258	40,300	42,400	27,700	25,400
	40K (70 CRI)		42,000	44,200	28,900	26,500
	50K (90 CRI)		28,600	30,100	19,700	18,000
	57K (70 CRI)		42,000	44,200	28,900	26,500
Q5/X5	30K (70 CRI)	233	36,900	38,800	25,400	23,200
	40K (70 CRI)		38,400	40,400	26,400	24,200
	50K (90 CRI)		26,100	27,500	18,000	16,500
	57K (70 CRI)		38,400	40,400	26,400	24,200
Q4/X4	30K (70 CRI)	215	33,500	35,200	23,000	21,100
	40K (70 CRI)		34,900	36,700	24,000	22,000
	50K (90 CRI)		23,800	25,000	16,300	14,975
	57K (70 CRI)		34,900	36,700	24,000	22,000
Q3/X3	30K (70 CRI)	191	30,900	32,500	21,300	19,500
	40K (70 CRI)		32,200	33,900	22,200	20,300
	50K (90 CRI)		22,000	23,100	15,100	13,825
	57K (70 CRI)		32,200	33,900	22,200	20,300
Q2/X2	30K (70 CRI)	170	27,900	29,300	19,200	17,500
	40K (70 CRI)		29,000	30,500	19,900	18,300
	50K (90 CRI)		19,700	20,700	13,525	12,400
	57K (70 CRI)		29,000	30,500	19,900	18,300
Q1/X1	30K (70 CRI)	153	24,600	25,900	16,900	15,500
	40K (70 CRI)		25,700	27,000	17,700	16,200
	50K (90 CRI)		17,400	18,300	11,975	10,950
	57K (70 CRI)		25,700	27,000	17,700	16,200

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control [by others].

Q & X Option Power & Lumen Data – 65L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	384	59,300	62,400	40,800	37,400
	40K (70 CRI)		61,800	65,000	42,500	38,900
	50K (90 CRI)		42,000	44,200	28,900	26,500
	57K (70 CRI)		61,800	65,000	42,500	38,900
Q8/X8	30K (70 CRI)	365	56,600	59,500	38,900	35,600
	40K (70 CRI)		58,900	62,000	40,500	37,100
	50K (90 CRI)		40,100	42,200	27,600	25,300
	57K (70 CRI)		58,900	62,000	40,500	37,100
Q7/X7	30K (70 CRI)	347	54,200	57,000	37,300	34,100
	40K (70 CRI)		56,500	59,400	38,800	35,600
	50K (90 CRI)		38,400	40,400	26,400	24,200
	57K (70 CRI)		56,500	59,400	38,800	35,600
Q6/X6	30K (70 CRI)	332	52,500	55,200	36,100	33,100
	40K (70 CRI)		54,700	57,500	37,600	34,400
	50K (90 CRI)		37,200	39,100	25,600	23,400
	57K (70 CRI)		54,700	57,500	37,600	34,400
Q5/X5	30K (70 CRI)	301	47,900	50,400	33,000	30,200
	40K (70 CRI)		49,900	52,500	34,300	31,400
	50K (90 CRI)		33,900	35,700	23,300	21,400
	57K (70 CRI)		49,900	52,500	34,300	31,400
Q4/X4	30K (70 CRI)	276	43,500	45,800	29,900	27,400
	40K (70 CRI)		45,300	47,700	31,200	28,600
	50K (90 CRI)		30,800	32,400	21,200	19,400
	57K (70 CRI)		45,300	47,700	31,200	28,600
Q3/X3	30K (70 CRI)	247	40,200	42,300	27,700	25,300
	40K (70 CRI)		41,900	44,100	28,800	26,400
	50K (90 CRI)		28,500	30,000	19,600	18,000
	57K (70 CRI)		41,900	44,100	28,800	26,400
Q2/X2	30K (70 CRI)	220	36,200	38,100	24,900	22,800
	40K (70 CRI)		37,700	39,700	26,000	23,800
	50K (90 CRI)		25,700	27,000	17,700	16,200
	57K (70 CRI)		37,700	39,700	26,000	23,800
Q1*	30K (70 CRI)	195	31,900	33,600	22,000	20,100
	40K (70 CRI)		33,300	35,000	22,900	21,000
	50K (90 CRI)		22,600	23,800	15,600	14,250
	57K (70 CRI)		33,300	35,000	22,900	21,000

* X1 option not available with 65L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

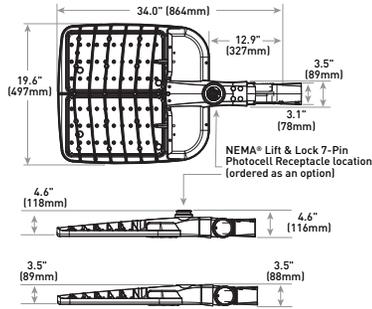
Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control [by others].

Q & X Option Power & Lumen Data – 75L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	447	68,400	72,000	47,100	43,100
	40K (70 CRI)		71,300	75,000	49,000	44,900
	50K (90 CRI)		48,500	51,000	33,300	30,500
	57K (70 CRI)		71,300	75,000	49,000	44,900
Q8/X8	30K (70 CRI)	426	65,300	68,700	44,900	41,100
	40K (70 CRI)		68,100	71,600	46,800	42,900
	50K (90 CRI)		46,300	48,700	31,800	29,200
	57K (70 CRI)		68,100	71,600	46,800	42,900
Q7/X7	30K (70 CRI)	404	62,500	65,800	43,000	39,400
	40K (70 CRI)		65,200	68,600	44,900	41,100
	50K (90 CRI)		44,300	46,600	30,500	27,900
	57K (70 CRI)		65,200	68,600	44,900	41,100
Q6/X6	30K (70 CRI)	387	60,500	63,600	41,600	38,100
	40K (70 CRI)		63,000	66,300	43,400	39,700
	50K (90 CRI)		42,900	45,100	29,500	27,000
	57K (70 CRI)		63,000	66,300	43,400	39,700
Q5/X5	30K (70 CRI)	350	55,300	58,200	38,100	34,900
	40K (70 CRI)		57,600	60,600	39,600	36,300
	50K (90 CRI)		39,200	41,200	26,900	24,700
	57K (70 CRI)		57,600	60,600	39,600	36,300
Q4/X4	30K (70 CRI)	321	50,200	52,800	34,500	31,600
	40K (70 CRI)		52,400	55,100	36,000	33,000
	50K (90 CRI)		35,600	37,400	24,500	22,400
	57K (70 CRI)		52,400	55,100	36,000	33,000
Q3/X3	30K (70 CRI)	287	46,400	48,800	31,900	29,200
	40K (70 CRI)		48,400	50,900	33,300	30,500
	50K (90 CRI)		32,900	34,600	22,600	20,700
	57K (70 CRI)		48,400	50,900	33,300	30,500
Q2/X2	30K (70 CRI)	256	41,700	43,900	28,700	26,300
	40K (70 CRI)		43,500	45,800	29,900	27,400
	50K (90 CRI)		29,600	31,100	20,300	18,600
	57K (70 CRI)		43,500	45,800	29,900	27,400
Q1/X1	30K (70 CRI)	227	36,900	38,800	25,400	23,200
	40K (70 CRI)		38,400	40,400	26,400	24,200
	50K (90 CRI)		26,100	27,500	18,000	16,500
	57K (70 CRI)		38,400	40,400	26,400	24,200

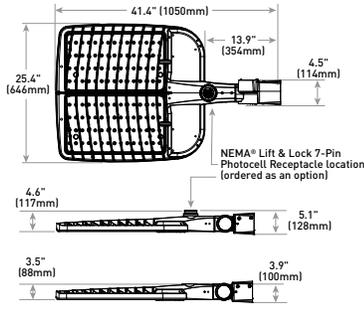
OSQL - AA Mount



Luminaire	Weight
OSQL	28.4 lbs. (12.9kg)

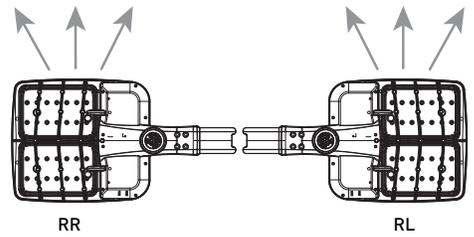
Note: For OSQM w/AA mount, refer to drawing on page 1.

OSQX - AA Mount

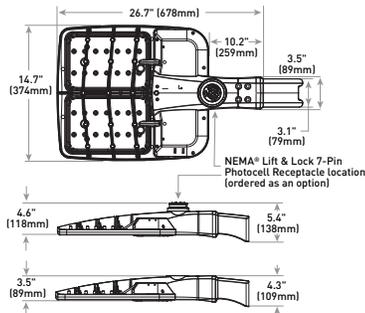


Luminaire	Weight
OSQX	48.6 lbs. (22.0kg)

RR/RL Configuration



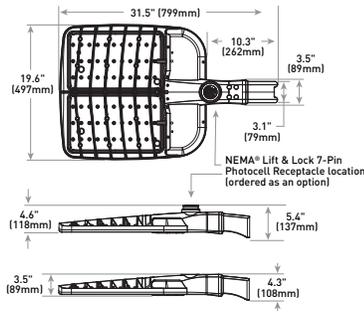
OSQM - DA Mount



Luminaire	Weight
OSQM	19.7 lbs. (8.9kg)

Note: Refer to page 14 for fixture mounting drill pattern.

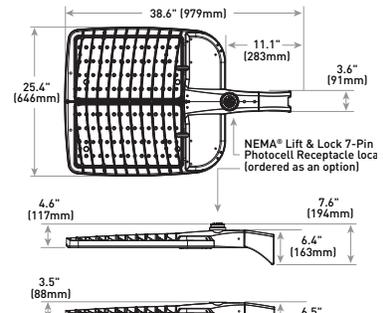
OSQL - DA Mount



Luminaire	Weight
OSQL	28.8 lbs. (13.1kg)

Note: Refer to page 14 for fixture mounting drill pattern.

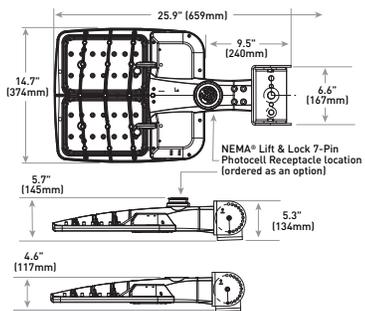
OSQX-DA Mount



Luminaire	Weight
OSQX	45.8 lbs. (20.8kg)

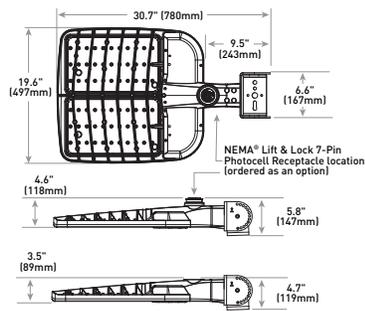
Note: Refer to page 14 for fixture mounting drill pattern.

OSQM - Trunnion Mount



Luminaire	Weight
OSQM	23.2 lbs. (10.5kg)

OSQL - Trunnion Mount



Luminaire	Weight
OSQL	32.3 lbs. (14.7kg)

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OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V3 04/17/2023

GC TO SEE NOTES BELOW

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, high-mast and internal roadways

Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 75,000

Efficacy: Up to 171 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

* See <http://creelighting.com/warranty> for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

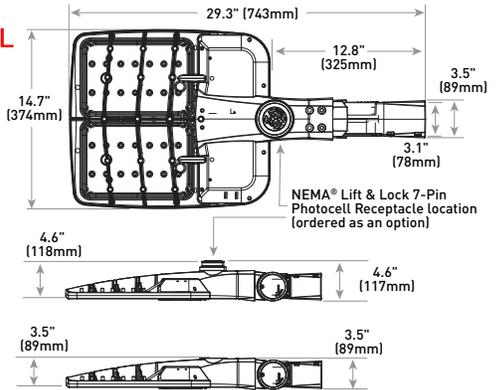
Fully assembled luminaire is composed of two components that must be ordered separately:

Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*			
OSQ-			
Medium/Large Mounts	Extra Large Mounts	Color Options:	SV Silver BZ Bronze BK Black WH White
OSQ-ML-C-AA Adjustable Arm	OSQ-X-C-AA Adjustable Arm		
OSQ-ML-C-DA Direct Arm	OSQ-X-C-DA Direct Arm		
OSQ-ML-C-TM Trunnion Mount			

* Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 14.

OSQM - AA Mount



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQL, OSQX and additional mounts, refer to drawings beginning on page 26.

GC TO REFERENCE PLANS FOR COLOR DESIGNATION

Luminaire (Mount must be ordered separately)																					
OSQ	C																				
Family	Size	Series	Lumen Package ¹	CCT/ CRI	Optic	Voltage	Mount	Color Options	Controls*	Options											
OSQ	M Medium L Large X Extra Large	C	Medium 4L 4,000 Lumens 40K7 4000K, 70 CRI 6L 6,000 Lumens 50K9 5000K, 90 CRI 9L 9,000 Lumens 57K7 5700K, 70 CRI 11L 11,000 Lumens 16L 16,000 Lumens	30K7 3000K, 70 CRI 40K7 4000K, 70 CRI 50K9 5000K, 90 CRI 57K7 5700K, 70 CRI	Asymmetric 2M Type II Mid 2B Type II Mid w/ Factory-Installed Backlight Shield 3M Type III Mid 3B Type III Mid w/ Factory-Installed Backlight Shield 4M Type IV Mid	4B Type IV Mid w/ Factory-Installed Backlight Shield AF Automotive FrontlineOptic™ AB Automotive-FrontlineOptic™ w/Factory-Installed Backlight Shield	UL Universal 120-277V UH Universal 347-480V - Not available with 4L, 40L or 75L lumen packages UE Universal 277-480V - Available only with 40L and 75L lumen packages	NM No Mount - Must specify mount from table above - Mount ships separately	BK Black BZ Bronze SV Silver WH White	BML Bluetooth® Technology Enabled Multi-Level Sensor - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 20-40° sensor lens installed on luminaire; 8-20° sensor lens and aisle shroud included - Intended for downlight applications at 0° tilt - Not available with Q or X options or Synapse TL7-B2 or TL7-HVG accessories Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 15-25 for power and lumen values - Not available with BML or X options or Synapse TL7-B2 or TL7-HVG accessories X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 16L/UL, 16L/UH, 30L/UL, 30L/UH, 65L/UL, 65L/UH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-25 for power and lumen values	20KV 20kV/10KA Surge Suppression - Replaces standard 10kV/5kA surge protection F Fuse - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When code dictates fusing, use time delay fuse N Utility Label and NEMA® Lift & Lock 7-Pin Photocell Receptacle - External utility label per ANSI C136.15-2020 - 7-pin receptacle per ANSI C136.41 - Available only with OSQM & OSQL luminaires - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others R NEMA® Lift & Lock 7-Pin Photocell Receptacle - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others - Refer to page 2 for compatible Synapse control offerings RL Rotate Left - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 26 for optic directionality - Not for use with symmetric optics RR Rotate Right - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 26 for optic directionality - Not for use with symmetric optics										
												Large 22L 22,000 Lumens 30L 30,000 Lumens 40L 40,000 Lumens 75L 75,000 Lumens	5M Type V Mid 5N Type V Narrow	33 NEMA® 3x3 44 NEMA® 4x4 55 NEMA® 5x5 66 NEMA® 6x6 75 NEMA® 7x5							

GC TO VERIFY AND SPECIFY IF NOT UL

¹ Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

* Luminaire comes standard with 0-10V dimming



US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234



Product Specifications

CREE LIGHTING NANOCOMFORT™ TECHNOLOGY

Cree Lighting's NanoComfort™ Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort™ Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort™ Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no-compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Acrylic optic w/clear tempered glass lens
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers. Refer to page 14 for fixture mounting drill pattern
- Adjustable arm mount adapters are rugged die cast aluminum
- OSQ-ML-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375" (60mm) O.D. tenon and can be adjusted 180° in 2.5° increments
- OSQ-X-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon and can be adjusted 180° in 5.0° increments. **NOTE: Tenon length must be a minimum of 3.75" (95mm), and tenon must be steel**
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180° in 15° degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires include 15" (381mm) 18/5 cord exiting the luminaire
- Designed for uplight and downlight applications. Uplight orientation not suitable for use with N or R options
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available

Weight			
Mount	Housing Size		
	Medium	Large	Extra Large
Direct Arm	19.7 lbs. (8.9kg)	28.8 lbs. (13.1kg)	45.8 lbs. (20.8kg)
Adjustable Arm	19.3 lbs. (8.8kg)	28.4 lbs. (12.9kg)	48.6 lbs. (22.0kg)
Trunnion	23.2 lbs. (10.5kg)	32.3 lbs. (14.7kg)	N/A

For BML sensor add 0.1 lbs. (45g), and for NEMA receptacle, add 0.3 lbs. (136g).

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V, 277-480V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to [Dimming spec sheet](#) for details
- **Maximum 10V Source Current:** 1.8mA
- **Operating Temperature Range:** -40°C - +40°C (-40°F - +104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL certified in accordance with UL8750
- Meets requirements of IP66 per IEC 60529 when ordered without N or R options
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK07 requirements per IEC 60068-2
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct arm mount only. Please refer to <https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/> for most current information (Pending)
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2 or TL7-HVG) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories	
Twist-Lock Lighting Controller TL7-B2 - Suitable for 120-277V (UL) voltage only - Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle - Not for use with BML or Q options - Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire - Refer to TL7-B2 spec sheet for details	Synapse Wireless Sensor WSN-DPM - Motion and light sensor - Control multiple zones - Refer to WSN-DPM spec sheet for details
Twist-Lock Lighting Controller TL7-HVG - Suitable for 120-480V (UL, UE and UH) voltages - Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle - Not for use with BML or Q options - Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire - Refer to TL7-HVG spec sheet for details	SimplySNAP On-Site Controller SS450-002 - Verizon® LTE-enabled - Designed for indoor applications - Refer to SS450-002 spec sheet for details
SimplySNAP Central Base Station CBS5W-450-002 - Includes On-Site Controller (SS450-002) and 5-button switch - Indoor and Outdoor rated - Refer to CBS5W-450-002 spec sheet for details	Building Management System (BMS) Gateway BMS-GW-002 - Required for BACnet integration - Refer to BMS-GW-002 spec sheet for details
	Outdoor Antennas (Optional, for increased range, 8dB gain) KIT-ANT420SM - Kit includes antenna, 20' cable and bracket KIT-ANT360 - Kit includes antenna, 30' cable and bracket KIT-ANT600 - Kit includes antenna, 50' cable and bracket - Refer to Outdoor antenna spec sheet for details

Electrical Data*								
Lumen Package	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
			120V	208V	240V	277V	347V	480V
4L**	26	30	0.21	0.12	0.11	0.09	N/A	N/A
6L	37	40	0.31	0.18	0.15	0.13	0.11	0.08
9L	55	60	0.46	0.27	0.23	0.20	0.16	0.12
11L	68	70	0.57	0.33	0.28	0.25	0.20	0.14
16L	97	100	0.81	0.47	0.40	0.35	0.28	0.20
22L	131	130	1.09	0.63	0.55	0.47	0.38	0.27
30L	175	180	1.46	0.84	0.73	0.63	0.50	0.36
40L	236	240	1.96	1.13	0.98	0.85	0.68	0.49
50L	297	N/A	2.48	1.43	1.24	1.07	0.86	0.62
65L	384	N/A	3.20	1.85	1.60	1.39	1.11	0.80
75L	447	N/A	3.73	2.15	1.86	1.61	1.29	0.93

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V, 277-480V or 347-480V +/- 10%.
 ** Available with UL voltage only.

OSQ-C Series Ambient Adjusted Lumen Maintenance ¹					
Ambient	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Reported ² LMF	100K hr Reported ² LMF
5°C (41°F)	1.02	0.99	0.93	0.88	0.83
10°C (50°F)	1.02	0.98	0.93	0.87	0.82
15°C (59°F)	1.01	0.98	0.92	0.87	0.82
20°C (68°F)	1.01	0.97	0.92	0.86	0.81
25°C (77°F)	1.00	0.97	0.91	0.86	0.81

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

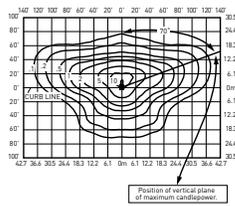
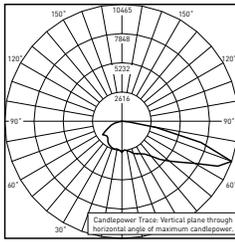
Accessories

Field-Installed	
Backlight Shield OSQ-M-C-BLSF (Medium) OSQ-L-C-BLSF (Large) OSQ-X-C-BLSF (Extra Large) - Not for use with rotated optics	Shorting Cap XA-XSLSHRT
Bird Spikes OSQ-M-C-BRDSPK OSQ-L-C-BRDSPK OSQ-X-C-BRDSPK	

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <https://creelighting.com/products/outdoor/area/osq-series>

2M



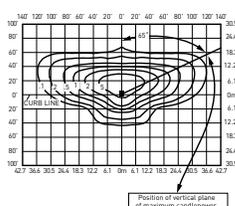
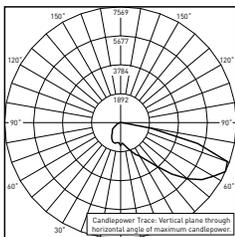
PRELIMINARY RESTL Test Report
OSQ Luminaire w/2M Optic
Initial Delivered Lumens: 15,560

OSQL-C-40L-40K7-2M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Type II Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U1 G1	3,800	B1 U1 G1	2,590	B1 U1 G1	3,800	B1 U1 G1
6L	5,475	B1 U1 G1	5,700	B1 U1 G1	3,880	B1 U1 G1	5,700	B1 U1 G1
9L	8,225	B2 U1 G2	8,550	B2 U1 G2	5,825	B1 U1 G1	8,550	B2 U1 G2
11L	10,025	B2 U1 G2	10,450	B2 U1 G2	7,100	B2 U1 G2	10,450	B2 U1 G2
16L	14,650	B3 U1 G3	15,200	B3 U1 G3	10,325	B2 U1 G2	15,200	B3 U1 G3
22L	20,100	B3 U1 G3	20,900	B3 U1 G3	14,200	B3 U1 G3	20,900	B3 U1 G3
30L	27,400	B3 U1 G3	28,500	B3 U1 G3	19,400	B3 U1 G3	28,500	B3 U1 G3
40L	36,500	B4 U1 G4	38,000	B4 U1 G4	25,900	B3 U1 G3	38,000	B4 U1 G4
50L	45,600	B4 U1 G5	47,500	B4 U1 G5	32,300	B3 U1 G4	47,500	B4 U1 G5
65L	59,300	B4 U1 G5	61,800	B4 U1 G5	42,000	B4 U1 G4	61,800	B4 U1 G5
75L	68,400	B5 U1 G5	71,300	B5 U1 G5	48,500	B4 U1 G5	71,300	B5 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

2B



PRELIMINARY RESTL Test Report
OSQ Luminaire w/2B Optic
Initial Delivered Lumens: 10,422

OSQL-C-40L-40K7-2B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

Type II Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G1	2,620	B1 U1 G1	1,780	B0 U1 G1	2,620	B1 U1 G1
6L	3,760	B1 U1 G1	3,920	B1 U1 G1	2,670	B1 U1 G1	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G2	7,200	B1 U1 G2	4,890	B1 U1 G1	7,200	B1 U1 G2
16L	10,075	B2 U1 G2	10,450	B2 U1 G2	7,100	B1 U1 G2	10,450	B2 U1 G2
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B1 U1 G2	14,375	B2 U1 G2
30L	18,800	B2 U1 G3	19,600	B2 U1 G3	13,350	B2 U1 G2	19,600	B2 U1 G3
40L	25,100	B3 U1 G3	26,200	B3 U1 G3	17,800	B2 U1 G3	26,200	B3 U1 G3
50L	31,400	B3 U1 G4	32,700	B3 U1 G4	22,200	B3 U1 G3	32,700	B3 U1 G4
65L	40,800	B3 U1 G4	42,500	B3 U1 G4	28,900	B3 U1 G3	42,500	B3 U1 G4
75L	47,100	B3 U1 G4	49,000	B3 U1 G5	33,300	B3 U1 G4	49,000	B3 U1 G5

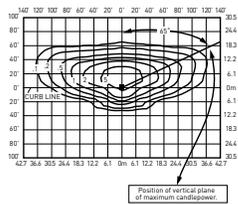
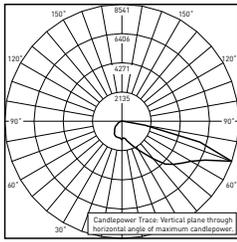
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:

<https://creelighting.com/products/outdoor/area/osq-series>

2M W/OSQ-*-C-BLSF



PRELIMINARY RESTL Test Report
OSQ Luminaire w/2M Optic w/OSQ-M-C-BLSF
Initial Delivered Lumens: 9,579

OSQL-C-40L-40K7-2M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

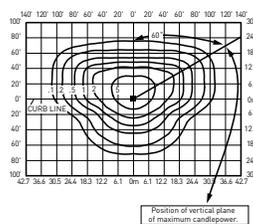
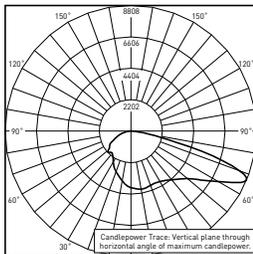
Type II Mid Distribution w/OSQ-*-C-BLSF

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G1	2,620	B1 U1 G1	1,780	B0 U1 G1	2,620	B1 U1 G1
6L	3,760	B1 U1 G1	3,920	B1 U1 G1	2,670	B1 U1 G1	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G2	7,200	B1 U1 G2	4,890	B1 U1 G2	7,200	B1 U1 G2
16L	10,075	B1 U1 G2	10,450	B1 U1 G2	7,100	B1 U1 G2	10,450	B1 U1 G2
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B1 U1 G2	14,375	B2 U1 G2
30L	18,800	B2 U1 G3	19,600	B2 U1 G3	13,350	B2 U1 G2	19,600	B2 U1 G3
40L	25,100	B3 U1 G3	26,200	B3 U1 G4	17,800	B2 U1 G3	26,200	B3 U1 G4
50L	31,400	B3 U1 G4	32,700	B3 U1 G4	22,200	B3 U1 G3	32,700	B3 U1 G4
65L	40,800	B3 U1 G4	42,500	B3 U1 G5	28,900	B3 U1 G4	42,500	B3 U1 G5
75L	47,100	B3 U1 G5	49,000	B3 U1 G5	33,300	B3 U1 G4	49,000	B3 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

3M



RESTL Test Report #: PL17240-001A
OSQM-C-16L-57K7-3M-UL-NM-WH
Initial Delivered Lumens: 15,444

OSQL-C-40L-40K7-3M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Type III Mid Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U0 G1	3,800	B1 U0 G1	2,590	B1 U0 G1	3,800	B1 U0 G1
6L	5,475	B1 U0 G1	5,700	B1 U0 G1	3,880	B1 U0 G1	5,700	B1 U0 G1
9L	8,225	B2 U0 G2	8,550	B2 U0 G2	5,825	B1 U0 G1	8,550	B2 U0 G2
11L	10,025	B2 U0 G2	10,450	B2 U0 G2	7,100	B2 U0 G2	10,450	B2 U0 G2
16L	14,650	B3 U0 G3	15,200	B3 U0 G3	10,325	B2 U0 G2	15,200	B3 U0 G3
22L	20,100	B3 U0 G3	20,900	B3 U0 G3	14,200	B3 U0 G3	20,900	B3 U0 G3
30L	27,400	B3 U0 G3	28,500	B3 U0 G3	19,400	B3 U0 G3	28,500	B3 U0 G3
40L	36,500	B4 U0 G4	38,000	B4 U0 G4	25,900	B3 U0 G3	38,000	B4 U0 G4
50L	45,600	B4 U0 G4	47,500	B4 U0 G4	32,300	B3 U0 G4	47,500	B4 U0 G4
65L	59,300	B5 U0 G5	61,800	B5 U0 G5	42,000	B4 U0 G4	61,800	B5 U0 G5
75L	68,400	B5 U0 G5	71,300	B5 U0 G5	48,500	B4 U0 G4	71,300	B5 U0 G5

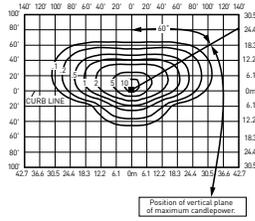
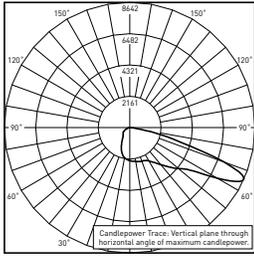
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <https://creelighting.com/products/outdoor/area/osq-series>

3B



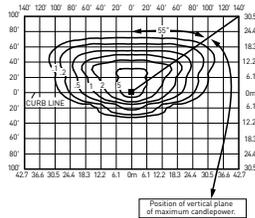
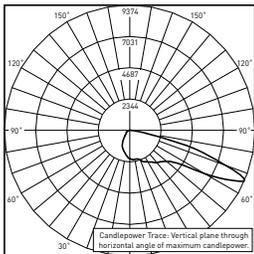
RESSL Test Report #: PL17366-001A
OSQM-C-16L-57K7-3B-UL-NM-WH
Initial Delivered Lumens: 10,081

OSQL-C-40L-40K7-3B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

Type III Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U0 G1	2,620	B1 U0 G1	1,780	B0 U0 G1	2,620	B1 U0 G1
6L	3,760	B1 U0 G1	3,920	B1 U0 G1	2,670	B1 U0 G1	3,920	B1 U0 G1
9L	5,650	B1 U0 G1	5,875	B1 U0 G1	4,000	B1 U0 G1	5,875	B1 U0 G1
11L	6,900	B1 U0 G2	7,200	B1 U0 G2	4,890	B1 U0 G1	7,200	B1 U0 G2
16L	10,075	B2 U0 G2	10,450	B2 U0 G2	7,100	B1 U0 G2	10,450	B2 U0 G2
22L	13,800	B2 U0 G2	14,375	B2 U0 G2	9,775	B2 U0 G2	14,375	B2 U0 G2
30L	18,800	B3 U0 G3	19,600	B3 U0 G3	13,350	B2 U0 G2	19,600	B3 U0 G3
40L	25,100	B3 U0 G3	26,200	B3 U0 G3	17,800	B3 U0 G3	26,200	B3 U0 G3
50L	31,400	B3 U0 G4	32,700	B3 U0 G4	22,200	B3 U0 G3	32,700	B3 U0 G4
65L	40,800	B3 U0 G4	42,500	B4 U0 G4	28,900	B3 U0 G4	42,500	B4 U0 G4
75L	47,100	B4 U0 G5	49,000	B4 U0 G5	33,300	B3 U0 G4	49,000	B4 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

3M W/OSQ-*-C-BLSF



RESSL Test Report#: PL17054-001A
OSQM-C-16L-57K7-3M-UL-NM-WH-R w/
OSQ-M-C-BLSF
Initial Delivered Lumens: 10,227

OSQL-C-40L-40K7-3M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

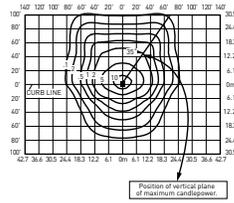
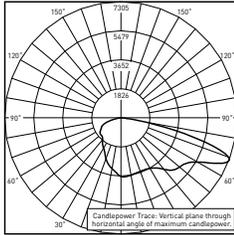
Type III Mid Distribution w/OSQ-*-C-BLSF								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G1	2,620	B1 U1 G1	1,780	B0 U1 G1	2,620	B1 U1 G1
6L	3,760	B1 U1 G1	3,920	B1 U1 G1	2,670	B1 U1 G1	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G2
11L	6,900	B1 U1 G2	7,200	B1 U1 G2	4,890	B1 U1 G1	7,200	B1 U1 G2
16L	10,075	B2 U1 G2	10,450	B2 U1 G2	7,100	B1 U1 G2	10,450	B2 U1 G2
22L	13,800	B2 U2 G2	14,375	B2 U2 G2	9,775	B2 U1 G2	14,375	B2 U2 G2
30L	18,800	B3 U2 G3	19,600	B3 U2 G3	13,350	B2 U2 G2	19,600	B3 U2 G3
40L	25,100	B3 U2 G4	26,200	B3 U2 G4	17,800	B3 U2 G3	26,200	B3 U2 G4
50L	31,400	B3 U2 G4	32,700	B3 U2 G4	22,200	B3 U2 G3	32,700	B3 U2 G4
65L	40,800	B3 U2 G5	42,500	B3 U2 G5	28,900	B3 U2 G4	42,500	B3 U2 G5
75L	47,100	B4 U2 G5	49,000	B4 U2 G5	33,300	B3 U2 G4	49,000	B4 U2 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Photometry

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4M



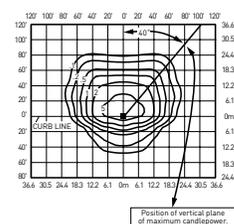
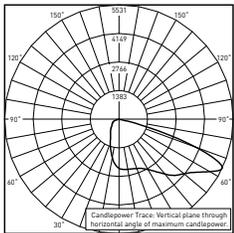
RESTL Test Report #: PL17299-001A
OSQM-C-16L-57K7-4M-UL-NM-WH
Initial Delivered Lumens: 15,584

OSQL-C-40L-40K7-4M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Type IV Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U0 G1	3,800	B1 U0 G1	2,590	B1 U0 G1	3,800	B1 U0 G1
6L	5,475	B1 U0 G1	5,700	B1 U0 G1	3,880	B1 U0 G1	5,700	B1 U0 G1
9L	8,225	B2 U0 G2	8,550	B2 U0 G2	5,825	B1 U0 G1	8,550	B2 U0 G2
11L	10,025	B2 U0 G2	10,450	B2 U0 G2	7,100	B2 U0 G1	10,450	B2 U0 G2
16L	14,650	B3 U0 G2	15,200	B3 U0 G2	10,325	B2 U0 G2	15,200	B3 U0 G2
22L	20,100	B3 U0 G3	20,900	B3 U0 G3	14,200	B3 U0 G2	20,900	B3 U0 G3
30L	27,400	B3 U0 G3	28,500	B3 U0 G3	19,400	B3 U0 G3	28,500	B3 U0 G3
40L	36,500	B4 U0 G4	38,000	B4 U0 G4	25,900	B3 U0 G3	38,000	B4 U0 G4
50L	45,600	B4 U0 G4	47,500	B4 U0 G4	32,300	B4 U0 G3	47,500	B4 U0 G4
65L	59,300	B5 U0 G5	61,800	B5 U0 G5	42,000	B4 U0 G4	61,800	B5 U0 G5
75L	68,400	B5 U0 G5	71,300	B5 U0 G5	48,500	B4 U0 G4	71,300	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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4B



RESTL Test Report #: PL17367-001A
OSQM-C-16L-57K7-4B-UL-NM-WH
Initial Delivered Lumens: 9,812

OSQL-C-40L-40K7-4B-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,000
Initial FC at grade

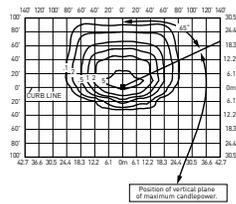
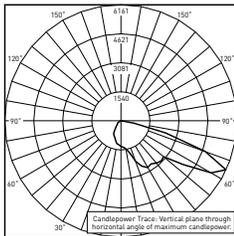
Type IV Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,300	B1 U0 G0	2,400	B1 U0 G0	1,630	B0 U0 G0	2,400	B1 U0 G0
6L	3,440	B1 U0 G1	3,590	B1 U0 G1	2,440	B1 U0 G0	3,590	B1 U0 G1
9L	5,175	B1 U0 G1	5,400	B1 U0 G1	3,670	B1 U0 G1	5,400	B1 U0 G1
11L	6,325	B1 U0 G1	6,600	B1 U0 G1	4,480	B1 U0 G1	6,600	B1 U0 G1
16L	9,225	B2 U0 G2	9,575	B2 U0 G2	6,525	B1 U0 G1	9,575	B2 U0 G2
22L	12,625	B2 U0 G2	13,175	B2 U0 G2	8,950	B2 U0 G2	13,175	B2 U0 G2
30L	17,200	B3 U0 G2	18,000	B3 U0 G2	12,225	B2 U0 G2	18,000	B3 U0 G2
40L	23,000	B3 U0 G3	24,000	B3 U0 G3	16,300	B3 U0 G2	24,000	B3 U0 G3
50L	28,700	B3 U0 G3	29,900	B3 U0 G3	20,400	B3 U0 G2	29,900	B3 U0 G3
65L	37,400	B3 U0 G4	38,900	B3 U0 G4	26,500	B3 U0 G3	38,900	B3 U0 G4
75L	43,100	B4 U0 G4	44,900	B4 U0 G4	30,500	B3 U0 G3	44,900	B4 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Photometry

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4M W/OSQ*-C-BLSF



PRELIMINARY RESTL Test Report
OSQ Luminaire w/4M Optic w/OSQ-M-C-BLSF
Initial Delivered Lumens: 9,345

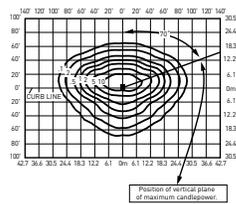
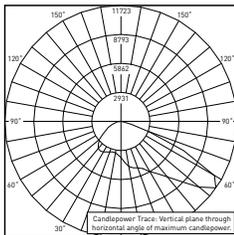
OSQL-C-40L-40K7-4M-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,000
Initial FC at grade

Type IV Mid Distribution w/OSQ*-C-BLSF

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,300	B0 U1 G1	2,400	B1 U1 G1	1,630	B0 U1 G1	2,400	B1 U1 G1
6L	3,440	B1 U1 G1	3,590	B1 U1 G1	2,440	B1 U1 G1	3,590	B1 U1 G1
9L	5,175	B1 U1 G1	5,400	B1 U1 G1	3,670	B1 U1 G1	5,400	B1 U1 G1
11L	6,325	B1 U1 G2	6,600	B1 U1 G2	4,480	B1 U1 G1	6,600	B1 U1 G2
16L	9,225	B1 U1 G2	9,575	B1 U1 G2	6,525	B1 U1 G2	9,575	B1 U1 G2
22L	12,625	B2 U1 G2	13,175	B2 U1 G2	8,950	B1 U1 G2	13,175	B2 U1 G2
30L	17,200	B2 U1 G3	18,000	B2 U1 G3	12,225	B2 U1 G2	18,000	B2 U1 G3
40L	23,000	B3 U1 G3	24,000	B3 U1 G3	16,300	B2 U1 G2	24,000	B3 U1 G3
50L	28,700	B3 U1 G4	29,900	B3 U1 G4	20,400	B2 U1 G3	29,900	B3 U1 G4
65L	37,400	B3 U1 G4	38,900	B3 U1 G4	26,500	B3 U1 G4	38,900	B3 U1 G4
75L	43,100	B3 U1 G5	44,900	B3 U1 G5	30,500	B3 U1 G4	44,900	B3 U1 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

AF



PRELIMINARY RESTL Test Report
OSQ Luminaire w/AF Optic
Initial Delivered Lumens: 15,866

OSQL-C-40L-40K7-AF-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 38,000
Initial FC at grade

Automotive FrontLineOptic™ Distribution

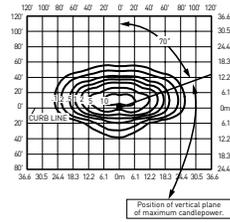
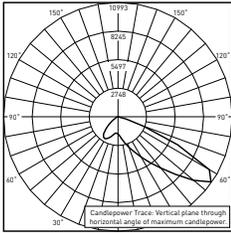
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,650	B1 U1 G1	3,800	B1 U1 G1	2,590	B1 U1 G1	3,800	B1 U1 G1
6L	5,475	B1 U1 G1	5,700	B1 U1 G1	3,880	B1 U1 G1	5,700	B1 U1 G1
9L	8,225	B2 U1 G1	8,550	B2 U1 G1	5,825	B1 U1 G1	8,550	B2 U1 G1
11L	10,025	B2 U1 G2	10,450	B2 U1 G2	7,100	B2 U1 G1	10,450	B2 U1 G2
16L	14,650	B3 U1 G2	15,200	B3 U1 G2	10,325	B2 U1 G2	15,200	B3 U1 G2
22L	20,100	B3 U1 G3	20,900	B3 U1 G3	14,200	B2 U1 G2	20,900	B3 U1 G3
30L	27,400	B3 U1 G3	28,500	B3 U1 G3	19,400	B3 U1 G3	28,500	B3 U1 G3
40L	36,500	B4 U1 G3	38,000	B4 U1 G3	25,900	B3 U1 G3	38,000	B4 U1 G3
50L	45,600	B4 U1 G4	47,500	B4 U1 G4	32,300	B3 U1 G3	47,500	B4 U1 G4
65L	59,300	B5 U1 G4	61,800	B5 U1 G4	42,000	B4 U1 G3	61,800	B5 U1 G4
75L	68,400	B5 U1 G4	71,300	B5 U1 G4	48,500	B4 U1 G4	71,300	B5 U1 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Photometry

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AB



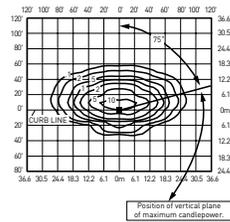
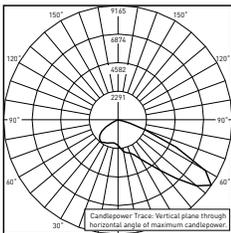
PRELIMINARY RESTL Test Report
OSQ Luminaire w/AB Optic
Initial Delivered Lumens: 11,393

OSQ-L-C-40L-40K7-AB-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

Automotive FrontLineOptic™ w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G0	2,620	B1 U1 G0	1,780	B0 U1 G0	2,620	B1 U1 G0
6L	3,760	B1 U1 G0	3,920	B1 U1 G1	2,670	B1 U1 G0	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G1	7,200	B1 U1 G1	4,890	B1 U1 G1	7,200	B1 U1 G1
16L	10,075	B2 U1 G1	10,450	B2 U1 G1	7,100	B1 U1 G1	10,450	B2 U1 G1
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B2 U1 G1	14,375	B2 U1 G2
30L	18,800	B2 U1 G2	19,600	B2 U1 G2	13,350	B2 U1 G2	19,600	B2 U1 G2
40L	25,100	B3 U1 G2	26,200	B3 U1 G2	17,800	B2 U1 G2	26,200	B3 U1 G2
50L	31,400	B3 U1 G2	32,700	B3 U1 G2	22,200	B3 U1 G2	32,700	B3 U1 G2
65L	40,800	B3 U1 G3	42,500	B3 U1 G3	28,900	B3 U1 G2	42,500	B3 U1 G3
75L	47,100	B3 U1 G3	49,000	B4 U1 G3	33,300	B3 U1 G2	49,000	B4 U1 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

AF W/OSQ*-C-BLSF



PRELIMINARY RESTL Test Report
OSQ Luminaire w/AF Optic w/OSQ-M-C-BLSF
Initial Delivered Lumens: 9,783

OSQ-L-C-40L-40K7-AF-UL w/OSQ-L-C-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,200
Initial FC at grade

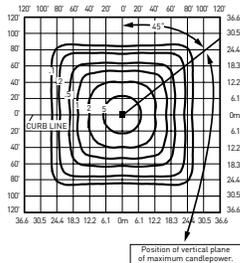
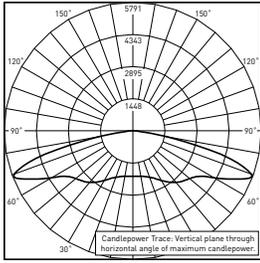
Automotive FrontLineOptic™ w/OSQ*-C-BLSF								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	2,510	B1 U1 G0	2,620	B1 U1 G0	1,780	B0 U1 G0	2,620	B1 U1 G0
6L	3,760	B1 U1 G0	3,920	B1 U1 G1	2,670	B1 U1 G0	3,920	B1 U1 G1
9L	5,650	B1 U1 G1	5,875	B1 U1 G1	4,000	B1 U1 G1	5,875	B1 U1 G1
11L	6,900	B1 U1 G1	7,200	B1 U1 G1	4,890	B1 U1 G1	7,200	B1 U1 G1
16L	10,075	B2 U1 G1	10,450	B2 U1 G1	7,100	B1 U1 G1	10,450	B2 U1 G1
22L	13,800	B2 U1 G2	14,375	B2 U1 G2	9,775	B2 U1 G1	14,375	B2 U1 G2
30L	18,800	B3 U1 G2	19,600	B3 U1 G2	13,350	B2 U1 G2	19,600	B3 U1 G2
40L	25,100	B3 U1 G2	26,200	B3 U1 G2	17,800	B2 U1 G2	26,200	B3 U1 G2
50L	31,400	B3 U1 G2	32,700	B3 U1 G2	22,200	B3 U1 G2	32,700	B3 U1 G2
65L	40,800	B3 U1 G3	42,500	B3 U1 G3	28,900	B3 U1 G2	42,500	B3 U1 G3
75L	47,100	B4 U1 G3	49,000	B4 U1 G3	33,300	B3 U1 G2	49,000	B4 U1 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <https://creelighting.com/products/outdoor/area/osq-series>

5M



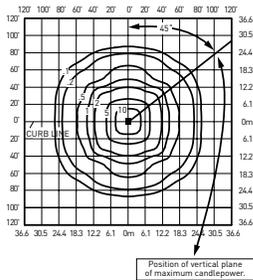
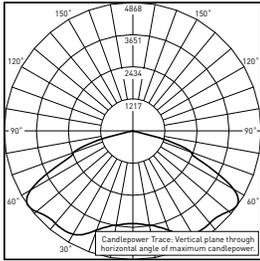
RESTL Test Report #: PL17290-002A
OSQM-C-16L-57K7-5M-UL-NM-WH
Initial Delivered Lumens: 15,567

OSQL-C-40L-40K7-5M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 40,000
Initial FC at grade

Type V Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,840	B2 U0 G1	4,000	B2 U0 G1	2,720	B2 U0 G1	4,000	B2 U0 G1
6L	5,750	B3 U0 G1	6,000	B3 U0 G1	4,080	B2 U0 G1	6,000	B3 U0 G1
9L	8,650	B3 U0 G1	9,000	B3 U0 G1	6,125	B3 U0 G1	9,000	B3 U0 G1
11L	10,550	B3 U0 G2	11,000	B3 U0 G2	7,475	B3 U0 G1	11,000	B3 U0 G2
16L	15,400	B4 U0 G2	16,000	B4 U0 G2	10,875	B3 U0 G2	16,000	B4 U0 G2
22L	21,100	B4 U0 G2	22,000	B4 U0 G2	14,950	B4 U0 G2	22,000	B4 U0 G2
30L	28,800	B5 U0 G3	30,000	B5 U0 G3	20,400	B4 U0 G2	30,000	B5 U0 G3
40L	38,400	B5 U0 G3	40,000	B5 U0 G4	27,200	B5 U0 G3	40,000	B5 U0 G4
50L	48,000	B5 U0 G4	50,000	B5 U0 G4	34,000	B5 U0 G3	50,000	B5 U0 G4
65L	62,400	B5 U0 G5	65,000	B5 U0 G5	44,200	B5 U0 G4	65,000	B5 U0 G5
75L	72,000	B5 U0 G5	75,000	B5 U0 G5	51,000	B5 U0 G4	75,000	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

5N



RESTL Test Report #: PL17333-002A
OSQM-C-16L-57K7-5N-UL-NM-WH
Initial Delivered Lumens: 16,299

OSQL-C-40L-40K7-5N-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 40,000
Initial FC at grade

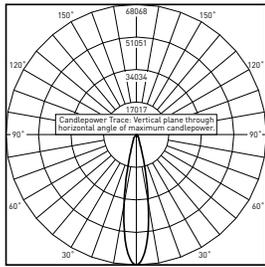
Type V Narrow Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
4L	3,840	B2 U0 G0	4,000	B2 U0 G0	2,720	B1 U0 G0	4,000	B2 U0 G0
6L	5,750	B2 U0 G0	6,000	B2 U0 G1	4,080	B2 U0 G0	6,000	B2 U0 G1
9L	8,650	B2 U0 G1	9,000	B3 U0 G1	6,125	B2 U0 G1	9,000	B3 U0 G1
11L	10,550	B3 U0 G1	11,000	B3 U0 G1	7,475	B2 U0 G1	11,000	B3 U0 G1
16L	15,400	B3 U0 G1	16,000	B3 U0 G2	10,875	B3 U0 G1	16,000	B3 U0 G2
22L	21,100	B4 U0 G2	22,000	B4 U0 G2	14,950	B3 U0 G1	22,000	B4 U0 G2
30L	28,800	B4 U0 G2	30,000	B5 U0 G2	20,400	B4 U0 G2	30,000	B5 U0 G2
40L	38,400	B5 U0 G2	40,000	B5 U0 G2	27,200	B4 U0 G2	40,000	B5 U0 G2
50L	48,000	B5 U0 G3	50,000	B5 U0 G3	34,000	B5 U0 G2	50,000	B5 U0 G3
65L	62,400	B5 U0 G3	65,000	B5 U0 G3	44,200	B5 U0 G2	65,000	B5 U0 G3
75L	72,000	B5 U0 G4	75,000	B5 U0 G4	51,000	B5 U0 G3	75,000	B5 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

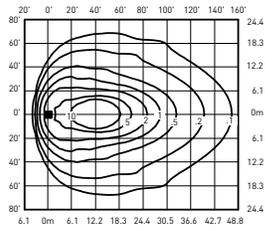
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <https://creelighting.com/products/outdoor/area/osq-series>

33



RESTL Test Report #: PL17338-001A
OSQM-C-16L-57K7-33-UL-NM-WH
Initial Delivered Lumens: 16,127

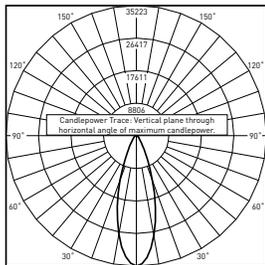


OSQL-C-40L-40K7-33-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

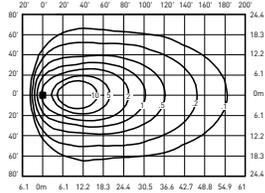
NEMA® 3x3 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

44



PRELIMINARY RESTL Test Report
OSQ Luminaire w/44 Optic
Initial Delivered Lumens: 16,001



OSQL-C-40L-40K7-44-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

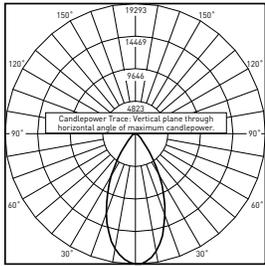
NEMA® 4x4 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

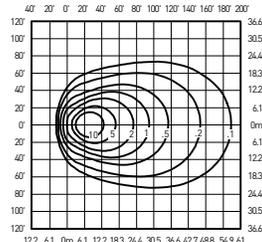
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <https://creelighting.com/products/outdoor/area/osq-series>

55



PRELIMINARY RESTL Test Report
OSQ Luminaire w/55 Optic
Initial Delivered Lumens: 15,967

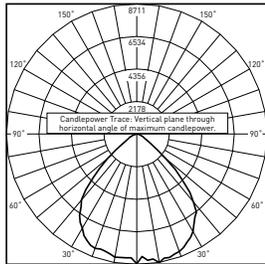


OSQ-L-C-40L-40K7-55-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

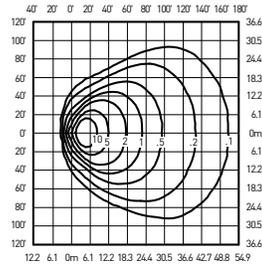
NEMA® 5x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

66



PRELIMINARY RESTL Test Report
OSQ Luminaire w/66 Optic
Initial Delivered Lumens: 15,952



OSQ-L-C-40L-40K7-66-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

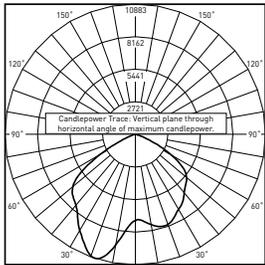
NEMA® 6x6 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

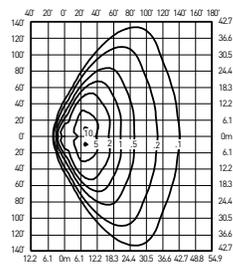
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: <https://creelighting.com/products/outdoor/area/osq-series>

75



RESTL Test Report #: PL17352-001A
OSQM-C-16L-57K7-75-UL-NM-WH
Initial Delivered Lumens: 16,120



OSQL-C-40L-40K7-75-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 40,000
Initial FC at grade

NEMA® 7x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	3,840	4,000	2,720	4,000
6L	5,750	6,000	4,080	6,000
9L	8,650	9,000	6,125	9,000
11L	10,550	11,000	7,475	11,000
16L	15,400	16,000	10,875	16,000
22L	21,100	22,000	14,950	22,000
30L	28,800	30,000	20,400	30,000
40L	38,400	40,000	27,200	40,000
50L	48,000	50,000	34,000	50,000
65L	62,400	65,000	44,200	65,000
75L	72,000	75,000	51,000	75,000

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Adjustable Arm Mount – OSQ-ML-C-AA Weight: Medium - 19.3 lbs. [8.8kg]; Large - 28.4 lbs. [12.9kg]; OSQ-X-C-DA Weight: Extra Large - 48.6 lbs. [22kg]								
	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Luminaire	Tenon Configuration [0° - 90° Tilt]; If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	PB-1A*; PT-1*; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180)*; PT-2(180)*; PW-2A3**	PB-2A*; PB-2R2.375; PD-2A4(90)*; PT-2(90)*; PW-2A3**	PB-3A*; PB-3R2.375; PD-3A4(90)*; PT-3(90)*	PB-3A*; PB-3R2.375; PT-3(120)*	PB-3A*; PB-3R2.375	PB-4A*(180); PB-4R2.375	PB-4A*(90); PB-4R2.375; PD-4A4(90)*; PT-4(90)*
	0° Tilt							
OSQM	0.69	1.38	1.11	1.80	2.01	1.38	1.73	2.22
OSQL	0.78	1.55	1.30	2.07	2.33	1.55	1.94	2.60
OSQX	0.98	1.95	1.65	2.63	2.97	1.95	2.44	3.31
	45° Tilt							
OSQM	1.41	2.81	2.10	3.50	4.23	4.22	5.63	4.19
OSQL	2.62	5.23	3.39	6.01	6.91	7.85	10.46	6.79
OSQX	4.35	8.70	5.33	9.68	9.65	13.05	17.40	10.66
	90° Tilt***							
OSQM	1.89	3.79	2.58	4.48	5.56	5.68	7.57	5.17
OSQL	3.52	7.03	4.29	7.81	9.14	10.55	14.07	8.59
OSQX	5.84	11.68	6.82	12.66	12.78	17.52	23.36	13.63

* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"]
 *** PD-2A4(90), PT-2(90), PD-3A4(90), PT-3(90), PD-4A4(90), PT-4(90) are not compatible with 90 degree tilt
 + PT & PD aluminum tenons are not suitable for use with OSQX luminaires.

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"]

Tenons and Brackets [†] (must specify color)	
<p>Square Internal Mount Vertical Tenons (Steel) - Mounts to 3-6" (76-152mm) square aluminum or steel poles</p> <p>PB-1A* – Single PB-2A* – 180° Twin PB-3A* – 180° Triple</p> <p>PB-4A*(90) – 90° Quad PB-4A*(180) – 180° Quad</p>	<p>Round External Mount Vertical Tenons (Steel) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons</p> <p>PB-2R2.375 – Twin PB-3R2.375 – Triple PB-4R2.375 – Quad</p>
<p>Square Internal Mount Horizontal Tenons (Aluminum) - Mounts to 4" (102mm) square aluminum or steel poles - Not for use with OSQX luminaires</p> <p>PD-2A4(90) – 90° Twin PD-2A4(180) – 180° Twin PD-3A4(90) – 90° Triple PD-4A4(90) – 90° Quad</p>	<p>Round External Mount Horizontal Tenons (Aluminum) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons - Mounts to square pole with PB-1A* tenon - Not for use with OSQX luminaires</p> <p>PT-1 – Single (Vertical) PT-2(90) – 90° Twin PT-2(180) – 180° Twin PT-3(90) – 90° Triple PT-3(120) – 120° Triple PT-4(90) – 90° Quad</p>
<p>Wall Mount Brackets - Mounts to wall or roof</p> <p>WM-2 – Horizontal for OSQ-ML-C-AA or OSQ-X-C-AA mounts WM-4 – L-Shape for OSQ-ML-C-AA or OSQ-X-C-AA mounts WM-DM – Plate for OSQ-ML-C-DA or OSQ-X-C-DA mounts</p>	<p>Mid-Pole Bracket - Mounts to square pole</p> <p>PW-1A3** – Single PW-2A3** – Double</p>
	<p>Ground Mount Post - For ground-mounted flood luminaires</p> <p>PGM-1 - for OSQ-ML-C-AA or OSQ-X-C-AA mounts</p>

[†] Refer to the [Bracket and Tenons spec sheet](#) for more details

Luminaire EPA

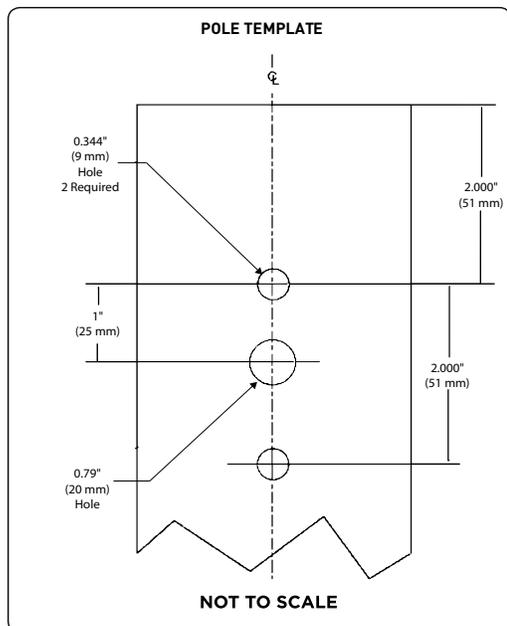
Direct Arm Mount – OSQ-ML-C-DA Weight: Medium - 19.7 lbs. (8.9kg); Large - 28.8 lbs. (13.1kg); OSQ-X-C-DA Weight: Extra Large - 45.8 lbs. (20.8kg)						
Luminaire	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
OSQM	0.63	1.26	0.98	1.61	1.79	1.97
OSQL	0.72	1.45	1.24	1.97	2.23	2.49
OSQX	0.91	1.83	1.52	2.43	2.74	3.04

Direct Mount Configurations

Compatibility with Direct Mount Brackets					
Size	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	N/A	✓	N/A	N/A	N/A
3" Round					
Medium/Large	N/A	✓	N/A	✓	N/A
Extra Large	N/A	N/A	N/A	N/A	N/A
4" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
4" Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓
5" Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
5" Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓
6" + Square					
Medium/Large	✓	✓	✓	N/A	✓
Extra Large	✓	✓	✓	N/A	✓
6" + Round					
Medium/Large	✓	✓	✓	✓	✓
Extra Large	✓	✓	✓	✓	✓

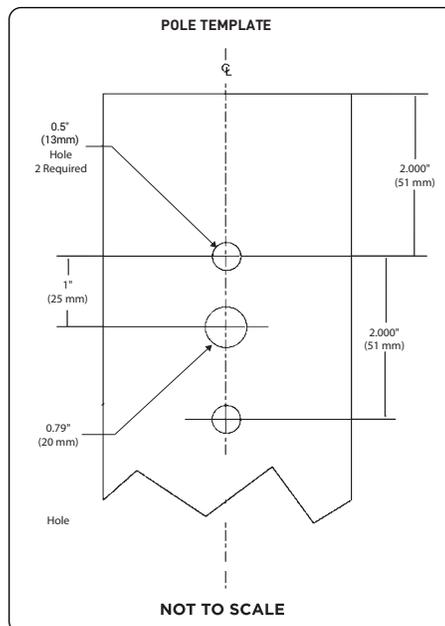
Fixture Mounting Drill Pattern for OSQ-ML-C-DA Mount

Note: When using with Cree Lighting poles, order the BLANK Fixture Mounting Drill Pattern.



Fixture Mounting Drill Pattern for OSQ-X-C-DA

Note: When using with Cree Lighting poles, order the Q Fixture Mounting Drill Pattern.



Luminaire EPA

Trunnion Mount – OSQ-ML-C-TM Weight:	
Medium - 23.2 lbs. (10.5kg);	
Large - 32.3 lbs. (14.7kg)	
Single	
Medium	Large
0° Tilt	
0.69	0.78
45° Tilt	
1.41	2.62
90° Tilt	
1.89	3.52

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 4L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	26	3,650	3,840	2,510	2,300	30	4000 L	4000 L	3000 L	2000 L
	40K (70 CRI)		3,800	4,000	2,620	2,400		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,590	2,720	1,780	1,630		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,800	4,000	2,620	2,400		4000 L	4000 L	3000 L	2000 L
Q8/X8	30K (70 CRI)	24	3,480	3,660	2,390	2,190	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,630	3,820	2,500	2,290		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,460	2,590	1,690	1,550		2000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,630	3,820	2,500	2,290		4000 L	4000 L	3000 L	2000 L
Q7/X7	30K (70 CRI)	23	3,340	3,510	2,300	2,100	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,370	2,490	1,630	1,490		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
Q6/X6	30K (70 CRI)	22	3,220	3,390	2,220	2,030	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,360	3,540	2,310	2,120		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,280	2,400	1,570	1,440		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,360	3,540	2,310	2,120		3000 L	4000 L	2000 L	2000 L
Q5/X5	30K (70 CRI)	20	2,950	3,100	2,030	1,860	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		2,090	2,200	1,440	1,320		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L
Q4/X4	30K (70 CRI)	18	2,680	2,820	1,840	1,690	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		2,790	2,940	1,920	1,760		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		1,900	2,000	1,310	1,200		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,790	2,940	1,920	1,760		3000 L	3000 L	2000 L	2000 L
Q3/X3	30K (70 CRI)	16	2,470	2,600	1,700	1,560	20	2000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		2,580	2,710	1,770	1,620		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		1,750	1,840	1,200	1,100		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,580	2,710	1,770	1,620		3000 L	3000 L	2000 L	2000 L
Q2/X2	30K (70 CRI)	15	2,220	2,340	1,530	1,400	20	2000 L	2000 L	2000 L	1000 L
	40K (70 CRI)		2,320	2,440	1,600	1,460		2000 L	2000 L	2000 L	1000 L
	50K (90 CRI)		1,580	1,660	1,090	990		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		2,320	2,440	1,600	1,460		2000 L	2000 L	2000 L	1000 L
Q1/X1	30K (70 CRI)	13	1,970	2,070	1,350	1,240	10	2000 L	2000 L	1000 L	1000 L
	40K (70 CRI)		2,050	2,160	1,410	1,290		2000 L	2000 L	1000 L	1000 L
	50K (90 CRI)		1,400	1,470	960	880		1000 L	1000 L	1000 L	1000 L
	57K (70 CRI)		2,050	2,160	1,410	1,290		2000 L	2000 L	1000 L	1000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 6L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	37	5,475	5,750	3,760	3,440	40	5000 L	6000 L	4000 L	3000 L
	40K (70 CRI)		5,700	6,000	3,920	3,590		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		3,880	4,080	2,670	2,440		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,700	6,000	3,920	3,590		6000 L	6000 L	4000 L	4000 L
Q8/X8	30K (70 CRI)	34	5,200	5,475	3,580	3,280	30	5000 L	5000 L	4000 L	3000 L
	40K (70 CRI)		5,450	5,725	3,740	3,430		5000 L	6000 L	4000 L	3000 L
	50K (90 CRI)		3,700	3,890	2,540	2,330		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,450	5,725	3,740	3,430		5000 L	6000 L	4000 L	3000 L
Q7/X7	30K (70 CRI)	32	4,990	5,250	3,430	3,140	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,200	5,475	3,580	3,280		5000 L	5000 L	4000 L	3000 L
	50K (90 CRI)		3,550	3,730	2,440	2,230		4000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		5,200	5,475	3,580	3,280		5000 L	5000 L	4000 L	3000 L
Q6/X6	30K (70 CRI)	30	4,820	5,075	3,320	3,040	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,050	5,300	3,470	3,170		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,430	3,610	2,360	2,160		3000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		5,050	5,300	3,470	3,170		5000 L	5000 L	3000 L	3000 L
Q5/X5	30K (70 CRI)	28	4,420	4,650	3,040	2,780	30	4000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,140	3,300	2,160	1,980		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L
Q4/X4	30K (70 CRI)	25	4,010	4,220	2,760	2,530	30	4000 L	4000 L	3000 L	3000 L
	40K (70 CRI)		4,180	4,400	2,880	2,640		4000 L	4000 L	3000 L	3000 L
	50K (90 CRI)		2,840	2,990	1,960	1,790		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		4,180	4,400	2,880	2,640		4000 L	4000 L	3000 L	3000 L
Q3/X3	30K (70 CRI)	23	3,710	3,900	2,550	2,340	20	4000 L	4000 L	3000 L	2000 L
	40K (70 CRI)		3,870	4,070	2,660	2,440		4000 L	4000 L	3000 L	2000 L
	50K (90 CRI)		2,630	2,770	1,810	1,660		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		3,870	4,070	2,660	2,440		4000 L	4000 L	3000 L	2000 L
Q2/X2	30K (70 CRI)	20	3,340	3,510	2,300	2,100	20	3000 L	4000 L	2000 L	2000 L
	40K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
	50K (90 CRI)		2,370	2,490	1,630	1,490		2000 L	2000 L	2000 L	1000 L
	57K (70 CRI)		3,480	3,660	2,390	2,190		3000 L	4000 L	2000 L	2000 L
Q1/X1	30K (70 CRI)	18	2,950	3,100	2,030	1,860	20	3000 L	3000 L	2000 L	2000 L
	40K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L
	50K (90 CRI)		2,090	2,200	1,440	1,320		2000 L	2000 L	1000 L	1000 L
	57K (70 CRI)		3,070	3,230	2,110	1,930		3000 L	3000 L	2000 L	2000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 9L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	55	8,225	8,650	5,650	5,175	60	8000 L	9000 L	6000 L	5000 L
	40K (70 CRI)		8,550	9,000	5,875	5,400		9000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,825	6,125	4,000	3,670		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,550	9,000	5,875	5,400		9000 L	9000 L	6000 L	5000 L
Q8/X8	30K (70 CRI)	53	7,850	8,250	5,400	4,940	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		8,150	8,575	5,600	5,125		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,550	5,850	3,830	3,500		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,150	8,575	5,600	5,125		8000 L	9000 L	6000 L	5000 L
Q7/X7	30K (70 CRI)	50	7,500	7,900	5,175	4,730	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,825	8,225	5,375	4,930		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,325	5,600	3,660	3,350		5000 L	6000 L	4000 L	3000 L
	57K (70 CRI)		7,825	8,225	5,375	4,930		8000 L	8000 L	5000 L	5000 L
Q6/X6	30K (70 CRI)	48	7,275	7,650	5,000	4,580	50	7000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,550	7,950	5,200	4,760		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,150	5,425	3,550	3,250		5000 L	5000 L	4000 L	3000 L
	57K (70 CRI)		7,550	7,950	5,200	4,760		8000 L	8000 L	5000 L	5000 L
Q5/X5	30K (70 CRI)	43	6,650	7,000	4,580	4,190	40	7000 L	7000 L	5000 L	4000 L
	40K (70 CRI)		6,925	7,275	4,760	4,360		7000 L	7000 L	5000 L	4000 L
	50K (90 CRI)		4,710	4,950	3,240	2,960		5000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,925	7,275	4,760	4,360		7000 L	7000 L	5000 L	4000 L
Q4/X4	30K (70 CRI)	40	6,025	6,350	4,150	3,800	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		6,275	6,600	4,320	3,950		6000 L	7000 L	4000 L	4000 L
	50K (90 CRI)		4,280	4,500	2,940	2,700		4000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,275	6,600	4,320	3,950		6000 L	7000 L	4000 L	4000 L
Q3/X3	30K (70 CRI)	36	5,575	5,875	3,840	3,520	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		5,800	6,100	3,990	3,650		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		3,940	4,150	2,710	2,490		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,800	6,100	3,990	3,650		6000 L	6000 L	4000 L	4000 L
Q2/X2*	30K (70 CRI)	32	5,025	5,275	3,450	3,160	30	5000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		5,225	5,500	3,600	3,290		5000 L	6000 L	4000 L	3000 L
	50K (90 CRI)		3,560	3,740	2,450	2,240		4000 L	4000 L	2000 L	2000 L
	57K (70 CRI)		5,225	5,500	3,600	3,290		5000 L	6000 L	4000 L	3000 L
Q1/X1*	30K (70 CRI)	29	4,430	4,660	3,050	2,790	30	4000 L	5000 L	3000 L	3000 L
	40K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L
	50K (90 CRI)		3,140	3,300	2,160	1,980		3000 L	3000 L	2000 L	2000 L
	57K (70 CRI)		4,610	4,850	3,170	2,900		5000 L	5000 L	3000 L	3000 L

* X2 and X1 options not available with 9L lumen package with UL voltage.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 11L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	68	10,025	10,550	6,900	6,325	70	10000 L	11000 L	7000 L	6000 L
	40K (70 CRI)		10,450	11,000	7,200	6,600		10000 L	11000 L	7000 L	7000 L
	50K (90 CRI)		7,100	7,475	4,890	4,480		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		10,450	11,000	7,200	6,600		10000 L	11000 L	7000 L	7000 L
Q8/X8	30K (70 CRI)	65	9,575	10,075	6,600	6,025	70	10000 L	10000 L	7000 L	6000 L
	40K (70 CRI)		9,975	10,500	6,875	6,300		10000 L	11000 L	7000 L	6000 L
	50K (90 CRI)		6,775	7,125	4,660	4,270		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		9,975	10,500	6,875	6,300		10000 L	11000 L	7000 L	6000 L
Q7/X7	30K (70 CRI)	62	9,175	9,650	6,300	5,775	60	9000 L	10000 L	6000 L	6000 L
	40K (70 CRI)		9,550	10,050	6,575	6,025		10000 L	10000 L	7000 L	6000 L
	50K (90 CRI)		6,500	6,825	4,460	4,090		7000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		9,550	10,050	6,575	6,025		10000 L	10000 L	7000 L	6000 L
Q6/X6	30K (70 CRI)	59	8,875	9,325	6,100	5,575	60	9000 L	9000 L	6000 L	6000 L
	40K (70 CRI)		9,250	9,725	6,350	5,825		9000 L	10000 L	6000 L	6000 L
	50K (90 CRI)		6,275	6,600	4,320	3,950		6000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		9,250	9,725	6,350	5,825		9000 L	10000 L	6000 L	6000 L
Q5/X5	30K (70 CRI)	53	8,100	8,525	5,575	5,100	50	8000 L	9000 L	6000 L	5000 L
	40K (70 CRI)		8,450	8,900	5,825	5,325		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,750	6,050	3,960	3,620		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,450	8,900	5,825	5,325		8000 L	9000 L	6000 L	5000 L
Q4/X4	30K (70 CRI)	49	7,375	7,750	5,075	4,640	50	7000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		7,675	8,075	5,275	4,840		8000 L	8000 L	5000 L	5000 L
	50K (90 CRI)		5,200	5,475	3,580	3,280		5000 L	5000 L	4000 L	3000 L
	57K (70 CRI)		7,675	8,075	5,275	4,840		8000 L	8000 L	5000 L	5000 L
Q3/X3	30K (70 CRI)	44	6,800	7,150	4,680	4,280	40	7000 L	7000 L	5000 L	4000 L
	40K (70 CRI)		7,075	7,450	4,870	4,460		7000 L	7000 L	5000 L	4000 L
	50K (90 CRI)		4,820	5,075	3,320	3,040		5000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		7,075	7,450	4,870	4,460		7000 L	7000 L	5000 L	4000 L
Q2/X2	30K (70 CRI)	39	6,100	6,425	4,200	3,850	40	6000 L	6000 L	4000 L	4000 L
	40K (70 CRI)		6,375	6,700	4,380	4,010		6000 L	7000 L	4000 L	4000 L
	50K (90 CRI)		4,330	4,560	2,980	2,730		4000 L	5000 L	3000 L	3000 L
	57K (70 CRI)		6,375	6,700	4,380	4,010		6000 L	7000 L	4000 L	4000 L
Q1/X1	30K (70 CRI)	35	5,400	5,675	3,710	3,400	40	5000 L	6000 L	4000 L	3000 L
	40K (70 CRI)		5,625	5,925	3,870	3,550		6000 L	6000 L	4000 L	4000 L
	50K (90 CRI)		3,830	4,030	2,640	2,410		4000 L	4000 L	3000 L	2000 L
	57K (70 CRI)		5,625	5,925	3,870	3,550		6000 L	6000 L	4000 L	4000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 16L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	97	14,650	15,400	10,075	9,225	100	15000 L	15000 L	10000 L	9000 L
	40K (70 CRI)		15,200	16,000	10,450	9,575		15000 L	16000 L	10000 L	10000 L
	50K (90 CRI)		10,325	10,875	7,100	6,525		10000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		15,200	16,000	10,450	9,575		15000 L	16000 L	10000 L	10000 L
Q8/X8	30K (70 CRI)	93	13,975	14,700	9,600	8,800	90	14000 L	15000 L	10000 L	9000 L
	40K (70 CRI)		14,550	15,300	10,000	9,175		15000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		9,850	10,375	6,775	6,225		10000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		14,550	15,300	10,000	9,175		15000 L	15000 L	10000 L	9000 L
Q7/X7	30K (70 CRI)	87	13,375	14,075	9,200	8,425	90	13000 L	14000 L	9000 L	8000 L
	40K (70 CRI)		13,900	14,625	9,575	8,750		14000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		9,450	9,950	6,500	5,950		9000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		13,900	14,625	9,575	8,750		14000 L	15000 L	10000 L	9000 L
Q6/X6	30K (70 CRI)	84	12,950	13,625	8,900	8,150	80	13000 L	14000 L	9000 L	8000 L
	40K (70 CRI)		13,450	14,150	9,250	8,475		13000 L	14000 L	9000 L	8000 L
	50K (90 CRI)		9,150	9,625	6,300	5,775		9000 L	10000 L	6000 L	6000 L
	57K (70 CRI)		13,450	14,150	9,250	8,475		13000 L	14000 L	9000 L	8000 L
Q5/X5	30K (70 CRI)	76	11,825	12,450	8,150	7,450	80	12000 L	12000 L	8000 L	7000 L
	40K (70 CRI)		12,275	12,925	8,450	7,750		12000 L	13000 L	8000 L	8000 L
	50K (90 CRI)		8,350	8,775	5,750	5,250		8000 L	9000 L	6000 L	5000 L
	57K (70 CRI)		12,275	12,925	8,450	7,750		12000 L	13000 L	8000 L	8000 L
Q4/X4	30K (70 CRI)	70	10,750	11,300	7,400	6,775	70	11000 L	11000 L	7000 L	7000 L
	40K (70 CRI)		11,175	11,750	7,675	7,025		11000 L	12000 L	8000 L	7000 L
	50K (90 CRI)		7,575	7,975	5,225	4,780		8000 L	8000 L	5000 L	5000 L
	57K (70 CRI)		11,175	11,750	7,675	7,025		11000 L	12000 L	8000 L	7000 L
Q3/X3	30K (70 CRI)	62	9,925	10,450	6,825	6,250	60	10000 L	10000 L	7000 L	6000 L
	40K (70 CRI)		10,325	10,850	7,100	6,500		10000 L	11000 L	7000 L	7000 L
	50K (90 CRI)		7,000	7,375	4,820	4,420		7000 L	7000 L	5000 L	4000 L
	57K (70 CRI)		10,325	10,850	7,100	6,500		10000 L	11000 L	7000 L	7000 L
Q2/X2	30K (70 CRI)	55	8,925	9,400	6,150	5,625	60	9000 L	9000 L	6000 L	6000 L
	40K (70 CRI)		9,275	9,750	6,375	5,850		9000 L	10000 L	6000 L	6000 L
	50K (90 CRI)		6,300	6,625	4,330	3,970		6000 L	7000 L	4000 L	4000 L
	57K (70 CRI)		9,275	9,750	6,375	5,850		9000 L	10000 L	6000 L	6000 L
Q1*	30K (70 CRI)	50	7,900	8,300	5,425	4,970	50	8000 L	8000 L	5000 L	5000 L
	40K (70 CRI)		8,200	8,625	5,650	5,175		8000 L	9000 L	6000 L	5000 L
	50K (90 CRI)		5,550	5,850	3,830	3,500		6000 L	6000 L	4000 L	4000 L
	57K (70 CRI)		8,200	8,625	5,650	5,175		8000 L	9000 L	6000 L	5000 L

* X1 option not available with 16L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (rounded to nearest 1000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 22L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	131	20,100	21,100	13,800	12,625	130	20000 L	21000 L	14000 L	13000 L
	40K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		14,200	14,950	9,775	8,950		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
Q8/X8	30K (70 CRI)	126	19,100	20,100	13,150	12,050	130	19000 L	20000 L	13000 L	12000 L
	40K (70 CRI)		20,000	21,000	13,725	12,575		20000 L	21000 L	14000 L	13000 L
	50K (90 CRI)		13,550	14,250	9,325	8,525		14000 L	14000 L	9000 L	9000 L
	57K (70 CRI)		20,000	21,000	13,725	12,575		20000 L	21000 L	14000 L	13000 L
Q7/X7	30K (70 CRI)	119	18,300	19,300	12,625	11,550	120	18000 L	19000 L	13000 L	12000 L
	40K (70 CRI)		19,100	20,100	13,150	12,050		19000 L	20000 L	13000 L	12000 L
	50K (90 CRI)		13,000	13,675	8,950	8,200		13000 L	14000 L	9000 L	8000 L
	57K (70 CRI)		19,100	20,100	13,150	12,050		19000 L	20000 L	13000 L	12000 L
Q6/X6	30K (70 CRI)	114	17,800	18,700	12,225	11,200	110	18000 L	19000 L	12000 L	11000 L
	40K (70 CRI)		18,400	19,400	12,675	11,625		18000 L	19000 L	13000 L	12000 L
	50K (90 CRI)		12,575	13,225	8,650	7,925		13000 L	13000 L	9000 L	8000 L
	57K (70 CRI)		18,400	19,400	12,675	11,625		18000 L	19000 L	13000 L	12000 L
Q5/X5	30K (70 CRI)	103	16,200	17,000	11,125	10,175	100	16000 L	17000 L	11000 L	10000 L
	40K (70 CRI)		16,900	17,800	11,650	10,650		17000 L	18000 L	12000 L	11000 L
	50K (90 CRI)		11,475	12,075	7,900	7,225		11000 L	12000 L	8000 L	7000 L
	57K (70 CRI)		16,900	17,800	11,650	10,650		17000 L	18000 L	12000 L	11000 L
Q4/X4	30K (70 CRI)	95	14,725	15,500	10,125	9,275	100	15000 L	16000 L	10000 L	9000 L
	40K (70 CRI)		15,300	16,100	10,525	9,650		15000 L	16000 L	11000 L	10000 L
	50K (90 CRI)		10,425	10,975	7,175	6,575		10000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		15,300	16,100	10,525	9,650		15000 L	16000 L	11000 L	10000 L
Q3/X3	30K (70 CRI)	84	13,600	14,300	9,350	8,575	80	14000 L	14000 L	9000 L	9000 L
	40K (70 CRI)		14,175	14,925	9,750	8,950		14000 L	15000 L	10000 L	9000 L
	50K (90 CRI)		9,625	10,125	6,625	6,075		10000 L	10000 L	7000 L	6000 L
	57K (70 CRI)		14,175	14,925	9,750	8,950		14000 L	15000 L	10000 L	9000 L
Q2/X2	30K (70 CRI)	75	12,250	12,875	8,425	7,700	80	12000 L	13000 L	8000 L	8000 L
	40K (70 CRI)		12,750	13,425	8,775	8,050		13000 L	13000 L	9000 L	8000 L
	50K (90 CRI)		8,675	9,125	5,975	5,475		9000 L	9000 L	6000 L	5000 L
	57K (70 CRI)		12,750	13,425	8,775	8,050		13000 L	13000 L	9000 L	8000 L
Q1/X1	30K (70 CRI)	68	10,825	11,375	7,450	6,825	70	11000 L	11000 L	7000 L	7000 L
	40K (70 CRI)		11,275	11,850	7,750	7,100		11000 L	12000 L	8000 L	7000 L
	50K (90 CRI)		7,650	8,050	5,275	4,820		8000 L	8000 L	5000 L	5000 L
	57K (70 CRI)		11,275	11,850	7,750	7,100		11000 L	12000 L	8000 L	7000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (<= 24,000 lumens rounded to nearest 1000 lumens, > 24,001 lumens rounded to the nearest 2000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 30L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	175	27,400	28,800	18,800	17,200	130	28000 L	28000 L	19000 L	17000 L
	40K (70 CRI)		28,500	30,000	19,600	18,000		28000 L	30000 L	20000 L	18000 L
	50K (90 CRI)		19,400	20,400	13,350	12,225		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		28,500	30,000	19,600	18,000		28000 L	30000 L	20000 L	18000 L
Q8/X8	30K (70 CRI)	168	26,100	27,500	18,000	16,500	170	26000 L	28000 L	18000 L	17000 L
	40K (70 CRI)		27,200	28,600	18,700	17,100		28000 L	28000 L	19000 L	17000 L
	50K (90 CRI)		18,500	19,500	12,750	11,675		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		27,200	28,600	18,700	17,100		28000 L	28000 L	19000 L	17000 L
Q7/X7	30K (70 CRI)	158	25,000	26,300	17,200	15,800	160	26000 L	26000 L	17000 L	16000 L
	40K (70 CRI)		26,000	27,400	17,900	16,400		26000 L	28000 L	18000 L	16000 L
	50K (90 CRI)		17,700	18,600	12,150	11,150		18000 L	19000 L	12000 L	11000 L
	57K (70 CRI)		26,000	27,400	17,900	16,400		26000 L	28000 L	18000 L	16000 L
Q6/X6	30K (70 CRI)	152	24,200	25,500	16,700	15,300	150	24000 L	26000 L	17000 L	15000 L
	40K (70 CRI)		25,200	26,500	17,300	15,900		26000 L	26000 L	17000 L	16000 L
	50K (90 CRI)		17,100	18,000	11,775	10,775		17000 L	18000 L	12000 L	11000 L
	57K (70 CRI)		25,200	26,500	17,300	15,900		26000 L	26000 L	17000 L	16000 L
Q5/X5	30K (70 CRI)	137	22,100	23,300	15,200	13,950	140	22000 L	23000 L	15000 L	14000 L
	40K (70 CRI)		23,000	24,200	15,800	14,500		23000 L	24000 L	16000 L	15000 L
	50K (90 CRI)		15,700	16,500	10,800	9,875		16000 L	17000 L	11000 L	10000 L
	57K (70 CRI)		23,000	24,200	15,800	14,500		23000 L	24000 L	16000 L	15000 L
Q4/X4	30K (70 CRI)	126	20,100	21,100	13,800	12,625	130	20000 L	21000 L	14000 L	13000 L
	40K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		14,225	14,975	9,800	8,975		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
Q3/X3	30K (70 CRI)	113	18,500	19,500	12,750	11,675	110	19000 L	20000 L	13000 L	12000 L
	40K (70 CRI)		19,300	20,300	13,275	12,150		19000 L	20000 L	13000 L	12000 L
	50K (90 CRI)		13,150	13,825	9,050	8,275		13000 L	14000 L	9000 L	8000 L
	57K (70 CRI)		19,300	20,300	13,275	12,150		19000 L	20000 L	13000 L	12000 L
Q2/X2	30K (70 CRI)	100	16,700	17,600	11,500	10,550	100	17000 L	18000 L	12000 L	11000 L
	40K (70 CRI)		17,400	18,300	11,975	10,950		17000 L	18000 L	12000 L	11000 L
	50K (90 CRI)		11,825	12,450	8,150	7,450		12000 L	12000 L	8000 L	7000 L
	57K (70 CRI)		17,400	18,300	11,975	10,950		17000 L	18000 L	12000 L	11000 L
Q1*	30K (70 CRI)	90	14,725	15,500	10,125	9,275	90	15000 L	16000 L	10000 L	9000 L
	40K (70 CRI)		15,400	16,200	10,600	9,700		15000 L	16000 L	11000 L	10000 L
	50K (90 CRI)		10,450	11,000	7,200	6,600		10000 L	11000 L	7000 L	7000 L
	57K (70 CRI)		15,400	16,200	10,600	9,700		15000 L	16000 L	11000 L	10000 L

* X1 option not available with 30L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings. When ordered with the N option, the luminaire will include an ANSI C136.15-2020 utility label that indicates the wattage (rounded to nearest 10W), the lumen output (<= 24,000 lumens rounded to nearest 1000 lumens, > 24,001 lumens rounded to the nearest 2000 lumens), and the CCT of the luminaire at the selected lumen output. Additional dimming functionality is available when a dimming control (by others) is used in the 7-Pin receptacle.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others). When ordered with the N option, the luminaire will include a utility label that indicates the wattage, lumen output, and CCT of the setting selected.

Q & X Option Power & Lumen Data – 40L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values				Utility Label Wattage	Utility Label Lumens			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS		Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	236	36,500	38,400	25,100	23,000	130	36000 L	38000 L	26000 L	23000 L
	40K (70 CRI)		38,000	40,000	26,200	24,000		38000 L	40000 L	26000 L	24000 L
	50K (90 CRI)		25,900	27,200	17,800	16,300		26000 L	28000 L	18000 L	16000 L
	57K (70 CRI)		38,000	40,000	26,200	24,000		38000 L	40000 L	26000 L	24000 L
Q8/X8	30K (70 CRI)	212	34,800	36,600	23,900	21,900	210	34000 L	36000 L	24000 L	22000 L
	40K (70 CRI)		36,300	38,200	25,000	22,900		36000 L	38000 L	26000 L	23000 L
	50K (90 CRI)		24,600	25,900	16,900	15,500		24000 L	26000 L	17000 L	16000 L
	57K (70 CRI)		36,300	38,200	25,000	22,900		36000 L	38000 L	26000 L	23000 L
Q7/X7	30K (70 CRI)	203	33,400	35,100	23,000	21,000	200	34000 L	36000 L	23000 L	21000 L
	40K (70 CRI)		34,800	36,600	23,900	21,900		34000 L	36000 L	24000 L	22000 L
	50K (90 CRI)		23,700	24,900	16,300	14,925		24000 L	24000 L	16000 L	15000 L
	57K (70 CRI)		34,800	36,600	23,900	21,900		34000 L	36000 L	24000 L	22000 L
Q6/X6	30K (70 CRI)	195	32,200	33,900	22,200	20,300	200	32000 L	34000 L	22000 L	20000 L
	40K (70 CRI)		33,600	35,400	23,100	21,200		34000 L	36000 L	23000 L	21000 L
	50K (90 CRI)		22,800	24,000	15,700	14,375		23000 L	24000 L	16000 L	14000 L
	57K (70 CRI)		33,600	35,400	23,100	21,200		34000 L	36000 L	23000 L	21000 L
Q5/X5	30K (70 CRI)	176	29,500	31,000	20,300	18,600	180	30000 L	32000 L	20000 L	19000 L
	40K (70 CRI)		30,700	32,300	21,100	19,300		30000 L	32000 L	21000 L	19000 L
	50K (90 CRI)		20,900	22,000	14,375	13,175		21000 L	22000 L	14000 L	13000 L
	57K (70 CRI)		30,700	32,300	21,100	19,300		30000 L	32000 L	21000 L	19000 L
Q4/X4	30K (70 CRI)	160	26,800	28,200	18,400	16,900	160	26000 L	28000 L	18000 L	17000 L
	40K (70 CRI)		27,900	29,400	19,200	17,600		28000 L	30000 L	19000 L	18000 L
	50K (90 CRI)		19,000	20,000	13,075	11,975		19000 L	20000 L	13000 L	12000 L
	57K (70 CRI)		27,900	29,400	19,200	17,600		28000 L	30000 L	19000 L	18000 L
Q3/X3	30K (70 CRI)	144	24,700	26,000	17,000	15,600	140	24000 L	26000 L	17000 L	16000 L
	40K (70 CRI)		25,800	27,100	17,700	16,200		26000 L	28000 L	18000 L	16000 L
	50K (90 CRI)		17,500	18,400	12,025	11,025		18000 L	18000 L	12000 L	11000 L
	57K (70 CRI)		25,800	27,100	17,700	16,200		26000 L	28000 L	18000 L	16000 L
Q2/X2	30K (70 CRI)	129	22,200	23,400	15,300	14,025	130	22000 L	23000 L	15000 L	14000 L
	40K (70 CRI)		23,200	24,400	16,000	14,625		23000 L	24000 L	16000 L	15000 L
	50K (90 CRI)		15,800	16,600	10,850	9,950		16000 L	17000 L	11000 L	10000 L
	57K (70 CRI)		23,200	24,400	16,000	14,625		23000 L	24000 L	16000 L	15000 L
Q1/X1	30K (70 CRI)	111	19,700	20,700	13,525	12,400	110	20000 L	21000 L	14000 L	12000 L
	40K (70 CRI)		20,500	21,600	14,125	12,925		21000 L	22000 L	14000 L	13000 L
	50K (90 CRI)		13,925	14,650	9,575	8,775		14000 L	15000 L	10000 L	9000 L
	57K (70 CRI)		20,500	21,600	14,125	12,925		21000 L	22000 L	14000 L	13000 L

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control [by others].

Q & X Option Power & Lumen Data – 50L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	297	45,600	48,000	31,400	28,700
	40K (70 CRI)		47,500	50,000	32,700	29,900
	50K (90 CRI)		32,300	34,000	22,200	20,400
	57K (70 CRI)		47,500	50,000	32,700	29,900
Q8/X8	30K (70 CRI)	285	43,500	45,800	29,900	27,400
	40K (70 CRI)		45,300	47,700	31,200	28,600
	50K (90 CRI)		30,800	32,400	21,200	19,400
	57K (70 CRI)		45,300	47,700	31,200	28,600
Q7/X7	30K (70 CRI)	269	41,700	43,900	28,700	26,300
	40K (70 CRI)		43,400	45,700	29,900	27,400
	50K (90 CRI)		29,600	31,100	20,300	18,600
	57K (70 CRI)		43,400	45,700	29,900	27,400
Q6/X6	30K (70 CRI)	258	40,300	42,400	27,700	25,400
	40K (70 CRI)		42,000	44,200	28,900	26,500
	50K (90 CRI)		28,600	30,100	19,700	18,000
	57K (70 CRI)		42,000	44,200	28,900	26,500
Q5/X5	30K (70 CRI)	233	36,900	38,800	25,400	23,200
	40K (70 CRI)		38,400	40,400	26,400	24,200
	50K (90 CRI)		26,100	27,500	18,000	16,500
	57K (70 CRI)		38,400	40,400	26,400	24,200
Q4/X4	30K (70 CRI)	215	33,500	35,200	23,000	21,100
	40K (70 CRI)		34,900	36,700	24,000	22,000
	50K (90 CRI)		23,800	25,000	16,300	14,975
	57K (70 CRI)		34,900	36,700	24,000	22,000
Q3/X3	30K (70 CRI)	191	30,900	32,500	21,300	19,500
	40K (70 CRI)		32,200	33,900	22,200	20,300
	50K (90 CRI)		22,000	23,100	15,100	13,825
	57K (70 CRI)		32,200	33,900	22,200	20,300
Q2/X2	30K (70 CRI)	170	27,900	29,300	19,200	17,500
	40K (70 CRI)		29,000	30,500	19,900	18,300
	50K (90 CRI)		19,700	20,700	13,525	12,400
	57K (70 CRI)		29,000	30,500	19,900	18,300
Q1/X1	30K (70 CRI)	153	24,600	25,900	16,900	15,500
	40K (70 CRI)		25,700	27,000	17,700	16,200
	50K (90 CRI)		17,400	18,300	11,975	10,950
	57K (70 CRI)		25,700	27,000	17,700	16,200

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control [by others].

Q & X Option Power & Lumen Data – 65L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	384	59,300	62,400	40,800	37,400
	40K (70 CRI)		61,800	65,000	42,500	38,900
	50K (90 CRI)		42,000	44,200	28,900	26,500
	57K (70 CRI)		61,800	65,000	42,500	38,900
Q8/X8	30K (70 CRI)	365	56,600	59,500	38,900	35,600
	40K (70 CRI)		58,900	62,000	40,500	37,100
	50K (90 CRI)		40,100	42,200	27,600	25,300
	57K (70 CRI)		58,900	62,000	40,500	37,100
Q7/X7	30K (70 CRI)	347	54,200	57,000	37,300	34,100
	40K (70 CRI)		56,500	59,400	38,800	35,600
	50K (90 CRI)		38,400	40,400	26,400	24,200
	57K (70 CRI)		56,500	59,400	38,800	35,600
Q6/X6	30K (70 CRI)	332	52,500	55,200	36,100	33,100
	40K (70 CRI)		54,700	57,500	37,600	34,400
	50K (90 CRI)		37,200	39,100	25,600	23,400
	57K (70 CRI)		54,700	57,500	37,600	34,400
Q5/X5	30K (70 CRI)	301	47,900	50,400	33,000	30,200
	40K (70 CRI)		49,900	52,500	34,300	31,400
	50K (90 CRI)		33,900	35,700	23,300	21,400
	57K (70 CRI)		49,900	52,500	34,300	31,400
Q4/X4	30K (70 CRI)	276	43,500	45,800	29,900	27,400
	40K (70 CRI)		45,300	47,700	31,200	28,600
	50K (90 CRI)		30,800	32,400	21,200	19,400
	57K (70 CRI)		45,300	47,700	31,200	28,600
Q3/X3	30K (70 CRI)	247	40,200	42,300	27,700	25,300
	40K (70 CRI)		41,900	44,100	28,800	26,400
	50K (90 CRI)		28,500	30,000	19,600	18,000
	57K (70 CRI)		41,900	44,100	28,800	26,400
Q2/X2	30K (70 CRI)	220	36,200	38,100	24,900	22,800
	40K (70 CRI)		37,700	39,700	26,000	23,800
	50K (90 CRI)		25,700	27,000	17,700	16,200
	57K (70 CRI)		37,700	39,700	26,000	23,800
Q1*	30K (70 CRI)	195	31,900	33,600	22,000	20,100
	40K (70 CRI)		33,300	35,000	22,900	21,000
	50K (90 CRI)		22,600	23,800	15,600	14,250
	57K (70 CRI)		33,300	35,000	22,900	21,000

* X1 option not available with 65L lumen package.

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

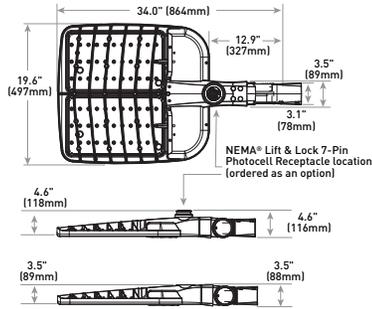
Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control [by others].

Q & X Option Power & Lumen Data – 75L Lumen Package

Q/X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values			
			Asymmetric	Symmetric	2M, 3M, AF w/BLS	4M w/BLS
Q9 (Full Power)	30K (70 CRI)	447	68,400	72,000	47,100	43,100
	40K (70 CRI)		71,300	75,000	49,000	44,900
	50K (90 CRI)		48,500	51,000	33,300	30,500
	57K (70 CRI)		71,300	75,000	49,000	44,900
Q8/X8	30K (70 CRI)	426	65,300	68,700	44,900	41,100
	40K (70 CRI)		68,100	71,600	46,800	42,900
	50K (90 CRI)		46,300	48,700	31,800	29,200
	57K (70 CRI)		68,100	71,600	46,800	42,900
Q7/X7	30K (70 CRI)	404	62,500	65,800	43,000	39,400
	40K (70 CRI)		65,200	68,600	44,900	41,100
	50K (90 CRI)		44,300	46,600	30,500	27,900
	57K (70 CRI)		65,200	68,600	44,900	41,100
Q6/X6	30K (70 CRI)	387	60,500	63,600	41,600	38,100
	40K (70 CRI)		63,000	66,300	43,400	39,700
	50K (90 CRI)		42,900	45,100	29,500	27,000
	57K (70 CRI)		63,000	66,300	43,400	39,700
Q5/X5	30K (70 CRI)	350	55,300	58,200	38,100	34,900
	40K (70 CRI)		57,600	60,600	39,600	36,300
	50K (90 CRI)		39,200	41,200	26,900	24,700
	57K (70 CRI)		57,600	60,600	39,600	36,300
Q4/X4	30K (70 CRI)	321	50,200	52,800	34,500	31,600
	40K (70 CRI)		52,400	55,100	36,000	33,000
	50K (90 CRI)		35,600	37,400	24,500	22,400
	57K (70 CRI)		52,400	55,100	36,000	33,000
Q3/X3	30K (70 CRI)	287	46,400	48,800	31,900	29,200
	40K (70 CRI)		48,400	50,900	33,300	30,500
	50K (90 CRI)		32,900	34,600	22,600	20,700
	57K (70 CRI)		48,400	50,900	33,300	30,500
Q2/X2	30K (70 CRI)	256	41,700	43,900	28,700	26,300
	40K (70 CRI)		43,500	45,800	29,900	27,400
	50K (90 CRI)		29,600	31,100	20,300	18,600
	57K (70 CRI)		43,500	45,800	29,900	27,400
Q1/X1	30K (70 CRI)	227	36,900	38,800	25,400	23,200
	40K (70 CRI)		38,400	40,400	26,400	24,200
	50K (90 CRI)		26,100	27,500	18,000	16,500
	57K (70 CRI)		38,400	40,400	26,400	24,200

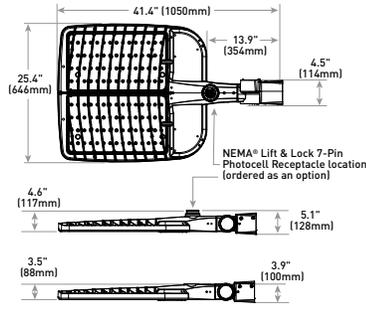
OSQL - AA Mount



Luminaire	Weight
OSQL	28.4 lbs. [12.9kg]

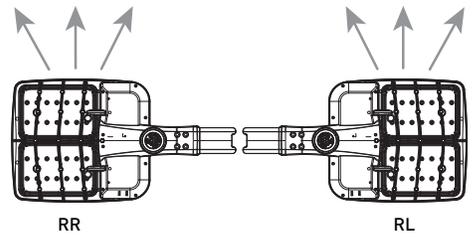
Note: For OSQM w/AA mount, refer to drawing on page 1.

OSQX - AA Mount

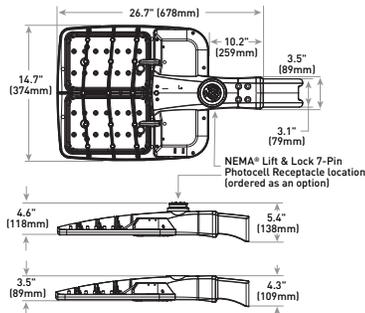


Luminaire	Weight
OSQX	48.6 lbs. [22.0kg]

RR/RL Configuration



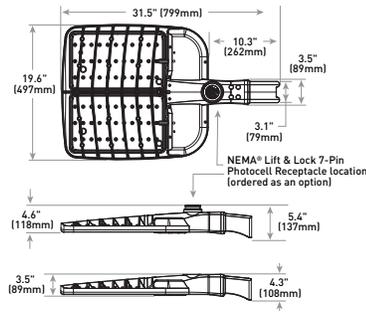
OSQM - DA Mount



Luminaire	Weight
OSQM	19.7 lbs. [8.9kg]

Note: Refer to page 14 for fixture mounting drill pattern.

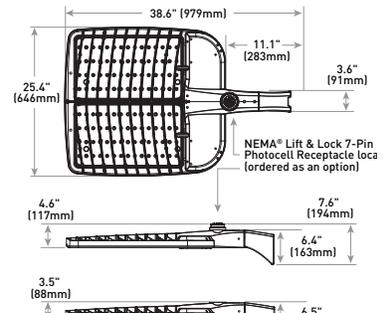
OSQL - DA Mount



Luminaire	Weight
OSQL	28.8 lbs. [13.1kg]

Note: Refer to page 14 for fixture mounting drill pattern.

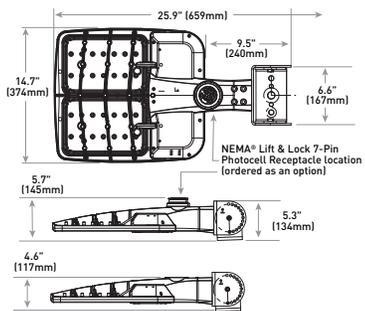
OSQX-DA Mount



Luminaire	Weight
OSQX	45.8 lbs. [20.8kg]

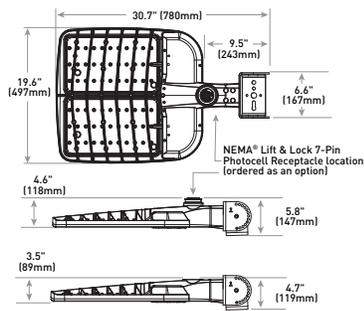
Note: Refer to page 14 for fixture mounting drill pattern.

OSQM - Trunnion Mount



Luminaire	Weight
OSQM	23.2 lbs. [10.5kg]

OSQL - Trunnion Mount



Luminaire	Weight
OSQL	32.3 lbs. [14.7kg]

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Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

OPTICS

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -30°C to 40°C.

1KV surge protection standard.

INSTALLATION

Surface mounts to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

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

www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Outdoor General Purpose

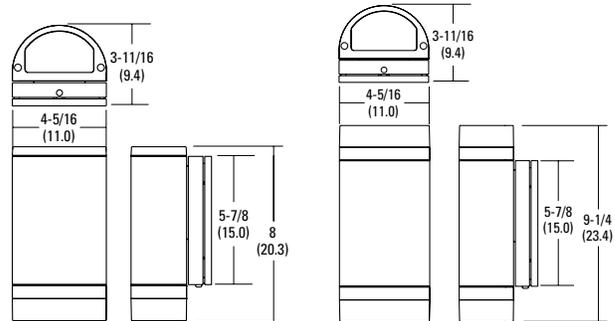
OLLWD & OLLWU

LED WALL CYLINDER LIGHT



Specifications

All dimensions are inches (centimeters)



CONTRACTOR TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight	P1	40K 4000K	MVOLT 120V-277V	DDB Dark bronze
OLLWU LED Up & downlight			120 120V ¹	WH White ²

Notes

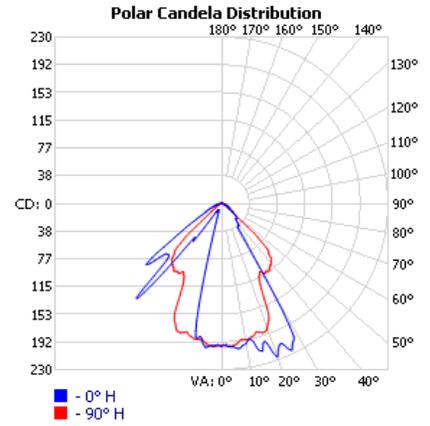
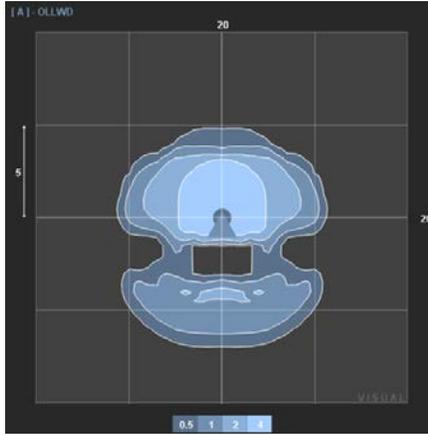
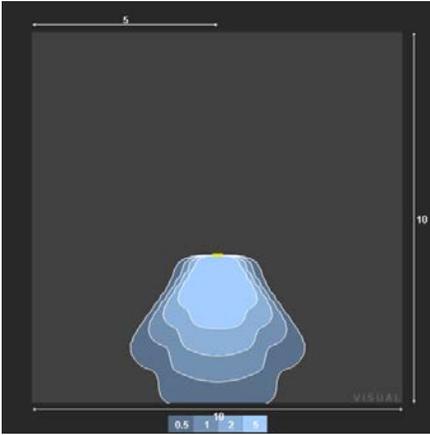
1. Only available with OLLWU and in DDB.
2. Only available with OLLWU.

OLLWD & OLLWU LED Wall Cylinder Light

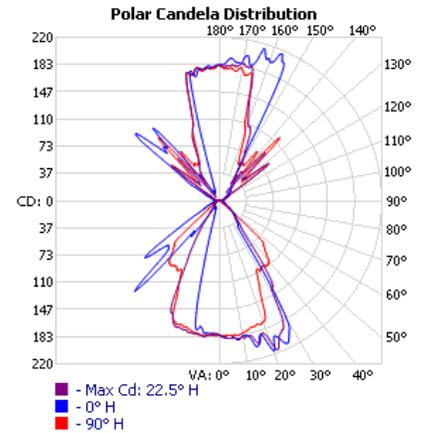
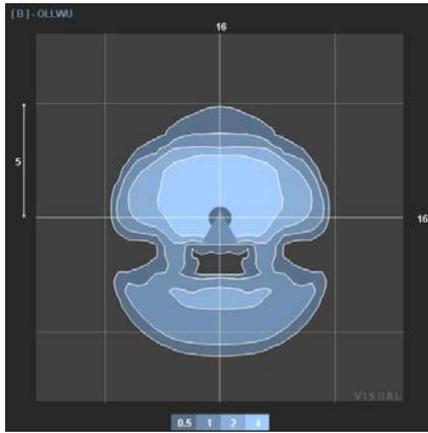
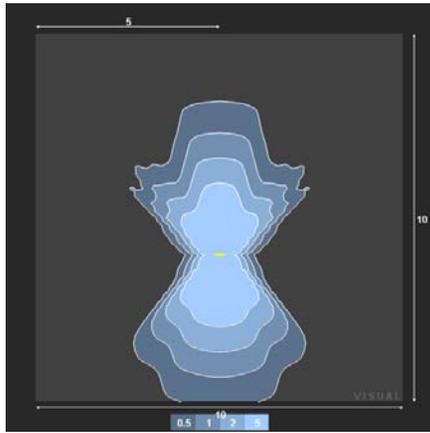
PHOTOMETRICS

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

OLLWD



OLLWU



OLLWD

Lithonia Lighting

LED lighting facts
 A Program of the U.S. DOE

Light Output (Lumens)	533
Watts	9.1
Lumens per Watt (Efficacy)	58.63

Color Accuracy
 Color Rendering Index (CRI) 70

Light Color
 Correlated Color Temperature (CCT) 4000 (Bright White)

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008. Approved Method for the Electrical and Photometric Testing of Solid State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NJSM-W81YMF (7/22/2018)
 Model Number: OLLWD LED P1 40K XXXXX XXX
 Type: Luminaire - Other

OLLWU

Lithonia Lighting

LED lighting facts
 A Program of the U.S. DOE

Light Output (Lumens)	947
Watts	14
Lumens per Watt (Efficacy)	67.64

Color Accuracy
 Color Rendering Index (CRI) 70

Light Color
 Correlated Color Temperature (CCT) 4000 (Bright White)

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008. Approved Method for the Electrical and Photometric Testing of Solid State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NJSM-Y79W8B (7/22/2018)
 Model Number: OLLWU LED P1 40K XXXXX XXX
 Type: Luminaire - Other

PROJECT COMMENTS



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

DATE: 10/27/2023

PROJECT NUMBER: SP2023-038
PROJECT NAME: Site Plan for HTeaO
SITE ADDRESS/LOCATIONS: 3060 N GOLIAD ST

CASE CAPTION: Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisition Fund, LP for the approval of a Site Plan for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	10/25/2023	Approved w/ Comments

10/25/2023: SP2023-038; Site Plan for HTeaO

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 Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive.

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

M.3 For reference, include the case number (SP2023-038) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Provide a material sample board and color rendering of building elevations. (Subsection 03.04.A, of Article 11)

I.5 This project is subject to all requirements stipulated by Planned Development District 70 (PD-70) and the Unified Development Code (UDC).

I.6 The subject property will be required to be replat after the engineering process to establish the property lines and new easements necessary for development.

M.7 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans (i.e. Site Plan, Building Elevations, Landscape Plan, Photometric Plan). (Subsection 03.04. A, of Article 11, UDC)

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.8 Site Plan:

1. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
2. Provide dumpster enclosure elevations; the dumpster enclosure gate must be self-latching. (Subsection 01.05. B, of Article 05, UDC)
3. Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05, UDC)
4. Staff suggests removing the four (4) parking spaces in the back near the dumpster and replacing them with 3 angled parking spaces since this drive aisle does not meet the minimum standards of the Engineering Standards of Design and Construction Manual.

M.9 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
2. Indicate and delineate the landscape buffer along N. Goliad Street. (Subsection 05.01, of Article 08, UDC)
3. Shumard Red Oak and Monterey Oak are not approved trees within the North SH-205 Overlay (N. SH-205 OV) District landscape buffer. Provide a different approved canopy tree for North SH-205 Overlay (N. SH-205 OV) District to serve as a canopy tree within the landscape buffer. This may be discretionarily approved by the City's arborist (Table 1, Appendix C, of the UDC)
4. A minimum of four (4) accent trees are required in the landscape buffer along SH-205 (Subsection 06 of Article 05, UDC).
5. Identify all visibility triangles for all driveway intersections. (Subsection 05.04, Article 08, UDC)
6. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code. (UDC). (Subsection 05.04, of Article 08)
7. Continue shrubbery along Bordeaux Street to provide 3-tiered screening for residential adjacency. (Subsection 01.06, Article 05, UDC)
8. The irrigation plan will be reviewed during the building permit process as an individual permit. (Subsection 05.04, of Article 08)
9. Due to the Four (4) Sided Architecture requirements of the General Overlay District Standards, 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. (Subsection 06.02.5, Article 05)

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 this checklist. (Section 2.1 of this checklist)
2. The maximum outdoor maintained, computed, and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. In this case the 0.2 FC is exceeded over the property line. Please make the necessary corrections to meet the UDC requirements. (Subsection 03.03. G, of Article 07)

M.11 Building Elevations:

1. Indicate exterior elevations adjacent to public right-of-way.
2. Indicate surface area of each façade. (Subsection 04.01, Article 05, UDC)
3. Indicate proposed building materials and the percentage used on each building façade. (Subsection 04.01, Article 05, UDC)
4. Indicate the roof materials and color. (Subsection 04.01, Article 05, UDC)
5. Indicate horizontal lengths of all building elevations. (Subsection 04.01, Article 05, UDC)
6. Indicate graphic scale on all pages of building elevations.
7. Are there any roof mounted utility equipment? If so, indicate them on the building elevations and show any subsequent required screening (parapets need to screen equipment). (Subsection 01.05. C, of Article 05, UDC)
8. Due to the Four (4) Sided Architecture requirements of the General Overlay District Standards, the proposed building shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02.5, Article 05)
9. 20% stone is required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
10. 90% masonry materials are required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection

05.01. C.2, of Article 05)

11. Stucco is not permitted within the first four (4) feet from grade on a building's façade. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C, of Article 05)

12. EFIS is not an approved primary material and shall be limited to 10% of each façade. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C, of Article 05)

13. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)

14. The vertical and horizontal articulation does not meet the Commercial District standards. This will be a requested variance to the UDC per your variance request letter. (Subsection 04.01. C.1, of Article 05)

15. The flat tower element on the front of the building does not meet the minimum projection requirements. This will be a requested variance or this can be changed to bring the building into conformance with the code. (Subsection 04.01. C.1, of Article 05)

16. Murals or "Corporate Branding" are not allowed in the city with the exception of the IH-30 Overlay District. Remove any indication of Mural. (Subsection 06.02.C3.A, Article 05, UDC)

17. Staff suggest using like building materials to surrounding buildings. (i.e. McDonalds, Salad and Go, etc.)

I.12 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] less than 90% masonry material, [3] stucco within the first four (4) feet of buildings façade, [4] vertical articulation and horizontal articulation, [5] flat projecting elements that have no depth, [6] four-sided architecture, [7] more than 10% secondary materials, and [8] no pitched roof. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case 16 compensatory measures must be provided to offset the eight (8) variances requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission. Staff suggest that the building elevations and other non-conformities of the submittal be changed to meet the requirements of the UDC.

M.13 Provide staff with a variance request letter outlining the variances requested, the reasons for the request (i.e. the hardship or reason that you cannot meet the code requirements), and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 14, 2023 Planning & Zoning Meeting.

I.16 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on November 1, 2023.

2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 2023.

I.17 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

10/24/2023: 1. Show easement for NTMWD water line. Any improvements within easement must have NTMWD approval.

2. Conflict with storm and water line.

3. Curb inlets to be at the end of parking stalls, not the side.

4. NTMWD may not allow detention system in the easement.

5. 20' NTMWD easement. No fill or landscaping in easement

6. 9' wide min.

7. This must be one way. Not allowed to be two way traffic. Need signage.
8. This lot does not match existing.
9. Dumpster pad area to be 7" concrete.
10. This is not Miramar Road. This is a private drive.
11. 20' NTMWD easement. No fill or landscaping in easement.
12. No berm on 10" sewer. All trees to be 10' from 10" sewer.

General Library Comments:

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- No signage is easements or ROW

Drainage Items:

- Detention is required. Ex. drainage was for C=.5 at 10 minutes must detain for C=.9 at 10 minutes. No walls allowed in detention easement
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Must loop 8" water line on site (if needed).
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line on the northeast.
- Water and sewer must be 10' apart.
- Must use ex. 8" water line stub located off of the private drive.

Roadway Paving Items:

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

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/27/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

GIS	Lance Singleton	10/23/2023	Approved
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10/23/2023: Assigned Address will be 3060 N Goliad St, Rockwall, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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POLICE	Chris Cleveland	10/24/2023	Approved
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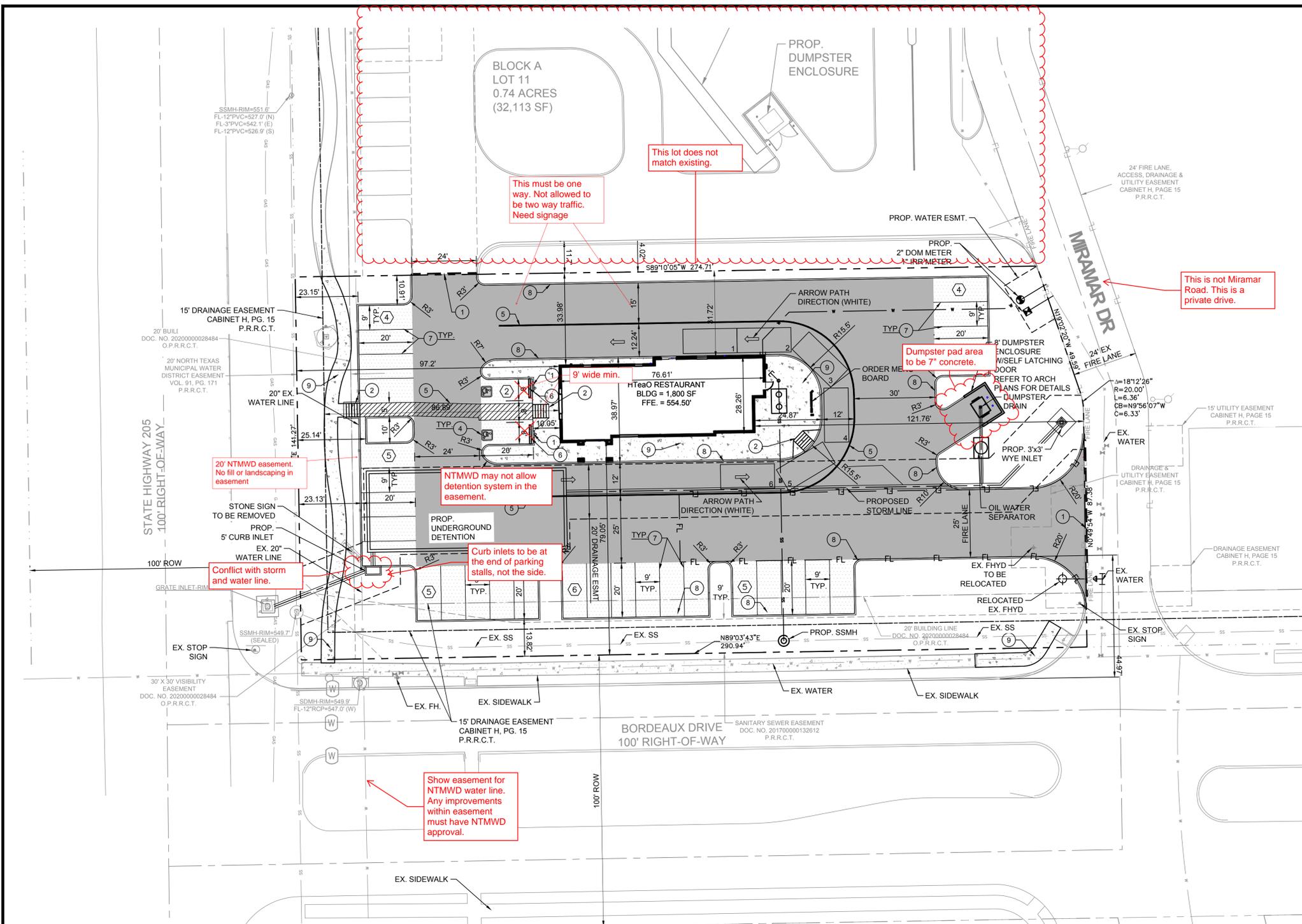
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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PARKS	Travis Sales	10/24/2023	Approved w/ Comments
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- 10/24/2023: 1. Monterey Oak approved for use on this site.
2. Knock Out Rose is having serious issues with Rose Rosette Disease
3. Pineapple Guava is on the edge of the zone that produces temperatures that put this plant at risk in North Texas of cold damage
4. Turfgrass variety?
5. Please ensure trees are planted 5' from 10" and under utilities and 10' from 10" and over utilities.

PLOTTED BY: MAX LANTANO
 PLOT DATE: 10/17/2023 2:33 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 10/17/2023 2:07 PM



- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
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- 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".

PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (1,800 SF) / 100 SF	18 SPACES
PARKING PROVIDED	
STANDARD PARKING	29 SPACES
ADA PARKING	2 SPACES
TOTAL	31 SPACES (2 ADA)
TYP. PARKING DIMENSIONS	9'X20'

SITE DATA TABLE	
SITE AREA	0.933 AC (40,627 SF)
ZONING	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT
BUILDING SIZE	1,800 SF
BUILDING STORIES	1 STORY
TOTAL IMPERVIOUS	28,117 SF (69)

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

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

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

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

CASE NUMBER
Z2023-046

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

WITNESS OUR HANDS THIS _____ DAY OF _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer
 P.E. No. 10980 Date 10/17/2023

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

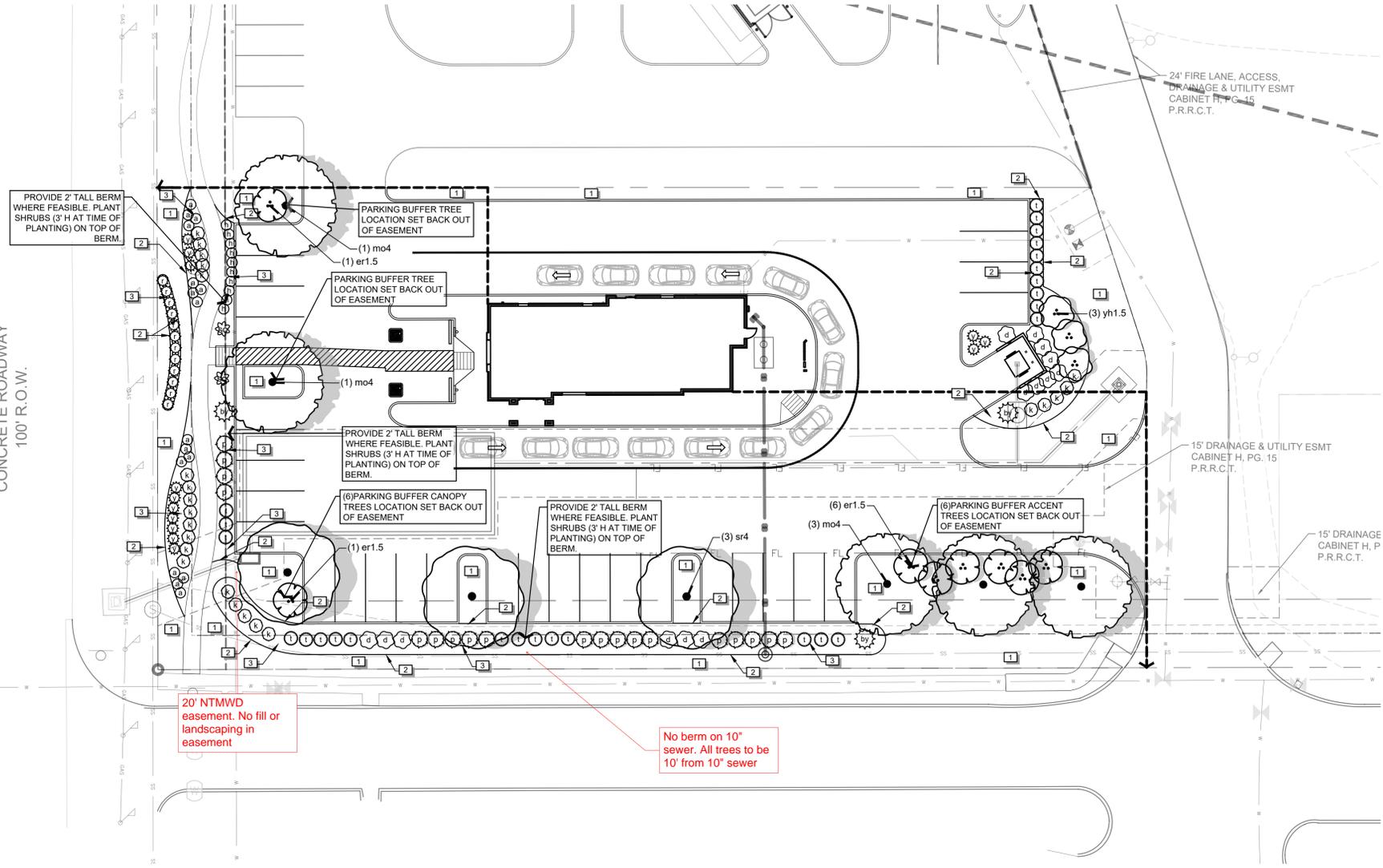
No.	DATE	REVISION	BY
2	09/13/2021	STORM REVISION	LRR
1	12/07/2020	STORM REVISION	LRR

SITE PLAN

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 10/17/2023

SHEET
SP-1

STATE HIGHWAY 205
CONCRETE ROADWAY
100' R.O.W.

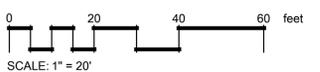


LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
LANDSCAPE BUFFER		
• N Goliad Dr. (110 lf)		
•• Shade trees (1 per 50 lf)	2	2
•• Accent trees (1 per 50 lf)	2	2
• Bordeaux Dr. (291 lf)		
•• Shade trees (1 per 50 lf)	6	6
•• Accent trees (1 per 50 lf)	6	6
LANDSCAPE SCREENING		
• Headlight Screening (shrubs and 2' tall berm)		
•• N Goliad Dr.	73 lf	75 lf
•• Bordeaux Dr.	182 lf	184 lf
LANDSCAPE REQUIREMENTS		
• Total Site Area		42,619sf
• Amount of Landscaping (20% Total Site)	8,524sf	12,702sf
•• Location of Landscaping (50% in Streetyard)	4,262sf	9,163sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Lawn, Sod
2	Steel Edge
3	Mulch



PLANT SCHEDULE

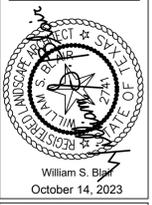
TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
	mo4	Monterey Oak	Quercus polymorpha 'Monterey'	-	4"Cal	6' H min	5
	sr4	Shumard Red Oak	Quercus shumardii	-	4"Cal	6' H min	3
ORNAMENTAL TREES							
	er1.5	Eastern Redbud	Cercis canadensis	-	1.5"Cal	6' H min	8
	yh1.5	Yaupon Holly	Ilex vomitoria	-	1.5"Cal	6' H min	3
SHRUBS							
	a	Powis Castle Artemisia	Artemisia x 'Powis Castle'	5 gal			16
	by	Beaked Yucca, 'Blue Velvet'	Yucca rostrata 'Blue Velvet'	5 gal			3
	d	Dwarf Palmetto	Sabal minor	5 gal			14
	h	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal			10
	k	Knock Out Rose	Rosa acicularis 'Knock Out'	5 gal			23
	p	Pineapple Guava	Feijoa sellowiana	5 gal			19
	r	Red Yucca	Hesperaloe parviflora	3 gal			12
	so	Sotol	Dasylirion texanum	5 gal			2
	t	Texas Sage 'Silverado'	Leucophyllum frutescens 'Silverado'	5 gal			26
	y	Soft Leaf Yucca	Yucca pendula	5 gal			13

Rev	Description	Date

Consultant Seal

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

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.



Project Name and Address
HteaO | Rockwall
N Goliad Dr. and Bordeaux Dr.
Rockwall, Texas

HteaO | Rockwall
N Goliad Dr. and Bordeaux Dr.
Rockwall, Texas

Sheet Title
Landscape Plan

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

L1
OF 2



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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address _____

Subdivision Stone Creek Retail Addition

Lot

12

Block

A

General Location North East Corner of N. Goliad St and Bordeaux Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-070

Current Use

Undeveloped

Proposed Zoning PD-070

Proposed Use

Retail

Acreage 0.93

Lots [Current] 1

Lots [Proposed] 2

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Metroplex Acquisition Fund, LP

Applicant ClayMoore Engineering

Contact Person Staci Bowen

Contact Person Clay Cristy

Address 1717 Woodstead Ct.

Address 1903 Central Dr.

Ste. 207

Ste. 406

City, State & Zip The Woodlands, TX 77380

City, State & Zip Bedford, Texas 76021

Phone 214.343.4477

Phone 817.281.0572

E-Mail sbowen@crestviewcompanies.com

E-Mail Clay@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

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

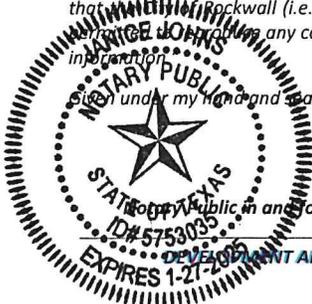
Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 268.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of September, 20 23. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information.

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

Owner's Signature

My Commission Expires 1-27-2025



Notary Public in and for the State of Texas

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



PD-37

205

N GOLIAD ST

SF-16

PD-70

BORDEAUX DR

MIRAMOR DR

AG

Case Location Map =



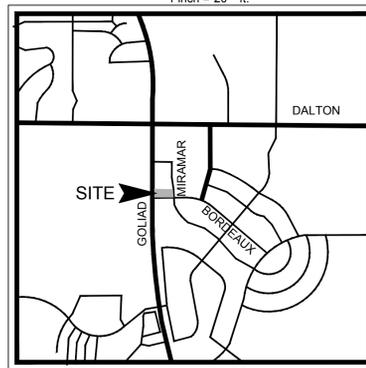
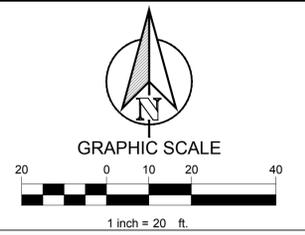
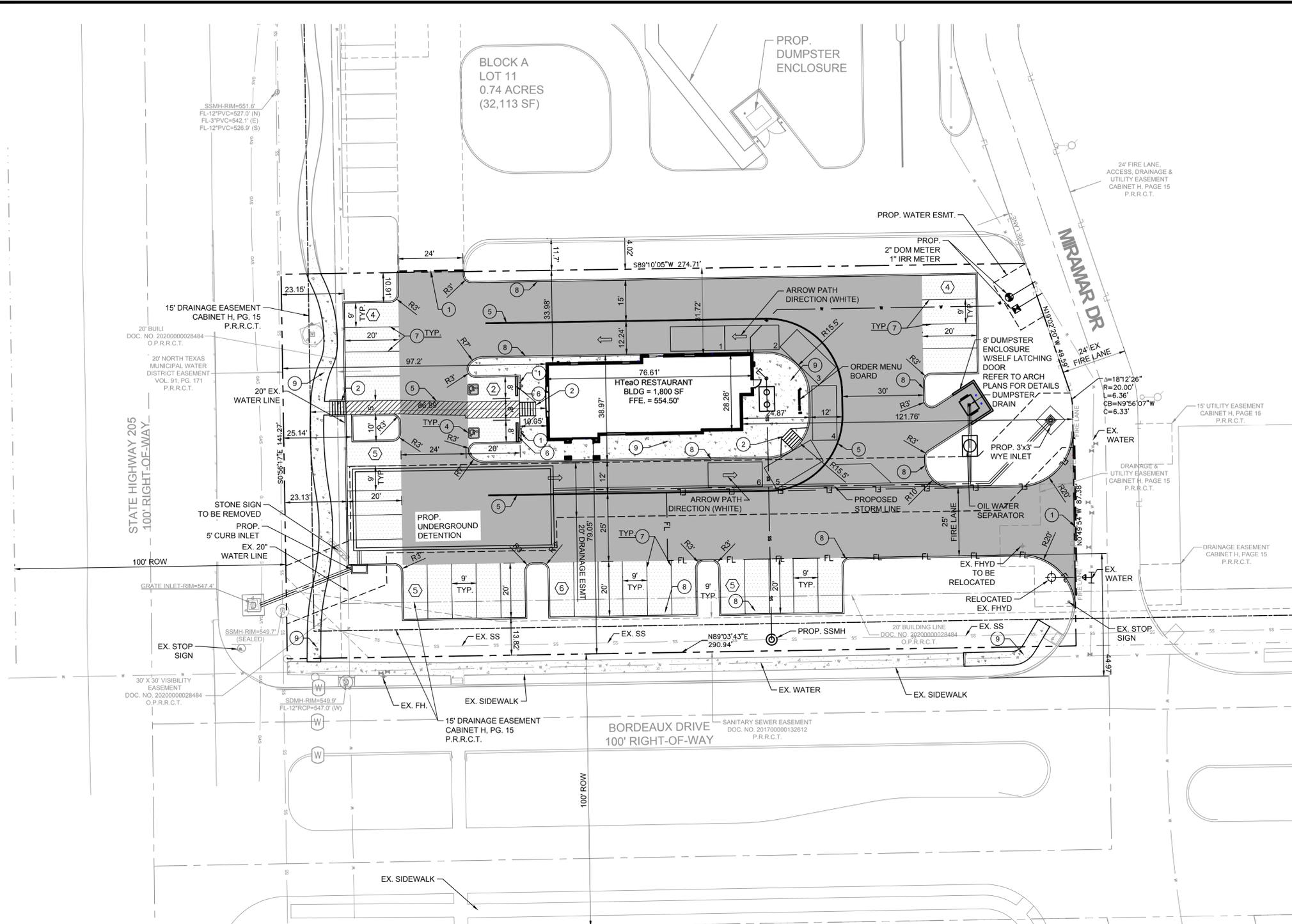
City of Rockwall

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

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



PLOTTED BY: MAX LANTANO
 PLOT DATE: 10/17/2023 2:33 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 10/17/2023 2:07 PM



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
[Symbol]	PROPOSED 5" LIME STABILIZED STANDARD DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED 6" LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED 5" LIME STABILIZED SIDEWALK CONCRETE PAVEMENT
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
[Symbol]	PROPOSED SAWCUT
[Symbol]	PARKING COUNT

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

PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (1,800 SF) 1/ 100 SF	18 SPACES
PARKING PROVIDED	
STANDARD PARKING	29 SPACES
ADA PARKING	2 SPACES
TOTAL	31 SPACES (2 ADA)
TYP. PARKING DIMENSIONS	9'X20'

SITE DATA TABLE	
SITE AREA	0.933 AC (40,627 SF)
ZONING	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT
BUILDING SIZE	1,800 SF
BUILDING STORIES	1 STORY
TOTAL IMPERVIOUS	28,117 SF (69)

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

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

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

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

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

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

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer No. 10980 Date 10/17/2023

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

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

SITE PLAN

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 10/17/2023

SHEET
SP-1

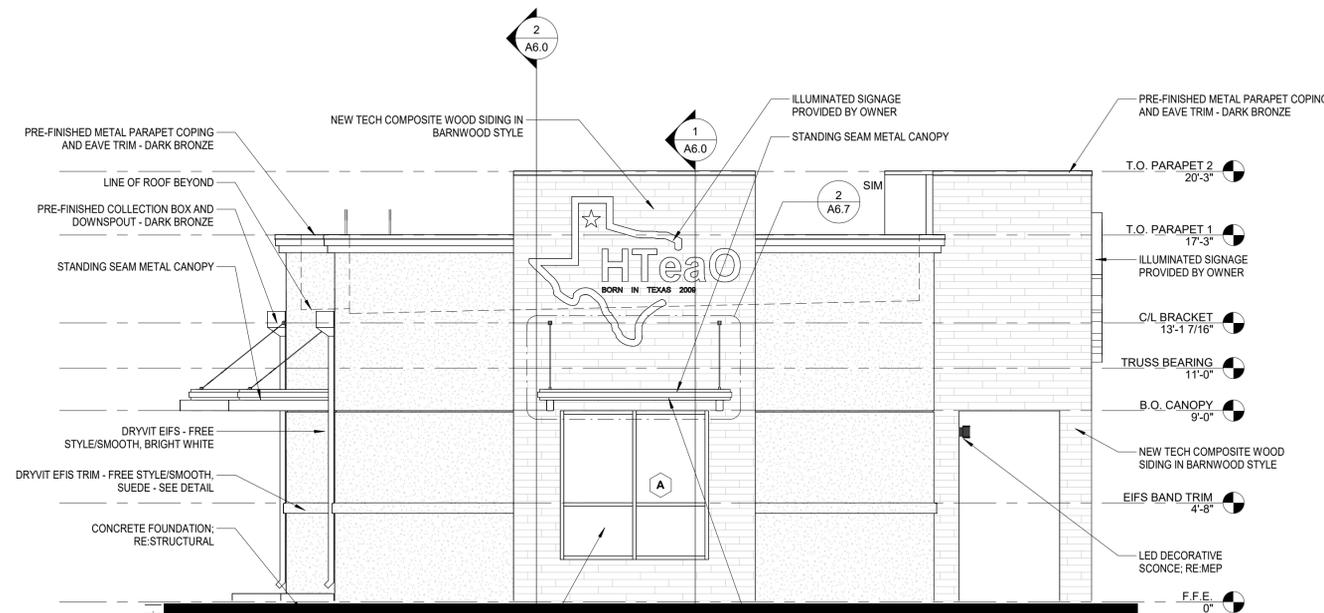
File No. 2020-021
 CASE # SP2023-000

GENERAL NOTES

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



HTEAO ROCKWALL ADDRESS LOCATION



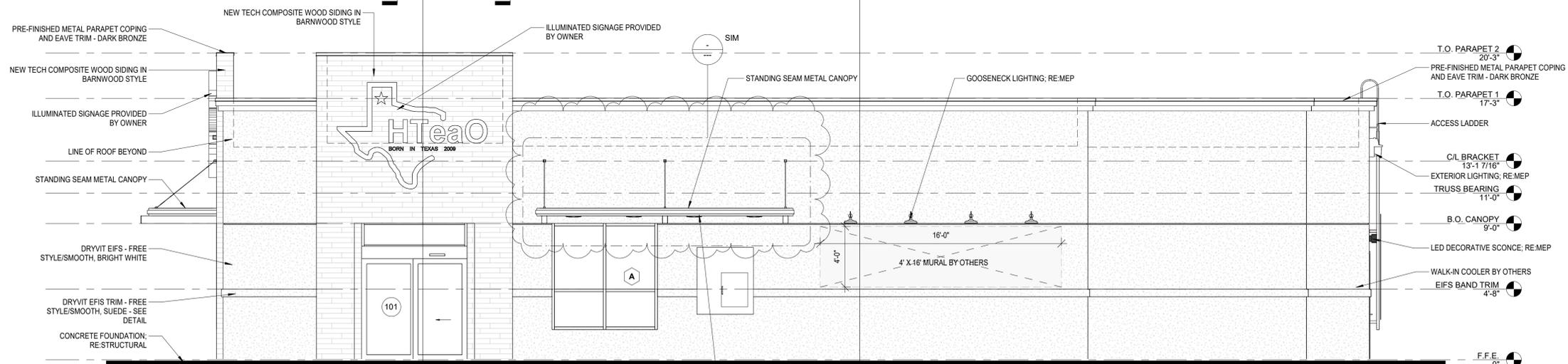
2 FRONT (NORTH)

SCALE: 1/4" = 1'-0"



3 3D View 2

SCALE:



1 RIGHT (WEST)

SCALE: 1/4" = 1'-0"



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

1	Revision 1	Date 1
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Sheet Name:
EXTERIOR ELEVATIONS

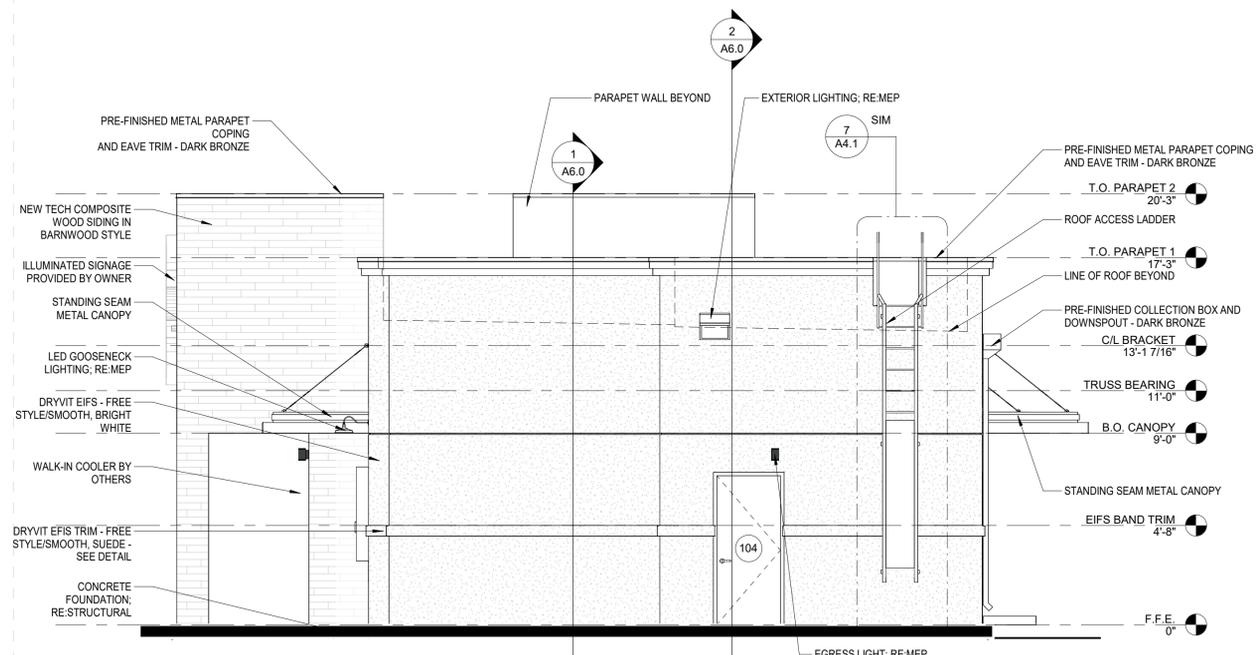
A5.0

GENERAL NOTES

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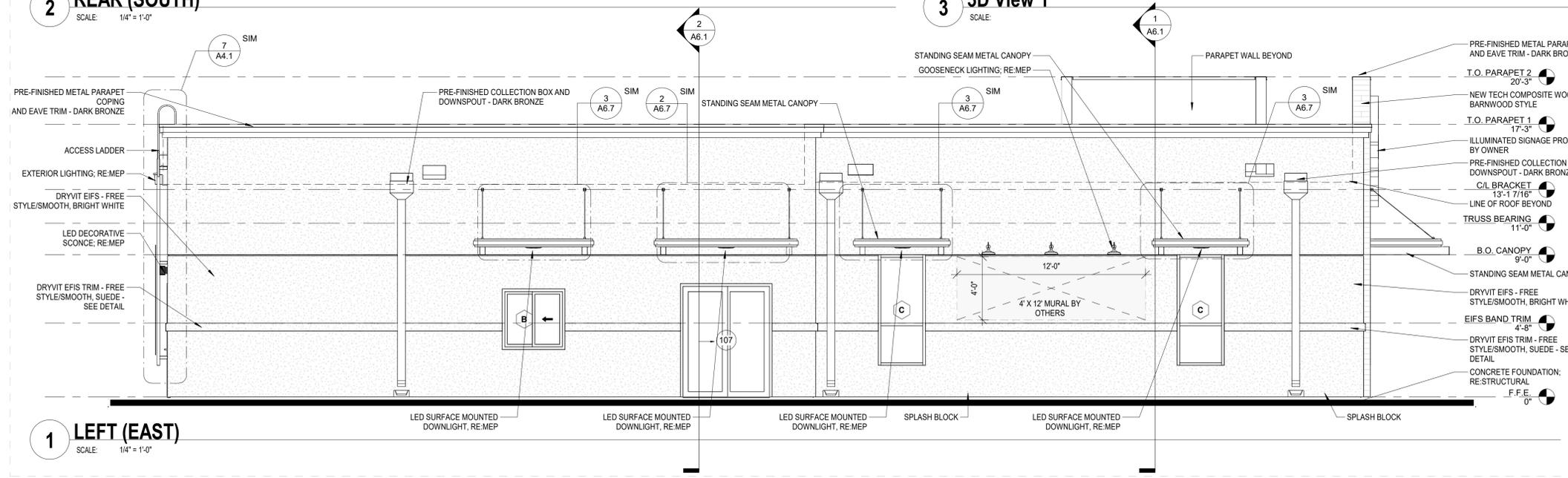
HTEAO ROCKWALL ADDRESS LOCATION



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



3 3D View 1
SCALE:



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



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

Sheet Name:
EXTERIOR ELEVATIONS

A5.1

LANDSCAPE PLANTING SPECIFICATIONS

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

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

REFERENCE NOTE SPECIFICATIONS

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

STEEL EDGE

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

MULCHES / GRAVELS / RIVER ROCK / BOULDERS

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

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

LANDSCAPE MAINTENANCE REQUIREMENTS

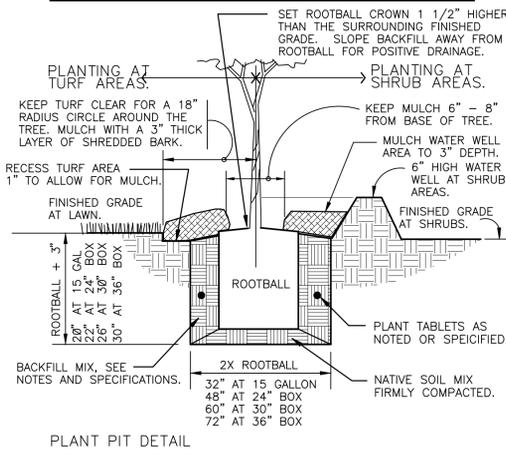
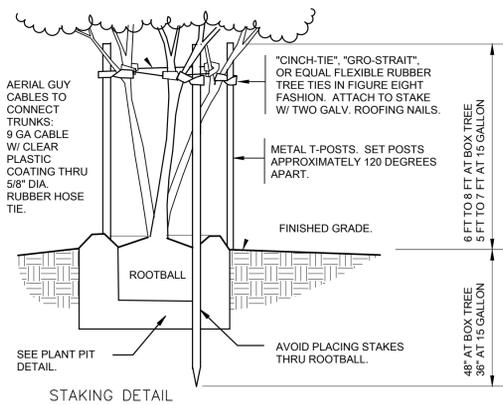
The owner shall be responsible for:

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

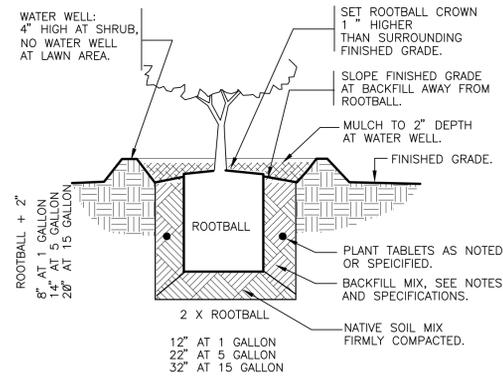
IRRIGATION SPECIFICATIONS

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

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



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



2 SHRUB PLANTING
1" = 1'-0"

will

10/14/2023 9:28 AM d:\ba dropbox\projects\hiteao, rockwall_9\kramer, byam zyguiski, scott scarborough, sandin\hiteao, rockwall\hiteao, rockwall.dwg

will blair

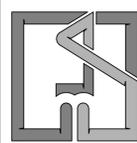
Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

Rev	Description	Date

Consultant Seal

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

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.



Project Name and Address

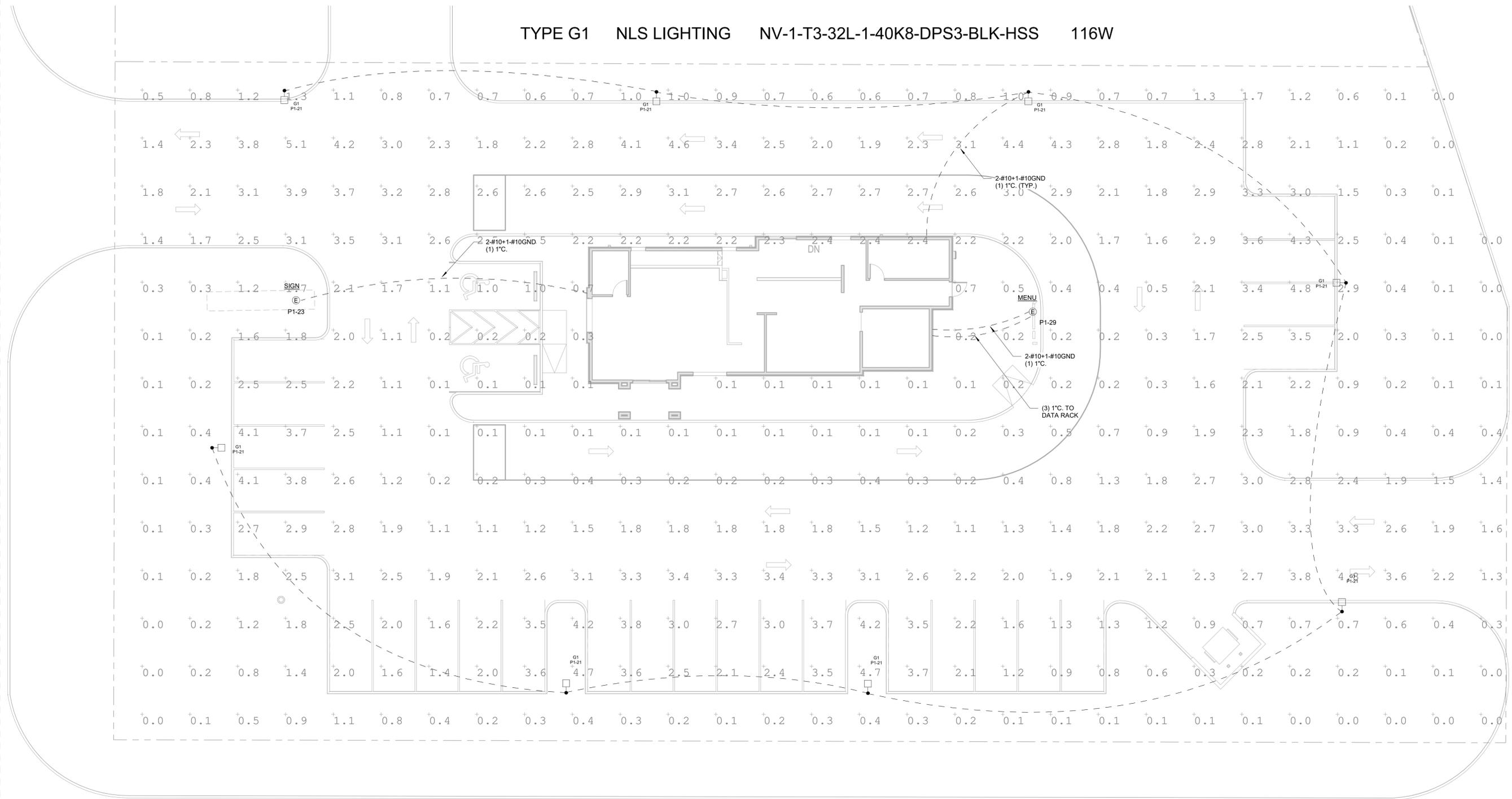
Hteo | Rockwall
N Gollad Dr. and Bordeaux Dr.
Rockwall, Texas

Sheet Title
Landscape Details & Specifications

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

L2
OF 2

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



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



CEN-TEX ENGINEERING
18 South Main St.
Temple, TX 76701
Suite 610

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



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

Sheet Name:
ELECTRICAL
SITE
PHOTOMETRIC
PLAN

E0.2

PROJECT COMMENTS



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

DATE: 10/27/2023

PROJECT NUMBER: SP2023-039
PROJECT NAME: Site Plan for Rockwall Middle School
SITE ADDRESS/LOCATIONS: 625 Farm Market RD 552

CASE CAPTION: Discuss and consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Site Plan for existing Public Secondary School (i.e. J. W. Williams Middle School) on a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 625 FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/26/2023	Needs Review

10/26/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Site Plan for existing Public Secondary School (i.e. J. W. Williams Middle School) on a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, North SH-205 Overlay (N. SH-205 OV) District, addressed as 625 FM-552.

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

M.3 For reference, include the case number (SP2023-039) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

I.4 The subject property will be required to be Replat, if any new easements are established or existing easements are adjusted.

M.5 A Material Sample Board must be provided by the November 1, 2023 Architecture Review Board (ARB) meeting. (Subsection 03.04. A, of Article 11, UDC)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.7 Site Plan:

- (1) Is there any existing or proposed fencing? If so, please indicate the location, height, and material. (Subsection 08.02. F, of Article 08, UDC)
- (2) Is there any pad mounted utility equipment? If so, please indicate then and provide the required screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
- (3) Are there any RTUs? If so, please crosshatch the RTUs on the building elevations (RTUs must be fully screened by an enclosed parapet system). (Subsection 01.05. C, of Article 05, UDC)
- (4) Please provide a detail of the proposed flag poles. As a note, they must be located 10-feet away from the building.
- (5) There shall be no outside storage.

M.8 Landscape Plan:

- (1) Remove the 'Per Pre-Development Meeting' language on the Landscape Tabulations table.
- (2) Per the landscape buffer requirement two (2) canopy and four (4) accent trees are required per 100-feet. In this case, 18 canopy and 36 accent trees would be required. Per the landscape plan, 16 canopy trees are being provided. This will be an exception. (Subsection 06.02. E, of Article 05, UDC)

M.9 Photometric Plan:

- (1) Please clarify if any of the lighting is to be changed. If any new fixtures are added/replaced a photometric plan and cutsheets must be provided. (Subsection 03.04, of Article 11, UDC)

M.10 Building Elevations:

- (1) Please clarify where the stone is on the north elevations. Staff saw that it was included in the façade calculation, but did not see a label for it in the elevations.
- (2) Please remove the windows from the material percentages. Doors and windows do not count toward the total percentage. (Subsection 04.01, of Article 05, UDC)
- (3) Please provide a note indicating the parapet will be enclosed (i.e. wraps around the building) and will be finished in the same material as the exterior facing material. (Subsection 04.01, of Article 05, UDC)
- (4) Please indicate the parapet height on each side of the façade. (Subsection 04.01, of Article 05, UDC)
- (5) Please crosshatch any RTUs on the proposed building elevations. (Subsection 01.05. C, of Article 05, UDC)
- (6) The proposed additions do not meet the wall length articulation requirements (i.e. wall length = 3 x wall height) on the west and south facades. This will be a variance. (Subsection 04.01. C, of Article 05, UDC)

I.11 Staff has identified the following exception(s) and variance(s) associated with the proposed request: [1] landscape buffer plantings. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 14, 2023 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on November 1, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 2023.

I.15 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 expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

10/24/2023: 1. Need to show 16" and 12" water, and 10" force main in property.

General Library Comments:

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
- Retaining wall 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
- Must include a 10' utility easement along street frontage
- Replat

Water and Wastewater Items:

- Public water lines to be 8" minimum.
- Show existing and proposed water and sewer on site plan
- Public Sewer to be 8" minimum.
- All public utilities to be centered in a 20' wide easement
- It appears that the existing water line will need to be moved for the building expansion.

Drainage Items:

- Dumpster area to drain to an oil/water separator and then to the storm system.
- Existing detention was designed for fully developed conditions. Verification of current grading of pond to original design is required. Regrading may be required if not at original grading.
- Realignment of storm sewer will be required.
- Grate inlets are not allowed.

Roadway Paving Items:

- Parking to be 20'x9'
- No dead-end parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted

Landscaping:

- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
- No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
- All trees and shrubs planted adjacent to 18' parking spaces shall be planted 4' from back of curb or make these parking spaces 20'x9'

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/27/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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GIS	Lance Singleton	10/23/2023	Approved
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No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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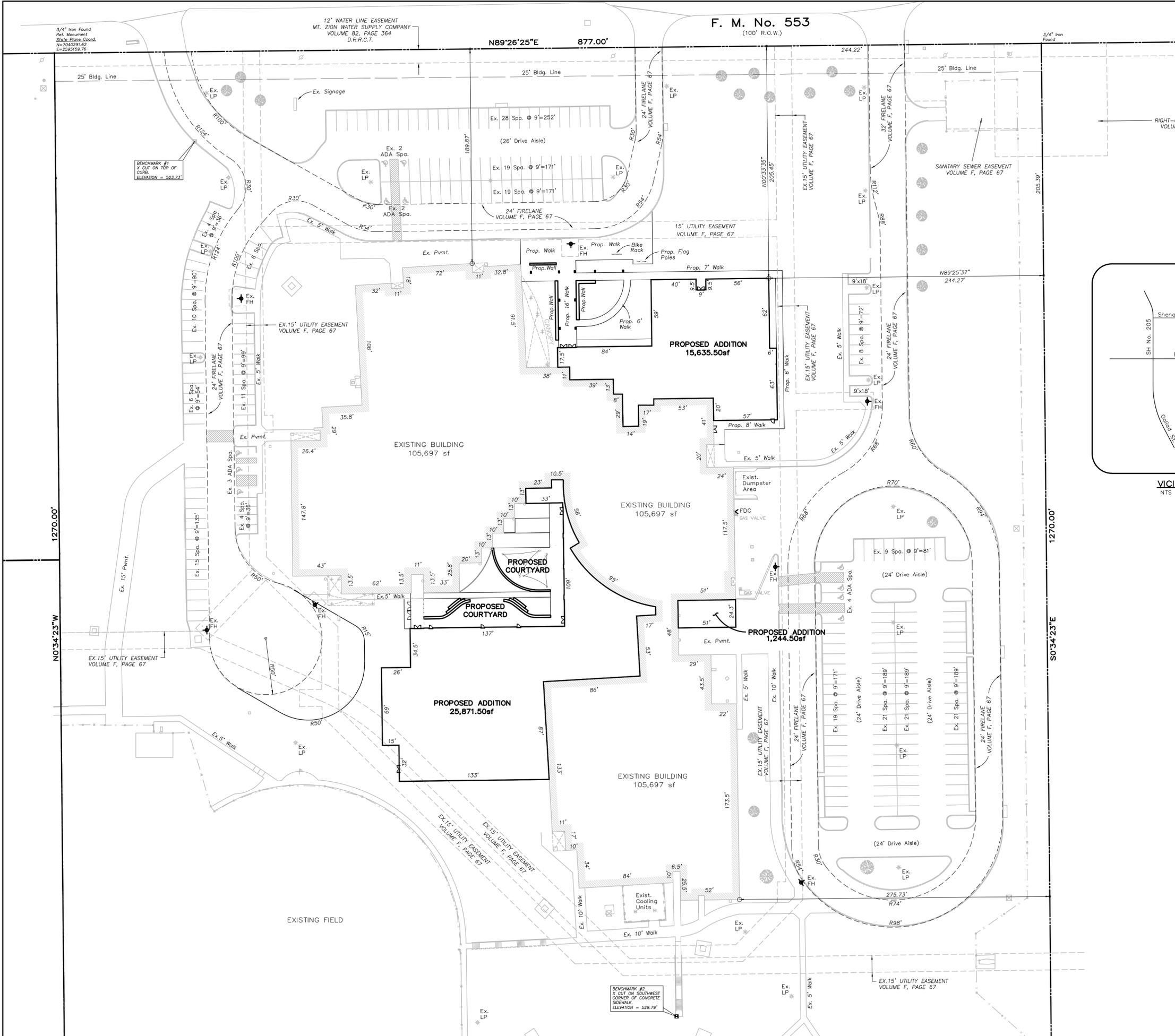
POLICE	Chris Cleveland	10/24/2023	Approved
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No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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PARKS	Travis Sales	10/24/2023	Approved w/ Comments
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10/24/2023: 1. Common Bermuda is one of the less desirable varieties now. New varieties such as Tif Tuf or Tahoma 31 provide great drought, cold, wear and shade tolerance.



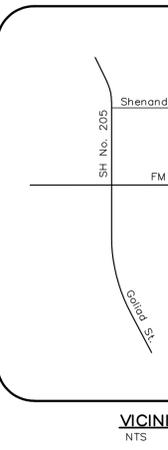
- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
 - Retaining wall 3' and over must be engineered.
 - All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
 - Must include a 10' utility easement along street frontage
 - Replat

- Water and Wastewater Items:**
- Public water lines to be 8" minimum.
 - Show existing and proposed water and sewer on site plan
 - Public Sewer to be 8" minimum.
 - All public utilities to be centered in a 20' wide easement
 - It appears that the existing water line will need to be moved for the building expansion.

- Drainage Items:**
- Dumpster area to drain to an oil/water separator and then to the storm system.
 - Existing detention was designed for fully developed conditions. Verification of current grading of pond to original design is required. Regrading may be required if not at original grading.
 - Realignment of storm sewer will be required.
 - Grate inlets are not allowed.

- Roadway Paving Items:**
- Parking to be 20'x9'
 - No dead-end parking allowed without a striped and signed "No Parking" area that is 64'x15'.
 - Drive aisles to be a min. 24' wide
 - Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
 - Fire lane to be platted

- Landscaping:**
- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
 - No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
 - All trees and shrubs planted adjacent to 18' parking spaces shall be planted 4' from back of curb or make these parking spaces 20'x9'



SITE PLAN
ROCKWALL MIDDLE SCHOOL
No. 4 ADDITION
 LOT 1

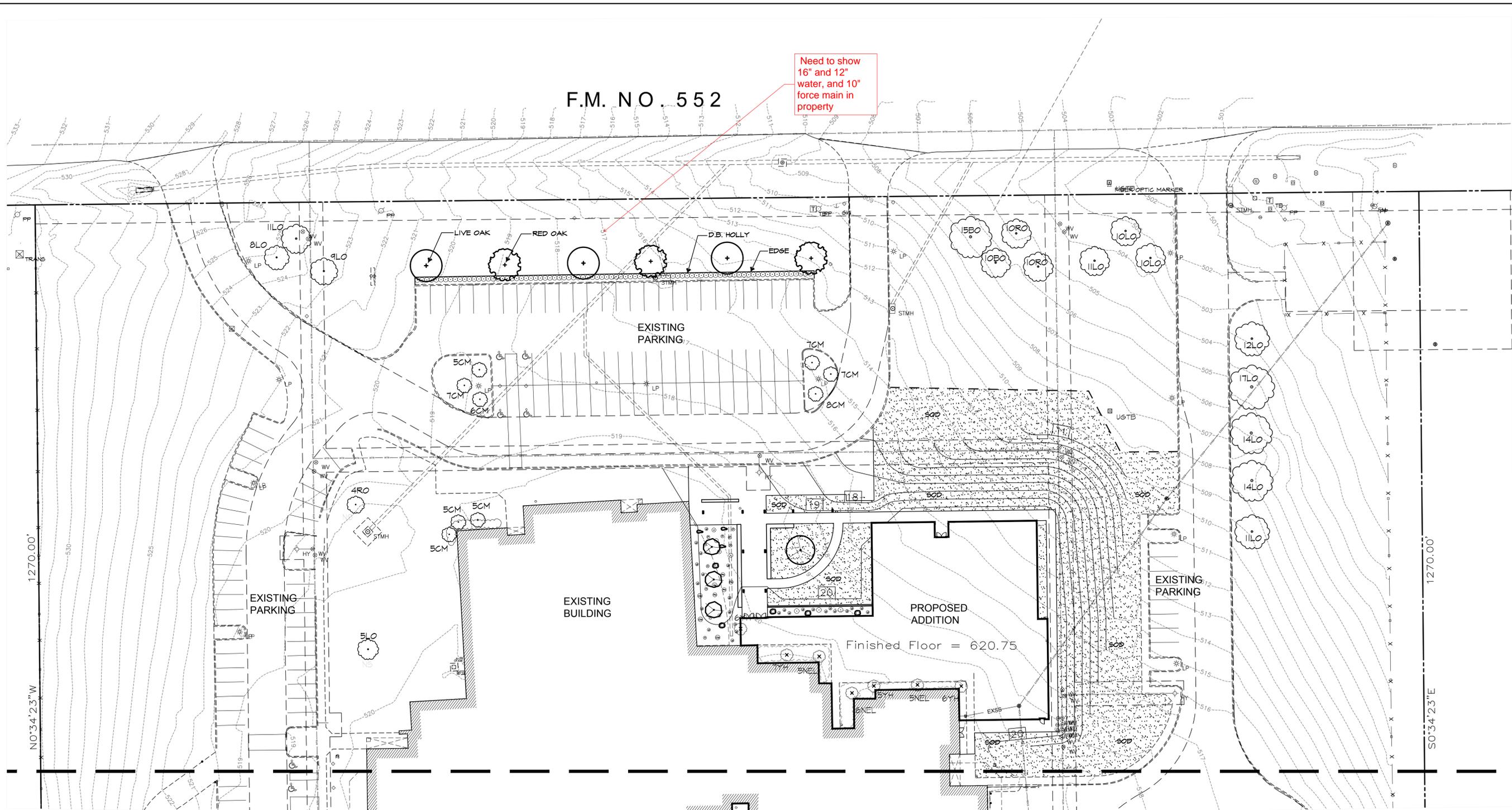
Rockwall Middle School No. 4 Addition
 Recorded In Cabinet F, Page 67 P.R.R.C.T.
 25.569 Acres Situated In The
 W.T. DeWEESE SURVEY ~ ABST. 71
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

Owner
 Rockwall Independent School District
 1050 Williams Street
 Rockwall, Texas 75087
 Telephone 972 771-0605

Engineer
 RLK Engineering, Inc.
 Texas Registration No. 579
 111 West Main Street
 Allen, Texas 75013
 Telephone 972 359-1733
 October 19, 2023

F.M. NO. 552

Need to show
16" and 12"
water, and 10"
force main in
property



MATCHLINE SEE SHEET L3

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WASHINGTON, TX 75085
PHONE (972) 335-0889
FAX (972) 362-5433
EMAIL: MIKE.RA@ATTNET

WILLIAMS ADDITIONS AND RENOVATIONS

625 E Fm 552, Rockwall, TX 75087

LANDSCAPE PLAN AREA A

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.

ISSUES/
REVISIONS

PERMIT - 10/20/2023

DATE: 10/20/2023
SCALE: 1" = 30'-0"

SHEET No.

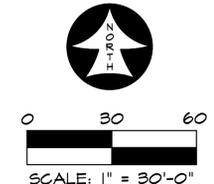
L 2

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

Owner
Rockwall Independent School District
1050 Williams Street
Rockwall, Texas 75087
Telephone 972 771-0605

Engineer/Applicant
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733



**ROCKWALL
MIDDLE SCHOOL
No. 4 ADDITION**
LOT 1
Rockwall Middle School No. 4 Addition
Recorded in Cabinet F, Page 67 P.R.R.C.T.
25.569 Acres Situated In The
W.T. DeWESE SURVEY ~ ABST. 71
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP202-xxx
DATE 10/20/2023



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **625 Farm to Market Rd 552, Rockwall, Texas 75087**

SUBDIVISION **Rockwall Middle School No. 4 Addition**

LOT **1** BLOCK

GENERAL LOCATION **SWC of N. John King Blvd & FM 522**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **SF-16**

CURRENT USE **Educational - Middle School**

PROPOSED ZONING **n/a**

PROPOSED USE **n/a**

ACREAGE **26.25**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **n/a**

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

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

OWNER **Rockwall I.S.D**

APPLICANT **RLK Engineering, Inc.**

CONTACT PERSON **Tim Lyssy**

CONTACT PERSON **Ronny Klingbeil**

ADDRESS **1050 Williams Street**

ADDRESS **111 W. Main Street**

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Allen, Texas 75013**

PHONE **972-771-0605**

PHONE **972-359-1733**

E-MAIL **tim.lyssy@rockwallisd.org**

E-MAIL **Ronny@RLKengineering.com**

NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF October, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF October, 2023

OWNER'S SIGNATURE

[Signature]
Melanie Pyne



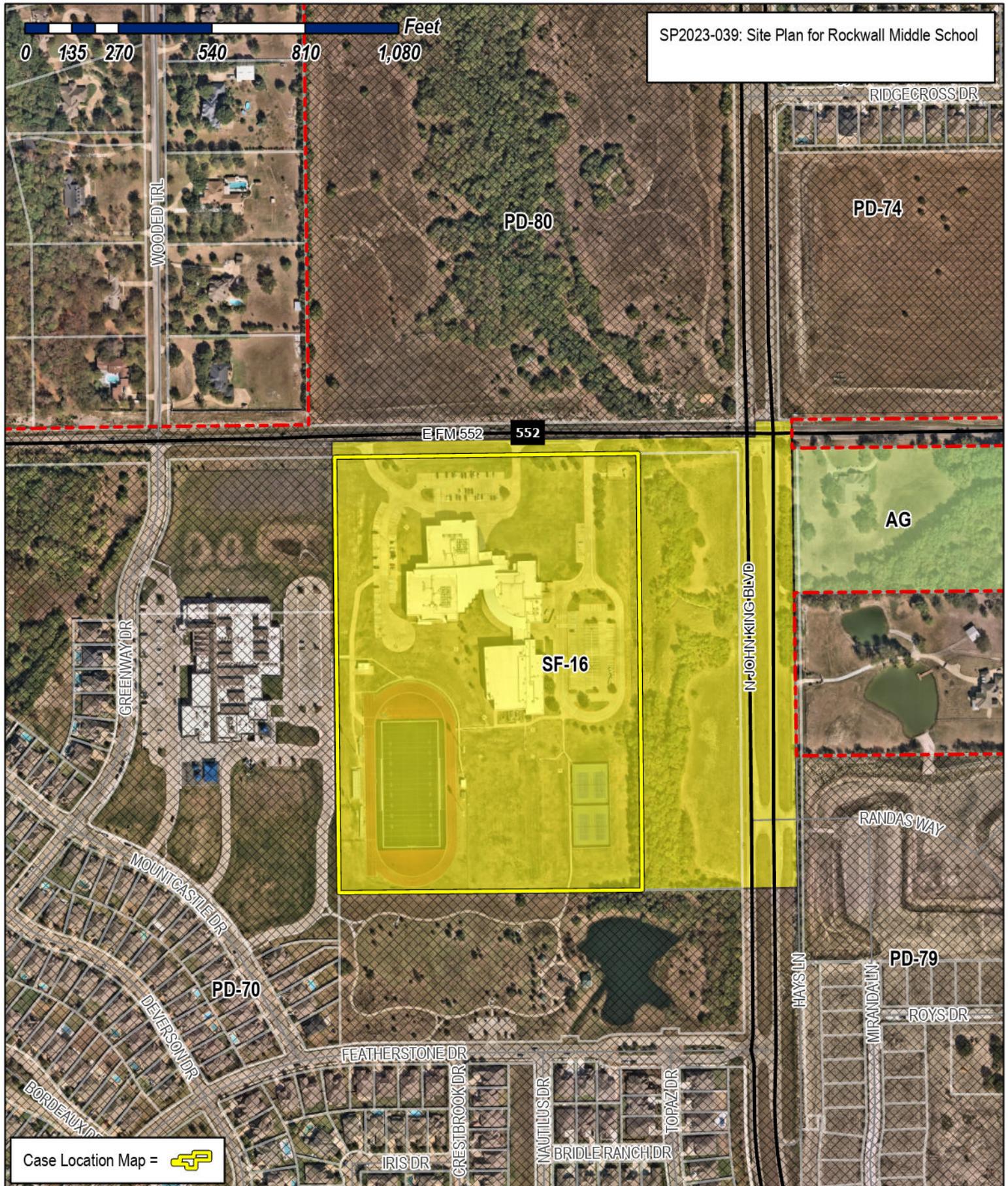
MELANIE PYLAND
My Notary ID # 126570708
Expires August 6, 2024

MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SP2023-039: Site Plan for Rockwall Middle School



Case Location Map =

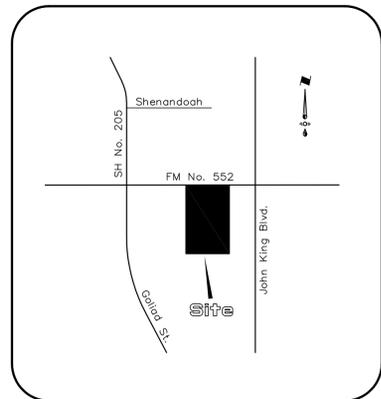
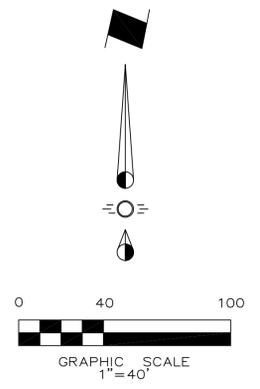
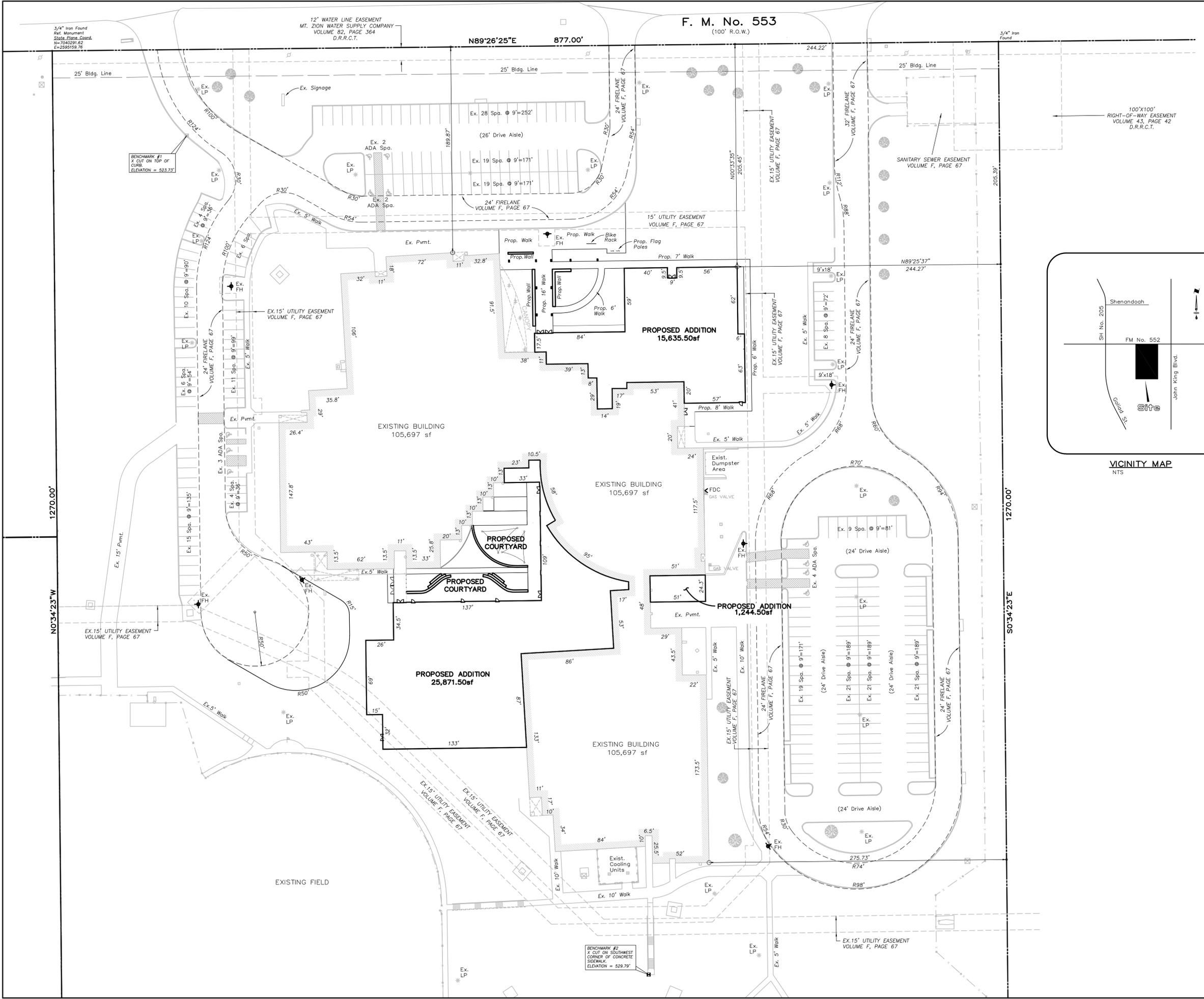


City of Rockwall

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.





VICINITY MAP
NTS

SITE SUMMARY

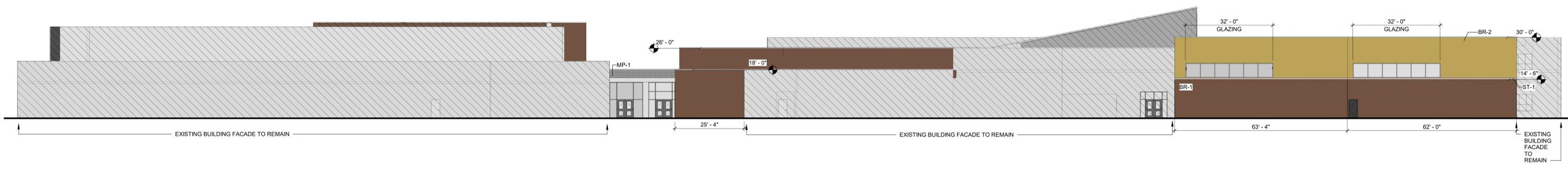
Zoning:	SF-16
Use:	Educational - Middle School
Lot Area:	(1,143,450sf) 26.25 Ac
Ex. Building SF:	105,697 sf
Prop. Building SF:	147,938 sf
Total Building Floor Area:	189,251 sf
Building Max. Height:	140'-0"
Parking: (1 for each 18 Students)	
Required (1350/18):	75 Spaces
Total Provided:	222 Spaces
ADA Spaces Required:	7 Spaces
Total Provided:	11 Spaces
Bicycle Parking:	
Required (1/10 - 222/10)	23 Spaces
Total Provided:	24 Spaces
Proposed Parking Pvmnt.	
7" 4000psi Conc. over	
8" Compacted Subgrade	

SITE PLAN
ROCKWALL MIDDLE SCHOOL
No. 4 ADDITION
LOT 1
 Rockwall Middle School No. 4 Addition
 Recorded in Cabinet F, Page 67 P.R.R.C.T.
25.569 Acres Situated In The
W.T. DeWESE SURVEY ~ ABST. 71
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner
 Rockwall Independent School District
 1050 Williams Street
 Rockwall, Texas 75087
 Telephone 972 771-0605

Engineer
 RLK Engineering, Inc.
 Texas Registration No. 579
 111 West Main Street
 Allen, Texas 75013
 Telephone 972 359-1733

October 19, 2023



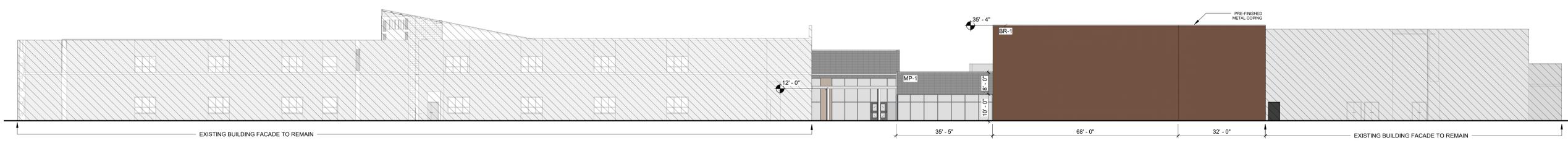
04 OVERALL EXTERIOR ELEVATION - EAST (FACES N JOHN KING BLVD)
1/16" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 5058 SF
 BRICK: 4271 SF (84%)
 STONE: 84 SF (1%)
 GLAZING: 657 SF (13%)
 METAL PANEL: 110 SF (2%)
MASONRY PERCENTAGE (MINUS GLAZING): 97%



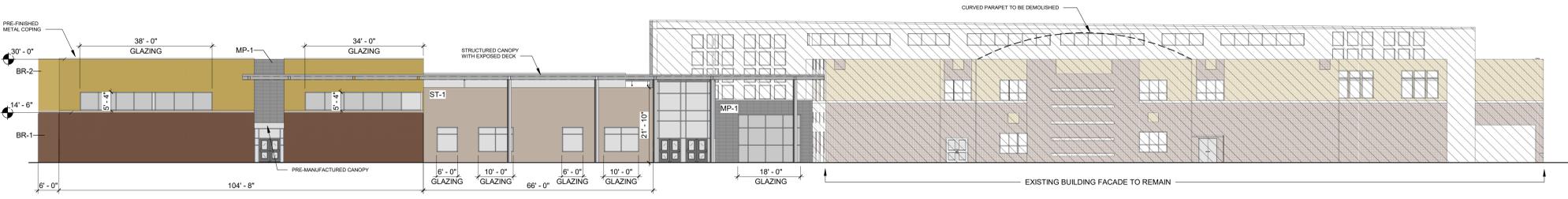
03 OVERALL EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 5147 SF
 BRICK: 5147 (100%)
 STONE: 0 SF (0%)
 GLAZING: 0 SF (0%)
 METAL PANEL: 0 SF (0%)
MASONRY PERCENTAGE (MINUS GLAZING): 100%



02 OVERALL EXTERIOR ELEVATION - WEST
1/16" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 4945 SF
 BRICK: 3621 SF (72%)
 STONE: 0 SF (0%)
 GLAZING: 774 SF (16%)
 METAL PANEL: 601 (12%)
MASONRY PERCENTAGE (MINUS GLAZING): 86%



01 OVERALL EXTERIOR ELEVATION - NORTH (FACES HWY 552)
1/16" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 5921 SF
TOTAL FACADE SQUARE FOOTAGE MINUS GLAZING:
 BRICK: 2911 SF (49%)
 STONE: 1278 SF (22%)
 GLAZING: 1373 SF (24%)
 METAL PANEL: 459 SF (8%)
MASONRY PERCENTAGE (MINUS GLAZING): 85%

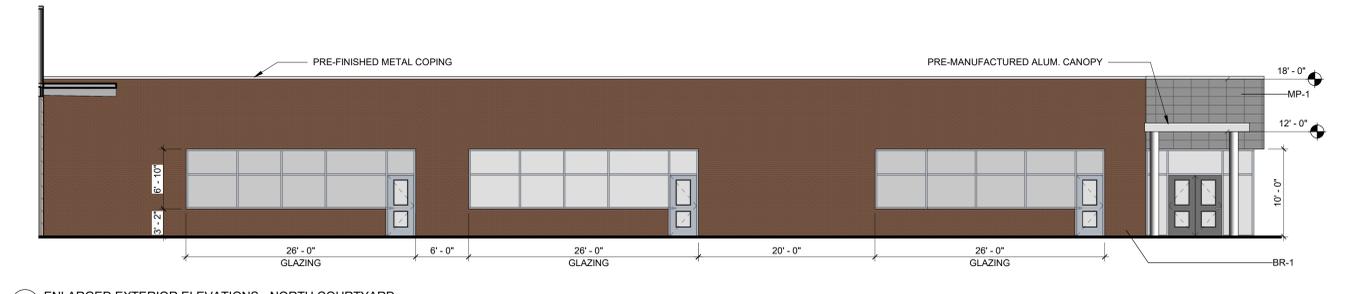
EXT. MATERIALS LEGEND		
	BR-1	
	MP-1	



EXTERIOR ELEVATIONS - WILLIAMS MIDDLE SCHOOL

As indicated





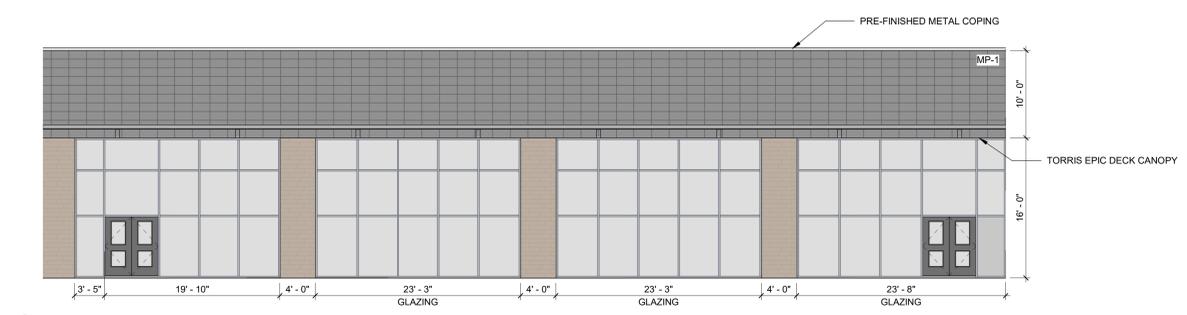
03 ENLARGED EXTERIOR ELEVATIONS - NORTH COURTYARD
1/8" = 1'-0"

TOTAL FAÇADE SQUARE FOOTAGE: 2446 SF
 BRICK: 1653 SF (48%)
 STONE: 0 SF (0%)
 GLAZING: 687 SF (17%)
 METAL PANEL: 100 SF (35%)
MASONRY PERCENTAGE (MINUS GLAZING): 93%



02 ENLARGED EXTERIOR ELEVATIONS - SOUTH COURTYARD
1/8" = 1'-0"

TOTAL FAÇADE SQUARE FOOTAGE: 844 SF
 BRICK: 819 SF (97%)
 STONE: 25 SF (3%)
 GLAZING: 0 SF (0%)
 METAL PANEL: 0 SF (0%)
MASONRY PERCENTAGE (MINUS GLAZING): 100%



01 ENLARGED EXTERIOR ELEVATIONS - WEST COURTYARD
1/8" = 1'-0"

TOTAL FAÇADE SQUARE FOOTAGE: 2762 SF
 BRICK: 0 SF (0%)
 STONE: 249 SF (9%)
 GLAZING: 1496 SF (54%)
 METAL PANEL: 1018 (37%)
MASONRY PERCENTAGE (MINUS GLAZING): 19%

EXT. MATERIALS LEGEND

 BR-1	 BR-2	 ST-1
 MP-1		



EXTERIOR ELEVATIONS - WILLIAMS MIDDLE SCHOOL

As indicated



WILLIAMS MIDDLE SCHOOL - EXTERIOR MATERIALS

EXTERIOR - S. JOHN KING BLVD. & E FM 552



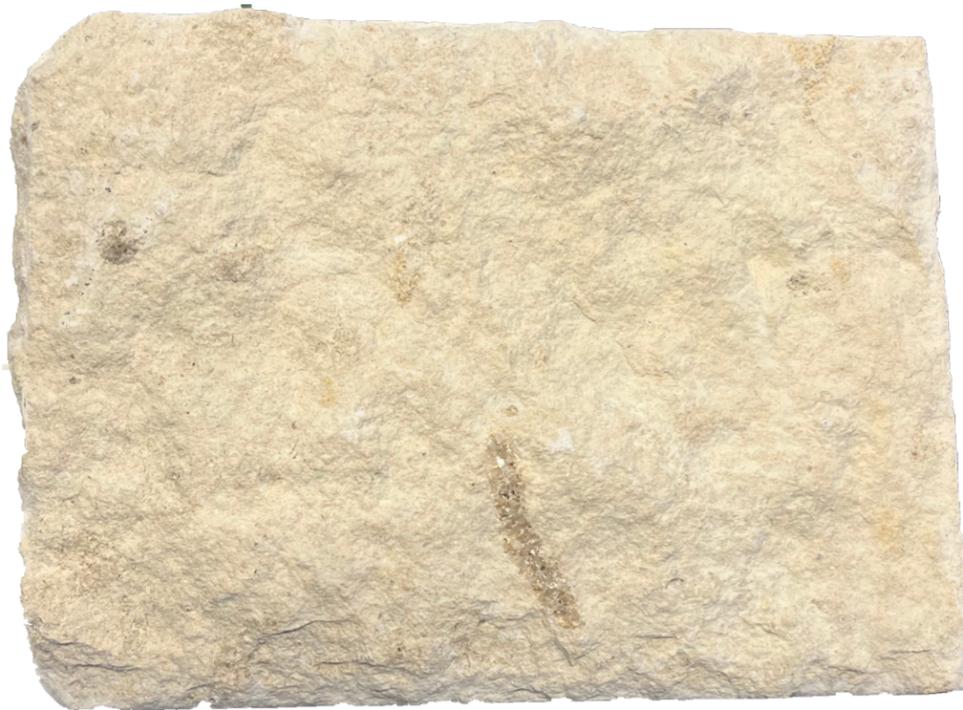
BR-1 FIELD BRICK



BR-2 ACCENT BRICK



AL-1 STOREFRONT ALUMINUM



ST-1 STONE

Exterior: Sample Glass is Annotated

Sample	WT	Exterior Reflectance	Interior Reflectance	U-Value Inverted	SHGC	LSG
form: SOLARISE™	44%	6%	6%	1.02	0.56	0.76
SOLARISE™ 50 (3)	35%	7%	9%	0.28	0.24	1.21
SOLARISE™ 70 (3)	25%	7%	11%	0.28	0.24	1.33
SOLARISE™ 90 (3)	25%	8%	11%	0.28	0.24	1.14
SOLARISE™ 400 (3)	38%	7%	12%	0.32	0.28	0.97

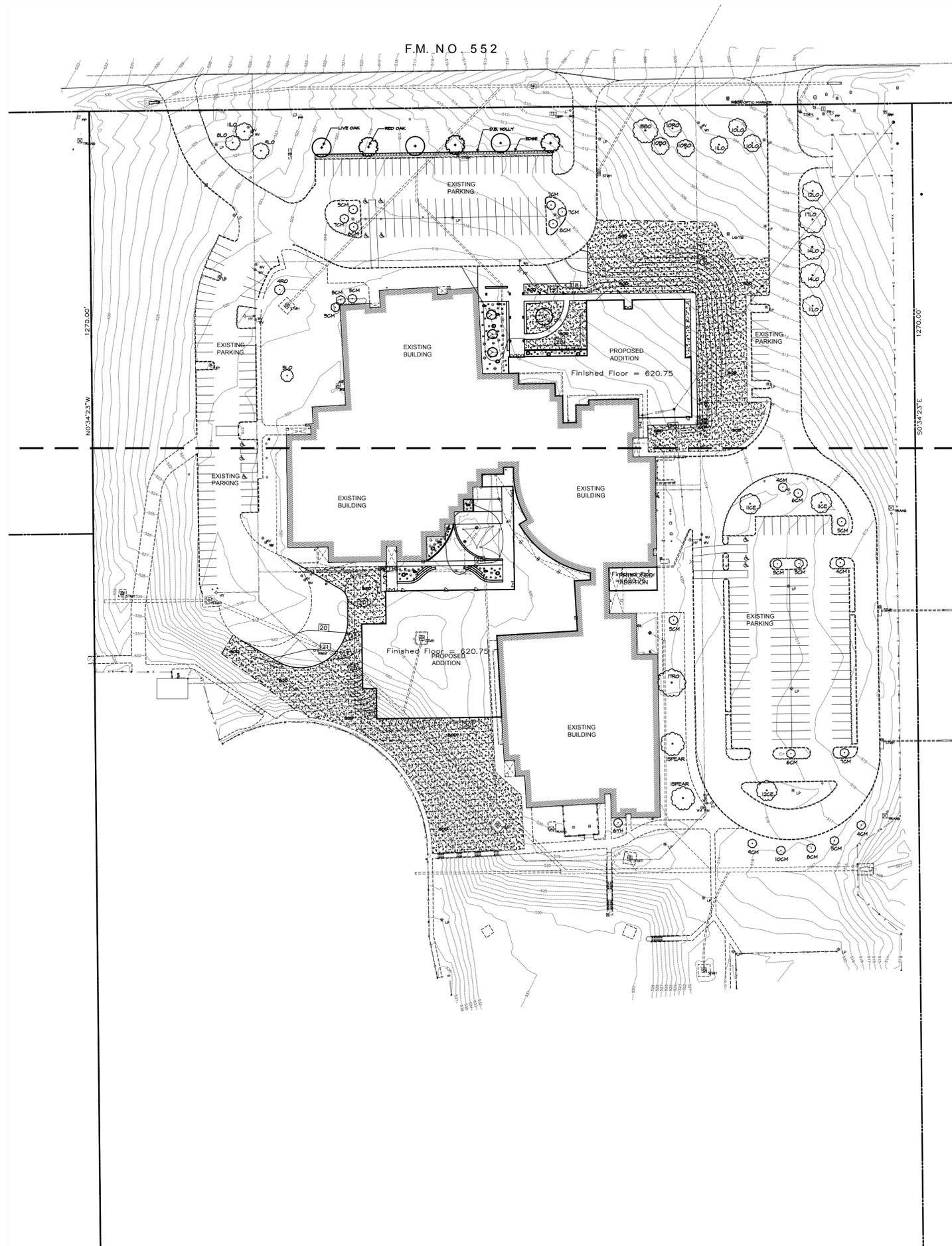
SOLARISE™ Glass - Glass Below if Insulating Glass Unit
 M-10 11/22
 Vitro (formerly PPG Glass)
 1-855-887-6457 (1-855-VITRO-GLS)

GL-1 INSULATED EXTERIOR GLAZING UNIT, GRAY TINT + CLEAR



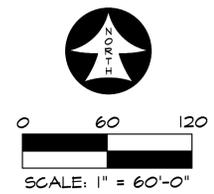
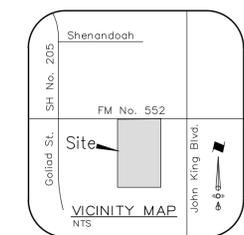
MP-1 METAL PANEL

L 2
L 3



Zoning: SITE SUMMARY SF-16	
Use:	Educational - Middle School
Lot Area:	(1,143,450sf) 26.25 Ac
Prop. Dev. Area:	(111,398sf) 2.558 Ac
Prop. Impervious Area:	(86,085sf) 1.976 Ac
Prop. Pervious Area:	(25,313sf) 0.581 Ac
Building Floor Area:	10,835 sf
Building Max. Height:	25'-0"
Lot Coverage:	9.7%
Parking:	
Required:	234 Spaces
Total Provided:	234 Spaces
ADA Spaces Required:	7 Spaces
Total Provided:	11 Spaces
Bicycle Parking:	
Required (1/25)	6 Spaces
Total Provided:	6 Spaces

LANDSCAPE TABULATIONS	
LANDSCAPE REQUIRED PER PRE-DEVELOPMENT MEETING	1 ROW OF SHADE TREES 50' O.C. AND SCREENING SHRUBS AT HEAD IN PARKING TREES AND PARKING SCREENING PROVIDED
STREET BUFFER	10' BUFFER, 1 SHADE AND 1 ORN. TREE PER 50 LF NOT APPLICABLE
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. NOT APPLICABLE
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	PER PRE-DEVELOPMENT MEETING A TREESCAPE PLAN IS NOT REQUIRED
ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.	



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

Planning & Zoning Commission, Chairman Director of Planning and Zoning

Owner
Rockwall Independent School District
1050 Williams Street
Rockwall, Texas 75087
Telephone 972 771-0605

Engineer/Applicant
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

ROCKWALL MIDDLE SCHOOL No. 4 ADDITION LOT 1

Rockwall Middle School No. 4 Addition
Recorded In Cabinet F, Page 67 P.R.R.C.T.
25.569 Acres Situated In The
W.T. DeWEESE SURVEY ~ ABST. 71
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP202-xxx
DATE 10/20/2023

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (972) 362-5433
EMAIL: MIKE.RL@ATT.NET

WILLIAMS ADDITIONS AND RENOVATIONS
625 E Fm 552, Rockwall, TX 75087
OVERALL LANDSCAPE PLAN

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.

ISSUES/ REVISIONS

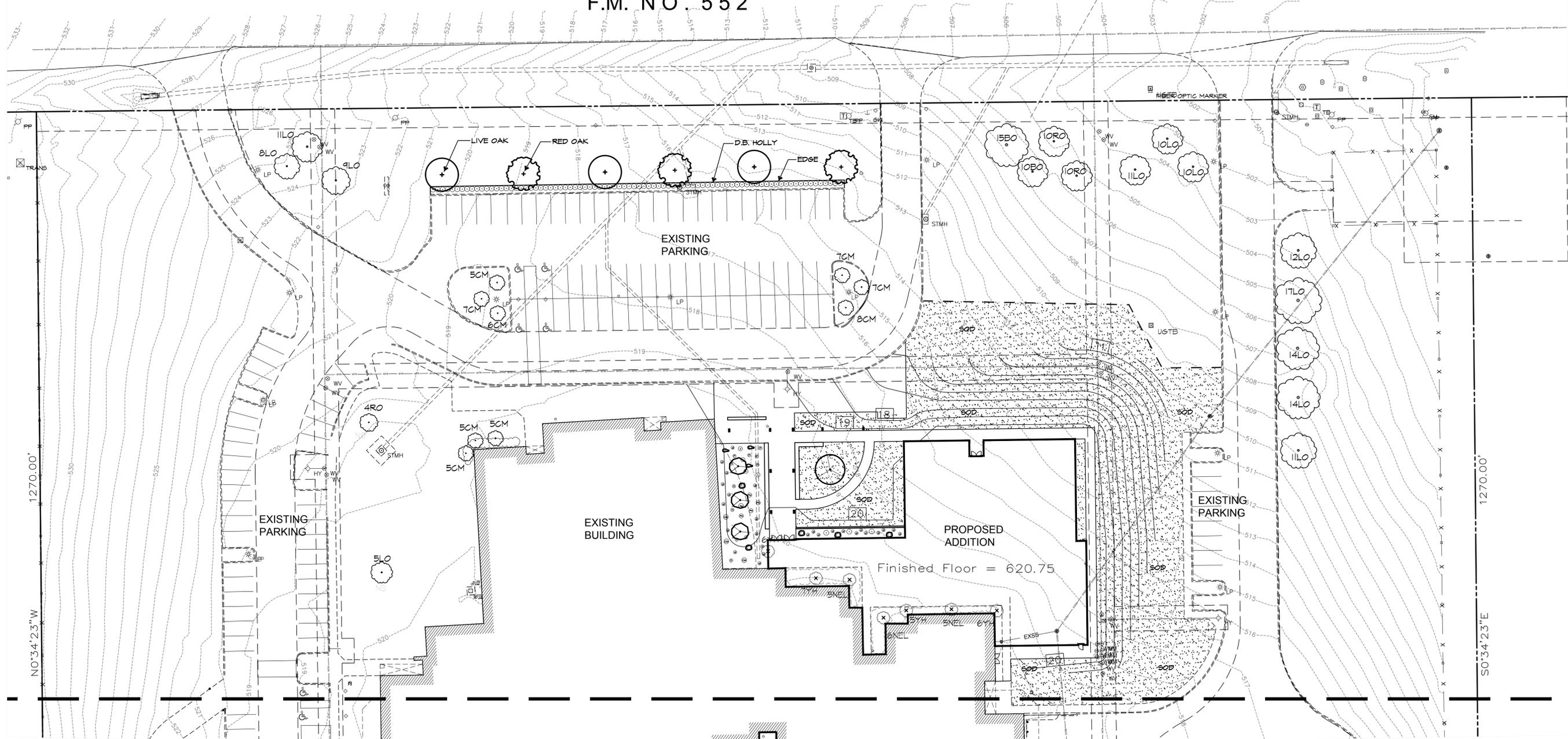
PERMIT - 10/20/2023

DATE: 10/20/2023
SCALE: 1" = 60'-0"

SHEET No.

L 1

F.M. NO. 552



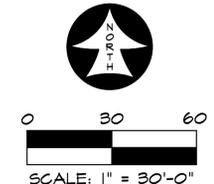
MATCHLINE SEE SHEET L3

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

Owner
Rockwall Independent School District
1050 Williams Street
Rockwall, Texas 75087
Telephone 972 771-0605

Engineer/Applicant
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733



ROCKWALL MIDDLE SCHOOL No. 4 ADDITION
LOT 1
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP202-xxx
DATE 10/20/2023

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WASHINGTON, CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RL@ATT.NET

WILLIAMS ADDITIONS AND RENOVATIONS
625 E Fm 552, Rockwall, TX 75087
LANDSCAPE PLAN AREA A

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ISSUES/
REVISIONS

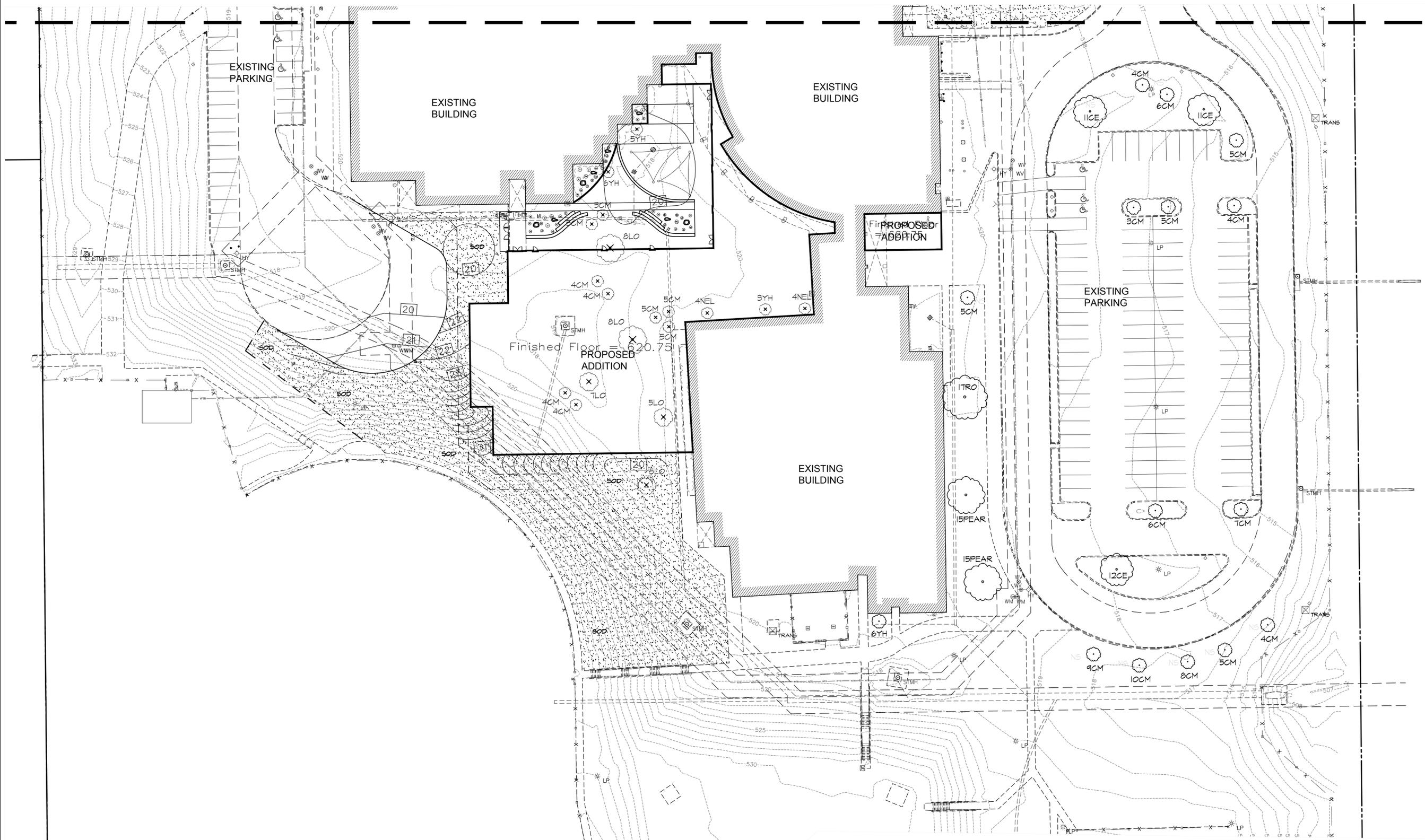
PERMIT - 10/20/2023

DATE: 10/20/2023
SCALE: 1" = 30'-0"

SHEET No.

L 2

MATCHLINE SEE SHEET L2



RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WASHINGTON WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889
 FAX (469) 362-5433
 EMAIL: MIKE.RL@ATT.NET

**WILLIAMS ADDITIONS
 AND RENOVATIONS**
 625 E Fm 552, Rockwall, TX 75087
LANDSCAPE PLAN AREA B

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 REGISTERED LANDSCAPE
 ARCHITECT #1901.
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ISSUES/
 REVISIONS

PERMIT - 10/20/2023

DATE: 10/20/2023
 SCALE: 1" = 30'-0"

SHEET No.
L 3

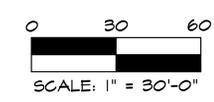
Owner
 Rockwall Independent School District
 1050 Williams Street
 Rockwall, Texas 75087
 Telephone 972 771-0605

Engineer/Applicant
 RLK Engineering, Inc.
 Texas Registration No. 579
 Attn: Seth Kelly
 111 West Main Street
 Allen, Texas 75013
 Telephone 972 359-1733

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.

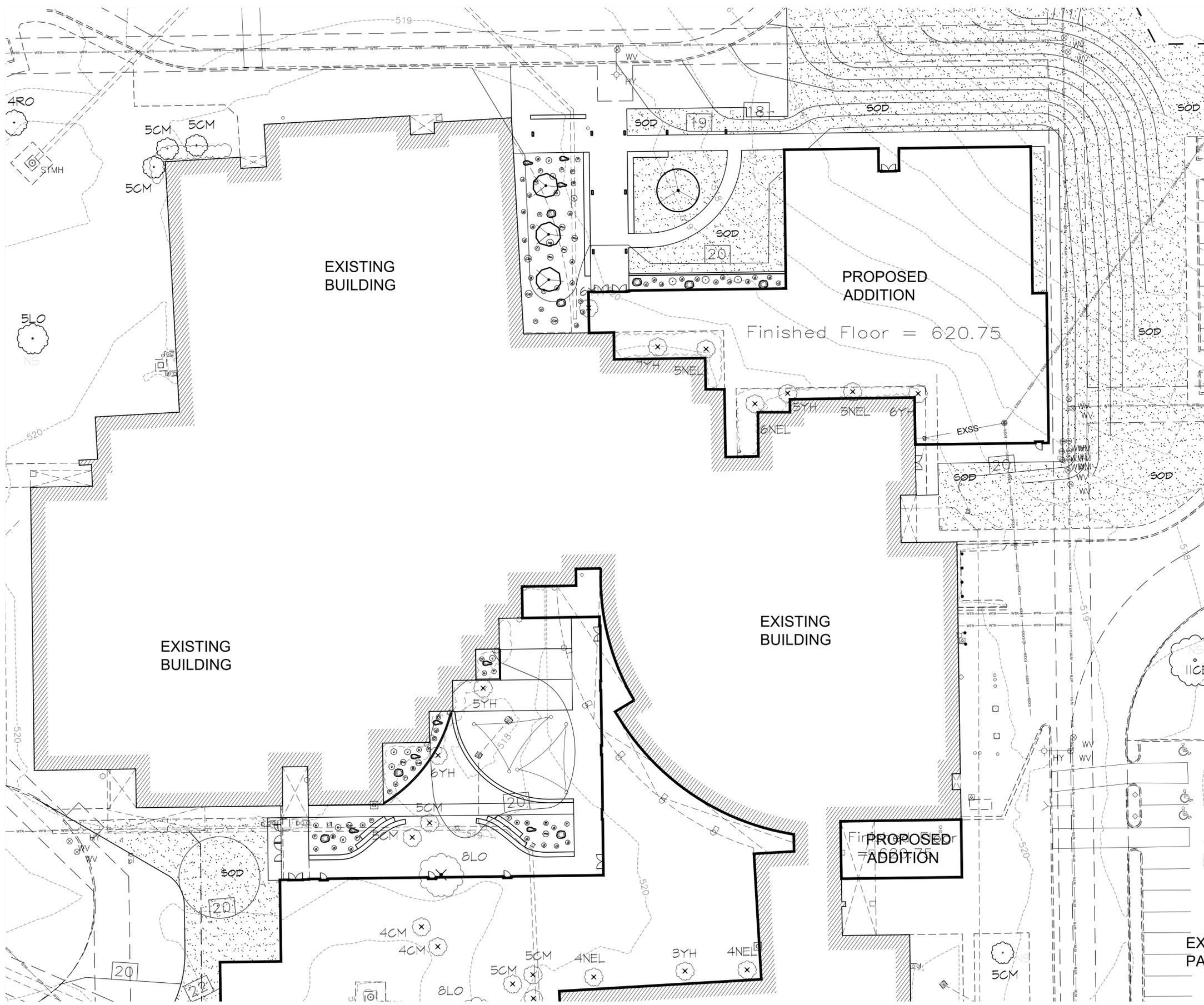
 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning



**ROCKWALL
 MIDDLE SCHOOL
 No. 4 ADDITION**

LOT 1
 Rockwall Middle School No. 4 Addition
 Recorded In Cabinet F, Page 67 P.R.R.C.T.
 25.569 Acres Situated In The
 W.T. DeWEESE SURVEY ~ ABST. 71
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 CITY OF ROCKWALL CASE NO. SP202-xxx
 DATE 10/20/2023



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RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WASHINGTON WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889
 FAX (469) 362-5433
 EMAIL: MIKE.RL@ATTNET

WILLIAMS ADDITIONS AND RENOVATIONS
 625 E Fm 552, Rockwall, TX 75087
LANDSCAPE ENLARGEMENT

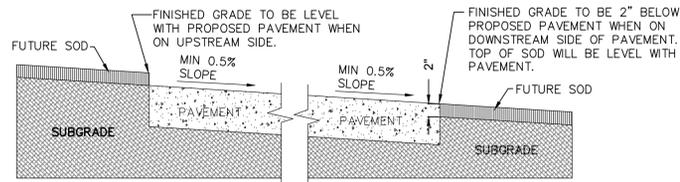
THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

ISSUES/ REVISIONS

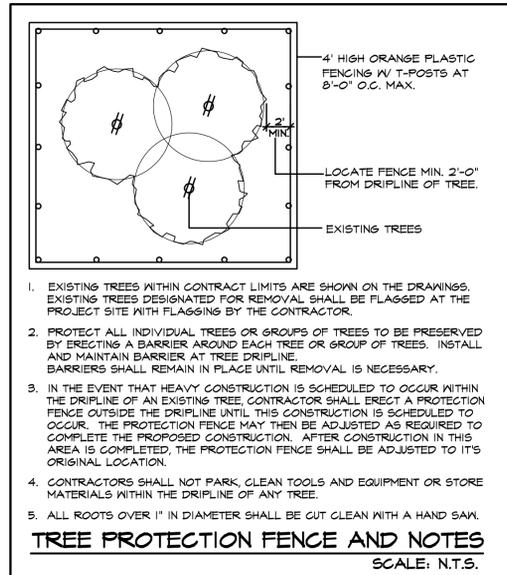
PERMIT - 10/20/2023

DATE: 10/20/2023
 SCALE: 1" = 20'-0"

SHEET No.
L 4



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

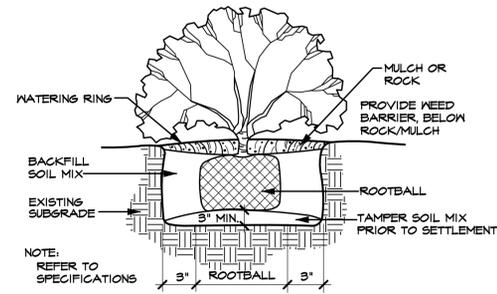


LANDSCAPE NOTES

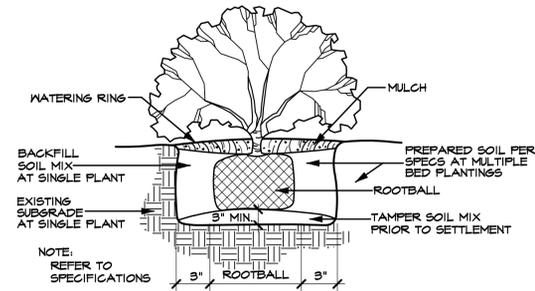
LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

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.

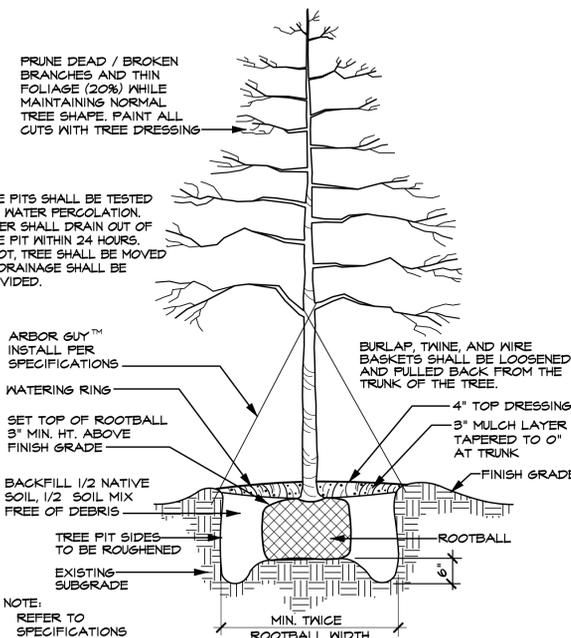
REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



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



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



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

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
3	+	LIVE OAK	Live Oak	<i>Quercus virginiana</i>	4" caliper, 12'-14' Ht./ 6'-7" spread, B&B straight trunk full rounded canopy
3	+	RED OAK	Shumard Red Oak	<i>Quercus shumardii</i>	4" caliper, 12'-14' Ht./ 6'-7" spread, B&B straight trunk full rounded canopy
1	+	PISTACHE	Chinese Pistache	<i>Pistacia chinensis</i>	4" caliper, 12'-14' Ht./ 6'-7" spread, B&B straight trunk full rounded canopy
0	+	C. MYRTLE	Red Flowering Grape Myrtle	<i>Lagerstroemia indica 'Carolina Beauty'</i>	1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B
3	+	T. YAUPON	Yaupon Holly	<i>Ilex vomitoria</i>	3/4" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B or container, female - heavy berried

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
35	⊙	D.Y. HOLLY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gallon, 16" Ht./14" spread, bushy, full to ground
37	⊙	D.B. HOLLY	Dwarf Burford Holly	<i>Ilex cornuta 'Nana'</i>	36" Ht./24" spread, bushy, full to ground
10	⊙	RED YUCCA	Brakelights Red Yucca	<i>Hesperaloe parviflora 'Perla' PP #21,124</i>	5 gallon
3	⊙	D. FOUNTAIN	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'hamlin'</i>	5 gallon
6	⊙	P. MUHLY	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	5 gallon
14	⊙	STIPA	Mexican Feathergrass	<i>Stipa tenuissima</i>	5 gallon
6	⊙	BLUE SAGE	Mealy Blue Sage	<i>Salvia Farinacea</i>	5 gallon
4	⊙	B. DAISY	Blackfoot Daisy	<i>Melampodium leucantum</i>	5 gallon
2	⊙	COREOPSIS	Plains Coreopsis	<i>Coreopsis tinctoria</i>	5 gallon

GROUNDCOVER / VINES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	+	SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Solid Rolled Sod refer to specifications
AS SHOWN	+	HYDRO	Common Bermuda Grass	<i>Cynodon dactylon</i>	Hydromulch refer to specifications

MISCELLANEOUS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
16	⊙	BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS		
AS SHOWN	—	EDGE	Ryerson steel edge 1/8" x 4" with 12" stakes, green in color		Install to separate shrubs from grass or as called out.
AS SHOWN	+	R. ROCK	3'-4" size colorado river rock, 6"-7" deep. Provide weed barrier mat below rock. Separate at grass/bed areas with edging.		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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Planning & Zoning Commission, Chairman Director of Planning and Zoning

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LANDSCAPE DETAILS

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PERMIT - 10/20/2023

DATE: 10/20/2023

SCALE: AS SHOWN

SHEET No.

L5