

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
APRIL 29, 2025 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) ACTION AGENDA

(1) **SP2025-014 (BETHANY ROSS)**

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf Dan Bobst of HH Retail Center, LP for the approval of a Site Plan for a *Retail/Office Building* on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2351 Harbor Heights Drive, and take any action necessary.

(2) **SP2025-011 (HENRY LEE)**

Discuss and consider a request by Drew Donosky of Claymoore Engineering for the approval of a Site Plan for the expansion of an existing *Mini-Warehouse Facility* on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2301 SH-276, and take any action necessary.

(IV) ADJOURNMENT

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

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on April 25, 2025 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

PROJECT COMMENTS



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

DATE: 4/24/2025

PROJECT NUMBER: SP2025-014
PROJECT NAME: Site Plan for a Retail/Office Building
SITE ADDRESS/LOCATIONS: 2351 HARBOR HEIGHTS DR

CASE CAPTION: Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf Dan Bobst of HH Retail Center, LP for the approval of a Site Plan for a Retail/Office Building on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2351 Harbor Heights Drive, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| PLANNING | Bethany Ross | 04/24/2025 | Needs Review |

04/24/2025: SP2025-014 Site Plan for 2351 Harbor Heights Drive

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

I.1 This is a request for the approval of a Site Plan for a Retail/Office Building on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, and addressed as 2351 Harbor Heights 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.

I.3 The subject property will be required to be replatted after the engineering process to establish the new easements. All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted.

M.4 For reference, include the case number (SP2025-014) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, of the UDC)

M.5 Site Plan

(1) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings berms, or walls matching the main structure. (Subsection 01.05.C, Article 05, of the UDC) Please indicate on your site plan if there are any pad mounted utility equipment. Utility equipment will be subject to screening if found later at engineering or building permit.

(2) The maximum parking required for this lot is 186 parking spaces according to the updated shared parking calculation attached. This lot is short 25 parking spaces.

(3) The maximum square footage for this building is 4,000 SF according to the PD Development Plan [Ordinance No. 19-25]. This will be a variance to the PD Development Plan.

M.6 Photometric Plan

(1) The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one-foot candle. (Subsection 3.03.C, of Article 07, of the UDC)

(2) Please provide lighting cut sheets that indicate the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. (Subsection 03.03.A, of Article 07, of the UDC)

M.7 Building Elevations

- (1) Indicate exterior elevations adjacent to public right-of-way.
- (2) All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. (Subsection 01.05.C, of Article 05, of the UDC)
- (3) All parapets shall be extended back and finished on the interior side using the same materials as the exterior facing walls. (Subsection 04.01, of Article 05, of the UDC)
- (4) The proposed buildings' facades do not meet the Commercial Building Articulation Standards for wall projections. (Subsection 04.01.C, of Article 05, of the UDC) This will require a variance from the Planning and Zoning Commission.
- (5) All structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. (Subsection 06.02.C.2, of Article 05, of the UDC) This will require a variance from the Planning and Zoning Commission.
- (6) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. (Subsection 06.02.5, of Article 05, of the UDC and Planned Development District 32 [Ordinance 19-25]). This will require a variance from the Planning and Zoning Commission.

M.8 Landscape Plan

- 1) Provide evergreen shrubs screening the existing transformer. (Subsection 01.05.C, Article 05, of the UDC)

M.9 Based on the materials submitted staff has identified the following exceptions and variances for this project:

- (1) Four-sided Architecture. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building." In this case, the proposed building does not meet the articulation standards for all four (4) facades.
- (2) Roof Design Standards. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent public right-of-way shall be prohibited." In this case, the proposed building has a flat roof and therefore does not meet this standard.

M. 10 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC). Compensatory measures to consider:

- (1) Additional landscaping.
- (2) Increased building articulation.
- (3) Increased architectural elements.

M.11 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 May 2, 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 May 9, 2023 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on April 29, 2025
- (2) Planning & Zoning meeting/public hearing meeting will be held on May 13, 2025

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. 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 |
|------------|----------|----------------|-------------------|
|------------|----------|----------------|-------------------|

04/22/2025: 1. New construction to meet the utility, drainage, and grading requirements as constructed with the Harbor Heights Restaurant and Retail as-built plans.
2. All drainage is required to drain to existing drop inlet. No drainage allowed to Harbor Heights.
3. Ex. 8' water will need to be relocated away from patio or any other structures including walls. Existing easement to be abandoned, and new easement dedicated. No structures, including stairs, within easement or over water main.

General 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' 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.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- All utilities must be underground.
- Additional comments may be provided at time of Engineering.
- Will be required to replat due to moving the water line

Drainage Items:

- Existing flow patterns must be maintained.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Grate inlets are not allowed.
- Dumpsters must drain to an oil/water separator and then into the storm drainage system.

Water and Wastewater Items:

- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Minimum private sewer service is 6".
- All commercial sewer connections must be made by a proposed or existing manhole.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Paving Items:

- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Drive isles to be minimum 24' wide.

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 | 04/23/2025 | Approved w/ Comments |

04/23/2025: * NEED TO SEE ADA PARKING AND ACCESS TO THE BUILDING

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|----------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|----------------------|
| FIRE | Ariana Kistner | 04/24/2025 | Approved w/ Comments |
| 04/24/2025: Fire department connection (FDC) will need to be coordinated with the fire department to ensure proper access. | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| GIS | Lance Singleton | 04/23/2025 | Approved w/ Comments |
| 04/23/2025: Assigned address is 2351 HARBOR HEIGHTS DR, ROCKWALL, TEXAS 75032 | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| POLICE | Chris Cleveland | 04/21/2025 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| PARKS | Travis Sales | 04/21/2025 | Approved |
| No Comments | | | |

Shared Parking Calculation

Case No. SP2025-014

| Land Use | SF | UDC SF Requirement | Parking Required |
|------------|--------|------------------------|------------------|
| Restaurant | 18,519 | 100 | 185 |
| Retail | 7,600 | 200 | 38 |
| Office | 12,600 | 300 | 42 |
| | | Required Parking | 265 |
| | | Parking Provided | 142 |
| | | Total Required | 123 |
| | | City Parking Available | 19 |
| | | Parking Deficiency | 104 |

| Time of Day | Office | Restaurant | Total Required | Provided | Deficiency | City Parking | Total Deficiency |
|------------------|--------|------------|----------------|----------|------------|--------------|------------------|
| 6:00 AM-12:00 PM | 42 | 92.6 | 135 | 142 | (7) | 19 | (26) |
| 12:00 PM-1:00 PM | 37.80 | 129.6 | 167 | 142 | 25 | 19 | 6 |
| 1:00 PM-4:00 PM | 40.74 | 111.1 | 152 | 142 | 10 | 19 | (9) |
| 4:00 PM-6:00 PM | 19.74 | 166.7 | 186 | 142 | 44 | 19 | 25 |
| 6:00 PM-8:00 PM | 2.94 | 167 | 170 | 142 | 28 | 19 | 9 |
| 8:00 PM-12:00 AM | 1.26 | 185 | 186 | 142 | 44 | 19 | 25 |

Square Footages

| | | |
|-----------------------------|--------|----|
| Finch | 5,604 | SF |
| Viddora (Includes Patio) | 7,315 | SF |
| Retail (1st Floor) | 7,600 | SF |
| Office (2nd Floor) | 10,100 | SF |
| Office (Bank - 1st Floor) | 2,500 | SF |
| Restaurant (Includes Patio) | 5,600 | SF |
| | 38,719 | SF |

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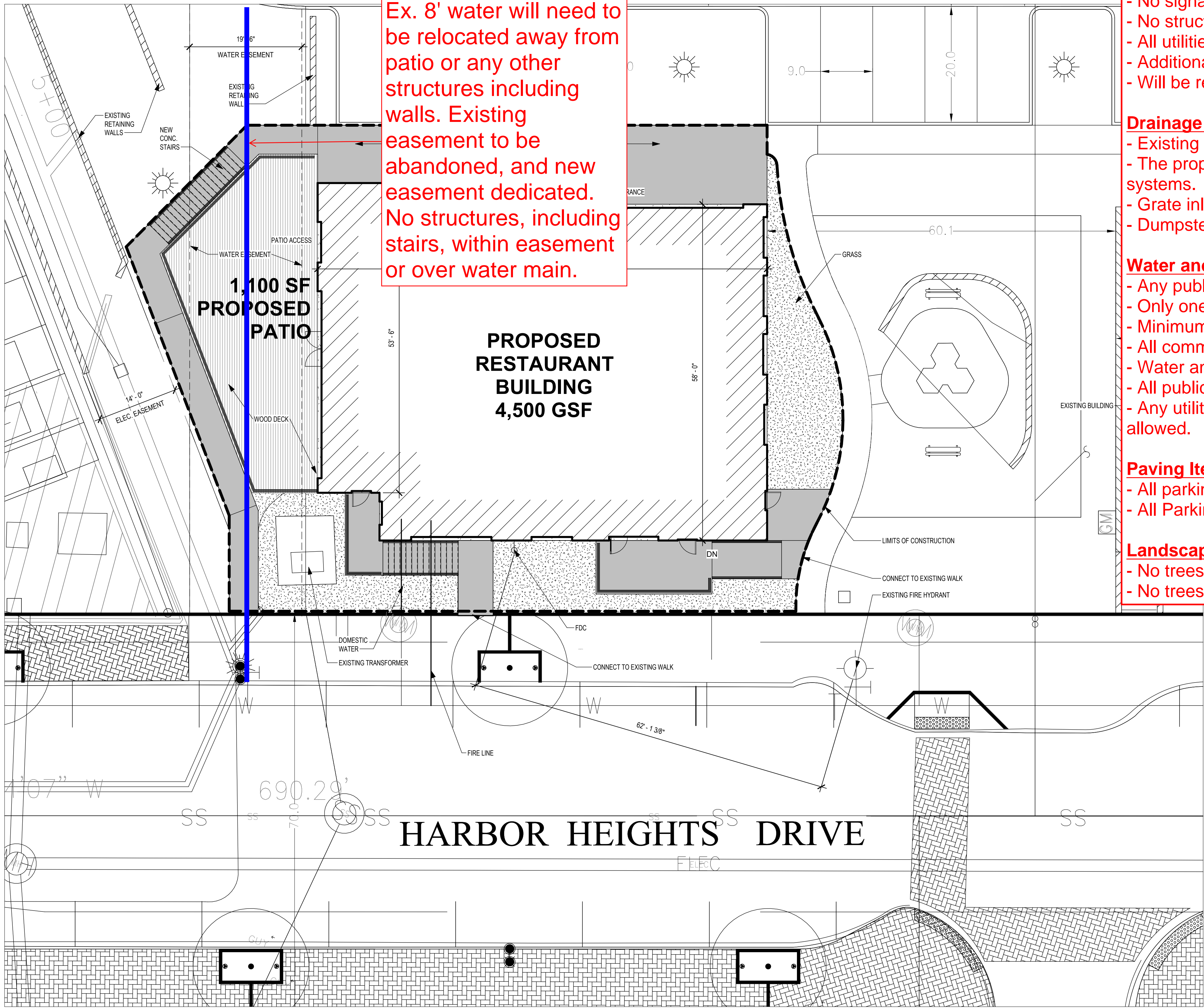
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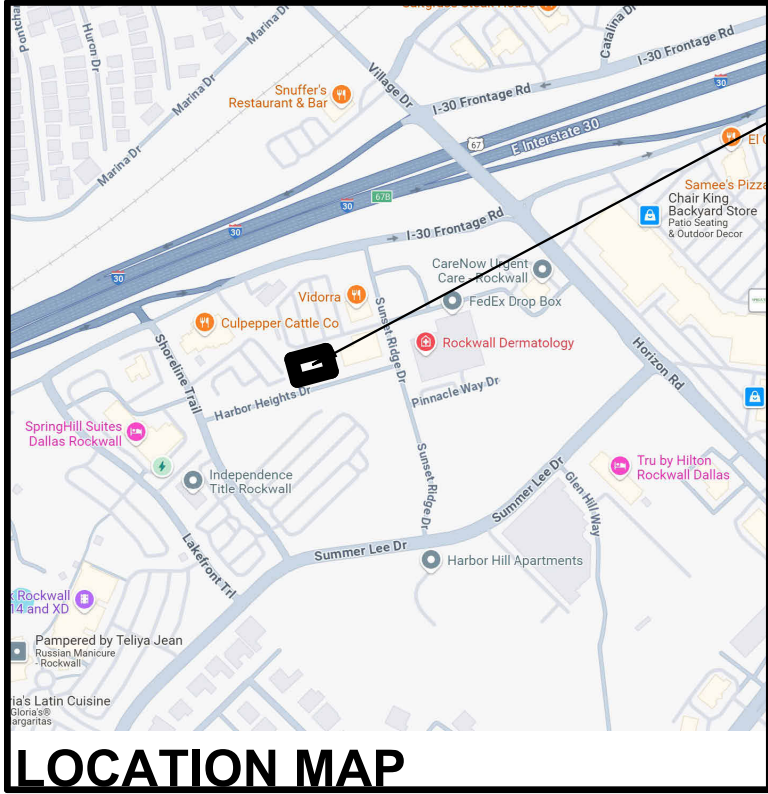
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| | | |
|------|-------------------------------|-----------------------|
| SS | EXISTING SEWER LINE | EXISTING FIRE HYDRANT |
| W | EXISTING WATER LINE | |
| GAS | EXISTING GAS LINE | |
| TELE | EXISTING TELEPHONE DUCT BANK | |
| ELEC | EXISTING ELECTRICAL DUCT BANK | |



OWNER INFORMATION:
HH RETAIL CENTER, LP.
2701 SUNSET RIDGE DRIVE
ROCKWALL, TX 75032

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 ____, 2025.
WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

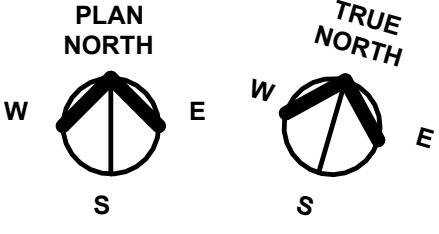
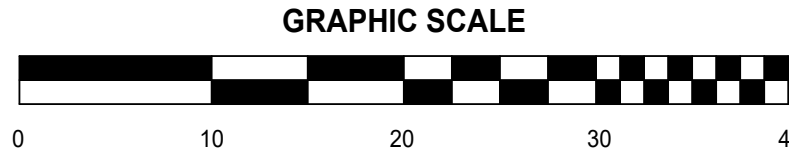
Director of Planning and Zoning

Project Number: 52411
Drawing Date: 4.15.2025
Drawn: PC
Checked: JS
Scale: As indicated
© 2025 Strohmeier Architects, Inc.

| # | Revision Date | Revision Description |
|---|---------------|----------------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Sheet Title:
SITE PLAN

1 SITE PLAN
1" = 10'-0"



LEGAL DESCRIPTION:
LOT 2, BLOCK B OF HARBOR DISTRICT ADDITION
RECORDED AS INSTRUMENT NO. 2020000019318
ROCKWALL COUNTY OFFICIAL PLAT RECORDS, BEING
2.893 ACRES SITUATED IN THE M.M. BARKSDALE



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 2600 SUNSET RIDGE

SUBDIVISION HARBOR DISTRICT ADDITION

LOT 2 BLOCK B

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32

CURRENT USE RESTAURANT/RETAIL/OFFICE

PROPOSED ZONING PD-32

PROPOSED USE RESTAURANT/RETAIL/OFFICE

ACREAGE 2.893 ACRES

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 HH RETAIL CENTER, LP

☒ APPLICANT STROHMEYER ARCHITECTS INC.

CONTACT PERSON DAN BOBST

CONTACT PERSON JIMMY STROHMEYER

ADDRESS 2701 SUNSET RIDGE., STE 610

ADDRESS 2701 SUNSET RIDGE., STE 601

CITY, STATE & ZIP ROCKWALL, TX, 75032

CITY, STATE & ZIP ROCKWALL, TX, 75032

PHONE 214-553-5505

PHONE 214-497-2057

E-MAIL DWBOBST@TRENDHR.COM

E-MAIL JIMMY@STROHMEYERARCHITECTS.COM

NOTARY VERIFICATION [REQUIRED]

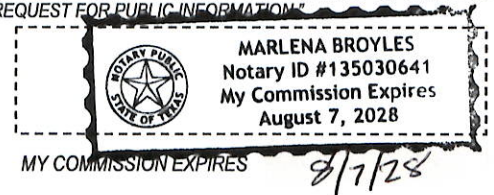
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daniel W Bobst [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

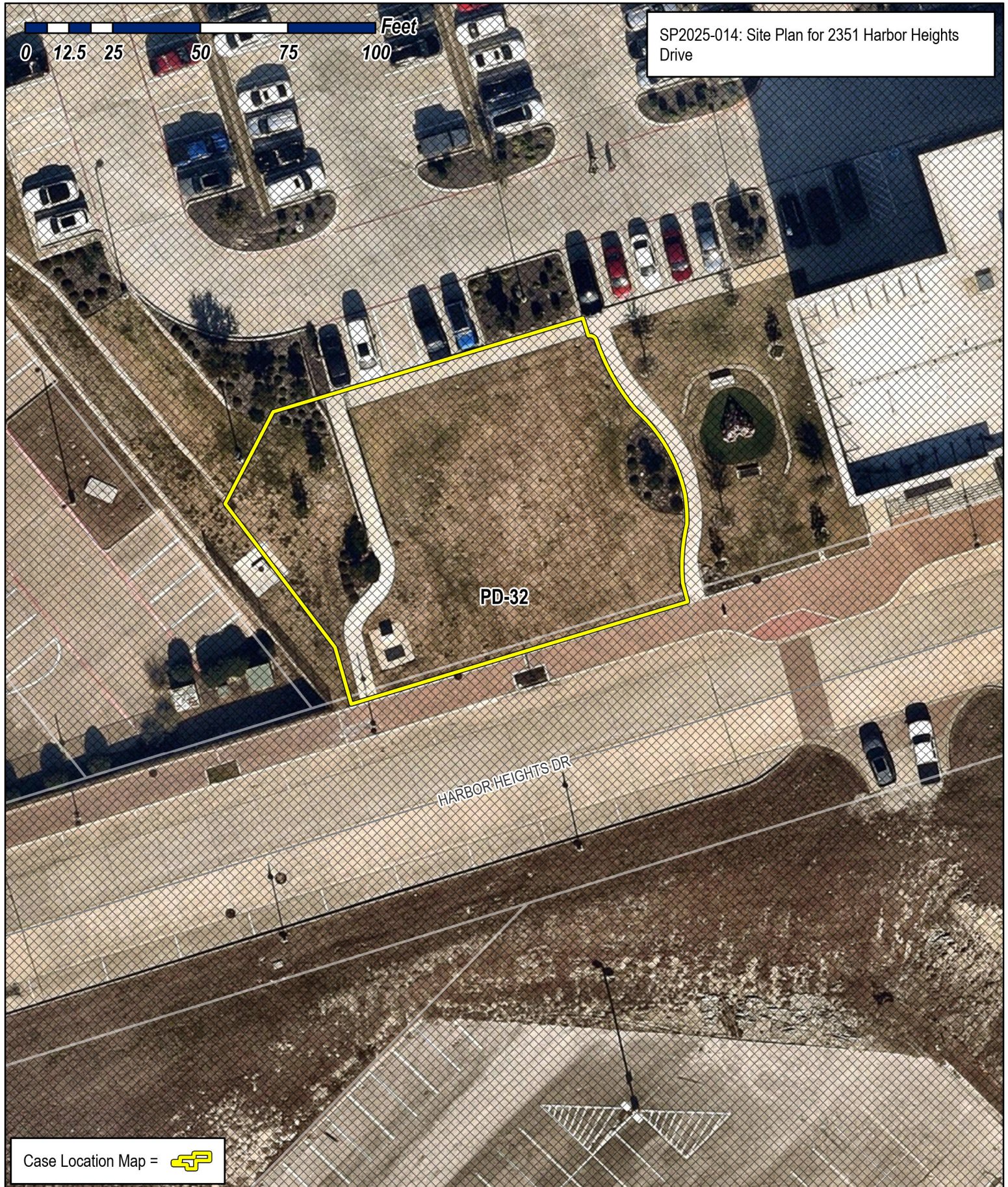
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 307.86 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF April, 2025 BY SIGNING THIS APPLICATION, 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 April, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2025-014: Site Plan for 2351 Harbor Heights Drive

PD-32

HARBOR HEIGHTS DR

Case Location Map = 

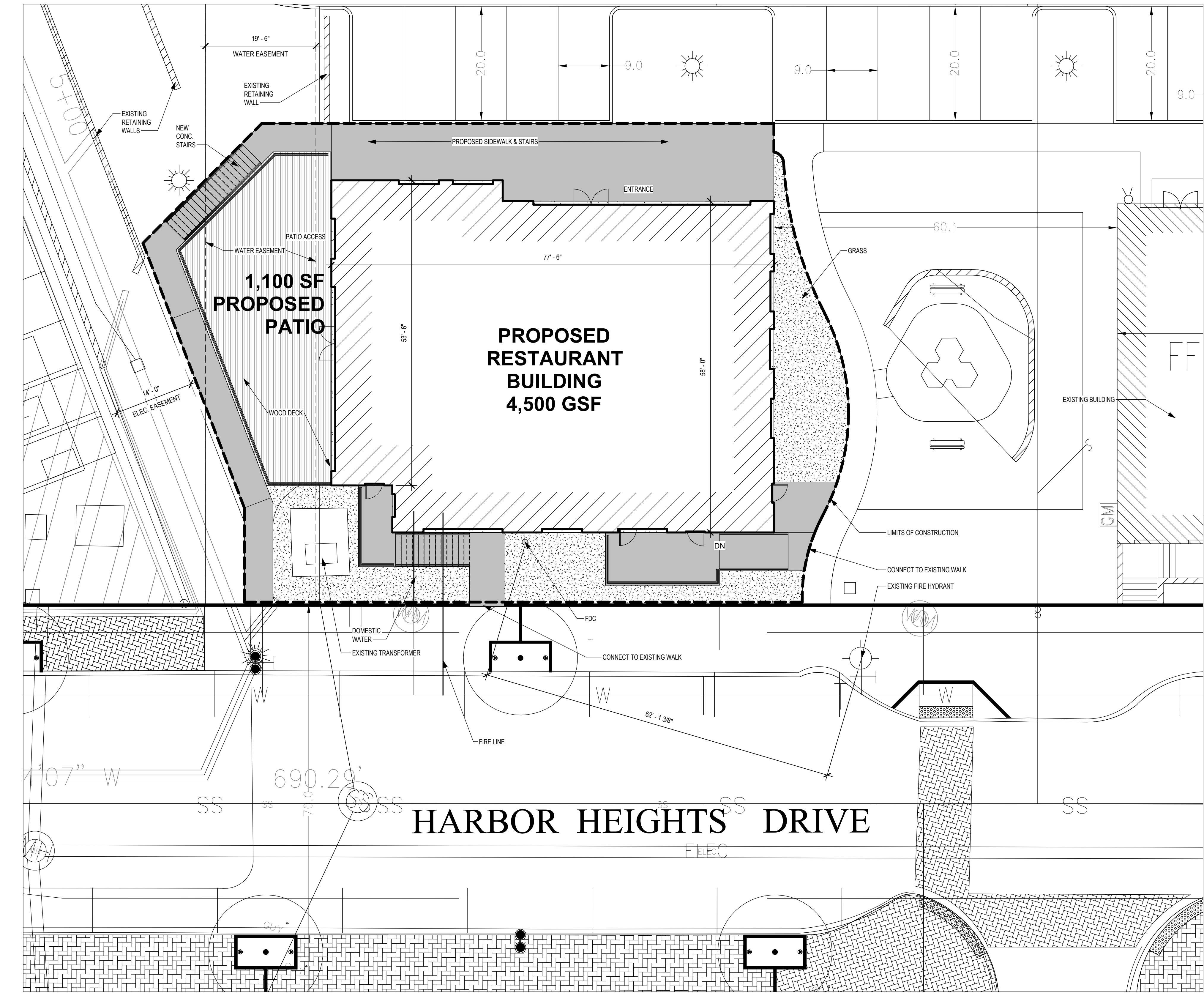


City of Rockwall

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

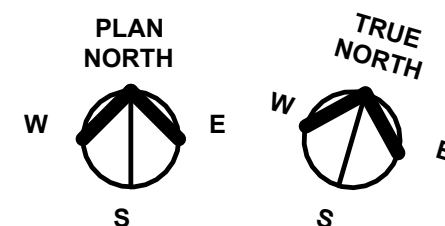
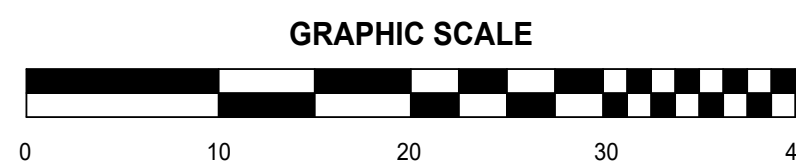
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





1 SITE PLAN

1" = 10'-0"



LEGAL DESCRIPTION:
LOT 2, BLOCK B OF HARBOR DISTRICT ADDITION
RECORDED AS INSTRUMENT NO. 2020000019318
ROCKWALL COUNTY OFFICIAL PLAT RECORDS, BEING
2.893 ACRES SITUATED IN THE M.M. BARKSDALE

SITE INFORMATION

LAND AREA: 2.893 ACRES (126,018.45 S.F.)
CURRENT ZONING: PD-32
EXISTING USE: RESTAURANT/RETAIL/OFFICE
PROPOSED USE: RESTAURANT/RETAIL/OFFICE
BUILDING AREA: 15,030 S.F. RESTAURANT
12,600 S.F. OFFICE
7,600 S.F. RETAIL
BUILDING TO LOT COVERAGE: 35,230 / 126,018 = .279 → 27.9%
BUILDING HEIGHT: VARIABLE (25-35 FEET)
*BUILDING REQUIRED PARKING: 192 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED: 161 TOTAL (19 CITY PROVIDED, 142 PARKING LOT) (INCLUDES 8 HANDICAP SPACES)
REQUESTING 31 CITY ADJACENT SPACES 31
TOTAL PROVIDED 192
IMPERVIOUS AREA: 80,954 S.F.
LANDSCAPE AREA REQUIRED: 0 S.F.
LANDSCAPE AREA PROVIDED: 45,064 S.F. (1.035 ACRES)

* PER SHARED PARKING CALCULATION ATTACHED TO CASE NO. Z2019-013 THE MAXIMUM PARKING DEMAND FOR THIS SITE IS FOUND TO BE BETWEEN THE TIMES OF 12PM-1PM AS WELL AS 4PM-6PM. THE DEMAND FOR EACH TIME PERIOD IS AS FOLLOWS:

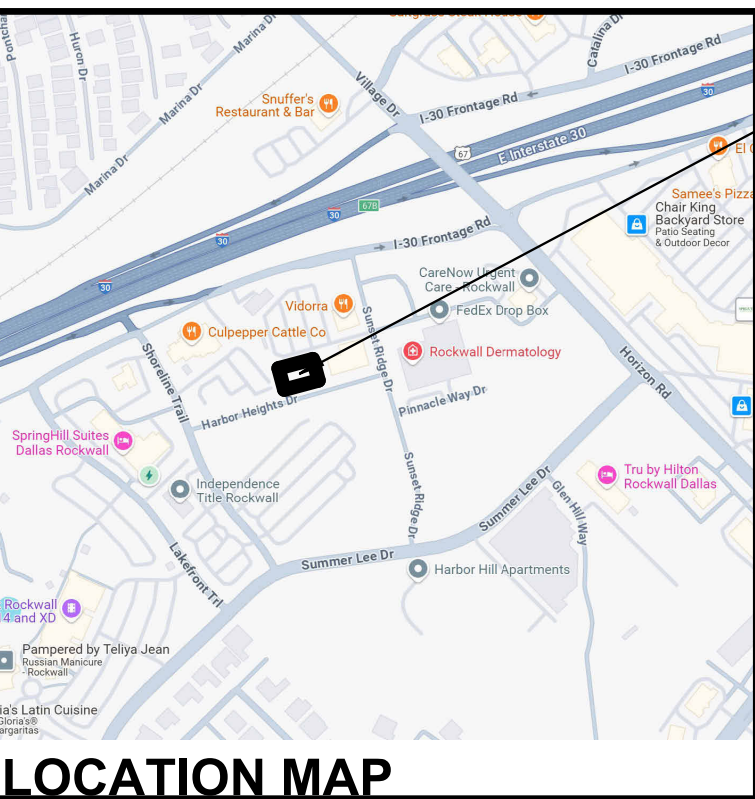
| TIME OF DAY | OFFICE PARKING | RETAIL PARKING | RESTAURANT PARKING | TOTAL REQ'D |
|-------------|----------------|----------------|--------------------|-------------|
| 12PM-1PM | 37.80 | 46.40 | 108 | 192 |
| 4PM-6PM | 19.74 | 41.76 | 130 | 192 |

SITE NOTES:

- PRIOR TO BEGINNING STAKING OF BUILDING LOCATION, CONTRACTOR SHALL CONFIRM THE ARCHITECTURAL, STRUCTURAL, AND CIVIL DESIGN PLANS MATCH; NOTIFY DESIGNERS OF ANY DISCREPANCY
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS
- DIMENSIONS ARE TO FACE OF CURB AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED

LEGEND:

| | | | |
|--|--------------------------------|--|-----------------------------|
| | PROPOSED CONCRETE SIDEWALK | | EXISTING AT&T MANHOLE |
| | GRASS | | EXISTING WATER METER |
| | WOOD DECK | | EXISTING ELECTRICAL MANHOLE |
| | EXISTING TREE WELL W/ UPLIGHTS | | EXISTING SEWER MANHOLE |
| | EXISTING SEWER LINE | | EXISTING POWER POLE |
| | EXISTING WATER LINE | | EXISTING LIGHT POLE |
| | EXISTING GAS LINE | | EXISTING FIRE HYDRANT |
| | EXISTING TELEPHONE DUCT BANK | | |
| | EXISTING ELECTRICAL DUCT BANK | | |



PROJECT LOCATION

OWNER INFORMATION:

HH RETAIL CENTER, LP,
2701 SUNSET RIDGE DRIVE
ROCKWALL, TX 75032

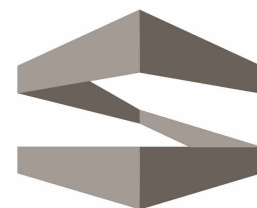
APPROVED:

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 ____, 2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



STROHMEYER
ARCHITECTS INC.

ARCHITECT
STROHMEYER ARCHITECTS, INC.
2701 SUNSET RIDGE DR.
SUITE 601
ROCKWALL, TEXAS 75032

JIMMY STROHMEYER, AIA

**NOT FOR
CONSTRUCTION
PERMITTING OR
REGULATORY
APPROVAL**

**HARBOR
HEIGHTS
BLDG. #4**

2600 SUNSET RIDGE
DR.
ROCKWALL, TX 75032
LOT 2, BLOCK B

Project Number: 52411
Drawing Date: 4.15.2025
Drawn: PC
Checked: JS
Scale: As indicated

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Revisions:

| # | Revision Date | Revision Description |
|---|---------------|----------------------|
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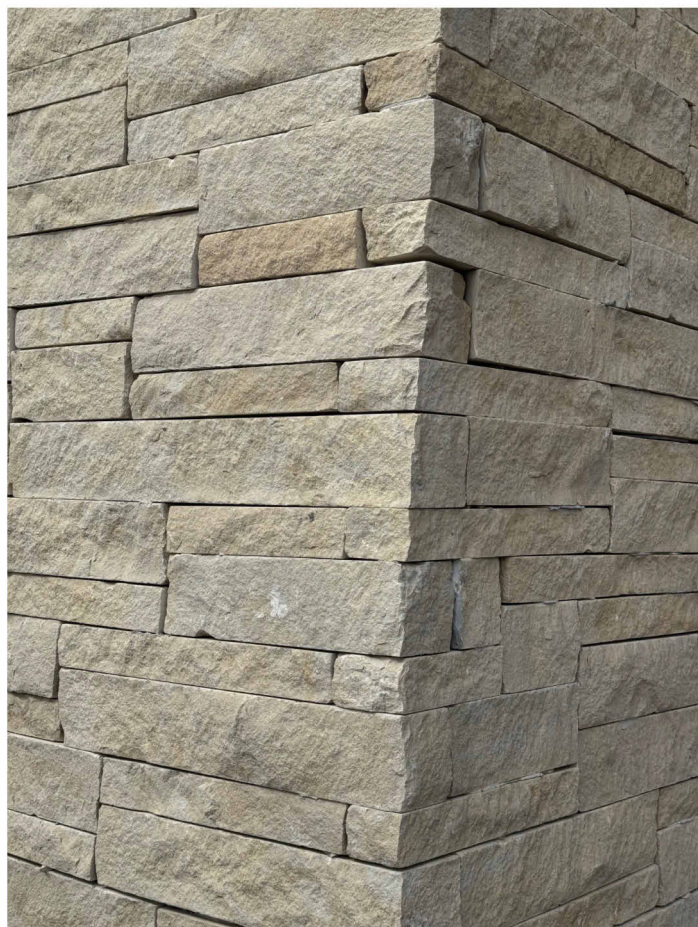
SITE PLAN

MATERIAL CALCULATIONS

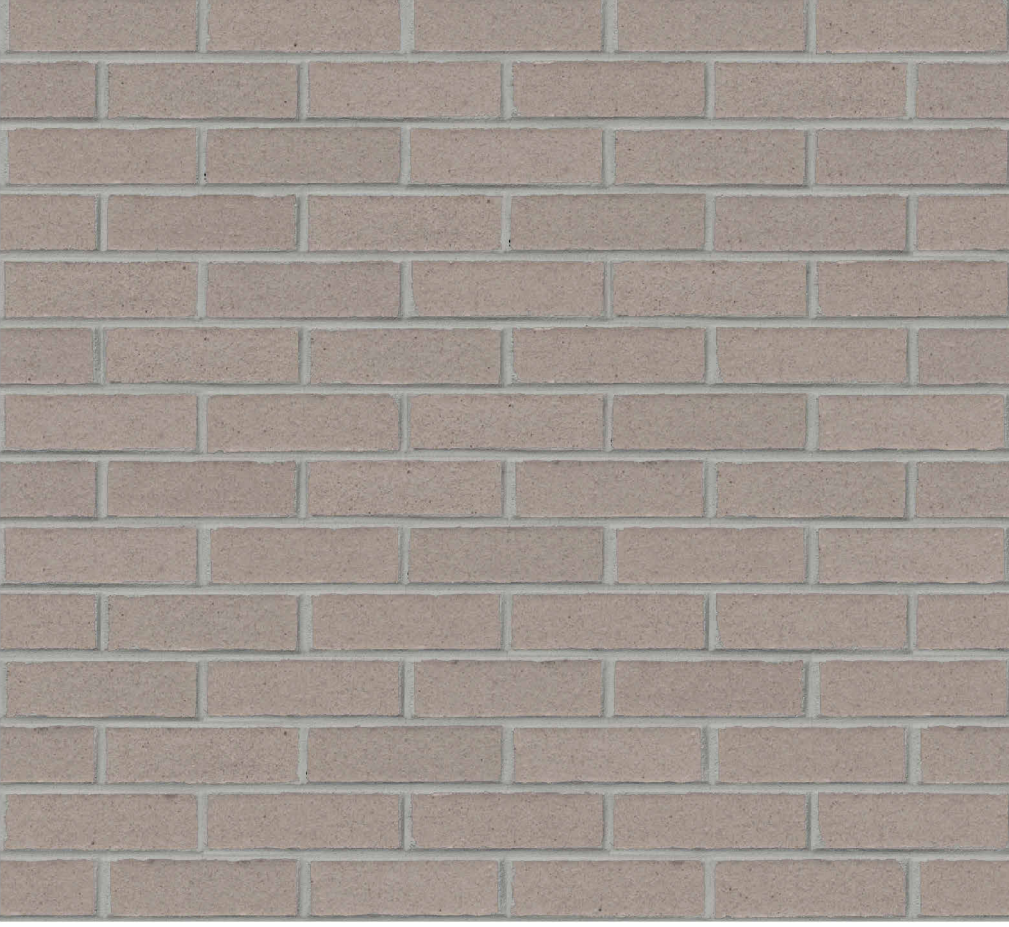
| NORTH ELEVATION | | % | |
|-----------------|------|-----|--|
| TOTAL AREA | 1699 | | |
| STONE | 480 | 28% | |
| BRICK | 1014 | 60% | |
| STUCCO | 205 | 12% | |
| SOUTH ELEVATION | | | |
| TOTAL AREA | 1699 | | |
| STONE | 761 | 45% | |
| BRICK | 485 | 29% | |
| STUCCO | 453 | 27% | |
| EAST ELEVATION | | | |
| TOTAL AREA | 1351 | | |
| STONE | 433 | 32% | |
| BRICK | 740 | 55% | |
| STUCCO | 178 | 13% | |
| WEST ELEVATION | | | |
| TOTAL AREA | 1351 | | |
| STONE | 269 | 20% | |
| BRICK | 725 | 54% | |
| STUCCO | 357 | 26% | |

MATERIALS:

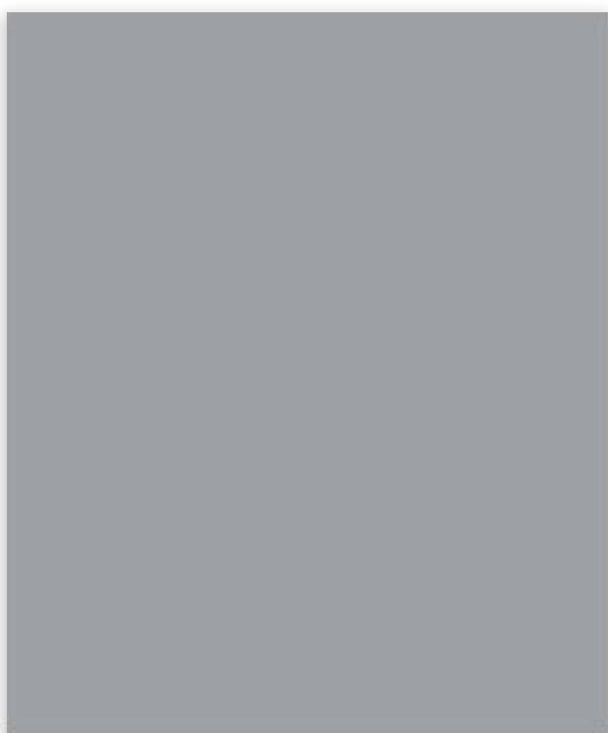
ROOFING: TPO WHITE
BRICK VENEER: ACME MARBLE GRAY - KING SIZE
NATURAL STONE VENEER: LEDGESTONE - MATCH EXIST.
STUCCO CAP: DRYVIT 3 PART - COLOR 133 DRIFTWOOD
STUCCO WALL: DRYVIT 3 PART - COLOR 152 ANTHRICITE COAL.
METAL AWNING: PAINT SW 6258 TRICORN BLACK



NATURAL STONE VENEER



BRICK VENEER



133 Driftwood
RGB 158 161 164



152 Anthracite Coal
RGB 85 85 86



TRICORN BLACK SW 6258

STUCCO CAP -
DRYVIT COLOR 133 DRIFTWOOD

BRICK VENEER

STUCCO - DRYVIT
COLOR 152 ANTHRICITE COAL

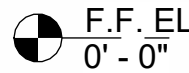
METAL CANOPY -
PAINT SW 6258
TRICORN BLACK

BRICK VENEER -
ACME MARBLE
GRAY - KING SIZE

NATURAL STONE VENEER
LEDGESTONE - MATCH ADJACENT
BUILDINGS



T.O.P.
22' - 0"



F.F. ELEV. LEVEL 1
0' - 0"

2

WEST ELEVATION

3/16" = 1'-0"

STUCCO CAP -
DRYVIT COLOR 133 DRIFTWOOD

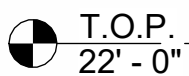
ROOF MOUNTED EQUIPMENT

METAL CANOPY -
PAINT SW 6258
TRICORN BLACK

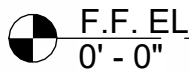
STUCCO - DRYVIT
COLOR 152 ANTHRICITE COAL

NATURAL STONE VENEER
LEDGESTONE - MATCH ADJACENT
BUILDINGS

BRICK VENEER -
ACME MARBLE
GRAY - KING SIZE



T.O.P.
22' - 0"



F.F. ELEV. LEVEL 1
0' - 0"

1

SOUTH ELEVATION

3/16" = 1'-0"

SIDEWALK CONN
-10' - 0"

OWNER INFORMATION:

HH RETAIL CENTER, LP.
2701 SUNSET RIDGE DRIVE
ROCKWALL, TX 75032

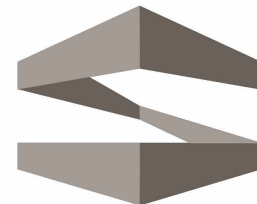
APPROVED:

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning



STROHMEYER
ARCHITECTS INC.

ARCHITECT
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HARBOR
HEIGHTS
BLDG. #4

2600 SUNSET RIDGE
DR.
ROCKWALL, TX 75032
LOT 2, BLOCK B

Project Number: 52411
Drawing Date: 4.15.2025
Drawn: PC
Checked: JS
Scale: As indicated

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Revisions:

| # | Revision Date | Revision Description |
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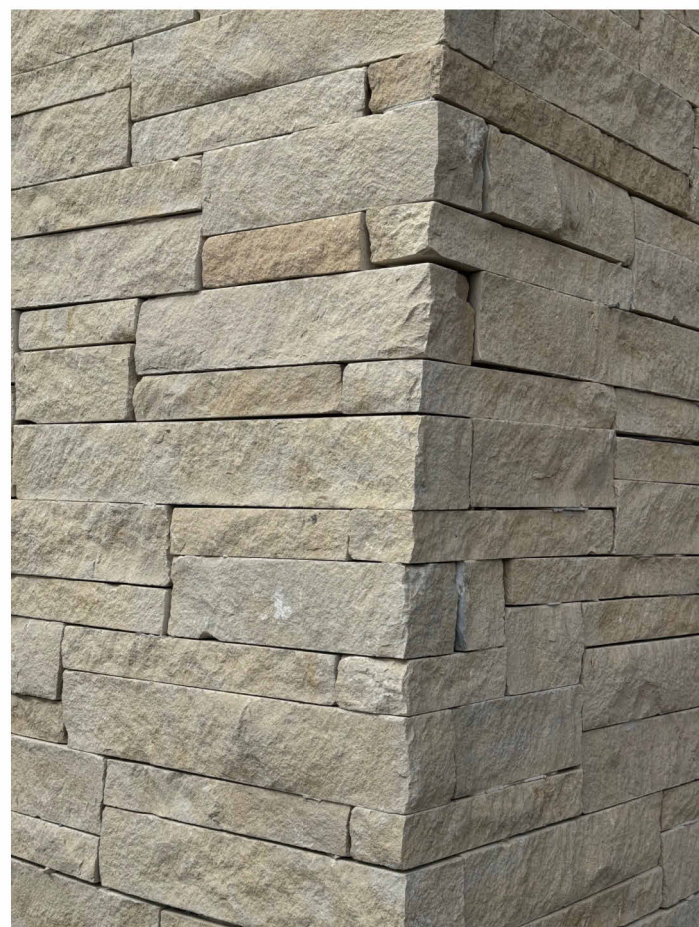
EXTERIOR
ELEVATIONS

A400

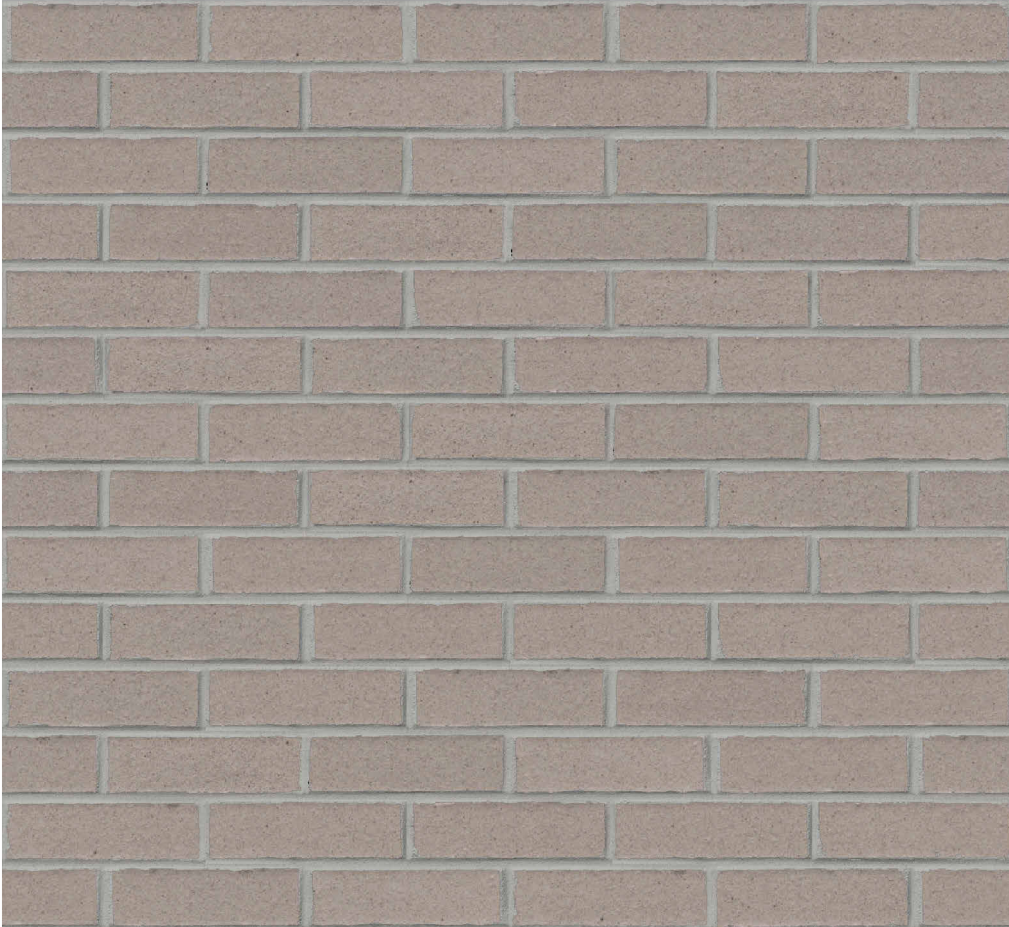
| MATERIAL CALCULATIONS | | | |
|-----------------------|------|-----|---|
| NORTH ELEVATION | | | % |
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MATERIALS:

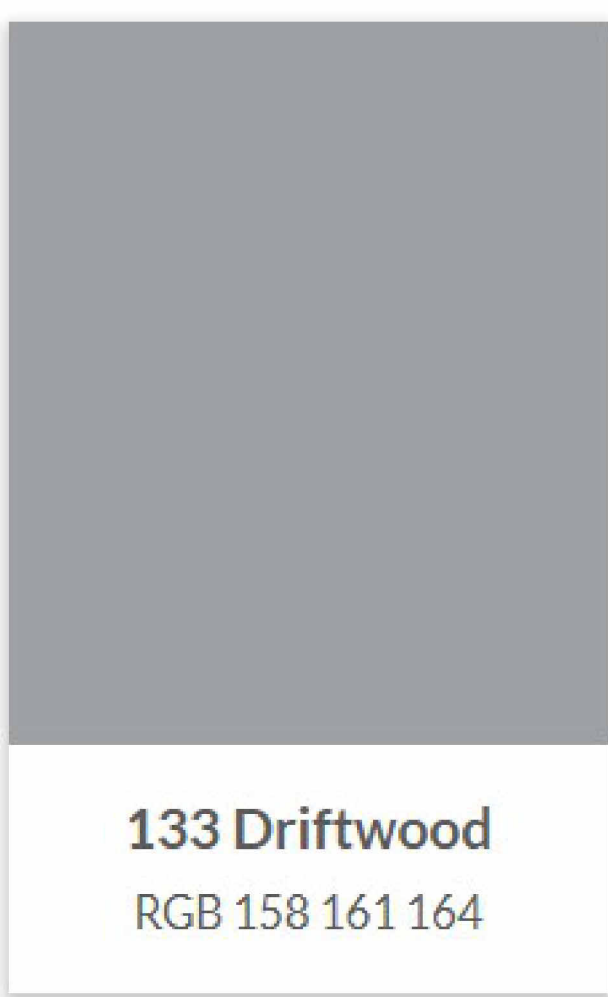
ROOFING: TPO WHITE
BRICK VENEER: ACME MARBLE GRAY - KING SIZE
NATURAL STONE VENEER: LEDGESTONE - MATCH EXIST.
STUCCO CAP: DRYVIT 3 PART - COLOR 133 DRIFTWOOD
STUCCO WALL: DRYVIT 3 PART - COLOR 152 ANTHRICITE COAL.
METAL AWNING: PAINT SW 6258 TRICORN BLACK



NATURAL STONE VENEER



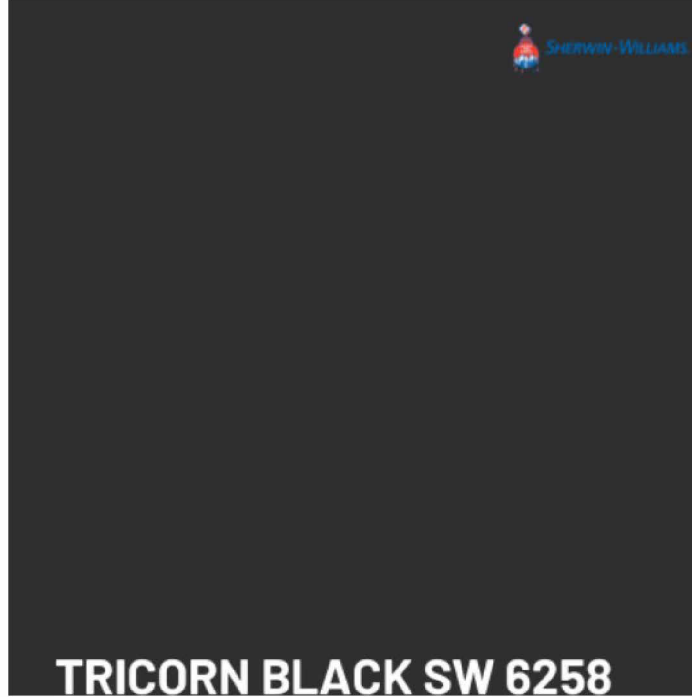
BRICK VENEER



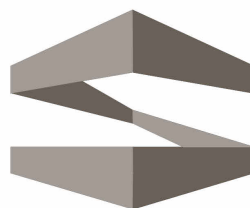
133 Driftwood
RGB 158 161 164



152 Anthracite Coal
RGB 85 85 86



TRICORN BLACK SW 6258



STROHMEYER
ARCHITECTS INC.

ARCHITECT
STROHMEYER ARCHITECTS, INC.
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SUITE 601
ROCKWALL, TEXAS 75032

JIMMY STROHMEYER, AIA

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APPROVAL

HARBOR HEIGHTS BLDG. #4

2600 SUNSET RIDGE
DR.
ROCKWALL, TX 75032
LOT 2, BLOCK B

Project Number: 52411
Drawing Date: 4.15.2025
Drawn: Author
Checked: Checker
Scale: As indicated

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Revisions:

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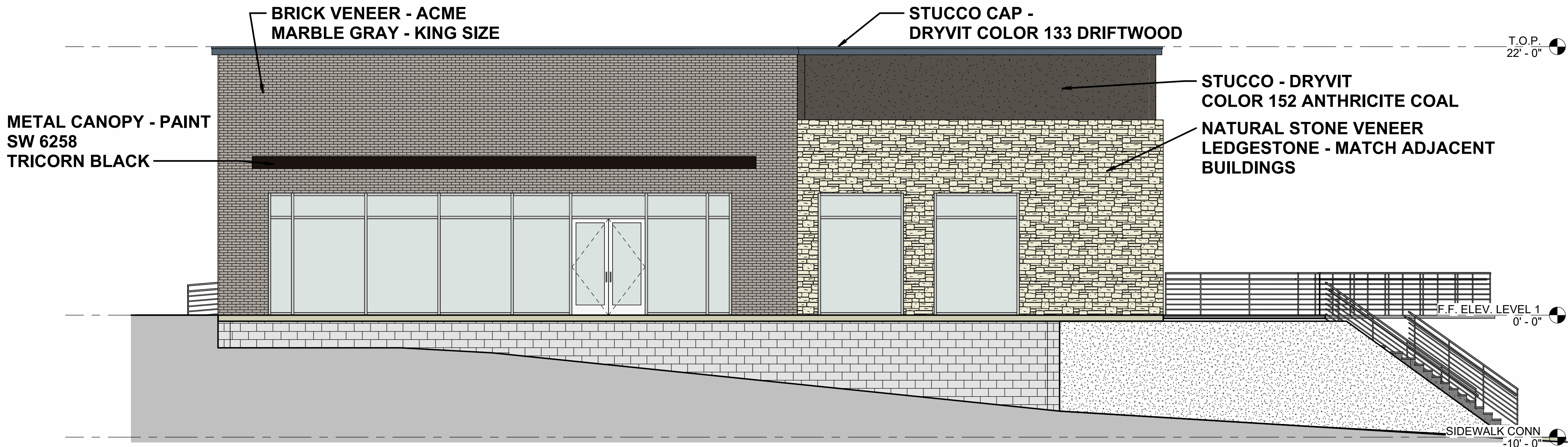
Sheet Title:

EXTERIOR
ELEVATIONS

A401



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



OWNER INFORMATION:
HH RETAIL CENTER, LP.
2701 SUNSET RIDGE DRIVE
ROCKWALL, TX 75032

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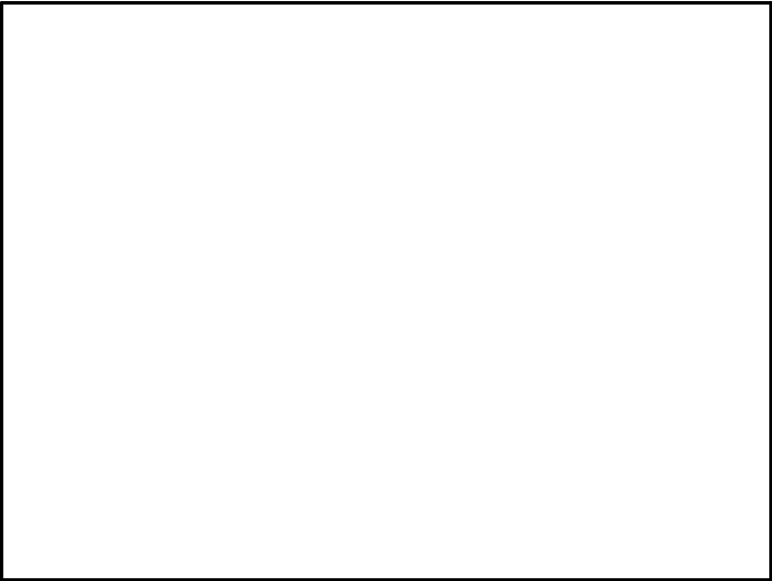
WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

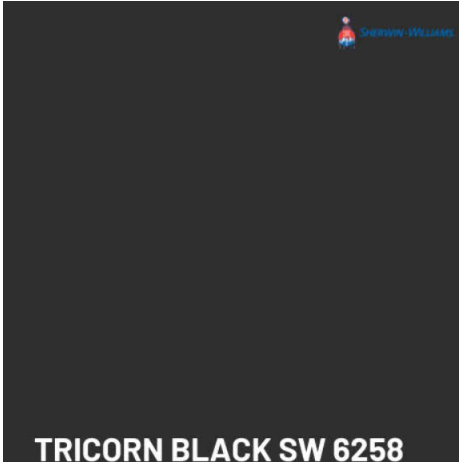


NATURAL STONE VENEER

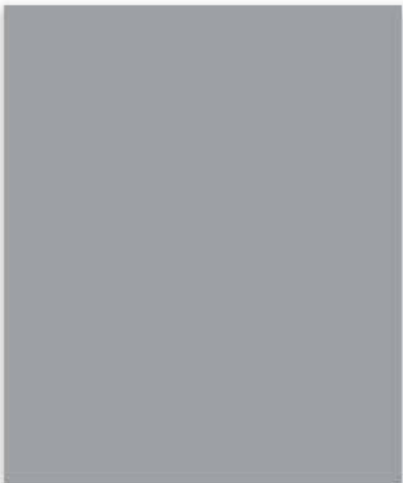


BRICK VENEER

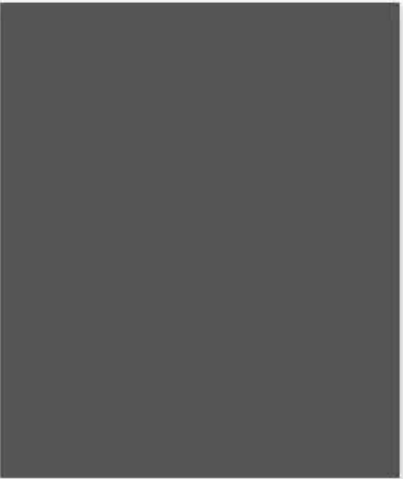
HARBOR HEIGHTS BLDG. #4



METAL AWNING



133 Driftwood
RGB 158 161 164

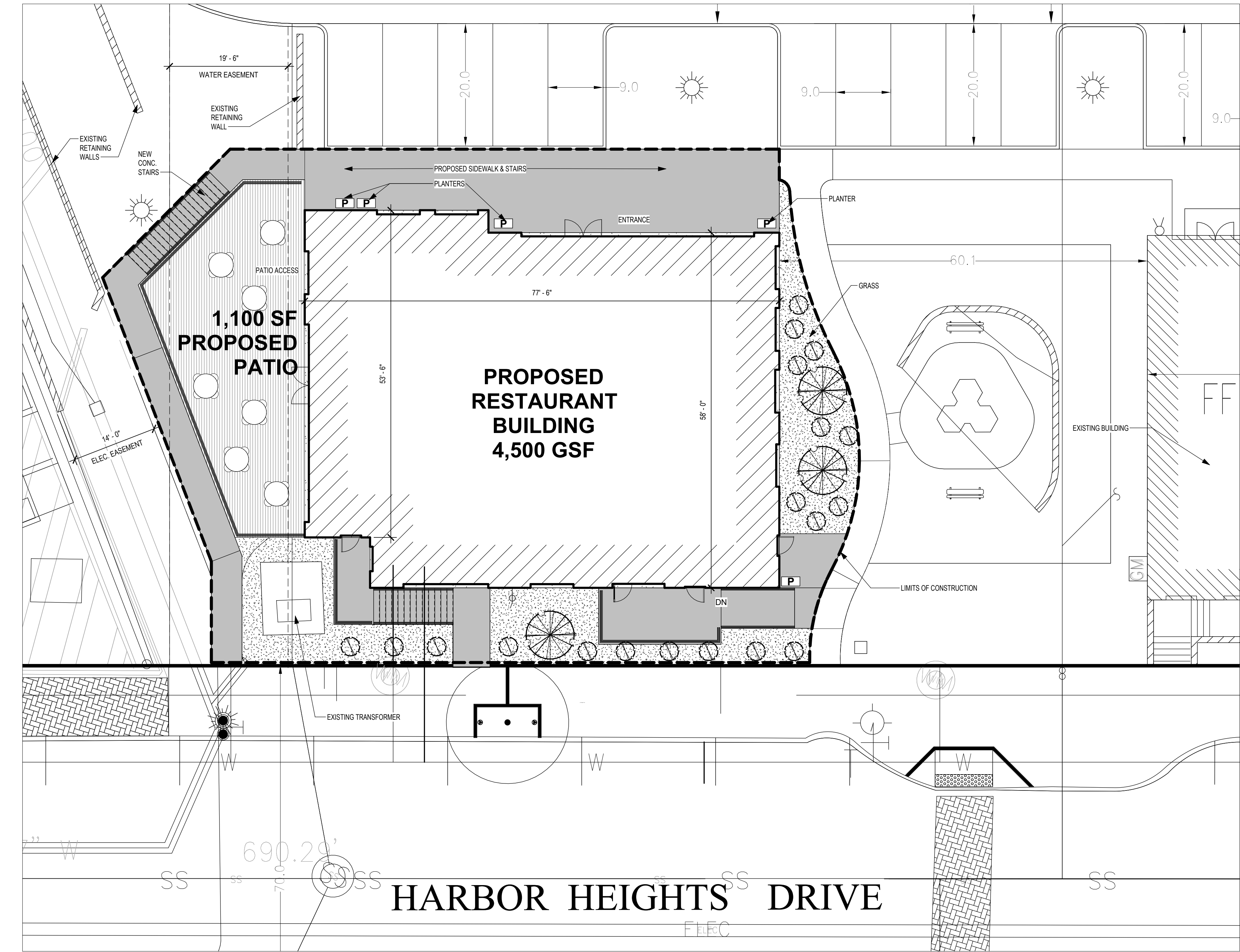


152 Anthracite Coal
RGB 85 85 86

3 PART STUCCO



Autodesk Docs//HHRR BLDG #4/ARCH_BLDG 4 HHRR.rvt



LEGEND

| | | |
|-----|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| QTY | P | STONEWARE GRECIAN SERIES - EQUAL PLANTING BOX |
| 19 | | SHRUB DWARF YAUPON HOLLY 5 GAL. 16" O.C. MAX, 16" HIGH AT TIME OF PLANTING DWARF BURFORD HOLLY 5 GAL. 38" O.C. MAX, 30" HIGH AT TIME OF PLANTING |
| | | PATIO TABLES |
| 3 | | CANOPY TREE LIVE OAK, "LC" 100 GAL, 4.0"-4.5" CAL 14-16 FT. HIGH, CLEAR TRUNK TO 8 FT. CEDAR ELM "CA" 100 GAL, 4.0"-4.5" CAL 12-14 FT. HIGH, CLEAR TRUNK TO 8 FT. |



PLANTER POT EXAMPLE

SITE INFORMATION

| | |
|------------------------------------|----------------------------------------------------------------------------|
| LAND AREA: | 2.893 ACRES (126,018.45 S.F.) |
| CURRENT ZONING: | PD-32 |
| EXISTING USE: | RESTAURANT/RETAIL/OFFICE |
| PROPOSED USE: | RESTAURANT/RETAIL/OFFICE |
| BUILDING AREA: | 15,030 S.F. RESTAURANT 12,600 S.F. OFFICE 7,600 S.F. RETAIL |
| BUILDING TO LOT COVERAGE: | 35,230 / 126,018 = .279 → 27.9% |
| BUILDING HEIGHT: | VARIABLE (25-35 FEET) |
| *BUILDING REQUIRED PARKING: | 192 SPACES (SEE BREAKDOWN BELOW) |
| BUILDING PARKING PROVIDED: | 161 TOTAL (19 CITY PROVIDED, 142 PARKING LOT) (INCLUDES 8 HANDICAP SPACES) |
| REQUESTING 31 CITY ADJACENT SPACES | 31 |
| IMPERVIOUS AREA: | TOTAL PROVIDED 192 |
| LANDSCAPE AREA REQUIRED: | 80,954 S.F. |
| LANDSCAPE AREA PROVIDED: | 0 S.F. 45,064 S.F. (1.035 ACRES) |

(A) General Irrigation Requirements.
The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:
(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
(3) Be maintained and kept operational at all times to provide for efficient water distribution.

LANDSCAPING NOTE:
TREES SHALL BE MIN. 5'-0" FROM ALL UNDERGROUND EXISTING OR PROPOSED UTILITY LINES 10" OR SMALLER & 10'-0" AWAY FROM LINES 12" OR GREATER.

OWNER INFORMATION:

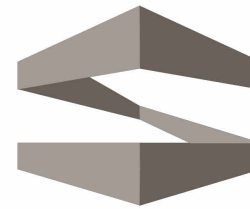
HH RETAIL CENTER, LP.
2701 SUNSET RIDGE DRIVE
ROCKWALL, TX 75032

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 ____, 2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



STROHMEYER
ARCHITECTS INC.

ARCHITECT
STROHMEYER ARCHITECTS, INC.
2701 SUNSET RIDGE DR.
SUITE 601
ROCKWALL, TEXAS 75032

JIMMY STROHMEYER, AIA

FOR SITE PLAN
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**HARBOR
HEIGHTS
BLDG. #4**

2600 SUNSET RIDGE
DR.
ROCKWALL, TX 75032
LOT 2, BLOCK B

Project Number: 52411

Drawing Date: 4.15.2025

Drawn: PC

Checked: JS

Scale: As indicated

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Revisions:

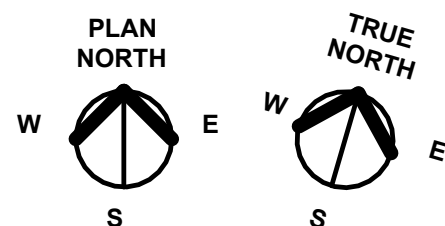
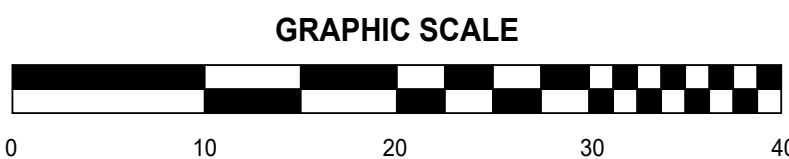
| # | Revision Date | Revision Description |
|---|---------------|----------------------|
|---|---------------|----------------------|

Sheet Title:

LANDSCAPE PLAN

LANDSCAPE PLAN

1" = 10'-0"



LEGAL DESCRIPTION:

LOT 2, BLOCK B OF HARBOR DISTRICT ADDITION
RECORDED AS INSTRUMENT NO. 2020000019318
ROCKWALL COUNTY OFFICIAL PLAT RECORDS. BEING
2.893 ACRES SITUATED IN THE M.M. BARKSDALE

| SITE LIGHTING LUMINAIRE SCHEDULE | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------|-------|---------------------------|-------|-------------|--------------|-------------------------------------------------------------------------------------------|---------|
| TYPE | DESCRIPTION | LAMPS | | TOTAL FIXT WATTS | VOLTS | ARRANGEMENT | INSTALLATION | MANUFACTURER MODEL# | REMARKS |
| | | NO. | TYPE | | | | | | |
| WP | OVER-DOOR LED OUTDOOR EGRESS AND SECURITY LIGHT WITH CUT OFF SHIELDING | 1 | LED'S | 33.4 W LED 4045 LUMENS | UNIV | -- | WALL MOUNT | COOPER EATON IST-AF-600-LED-E1-SL2 | 1,3 |
| WPE | OVER-DOOR LED OUTDOOR EGRESS EMERGENCY AND SECURITY LIGHT WITH CUT OFF SHIELDING | 1 | LED'S | 33.4W LED 4045 LUMENS | UNIV | -- | WALL MOUNT | COOPER EATON IST-AF-600-LED-E1-SL2-BBB EMERGENCY BATTERY | 1,3 |
| P1 | SITE AND PARKING LIGHT POLE LED | 1 | LED'S | 113 W | UNIV | SINGLE | POLE MOUNT | COOPER GLEON-AF-02-LED-E1-SL4-HSS GULLWIG G18-X-X-X-UNIV - EQUAL TO COOPER GLEON | ALL |
| P2 | SITE AND PARKING LIGHT POLE LED | 1 | LED'S | 113 W | UNIV | SINGLE | POLE MOUNT | COOPER GLEON-AF-02-LED-E1-SWQ GULLWIG G18-X-X-X-UNIV - EQUAL TO COOPER GLEON | ALL |
| | | | | | | | | | |
| NOTES: 1. APPROVED EQUALS ARE COOPER, COLUMBIA, PHILIPS AND LITHONIA. 2. REFER TO DETAIL SHEET FOR CONCRETE BASE. 3. FINISHES BY ARCHITECT. 4. PROVIDE 3 FT ROUND CONCRETE BASES. 5. TOTAL HEIGHT OF POLES INCLUDING BASE SHALL BE 25 FEET. 6. CUT OFF AT SITE BOUNDARIES SHALL BE LES THAN 0.2 FOOTCANDLES. LIGHTING REP OF ASSISTANCE WAS CHAD HANEY AT TEXAS LIGHTING, 817-714-2444. PLEASE CALL CHAD HANEY FOR PRICING | | | | | | | | | |

- GENERAL NOTES
1. REFER TO E0.00 FOR COMPLETE LIST OF GENERAL NOTES.

2. MH IS THE MOUNTING HEIGHT OF THE LIGHT POLE OR BUILDING LIGHT FIXTURE. THE HEIGHT OF THE POLE INCLUDES ITS BASE. SEE SCHEDULES AND DETAILS.

3. PROVIDE CONCRETE BASES FOR POLE FIXTURES. REFER TO CIVIL HEIGHT OF POLES ON EXTERIOR LIGHTING SCHEDULE INCLUDES THE 3 FOOT BASES OR AS CIVIL PROVIDES.

4. ROUTE EXTERIOR LIGHTING CIRCUITS THROUGH PHOTOCELL LIGHTING RELAY PANEL LOCATED IN A MAIN EQUIPMENT ROOM AS INDICATED.

5. ACTUAL PHOTOMETRIC WILL VARY DEPENDING ON THE COLOR OF THE WALLS, SURFACE TEXTURE, LANDSCAPING, AND OTHER SITE FEATURES.

6. ACTUAL FIXTURE LAYOUT AND PHOTOMETRICS MAY VARY BASED ON FINAL LOCATION OF FIXTURES. FIXTURES SHALL BE FIELD ADJUSTED BASED ON ACTUAL BUILDING AND SITE CONDITIONS.

7. CALCULATIONS ARE BASED ON CITY ORDINANCE: ON THE PARKING AREA SURFACE, AN AVERAGE OF AT LEAST 2 FC, INITIAL MEASUREMENT, AND A MINIMUM AVERAGE OF 1 FC ON A MAINTAINED BASIS.

8. CUT OFF AT SITE BOUNDARIES SHALL BE LESS THAT 0.2 FC.

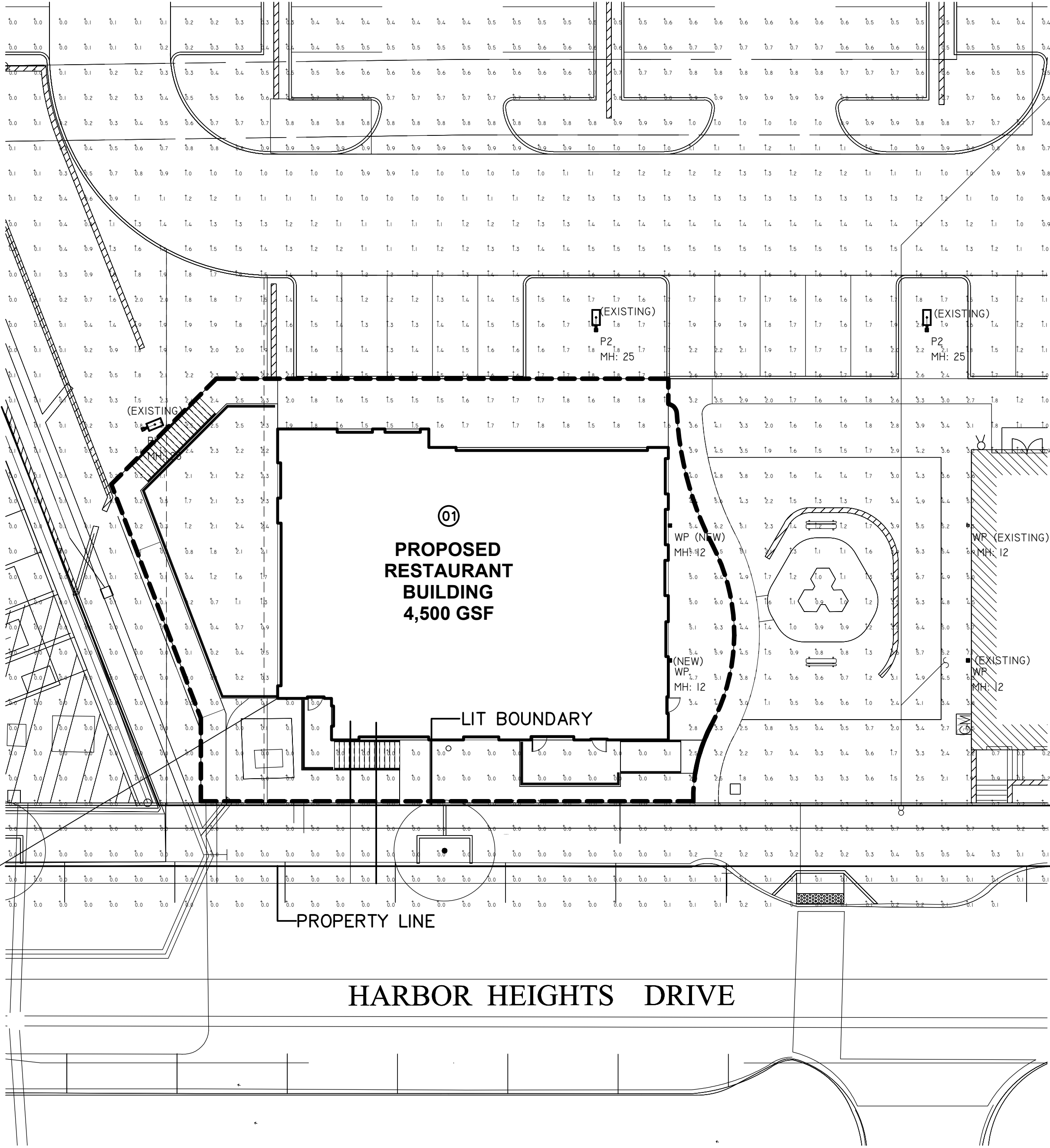
9. PROVIDE CAULKING AROUND ALL SEAMS ON EXTERIOR LIGHTING AND POWER OUTLETS TO PREVENT MOISTURE BUILDUP.

10. ROUTE EXTERIOR LIGHTING CIRCUITS THROUGH LIGHTING RELAY PANEL.

KEYED NOTES

DESIGNATED BY "Ⓢ" "Ⓢ"

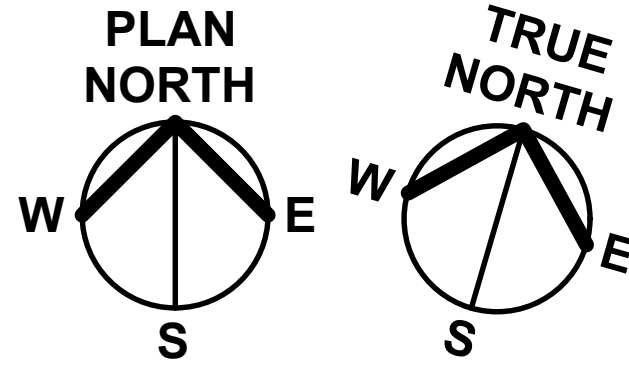
1. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED THRU A PHOTOCELL. REFER TO ELECTRICAL PANEL SCHEDULES FOR RELAY PANEL.



SITE PLAN

ELECTRICAL LIGHTING

1/16" = 1'-0"



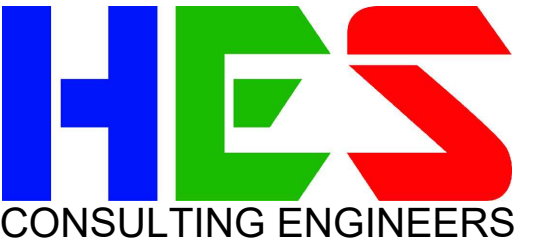
ARCHITECT

STROHMEYER ARCHITECTS, INC.

2701 SUNSET RIDGE DR.

SUITE 601

ROCKWALL, TEXAS 75032



ENGINEERS

HES ENGINEERS

2626 COLE AVENUE

SUITE 300

DALLAS, TEXAS 75204

CIVIL

FC CUNY CORPORATION

#2 HORIZON COURT

SUITE 500

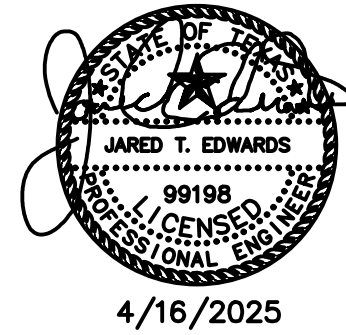
HEATH, TEXAS 75032

STRUCTURAL

DFW STRUCTURAL CONSULTING, INC.

12575 MILL RUN DRIVE

FRISCO, TEXAS 75035



PERMIT

HARBOR HEIGHTS

RESTAURANT &

RETAIL

BUILDING D

ROCKWALL, TEXAS

Project Number: 82401

Drawing Date: 03.24.25

Drawn:

Checked:

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| # | Revision Date | Revision Description |
|---|---------------|----------------------|
| 1 | | |

Sheet Title:

SITE PLAN -

ELECTRICAL

LIGHTING

E1.01



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: April 29, 2025
APPLICANT: Drew Donosky; *Claymoore Engineering*
CASE NUMBER: SP2025-011; *Site Plan for 2301 SH-276*

SUMMARY

Discuss and consider a request by Drew Donosky of Claymoore Engineering for the approval of a Site Plan for the expansion of an existing *Mini-Warehouse Facility* on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2301 SH-276, and take any action necessary.

BACKGROUND

According to the Rockwall County Appraisal District (RCAD) the existing *Mini-Warehouse Facility* was constructed in 1997, prior to the date of annexation. The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14* [*Case No. A1997-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 1, 1999, the City Council approved a zoning change [*Ordinance No. 99-05*] from Agricultural (AG) District to Planned Development District 46 (PD-46) for Commercial (C) District land uses, with *Mini-Warehouse* being permitted *by-right* on the subject property. Following this zoning change, the Planned Development District 46 (PD-46) zoning ordinance was amended twice [*Ordinance No. 21-32 & 25-12*]; however, these amendments did not change the requirements for the subject property.

PURPOSE

On March 14, 2025, the applicant -- *Drew Donosky of Claymoore Engineering* -- submitted an application requesting the approval of a Site Plan for the purpose of allowing the expansion of an existing *Mini-Warehouse Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2301 SH-276. The land uses adjacent to the subject property are as follows:

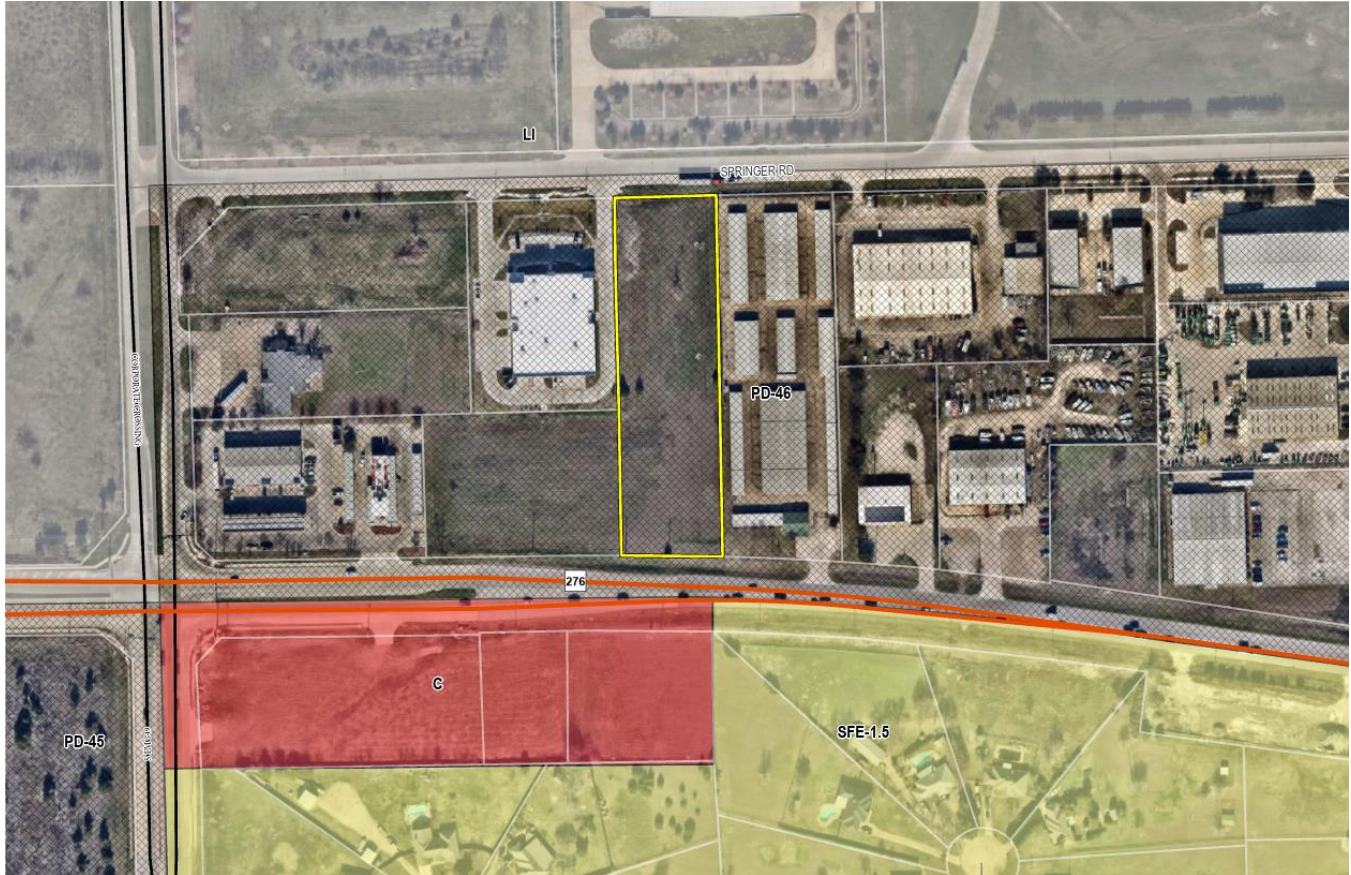
North: Directly north of the subject property is Springer Road, which is identified as a M4D (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 12.00-acre parcel of land (*i.e. Lot 3, Block B, Rockwall Technology Park Phase 2 Addition*) developed with a light-industrial facility, zoned Light Industrial (LI) District. Beyond this is Discovery Boulevard, which is identified as a M4D (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is SH-276, which is identified as a P6D (*i.e. principal, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the Sterling Farms Subdivision, which consists of 48 lots on 77.74-acres. This subdivision was established on April 28, 1997 and is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property are several properties that make up the remainder of Planned Development 46 (PD-46). These properties are developed with primary light industrial uses (*i.e. Warehouse, Heavy Equipment*

West: Directly west of the subject property are five (5) tracts of land (i.e. Lots 1-2, Block A, Interstate Classic Cars Addition; Lot 1, Block A, Pannell Addition; Lot 2, Block A, Subway Gateway Health Food Store Addition; Tract 2 of the J. A. Ramsey Survey, Abstract No. 186) zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Following this is Corporate Crossing [FM-549], which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

YELLOW: SUBJECT PROPERTY



According to *Exhibit 'C', PD Development Standards*, of Planned Development District 46 (PD-46) [Ordinance No. 25-12], a *Mini-Warehouse Facility* is permitted *by-right* on the subject property, which is identified as Tract 5 within the ordinance. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Planned Development District 46 (PD-46) and the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

| <i>Ordinance Provisions</i> | <i>Zoning District Standards</i> | <i>Conformance to the Standards</i> |
|-----------------------------|----------------------------------|--------------------------------------|
| <i>Minimum Lot Area</i> | <i>10,000 SF</i> | <i>X=4.98-Acres; In Conformance</i> |
| <i>Minimum Lot Frontage</i> | <i>60-Feet</i> | <i>X=360.70-feet; In Conformance</i> |
| <i>Minimum Lot Depth</i> | <i>100-Feet</i> | <i>X=583.97-feet; In Conformance</i> |

| <i>Ordinance Provisions</i> | <i>Zoning District Standards</i> | <i>Conformance to the Standards</i> |
|-----------------------------------------|----------------------------------|-----------------------------------------------|
| <i>Minimum Front Yard Setback</i> | <i>15-Feet</i> | <i>X>15-feet; In Conformance</i> |
| <i>Minimum Rear Yard Setback</i> | <i>10-Feet</i> | <i>X>10-feet; In Conformance</i> |
| <i>Minimum Side Yard Setback</i> | <i>10-Feet</i> | <i>X>10-feet; In Conformance</i> |
| <i>Maximum Building Height</i> | <i>60-Feet</i> | <i>X=20.5-feet; In Conformance</i> |
| <i>Max Building/Lot Coverage</i> | <i>60%</i> | <i>X=42.91%; In Conformance</i> |
| <i>Minimum Number of Parking Spaces</i> | <i>11 Required Spaces</i> | <i>X=13; In Conformance</i> |
| <i>Minimum Landscaping Percentage</i> | <i>20%</i> | <i>X=15.4%; Legally Non-Conforming</i> |
| <i>Maximum Impervious Coverage</i> | <i>85-90%</i> | <i>X=84.6%; In Conformance</i> |

TREESCAPE PLAN

The treescape plan provided by the applicant indicates that the development will result in the removal of one (1) protected tree totaling four (4) caliper inches. Based on the landscape plan provided by the applicant, the development is proposing to plant 130 caliper inches of trees or 22 canopy trees on-site, which will satisfy the tree mitigation requirements of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

The existing *Mini-Warehouse Facility* was constructed in 1997 before the subject property was annexed into the City of Rockwall. Given the age of the existing facility and that it was constructed outside of the city limits, many aspects of the subject property are considered legally non-conforming. One (1) such aspect is that the subject property takes access off of SH-276. According to Subsection 02.03(J)(1), *Wholesale, Distribution, and Storage Land Use*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Mini-Warehouse Facilities* shall not take "...direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549 and John King Boulevard." In this case, the applicant is requesting approval of an additional 45,755 SF *Mini-Warehouse* building that will utilize the existing access drive off of SH-276. Given this the applicant is requesting to increase this non-conforming condition, which is considered to be an exception to the *Conditional Land Use Standards*.

According to Subsection 02.03(J)(1), *Wholesale, Distribution, and Storage Land Use*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), "(t)he number of storage units per acre shall not exceed 125 ... and the maximum site area shall be five (5) acres." Given this, the subject property is five (5) acres and would be permitted a maximum of 625 storage units. The existing *Mini-Warehouse Facility* is composed of nine (9) buildings with a total of 321 storage units. The proposed 45,755 SF expansion incorporates an additional 385 storage units. This bring the total storage unit count to 706 or 81 more units than permitted for a *Mini-Warehouse Facility*. Given this, the applicant is requesting an exception to this *Conditional Land Use Standards*.

According to Section 02.01 of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(t)he landscape and screening provisions of this *Article [i.e. Article 08]* shall apply to: ... (c) The expansion of a non-residential parking lot that increases the existing impervious area by 30.00% or that adds 2,000 SF of impervious coverage." In this case, the applicant is expanding the existing impervious coverage of the site by more than 2,000 SF or 30.00% of the total site. This means that the landscaping on the full site will need to be updated to meet the current requirements of the Unified Development Code (UDC).

VARIANCES AND EXCEPTIONS BY THE APPLICANT

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

(1) Conditional Land Use Standards.

- (a) Unit Count. According to Subsection 02.03(J)(1)(a) of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), "(t)he number of storage units per acre shall not exceed 125, the minimum number of storage units shall be ten (10), and the maximum site area shall be five (5) acres." In this case, the subject is five (5) acres and would be permitted a maximum of 625 storage units; however, the applicant is requesting 706 storage units or 81 additional storage units. This will require an exception from the Planning and Zoning Commission.

- (b) Access. According to Subsection 02.03(J)(1)(d) of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), “(n)o direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549, and John King Boulevard. The Planning and Zoning Commission may consider granting direct access from the above-mentioned roadways after review and determination of the availability of access to the specific property.” In this case, the existing *Mini-Warehouse Facility* takes direct access off of SH-276, and this aspect of the site is considered to be legally non-conforming; however, with the proposed expansion the impact of this aspect is increased due to the number of additional units being proposed (*i.e. the applicant is proposing to increase the non-conformity*). As an alternative to maintaining the legally non-conforming condition, the applicant could redesign the facility to take access off of Springer Lane, which would bring the facility into conformance. Regardless, this aspect of the applicant’s case will require an exception from the Planning and Zoning Commission.
- (c) Roof Design. According to Subsection 02.03(J)(1)(n) of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Mini-Warehouse Facilities* shall utilize pitched roof systems with “...a minimum pitch of 1:3 and be constructed with a metal standing seam.” In this case, the applicant is proposing a parapet roof system. This will require an exception from the Planning and Zoning Commission.
- (2) Architectural Standards. According to Subsection 06.02(C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features.” In this case, the applicant is not providing the same detailing and features (*i.e. glass storefront and windows*) on all four (4) sided. This will require a variance from the Planning and Zoning Commission.
- (3) Landscape Requirements. According to Subsection 05.03, *Landscape Requirements*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), all properties zoned Commercial (C) District are required to have 20% of the property be landscaped. In this case, the applicant is proposing 15.4% landscaped area or 4.6% less than the requirement. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing the following compensatory measures: [1] relocation of a civil warning siren, [2] increased tree caliper size, [3] increased tree plantings, [4] removal of existing barb wire chain link fence, and [5] bury the existing power lines along SH-276. Staff should note that only compensatory measures 2, 3, and 4 are considered compensatory in nature, and based on the number of exceptions being requested the applicant would need ten (10) compensatory measures. With regard to compensatory measure 1, the City is in the process of moving this siren at its own cost and this cannot be considered compensatory. In addition, the power lines along SH-276 are required to be buried per the *General Overlay District Requirements* and based on this compensatory measure number 5 cannot be counted. With all this being said, requests for exceptions and variances to the *General Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the Technology District and is designated for Commercial/Retail land uses. According to the *District Strategies* this land use designation should “... support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures.” That being said, the subject property is adjacent to the Rockwall Technology Park to the north and other transitional light industrial properties to the east -- *that are designated for Commercial/Retail land uses* --, with no direct residential adjacency. Additionally, the *District Strategies* state that the properties near SH-276 are transitioning and should “...transition to neighborhood/convenience centers in the future.” In this case, the proposed site plan for a an additional *Mini-Warehouse Building* expands a land use that is atypical for a Commercial/Retail designation. That being said, Planned Development District 46 (PD-46) allows this property to have the

Mini-Warehouse Facility as a *by-right* land use. The Planning and Zoning Commission is tasked with determining whether it is appropriate for the expansion of an atypical Commercial/Retail land use bounded by transitional light industrial properties to the east, despite the *Mini-Warehouse Facility* land use being *by-right*.

In addition, the proposed changes to the subject property either help further or hinder the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

- (1) CH. 07 | Goal 05: “Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride.” In this case, a *Mini-Warehouse Facility* does not appear to be easily adaptable to the changing market conditions, except for market changes within the self-storage industry.
- (2) CH. 07 | Goal 05: In addition to the above, Policy 4 within Goal 05 states that development should “(i)increase the amount of permeable surface area (*i.e. landscaping and greenspace*) by reducing the amount of concrete or other non-permeable surfaces used for parking areas.” In this case, the applicant is requesting an exception to landscape less than the 20% required within a Commercial (C) District.
- (3) CH. 08 | Goal 04: Policies 01 and 02 indicate that all non-residential buildings should “contain a minimum of 20% stone on every façade” and be “architecturally finished on all four (4) sides with the same materials, detailing and features.” In this case, the applicant only satisfies the stone requirement and does not meet four (4) sided architecture requirement.

Based on all of these aspects, the proposed *Mini-Warehouse Facility* does not appear to be in conformance with the vision of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On April 15, 2025, the Architectural Review Board (ARB) approved a motion to recommend denial of the proposed building elevations, by a vote of 3-0, with Board Members McAngus, Hadawi, Mase, and Kirkpatrick absent. The ARB indicated the denial recommendation was due to (1) the materials not meeting the General Overlay District Standards, (2) the design is not consistent with new development in the area, and (3) the building elevations do appear to meet the intent of the architectural standards within the General Overlay District Standards (*i.e. four-sided architecture, articulation, architectural elements*). Given that the Planning and Zoning Commission tabled this case, the ARB will review the revised building elevations at the April 29, 2025 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the expansion of an existing *Mini-Warehouse Facility* on the *subject property*, then staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On April 15, 2025, the Planning and Zoning Commission approved a motion to table the Site Plan by a vote of 6-0, with Commissioner Thompson absent. The purpose of this motion was to allow the applicant additional time to address the Architectural Review Boards (ARB) concerns and further address the variances and exceptions being requested.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Gollad 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 2301 TX-276 Rockwall, TX 75032
SUBDIVISION A0186 LOT BLOCK
GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

| | | | |
|-----------------|-------|-----------------|------------------|
| CURRENT ZONING | PD-46 | CURRENT USE | Storage Facility |
| PROPOSED ZONING | PD-46 | PROPOSED USE | Storage Facility |
| ACREAGE | 4.98 | 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)

| | | | |
|--------------------------------|--------------------|-----------------------------------------------|-----------------------|
| <input type="checkbox"/> OWNER | Prism Leasing LTD | <input checked="" type="checkbox"/> APPLICANT | Claymoore Engineering |
| CONTACT PERSON | | CONTACT PERSON | Drew Donosky |
| ADDRESS | 625 Sunset Hill Dr | ADDRESS | 1903 Central Dr # 406 |
| CITY, STATE & ZIP | Rockwall, TX 75087 | 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 ROLAND COBB [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."

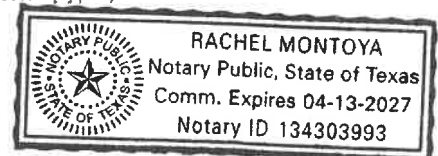
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF March, 2025

OWNER'S SIGNATURE Roland Cobb

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 4-13-27

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745



0 62.5 125 250 375 500 Feet

SP2025-011: Site Plan for 2301 SH-276

LI

SPRINGER RD

PD-46

276

C

SFE-1.5

Case Location Map = 

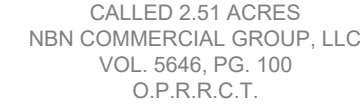


City of Rockwall

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.





RELOCATION OF CIVIL DEFENSE SIREN AND PROVIDE ACCESS
EASEMENT

INCREASED TREE SIZE FROM 4" TO 6" CALIPER

INCREASED DENSITY BY ADDING ADDITIONAL TREES

REMOVED EXISTING BARB WIRE CHAIN LINK FENCE FROM SITE

EXISTING OVERHEAD UTILITY ALONG SH 276 TO BE BURIED
UNDERGROUND

NOTES:

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
6. NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE, WHICH INCLUDES VEHICLES.

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

| | |
|----------|-----------|
| DESIGN: | ASD |
| DRAWN: | DC |
| CHECKED: | ASD |
| DATE: | 4/14/2025 |
| SHEET | |
| SP-1 | |
| File No. | 2024-119 |

**ROCKWALL STORAGE
EXPANSION
2301 TX-276
ROCKWALL, TX 75032**

SCHEMATIC
DESIGN
REVIEW

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

| REVISIONS | | | |
|-----------|-------------|------|--|
| NO. | DESCRIPTION | DATE | |
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Rockwall Storage Expansion
An Expansion for The Storage Locker

2301 Hwy 276, Rockwall, Texas

PROJECT NUMBER

2506

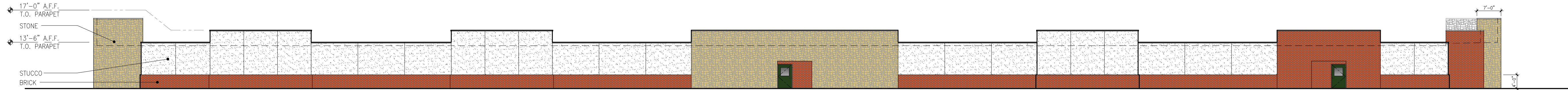
DATE

04.21.25

SHEET NUMBER

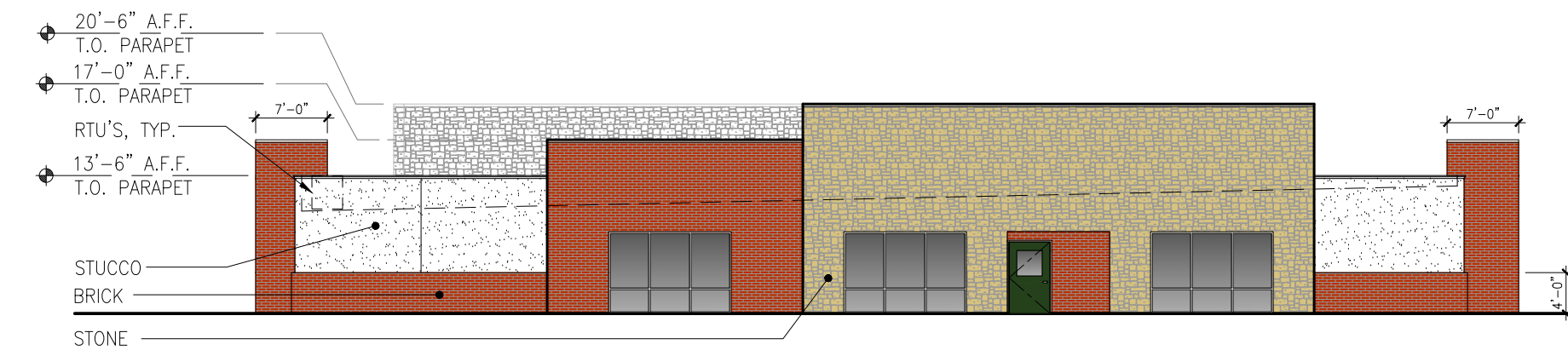
A1.0

exterior elevations



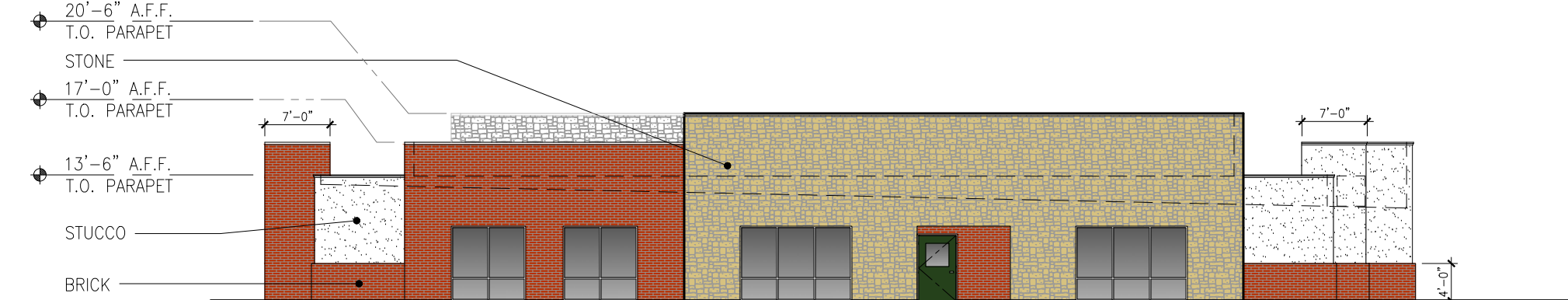
4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

| EXTERIOR WALL FINISH MATERIALS | | | |
|--------------------------------|----------|------|--|
| BRICK | 1,854 SF | 30% | |
| STUCCO | 2,972 SF | 48% | |
| STONE | 1,345 SF | 22% | |
| TOTAL | 6,171 SF | 100% | |



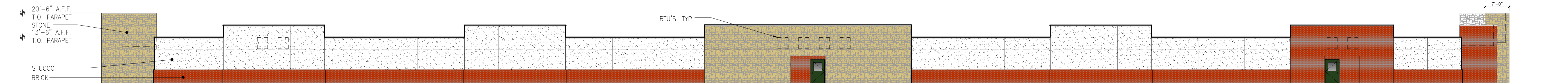
3 NORTH (SPRINGER LN) ELEVATION
SCALE: 1/16" = 1'-0"

| EXTERIOR WALL FINISH MATERIALS | | | |
|--------------------------------|----------|------|--|
| BRICK | 698 SF | 39% | |
| STUCCO | 362 SF | 20% | |
| STONE | 740 SF | 41% | |
| TOTAL | 1,800 SF | 100% | |



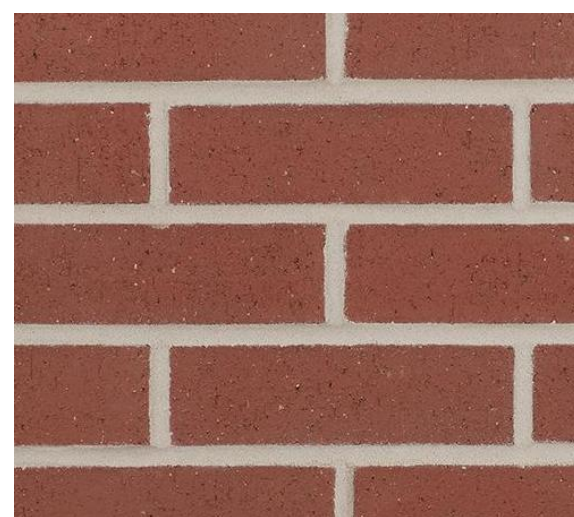
2 SOUTH (HWY 276) ELEVATION
SCALE: 1/16" = 1'-0"

| EXTERIOR WALL FINISH MATERIALS | | | |
|--------------------------------|----------|------|--|
| BRICK | 631 SF | 34% | |
| STUCCO | 296 SF | 16% | |
| STONE | 918 SF | 50% | |
| TOTAL | 1,845 SF | 100% | |



1 EAST (INTERNAL) ELEVATION
SCALE: 1/16" = 1'-0"

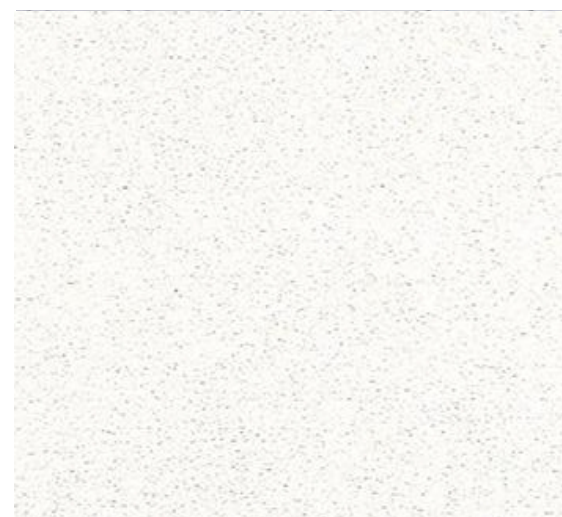
| EXTERIOR WALL FINISH MATERIALS | | | |
|--------------------------------|----------|------|--|
| BRICK | 1,854 SF | 30% | |
| STUCCO | 2,972 SF | 48% | |
| STONE | 1,348 SF | 22% | |
| TOTAL | 6,174 SF | 100% | |



BRICK - TO MATCH EXISTING



STONE - CHOPPED SANDSTONE



STUCCO - ALABASTER by Dryvit or equal



SPANDREL GLASS - BLACK-GRAY #3-967
by HPG Glazing, or equal



PAINT (DOORS) - DARD HUNTER GREEN;
SW0041 or equal

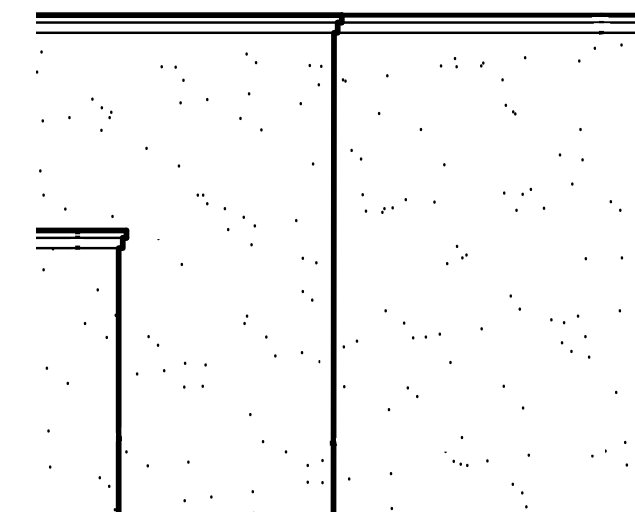


ALUMINUM STOREFRONT - DARK BRONZE



EXISTING HIGHWAY 276 FACADE

ENLARGED CORNICE ARTICULATION DETAIL



EXTERIOR ELEVATIONS GENERAL NOTES:

1. The back side of all parapets shall be finished with the same material as the external facing facade.
2. All rooftop equipment shall be fully screened by the parapets.

REQUIRED ARCHITECTURAL ELEMENTS:

1. RECESSES/PROJECTIONS
2. ARTICULATED BASE
3. ARTICULATED CORNICE LINE
4. DISPLAY WINDOWS

PROJECT

NAME: ROCKWALL STORAGE EXPANSION
ADDRESS: 2301 HIGHWAY 276
ROCKWALL, TX 75032

APPLICANT

APPLICANT: CLAYMOORE ENGINEERING
CONTACT PERSON: DREW DONOSKY
ADDRESS: 1903 CENTRAL DRIVE #406
BEDFORD, TX 76021
EMAIL: drew@claymooreeng.com
PHONE: 817.281.0572

OWNER

OWNER: PRISM LEASING, LTD
ADDRESS: 625 SUNSET HILL DR.
ROCKWALL, TX 75087

CASE#:

SP2025-011

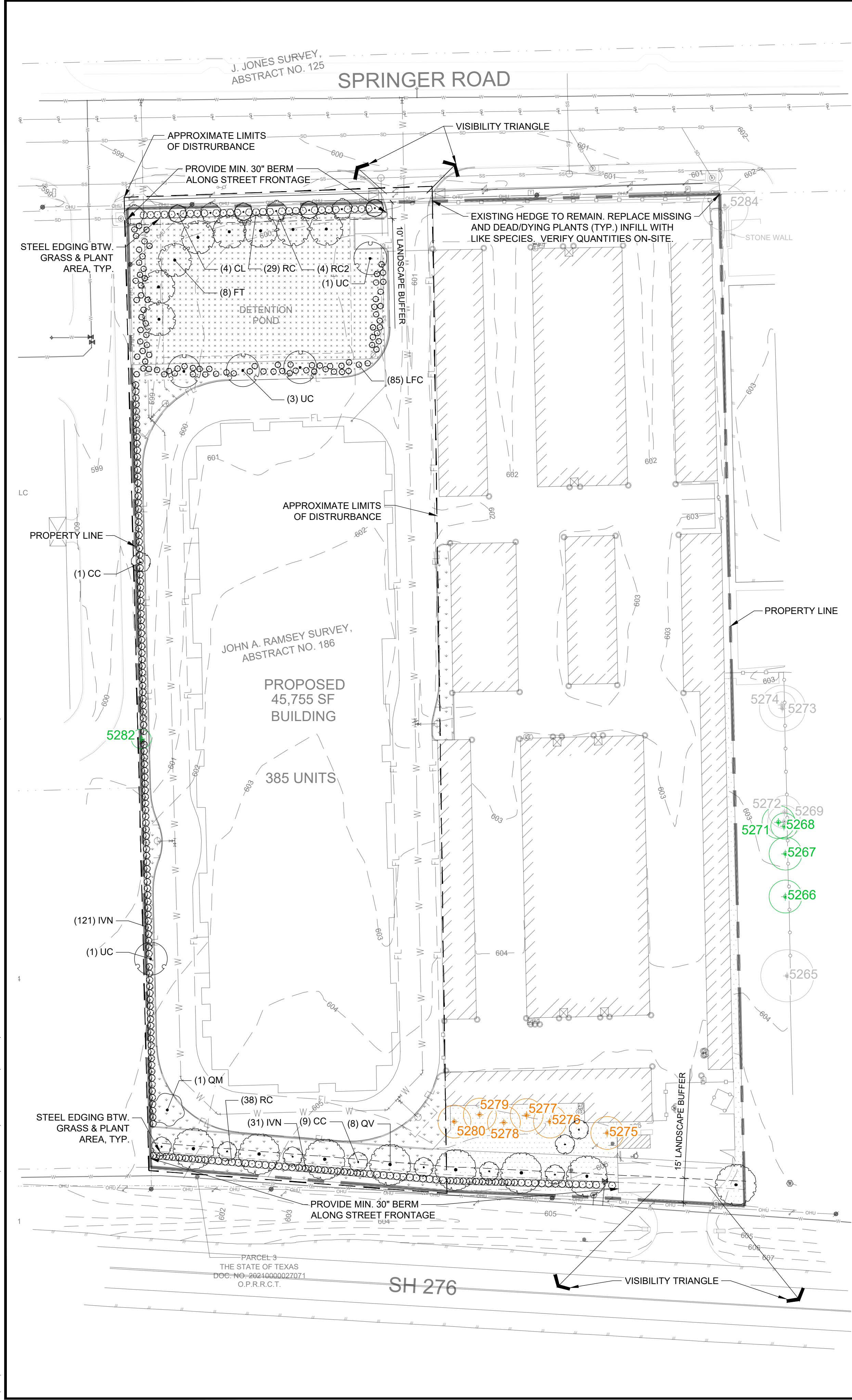
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, AS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS THIS ____ DAY OF ____.

DIRECTOR OF PLANNING AND ZONING

PLANNING AND ZONING COMMISSION, CHAIRMAN

P:\SHARED PROJECTS\2025\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276 TD-LP 4-11-2025.DWG 4/11/2025 JEFFREY LUERS



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.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH 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/OWNERS 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.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY OR ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- COMPLIANCE WITH STATE LAW. ALL IRRIGATION SYSTEMS SHALL COMPLY WITH THE IRRIGATION CODE OF CHAPTER 10, BUILDINGS AND BUILDING REGULATIONS, ARTICLE XVI, IRRIGATION CODE, OF THE CITY OF ROCKWALL CODE OF ORDINANCES, AND ALL APPLICABLE STATE LAWS, AS MAY BE AMENDED.

ROOT BARRIERS

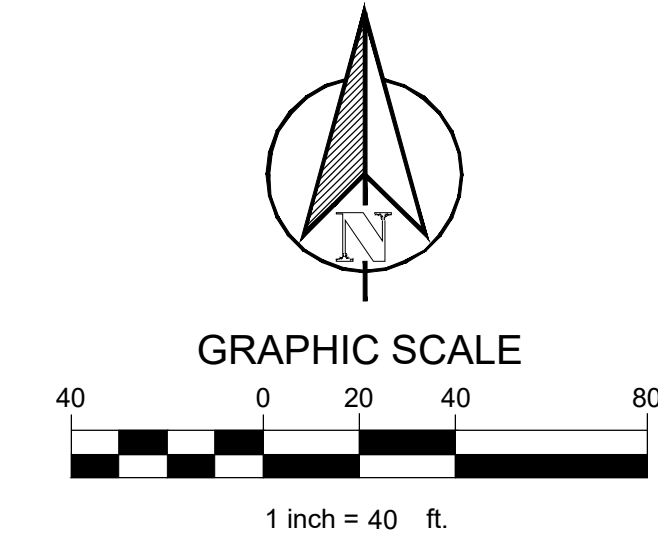
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE.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

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC 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).

PLANTING & 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.



LANDSCAPE STANDARDS

| | | | |
|------------------------------------------------------------------------------------------|--|--|--------------------------------------------------------------------------------------------------------------------------------------|
| 05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY: | | | 10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE |
| SH 276 - ±362' OF STREET FRONTAGE: | | | 8 CANOPY TREES, 15 ACCENT TREES (6 EXISTING), & SHRUBS PROVIDED |
| SPRINGER ROAD - ±361' OF STREET FRONTAGE: | | | 8 CANOPY TREES, 8 ACCENT TREES, & SHRUBS PROVIDED |

| | | |
|---------------------------------------------------------------|-------------------|--|
| 05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT | | |
| TOTAL SITE AREA: | 216,935 SF | |
| LANDSCAPE AREA REQUIRED SITE: | 43,387 SF (20%) | |
| LANDSCAPE PROVIDED: | 34,246 SF (15.7%) | |
| NEW CONSTRUCTION SITE AREA: | 108,481 SF | |
| LANDSCAPE AREA REQUIRED: | 21,696 SF (20%) | |
| LANDSCAPE AREA PROVIDED: | 25,272 SF (23%) | |

| | |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| LOCATION OF LANDSCAPING: | MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE. |
| MIN. SIZE OF AREAS WIDE AND A MIN. OF 25 SF IN AREA | ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' |

| | |
|-----------------------------------|-----------------------------------------------------------------------------------------|
| PARKING LOT LANDSCAPING REQUIRED: | 1 CANOPY TREE* PER 10 PARKING SPACES, NO PARKING SPACE MORE THAN 80' FROM A CANOPY TREE |
|-----------------------------------|-----------------------------------------------------------------------------------------|

| | |
|-------------------------------------|------------------------------------------------------------|
| DETENTION BASIN SITE AREA: | 16,013 SF |
| DETENTION BASINS PLANTING REQUIRED: | NATIVE GRASS & 4 SHRUBS PER 750 SF |
| DETENTION BASING PLANTING PROVIDED: | 16,013 / 750 = 21.35; 21.35 x 4 = 85 SHRUBS & NATIVE GRASS |
| XERISCAPE OPTION | |

| | |
|--------------------------------------|---------------------|
| ARTICLE 09: TREE PRESERVATION | |
| 05: TREE MITIGATION REQUIREMENTS | |
| MITIGATION REQUIRED: | YES |
| MITIGATION PROVIDED: | 1 - 4" CALIPER TREE |

| | |
|--------------------------------------------------|------------|
| 06.01: REPLACEMENT TREES | |
| ALL REPLACEMENT TREES SHALL BE A MIN. 4" CALIPER | 1 REQUIRED |

ADDITIONAL LANDSCAPE MEASURES TO COMPENSATE FOR VARIANCE REQUEST:
INCREASED TREE SIZE - REQUIRED TREES HAVE BEEN INCREASED FROM 4" - 6" CALIPER
INCREASED DENSITY - ADDITIONAL TREES HAVE BEEN ADDED TO INCREASE DENSITY OF TREES.

* 1 ACCENT TREES USED DUE TO OVERHEAD POWER LINES.

PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
|---------------------|------|------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------|-----------|
| LARGE TREES | | | | | |
| | QM | Quercus muehlenbergii / Chinkapin Oak | 4" Cal. | Cont. or B&B | 1 |
| | QV | Quercus virginiana / Southern Live Oak | 6" Cal. | Cont. or B&B | 8 |
| | UC | Ulmus crassifolia / Cedar Elm | 6" Cal. | Cont. or B&B | 5 |
| MEDIUM TREES | | | | | |
| | FT | Fraxinus texensis / Texas Ash | 6" Cal. | Cont. or B&B | 8 |
| SMALL TREES | | | | | |
| | CC | Cercis canadensis texensis / Texas Redbud | 6" Ht. | Cont. or B&B | 10 |
| | CL | Chilopsis linearis / Desert Willow | 4" Ht. | Cont. or B&B | 4 |
| | RC2 | Rhus copallinum 'Flameleaf' / Flameleaf Sumac | 4" Ht. | Cont. or B&B | 4 |
| SHRUBS | | | | | |
| | IVN | Ilex vomitoria 'Nana' / Dwarf Yaupon Holly | 5 gal. | Cont. | 143 |
| | LFC | Leucophyllum frutescens 'Compacta' / Compact Texas Sage | 5 gal. | Cont. | 85 |
| | RC | Rhaphiolepis indica 'Pinkie' / Indian Hawthorn | 5 gal. | Cont. | 67 |
| SOD/SEED | | | | | |
| | SM | Blackland Prairie Seed Mix / Native American Seed (Seedsources.com) | | | 14,985 sf |
| | TRF | Cynodon dactylon x transvaalensis 'DT-1' / TifTuf™ Bermudagrass solid sod, staggered joints, thick and green, no gaps between sod pieces | | | 9,400 sf |
| | EG | Existing Grass Repair and restore as needed. | | | 6,923 sf |

LANDSCAPE PLANTING PLAN

National Presence. Local Expertise.



EVERGREEN DESIGN GROUP
800.660.9630
www.evergreendesigngroup.com

LANDSCAPE ARCHITECTURE
LAND PLANNING - PRESENTATION DESIGN



ROCKWALL STORAGE EXPANSION
2398 TX-276
ROCKWALL, TX 75032

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
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| DESIGN: | JML |
| DRAWN: | JML |
| CHECKED: | SS |
| DATE: | 04-14-25 |
| SHEET | |
| LP-1 | |

File No. 2024-119

4/11/2025 JEFFREY LUEFERS P:\SHARED\PROJECTS\2025\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276 TD-LP 4-11-2025.DWG

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL 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.

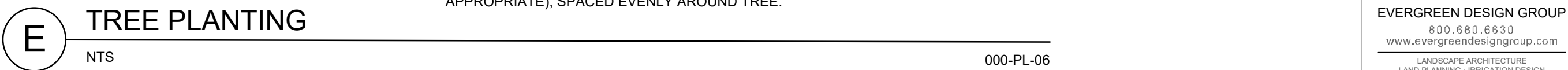
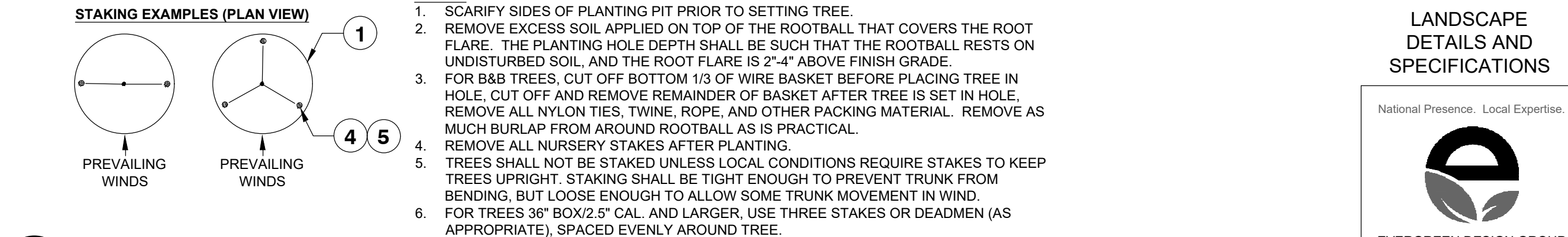
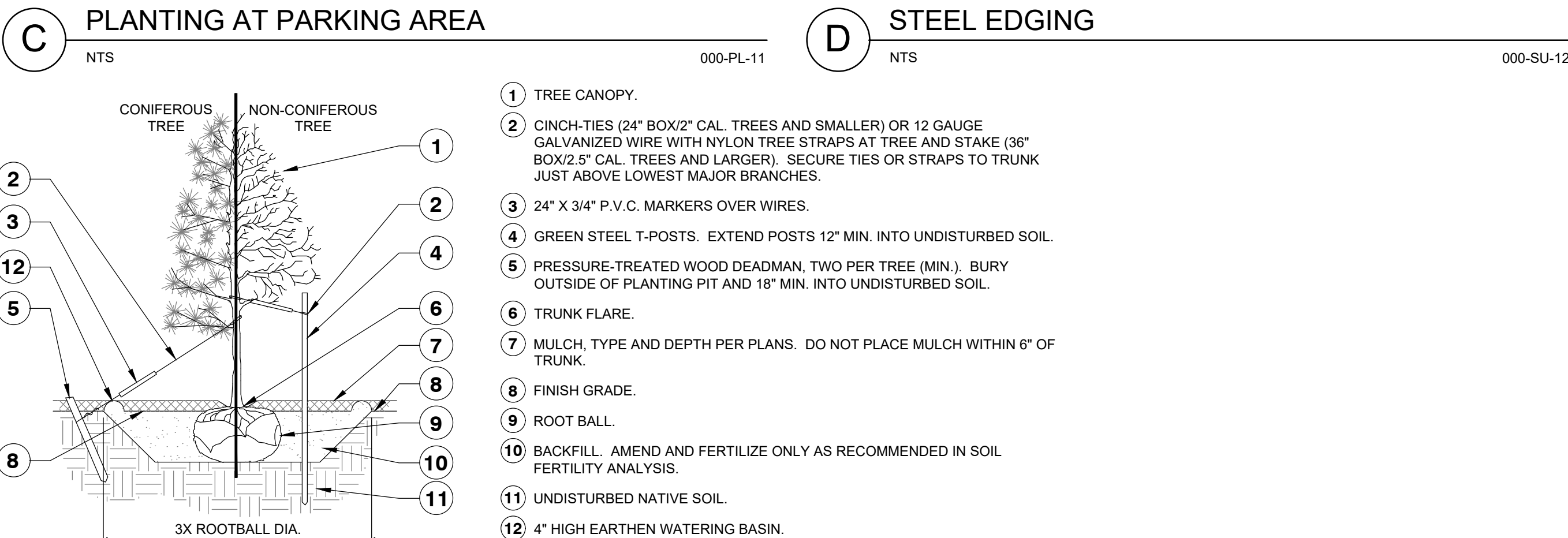
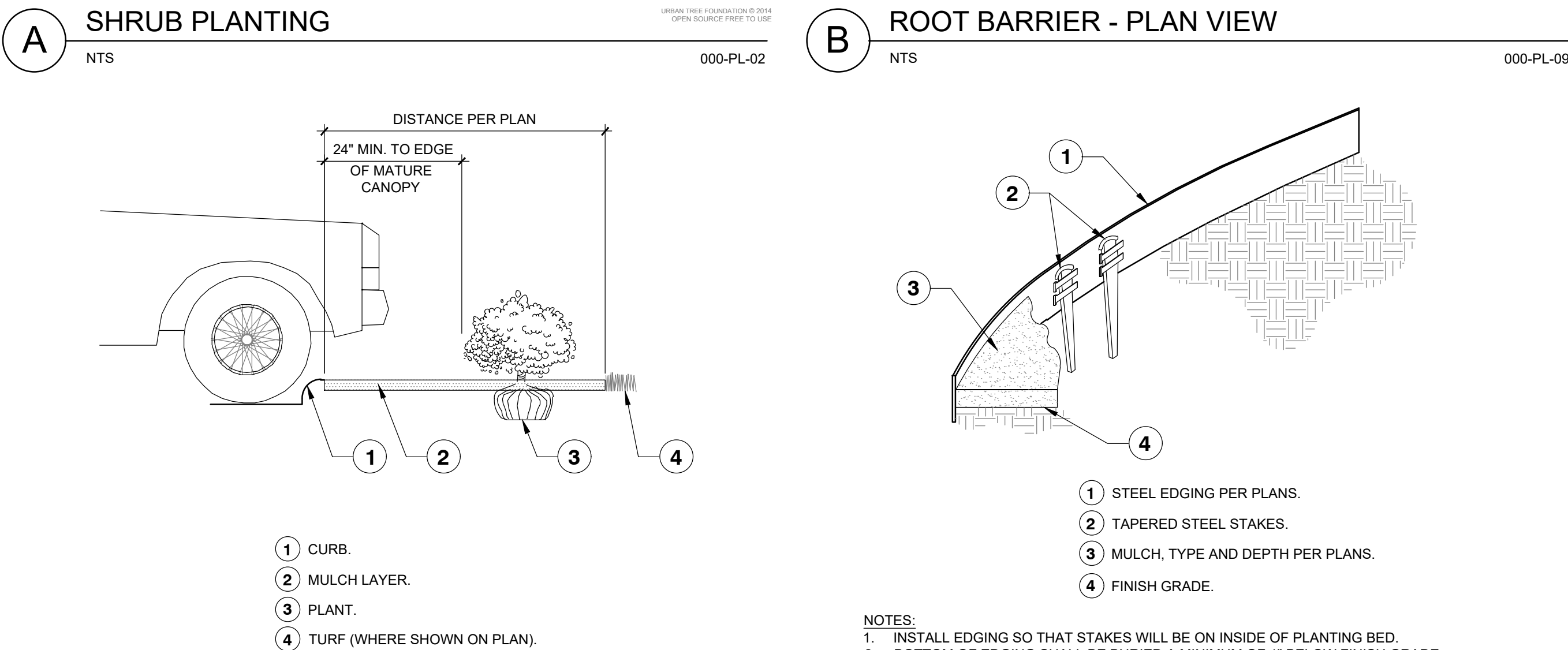
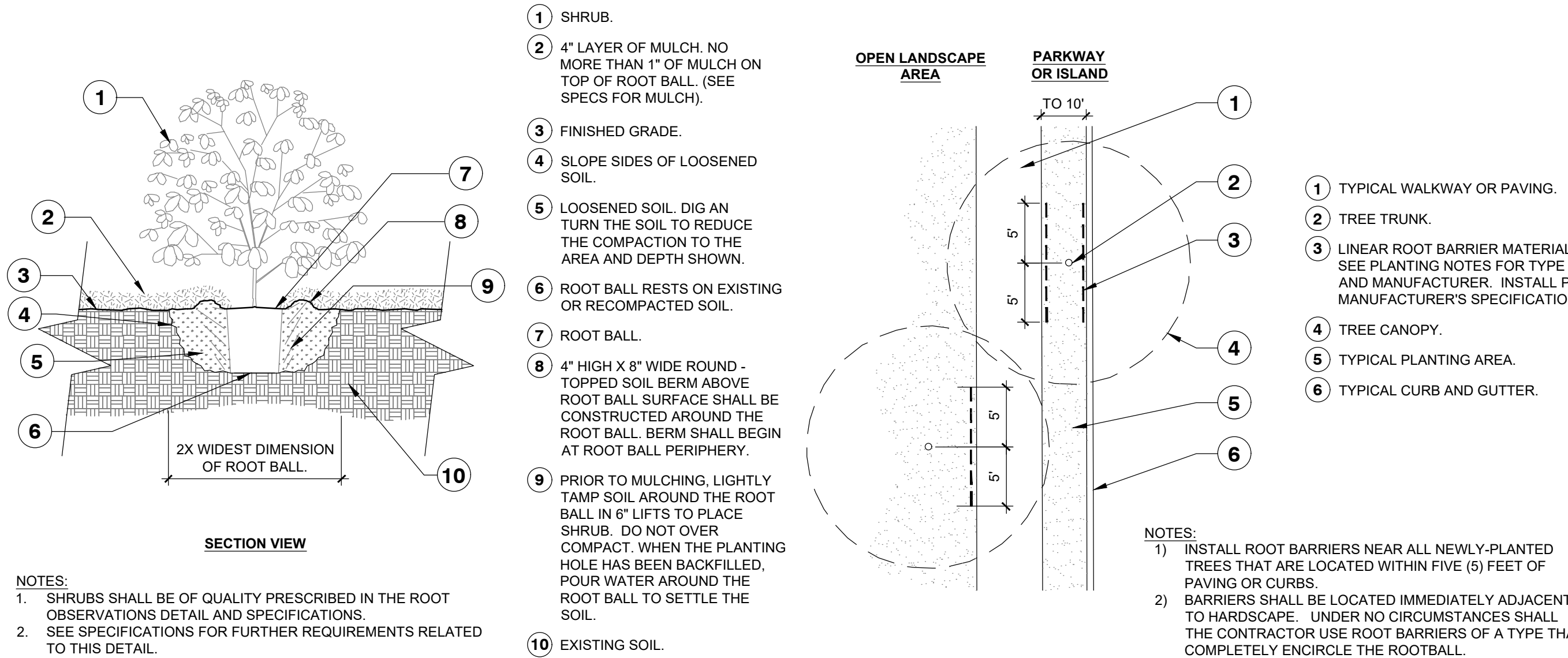
PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS.
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. 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.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED IN CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH A 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.
 5. 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.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING 10 INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. 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.
 9. 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.
 10. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 3/4" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 11. 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/ML, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
 12. 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).
 13. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
 14. TREE STAKING AND CUYING
 15. STAKES: 6" LONG GREEN METAL T-POSTS.
 16. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 17. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
 18. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN.
 19. ACCEPTABLE MANUFACTURERS INCLUDE CUL-MET OR APPROVED EQUAL.
 20. 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
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL, ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. 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.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS. PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - c. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, 'FINISH GRADE' REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. 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 SLOPES SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. 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.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. 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.
 6. 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. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCH OR RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCING NEAR EXISTING TREES:
 - a. 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 AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. 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.
 - d. 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.
 4. TREE PLANTING:
 1. 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 TO FOUR INCHES.
 2. 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.
 3. FOR CONTAINER AND BOX 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.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. 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, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKES BE REQUIRED, 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:
 - a. 1"-2" TREES: TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - e. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 7. 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).
 5. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING:
 1. 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, PLANTING PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
 6. SODDING:
 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. 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.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. 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.
 7. MULCH:
 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. 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.
 8. CLEAN UP:
 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
 9. INSPECTION AND ACCEPTANCE:
 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. 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.
 3. 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.
 10. LANDSCAPE MAINTENANCE:
 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, 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.
 2. SHOULD SEEDING 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 PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
 11. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS:
 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, 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.
 2. 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.
 3. 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.



LANDSCAPE DETAILS AND SPECIFICATIONS

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CLAY MOORE ENGINEERING

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
3470

04/14/2025

ROCKWALL STORAGE EXPANSION
2398 TX-276
ROCKWALL, TX 75032

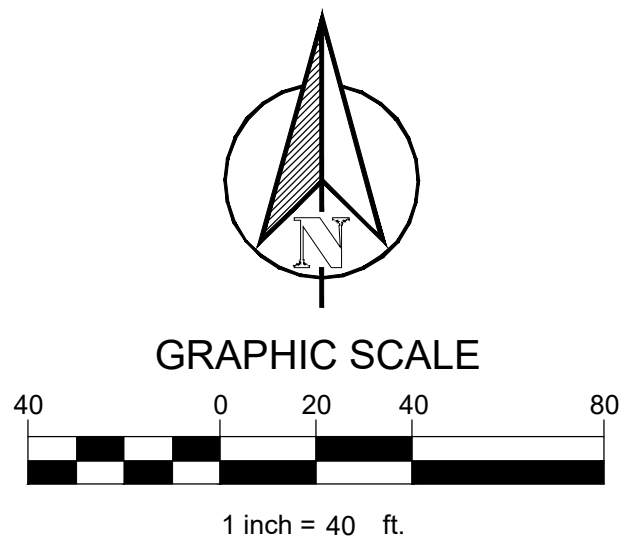
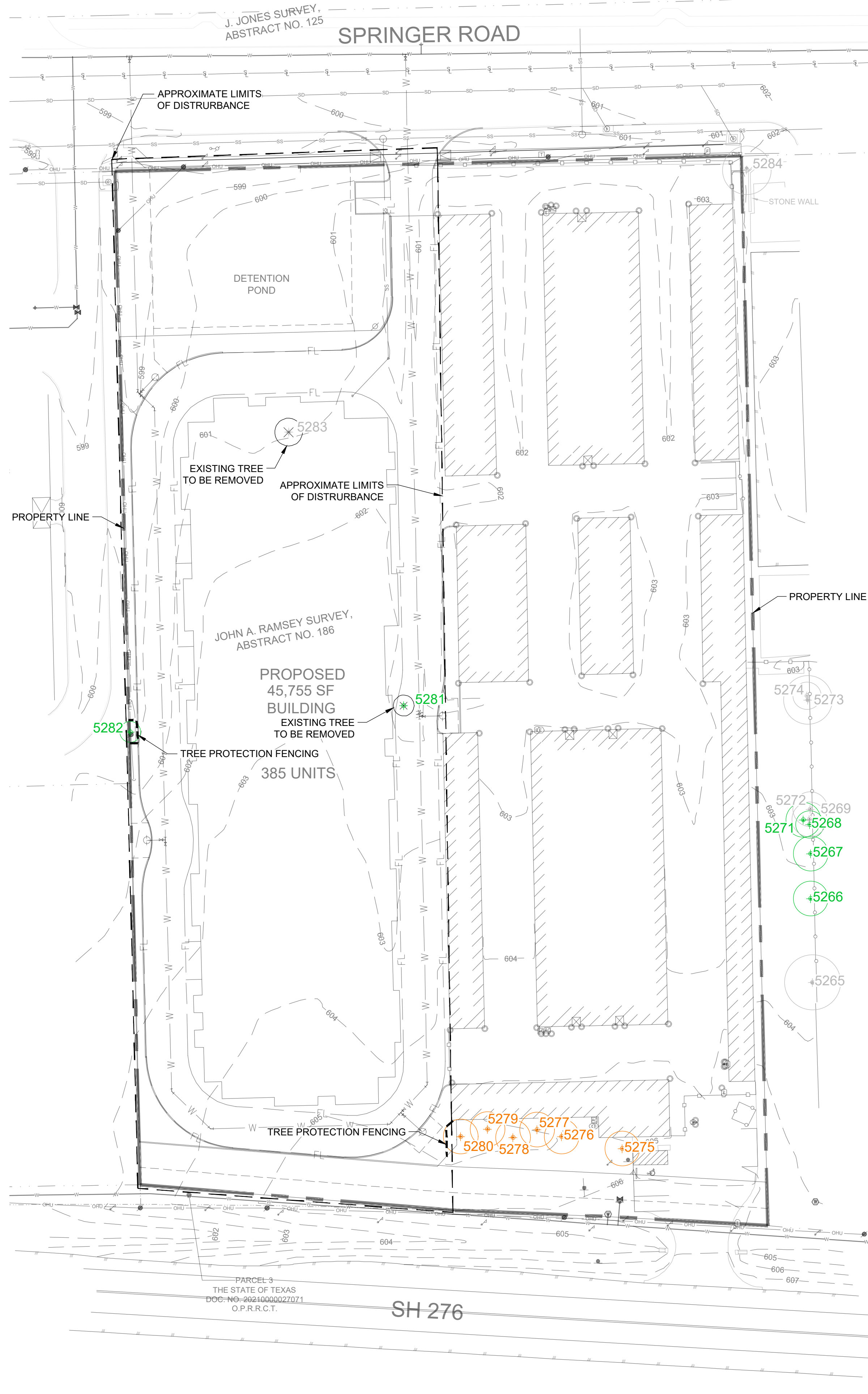
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SHEET
LP-2

File No. 2024-119

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JEFFREY LUERS
4/11/2025



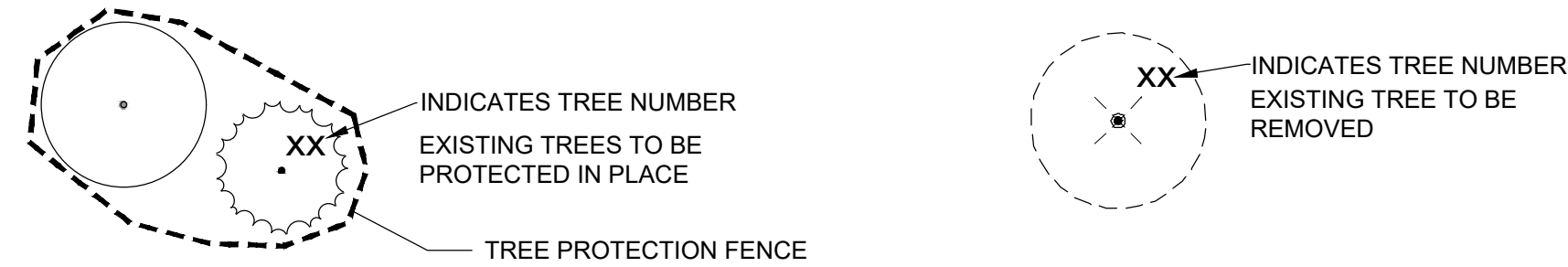
| EXISTING TREE LEGEND | |
|----------------------|-----------------------------------------|
| 5XXX | Non-Protected Trees |
| 5XXX | Primary Trees - 1:1 Replacement Ratio |
| 5XXX | Secondary Trees - 0.5 Replacement Ratio |

| TREE INVENTORY | | | | |
|----------------|--------------|-----|--------|-------------|
| TREE ID | SPECIES | DBH | STATUS | MITIGATION |
| 5265 | HACKBERRY | 16 | REMAIN | |
| 5266 | CEDAR | 10 | REMAIN | |
| 5267 | CEDAR | 10 | REMAIN | |
| 5268 | CEDAR | 8 | REMAIN | |
| 5269 | HACKBERRY | 10 | REMAIN | |
| 5271 | CEDAR | 10 | REMAIN | |
| 5372 | HACKBERRY | 10 | REMAIN | |
| 5273 | HACKBERRY | 14 | REMAIN | |
| 5274 | HACKBERRY | 8 | REMAIN | |
| 5275 | CREPE MYRTLE | 10 | REMAIN | |
| 5276 | CREPE MYRTLE | 10 | REMAIN | |
| 5277 | CREPE MYRTLE | 10 | REMAIN | |
| 5278 | CREPE MYRTLE | 10 | REMAIN | |
| 5279 | CREPE MYRTLE | 10 | REMAIN | |
| 5280 | CREPE MYRTLE | 10 | REMAIN | |
| 5281 | CEDAR | 6 | REMOVE | YES 4" TREE |
| 5282 | CEDAR | 8 | REMAIN | |
| 5283 | HACKBERRY | 8 | REMOVE | NO |
| 5284 | HACKBERRY | 14 | REMAIN | |

TREE PROTECTION GENERAL NOTES

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

LEGEND



NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

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

TREE DISPOSITION PLAN

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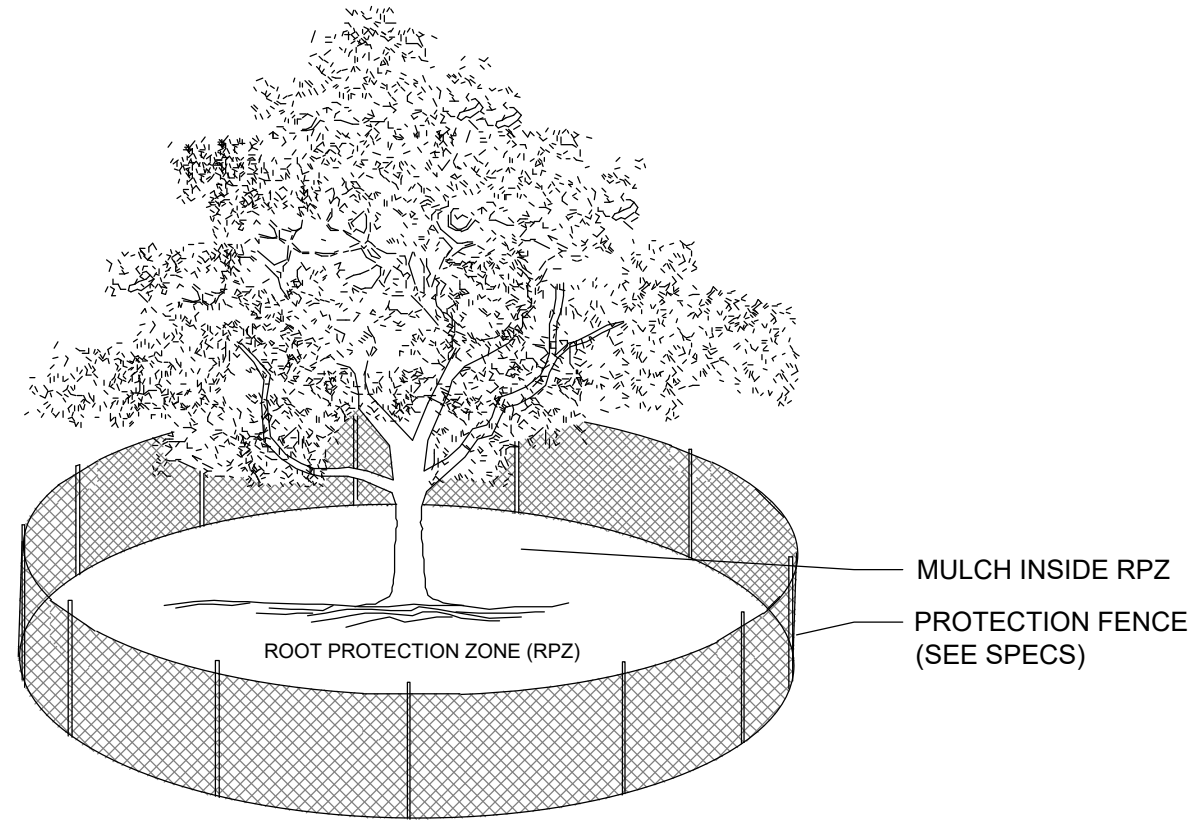
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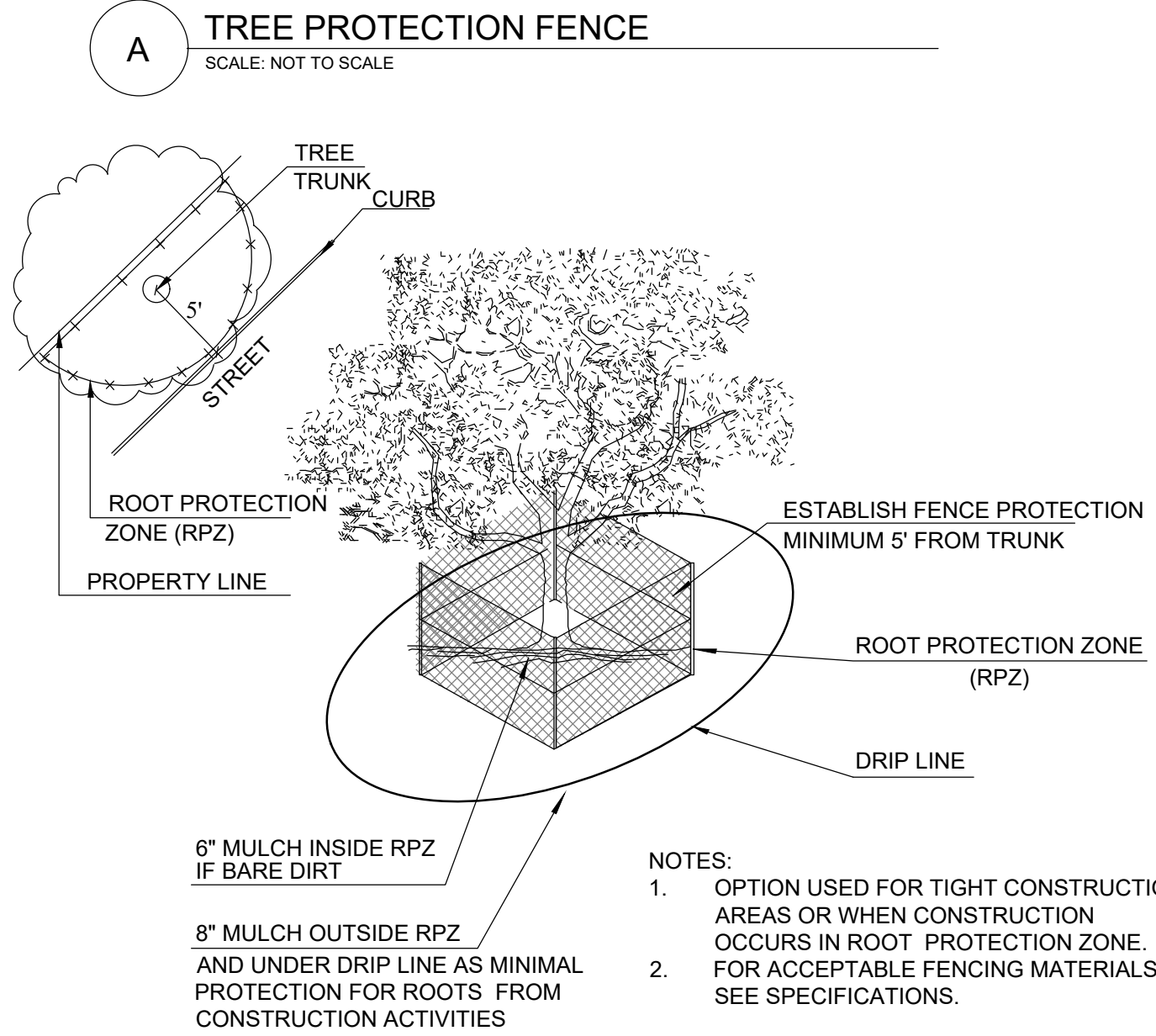
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File No. 2024-119

4/11/2025 JEFFREY LUERS P:\SHARED\PROJECTS\2025\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276 TD-UP 4-11-2025.DWG



- NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
 2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

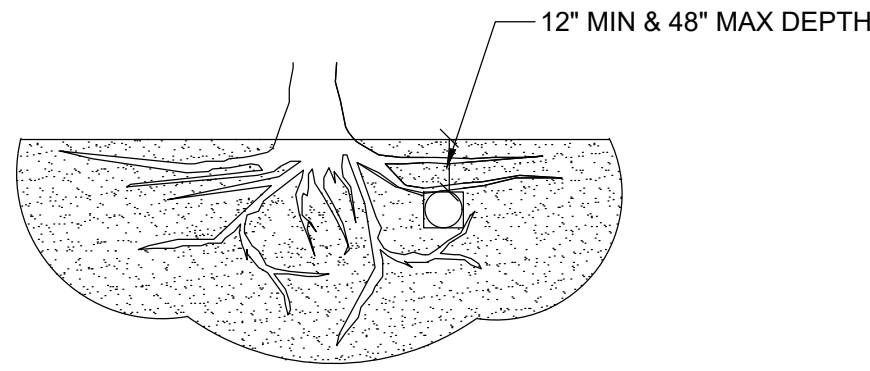


B TREE PROTECTION FENCE - TIGHT CONSTRUCTION

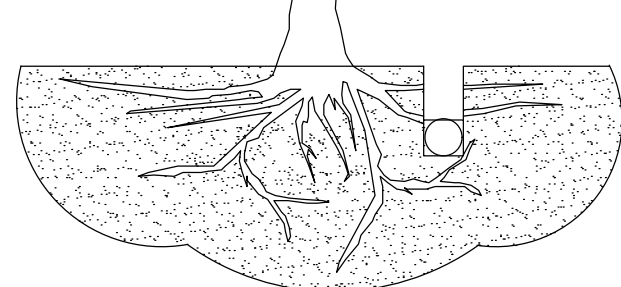
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TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

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



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

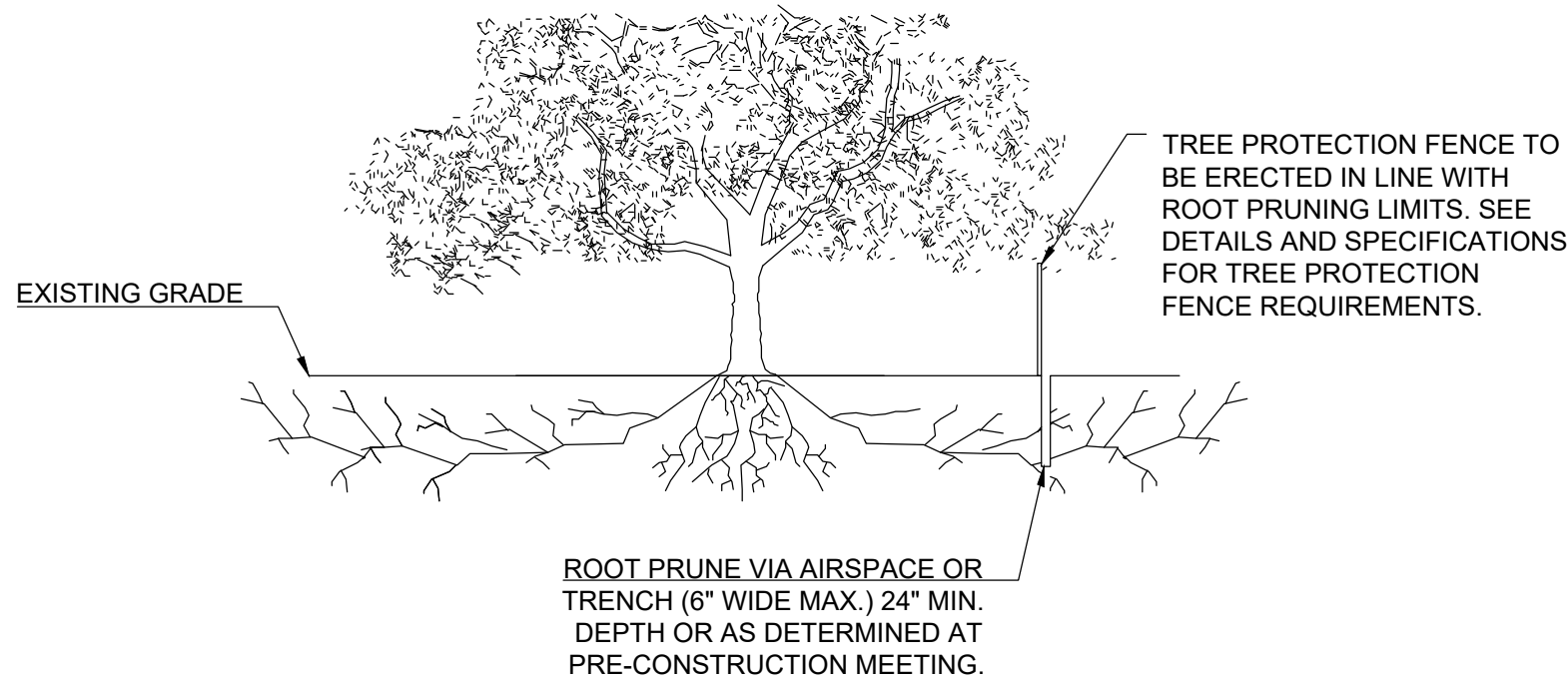


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE

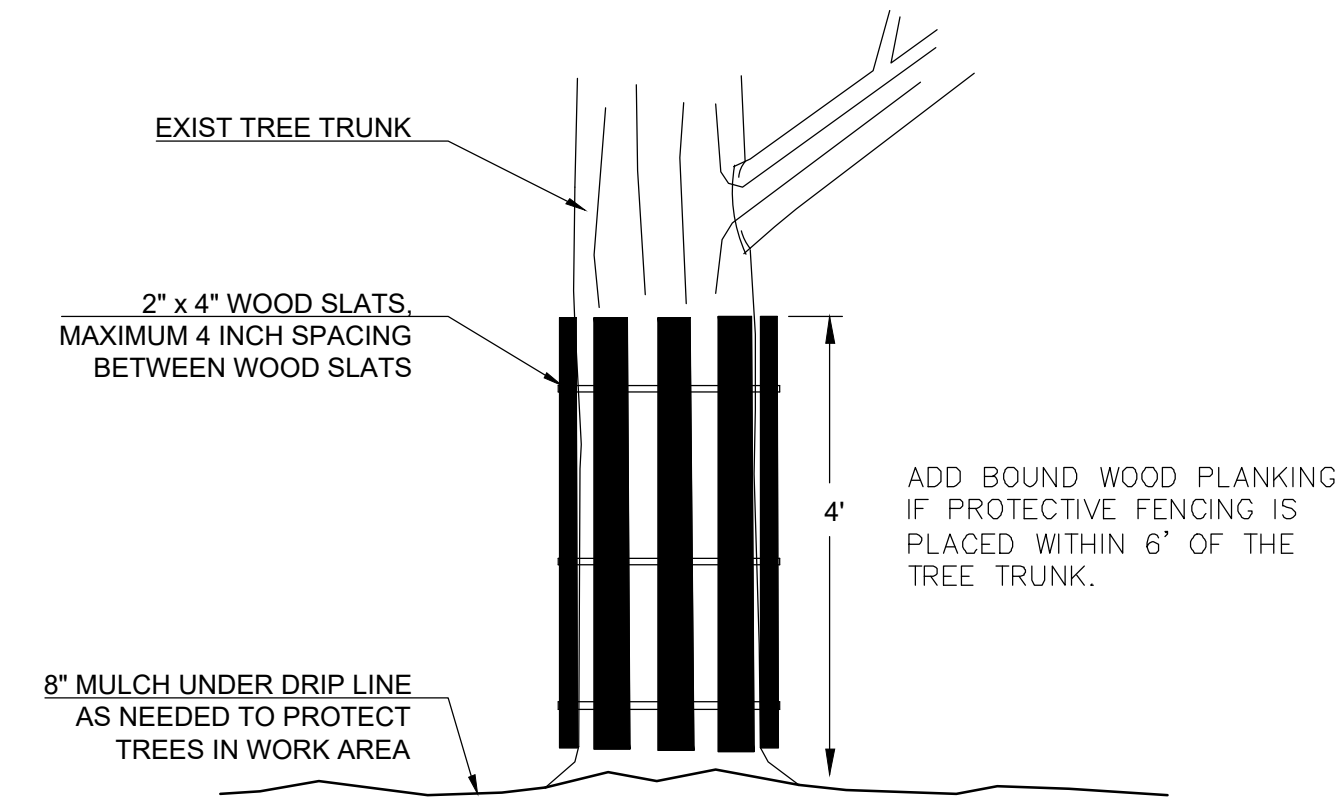
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- NOTES
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
 2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
 3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
 5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
 6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
 7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



D ROOT PRUNING DETAIL

SCALE: NOT TO SCALE



NOTE
IN SITUATIONS WHERE A PRESERVED TREE REMAINS IN IMMEDIATE AREA OF INTENDED CONSTRUCTION AND THE CITY FORESTER DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY DEVELOPMENT ACTIVITIES, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY WRAPPING TREE TRUNK WITH 2" x 4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREE BARK IN WORK AREAS.

E TREE BARK PROTECTION

SCALE: NOT TO SCALE

TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHERS.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 13 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
 - a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.

TREE RELOCATION GUIDELINES

1. TREES SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING OF THE TREE.
2. IF THE TREE HAS A DORMANT PERIOD, THEY SHOULD BE TRANSPLANTED DURING THAT TIME. TREES SHOULD NOT BE TRANSPLANTED DURING PERIODS OF STRONG WINDS, DRY WINTER WINDS OR DURING DROUGHT.
3. ADEQUATE SPACES FOR ROOT AND CROWN DEVELOPMENT SHALL BE PROVIDED.
4. TREES SHALL BE ROOT AND CANOPY PRUNED IN ACCORDANCE WITH SOUND ARBORICULTURAL STANDARDS PRIOR TO TRANSPLANTING.
5. DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL AND TRUNK SHALL BE PROTECTED. THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
6. TRANSPLANTED TREES SHALL BE BRACED FOR A MINIMUM OF ONE (1) YEAR.
7. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
8. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH "THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300, TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES", AND "Z-133.1 PRUNING, REPAIRING, MAINTAINING AND REMOVING TREES, AND CUTTING BRUSH-SAFETY REQUIREMENTS" OR PALM PRUNING IN ACCORDANCE WITH "THE STANDARDS IN RICHARD HARRIS, "ARBORICULTURE INTEGRATED MANAGEMENT OF LANDSCAPE TREES, SHRUBS AND VINES", AS AMENDED.
9. CONTRACTOR IS RESPONSIBLE FOR REGULAR WATERING AND MAINTENANCE OF TRANSPLANTED TREES DURING STORAGE PERIOD.

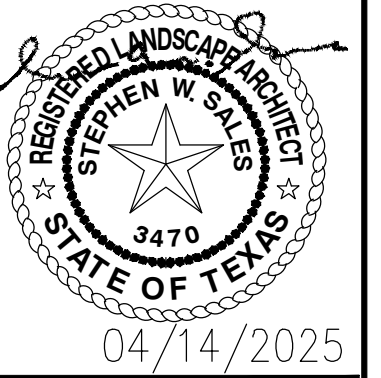
- f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNERS' AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE DISPOSITION DETAILS AND SPECIFICATIONS

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| DESIGN: | JML |
| DRAWN: | JML |
| CHECKED: | SS |
| DATE: | 04-14-25 |
| SHEET | TD-2 |
| File No. | 2024-119 |



| Statistics | | | | | | |
|---------------|--------|--------|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| PROPERTY LINE | ✕ | 0.1 fc | 0.1 fc | 0.0 fc | N/A | N/A |
| SITE | + | 2.5 fc | 20.4 fc | 0.0 fc | N/A | N/A |

| SCHEDULE - NOT FOR USE IN CONSTRUCTION DOCUMENTS | | | | | | | | | | | | | |
|--------------------------------------------------|-------|----------|-------------------|---------------------|---------------------------------------------------------------|------|--------------|-------------------------|-----------------|-------------------|---------|------------------------------------------------|--|
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens Per Lamp | Light Loss Factor | Wattage | Distribution | |
| ◯ | CE | 6 | Lithonia Lighting | LDN6 40/25 LO6AR LD | 6IN LDN, 4000K, 2500LM, CLEAR, MATTE DIFFUSE REFLECTOR, CRI80 | | 1 | LDN6_40_25_LO6AR_LD.ies | 2244 | 0.95 | 28.25 | DIRECT, SC-0=1.02, SC-90=1.03 | |
| ▭ | D | 20 | Lithonia Lighting | WPX2 LED 40K Mvolt | WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt | | 1 | WPX2_LED_40K_Mvolt.ies | 5896 | 0.95 | 47.77 | TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1 | |

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Wall packs

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| | |
|------------------|----------------------------------------------|
| APPLICANT | |
| APPLICANT: | CLAYMOORE ENGINEERING |
| CONTACT PERSON: | DREW DONOSKY |
| ADDRESS: | 1903 CENTRAL DRIVE #406 BEDFORD, TX 76021 |
| EMAIL: | drew@claymooreeng.com |
| PHONE: | 817.281.0572 |
| DEVELOPER | |
| DEVELOPER: | MONTFORT CAPITAL PARTNERS, LLC |
| CONTACT PERSON: | SHRENIK SHAH |
| ADDRESS: | 5151 BELTLINE RD, #725 DALLAS, TX 75254 |
| EMAIL: | shrenik.shah@montfortcp.com |
| PHONE: | 469.368.2035 |
| OWNER | |
| OWNER: | PRISM LEASING, LTD |
| CONTACT PERSON: | |
| ADDRESS: | 625 SUNSET HILL DR. ROCKWALL, TX 75087 |
| EMAIL: | |
| PHONE: | |
| PROJECT | |
| NAME: | ROCKWALL STORAGE EXPANSION |
| ADDRESS: | 2301 HIGHWAY 276 ROCKWALL, TX 75032 |
| CASE#: | |

- Note**
- ALL EXTERIOR CALCULATIONS ARE ASSUMED ON EVEN OR FLAT TERRAIN.
 - ALL EXTERIOR CALCULATIONS ARE TAKEN AT 0'-0" AFG.
 - VALUE NEXT TO LUMINAIRE LABEL DRAWING REPRESENTS OVERALL MOUNTING HEIGHT.

This document was prepared to convey a concept and not a detail working system. Spectrum Lighting San Antonio LLC makes no representation, express or implied, with respect to the use of the information conveyed in this document, regardless of its format or the means of its distribution. Any specific information regarding the installation must be provided by the manufacturer of the equipment. There is no guarantee or representation to the user as to the accuracy, currency, suitability, or reliability of this document for any purpose.

The fixture schedule above does not contain the complete fixture nomenclature required for construction or bidding purposes. The fixture nomenclature listed is the photometric file of the base fixture.

Please contact Spectrum Lighting San Antonio for a complete fixture schedule.

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090

903.893.5800

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CONSTRUCTION

| REVISIONS | DATE | | | | |
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| | DESCRIPTION | | | | |
| | NO. | | | | |

Rockwall Storage Expansion

An Expansion for The Storage Locker

2301 Hwy 276, Rockwall, Texas

PROJECT NUMBER

2506

DATE

03.12.25

SHEET NUMBER

PM1.0

photometrics site plan