

# AGENDA



ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
MAY 26, 2026 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) **SP2026-013 (BETHANY ROSS)**

Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan for Office/Warehouse Building on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

(2) **SP2026-014 (BETHANY ROSS)**

Discuss and consider a request by Mathew Smith of Strohmeier Architects, Inc. on behalf of Dan Bobst for the approval of a Site Plan for Office Building on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549, and take any action necessary.

(3) **SP2026-015 (HENRY LEE)**

Discuss and consider a request by Thong Thai of B + A Architecture, LLC on behalf of Kim Lien Thi Nguyen of Beauty Legacy, LLC for the approval of a Site Plan for a Strip Retail Center on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.

(4) **SP2026-017 (HENRY LEE)**

Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a Site Plan for two (2) Commercial/Retail Buildings on a 3.854-acre portion of a larger 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

(5) **SP2026-018 (BETHANY ROSS)**

Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Mike Wurster of Subtle Grounds, LLC for the approval of a Site Plan for a Restaurant with Drive-Through or Drive-In on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

(IV) ADJOURNMENT

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

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on May 20, 2026 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: 5/21/2026

PROJECT NUMBER: SP2026-013  
PROJECT NAME: Site Plan for Maca Flex Industrial  
SITE ADDRESS/LOCATIONS: 3260 & 3264 Capital Boulevard (@Data Drive)

CASE CAPTION: Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan for Office/Warehouse Building on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/21/2026	Approved w/ Comments

05/21/2026: SP2026-013; Site Plan for Maca Flex Industrial

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

I.1 This is a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan for Office/Warehouse Building on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data 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](mailto:bross@rockwall.com).

M.3 For reference, include the case number (SP2026-013) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Provide the following signature block on each page of all plans. (Subsection 03.04.A, of Article 11, UDC)

#### APPROVED:

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

#### M.6 Site Plan

1) Indicate perimeter dimensions of the building (Subsection 03.04.B, of Article 11, UDC)

2) Indicate any outside storage on site plan. This area should be cross hatched to indicate the limits of the outside storage. (Subsection 01.05(E), Article 05, UDC)

- 3) A five (5)-foot sidewalk will be required along Capital Boulevard. (Subsection 03.04.B, of Article 11, UDC)
- 4) No parking is permitted in front of an overhead door. Please show stripping in these areas to indicate this area is not intended for parking.
- 5) Provide a fence detail for the proposed security fence and gate.
- 6) Parking spaces that are within a gated area cannot be used to meet the required parking. Please revise your plans and update the parking calculation table.
- 7) Retaining walls are required to be finished in stone or brick to match the building.
- 8) Please be aware, the City has seen many of these Light Industrial (LI) District buildings convert over time to General Retail (GR) tenants. General Retail Stores (whether a whole suite or part of the suite) require a Specific Use Permit and higher parking ratios. If these types of tenants apply for Certificates of Occupancy, it will be denied based on [1] it requires an SUP, and [2] insufficient amount of parking.

#### M.7 Landscape Plan

- 1) Dumpster enclosures require to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(B), Article 05, UDC)
- 2) If there is any pad-mounted utility equipment (e.g. transformers), it will need to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(C), of Article 05, UDC)
- 3) Cluster landscaping along the western property line in front of the gate to screen the visibility of the outside storage areas.

#### M.8 Treescap Plan

- 1) The trees proposed to be planted on-site satisfy the mitigation requirements. (Subsection 05.F(1), Article 09, UDC).

#### M.9 Building Elevations

- 1) Indicate the elevations that are adjacent to Capital Boulevard.
- 2) Building does not meet the Light Industrial Building articulation standards. Specifically, the following articulation is required for the primary articulation of the building:
  1. Wall Length cannot exceed 104 feet.
  2. The Minimum Wall Projection is 6.5 feet.
  3. The Minimum Entryway/Architectural Element is 8.5 feet.
  4. The Minimum Projection height is 6.5 feet.
  5. The Minimum Primary Entryway/Architectural length is 13 feet.

The following articulation is required for the secondary articulation of the building:

1. Wall Length cannot exceed 78 feet.
2. The Minimum Secondary Entryway/Architectural Element Length is 11.7 feet.
3. The Minimum Secondary Entryway/Architectural Element Width is 3.9 feet.
4. The Minimum Projection height is 3.9 feet.

This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)

- 3) The proposed building exceeds the maximum percentage of secondary materials (i.e. 10%). This will require a variance from the Planning and Zoning Commission. (Subsection 06.01.C(1), Article 05, UDC)
- 4) All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides. (Subsection 05.01(A)2, Article 05, UDC) Provide a parapet on all sides of the building ensuring that the RTUs are screened from any adjacent property or right-of-way including but not limited to IH-30, Corporate Crossing, Data, and Capital. If RTUs are seen from anywhere after the building is built, the building will not receive a Certificate of Occupancy until those are remedied.
- 5) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
- 6) Provide the percentage of stone on each façade. A minimum of 20% stone (i.e. natural or synthetic/cultured) is required on all building façades. (Subsection 05.01.A.1(a)(1), Article 05, UDC)
- 7) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)

#### M.10 Photometric Plan

- 1) Provide lighting cutsheets for all proposed light fixtures. (Subsection 03.03, Article 07, UDC)
- 2) The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle. (Subsection 03.03.C, of Article 07, UDC) The light levels along the northern property lines exceed the maximum values. Please correct this.

M.11 Staff has identified the following exception associated with the proposed request: [1] Light Industrial Building Articulation and [2] Secondary Materials. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures

include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on June 2, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on May 26, 2026.
- (2) Planning & Zoning meeting/public hearing meeting will be held on June 9, 2026.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/20/2026	Approved w/ Comments

- 05/20/2026:
1. 10' min. width. Fire hydrants to have 5' clearance around...including parking spaces
  2. All public utilities shall be centered in a 20' easement with 10' separation
  3. No grate inlets allowed
  4. Storm must be separated from sanitary sewer and water mains by 5'.
  5. What is this?
  6. No grate inlets allowed
  7. Install the remainder of 45' back to back roadway
  8. Must construction 5' sidewalk along frontage of Capital
  9. All easements are a minimum of 20'
  10. Wall can't be in an easement. All public utilities centered in a 20' easement with 10' separation

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures, including walls and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Sidewalk along Capital Blvd required.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

#### Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround, 15'x64' striped and signed no parking area.
- Drive isles to be minimum 24' wide.
- Fire lane to be minimum 24' wide and in a platted easement.
- Fire lane to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
- Culverts for driveways (if needed) will need to be engineered.
- Will have to build the remaining 17' of Capital including all sidewalks along Capital.
- Dedicate remainder of ROW for Capital (approx. 30').
- Must meet driveway width maximum and minimum.
- 10' utility easements required along all roadway frontages.

#### Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main located at the intersection of Capital Blvd and Data Drive available for use.
- There is an existing 12" water main located on the south side of Capital Blvd available for use with 1-8" stub out under Capital to the north that will need to be extended with the widening of Capital.
- There is an existing 12" water main on the opposite side of Data Dr available for use.
- There is an existing 8" sewer main stub located along Capital Blvd available for use.
- Public sewer to be 8" minimum.
- Sanitary sewer main must be extended to the north to serve northern property.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing City roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Sewer pro-rata: \$2,773.07/acre
- Infrastructure study maybe required depending on use.

#### Drainage Items:

- Existing flow patterns must be maintained. A portion of the site drains to existing detention pond 2 and another portion drains to a wye inlet at the intersection of Data Drive and Capital Blvd.
- Property drains in multiple directions. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.
- Any modification requirement to existing detention systems will be reviewed with Engineering.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.

- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved w/ Comments

05/18/2026: Building 1 will be 3260 CAPITAL DRIVE, ROCKWALL, TX 75032

Building 2 will be 3264 CAPITAL DRIVE, ROCKWALL, TX 75032

\*See attached pdf for suite numbering

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved

No Comments

**EASEMENT/SETBACK LEGEND**

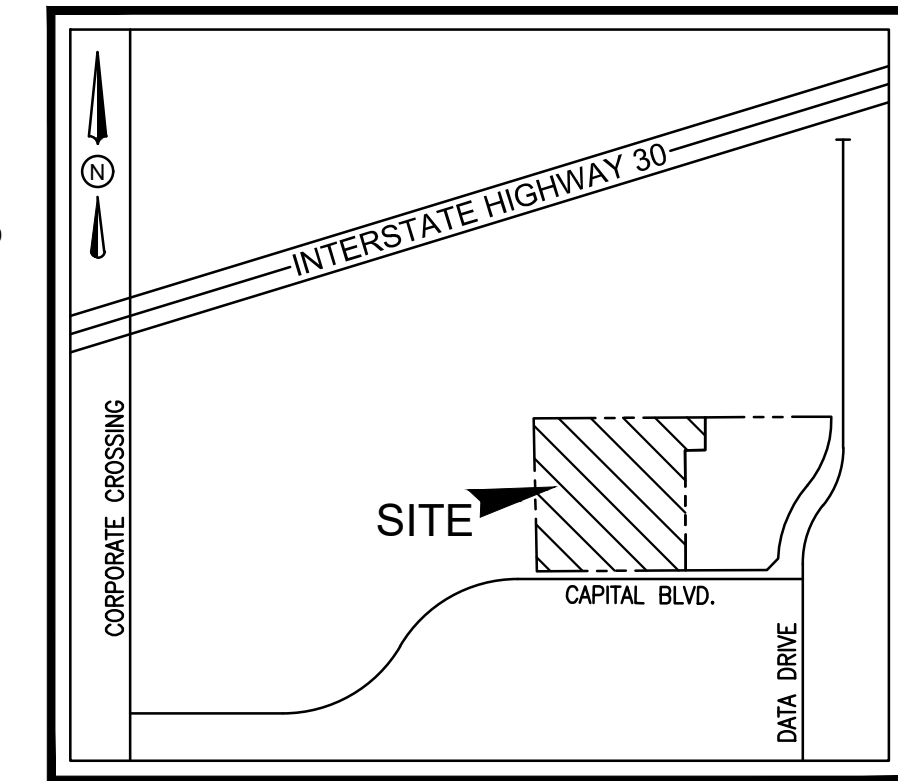
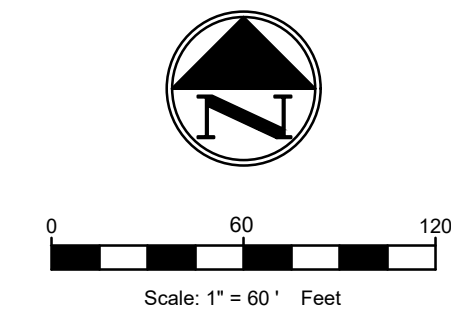
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

**DETENTION NOTE:**

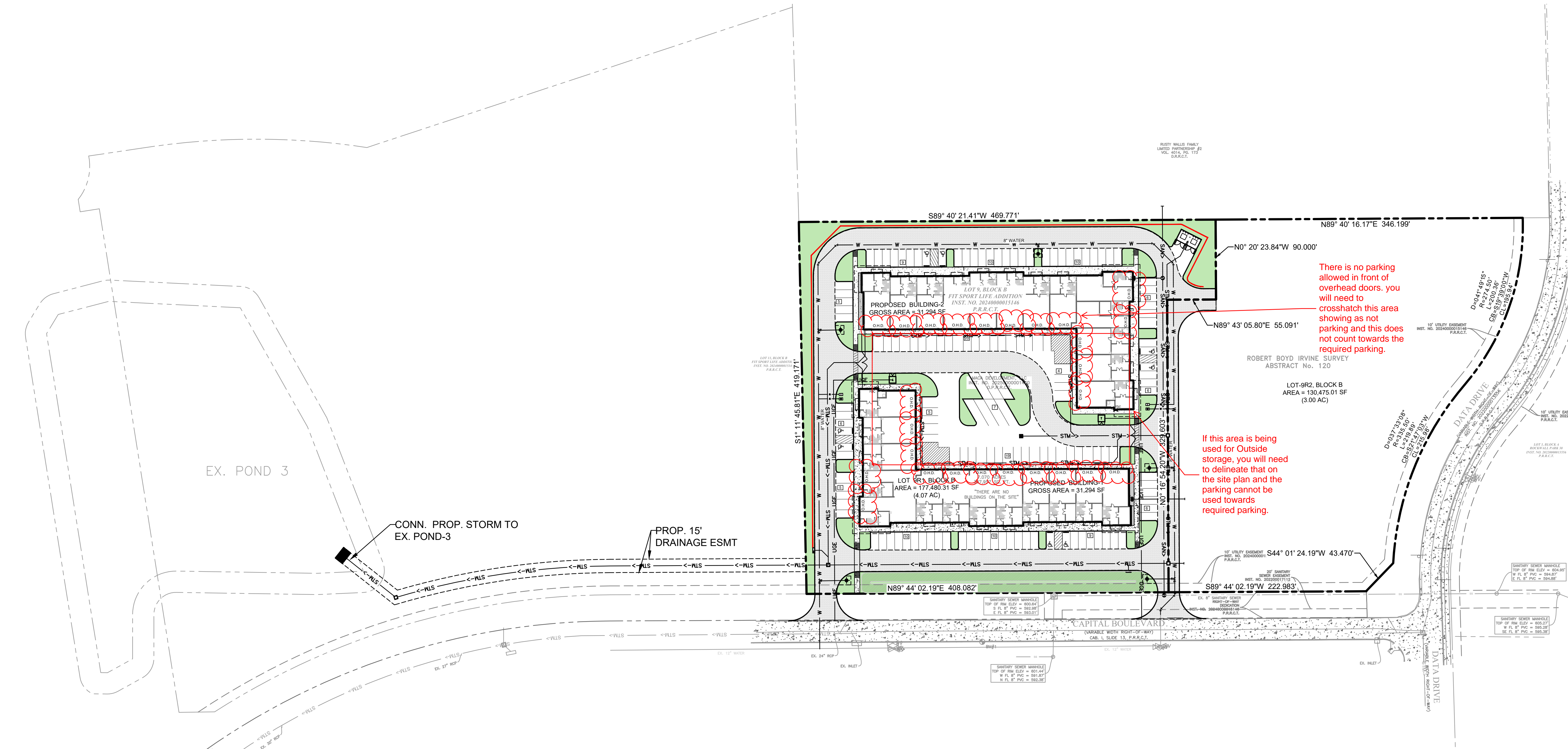
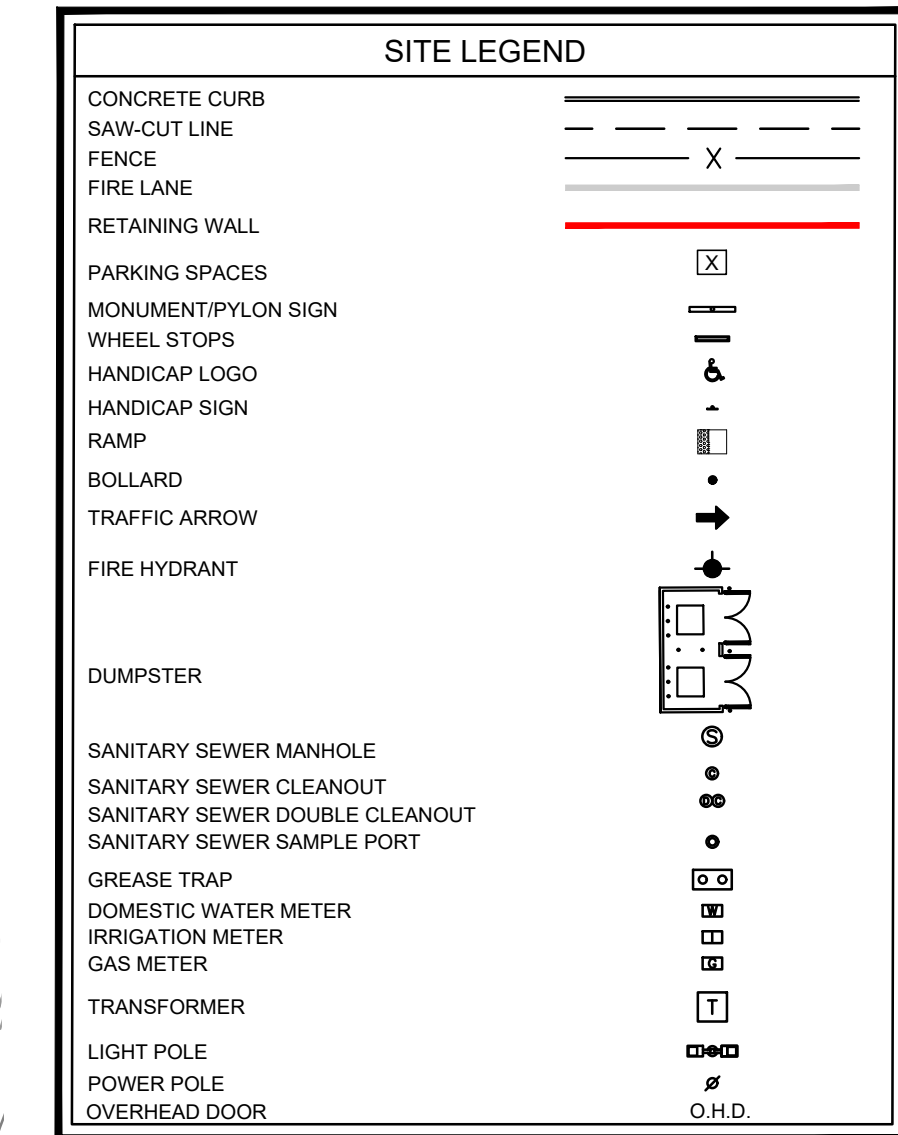
NO ON-SITE DETENTION IS PROVIDED FOR THE PROJECT SITE. POST-DEVELOPMENT RUNOFF FROM THE PROJECT SITE SHALL BE ACCOMMODATED BY UPGRADES TO DETENTION POND-3. THE DETENTION FACILITY SHALL BE MODIFIED AS PART OF THIS DEVELOPMENT TO ACCOUNT FOR THE INCREASED RUNOFF GENERATED BY THE PROPOSED DEVELOPMENT.

**SITE GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
- AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.



VICINITY MAP  
N.T.S.



EX. POND 3

CONN. PROP. STORM TO EX. POND-3

PROP. 15' DRAINAGE ESMT

There is no parking allowed in front of overhead doors. you will need to crosshatch this area showing as not parking and this does not count towards the required parking.

If this area is being used for Outside storage, you will need to delineate that on the site plan and the parking cannot be used towards required parking.

**FLOOD PLAIN NOTE**

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**PROJECT CONTACT LIST**

OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

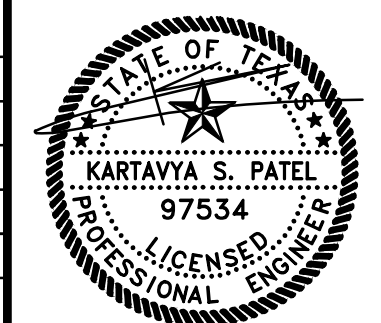


APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_ OF \_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING & ZONING \_\_\_\_\_

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.



**BENCHMARK**

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALL TERRA RTK NETWORK.

BM-1  
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR ELEVATION: 599.80

BM-2  
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. ELEVATION: 607.46

**OVERALL SITE PLAN**  
**MACAFLEX AT CAPITAL & DATA**  
**NWC CAPITAL BOULEVARD & DATA DRIVE**  
**LOT 9, BLOCK B**  
**FIT SPORT LIFE ADDITION**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS 75032**

**TRIANGLE ENGINEERING LLC**  
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

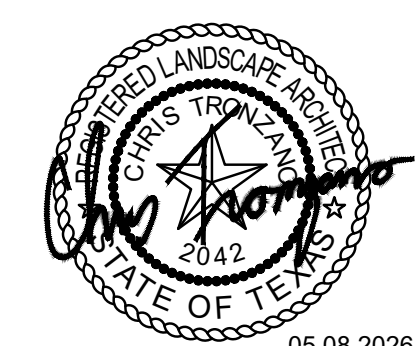
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SCALE BAR	129-25	OSP

TX. P.E. FIRM #11525

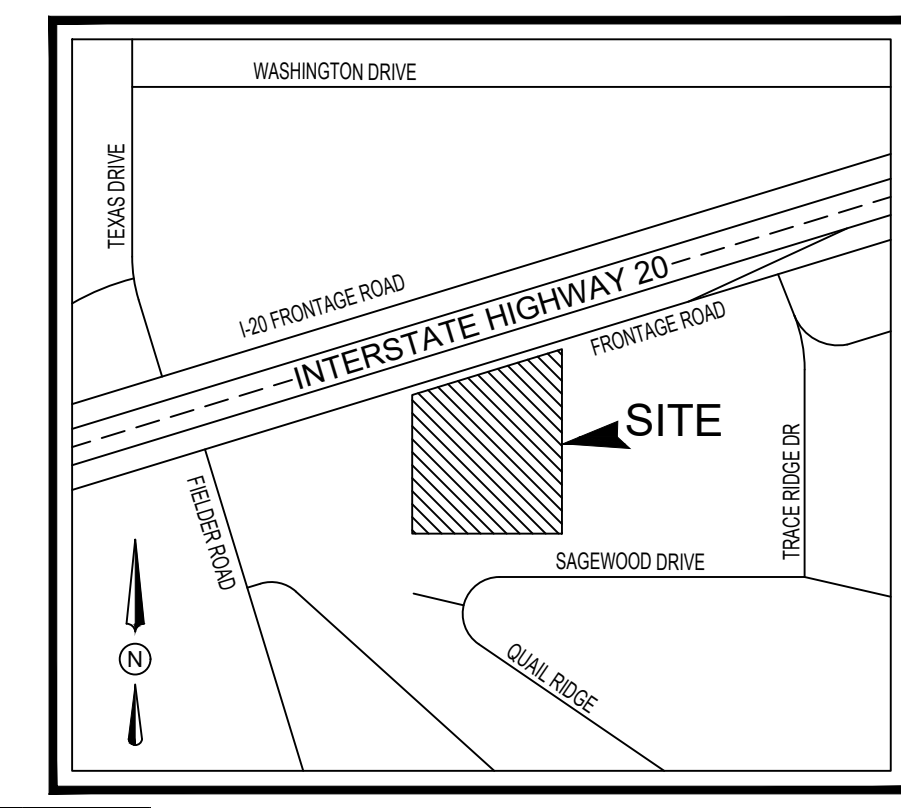
CASE NO: \_\_\_\_\_



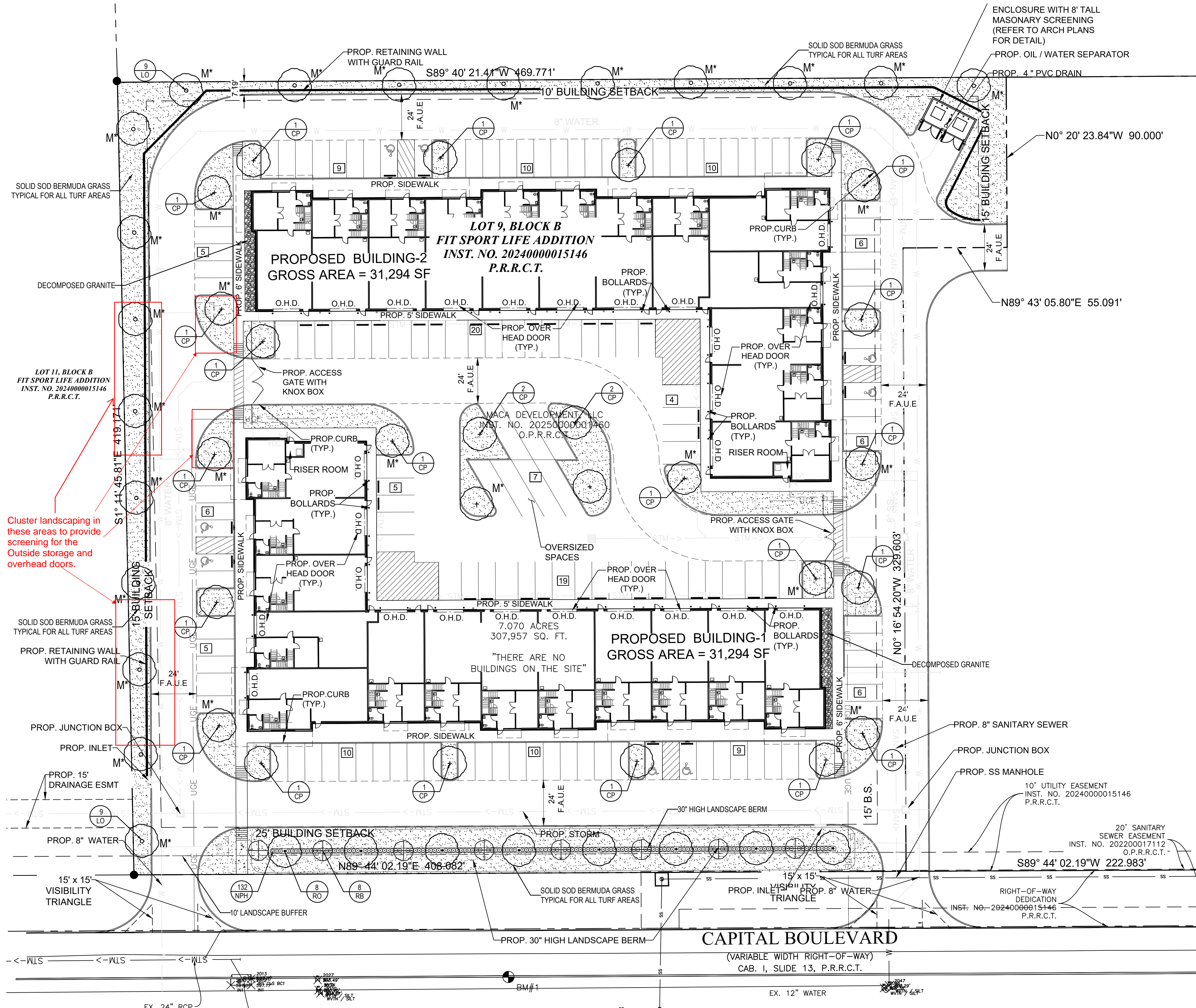
LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1782 W. McDERMOTT DR.  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOWGREENSPOT.COM



05.08.2026



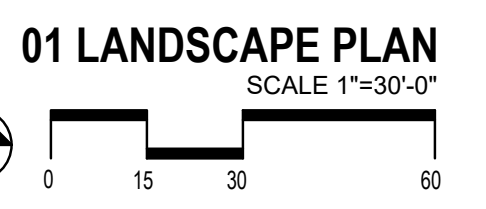
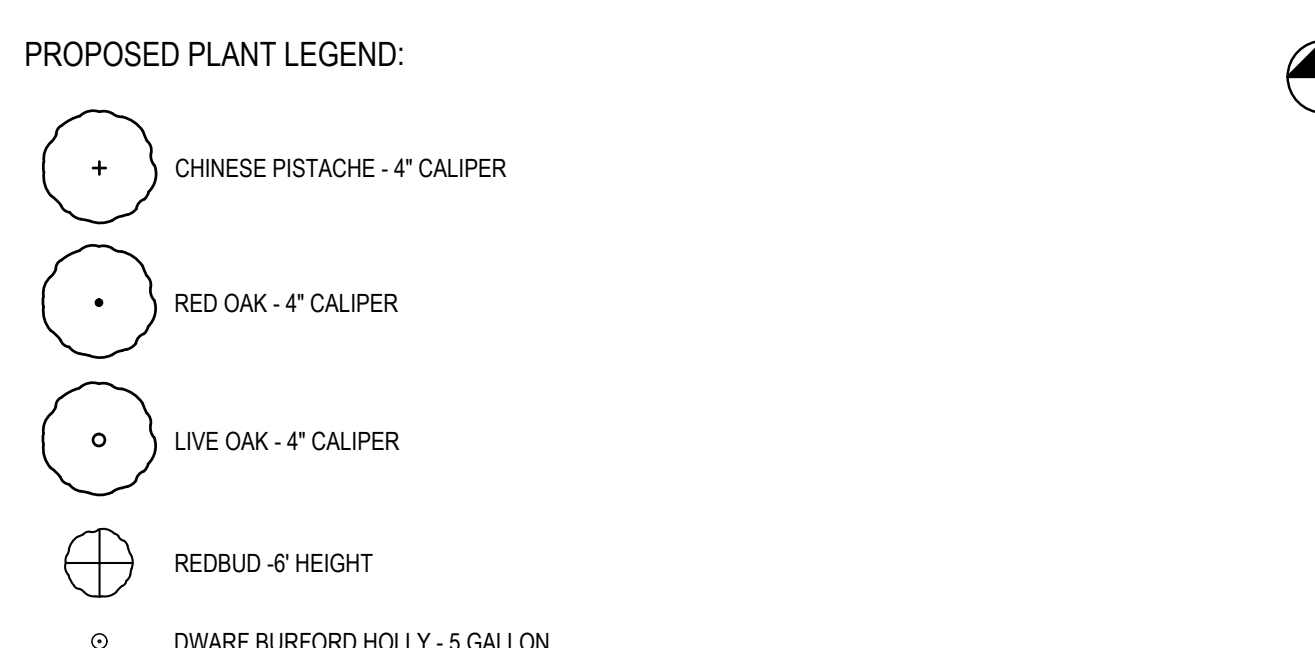
VICINITY MAP  
N.T.S.  
MAPSCO ~ 59 X



**PLANT MATERIAL SCHEDULE**

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES	CP	26	Chinese Pistache	<i>Pistacia chinensis</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk
	RO	8	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk
	LO	18	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk
	RB	8	Redbud	<i>Cercis canadensis</i>	6" ht.	container, 6' ht., 4' spread, single straight trunk
SHRUBS	DBH	132	Dwarf Burford Holly	<i>Ilex cornuta</i>	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
			'Tif Turf' Bermudagrass	<i>Cynodon dactylon</i> 'Tif Turf'		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



**SITE DATA SUMMARY TABLE**

ITEM	DESCRIPTION	UNIT
<b>GENERAL SITE DATA</b>		
CURRENT ZONING (FROM ZONING MAP)	Light Industrial (LI)	
PROPOSED ZONING	Light Industrial (LI)	
LAND USE	Warehouse	
LOT AREA	177,485	SF
	4,075	AC
<b>BUILDING-1</b>		
BUILDING FOOTPRINT AREA	31,294	SF
BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
<b>BUILDING-2</b>		
BUILDING FOOTPRINT AREA	31,294	SF
BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
LOT COVERAGE	35.26	%
FLOOR AREA RATIO (RATIO X.XX:1)	0.35	: 1
<b>PARKING</b>		
REQUIRED PARKING RATIO (WAREHOUSE)	1 SPACES PER EVERY 1,000 SF	
REQUIRED PARKING RATIO (OFFICE)	1 SPACES PER EVERY 300 SF	
<b>BUILDING-1</b>		
REQUIRED PARKING (PER CITY)	68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	74	SPACES
ACCESSIBLE PARKING REQUIRED	3	SPACES
ACCESSIBLE PARKING PROVIDED	4	SPACES
<b>BUILDING-2</b>		
REQUIRED PARKING (PER CITY)	68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	75	SPACES
ACCESSIBLE PARKING REQUIRED	3	SPACES
ACCESSIBLE PARKING PROVIDED	4	SPACES
<b>LANDSCAPE/PERVIOUS AREA</b>		
LANDSCAPE AREA REQUIRED	N/A	SF
LANDSCAPE AREA PROVIDED	30,821	SF
<b>TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED</b>	<b>30,821</b>	<b>SF</b>
<b>TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED</b>	<b>17%</b>	
<b>IMPERVIOUS AREA</b>		
BUILDING FOOTPRINT AREA (SQUARE FEET)	62,588	SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS	84,076	SF
FLATWORK	146,664	SF
<b>TOTAL IMPERVIOUS AREA (SQ.FT)</b>	<b>146,664</b>	<b>SF</b>
<b>TOTAL IMPERVIOUS %</b>	<b>83%</b>	

**LANDSCAPE TABULATIONS:**

**SITE REQUIREMENTS (Total Site Area 177,485 S.F.)**  
Requirements: A minimum 15% of the site area to be landscaped.

Required	26,623 S.F. (15%)	Provided	30,030 S.F. (17%)
----------	-------------------	----------	-------------------

**FRONT YARD REQUIREMENTS**  
Requirements: A minimum 100% of required landscape must be located in front yard and side yards.

Required	26,622 S.F. (100%)	Provided	26,851 S.F. (100%)
----------	--------------------	----------	--------------------

**STREET REQUIREMENTS**  
Requirements: A minimum (1) canopy tree (4" cal) and (1) accent tree (4" ht.) per 50 L.F. of frontage.

**CAPITAL PKWY. (408 L.F.)**

Required	(8) Canopy trees	Provided	(8) Proposed Canopy Tree
	(8) Accent trees		(8) Proposed Accent Trees

**PARKING LOT REQUIREMENTS (147 Spaces)**  
Requirements: A minimum (1) canopy tree (4" cal.) per 10 parking spaces. All spaces within 80' of a canopy tree.

Required	(15) Canopy Trees	Provided	(26) Proposed Canopy Trees
----------	-------------------	----------	----------------------------

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE TCEQ AND THE CITY OF ROCKWALL UDC

**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

**GENERAL LAWN NOTES**

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

**SOLID SOD NOTES**

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**MACA FLEX INDUSTRIAL**  
CAPITAL PARKWAY  
CITY OF ROCKWALL, TEXAS 75082

**ISSUE:**  
FOR APPROVAL: 05.08.2026

**DATE:**  
05.08.2026

**SHEET NAME:**  
LANDSCAPE PLAN

**SHEET NUMBER:**

**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

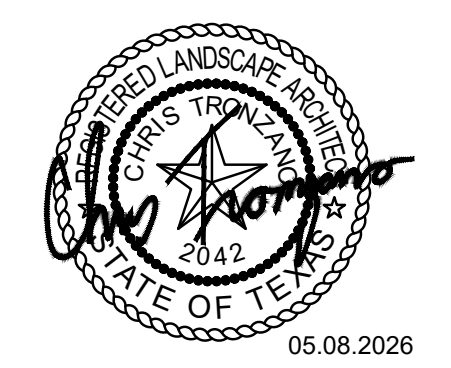
\_\_\_\_\_  
Director of Planning and Zoning

**PROJECT CONTACT LIST**

<b>OWNER/DEVELOPER</b> MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	<b>SURVEYOR</b> TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
<b>ENGINEER</b> TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX. P.E. FIRM #11525	<b>ARCHITECT</b> KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042



LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1782 W. MODERMOTT DR.  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



05.08.2026

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60 1) - plant material.
- B. American Joint Committee on Horticultural Nomenclature. 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation. General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
  - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
  - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
  - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
    - Plants used for replacement shall be of the same size and kind as those originally planted and shall be considered as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including runs in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
    - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
  - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
  - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
  - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
  - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
  - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
  - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
  - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
  - Physical properties as follows:
    - Clay - between 7-27 percent
    - Silt - between 15-25 percent
    - Sand - less than 52 percent
  - Organic matter shall be 3%-10% of total dry weight.
  - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
  - Post: Studded T-Post, #1 Armo with anchor plate; 6'-0" length; paint green.
  - Wire: 12 gauge, single strand, galvanized wire.
  - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Miraf 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
  - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  - All planting areas shall receive a two (2") inch layer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
  - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gapped open, then watered thoroughly.
  - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

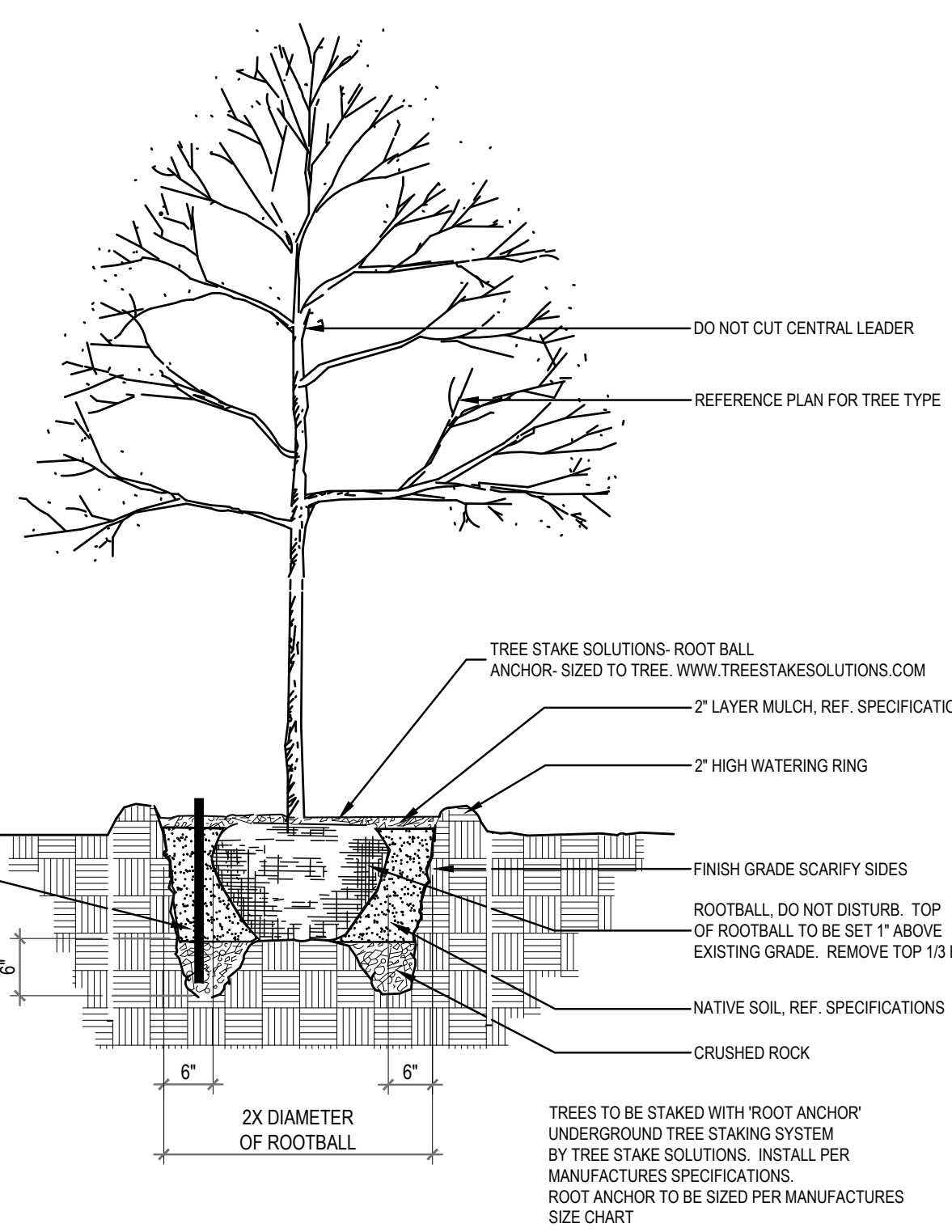
3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

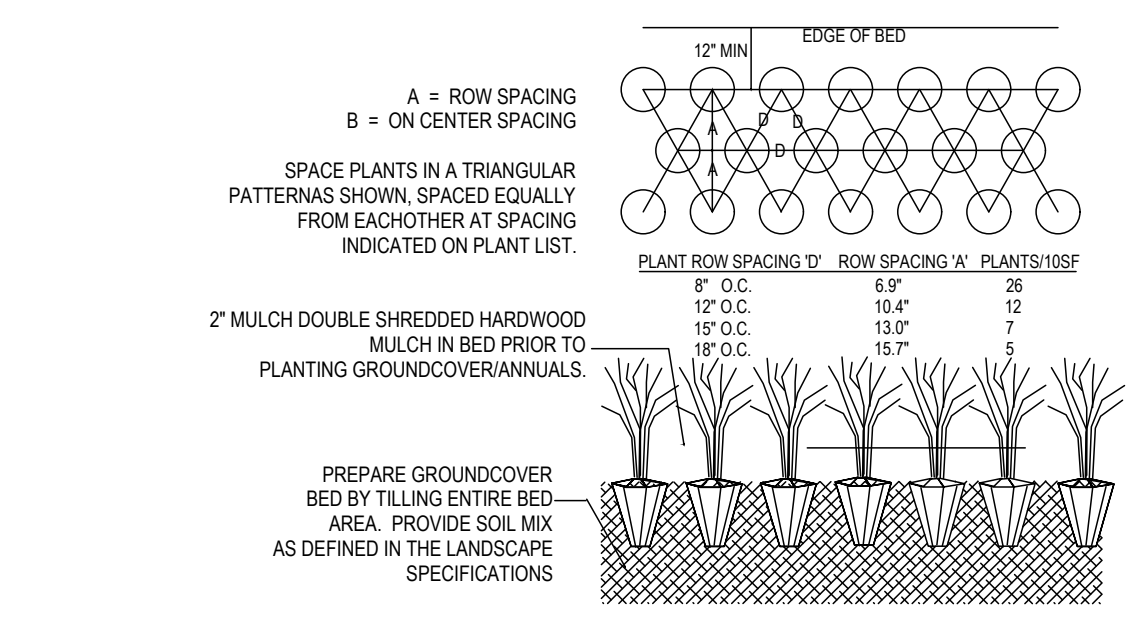
3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

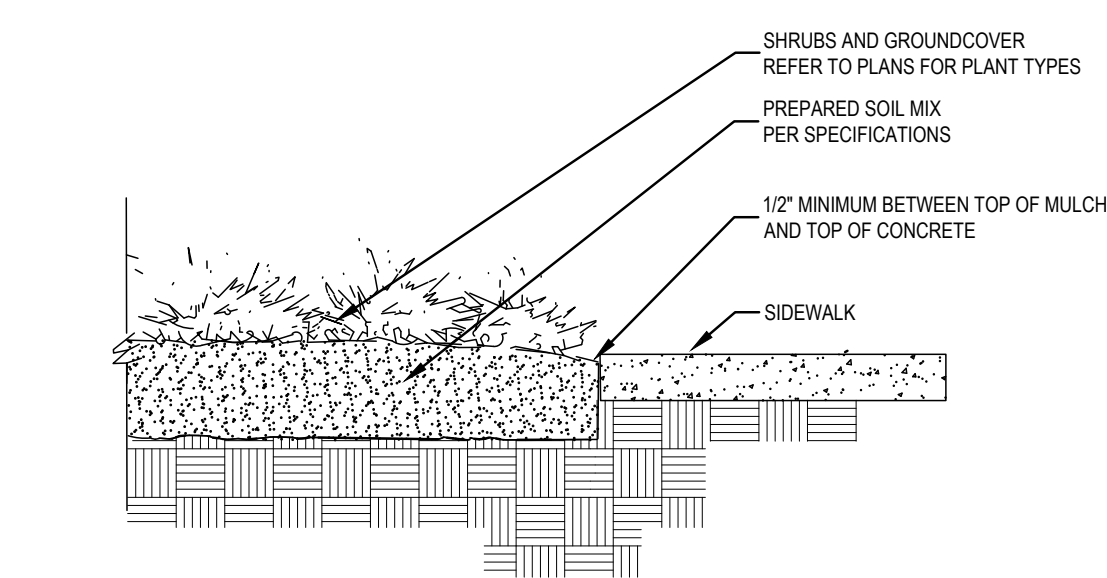
END OF SECTION



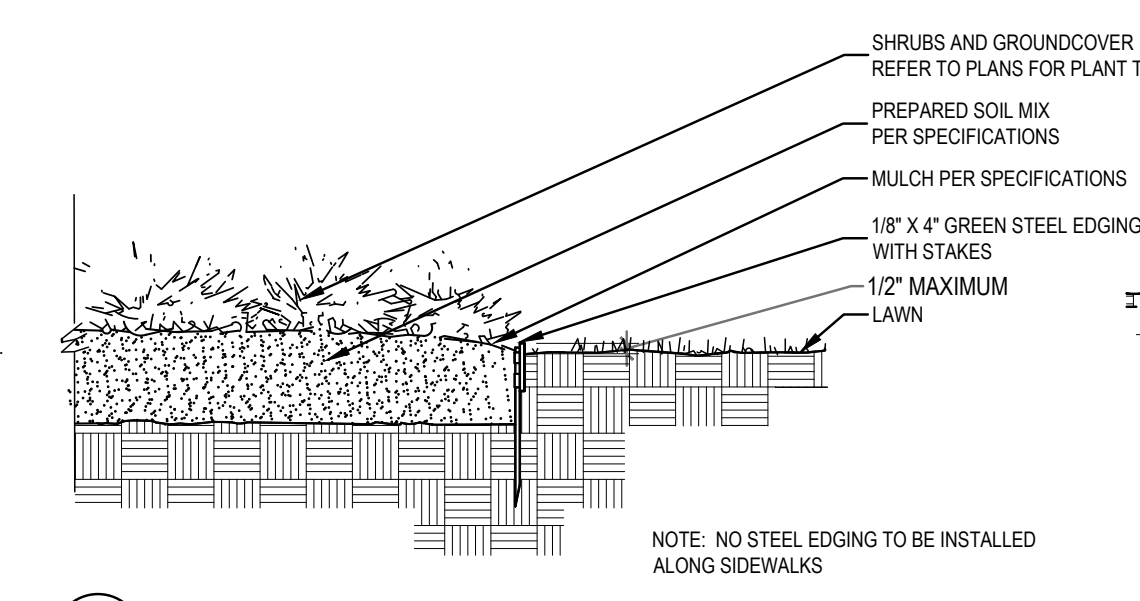
01 TREE PLANTING DETAIL NOT TO SCALE



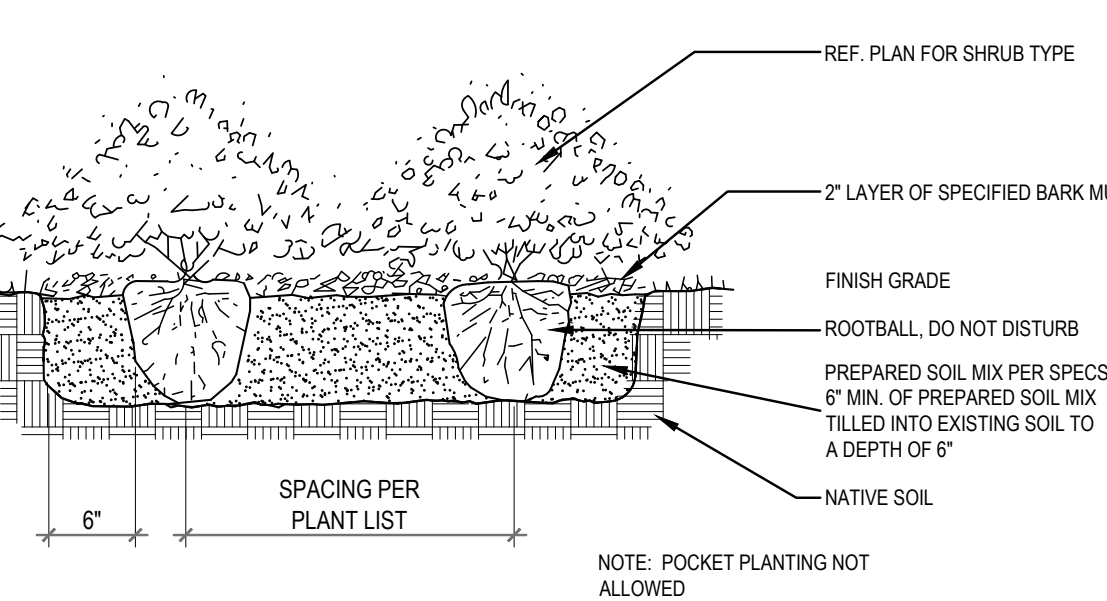
02 GROUNDCOVER PLANTING DETAIL NOT TO SCALE



03 SIDEWALK / MULCH DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MODERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

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

MACA FLEX INDUSTRIAL  
CAPITAL PARKWAY  
CITY OF ROCKWALL, TEXAS 75032

ISSUE:  
FOR APPROVAL: 05.08.2026

DATE:  
05.08.2026

SHEET NAME:  
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3

- General Items:**
- Must meet City 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Sewer, Roadway).
  - Minimum easement width is 20' for new easements.
  - No structures, including walls and fences, allowed within easements or ROW.
  - No signage is allowed within easements or ROW.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
  - Required 10' utility easement along all street frontages.
  - All utilities must be underground.
  - The property must be platted.
  - Tree mitigation will be required when removing existing trees on the property.
  - Sidewalk along Capital Blvd required.
  - Need to show existing and proposed utilities on the Site Plan.
  - Additional comments may be provided at time of Site Plan and Engineering Design.
  - Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

- Paving Items:**
- Must meet City driveway spacing requirements.
  - All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
  - All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
  - No dead-end parking allowed without an City approved turnaround, 15'x64' striped and signed no parking area.
  - Drive isles to be minimum 24' wide.
  - Fire lane to be minimum 24' wide and in a platted easement.
  - Fire lane to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
  - Culverts for driveways (if needed) will need to be engineered.
  - Will have to build the remaining 17' of Capital including all sidewalks along Capital.
  - Dedicate remainder of ROW for Capital (approx. 30').
  - Must meet driveway width maximum and minimum.
  - 10' utility easements required along all roadway frontages.

- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
  - Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
  - There is an existing 12" water main located at the intersection of Capital Blvd and Data Drive available for use.
  - There is an existing 12" water main located on the south side of Capital Blvd available for use with 1-8" stub out under Capital to the north that will need to be extended with the widening of Capital.
  - There is an existing 12" water main on the opposite side of Data Dr available for use.
  - There is an existing 8" sewer main stub located along Capital Blvd available for use.
  - Public sewer to be 8" minimum.
  - Sanitary sewer main must be extended to the north to serve northern property.
  - Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
  - Any utility connection made underneath of an existing City roadway must be completed by dry bore. Opening cutting will not be allowed.
  - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - Min 20' utility easements. No structures allowed in easements.
  - All public utilities must be centered in easement.
  - Water to be 10' separated from storm and sewer lines.
  - Sewer pro-rata: \$2,773.07/acre
  - Infrastructure study maybe required depending on use.

- Drainage Items:**
- Existing flow patterns must be maintained. A portion of the site drains to existing detention pond 2 and another portion drains to a wye inlet at the intersection of Data Drive and Capital Blvd.
  - Property drains in multiple directions. Drainage may not be increased towards any direction.
  - Detention must be provided for the entire site.
  - Detention calculations are based on zoning, not land use area.
  - Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
  - Detention easement required at the free-board elevation.
  - Detention ponds must provide an emergency spillway.
  - Detention ponds must be irrigated.
  - Any modification requirement to existing detention systems will be reviewed with Engineering.
  - No vertical walls are allowed in detention easement.
  - No public water or sanitary sewer are allowed in detention easement.
  - The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
  - No grate inlets allowed.
  - FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
  - 100-year WSEL must be called out for detention ponds.
  - Dumpster areas shall drain to an oil/water separator and then into the storm system.

- 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".
  - No landscape berms or tree plantings shall be located on top of City utilities or within easements.

**Operation & Maintenance Plan for Structural Control Measures:**

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

**FLOOD PLAIN NOTE**

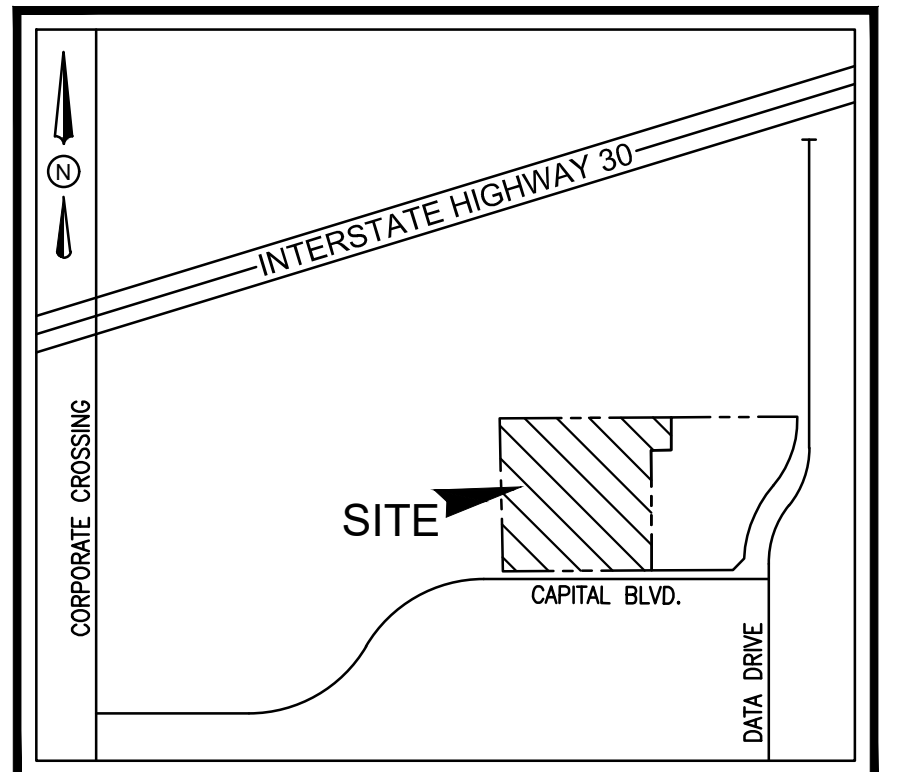
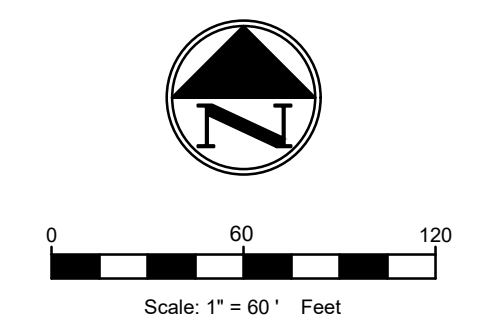
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN TRHE AREA DESIGNATED AS ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**RETENTION NOTE:**

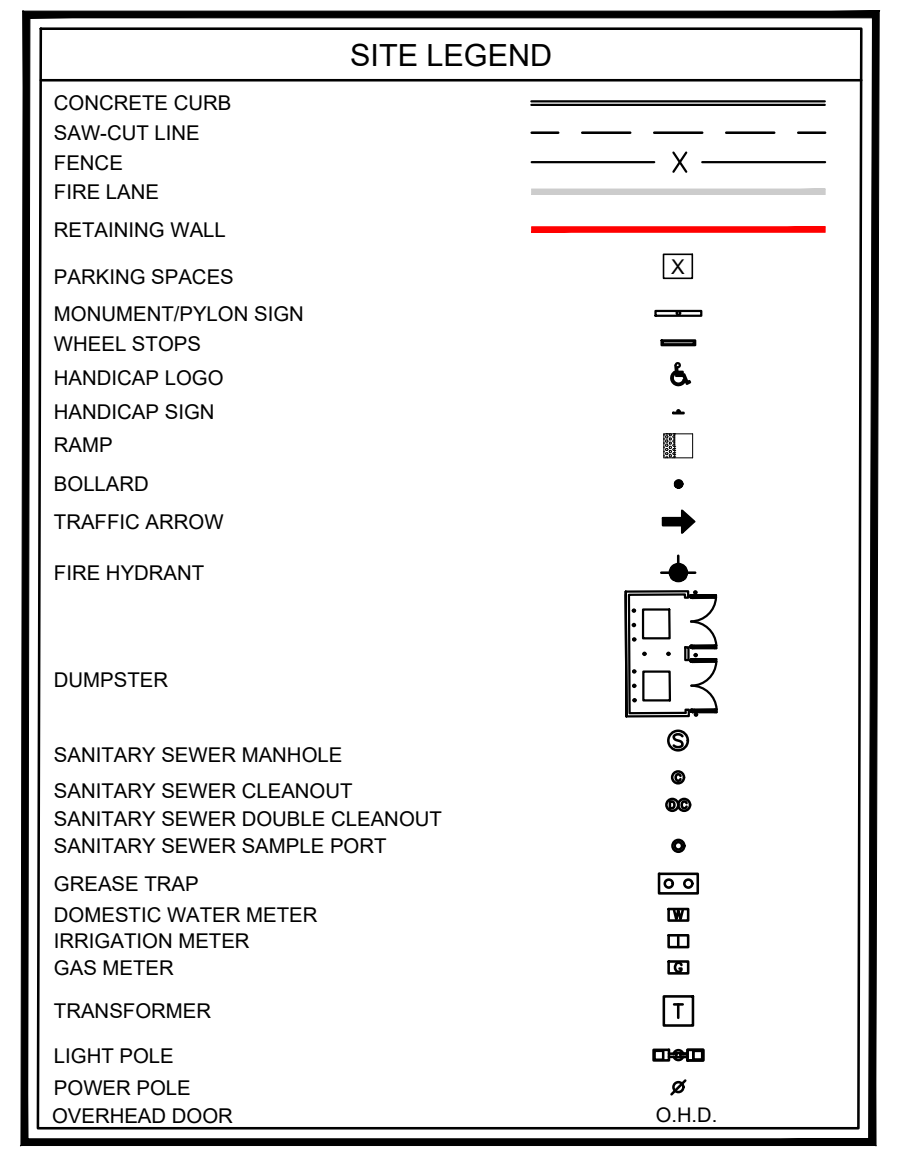
NO ON-SITE DETENTION IS PROVIDED FOR THE PROJECT SITE. POST-DEVELOPMENT RUNOFF FROM THE PROJECT SITE SHALL BE ACCOMMODATED BY UPGRADES TO DETENTION POND-3. THE DETENTION FACILITY SHALL BE MODIFIED AS PART OF THIS DEVELOPMENT TO ACCOUNT FOR THE INCREASED RUNOFF GENERATED BY THE PROPOSED DEVELOPMENT.

**SITE GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS. UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.



VICINITY MAP  
N.T.S.

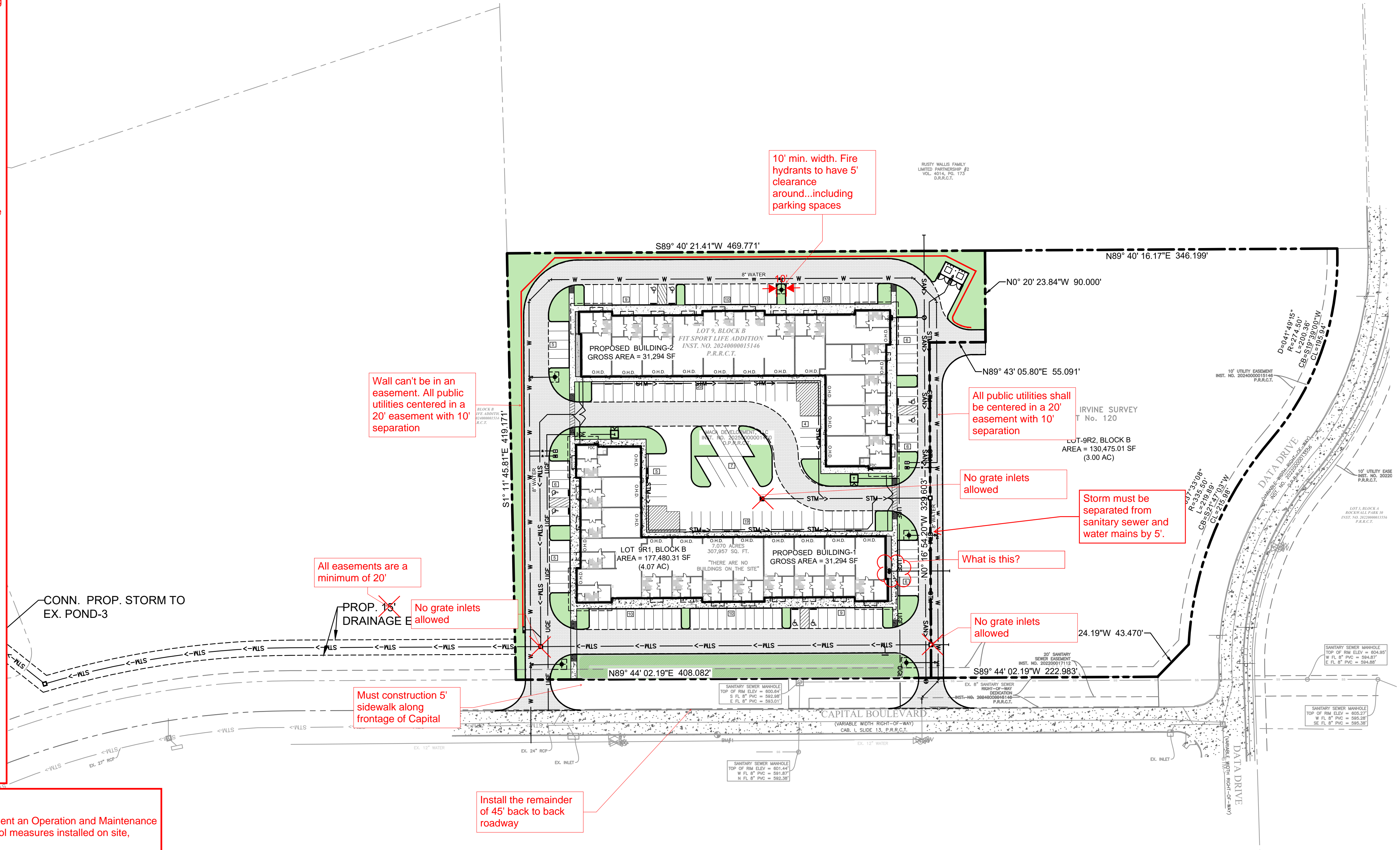


**BENCHMARK**

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALLTERRA RTK NETWORK.

BM-1  
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR ELEVATION: 599.80

BM-2  
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTH-EAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. ELEVATION: 607.46



PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX, P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042



APPROVED:  
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_ OF \_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN  
DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

05/14/26

**OVERALL SITE PLAN**  
**MACAFLEX AT CAPITAL & DATA**  
**NWC CAPITAL BOULEVARD & DATA DRIVE**  
**LOT 9, BLOCK B**  
**FIT SPORT LIFE ADDITION**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS 75032**

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SCALE BAR	129-25	OSP

TX, P.E. FIRM #11525

CASE NO:

S89° 40' 21.41"W 469.771'

3264

PROPOSED BUILDING-2  
GROSS AREA = 31,294 SF

LOT 9, BLOCK B  
FIT SPORT LIFE ADDITION  
INST. NO. 2024000015146  
P.R.R.C.T.

MACI DEVELOPMENT, LLC  
INST. NO. 2025000001440  
P.P.R.C.T.

LOT 9R1, BLOCK B  
AREA = 177,480.31 SF  
(4.07 AC)

PROPOSED BUILDING-1  
GROSS AREA = 31,294 SF

"THERE ARE NO BUILDINGS ON THE SITE"

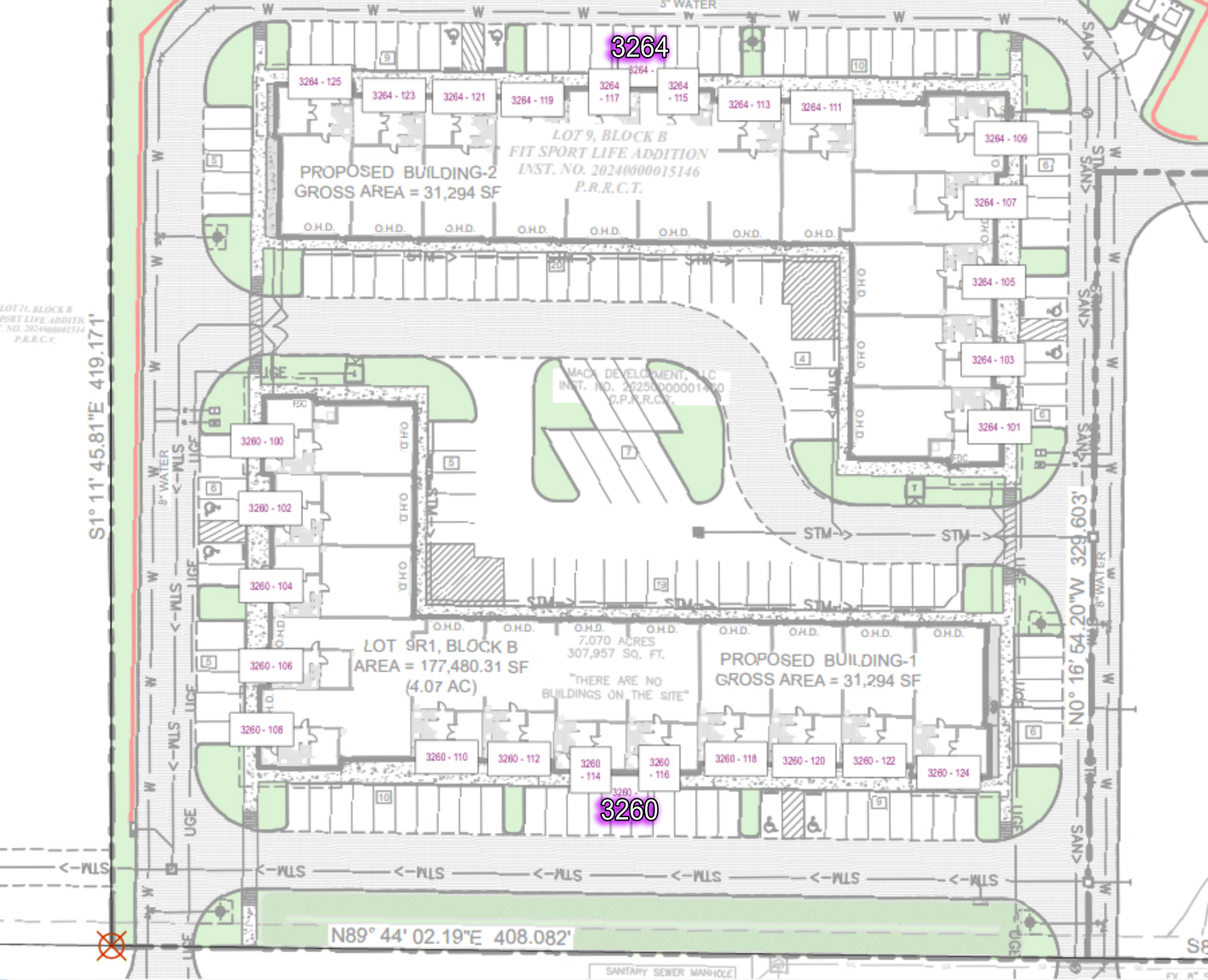
3260

N89° 44' 02.19"E 408.082'

S1° 11' 45.81"E 419.171'

N0° 16' 54.20"W 329.603'

LOT 7, BLOCK B  
FIT SPORT LIFE ADDITION  
INST. NO. 2024000015144  
P.R.R.C.T.



SANITARY SEWER MANHOLE



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS NWC CAPITAL BOULEVARD & DATA DRIVE

SUBDIVISION

LOT 9 BLOCK B

GENERAL LOCATION NWC CAPITAL BOULEVARD & DATA DRIVE

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE VACANT

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE WAREHOUSE

ACREAGE 4.07

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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

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

OWNER MACA DEVELOPMENT LLC

APPLICANT TRIANGLE ENGINEERING

CONTACT PERSON MOHIB MASANI

CONTACT PERSON KEVIN PATEL

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

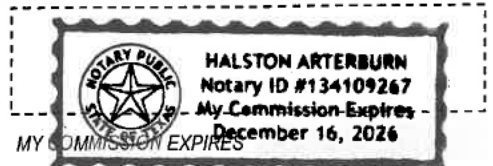
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1081.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF May, 20 26 BY SIGNING THIS APPLICATION, 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 12 DAY OF May, 20 26

OWNER'S SIGNATURE

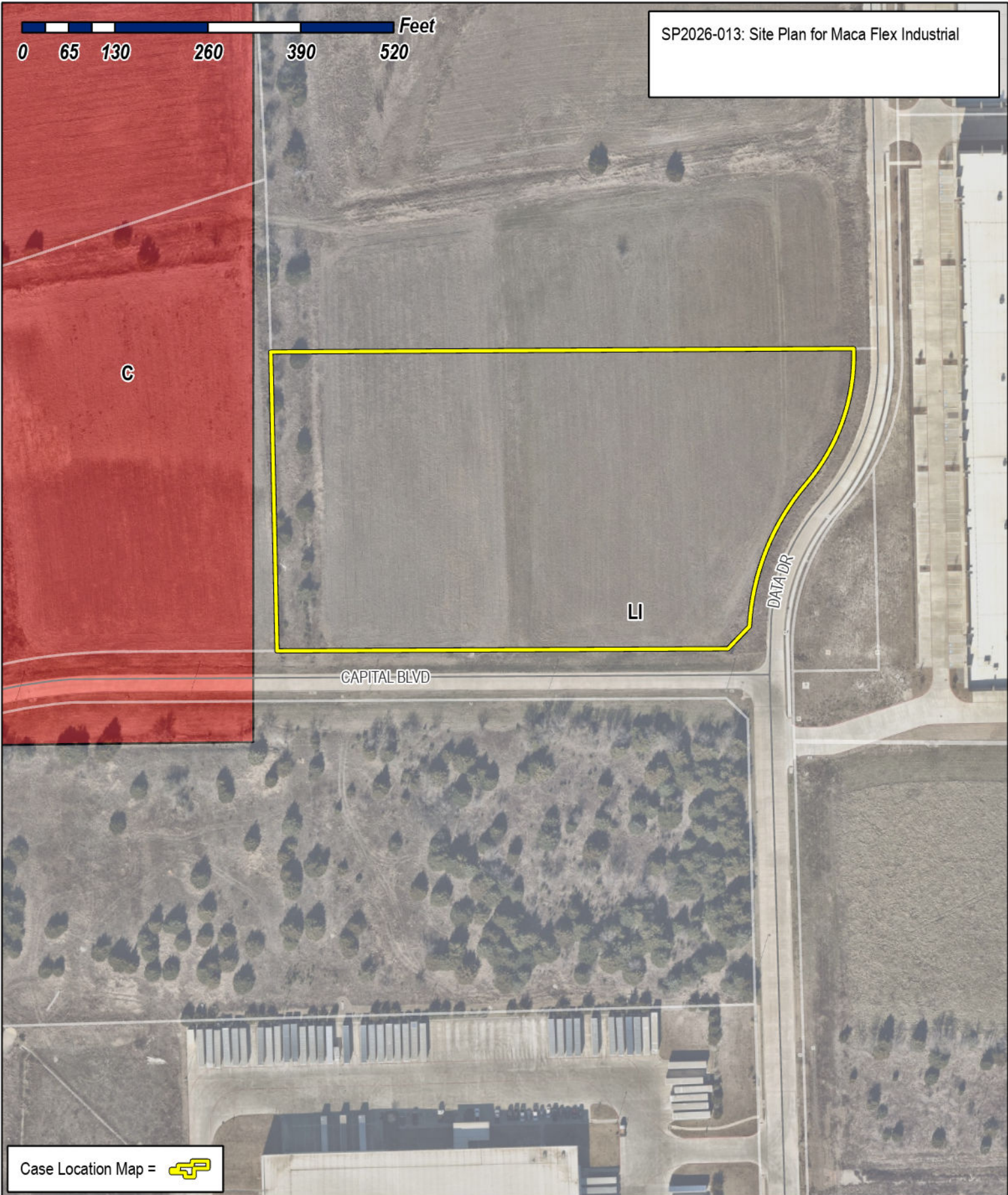
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*  
*Halston Arterburn*



0 65 130 260 390 520 Feet

SP2026-013: Site Plan for Maca Flex Industrial



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.



**EASEMENT/SETBACK LEGEND**

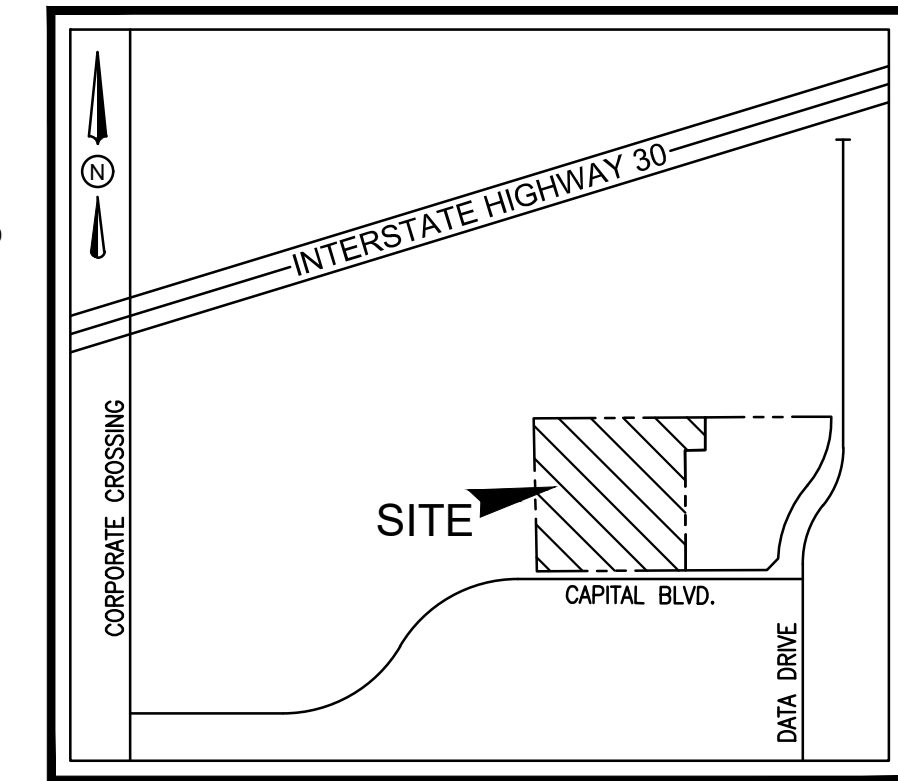
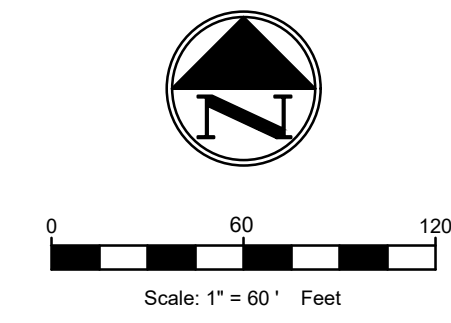
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

**DETENTION NOTE:**

NO ON-SITE DETENTION IS PROVIDED FOR THE PROJECT SITE. POST-DEVELOPMENT RUNOFF FROM THE PROJECT SITE SHALL BE ACCOMMODATED BY UPGRADES TO DETENTION POND-3. THE DETENTION FACILITY SHALL BE MODIFIED AS PART OF THIS DEVELOPMENT TO ACCOUNT FOR THE INCREASED RUNOFF GENERATED BY THE PROPOSED DEVELOPMENT.

**SITE GENERAL NOTES**

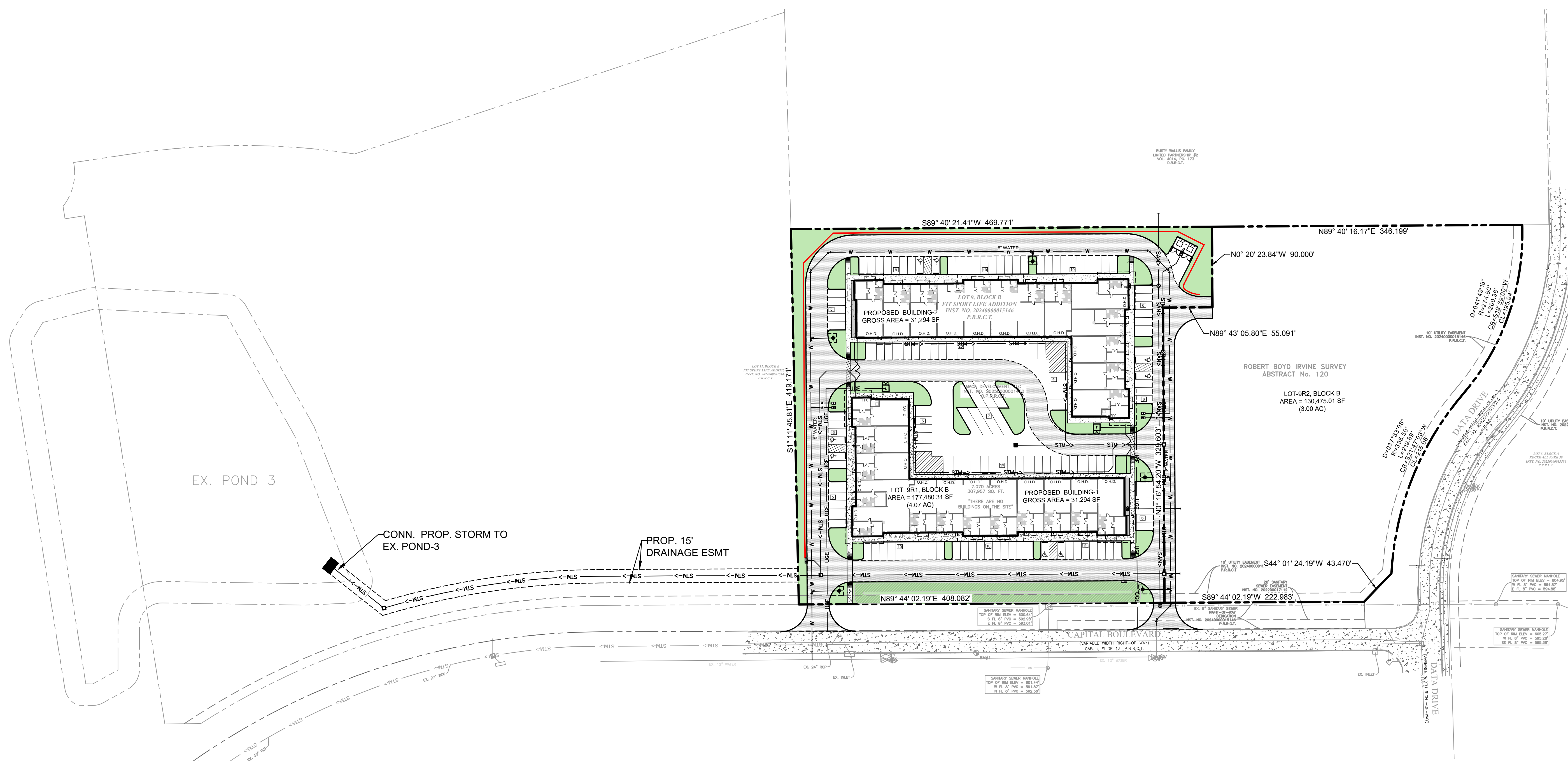
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
- AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.



VICINITY MAP  
N.T.S.

**SITE LEGEND**

CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	X
FIRE LANE	---
RETAINING WALL	---
PARKING SPACES	□
MONUMENT/PYLON SIGN	□
WHEEL STOPS	□
HANDICAP LOGO	□
HANDICAP SIGN	□
RAMP	□
BOLLARD	□
TRAFFIC ARROW	→
FIRE HYDRANT	□
DUMPSTER	□
SANITARY SEWER MANHOLE	○
SANITARY SEWER CLEANOUT	○
SANITARY SEWER DOUBLE CLEANOUT	○
SANITARY SEWER SAMPLE PORT	○
GREASE TRAP	□
DOMESTIC WATER METER	□
IRRIGATION METER	□
GAS METER	□
TRANSFORMER	□
LIGHT POLE	□
POWER POLE	□
OVERHEAD DOOR	□



EX. POND 3

CONN. PROP. STORM TO EX. POND-3

PROP. 15' DRAINAGE ESMT

**FLOOD PLAIN NOTE**

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**PROJECT CONTACT LIST**

OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

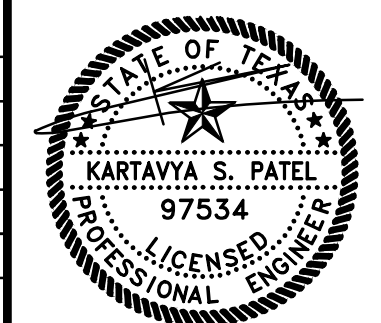


APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_ OF \_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN  
DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.



**BENCHMARK**

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALL TERRA RTK NETWORK.

BM-1  
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR ELEVATION: 599.80

BM-2  
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. ELEVATION: 607.46

**OVERALL SITE PLAN**  
**MACAFLEX AT CAPITAL & DATA**  
**NWC CAPITAL BOULEVARD & DATA DRIVE**  
**LOT 9, BLOCK B**  
**FIT SPORT LIFE ADDITION**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS 75032**

**TRIANGLE ENGINEERING LLC**  
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SCALE BAR	129-25	OSP

TX. P.E. FIRM #11525

**CASE NO:**

**EASEMENT/SETBACK LEGEND**

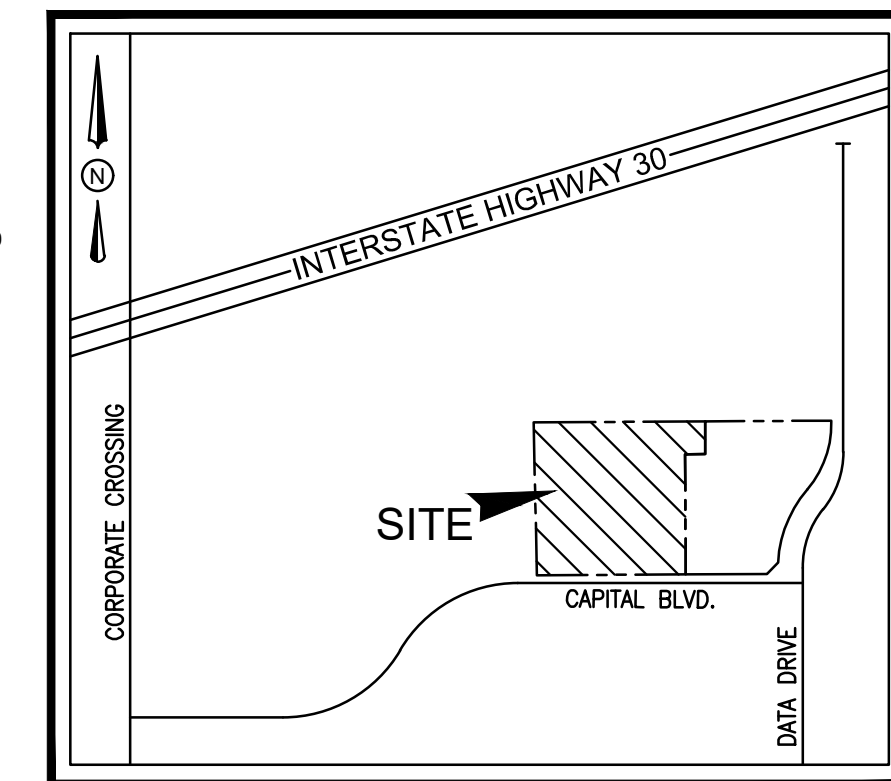
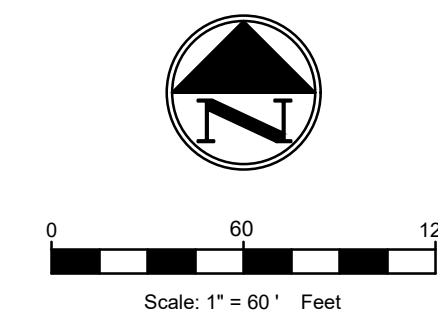
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

**DETENTION NOTE:**

NO ON-SITE DETENTION IS PROVIDED FOR THE PROJECT SITE. POST-DEVELOPMENT RUNOFF FROM THE PROJECT SITE SHALL BE ACCOMMODATED BY UPGRADES TO DETENTION POND-3. THE DETENTION FACILITY SHALL BE MODIFIED AS PART OF THIS DEVELOPMENT TO ACCOUNT FOR THE INCREASED RUNOFF GENERATED BY THE PROPOSED DEVELOPMENT.

**SITE GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
- AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.



VICINITY MAP  
N.T.S.

**SITE LEGEND**

CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	X
FIRE LANE	---
RETAINING WALL	---
PARKING SPACES	[Symbol]
MONUMENT/PYLON SIGN	[Symbol]
WHEEL STOPS	[Symbol]
HANDICAP LOGO	[Symbol]
HANDICAP SIGN	[Symbol]
RAMP	[Symbol]
BOLLARD	[Symbol]
TRAFFIC ARROW	[Symbol]
FIRE HYDRANT	[Symbol]
DUMPSTER	[Symbol]
SANITARY SEWER MANHOLE	[Symbol]
SANITARY SEWER CLEANOUT	[Symbol]
SANITARY SEWER DOUBLE CLEANOUT	[Symbol]
SANITARY SEWER SAMPLE PORT	[Symbol]
GREASE TRAP	[Symbol]
DOMESTIC WATER METER	[Symbol]
IRRIGATION METER	[Symbol]
GAS METER	[Symbol]
TRANSFORMER	[Symbol]
LIGHT POLE	[Symbol]
POWER POLE	[Symbol]
OVERHEAD DOOR	[Symbol]



EX. POND 3

CONN. PROP. STORM TO EX. POND-3

PROP. 15' DRAINAGE ESMT

**FLOOD PLAIN NOTE**

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN TRHE AREA DESIGNATED AS ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**PROJECT CONTACT LIST**

OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX, P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042



Know what's below.  
Call before you dig.

**APPROVED:**

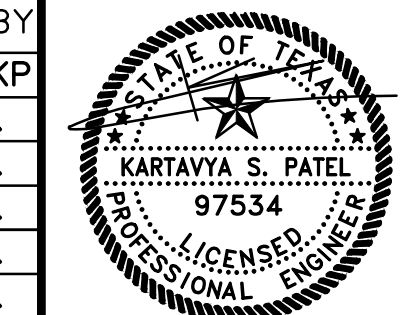
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_ OF \_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.



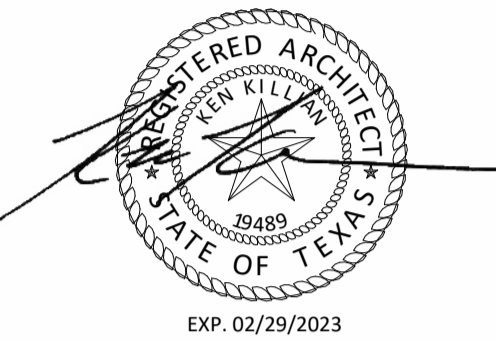
**OVERALL SITE PLAN- AERIAL**

**MACAFLEX AT CAPITAL & DATA**  
NWC CAPITAL BOULEVARD & DATA DRIVE  
LOT 9, BLOCK B  
FIT SPORT LIFE ADDITION  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS 75032

		T: 469.331.8566   F: 469.213.7145   E: info@triangle-engr.com W: triangle-engr.com   O: 1782 W. McDermott Drive, Allen, TX 75013			
		Planning   Civil Engineering   Construction Management			
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SCALE BAR	129-25	OSP-A
TX, P.E. FIRM #11525					

CASE NO:



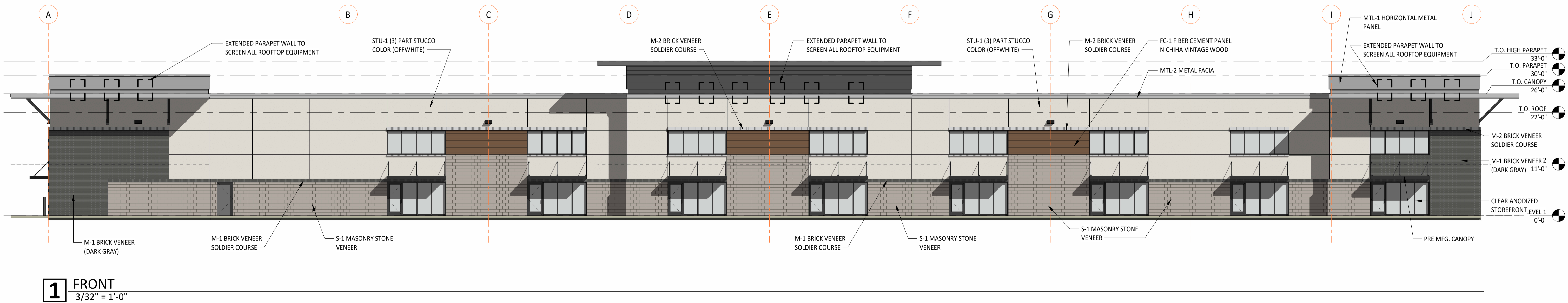
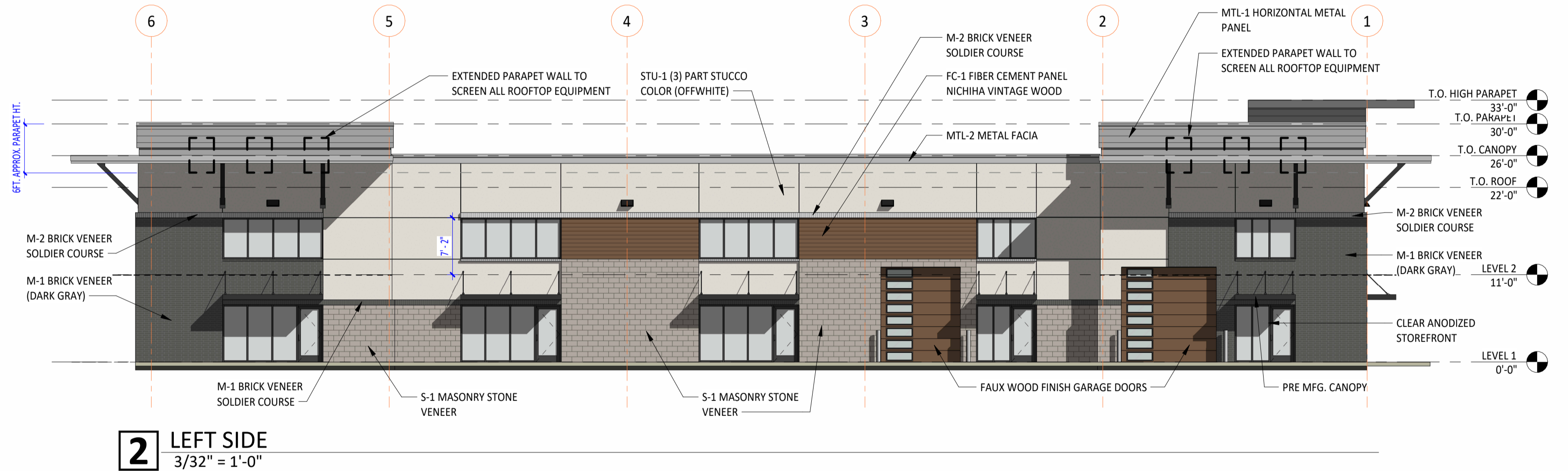


FC-1 FIBER CEMENT PANEL NICHHA VINTAGEWOOD

KEYNOTE LEGEND	
05.50	MAPES ARCHITECTURAL CANOPY (DARK BRONZE) - SUPER LUMIDECK CANOPY W/ 1" HANGER PIPE, FLAT SOFFIT DECKING, 8" FACIA, FACIA DRAIN W/ SCUPPERS. - COLOR TO MATCH DARK BRONZE - PROVIDE CUTSHEETS, ENGINEERING AND EMBED ATTACHMENTS AND BACKING AS REQUIRED BY MFG. - CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ENGINEERING FOR REVIEW AND APPROVAL.
05.75	STEEL BOLLARD W/ STAINLESS STEEL COVER (#316 BRUSHED #4 BY POST GUARD OR SIMILAR) - FILL STEEL BOLLARD WITH CONCRETE - COORDINATE BOLLARDS WITH ARCHITECT / CIVIL ENGINEER PRIOR TO CONSTRUCTION.
05.82	DOWNSPOUT 6X6 W/ SCUPPER BOX 24"W X 8"H - AND ADJACENT OVERFLOW SCUPPER 24"W X 8"H - SURFACE DRAIN
26.30	WALL MOUNTED EXTERIOR LIGHT FIXTURE REFER MEP DRAWINGS

EXTERIOR MATERIAL CALCULATIONS		
	SF EA.	% AREA
<b>FRONT</b>		
TOTAL	8,714	100%
STUCCO	3,701	42%
CEMENT FIBER	271	3%
METAL	1,074	12%
MASONRY	3,668	42%
<b>LEFT</b>		
TOTAL	4,388	100%
STUCCO	1,345	31%
CEMENT FIBER	208	5%
METAL	502	11%
MASONRY	2,333	53%
<b>BACK</b>		
TOTAL	8,127	100%
STUCCO	4,373	54%
METAL	465	6%
MASONRY	3,289	40%
<b>RIGHT</b>		
TOTAL	4,265	100%
STUCCO	2,215	52%
METAL	380	9%
MASONRY	1,670	39%

MATERIALS	
MTL-1	HORIZONTAL METAL PANEL - PAC-CLAD - ANODIC CLEAR
MTL-2	METAL FACIA - PAC-CLAD - ANODIC CLEAR
FC-1	FIBER CEMENT PANEL - NICHHA VINTAGEWOOD
STU-1	(3) PART STUCCO - WHITE - SW 6098 SHERWIN WILLIAMS PACER WHITE
M-1	MASONRY BRICK VENEER (DARK GRAY) BLACKSON BRICK - MIDNIGHT IS (VELOUR)
M-2	MASONRY BRICK VENEER (WHITE) - BLACKSON BRICK - WHITESTONE
S-1	MASONRY STONE VENEER (TAN) - BLACKSON BRICK - COTTONWOOD HONED
GL-1	GLAZING (GLASS) - LOW-E CLEAR
FR-1	STOREFRONT FRAMES - DARK BRONZE ALUMINUM



REV.	DATE	ISSUE

**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 \_\_\_\_, 2026.  
 WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_, 2026.  
 Planning & Zoning Commission, Chairman \_\_\_\_\_ Director of Planning and Zoning \_\_\_\_\_

KEYNOTE LEGEND	
05.50	MAPES ARCHITECTURAL CANOPY (DARK BRONZE) - SUPER LUMIDECK CANOPY W/ 1" HANGER PIPE, FLAT SOFFIT DECKING, 8" FACIA, FACIA DRAIN W/ SCUPPERS. - COLOR TO MATCH DARK BRONZE - PROVIDE CUTSHEETS, ENGINEERING AND EMBED ATTACHMENTS AND BACKING AS REQUIRED BY MFG. - CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ENGINEERING FOR REVIEW AND APPROVAL
05.75	STEEL BOLLARD W/ STAINLESS STEEL COVER (#316 BRUSHED #4 BY POST GUARD OR SIMILAR) - FILL STEEL BOLLARD WITH CONCRETE - COORDINATE BOLLARDS WITH ARCHITECT / CIVIL ENGINEER PRIOR TO CONSTRUCTION.
05.82	DOWNSPOUT 6X6 W/ SCUPPER BOX 24"W X 8"H - AND ADJACENT OVERFLOW SCUPPER 24"W X 8"H - SURFACE DRAIN
26.30	WALL MOUNTED EXTERIOR LIGHT FIXTURE REFER MEP DRAWINGS

MATERIALS	
MTL-1	HORIZONTAL METAL PANEL - PAC-CLAD - ANODIC CLEAR
MTL-2	METAL FACIA - PAC-CLAD - ANODIC CLEAR
FC-1	FIBER CEMENT PANEL - NICHHA VINTAGEWOOD
STU-1	(3) PART STUCCO - WHITE - SW 6098 SHERWIN WILLIAMS PACER WHITE
M-1	MASONRY BRICK VENEER (DARK GRAY) BLACKSON BRICK - MIDNIGHT IS (VELOUR)
M-2	MASONRY BRICK VENEER (WHITE) - BLACKSON BRICK - WHITESTONE
S-1	MASONRY STONE VENEER (TAN) - BLACKSON BRICK - COTTONWOOD HONED
GL-1	GLAZING (GLASS) - LOW-E CLEAR
FR-1	STOREFRONT FRAMES - DARK BRONZE ALUMINUM

ARCHITECT  
**KILLIAN**  
STUDIO OF ARCHITECTURE  
PLANNING | ARCHITECTURE | INTERIORS  
WWW.KILLIAN.COM  
KILLIAN DESIGN, LLC

MEMBER OF THE AMERICAN SOCIETY OF ARCHITECTS    N C A R B    TEXAS SOCIETY OF ARCHITECTS

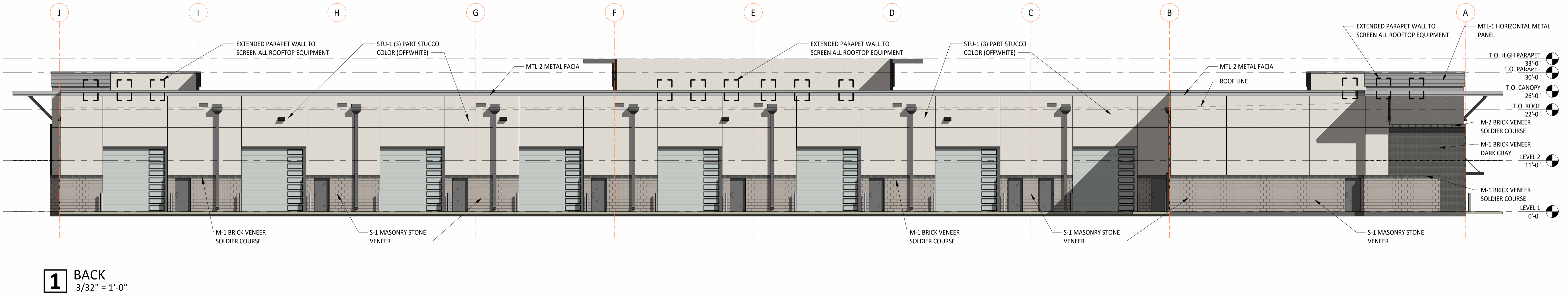
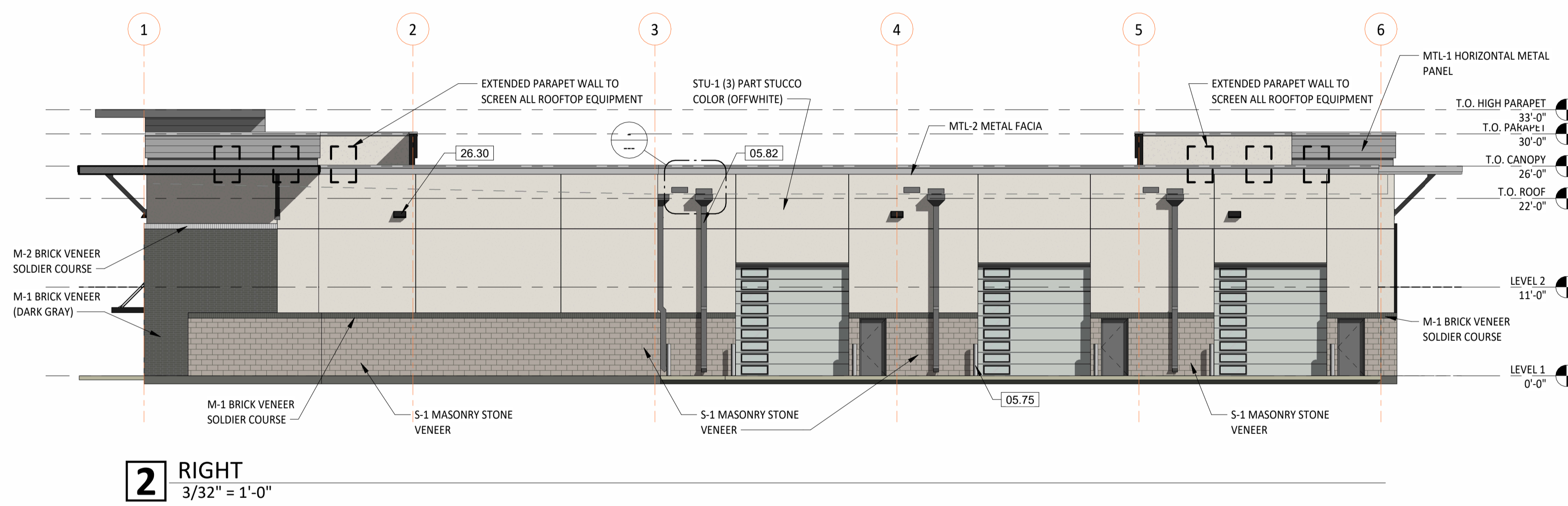
3400 N CENTRAL EXPY | SUITE 110-307  
RICHARDSON, TEXAS 75080  
214.561.6042

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

KENNETH R. KILLIAN, AIA  
TX REG. NO. 19489

SEAL

EXTERIOR MATERIAL CALCULATIONS		
	SF EA.	% AREA
<b>FRONT</b>		
TOTAL	8,714	100%
STUCCO	3,701	42%
CEMENT FIBER	271	3%
METAL	1,074	12%
MASONRY	3,668	42%
<b>LEFT</b>		
TOTAL	4,388	100%
STUCCO	1,345	31%
CEMENT FIBER	208	5%
METAL	502	11%
MASONRY	2,333	53%
<b>BACK</b>		
TOTAL	8,127	100%
STUCCO	4,373	54%
METAL	465	6%
MASONRY	3,289	40%
<b>RIGHT</b>		
TOTAL	4,265	100%
STUCCO	2,215	52%
METAL	380	9%
MASONRY	1,670	39%



DEVELOPER  
MACA DEVELOPMENT, LLC  
6904 RAINWOOD DRIVE  
PLANO, TX 75024  
(972) 836-6442

CONTRACTOR  
CONTACT: MOHIB MASANI

STRUCTURAL ENGINEER  
SEDG, LLC  
8850 HUFFMEISTER, SUITE 200  
HOUSTON, TX 77095  
(281) 583-7088

CONTACT: JARROD HAMILTON

MEP ENGINEER  
V3 CONSULTING ENGINEERS  
9125 LOMA VISTA DRIVE  
DALLAS, TX 75243  
(972) 643-8814

CONTACT: STRIDER STEELE

CIVIL ENGINEER  
TRIANGLE ENGINEERING, LLC.  
1782 MCDERMOTT DR.  
ALLEN, TX 75013  
(214) 609-9271

CONTACT: KEVIN PATEL, P.E.

LANDSCAPE  
TRIANGLE ENGINEERING, LLC.  
1782 MCDERMOTT DR.  
ALLEN, TX 75013  
(214) 609-9271

CONTACT: KEVIN PATEL, P.E.

PROJECT

**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 \_\_\_\_, 2026.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_, 2026.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

2025.102  
PROJECT NUMBER

EXTERIOR ELEVATION

**A212**  
SHEET NUMBER



ARCHITECT

**KILLIAN**  
STUDIO OF ARCHITECTURE

PLANNING | ARCHITECTURE | INTERIORS

WWW.KILLIAN.COM  
KILLIAN DESIGN, LLC

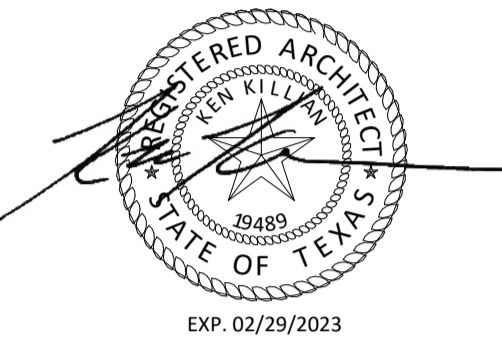
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS | N C A R B | TEXAS SOCIETY OF ARCHITECTS

3400 N CENTRAL EXPY | SUITE 110-307  
RICHARDSON, TEXAS 75080  
214.561.6042

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

KENNETH R. KILLIAN, AIA  
TX REG. NO. 19489

SEAL



DEVELOPER

MACA DEVELOPMENT, LLC  
6904 RAINWOOD DRIVE  
PLANO, TX 75024  
(972) 836-6442

CONTACT: MOHIB MASANI  
CONTRACTOR

STRUCTURAL ENGINEER

SEDG, LLC  
8850 HUFFMEISTER, SUITE 200  
HOUSTON, TX 77095  
(281) 583-7088

CONTACT: JARROD HAMILTON

MEP ENGINEER

V3 CONSULTING ENGINEERS  
9125 LOMA VISTA DRIVE  
DALLAS, TX 75243  
(972) 643-8814

CONTACT: STRIDER STEELE

CIVIL ENGINEER

TRIANGLE ENGINEERING, LLC  
1782 MCDERMOTT DR.  
ALLEN, TX 75013  
(214) 609-9271

CONTACT: KEVIN PATEL, P.E.

LANDSCAPE

TRIANGLE ENGINEERING, LLC  
1782 MCDERMOTT DR.  
ALLEN, TX 75013  
(214) 609-9271

CONTACT: KEVIN PATEL, P.E.

PROJECT

**MACA FLEX  
WAREHOUSE**

ADDRESS  
ROCKWALL, TEXAS

REV.	DATE	ISSUE

2025.102  
PROJECT NUMBER

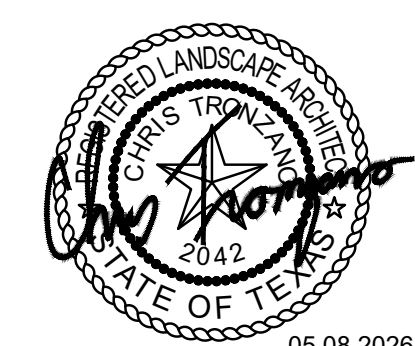
PERSPECTIVES

**A250**

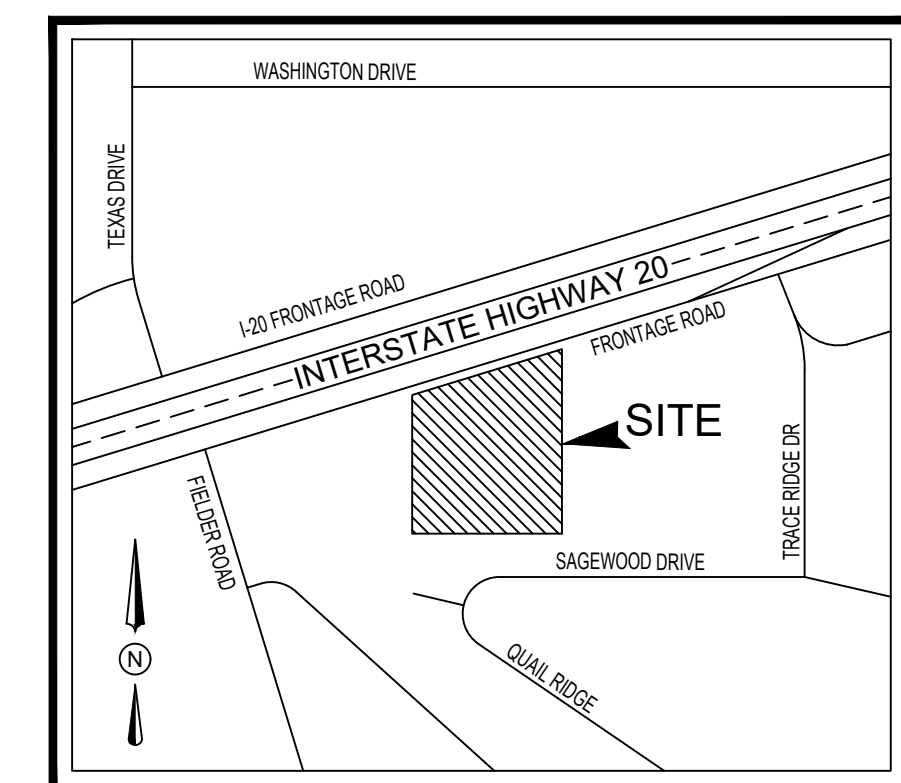
SHEET NUMBER



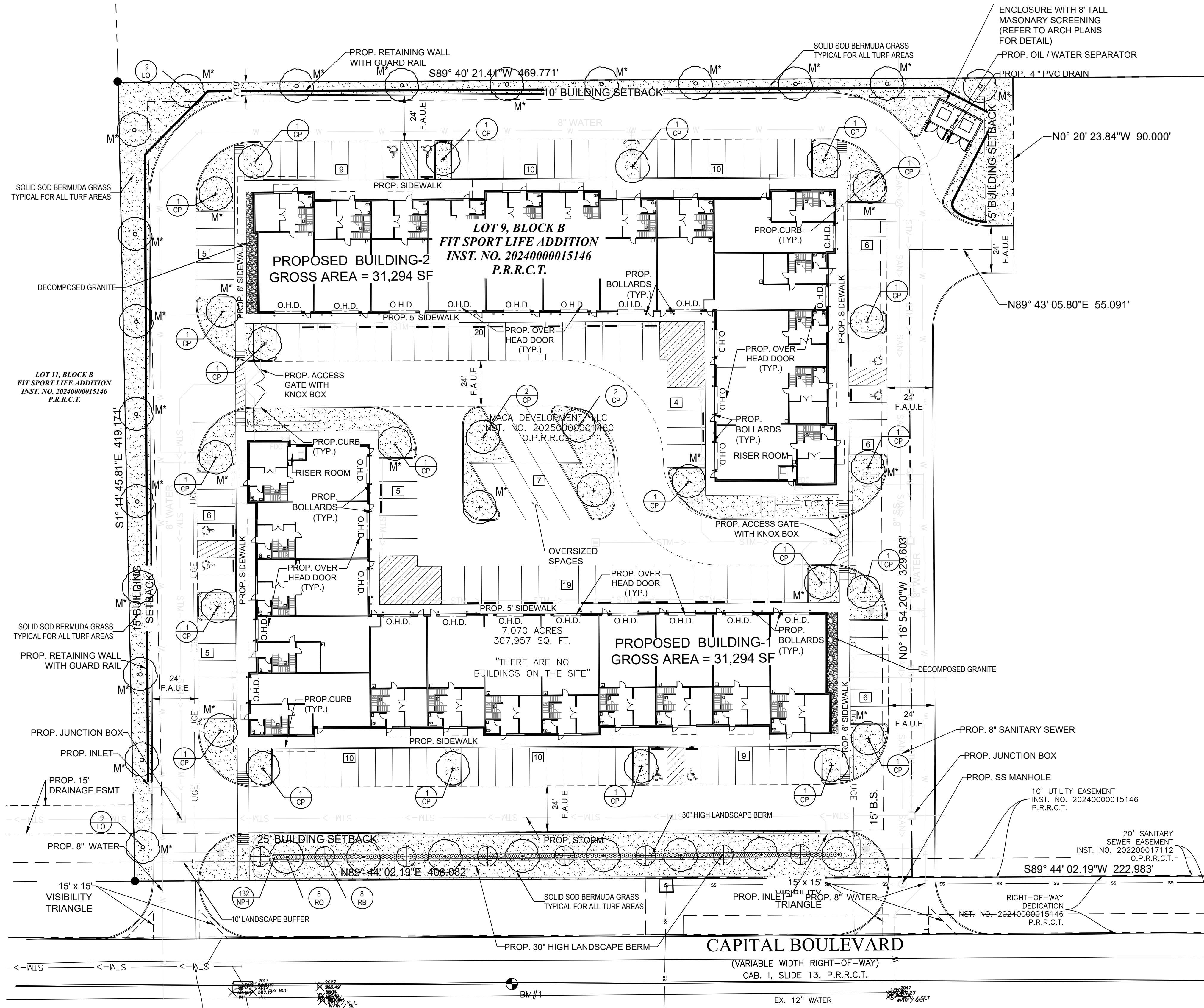
LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1782 W. McDERMOTT DR.  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOWGREENSPOT.COM



05.08.2026



VICINITY MAP  
N.T.S.  
MAPSCO ~ 59 X



SITE DATA SUMMARY TABLE		SITE PLAN	
<b>GENERAL SITE DATA</b>			
CURRENT ZONING (FROM ZONING MAP)	Light Industrial (LI)		
PROPOSED ZONING	Light Industrial (LI)		
LAND USE	Warehouse		
LOT AREA	177,485	SF	
	4,075	AC	
<b>BUILDING-1</b>			
BUILDING FOOTPRINT AREA	31,294	SF	
BUILDING HEIGHT	2	STORY	
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT	
<b>BUILDING-2</b>			
BUILDING FOOTPRINT AREA	31,294	SF	
BUILDING HEIGHT	2	STORY	
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT	
LOT COVERAGE	35.26	%	
FLOOR AREA RATIO (RATIO X.XX:1)	0.35	: 1	
<b>PARKING</b>			
REQUIRED PARKING RATIO (WAREHOUSE)	1 SPACES PER EVERY 1,000 SF		
REQUIRED PARKING RATIO (OFFICE)	1 SPACES PER EVERY 300 SF		
<b>BUILDING-1</b>			
REQUIRED PARKING (PER CITY)	68	SPACES	
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	74	SPACES	
ACCESSIBLE PARKING REQUIRED	3	SPACES	
ACCESSIBLE PARKING PROVIDED	4	SPACES	
<b>BUILDING-2</b>			
REQUIRED PARKING (PER CITY)	68	SPACES	
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	75	SPACES	
ACCESSIBLE PARKING REQUIRED	3	SPACES	
ACCESSIBLE PARKING PROVIDED	4	SPACES	
<b>LANDSCAPE/PERVIOUS AREA</b>			
LANDSCAPE AREA REQUIRED	N/A	SF	
LANDSCAPE AREA PROVIDED	30,821	SF	
<b>TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED</b>	<b>30,821</b>	<b>SF</b>	
<b>TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED</b>	<b>17%</b>		
<b>IMPERVIOUS AREA</b>			
BUILDING FOOTPRINT AREA (SQUARE FEET)	62,588	SF	
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	84,076	SF	
<b>TOTAL IMPERVIOUS AREA (SQ.FT)</b>	<b>146,664</b>	<b>SF</b>	
<b>TOTAL IMPERVIOUS %</b>	<b>83%</b>		

- LANDSCAPE NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
  - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
  - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
  - CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
  - ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
  - ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
  - ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

- GENERAL LAWN NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
  - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
  - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
  - IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
  - ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
  - ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
  - CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

- SOLID SOD NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
  - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
  - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
  - CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
  - PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
  - ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
  - WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
  - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
  - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
  - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**LANDSCAPE TABULATIONS:**

**SITE REQUIREMENTS (Total Site Area 177,485 S.F.)**  
Requirements: A minimum 15% of the site area to be landscaped.

Required	26,623 S.F. (15%)	Provided	30,030 S.F. (17%)
----------	-------------------	----------	-------------------

**FRONT YARD REQUIREMENTS**  
Requirements: A minimum 100% of required landscape must be located in front yard and side yards.

Required	26,622 S.F. (100%)	Provided	26,851 S.F. (100%)
----------	--------------------	----------	--------------------

**STREET REQUIREMENTS**  
Requirements: A minimum (1) canopy tree (4" cal) and (1) accent tree (4" ht.) per 50 L.F. of frontage.

CAPITAL PKWY. (408 L.F.)

Required	(8) Canopy trees	Provided	(8) Proposed Canopy Tree
	(8) Accent trees		(8) Proposed Accent Trees

**PARKING LOT REQUIREMENTS (147 Spaces)**  
Requirements: A minimum (1) canopy tree (4" cal.) per 10 parking spaces. All spaces within 80' of a canopy tree.

Required	(15) Canopy Trees	Provided	(26) Proposed Canopy Trees
----------	-------------------	----------	----------------------------

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE TCEQ AND THE CITY OF ROCKWALL, TEXAS.

**PLANT MATERIAL SCHEDULE**

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CP	26	Chinese Pistache	<i>Pistacia chinensis</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk	
RO	8	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk	
LO	18	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk	
RB	8	Redbud	<i>Cercis canadensis</i>	6" ht.	container, 6' ht., 4' spread, single straight trunk	
SHRUBS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	132	Dwarf Burford Holly	<i>Ilex cornuta</i>	5 gal.	container, 24" ht., 20" spread	
GROUNDCOVERS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
			'Tif Turf' Bermudagrass	<i>Cynodon dactylon</i> 'Tif Turf'		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



**PROJECT CONTACT LIST**

OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

**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

**MACA FLEX INDUSTRIAL**  
CAPITAL PARKWAY  
CITY OF ROCKWALL, TEXAS 75032

**ISSUE:**  
FOR APPROVAL: 05.08.2026

DATE:  
05.08.2026

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:  
L.2



LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1782 W. MODERMOTT DR.  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



05.08.2026

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60 1) – plant material.
- B. American Joint Committee on Horticultural Nomenclature. 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
  - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  - All planting areas shall receive a two (2") inch layer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
  - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gapped open, then watered thoroughly.
  - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation. General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
  - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
  - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
  - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
    - Plants used for replacement shall be of the same size and kind as those originally planted and shall be considered as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including runs in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
    - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
  - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
  - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
  - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
  - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
  - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
  - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- Remove rejected plant material immediately from site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

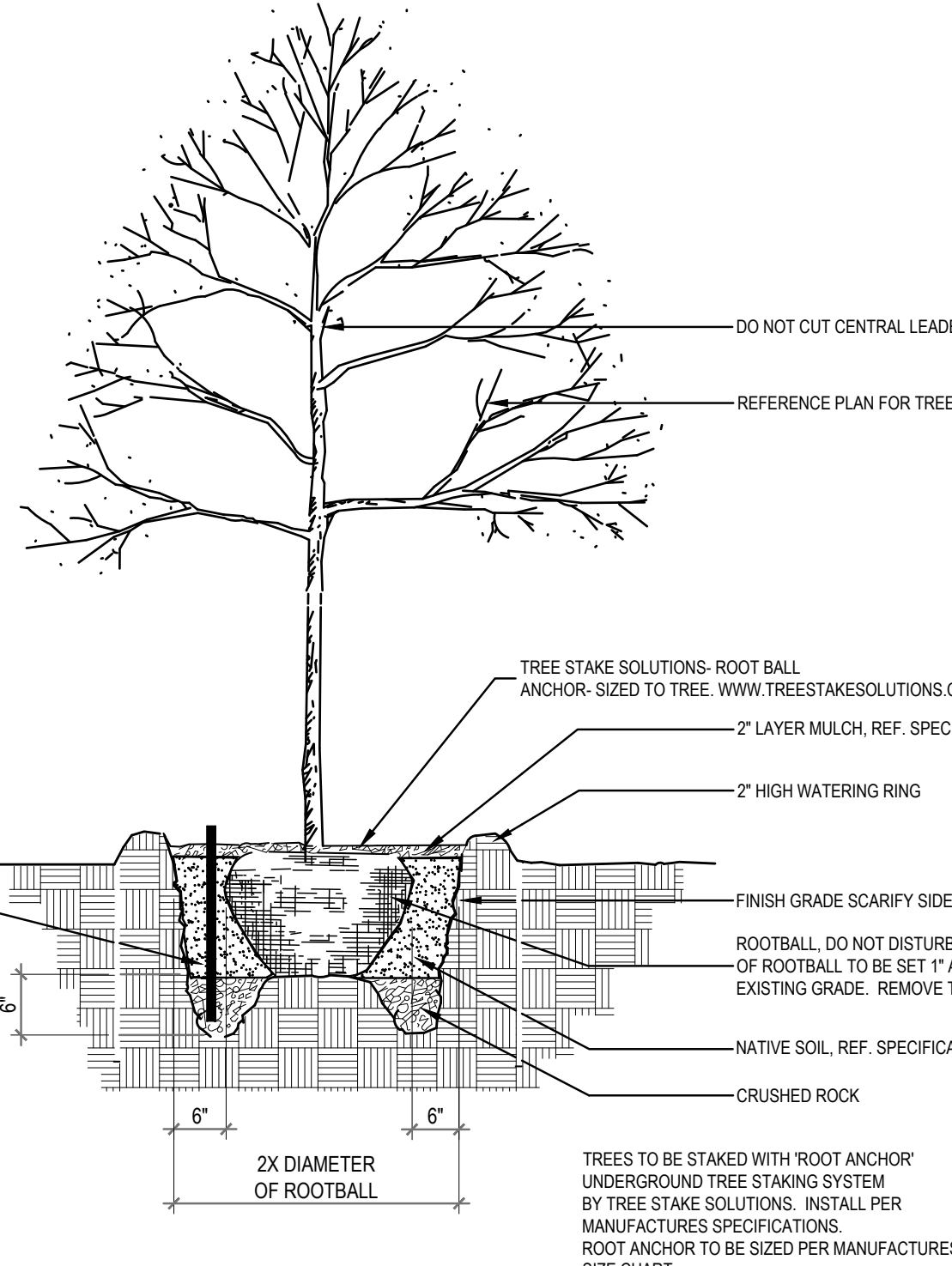
- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

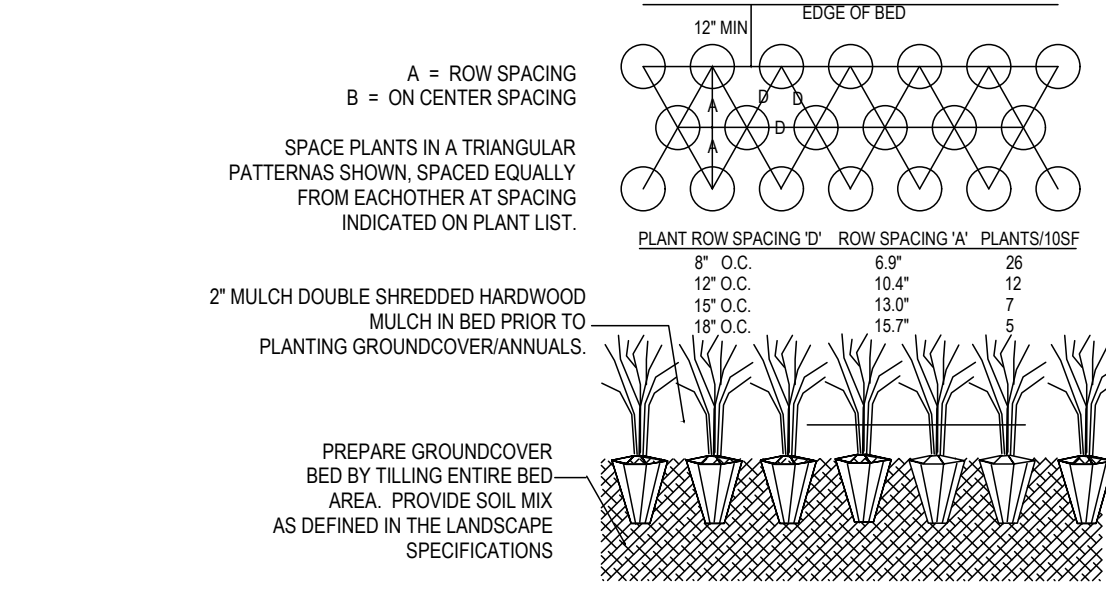
- A. Sandy Loam:
  - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
  - Physical properties as follows:
    - Clay – between 7-27 percent
    - Silt – between 15-25 percent
    - Sand – less than 52 percent
  - Organic matter shall be 3%-10% of total dry weight.
  - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

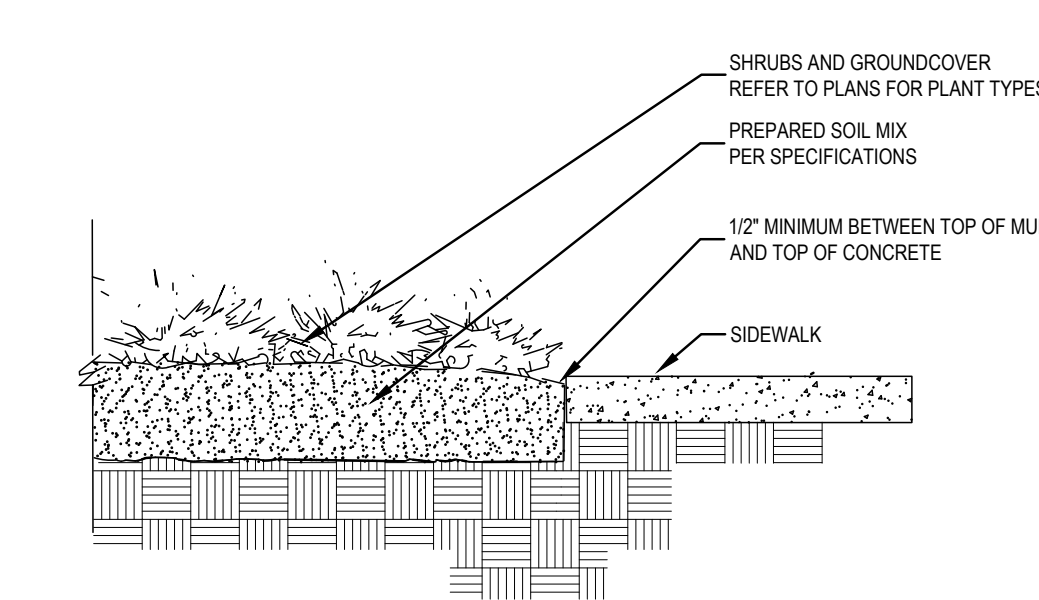
- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
  - Post: Studded T-Post, #1 Armo with anchor plate; 6'-0" length; paint green.
  - Wire: 12 gauge, single strand, galvanized wire.
  - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/4 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Miraf 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



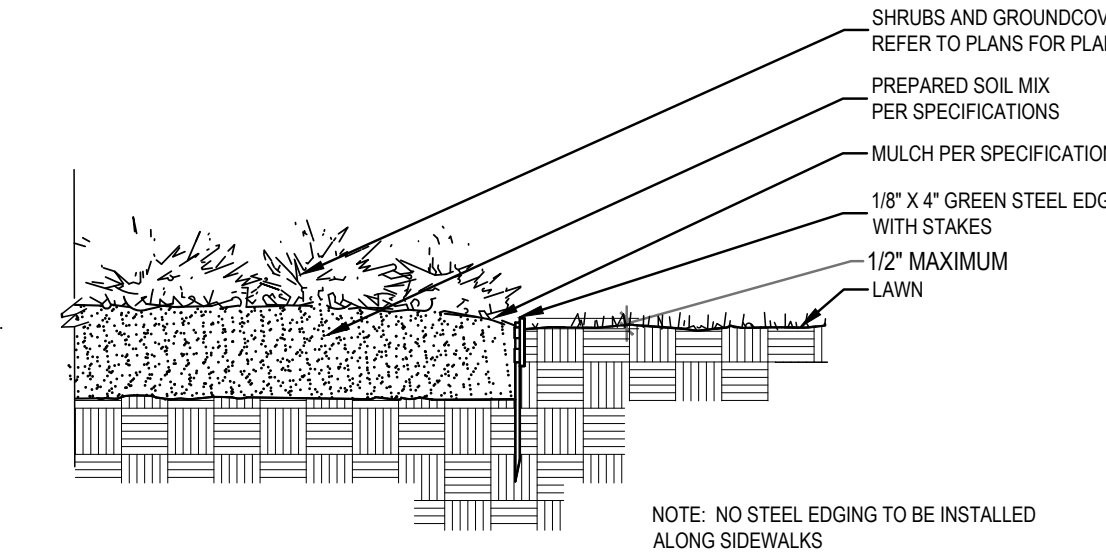
01 TREE PLANTING DETAIL NOT TO SCALE



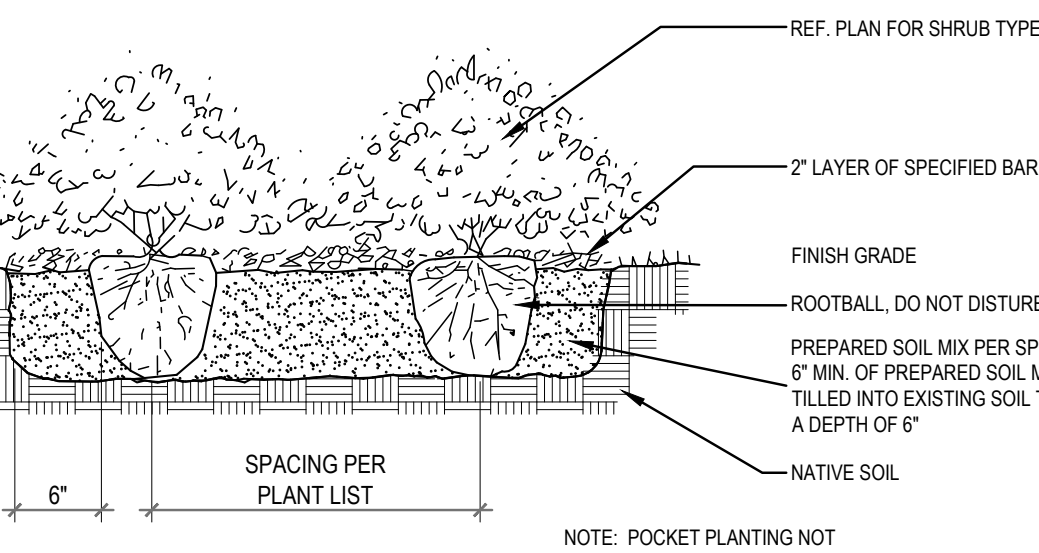
02 GROUNDCOVER PLANTING DETAIL NOT TO SCALE



03 SIDEWALK / MULCH DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MODERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

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

MACA FLEX INDUSTRIAL  
CAPITAL PARKWAY  
CITY OF ROCKWALL, TEXAS 75032

ISSUE:  
FOR APPROVAL: 05.08.2026

DATE:  
05.08.2026

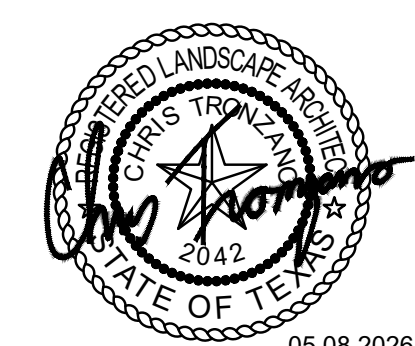
SHEET NAME:  
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

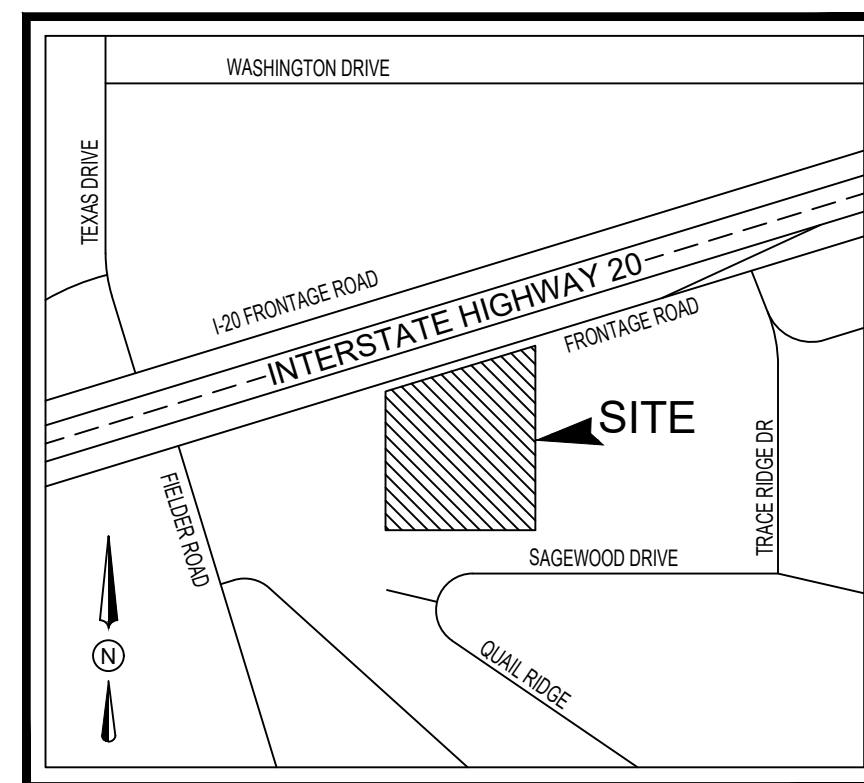
L.3



LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1782 W. McDERMOTT DR.  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOWGREENSPOT.COM



05.08.2026



VICINITY MAP  
N.T.S.  
MAPSCO ~ 59 X

SITE DATA SUMMARY TABLE	
ITEM	SITE PLAN
<b>GENERAL SITE DATA</b>	
CURRENT ZONING (FROM ZONING MAP)	Light Industrial (LI)
PROPOSED ZONING	Light Industrial (LI)
LAND USE	Warehouse
LOT AREA	177,485 SF 4.075 AC
<b>BUILDING-1</b>	
BUILDING FOOTPRINT AREA	31,294 SF
BUILDING HEIGHT	2 STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33 FT
<b>BUILDING-2</b>	
BUILDING FOOTPRINT AREA	31,294 SF
BUILDING HEIGHT	2 STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33 FT
LOT COVERAGE	35.26 %
FLOOR AREA RATIO (RATIO X.XX:1)	0.35 : 1
<b>PARKING</b>	
REQUIRED PARKING RATIO (WAREHOUSE)	1 SPACES PER EVERY 1,000 SF
REQUIRED PARKING RATIO (OFFICE)	1 SPACES PER EVERY 300 SF
<b>BUILDING-1</b>	
REQUIRED PARKING (PER CITY)	68 SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	74 SPACES
ACCESSIBLE PARKING REQUIRED	3 SPACES
ACCESSIBLE PARKING PROVIDED	4 SPACES
<b>BUILDING-2</b>	
REQUIRED PARKING (PER CITY)	68 SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	75 SPACES
ACCESSIBLE PARKING REQUIRED	3 SPACES
ACCESSIBLE PARKING PROVIDED	4 SPACES
<b>LANDSCAPE/PERVIOUS AREA</b>	
LANDSCAPE AREA REQUIRED	N/A SF
LANDSCAPE AREA PROVIDED	30,821 SF
<b>TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED</b>	<b>30,821 SF</b>
<b>TOTAL PERVIOUS %</b>	<b>17%</b>
<b>IMPERVIOUS AREA</b>	
BUILDING FOOTPRINT AREA (SQUARE FEET)	62,588 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	84,076 SF
<b>TOTAL IMPERVIOUS AREA (SQ.FT)</b>	<b>146,664 SF</b>
<b>TOTAL IMPERVIOUS %</b>	<b>83%</b>

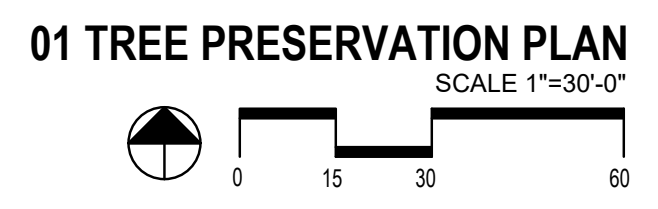
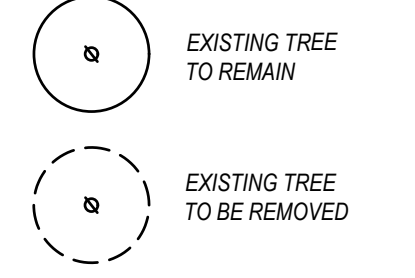
**EXISTING TREE NOTES**

- TREE TRUNKS MUST BE CUT AT GROUND LEVEL WHERE REMOVAL OF A TREE MAY DAMAGE THE ROOT SYSTEM OF AN ADJACENT TREE.
- ALL ROOTS TWO INCHES OR LARGER IN CALIPER, WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION, SHALL BE CUT OFF SQUARE.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIFLINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, NOTIFY THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIFLINE OF ANY TREE.
- EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIFLINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIFLINE OF TREES.
- BORING OF UTILITIES: MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48) INCHES.
- TRENCHING: ANY IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- TREE FLAGGING: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH 72 HOUR NOTICE TO SCHEDULE ON-SITE MEETING.
- PROTECTIVE FENCING: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIFLINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL(S).
- BARK PROTECTION: IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).
- CONSTRUCTION PRUNING: IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

TREENUMBER	SIZE (DBH)	COMMON NAME	STATUS	REMAIN/REMOVE	MITIGATION REQUIRED
3491	16	Cedar		REMOVE	16
3492	10	Cedar		REMOVE	10
3493	20	Cedar		REMOVE	20
3494	22	Cedar		REMOVE	22
3495	20	Cedar		REMOVE	20
3496	25	Cedar		REMOVE	25
3497	12	Hackberry		REMOVE	
3498	8	Hackberry		REMOVE	
3499	20	Cedar		REMOVE	20
3500	10	Hackberry		REMOVE	10
<b>TOTAL</b>					<b>143</b>

TREE MITIGATION:  
TOTAL INCHES TO BE MITIGATED- 143 INCHES  
20% OF THE TOTAL INCHES TO BE PAID TO CITY TREE FUND (200\$ PER INCH)- 143 X .20 = 28.6 INCHES  
28.6 X \$200 = \$5,720 TO BE PAID TO THE CITY TREE FUND.  
114.4 INCHES REMAINING TO BE PLANTED BACK ON SITE.  
(29) TREES TO BE PLANTED BACK ON SITE. (LABELED AS M\* ON L2)

**EXISTING TREE LEGEND**



PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-636-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX, P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

**APPROVED:**  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_  
WITNESS OUR HANDS, THIS \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman      Director of Planning and Zoning

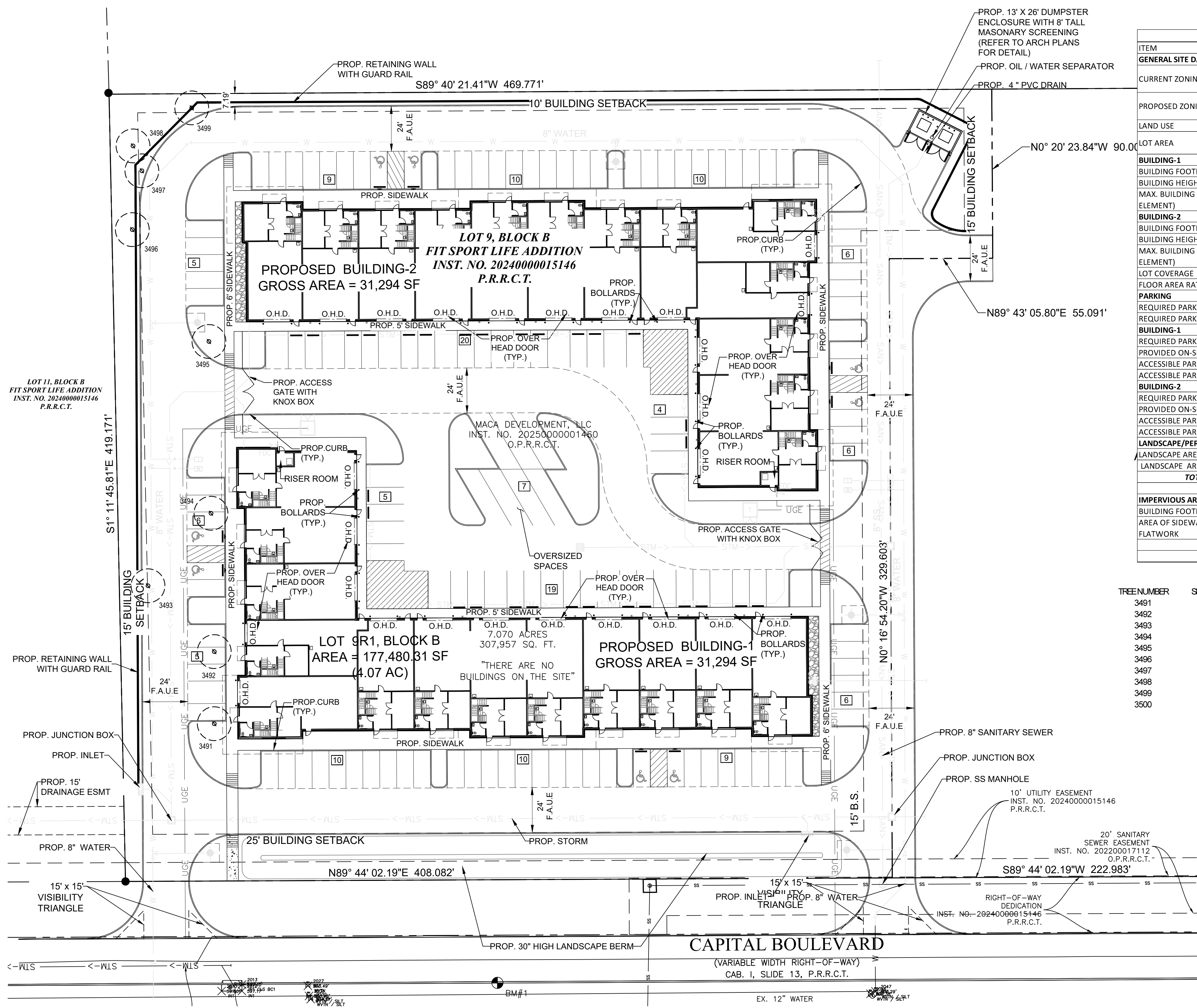
**ISSUE:**  
FOR APPROVAL: 05.08.2026

**DATE:**  
05.08.2026

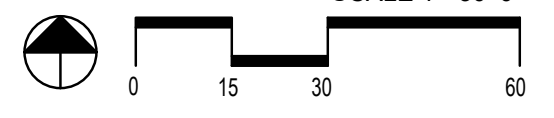
**SHEET NAME:**  
TREE PRESERVATION PLAN

**SHEET NUMBER:**

**L.1**

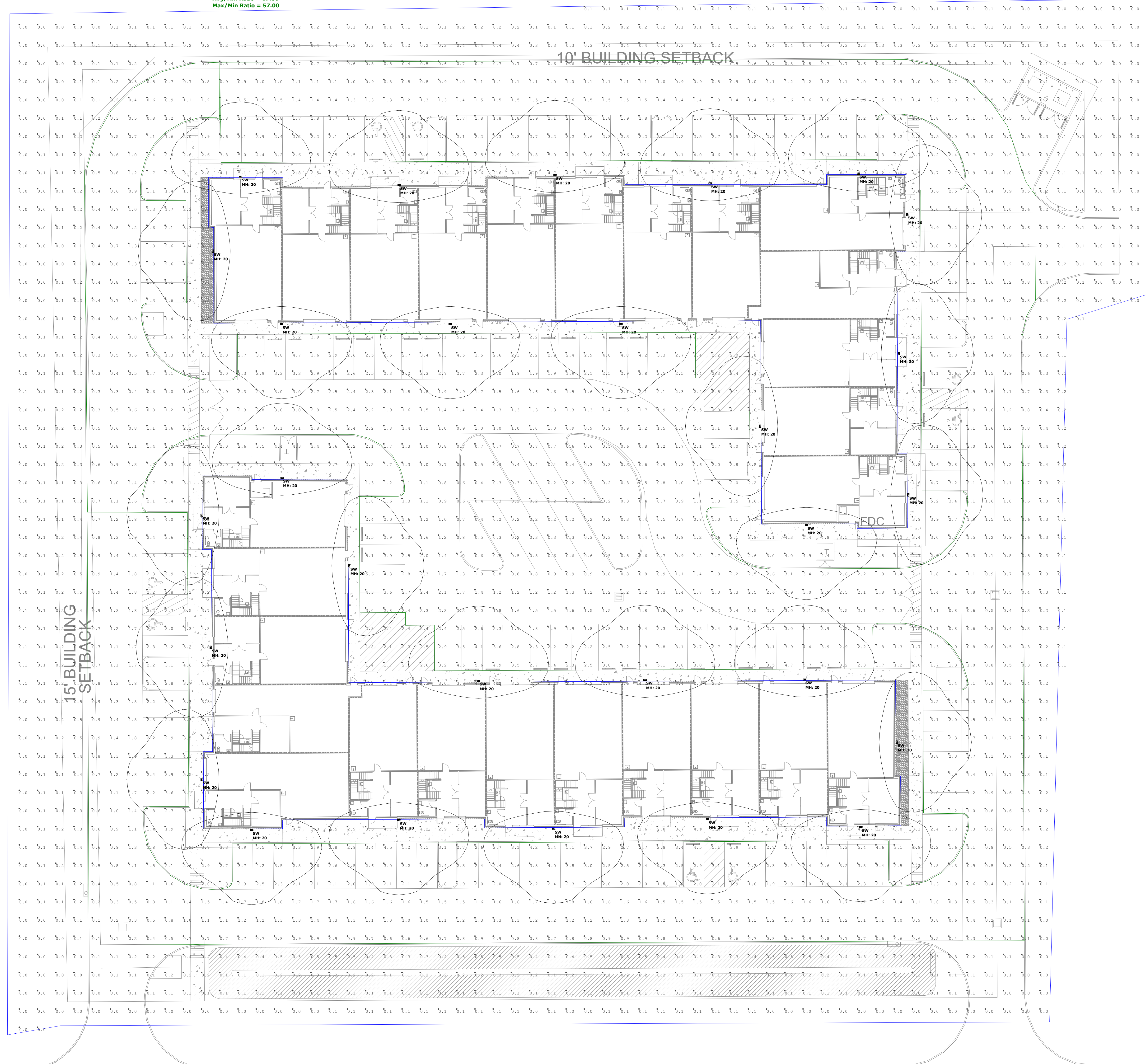


**01 TREE PRESERVATION PLAN**



**PARKING AND DRIVEWAY**

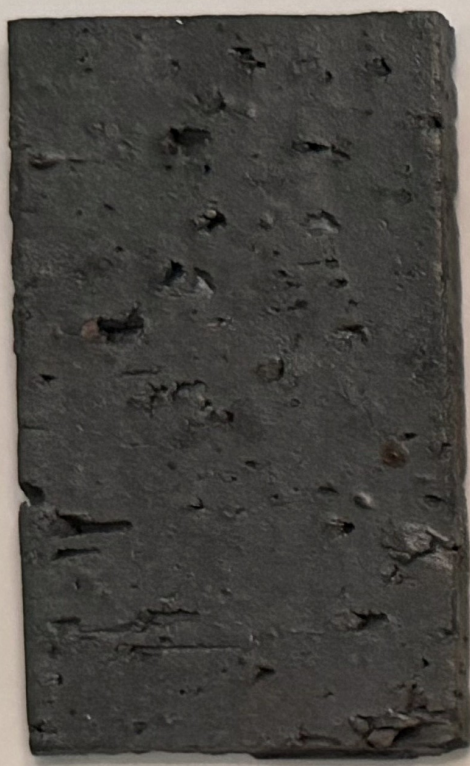
**Illuminance (Fc)**  
 Average = 1.78  
 Maximum = 5.7  
 Minimum = 0.1  
 Avg/Min Ratio = 57.00  
 Max/Min Ratio = 57.00



Luminaire Schedule				Total Lumen Output	Total Input Watts	Light Loss Factor	User Defined Factor
Symbol	Type	Qty	Manufacturer / Catalog Number				
1	SPF	120	LITHONIA WIDEGE LED PL 30K BICR14 1/2WVLS SRK FINISH1	11504	87,893	0.800	1.000

Calculation Summary							
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min	Max/Min
GRADE PLANE	0	Fc	1.78	5.7	0.1	57.00	57.00
PARKING AND DRIVEWAY	0	Fc	1.78	5.7	0.1	57.00	57.00

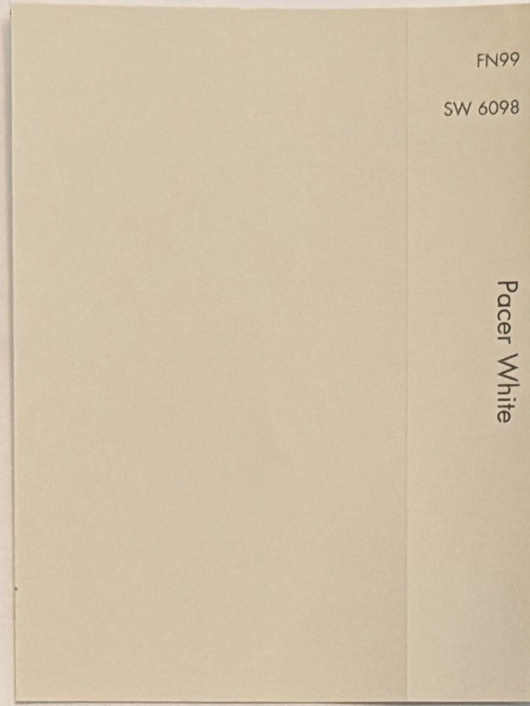
Notes:  
 1. Surface reflectance: Vertical/Horizontal - 50/20  
 2. Calculation views are at height indicated in summary table.  
 3. Mounting heights are designated on drawing with "H".  
 4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.  
 5. Spreadsheets used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.  
 6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.  
 7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.



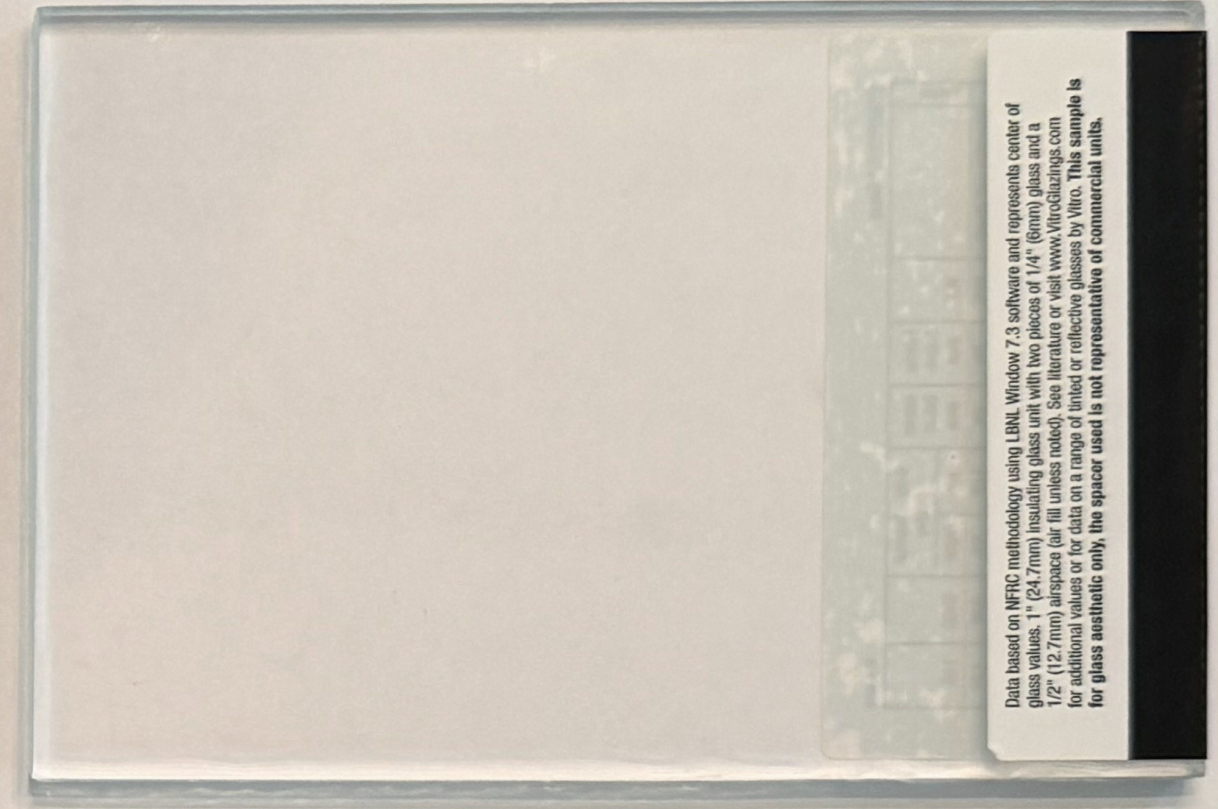
M-1



M-2



STU-1



GL-1

Data based on NFRC methodology using LBNL Window 7.3 software and represents center of glass values. 1" (25.4mm) insulating glass unit with two pieces of 1/4" (6mm) glass and a 1/2" (12.7mm) airspace (air fill unless noted). See literature or visit [www.vitroglazings.com](http://www.vitroglazings.com) for additional values or for data on a range of tinted or reflective glasses by Vitro. This sample is for glass aesthetic only, the spacer used is not representative of commercial units.



S-1



FC-1



FR-1



MTL-1 & MTL-2

- MTL-1 HORIZONTAL METAL PANEL - PAC-CLAD - ANODIC CLEAR
- MTL-2 METAL FACIA - PAC-CLAD - ANODIC CLEAR
- FC-1 FIBER CEMENT PANEL - NICHIIA VINTAGEWOOD
- STU-1 (3) PART STUCCO - SW PACER WHITE
- M-1 MASONRY BRICK VENEER (DARK GRAY) BLACKSON BRICK - MIDNIGHT IS (VELOUR)
- M-2 MASONRY BRICK VENEER (WHITE) BLACKSON BRICK - WHITESTONE
- S-1 MASONRY STONE VENEER - BLAKCSO BRICK - COTTONWOOD HONED
- GL-1 GLAZING (GLASS) - LOW-E CLEAR
- FR-1 STOREFRONT FRAMES - DARK BRONZE ALUMINUM

**APPLICANT**  
 TRIANGLE ENGINEERING  
 KEVIN PATEL  
 1782 W McDERMOTT DRIVE  
 ALLEN, TEXAS 75013  
 p\_ (469) 331-8566  
 e\_ kpatel@triangle-emg.com

**OWNER**  
 MACA DEVELOPMENT LLC  
 MOHIB MASANI  
 6904 RAINWOOD DRIVE  
 PLANO, TEXAS 75024  
 p\_ (972) 836-6442  
 e\_ mohib31@gmail.com

**MACA FLEX WAREHOUSE**  
 CASE #:

# PROJECT COMMENTS



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

DATE: 5/21/2026

PROJECT NUMBER: SP2026-014  
PROJECT NAME: Site Plan for 5133 S FM 549  
SITE ADDRESS/LOCATIONS: 5133 South Farm to Market 549, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Mathew Smith of Strohmeyer Architects, Inc. on behalf of Dan Bobst for the approval of a Site Plan for Office Building on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/21/2026	Approved w/ Comments

05/21/2026: SP2026-014; Site Plan for 5133 FM-549

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

I.1 This is a request by Mathew Smith of Strohmeyer Architects, Inc. on behalf of Dan Bobst for the approval of a Site Plan for Office Building on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549.

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](mailto:bross@rockwall.com).

M.3 For reference, include the case number (SP2026-014) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Please apply and receive a Certificate of Occupancy for the Baseball Business currently operating on the property.

M.6 Provide the following signature block on each page of all plans. (Subsection 03.04.A, of Article 11, UDC)

#### APPROVED:

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

#### M.7 Site Plan

1) Remove the C-Store entirely from the Plans.

- 2) Provide a floor plan of the existing baseball facility to determine the occupancy/parking requirement.
- 3) Indicate perimeter dimensions of the buildings. (Subsection 03.04.B, of Article 11, UDC)
- 4) Indicate distances between the buildings and property lines. (Subsection 0.04.B, Article 11, UDC)
- 5) A five (5)-foot sidewalk will be required along FM-549. (Subsection 03.04.B, of Article 11, UDC)
- 6) Indicate the street centerline and any median breaks for FM-549. (Subsection 03.04(B), Article 11, UDC)
- 7) Parking should not be located between the front façade of the building and the property line. (Subsection 07.03, Article 05, UDC)
- 8) The parking calculations appear to include parking that is not on the subject property and does not consider the existing structure on the subject property. Please correct the parking calculations and ensure that sufficient parking has been provided. Office is parked at 1/300 SF. Indoor Commercial Amusement/Recreation is parked at 1/3 Occupancy. (Subsection 06.05, Article 05, UDC)

#### M.8 Landscape Plan

- 1) Show the entire property on the landscape plan.
- 2) Indicate the detention pond. Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree per 1,500 SF of detention area. (Subsection 05.03(D), Article 08, UDC) Please show detention area on plans and placement of required trees.
- 3) All canopy trees shall be a minimum of 4-inch caliper at DBH. All accent trees shall be a minimum of 4 feet in height and all shrubs shall be a minimum of 3 gallon in size. (Section 04, Article 08, UDC)
- 4) The Landscape buffer required along FM-549 is 10-feet. Parking is not permitted in the Landscape Buffer and the landscape buffer must be outside the utility easements required along FM-549. (Subsection 06.02.E, Article 05, UDC)
- 5) All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. (Subsection 05.01.B(1), Article 08, UDC) A total of 8 canopy and 8 accent trees are required along FM-549.
- 6) Abutting Residential. A minimum of a 20-foot wide landscape buffer shall be required along the entire length of any nonresidential lot that abuts a residentially zoned or used property. (Subsection 05.01 (B)2, Article 08, UDC) Both the Southeast and Southwest property lines shall have a 20-foot wide landscape buffer.
- 7) Any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. Any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers. (Subsection 05.02(B), Article 08, UDC) Both the southeast and southwest property lines shall have a 3-tiered screening.
- 8) All parking spaces shall be within 80 feet of a canopy tree (Subsection 05.03(E), Article 08, UDC) Show conformance to this requirement.
- 9) Provide a note indicating that irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)
- 10) Dumpster enclosures require to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(B), Article 05, UDC)
- 11) If there is any pad-mounted utility equipment, it will need to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(C), of Article 05, UDC)

#### M.9 Building Elevations

- 1) Indicate the elevations that are adjacent to FM-549
  - 2) Building does not meet the Commercial Building Articulation Standards. Specifically, the following articulation is required for the primary sides of the building:
    1. Wall Length cannot exceed 63 feet.
    2. Minimum Secondary Entryway/Architectural Element Length is 15.75 feet
    3. The Minimum Wall Projection is 5.25 feet
    4. The Minimum Primary Entryway/Architectural Element is 10.5 feet
    5. The Minimum Projection height is 5.25 feet
    6. The Minimum Primary Entryway/Architectural length is 31.5 feet
- The following articulation is required for the secondary sides of the building:
1. Wall Length cannot exceed 63 feet.
  2. Minimum Secondary Entryway/Architectural Element Length is 9.45 feet
  3. The Secondary Entryway/Architectural Element Width is 3.15 feet
  4. The Minimum Projection height is 3.15 feet

This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)

- 3) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
- 4) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
- 5) All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides. (Subsection 05.01(A)2, Article 05, UDC) Provide a parapet on all sides of the building ensuring that the RTUs are screened from any adjacent property or right-of-way.

M.10 Photometric Plan

- 1) The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle. (Subsection 03.03.C, of Article 07, UDC) The light levels along the northern, eastern, and western property lines exceed the maximum values. Please correct this.
- 2) Under canopy lighting shall not exceed 35 FC. (Subsection 03.03.E.1, of Article 07, UDC)
- 3) The maximum outdoor maintained computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site with the exception of the under-canopy lighting as mentioned earlier. (Subsection 03.03.G, Article 07, UDC)
- 4) No light pole, base, or combination thereof shall exceed 30 feet. Please indicate mounting height for all lighting. (Subsection 03.03.D, Article 07, UDC)
- 5) Any unshielded light sources shall have a maximum wattage of 15 W. (Subsection 03.03.A, of Article 07, UDC)

M.11 Staff has identified the following variance(s) associated with the proposed request: [1] Commercial Primary Articulation Standards, [2] Commercial Secondary Articulation Standards, [3] residential adjacency standards, [4] Landscape within the Landscape Buffers, and [5] parking between the primary building façade and the right-of-way. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on June 2, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on May 26, 2026.
- (2) Planning & Zoning meeting/public hearing meeting will be held on June 9, 2026.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/20/2026	Approved w/ Comments
05/20/2026: 1. Install a minimum of 8" sanitary sewer from eastern side of SH 205 and approx 720' east along future FM 549			
2. All drive aisles to be a minimum of 24' wide			
3. 20'			
4. Where is the dumpster?			
5. No dead end parking without a 64'x15' turn around			
6. Install 12" water line from eastern side of SH 205			
7. Need to verify with TXDOT that no additional ROW is required.			
8. Will have to verify existing meets City's fire lane requirements			

#### General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures, including walls and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Need to show existing and proposed utilities on the Site Plan.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

#### Paving Items:

- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- All driveways must meet City and TXDOT spacing requirements. Per TxDOT driveway requirements, driveways are a minimum 425' from one another or roadway intersections.
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- TIA is required
- All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround, 15'x64' striped and signed no parking area.
- Drive isles to be minimum 24' wide.
- Fire lane to be minimum 24' wide and in a platted easement.
- Fire lane to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
- Culverts for driveways (if needed) will need to be engineered.
- Must meet driveway width maximum and minimum.

#### Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Required to install 12" water along FM 549 in an easement.
- Must sewer to the east to existing sewer system on east side of SH 205
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing City roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Sewer pro-ratas will apply (\$978.12/acre).

Drainage Items:

- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved w/ Comments

05/19/2026: The submitted site plan appears to provide compliant fire apparatus access roads/fire lanes based on the information currently shown.

The submitted plans do not currently indicate the location of proposed fire hydrants. As such, fire hydrant spacing, distribution, and accessibility have not been reviewed at this stage of development.

Fire sprinkler requirements and related fire protection features have not been reviewed at this time. No Fire Department Connection (FDC) location is shown on the submitted plans. FDC location and accessibility requirements have not been reviewed at this stage.

Future submittals shall include complete fire protection information, including but not limited to fire hydrant locations, fire sprinkler protection information, FDC locations, and water supply arrangements, as applicable, for full fire code review and approval.

Additional comments may be provided during subsequent phases of review once fire protection and utility information are submitted.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved w/ Comments

- 05/18/2026: 1. Three tier screening needed on west side with canopy and ornamental trees and shrubs  
2. Headlight glare evergreen shrubs along 549 in a dedicated bed planted 36" o.c. and 24" tall at time of planting.  
3. Turfgrass species?  
4. Automatic irrigation on a landscape and turf.

**General Items:**

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures, including walls and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Need to show existing and proposed utilities on the Site Plan.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

**Paving Items:**

- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- All driveways must meet City and TXDOT spacing requirements. Per TxDOT driveway requirements, driveways are a minimum 425' from one another or roadway intersections.
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- TIA is required
- All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround, 15'x64' striped and signed no parking area.
- Drive isles to be minimum 24' wide.
- Fire lane to be minimum 24' wide and in a platted easement.
- Fire lane to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
- Culverts for driveways (if needed) will need to be engineered.
- Must meet driveway width maximum and minimum.

**Water and Wastewater Items:**

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Required to install 12" water along FM 549 in an easement.
- Must sewer to the east to existing sewer system on east side of SH 205
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing City roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Sewer pro-ratas will apply (\$978.12/acre).

**Drainage Items:**

- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

**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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

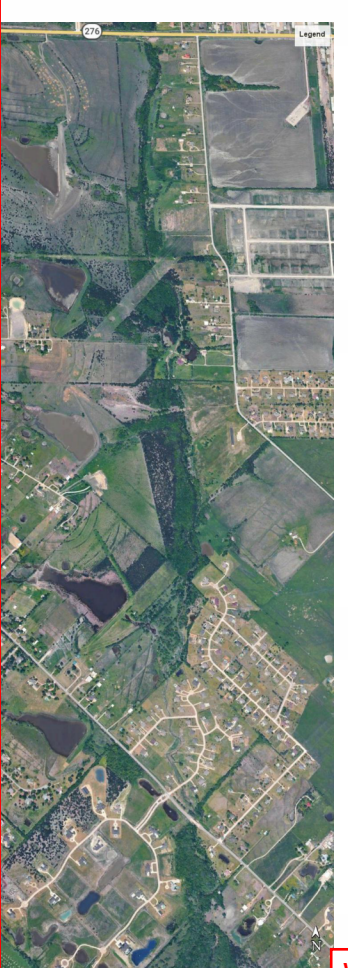
**Operation & Maintenance Plan for Structural Control Measures:**

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:	15'
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'	REAR SETBACK:	25'
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205	SIDE SETBACK:	15'
BUILDING AREA - GROUND FLOOR:	10,000 SF	ACRAGE OF SITE:	4.739 ACRES		
BUILDING AREA - LEVEL 2:	10,000 SF	SQUARE FOOTAGE OF SITE:	206,424 SF		
TOTAL BUILDING AREA:	20,000 SF	LOT COVERAGE:	30%		
FLOOR TO AREA RATIO:	2:1	OPEN SPACE:	70%		
IMPERVIOUS AREA:	62,838 SF	PERVIOUS AREA:	143,586 SF		
MAX IMPERVIOUS AREA:	85-90%	BUILDING MAXIMUM CAPACITY:	133		
PARKING SPACES REQUIRED:	111	PARKING SPACES (STANDARD):	105		
PARKING SPACES PROVIDED:	111	PARKING SPACES (ACCESSIBLE):	6		



**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 \_\_\_\_\_, 2026.  
WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman      Director of Planning and Zoning



2701 SUNSET RIDGE  
SUITE 601  
ROCKWALL, TX 75032  
469.516.7549



Install a minimum of 8" sanitary sewer from eastern side of SH 205 and approx 720' east along future FM 549

**549 OFFICE BUILDING**  
5133 S FM549  
ROCKWALL, TX

Project Number: 52603  
Drawing Date: 05.15.2026  
Drawn: LC  
Checked: MS

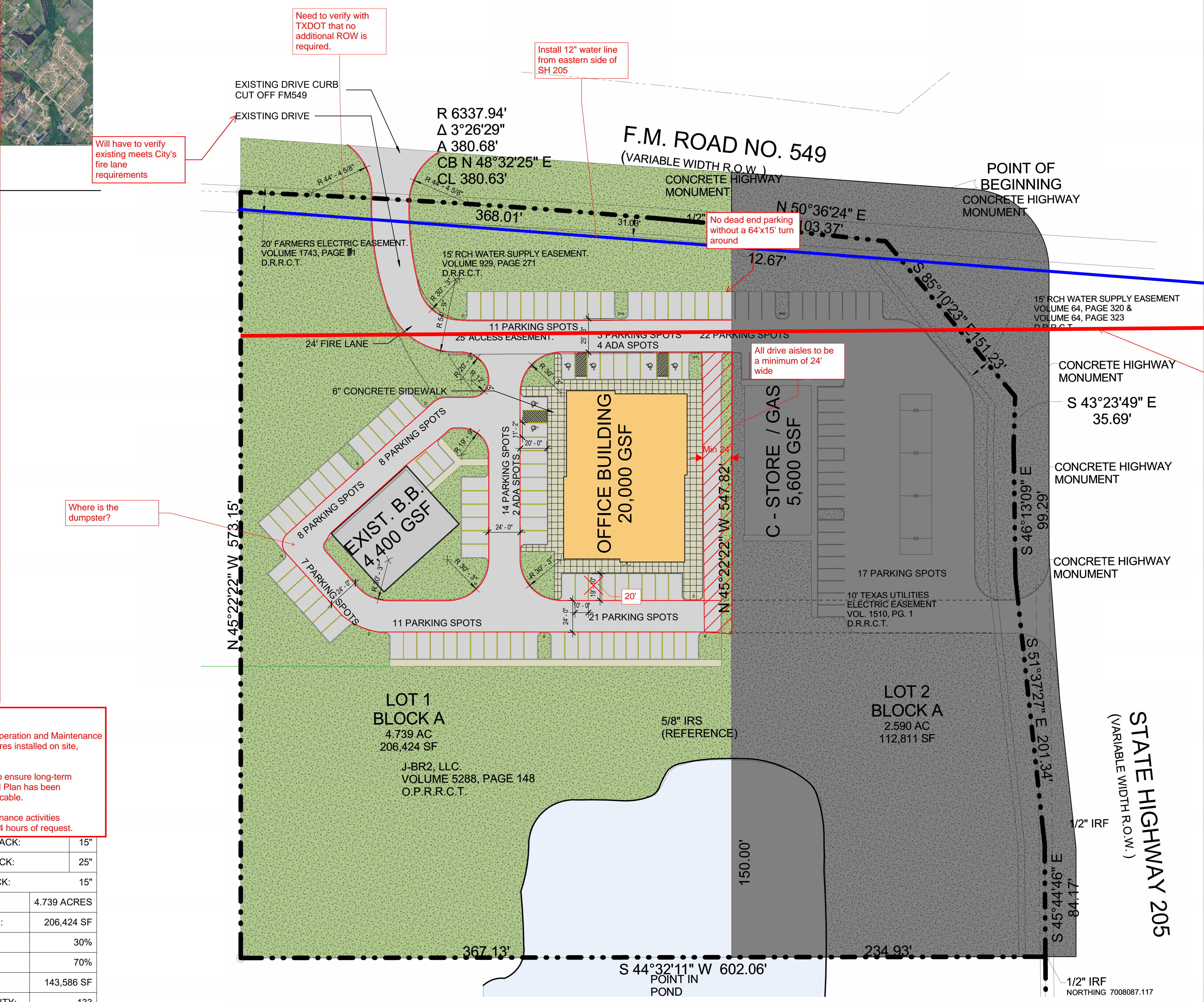
© 2026 Strohmeyer Architects, Inc.

Revisions:

#	Revision Date	Revision Description

SHEET TITLE:  
**ARCHITECTURAL SITE PLAN**

**AS101**



**1 ARCHITECTURAL SITE PLAN**  
1" = 40'-0"

5/15/2026 7:32:13 AM Autodesk Docs://549 CONV STORE - BOBST/549 CONV STORE



# 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 (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$500.00 + \$20.00 ACRE) <sup>1&3</sup>
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$1,000.00 + \$20.00 ACRE) <sup>1&2</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) <sup>2</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) <sup>2</sup>
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) <sup>2</sup>

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) <sup>1&3</sup>
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) <sup>1,2&3</sup>
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) <sup>1,2&3</sup>
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) <sup>1&3</sup>
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) <sup>1&3</sup>

### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: A **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

<sup>3</sup>: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5133 S Farm to Market 549, Rockwall, TX 75032

SUBDIVISION JBR2 ADDITION

LOT

1

BLOCK

A

GENERAL LOCATION S FM 549, S Goliad St

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GENERAL RETAIL

CURRENT USE OFFICE BUILDING

PROPOSED ZONING GENERAL RETAIL

PROPOSED USE OFFICE OR MEDICAL BUILDING 5,000 SF OR GREATER

ACREAGE 4.739 AC

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

OWNER DAN BOBST

APPLICANT STROHMEYER ARCHITECTS INC.

CONTACT PERSON MATHEW SMITH

CONTACT PERSON MATHEW SMITH

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

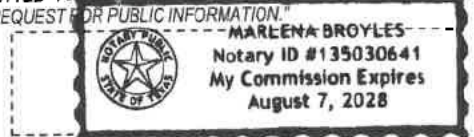
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daniel W Bobst [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1094.78 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF May, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF May, 2026.

OWNER'S SIGNATURE

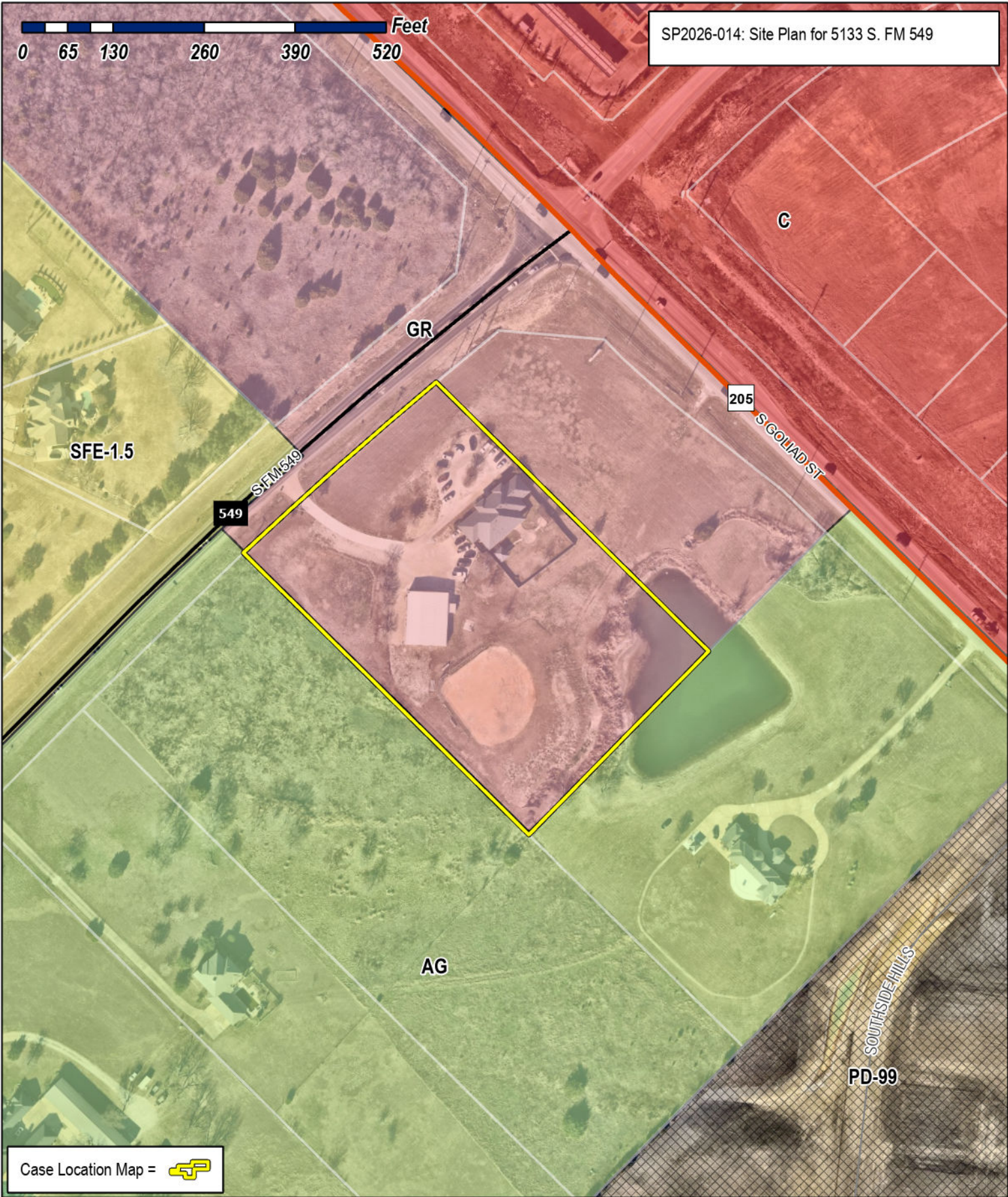
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES

0 65 130 260 390 520 Feet

SP2026-014: Site Plan for 5133 S. FM 549



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.





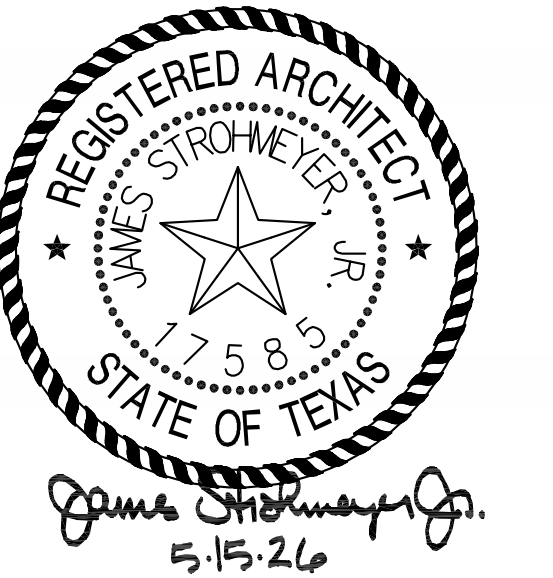
**SITE VICINITY MAP**

**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 \_\_\_\_\_, 2026.  
 WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman      Director of Planning and Zoning



2701 SUNSET RIDGE  
 SUITE 601  
 ROCKWALL, TX 75032  
 469.516.7549



**549 OFFICE BUILDING**  
 5133 S FM549  
 ROCKWALL, TX

Project Number: 52603  
 Drawing Date: 05.15.2026  
 Drawn: LC  
 Checked: MS

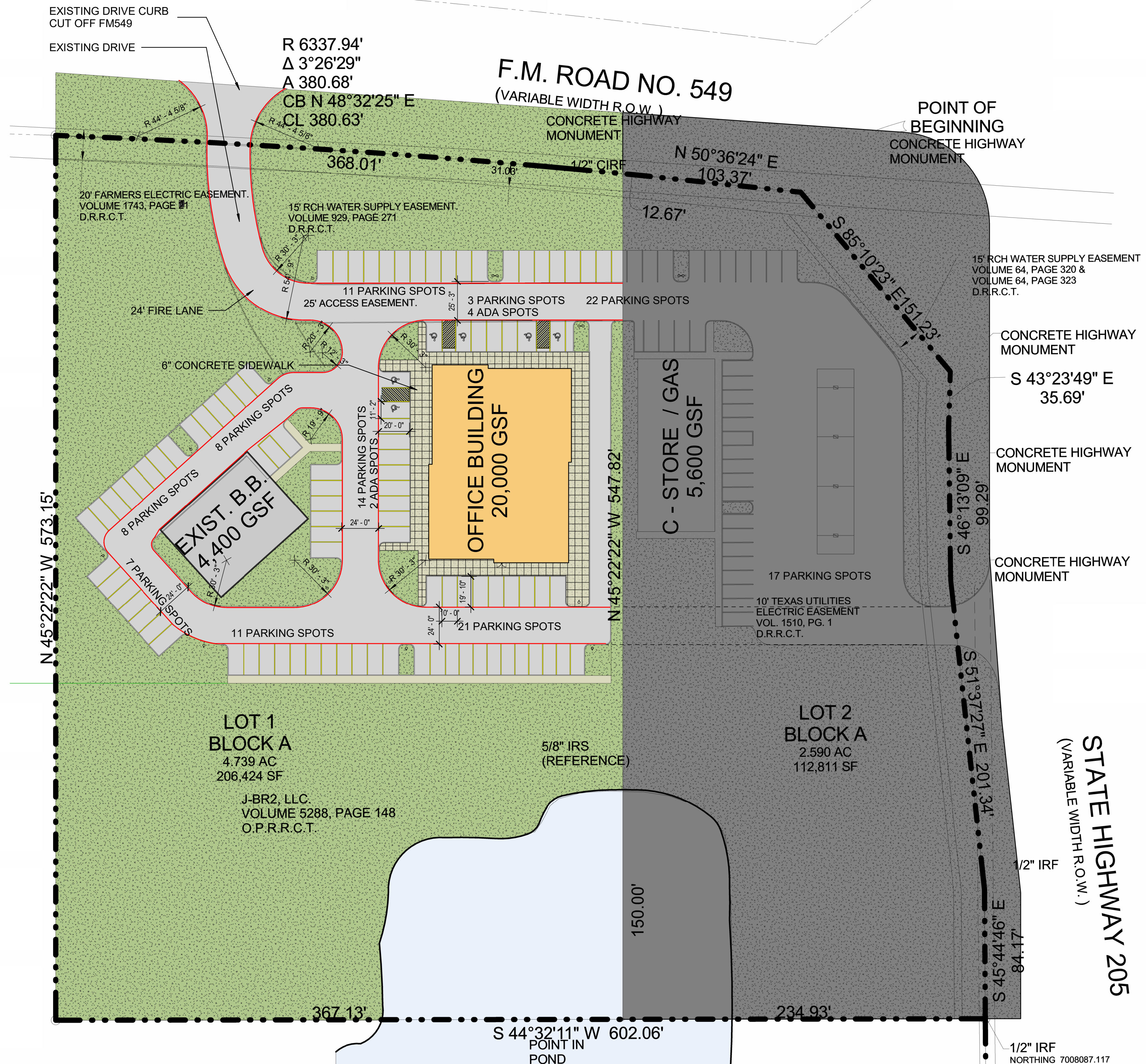
© 2026 Strohmeier Architects, Inc.

Revisions:

#	Revision Date	Revision Description

SHEET TITLE:  
**ARCHITECTURAL SITE PLAN**

**AS101**



**1 ARCHITECTURAL SITE PLAN**  
 1" = 40'-0"



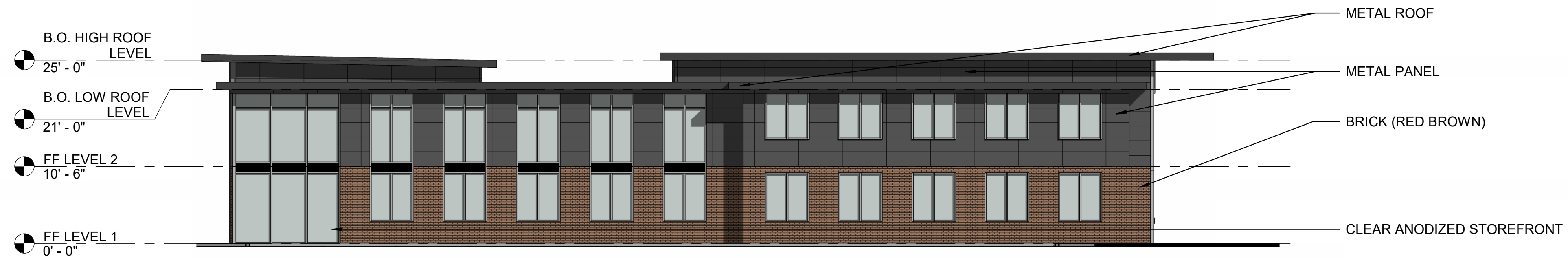
**549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.**

BUILDING/SITE SPECIFICATIONS			
ZONING CLASSIFICATION:		GR - GENERAL RETAIL	
OCCUPANCY USE:		BUSINESS GROUP-B	
APPRAISAL DISTRICT ACCOUNT #:		#48665	
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'
FRONT SETBACK:	15'	REAR SETBACK:	25'
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205
SIDE SETBACK:	15'		
BUILDING AREA - GROUND FLOOR:	10,000 SF	ACRAGE OF SITE:	4.739 ACRES
BUILDING AREA - LEVEL 2:	10,000 SF	SQUARE FOOTAGE OF SITE:	206,424 SF
TOTAL BUILDING AREA:	20,000 SF	LOT COVERAGE:	30%
FLOOR TO AREA RATIO:	2:1	OPEN SPACE:	70%
IMPERVIOUS AREA:	62,838 SF	PERVIOUS AREA:	143,586 SF
MAX IMPERVIOUS AREA:	85-90%	BUILDING MAXIMUM CAPACITY:	133
PARKING SPACES REQUIRED:	111	PARKING SPACES (STANDARD):	105
PARKING SPACES PROVIDED:	111	PARKING SPACES (ACCESSIBLE):	6

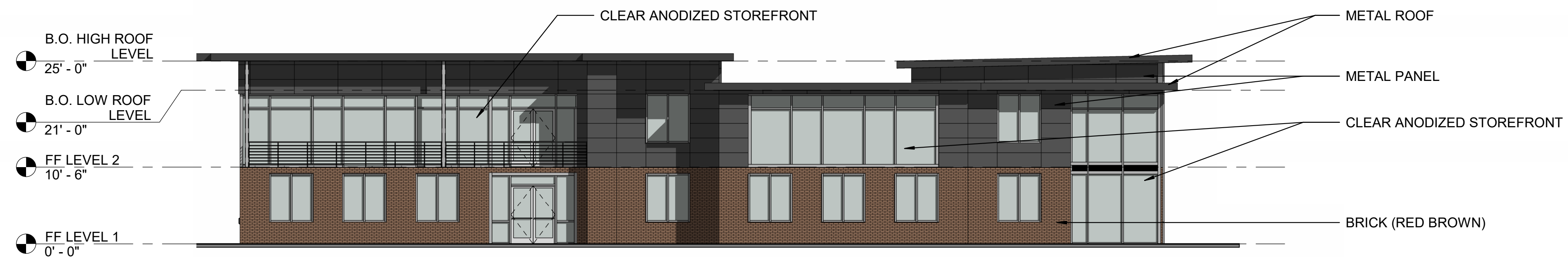
5/15/2026 7:32:13 AM Autodesk Docs://549 CONV STORE - BOBST/549 CONV STORE.rvt

**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 \_\_\_\_\_, 2026.  
 WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman      \_\_\_\_\_  
 Director of Planning and Zoning



**4 WEST ELEVATION**  
 3/32" = 1'-0"



**3 EAST ELEVATION**  
 3/32" = 1'-0"



**2 SOUTH ELEVATION**  
 3/32" = 1'-0"

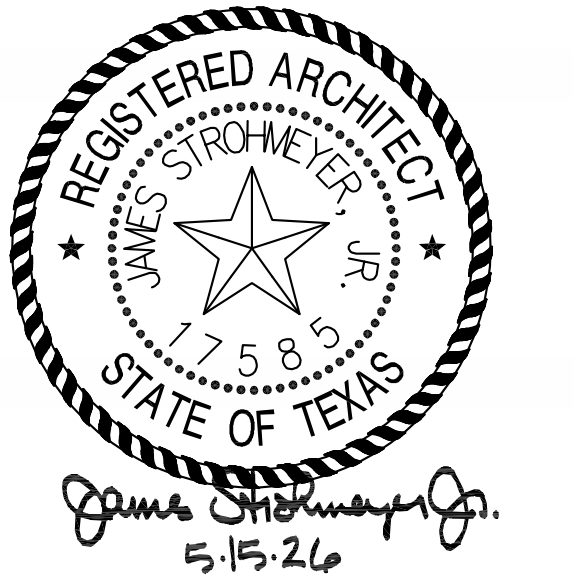


**1 NORTH ELEVATION**  
 3/32" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS		
	SF EA.	% AREA
<b>WEST</b>		
TOTAL	2,676	100%
METAL	808	30%
MASONRY	808	30%
GLASS	1060	40%
<b>EAST</b>		
TOTAL	2,912	100%
METAL	660	22%
MASONRY	760	26%
GLASS	1,490	54%
<b>SOUTH</b>		
TOTAL	2,106	100%
METAL	463	22%
MASONRY	590	28%
GLASS	1053	50%
<b>NORTH</b>		
TOTAL	2,144	100%
METAL	480	22%
MASONRY	480	20%
GLASS	1229	58%



2701 SUNSET RIDGE  
 SUITE 601  
 ROCKWALL, TX 75032  
 469.516.7549



549 OFFICE BUILDING  
 5133 S FM549  
 ROCKWALL, TX

Project Number: 52603  
 Drawing Date: 05.15.2026  
 Drawn: LC  
 Checked: MS  
 © 2026 Strohmeyer Architects, Inc.

Revisions:

#	Revision Date	Revision Description

SHEET TITLE:  
**ELEVATIONS**

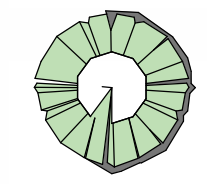

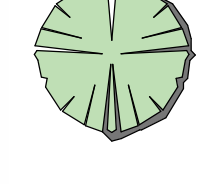
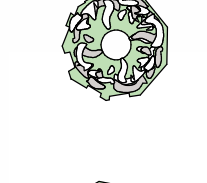

**AS104**

**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 \_\_\_\_\_, 2026.  
 WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman      \_\_\_\_\_  
 Director of Planning and Zoning



**SITE PLAN LEGEND**

-  CEDAR ELM
-  LIVE OAK
-  CADDO MAPLE
-  MEXICAN PLUM
-  CREPE MYRTLE

LANDSCAPE TABLE / ZONE - GR - REQUIRED LANDSCAPING 20%		
PLANT:	CALIPER/GALLON:	QUANTITY:
CEDAR ELM	3"	11
LIVE OAK	3"	11
CADDO MAPLE	2.5"	5
CREPE MYRTLE	30 GALLON	18
MEXICAN PLUM	10 GALLON	24

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.			
BUILDING/SITE SPECIFICATIONS			
ZONING CLASSIFICATION:	GR - GENERAL RETAIL		
OCCUPANCY USE:	BUSINESS GROUP-B		
APPRAISAL DISTRICT ACCOUNT #:	#48665		
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205
BUILDING AREA - GROUND FLOOR:	10,000 SF	ACRAGE OF SITE:	4.739 ACRES
BUILDING AREA - LEVEL 2:	10,000 SF	SQUARE FOOTAGE OF SITE:	206,424 SF
TOTAL BUILDING AREA:	20,000 SF	LOT COVERAGE:	30%
FLOOR TO AREA RATIO:	2:1	OPEN SPACE:	70%
IMPERVIOUS AREA:	62,838 SF	PERVIOUS AREA:	143,586 SF
MAX IMPERVIOUS AREA:	85-90%	BUILDING MAXIMUM CAPACITY:	133
PARKING SPACES REQUIRED:	111	PARKING SPACES (STANDARD):	105
PARKING SPACES PROVIDED:	111	PARKING SPACES (ACCESSIBLE):	6



2701 SUNSET RIDGE  
 SUITE 601  
 ROCKWALL, TX 75032  
 469.516.7549



**549 OFFICE BUILDING**  
**5133 S FM549**  
**ROCKWALL, TX**

Project Number: 52603  
 Drawing Date: 05.15.2026  
 Drawn: LC  
 Checked: MS  
 © 2026 Strohmeyer Architects, Inc.

Revisions:

#	Revision Date	Revision Description

SHEET TITLE:  
**LANDSCAPE PLAN**

**AS102**

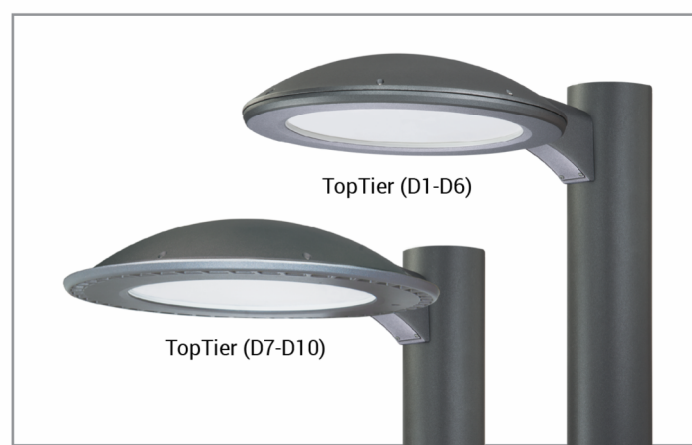
5/15/2026 7:32:20 AM Autodesk Docs://549 CONV STORE - BOBST/549 CONV STORE.rvt

**McGraw-Edison**

**TT TopTier**

Area / Site Luminaire

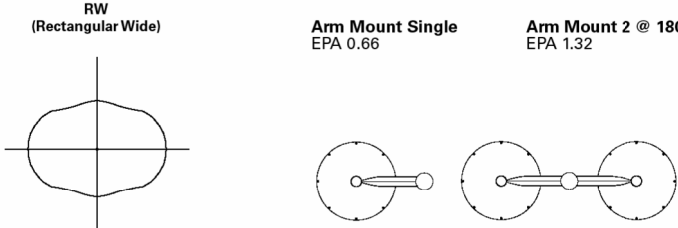
Product Features



**Energy and Performance Data**

Lumen Package <sup>1</sup>	D1	D2	
Power (Wattage) SCQ, SMQ, SWQ	28.0	39.2	
Power (Wattage) RW Only	28.0	39.2	
Power (Wattage) T4 Only		40.5	
SCQ Concentrated	Lumens	3,618 4,925	
	BUG Rating	B1-U0-G1 B2-U0-G1	
	Lumens per Watt	129 126	
SMQ Medium	Lumens	3,872 5,270	
	BUG Rating	B2-U0-G2 B2-U0-G2	
	Lumens per Watt	138 134	
3500K CCT 70 CRI	SWQ Wide	BUG Rating	B2-U0-G1 B3-U0-G2
		Lumens	3,662 4,984
		Lumens per Watt	131 127
RW Rectangular Wide	T4	Lumens	2,927 3,014
		BUG Rating	B2-U0-G2 B3-U0-G2
		Lumens per Watt	105 102
T4	RW Rectangular Wide	Lumens	3,141 4,230
		BUG Rating	B1-U0-G2 B2-U0-G3
		Lumens per Watt	109 104

**Optical Distributions Mounting Configurations and EPAs**



**Product Certifications**



**RW Distribution Only**

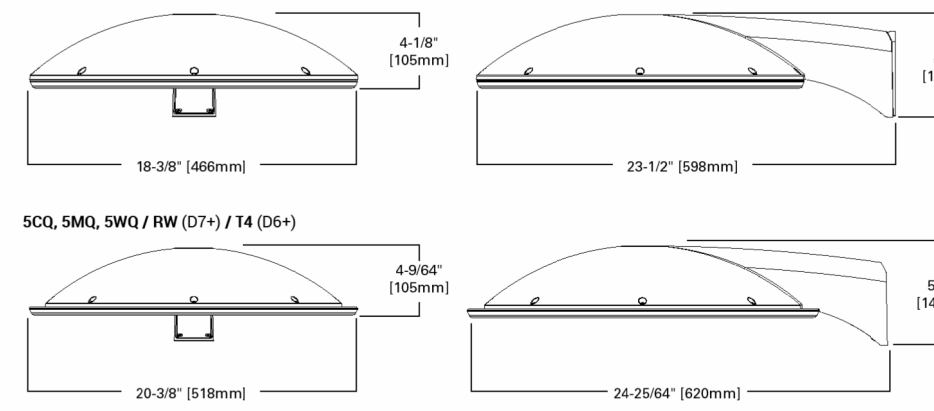
Lumen Package	D1	D2
Power (Wattage)	28.0	39.2
Input Current @ 120V (A)	0.23	0.33
Input Current @ 208V (A)	0.13	0.19
Input Current @ 240V (A)	0.12	0.16
Input Current @ 277V (A)	0.10	0.14
Input Current @ 347V (A)	0.08	0.11
Input Current @ 480V (A)	0.06	0.08

**Quick Facts**

- Lumen packages range from 2,757 - 22,831
- Efficacies up to 146 lumens per watt
- Utilizes patented waveguide technology for maximum visual comfort

**Dimensional Details**

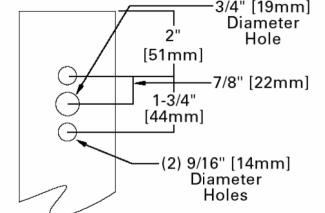
SCQ, SMQ, SWQ / RW (D1-D6) / T4 (D1-D5)



**Dimension Data**

Size	Width	Length (with arm)	Weight (lbs.)	EPA (deg. ft.)
D1-D6	18-3/8"	23-1/2"	20.5	0.66
D7-D10	20-3/8"	24-25/64"	22.4	0.66

**Type 'N' Drilling Pattern**



**Energy and Performance Data**

Lumen Package	Power (Wattage)	Input Current @ 120V (A)	Input Current @ 208V (A)	Input Current @ 240V (A)	Input Current @ 277V (A)	Input Current @ 347V (A)	Input Current @ 480V (A)
D1-D6 (18-3/8")	28.0	0.23	0.13	0.12	0.10	0.08	0.06
D7-D10 (20-3/8")	39.2	0.33	0.19	0.16	0.14	0.11	0.08

PS50020321 page 1 April 3, 2026 1:27 AM

**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 \_\_\_\_\_, 2026.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman      Director of Planning and Zoning



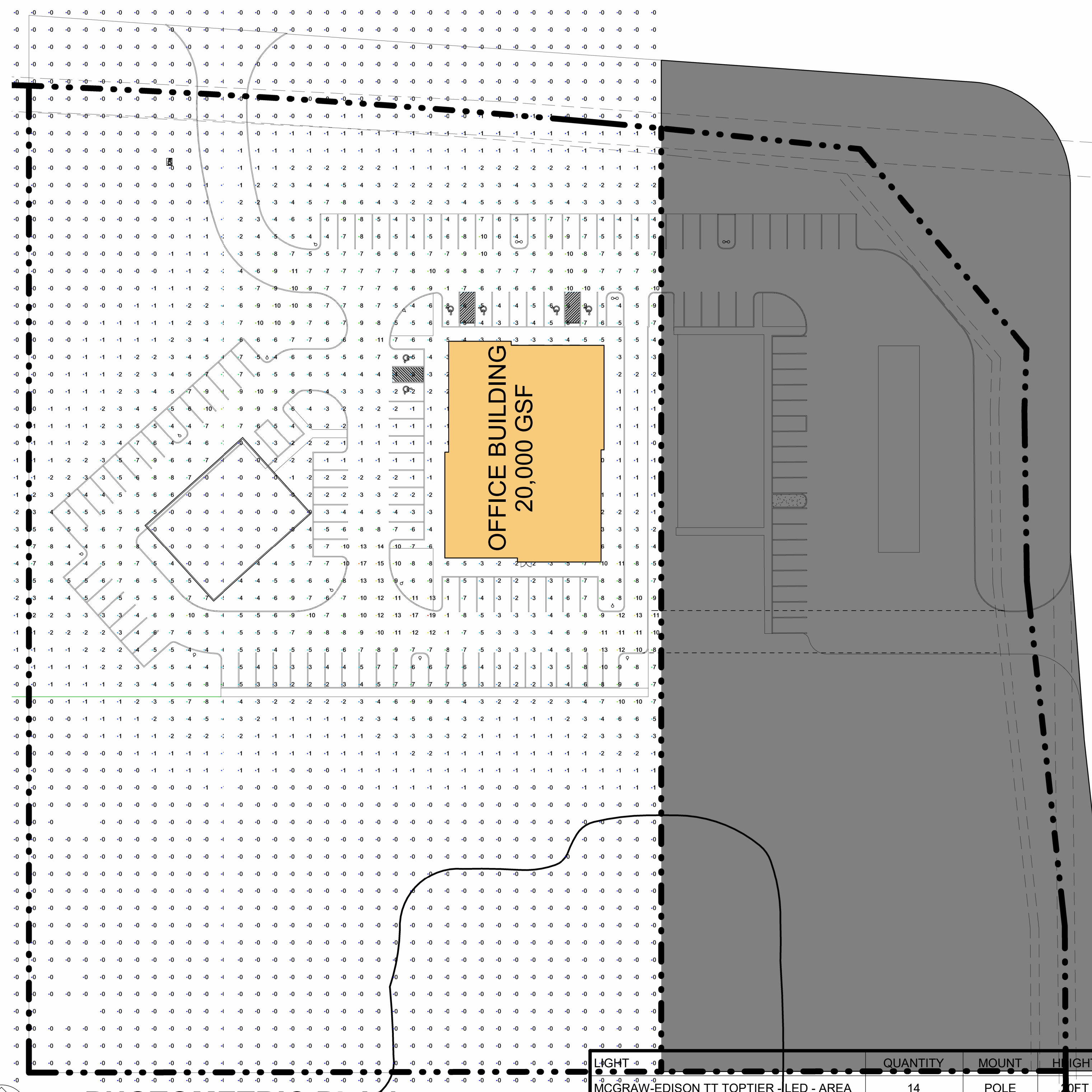
**STROHMEYER**  
ARCHITECTS INC.

2701 SUNSET RIDGE  
SUITE 601  
ROCKWALL, TX 75032  
469.516.7549



James Strohmeyer, Jr.  
5.15.26

**549 OFFICE BUILDING**  
5133 S FM549  
ROCKWALL, TX



549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.			
BUILDING/SITE SPECIFICATIONS			
ZONING CLASSIFICATION:	GR - GENERAL RETAIL		
OCCUPANCY USE:	BUSINESS GROUP-B		
APPRAISAL DISTRICT ACCOUNT #:	#48665		
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205
BUILDING AREA - GROUND FLOOR:	10,000 SF	ACRAGE OF SITE:	4.739 ACRES
BUILDING AREA - LEVEL 2:	10,000 SF	SQUARE FOOTAGE OF SITE:	206,424 SF
TOTAL BUILDING AREA:	20,000 SF	LOT COVERAGE:	30%
FLOOR TO AREA RATIO:	2:1	OPEN SPACE:	70%
IMPERVIOUS AREA:	62,838 SF	PERVIOUS AREA:	143,586 SF
MAX IMPERVIOUS AREA:	85-90%	BUILDING MAXIMUM CAPACITY:	133
PARKING SPACES REQUIRED:	111	PARKING SPACES (STANDARD):	105
PARKING SPACES PROVIDED:	111	PARKING SPACES (ACCESSIBLE):	6

LIGHT	QUANTITY	MOUNT	HEIGHT
McGraw-Edison TT TopTier - LED - AREA	14	POLE	20 FT

**1 PHOTOMETRIC PLAN**  
1" = 40'-0"

Project Number: 52603  
Drawing Date: 05.15.2026  
Drawn: LC  
Checked: MS

© 2026 Strohmeier Architects, Inc.  
Revisions:  
# Revision Date Revision Description

SHEET TITLE:  
**PHOTOMETRIC PLAN**

**AS103**

# PROJECT COMMENTS



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

DATE: 5/21/2026

PROJECT NUMBER: SP2026-015  
PROJECT NAME: Site Plan for 2200 Ridge Road  
SITE ADDRESS/LOCATIONS: 2200 Ridge Road, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Thong Thai of B + A Architecture, LLC on behalf of Kim Lien Thi Nguyen of Beauty Legacy, LLC for the approval of a Site Plan for a Strip Retail Center on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/21/2026	Needs Review

05/21/2026: 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 Strip Retail Center on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740].
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (SP2026-015) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- I.4 The subject property will be required to be plat in order to any new establish easements or new lot lines.
- M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

**APPROVED:**

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

**M.6 Site Plan.**

- (1) Please note that all signage is handled through a separate building permit. (Subsection 03.04. B, of Article 11, UDC)
- (2) All roof top equipment must be fully screened by the parapet. Please be cognizant that the subject property is at a low point and will have high visibility from the adjacent roadways. (Subsection 01.05.C, of Article 05, UDC)

(3) Please note the dumpster enclosure must incorporate a self-latching mechanism on the gate. (Subsection 01.05. B, of Article 05, UDC)

M.7 Landscape Plan.

(1) The proposed parking along Ridge Road encroaches into the landscape buffer. This will be an exception request from the Planning and Zoning Commission. (Subsection 05.01, of Article 08, UDC)

M.8 Building Elevations

- (1) The exterior finish schedule indicates Bighorn Stacked Stone. Where is this being utilized on the building? (Subsection 05, UDC)
- (2) The building elevations indicate recessed walls; however, the building footprint on the site plan and landscape plan do not show the indicated recessed walls. Please correct this to make the plans consistent. (Article 05, UDC)
- (3) Please ghost in the elevations beyond each façade. This will allow staff to see how the back of the parapets are being finished. (Subsection 04.01, of Article 05, UDC)
- (4) The subject property is located within the Scenic Overlay District and is required to provide primary articulation on each façade. In this case, the proposed building elevations do not meet the primary articulation standards. The applicant has indicated they are requesting a variance to this requirement. (Subsection 04.01, of Article 05, UDC)

M.9 At this time, based on the materials submitted, staff has identified several changes to the site, landscape, photometric, and building design that require changes. Any required changes that are not made will be an exception/variance. These exceptions/variances must be approved by the Planning and Zoning Commission.

M.10 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures. For every requested exception or variance, two (2) compensatory measures must be provided.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on June 2, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

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

- (1) Planning & Zoning Commission meeting/work session meeting will be held on May 26, 2026.
- (2) Planning and Zoning Commission action meeting will be held on June 9, 2026.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/20/2026	Approved w/ Comments

05/20/2026: 1. Min 9'

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures including walls and overhangs allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- All utilities must be underground.
- The property must be platted.
- Additional comments may be provided at time of Site Plan and Engineering.

Roadway Paving Items:

- All parking, storage, drive aisles must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- Min 20' utility easements. No structures allowed in easements
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in an easement.
- There is an existing 8" water main on site available for use.
- There is an existing 8" sewer main on site available for use.

Drainage/Floodplain/Lakes:

- Detention has already been provided for this site.
- Existing flow patterns must be maintained. Cannot increase runoff in any direction.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- Dumpsters must drain to an oil/water separator and then back into the storm drainage system.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved w/ Comments

05/19/2026: The submitted site plan appears to provide compliant fire apparatus access roads/fire lanes based on the information currently shown.

Fire sprinkler requirements and related fire protection features have not been reviewed at this time. No Fire Department Connection (FDC) location is shown on the submitted plans. FDC location and accessibility requirements have not been reviewed at this stage.

Additional comments may be provided during subsequent phases of review once fire protection information is submitted.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

---

GIS	Lance Singleton	05/18/2026	Approved
-----	-----------------	------------	----------

---

No Comments

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

---

POLICE	Chris Cleveland	05/18/2026	Approved
--------	-----------------	------------	----------

---

No Comments

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

---

PARKS	Travis Sales	05/18/2026	Approved w/ Comments
-------	--------------	------------	----------------------

---

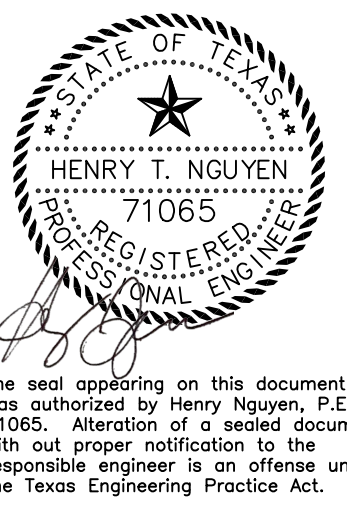
05/18/2026: 1. Need plant legend showing container sizes and quantities

2. Better varieties of turfgrass than Common Bermuda such as Tif Tuf and Tahoma 31 that are more drought, cold, wear and shade tolerant.

REVISIONS	Date	Description
Approved		

**SKYRIDGE RETAIL BUILDING**  
2200 RIDGE ROAD  
ROCKWALL, TEXAS 75087

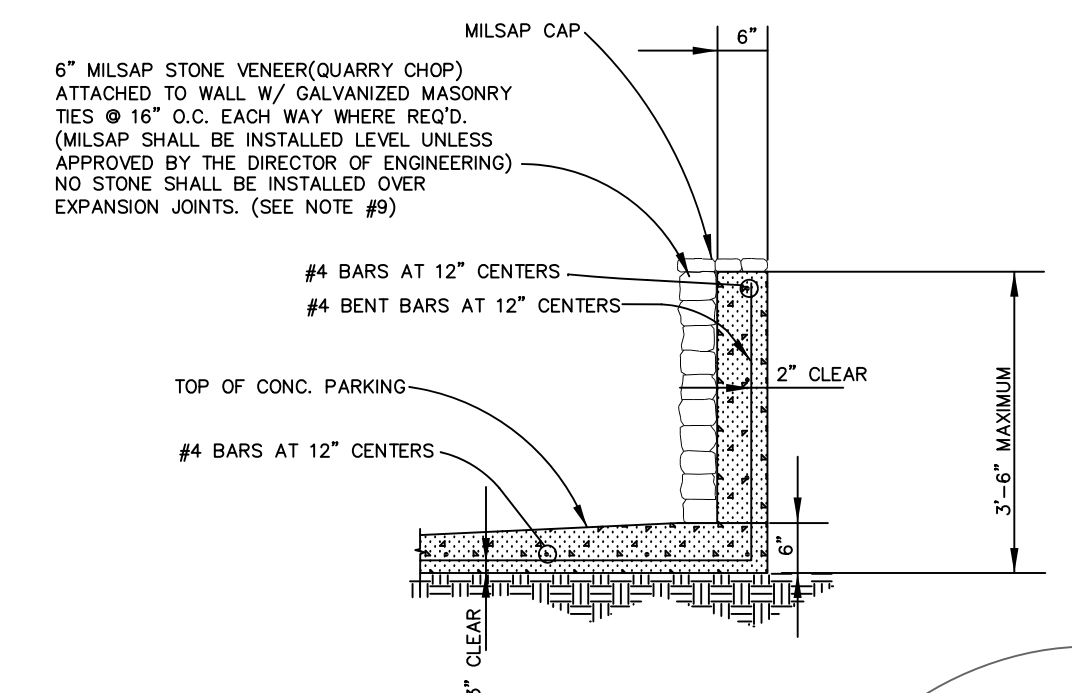
DESIGN	HNC	HNC	DATE	05/08/2026	Job#:	25001
--------	-----	-----	------	------------	-------	-------



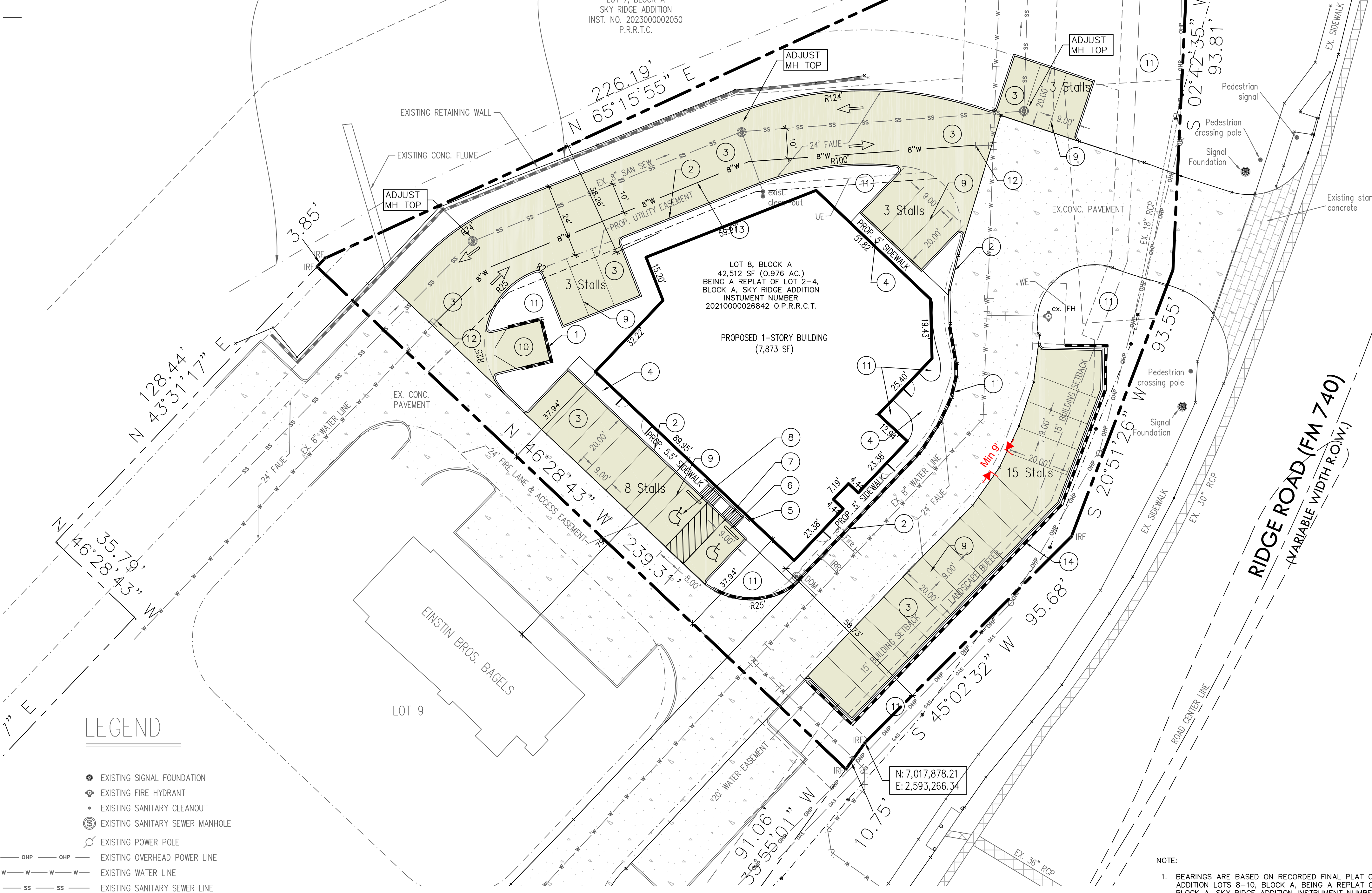
**SITE PLAN**

The seal appearing on this document was authorized by Henry Nguyen, P.E. 71065. Alteration of a sealed document with out proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

- General Items:**
- Must meet City 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Sewer, Roadway).
  - Minimum easement width is 20' for new easements.
  - No structures including walls and overhangs allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
  - All utilities must be underground.
  - The property must be platted.
  - Additional comments may be provided at time of Site Plan and Engineering.
- Roadway Paving Items:**
- All parking, storage, drive aisles must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
  - No gravel or asphalt allowed in any area.
  - All Parking to be 20'x9' minimum.
  - Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
  - No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
  - Drive isles to be 24' wide.
  - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
  - Fire lane to be in a platted easement.
- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
  - Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
  - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - All commercial sewer connections must be made by a proposed or existing manhole.
  - Min 20' utility easements. No structures allowed in easements
  - Water to be 10' separated from storm and sewer lines.
  - All public utilities must be centered in an easement.
  - There is an existing 8" water main on site available for use.
  - There is an existing 8" sewer main on site available for use.
- Drainage/Floodplain/Lakes:**
- Detention has already been provided for this site.
  - Existing flow patterns must be maintained. Cannot increase runoff in any direction.
  - The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
  - No grate inlets allowed
  - Dumpsters must drain to an oil/water separator and then back into the storm drainage system.
- 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".
  - No landscape berms or tree plantings shall be located on top of City utilities or within easements.

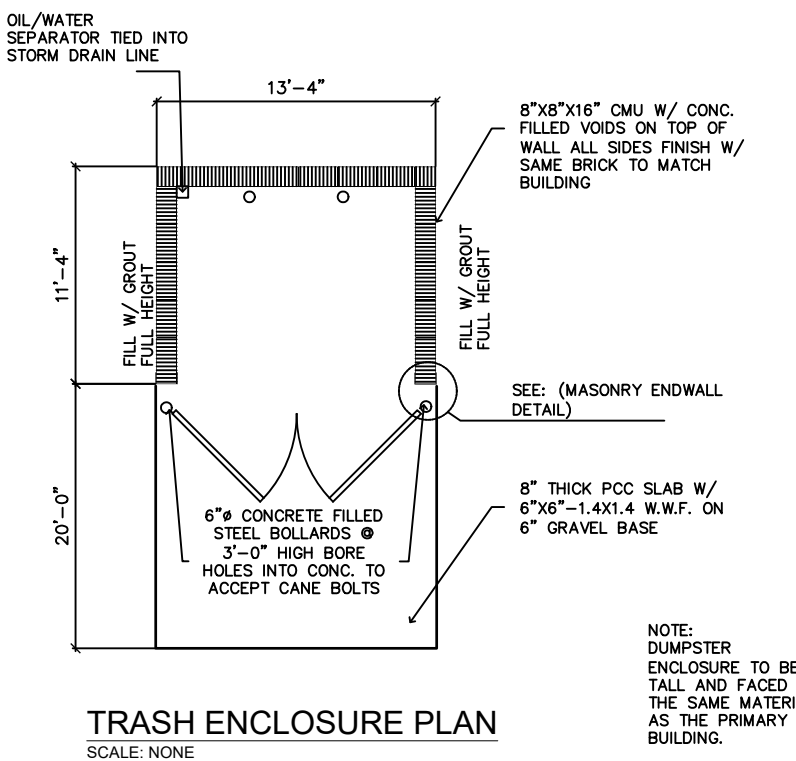


HEADLIGHT SCREENING DETAIL

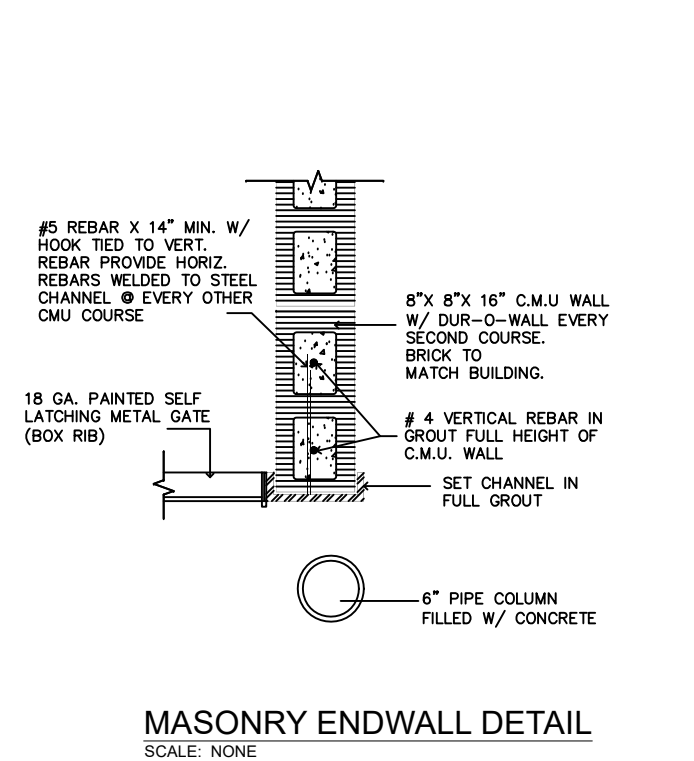


**YELLOW JACKET LANE**  
(90' R.O.W.)

- KEYNOTES**
- CONSTRUCT RETAINING WALL
  - CONSTRUCT MONOLITHIC CONCRETE CURB
  - CONSTRUCT 6" THICK PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN
  - CONSTRUCT 4" THICK CONCRETE SIDEWALK
  - INSTALL HANDICAP SIGN
  - INSTALL PRECAST CONCRETE WHEELSTOPS
  - CONSTRUCT STANDARD ADA RAMP
  - PAINT HANDICAP SYMOL - WHITE ON BLUE BACKGROUND
  - PAINT 4" SOLID STRIPE - WHITE
  - CONSTRUCT 8" THICK PCC SLAB TRASH ENCLOSURE W/OIL/WATER SEPARATOR CONNECTED TO STORM
  - LANDSCAPE AREA
  - REMOVE PLUG AND CONNECT PROP. 8" WATER LINE TO EX. 8" WATER LINE
  - INSTALL 8" WATER LINE
  - CONSTRUCT RETAINING WALL WITH HEADLIGHT SCREENING



TRASH ENCLOSURE PLAN  
SCALE: NONE



MASONRY ENDWALL DETAIL  
SCALE: NONE

**DUMPSTER ENCLOSURE DETAIL**

- NOTE:**
- BEARINGS ARE BASED ON RECORDED FINAL PLAT OF SKY RIDGE ADDITION LOTS 8-10, BLOCK A, BEING A REPLAT OF LOT 2-4, BLOCK A, SKY RIDGE ADDITION INSTRUMENT NUMBER 2021000026842 O.P.R.R.C.T. BEING 3 LOTS AND CONTAINING 2.293 ACRES CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.
  - EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED ON RECORDED PLAT (CASE NO. P2023-005) UNLESS OTHERWISE NOTED.
  - UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  - ALL DIMENSIONS ARE TO FACE OF CURB.
  - THERE SHALL BE 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



# 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 (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$500.00 + \$20.00 ACRE) <sup>1 & 3</sup>
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

**SITE PLAN APPLICATION FEES:**

- SITE PLAN (\$1,000.00 + \$20.00 ACRE) <sup>1 & 2</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) <sup>2</sup>

**OTHER APPLICATION FEES:**

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (RESIDENTIAL) (\$200.00) <sup>2</sup>
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (COMMERCIAL) (\$1,000.00) <sup>2</sup>

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) <sup>1 & 3</sup>
- SPECIFIC USE PERMIT (RESIDENTIAL) (\$200.00 + \$20.00 ACRE) <sup>1, 2 & 3</sup>
- SPECIFIC USE PERMIT (COMMERCIAL) (\$1,000.00 + \$20.00 ACRE) <sup>1, 2 & 3</sup>
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) <sup>1 & 3</sup>
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) <sup>1 & 3</sup>

**NOTES:**

<sup>1</sup>: 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.

<sup>2</sup>: A **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

<sup>3</sup>: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2200 Ridge Road, Rockwall TX 75087

SUBDIVISION Sky Ridge Addition

LOT 8

BLOCK A

GENERAL LOCATION NW of YellowJacket & Ridge Road Intersection

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial District

CURRENT USE Non

PROPOSED ZONING

PROPOSED USE Nail Salon & General Retail

ACREAGE 0.976

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Beauty Legacy, LLC

APPLICANT B+A Architecture LLC

CONTACT PERSON

Lien Nguyen *Kim Lien Thi Nguyen*

CONTACT PERSON

Thong Thai

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

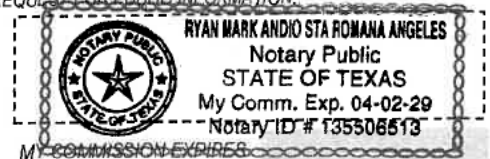
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KIM LIEN THI NGUYEN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ NA TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE NA DAY OF NA 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF MAY 2026.

OWNER'S SIGNATURE *Kim Lien Thi Nguyen*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *[Signature]*





SP2026-015: Site Plan for 2200 Ridge Road



Case Location Map =



# City of Rockwall

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

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





Monday, May 11<sup>th</sup>, 2026

**Henry Lee, AICP**  
Senior Planner  
Planning & Zoning Department  
City of Rockwall, TX  
385 S. Goliad Street, Rockwall, TX 75087

Project name: **SkyRidge Retail Building**  
Previous Submittal Case: SP2025-042

Mr. Lee

We are writing to respond to the comments from the Plan Review dated March 03, 2026. Our responses are in the same order as presented in the review.

**SP2025-042; Site Plan for 2200 Ridge Road**

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

M.1 Please provide a material sample board before the March 10, 2026 Architecture Review Board meeting. (*Subsection 03.04. B, of Article 11, UDC*)

Henry Nguyen Consulting's response: We provided the material sample board on March 10, 2026. There is no new building materials to be used in the new submittal, please accept the previous sample board which you still have at your office.

M.2 Site Plan.

(1) Please update the parking table, as 32 parking spaces are required and 32 parking spaces have been provided. (*Subsection 03.04. B, of Article 11, UDC*)

Henry Nguyen Consulting's response: Parking table has been updated showing 32 parking spaces.

(2) The dumpster must utilize the same brick that is used on the building. (*Subsection 01.05. B, of Article 05, UDC*)

Henry Nguyen Consulting's response: Detail notes have been updated stating dumpster must use the same brick as building.

M.3 Landscape Plan.

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)

Henry Nguyen Consulting's response: Same site data information required in Section 2.1 has been provided on the site plan.

- (2) Per the *General Overlay District Standards*, there must be a row of canopy trees at the rear of the subject property. (*Subsection 06.02, of Article 05, UDC*) **Variance requested.**

Henry Nguyen Consulting's response: A row of trees at the rear of the property was added.

- (3) All head in parking adjacent to a roadway is required to provide headlight screening. **Variance requested.**

Henry Nguyen Consulting's response: A 3' wall was added to provide headlight screening.

M.4 Photometric Plan

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)

B+A Architecture's response: Same site data information required in Section 2.1 has been provided on the photometric plan.

- (2) Light levels shall not be greater than 0.2 FC at all property lines. Please correct the photometric plan to address this requirement. (*Subsection 03.03, of Article 07, UDC*) **Variance requested.**

B+A Architecture's response: We have revised the photometric plan to show that light levels are less than 0.2 FC at all property lines. Please see attached revised site photometric plan.

M.5 Building Elevations

- (1) Please crosshatch the RTUs on the elevations. The RTUs must be fully screened by the parapet. Please pay attention to this due the building being lower than the road. (*Subsection 01.05.C, of Article 05, UDC*) Staff believes that the RTUs will be visible from ridge road because of the elevation change. Based on this staff has added a condition of approval that will require louvers if they are visible.

B+A Architecture's response: Acknowledged. We added a note that the RTUs will be screening if it is visible from the Ridge Road.

- (2) Please indicate the architectural elements on the building. Each building is required to incorporate four (4) architectural elements. (*Subsection 06.02, of Article 05, UDC*) Currently there are three (3) architectural elements being: canopies, display windows, articulated cornice. This will be a variance.

B+A Architecture's response: The building is designed to provide architectural elements including (1) canopies/awnings, (2) display windows, (3) articulated cornice, and (4) projected/recessed wall, and varied roof height.

- (3) Where is the stacked stone (*Bighorn*) going on the building? It is indicated on the material schedule.

B+A Architecture's response: Bighorn is no longer used in this project.

- (4) The subject property is located within the Scenic Overlay District and is required to provide primary articulation on each façade. In this case, the proposed building elevations do not meet any of the primary articulation standards. (*Subsection 04.01, of Article 05, UDC*) Variance requested.
1. Height = 20.67'; In Conformance
  2. Wall Length = In Conformance
  3. Secondary entryway/architectural element length = Non-Conforming; The North facade does not have projecting elements
  4. Wall Projection = 5.25' minimum; Non-Conforming; All sides of the building
  5. Primary and/or secondary entryway/architectural element width = Non-Conforming; This cannot be confirmed given that the returns for the vertical projections are not shown
  6. Projection Height = 5.25' minimum; In Conformance
  7. Primary entryway/architectural element length = Non-Conforming; They must be at a minimum double the width of the secondary entryways/architectural elements

B+A Architecture's response:

The proposed building has been designed with an irregular configuration, resulting in six distinct façade sides. This geometry is a direct response to the unique constraints and conditions of the site and its surrounding context.

We acknowledge the review comments M.10.7 and M.10.9 regarding the requirement to provide primary articulation on all building elevations. Due to the building's irregular form, achieving full compliance with all primary façade articulation standards on every elevation presents significant design challenges.

In this resubmittal, we have revised the building elevations to ensure that the primary façades comply with the majority of the Primary Building Façade standards. The remaining façades have been designed to maintain consistency in materials, detailing, and architectural features in accordance with Subsection 06.01-C.(5), which requires four-sided architectural treatment.

While these secondary façades may not incorporate all seven primary façade articulation elements, they are designed to provide a cohesive and high-quality architectural expression consistent with the intent of the ordinance.

Based on these considerations, we respectfully request a variance for the building elevations, as the current design meets the overall intent of the code while responding appropriately to the site-specific constraints.

M.6 Given that there are remaining comments on the site plan, landscape plan, photometric plan, and the building elevations, staff has included conditions of approval that require these items to be corrected before the civil plans may be submit.

M.7 At this time staff has identified six (6) variances, which will require 14 compensatory measures.

1. Landscape Buffer encroachment
2. Rear Yard tree planting requirements
3. Less than four (4) architectural elements
4. Primary Articulation on all sides of the building
5. Headlight Screening
6. Light Levels Greater than 0.2 FC at Property Line

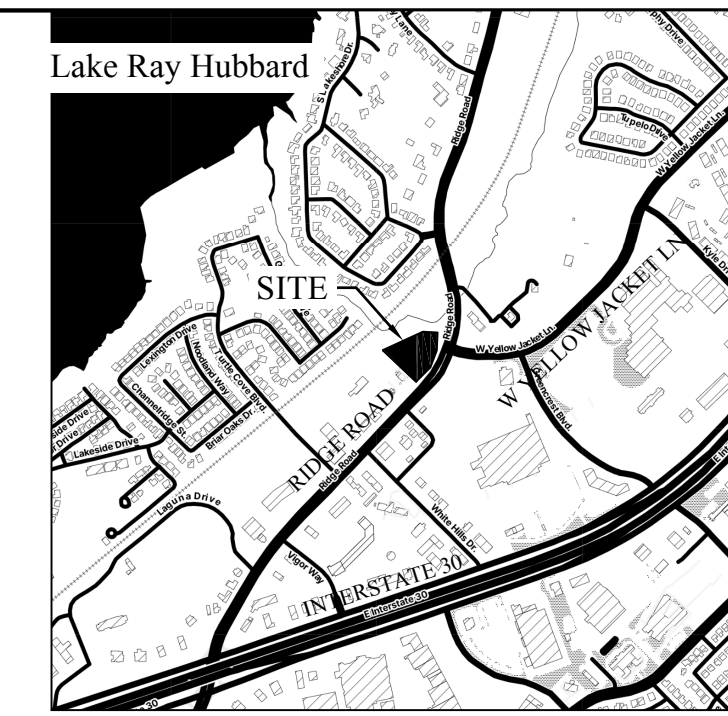
B+A Architecture's response: At this time of the submittal, we are only requesting for (1) variance of the #4 - Primary Articulation on all sides of the building

Please contact me if you have any additional questions or comments.

Sincerely,

Thong Thai  
Managing Partner, RA

B+A Architecture LLC  
TX Registration No. BR 4706



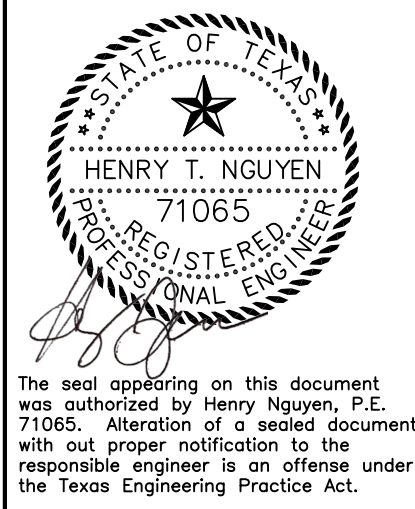
VICINITY MAP (NTS)

Henry Nguyen Consulting, LLC  
Civil Engineering  
1330 Glenfield Ave, Dallas, Texas 75224  
(214) 773-4075 Email: henguyen@swbell.net  
Texas Registered Engineering Firm F-16239

Approved	Description

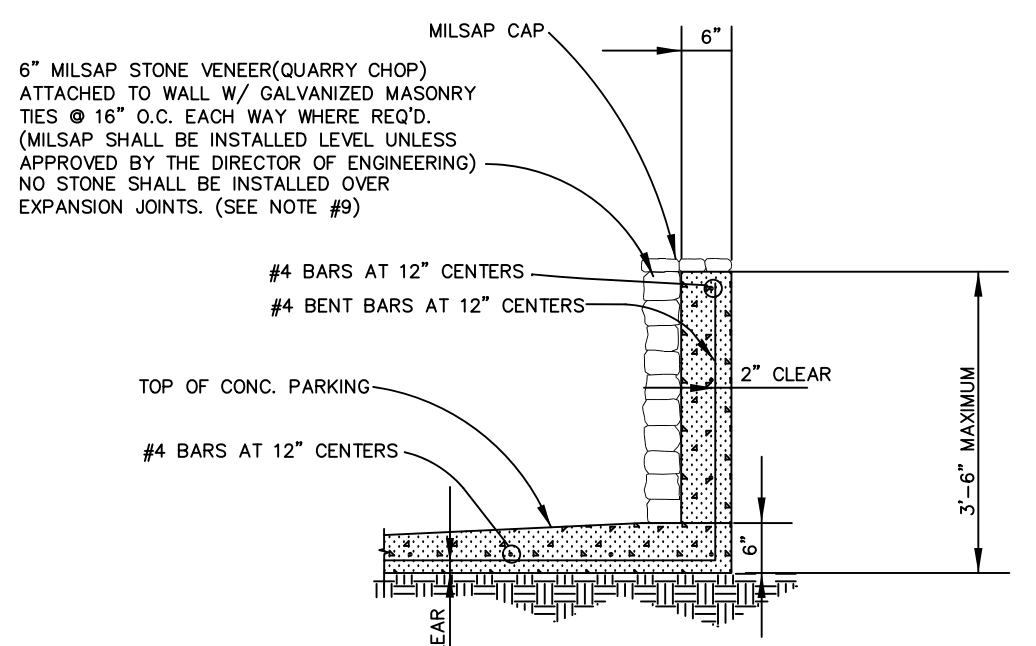
**SKYRIDGE RETAIL BUILDING**  
2200 RIDGE ROAD  
ROCKWALL, TEXAS 75087

DESIGN	HNC	HNC	DATE	Job#
DRAWN			05/08/2026	25001

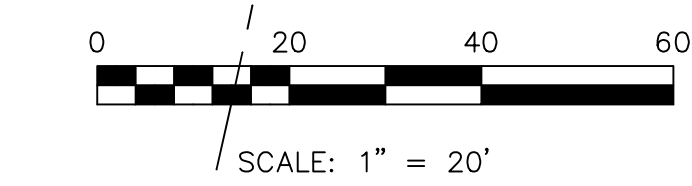


The seal appearing on this document was authorized by Henry Nguyen, P.E. 71065. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

**SITE PLAN**  
CI



HEADLIGHT SCREENING DETAIL



SCALE: 1" = 20'

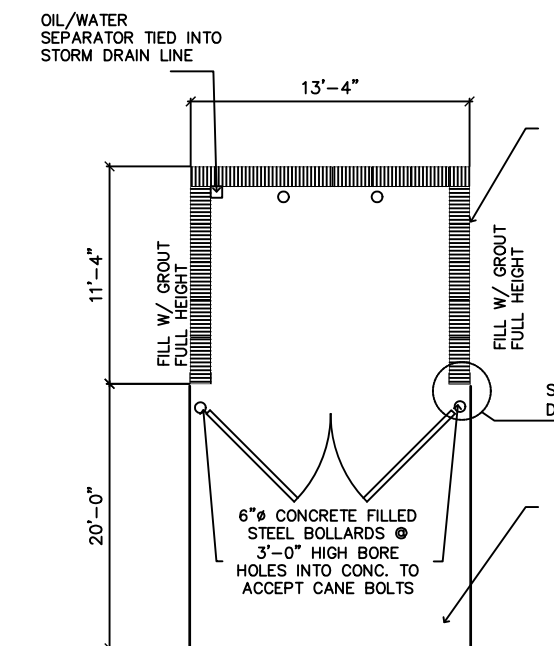
**SITE DATA**

LOT AREA	42,512 SF
BUILDING HEIGHT	1 STORIES, 30'
BUILDING AREA	7,837 SF
FLOOR AREA RATIO	0.1844
TOTAL IMPERVIOUS AREA	30,086 SF (71% COVERAGE)
LANDSCAPE AREA	12,426 SF (29% COVERAGE)
EXISTING ZONING	C - COMMERCIAL DISTRICT
PROPOSED USAGE	NAIL SALON AND RETAILS
REQUIRED PARKING	1 parking space/250 sf (7837 x 1/250=32 required)
PROVIDED PARKING	32 SPACES

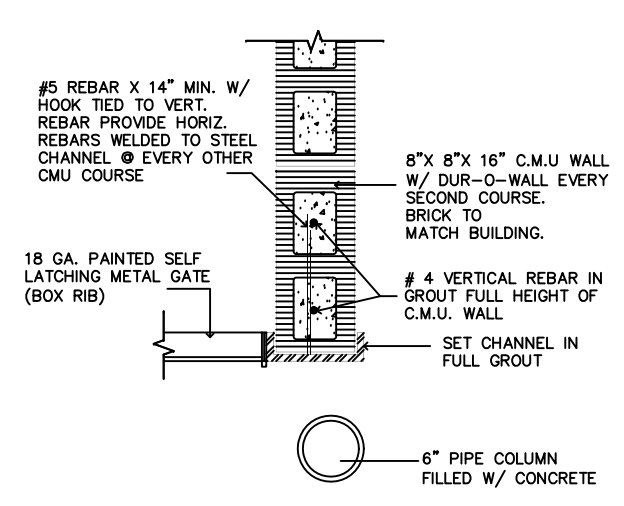
**YELLOW JACKET LANE**  
(90' R.O.W.)

**KEYNOTES**

- CONSTRUCT RETAINING WALL
- CONSTRUCT MONOLITHIC CONCRETE CURB
- CONSTRUCT 6" THICK PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN
- CONSTRUCT 4" THICK CONCRETE SIDEWALK
- INSTALL HANDICAP SIGN
- INSTALL PRECAST CONCRETE WHEELSTOPS
- CONSTRUCT STANDARD ADA RAMP
- PAINT HANDICAP SYMOL - WHITE ON BLUE BACKGROUND
- PAINT 4" SOLID STRIPE - WHITE
- CONSTRUCT 8" THICK PCC SLAB TRASH ENCLOSURE W/OIL/WATER SEPARATOR CONNECTED TO STORM
- LANDSCAPE AREA
- REMOVE PLUG AND CONNECT PROP. 8" WATER LINE TO EX. 8" WATER LINE
- INSTALL 8" WATER LINE
- CONSTRUCT RETAINING WALL WITH HEADLIGHT SCREENING



TRASH ENCLOSURE PLAN  
SCALE: NONE



MASONRY ENDWALL DETAIL  
SCALE: NONE

**DUMPSTER ENCLOSURE DETAIL**

**NOTE:**

- BEARINGS ARE BASED ON RECORDED FINAL PLAT OF SKY RIDGE ADDITION LOTS 8-10, BLOCK A, BEING A REPLAT OF LOT 2-4, BLOCK A, SKY RIDGE ADDITION INSTRUMENT NUMBER 20210000026842 O.P.R.R.C.T. BEING 3 LOTS AND CONTAINING 2.293 ACRES CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.
- EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED ON RECORDED PLAT (CASE NO. P2023-005) UNLESS OTHERWISE NOTED.
- UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE OF CURB.
- THERE SHALL BE 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

- LEGEND**
- EXISTING SIGNAL FOUNDATION
  - ◆ EXISTING FIRE HYDRANT
  - EXISTING SANITARY CLEANOUT
  - ⊙ EXISTING SANITARY SEWER MANHOLE
  - EXISTING POWER POLE
  - OHP — EXISTING OVERHEAD POWER LINE
  - W — EXISTING WATER LINE
  - SS — EXISTING SANITARY SEWER LINE
  - ▨ EXISTING CONCRETE PAVEMENT
  - ▩ PROPOSED CONCRETE PAVEMENT
  - FAUE FIRE LANE ACCESS & UTILITY EASEMENT
  - UE UTILITY EASEMENT
  - WE WATER LINE EASEMENT

**GENERAL NOTES**

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR
3. ROOF TOP UNITS (RTUs) TO BE SCREENED FROM VIEWS BY LOUVERED SCREENS IF IT IS VISIBLE FROM THE ROAD.
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE VERT PIPES, ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



STONE VENEER  
LEDGESTONE STYLE  
WINDSOR PEWTER  
LEDGE



STONE VENEER  
THIN BRICK  
DESERT GRAY



ACM PANEL  
ALUCOBOND  
STATUARY BRONZE

**EXTERIOR FINISHING SCHEDULE**

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STONE VENEER	ALAMO STONE - LEDGESTONE	WINDSOR PEWTER LEDGE
2	STACKED STONE	OLD COUNTRY OR EQUAL	BIGHORN
3	STONE VENEER	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
4	METAL PANEL	ALUCOBOND ACM OR EQUAL	STATUARY BRONZE
5	WINDOWS (STOREFRONT)	PELLA ARCHITECT SERIES OR EQUAL	METAL - MATTE BLACK
6	EXTERIOR DOORS	ALUMINUM, PAINTED	METAL - MATTE BLACK
7	FASCIA	METAL, PAINTED	METAL - IRON ORE

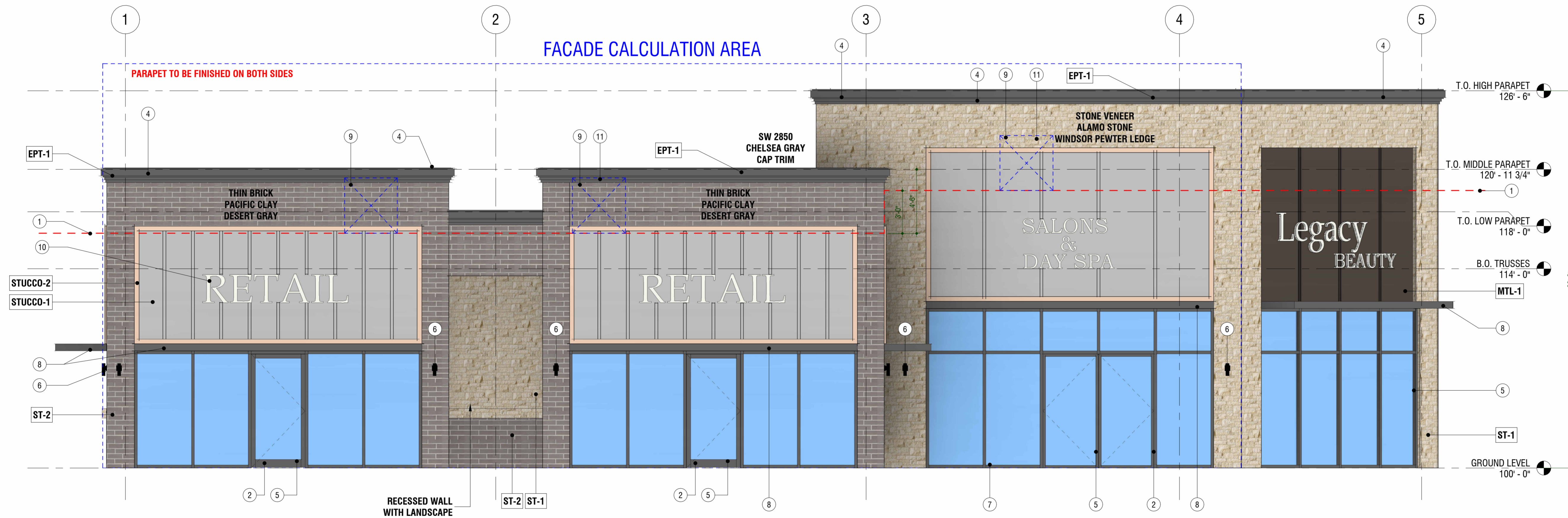
**KEYNOTES**

1	LINE OF ROOF BEYOND
2	TENANT MAIN ENTRY
3	STONE VENEER, INSTALL PER MANUFACTURER SPECIFICATIONS
4	CORNICE LINE TO BE PAINTED EPT-1 GRAY
5	ANODIZED ALUMINUM STORE FRONT SYSTEM DOOR AND GLAZING
6	EXTERIOR LIGHTING
7	BREAK METAL TO MATCH STOREFRONT SYSTEM
8	METAL AWING, INSTALL PER MANUFACTURER SPECIFICATIONS
9	RTU/HVAC SYSTEM, INSTALL PER MANUFACTURER SPECIFICATIONS
10	SIGNAGE, INSTALL PER MANUFACTURER SPECIFICATIONS
11	RTU SCREENING SYSTEM TO MEET CITY REQUIREMENT, INSTALL PER MANUFACTURER SPECIFICATIONS

**SOUTH**

**EXTERIOR MATERIALS PERCENTAGES**

TOTAL FACADE AREA	1614.99 SF	
WINDOWS	412.61	
DOORS		
AREA BALANCE	1202.38 SF	
MATERIAL	AREA	PERCENTAGE
STONE	460.22 SF	38%
METAL	-	-
BRICK	251.60 SF	21%
STUCCO	490.56 SF	41%
TOTAL	1202.38 SF	100%



**1 SOUTH ELEVATION**  
 1/4" = 1'-0"

**SKYRIDGE RETAIL BUILDING**  
 LOT 2 - 2200 RIDGE RD., ROCKWALL, TX 75087

SEAL

NOT FOR  
 CONSTRUCTION

Issue Date: 02/03/2026

NO.	REVISION	DATE
1	REV-DEVELOPMENT#1	03.03.26
2	REV-DEVELOPMENT#2	04.03.26

DESIGNED BY: TT, NH  
 DRAWN BY: NH  
 CHECKED BY: TT

THIS DRAWING IS THE PROPERTY OF B+A ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.

SCALES AS STATED HEREIN ARE VALID ON THE ORIGINAL DRAWING. ONLY CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED.

**BUILDING ELEVATIONS**  
**A200**

**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

**GENERAL NOTES**

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. ROOF TOP UNITS (RTUs) TO BE SCREENED FROM VIEWS BY LOUVERED SCREENS IF IT IS VISIBLE FROM THE ROAD.
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE: VENT PIPES, ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



STONE VENEER  
LEDGESTONE STYLE  
WINDSOR PEWTER  
LEDGE



STONE VENEER  
THIN BRICK  
DESERT GRAY



ACM PANEL  
ALUCOBOND  
STATUARY BRONZE

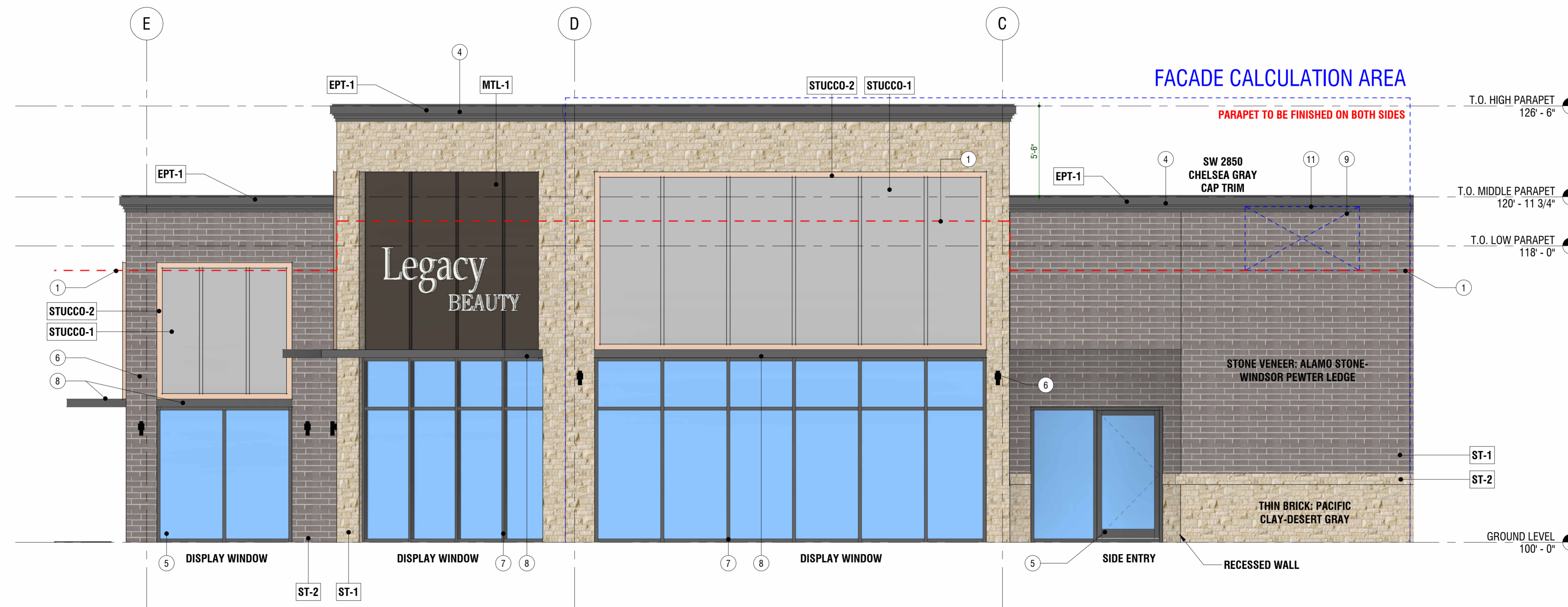
**EXTERIOR FINISHING SCHEDULE**

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STONE VENEER	ALAMO STONE - LEDGESTONE	WINDSOR PEWTER LEDGE
2	STACKED STONE	OLD COUNTRY OR EQUAL	BIGHORN
3	STONE VENEER	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
4	METAL PANEL	ALUCOBOND ACM OR EQUAL	STATUARY BRONZE
5	WINDOWS (STOREFRONT)	PELLA ARCHITECT SERIES OR EQUAL	METAL - MATTE BLACK
6	EXTERIOR DOORS	ALUMINUM, PAINTED	METAL - MATTE BLACK
7	FASCIA	METAL, PAINTED	METAL - IRON ORE

**KEYNOTES**

1	LINE OF ROOF BEYOND
2	TENANT MAIN ENTRY
3	STONE VENEER, INSTALL PER MANUFACTURER SPECIFICATIONS
4	CORNICE LINE TO BE PAINTED EPT-1 GRAY
5	ANODIZED ALUMINUM STORE FRONT SYSTEM DOOR AND GLAZING
6	EXTERIOR LIGHTING
7	BREAK METAL TO MATCH STOREFRONT SYSTEM
8	METAL AWING, INSTALL PER MANUFACTURER SPECIFICATIONS
9	RTU/HVAC SYSTEM, INSTALL PER MANUFACTURER SPECIFICATIONS
10	SIGNAGE, INSTALL PER MANUFACTURER SPECIFICATIONS
11	RTU SCREENING SYSTEM TO MEET CITY REQUIREMENT, INSTALL PER MANUFACTURER SPECIFICATIONS

EAST		
EXTERIOR MATERIALS PERCENTAGES		
TOTAL FACADE AREA	1800.85 SF	
WINDOWS	349.35 SF	
DOORS		
AREA BALANCE	1451.50 SF	
MATERIAL	AREA	PERCENTAGE
STONE	884.95 SF	60%
METAL	96.28 SF	7%
BRICK	323.77 SF	22%
STUCCO	166.50 SF	11%
TOTAL	1451.50 SF	100%



**1 EAST ELEVATION**  
 1/4" = 1'-0"

**SKYRIDGE RETAIL BUILDING**  
 LOT 2 - 2200 RIDGE RD, ROCKWALL, TX 75087

SEAL

NOT FOR  
 CONSTRUCTION

NO.	REVISION	DATE
1	REV-DEVELOPMENT #1	03.03.26
2	REV-DEVELOPMENT #2	04.03.26

DESIGNED BY: NH,TT  
 DRAWN BY: NH  
 CHECKED BY: TT

THIS DRAWING IS THE PROPERTY OF B+A ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.

SCALES AS STATED HEREIN ARE VALID ON THE ORIGINAL DRAWING. ONLY CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED.

**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

**GENERAL NOTES**

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
2. ROOF TOP UNITS (RTUs) TO BE SCREENED FROM VIEWS BY LOUVERED SCREENS IF IT IS VISIBLE FROM THE ROAD.
3. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE: VENT PIPES, ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



STONE VENEER  
 LEDGESTONE STYLE  
 WINDSOR PEWTER  
 LEDGE



STONE VENEER  
 THIN BRICK  
 DESERT GRAY



ACM PANEL  
 ALUCOBOND  
 STATUARY BRONZE

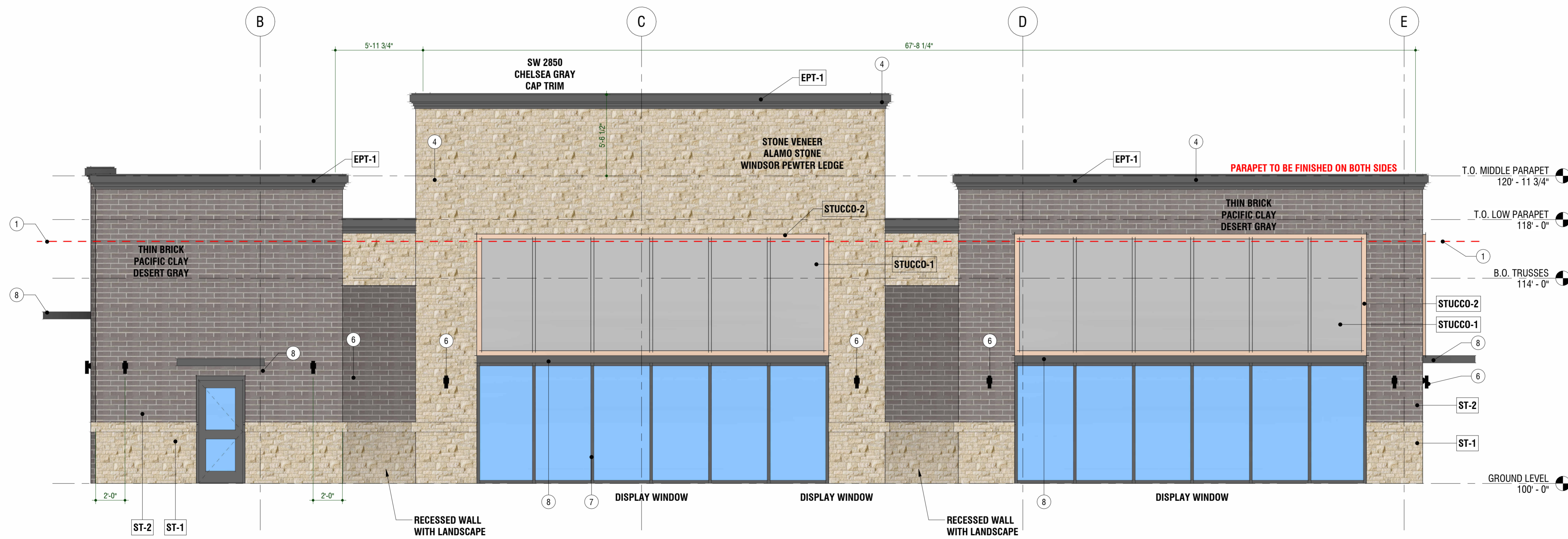
**EXTERIOR FINISHING SCHEDULE**

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STONE VENEER	ALAMO STONE - LEDGESTONE	WINDSOR PEWTER LEDGE
2	STACKED STONE	OLD COUNTRY OR EQUAL	BIGHORN
3	STONE VENEER	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
4	METAL PANEL	ALUCOBOND ACM OR EQUAL	STATUARY BRONZE
5	WINDOWS (STOREFRONT)	PELLA ARCHITECT SERIES OR EQUAL	METAL - MATTE BLACK
6	EXTERIOR DOORS	ALUMINUM, PAINTED	METAL - MATTE BLACK
7	FASCIA	METAL, PAINTED	METAL - IRON ORE

**KEYNOTES**

1	LINE OF ROOF BEYOND
2	TENANT MAIN ENTRY
3	STONE VENEER, INSTALL PER MANUFACTURER SPECIFICATIONS
4	CORNICE LINE TO BE PAINTED EPT-1 GRAY
5	ANODIZED ALUMINUM STORE FRONT SYSTEM DOOR AND GLAZING
6	EXTERIOR LIGHTING
7	BREAK METAL TO MATCH STOREFRONT SYSTEM
8	METAL AWING, INSTALL PER MANUFACTURER SPECIFICATIONS
9	RTU/HVAC SYSTEM, INSTALL PER MANUFACTURER SPECIFICATIONS
10	SIGNAGE, INSTALL PER MANUFACTURER SPECIFICATIONS
11	RTU SCREENING SYSTEM TO MEET CITY REQUIREMENT, INSTALL PER MANUFACTURER SPECIFICATIONS

WEST		
EXTERIOR MATERIALS PERCENTAGES		
TOTAL FACADE AREA	1950.52 SF	
WINDOWS	551.32 SF	
DOORS		
AREA BALANCE	1399.20 SF	
MATERIAL	AREA	PERCENTAGE
STONE	577.08 SF	41%
BRICK	436.40 SF	32%
METAL	-	-
STUCCO	385.72 SF	27%
TOTAL	1399.20 SF	100%



**1 WEST ELEVATION**  
 1/4" = 1'-0"

**SKYRIDGE RETAIL BUILDING**  
 LOT 2 - 2200 RIDGE RD, ROCKWALL, TX 75087

SEAL

NOT FOR  
 CONSTRUCTION

Issue Date: 02/03/2026

NO.	REVISION	DATE
1	REV-DEVELOPMENT #1	03.03.26
2	REV-DEVELOPMENT #2	04.03.26

DESIGNED BY: NH,TT  
 DRAWN BY: NH  
 CHECKED BY: TT

THIS DRAWING IS THE PROPERTY OF B+A ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.

SCALES AS STATED HEREIN ARE VALID ON THE ORIGINAL DRAWING. ONLY CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED.

**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

**GENERAL NOTES**

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL, TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. ROOF TOP UNITS (RTUs) TO BE SCREENED FROM VIEWS BY LOUVERED SCREENS IF IT IS VISIBLE FROM THE ROAD.
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE. VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



STONE VENEER  
LEDGESTONE STYLE  
WINDSOR PEWTER  
LEDGE



STONE VENEER  
THIN BRICK  
DESERT GRAY



ACM PANEL  
ALUCOBOND  
STATUARY BRONZE

**EXTERIOR FINISHING SCHEDULE**

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STONE VENEER	ALAMO STONE - LEDGESTONE	WINDSOR PEWTER LEDGE
2	STACKED STONE	OLD COUNTRY OR EQUAL	BIGHORN
3	STONE VENEER	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
4	METAL PANEL	ALUCOBOND ACM OR EQUAL	STATUARY BRONZE
5	WINDOWS (STOREFRONT)	PELLA ARCHITECT SERIES OR EQUAL	METAL - MATTE BLACK
6	EXTERIOR DOORS	ALUMINUM, PAINTED	METAL - MATTE BLACK
7	FASCIA	METAL, PAINTED	METAL - IRON ORE

NORTH			NORTHWEST		
EXTERIOR MATERIALS PERCENTAGES			EXTERIOR MATERIALS PERCENTAGES		
TOTAL FACADE AREA	1208.88 SF		TOTAL FACADE AREA	962.82 SF	
WINDOWS	271.31 SF		WINDOWS	100.65 SF	
DOORS			DOORS		
AREA BALANCE	937.57 SF		AREA BALANCE	862.17 SF	
MATERIAL	AREA	PERCENTAGE	MATERIAL	AREA	PERCENTAGE
STONE	741.56 SF	79%	STONE	503.98 SF	58%
METAL	N/A	-	METAL	N/A	-
BRICK	196.01 SF	21%	BRICK	284.73 SF	33%
STUCCO	N/A	-	STUCCO	73.46 SF	9%
TOTAL	937.57 SF	100%	TOTAL	862.17 SF	100%

**KEYNOTES**

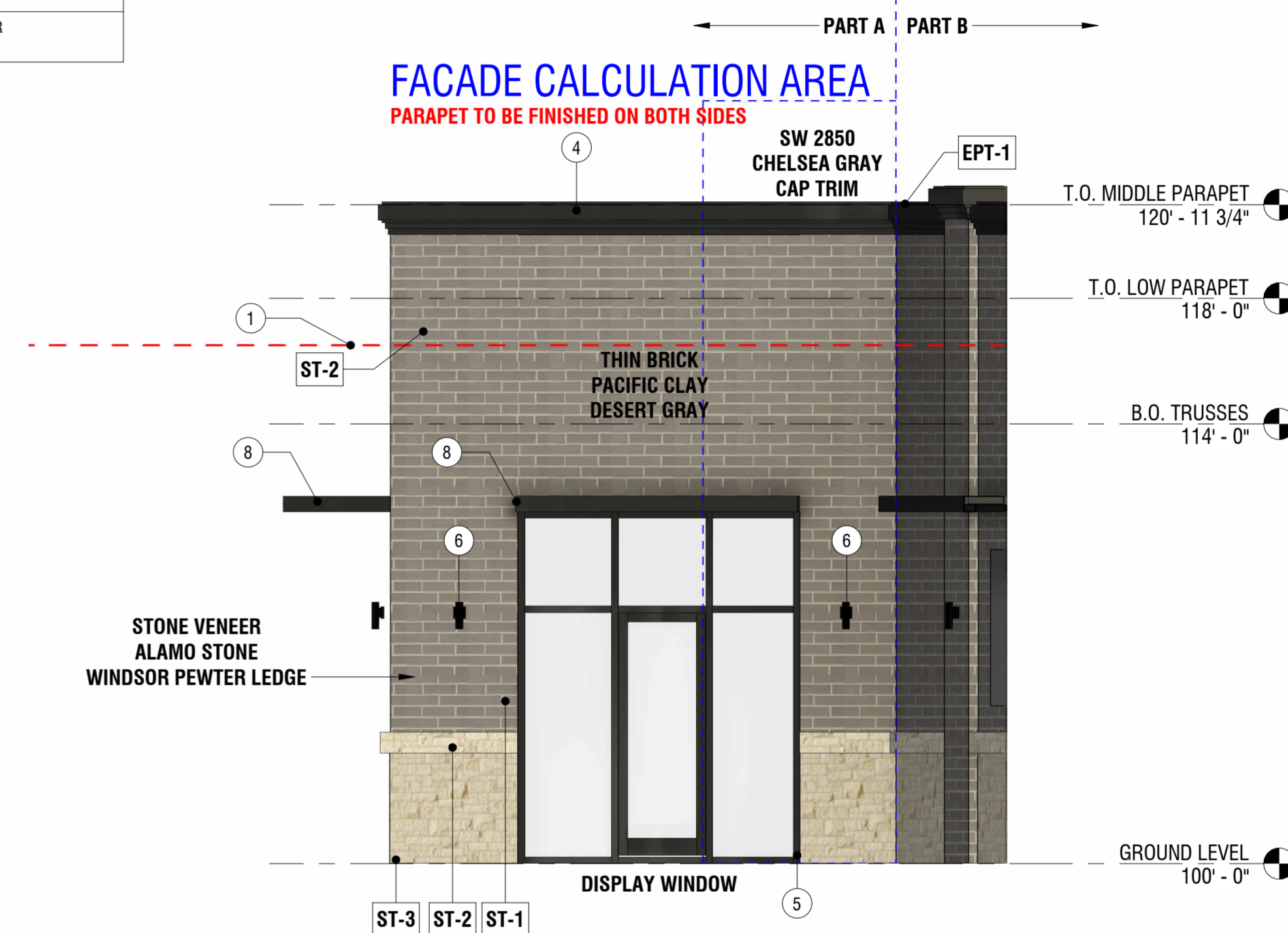
1. LINE OF ROOF BEYOND
2. TENANT MAIN ENTRY
3. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS
4. CORNICE LINE TO BE PAINTED EPT-1 GRAY
5. ANODIZED ALUMINUM STORE FRONT SYSTEM DOOR AND GLAZING
6. EXTERIOR LIGHTING
7. BREAK METAL TO MATCH STOREFRONT SYSTEM
8. METAL AWING. INSTALL PER MANUFACTURER SPECIFICATIONS
9. RTU/HVAC SYSTEM. INSTALL PER MANUFACTURER SPECIFICATIONS
10. SIGNAGE. INSTALL PER MANUFACTURER SPECIFICATIONS
11. RTU SCREENING SYSTEM TO MEET CITY REQUIREMENT, INSTALL PER MANUFACTURER SPECIFICATIONS

**FACADE CALCULATION AREA**



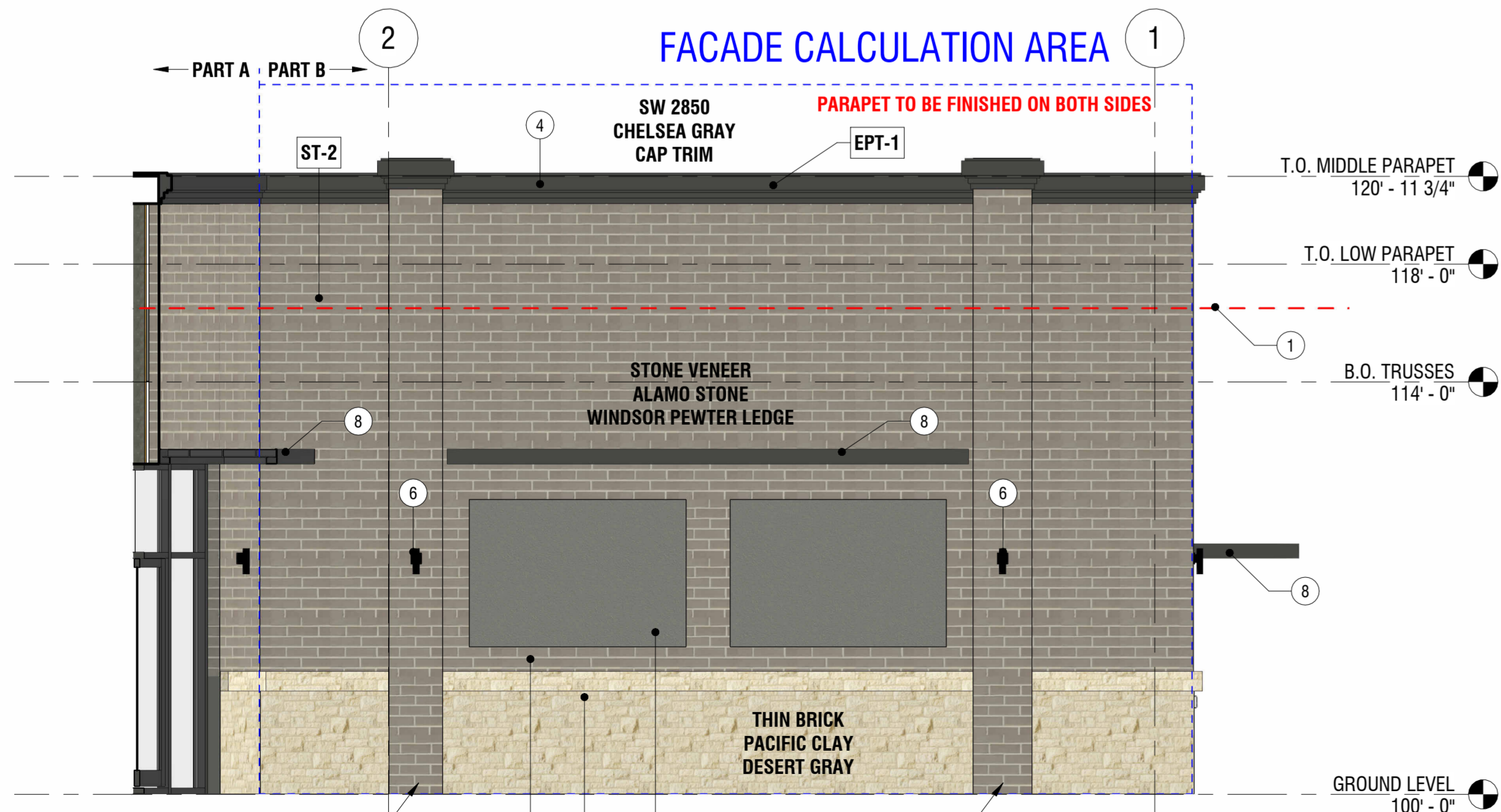
3 NORTH ELEVATION  
1/4" = 1'-0"

**FACADE CALCULATION AREA**



2 NORTHWEST ELEVATION-PART A  
1/4" = 1'-0"

**FACADE CALCULATION AREA**



1 NORTHWEST ELEVATION-PART B  
1/4" = 1'-0"



ARCHITECT  
B + A ARCHITECTURE  
600 BROADWAY BLVD, SUITE 290  
KANSAS CITY, MO 64105  
PH: 816-753-6100

SKYRIDGE RETAIL BUILDING  
LOT 2 - 2200 RIDGE RD., ROCKWALL, TX 75087

SEAL

NOT FOR CONSTRUCTION

Issue Date: 02/03/2026

NO.	REVISION	DATE
1	REV-DEVELOPMENT#1	03.03.26
2	REV-DEVELOPMENT#2	04.03.26

DESIGNED BY: NH,TT  
DRAWN BY: NH  
CHECKED BY: TT

THIS DRAWING IS THE PROPERTY OF B+A ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IF IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.

SCALES AS STATED HEREIN ARE VALID ON THE ORIGINAL DRAWING. ONLY CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION DISCOVERED.

**APPROVED:**

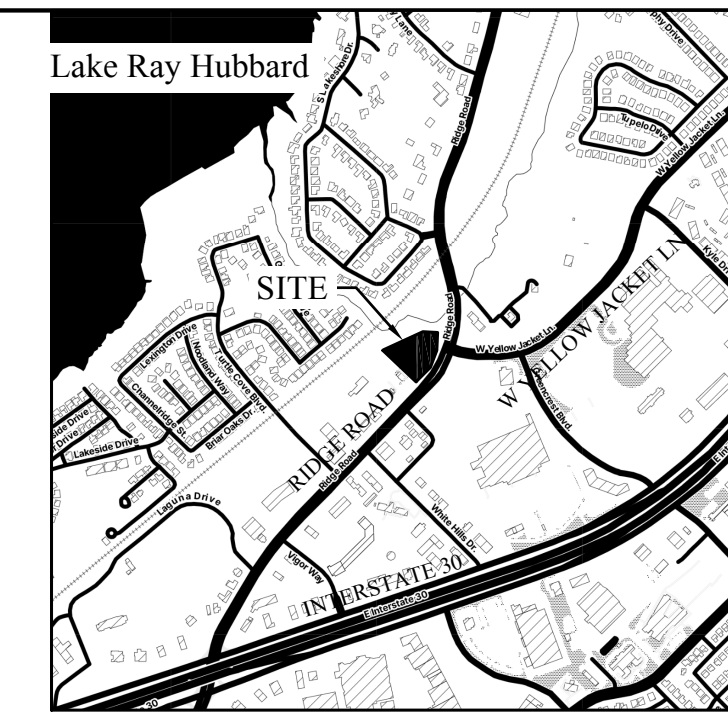
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

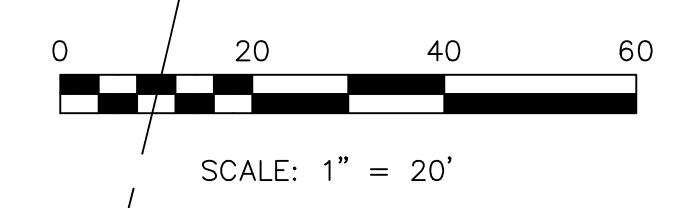
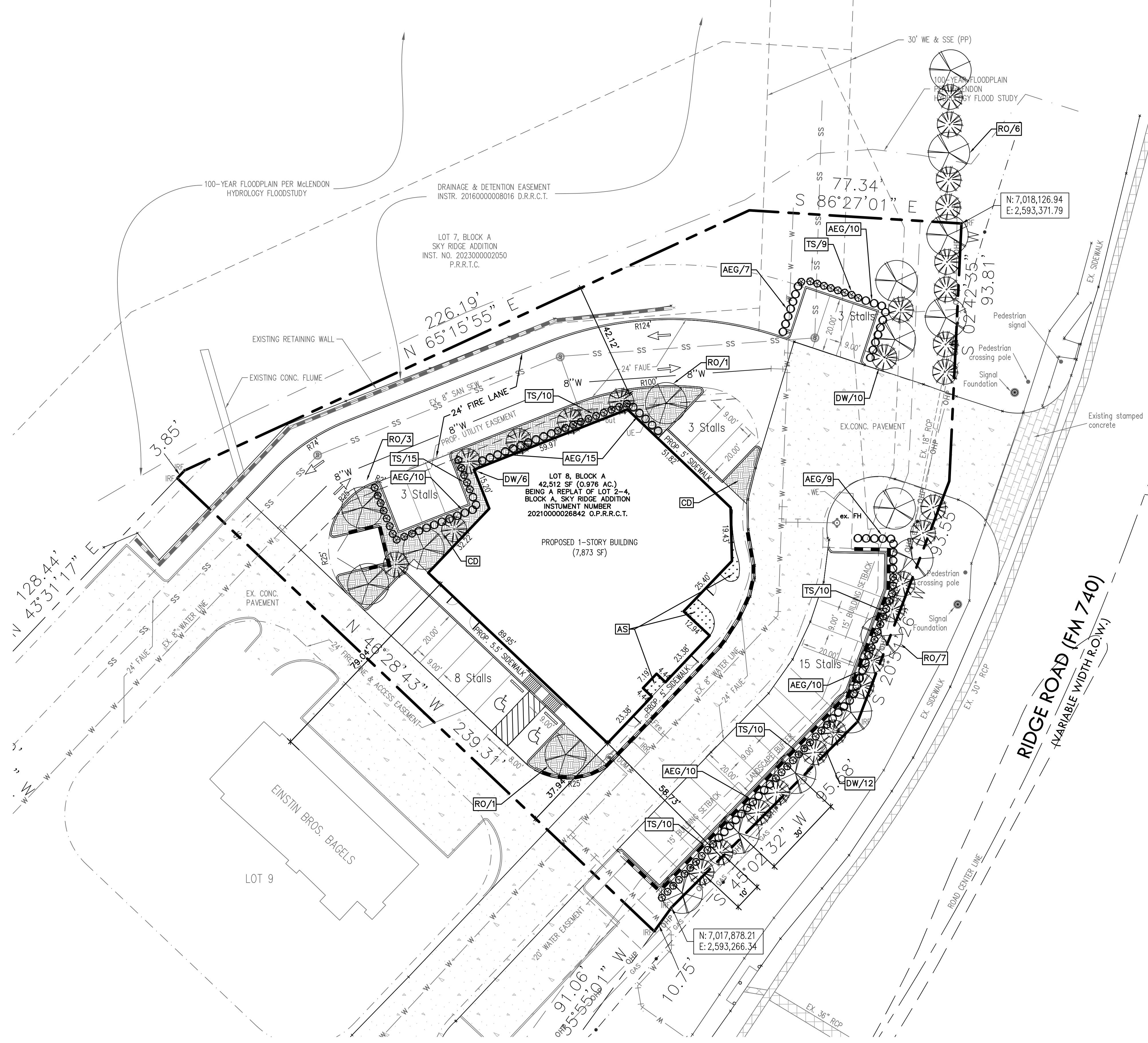
\_\_\_\_\_  
Director of Planning and Zoning





VICINITY MAP (NTS)

Henry Nguyen Consulting, LLC  
Civil Engineering  
1330 Glenfield Ave, Dallas, Texas 75224  
(214) 773-4075 Email: hnguyen@swbell.net  
Texas Registered Engineering Firm F-16239



**1. Overall Site Landscaping Percentage**

- For Commercial Districts, the required landscaping is 20% of the net lot area.

Required	Provided
20% x 42,512 sf = 8,502.40 sf	10,899 sf (26%)

**2. Perimeter Landscaping (Buffers)**

- A. Street Frontage Landscaping:**
  - Requirement: 10 feet along all public street frontages.
  - Canopy Trees: 3 canopy trees per 100 linear feet of street frontage.
  - Accent Trees: 4 accent trees per 100 linear feet of street frontage.
  - Shrubs/Groundcover: The remaining area within the landscape strip must be covered with shrubs, groundcover, or turf.

Required	Provided
10' buffer	10'
Canopy trees = 293.79 LF * 3/100 = 9	13
Accent trees = 293.79 LF * 4/100 = 12	22
3 shrubs/10 LF x 283.04 LF = 85 Shrubs	85

**3. Interior Parking Lot Landscaping**

- Trees:**
  - Number/Coverage: one (1) shade tree per 10 number of parking spaces (1/10 x 35 spaces = 4 trees), or 20% of the parking lot area (20% x 5,760 sf = 1,152 sf).
  - Island Requirements: Landscaped islands are typically required at the end of every parking row and within longer rows (e.g., for every 10-15 spaces). These islands must accommodate at least one large canopy tree.
- Shrubs/Groundcover:** All areas within interior landscape islands and strips must be fully planted with shrubs, groundcover, or turf.

Required	Provided
1 canopy tree/10 parking spaces x 32 = 3 trees	5
Accent trees	3
Shrubs	50
5,760 sf x 20% = 1,152 sf	1,985 sf (34%)

**LANDSCAPE LEGEND**

	CD	COMMON BURMUDA GRASS SOD
	AS	ASIATIC JASMINE
	RO	TEXAS RED OAK
	DW	DESERT WILLOW
	AEG	EDWARD GOUCHER ABELIA
	TS	TEXAS SAGE
		PROPOSED RETAINING WALL

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

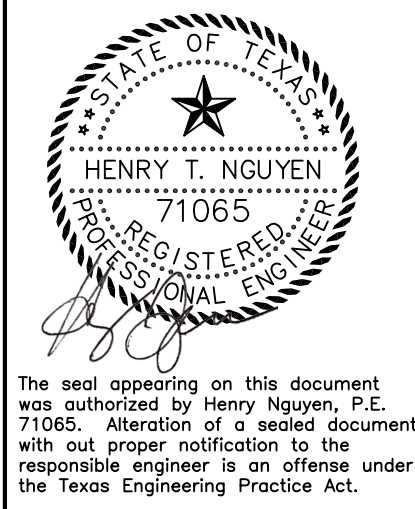
\_\_\_\_\_  
Director of Planning and Zoning

REVISIONS

Date	Description	Approved

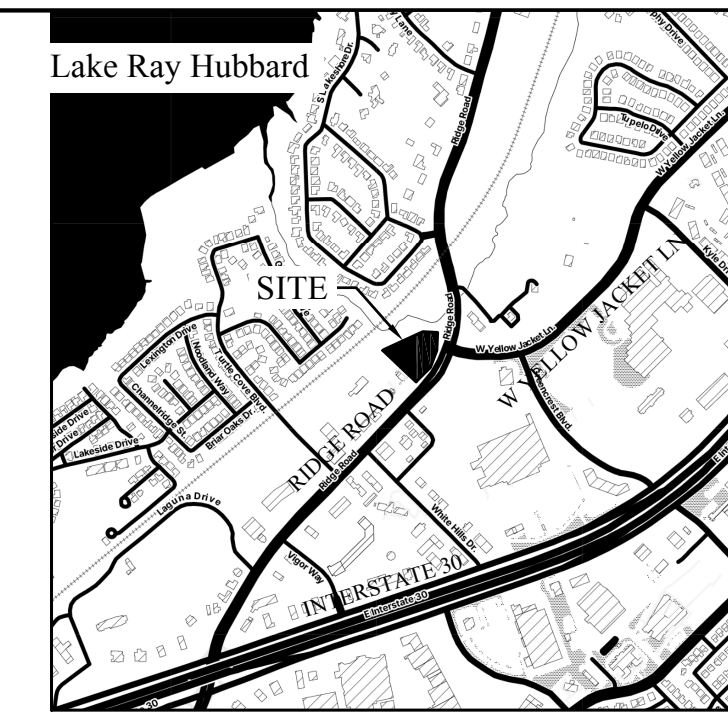
**SKYRIDGE RETAIL BUILDING**  
2200 RIDGE ROAD  
ROCKWALL, TEXAS 75087

DESIGN	HNC	HNC	DATE	Job#
DRAWN			05/08/2026	25001



**LANDSCAPE PLAN**

May 08, 2026 3:25pm hnguyen Consulting\Projects\Active\25001-SKY RIDGE ADDITION\18-SHEET\_SETS\L1-LANDSCAPE.dwg



VICINITY MAP (NTS)

Henry Nguyen Consulting, LLC  
Civil Engineering  
1330 Glenfield Ave, Dallas, Texas 75224  
(214) 773-4075 Email: hnguyen@swbell.net  
Texas Registered Engineering Firm F-16239

**GENERAL LAWN NOTES**

1. ALL LANDSCAPE/TURF AREAS TO BE INSTALLED WITH AUTOMATIC IRRIGATION SYSTEM MEETING CITY AND TCEQ STANDARD.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 4" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO APPLY 4" CLEAN TOPSOIL TO ALL TURF AREAS PRIOR TO INSTALLATION OF SOD OR HYDROMULCH.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
5. LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE.
6. REMOVE ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
7. GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
8. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
9. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
10. WATER SOD THOROUGHLY AS SOD REESTABLISHMENT PROGRESSES.
11. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDA GRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**CUSTOM PLANTING SOIL:**

AMENDED SOIL (IN SHRUB PLANTING BEDS & AT TREES)  
PRODUCT: LANDSCAPERS BLEND (50/50)  
DEPTH: 6" (TILLED INTO 6" OF EXISTING SOIL FOR A TOTAL DEPTH OF 12")  
SUPPLIER: SOIL BUILDING SYSTEMS  
CONTACT: 972-831-8181  
INSTALLATION: PER SOIL BUILDING SYSTEMS SPECIFICATIONS

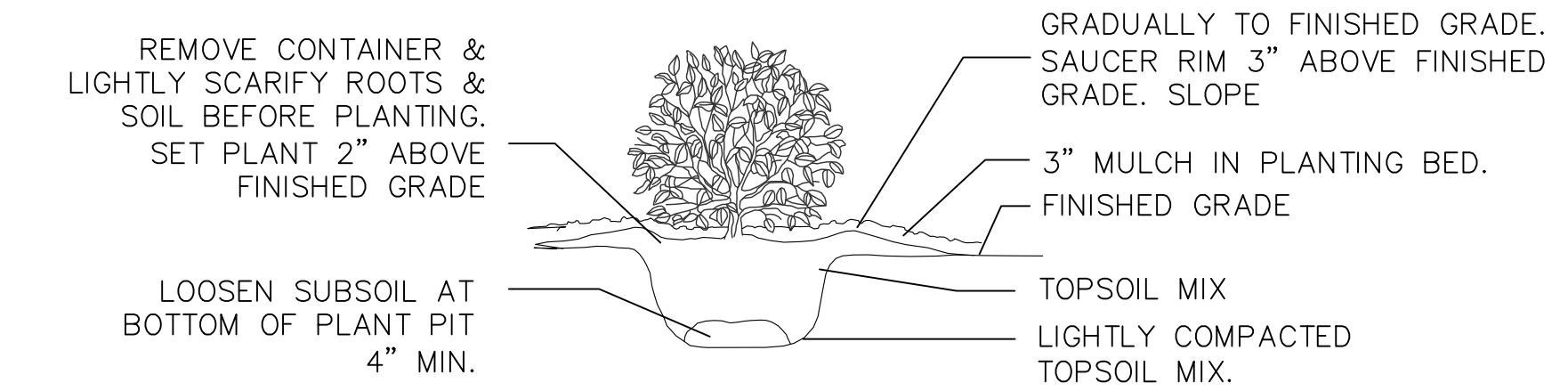
**STEEL EDGING:**

METAL EDGING TO SEPARATE PLANTING BEDS FROM ADJACENT TURF  
PRODUCT: DURAEDEGE  
SIZE: 3/16" THICK x 4" HEIGHT x 16' LENGTH  
NOTES: METAL EDGING SHALL NOT BE INSTALLED PARALLEL AGAINST CURBS AND SIDEWALKS. METAL EDGING SHALL BE TRIMMED WHERE IT ABUTTS SIDEWALKS AND CURBS TO AVOID SHARP EDGES.

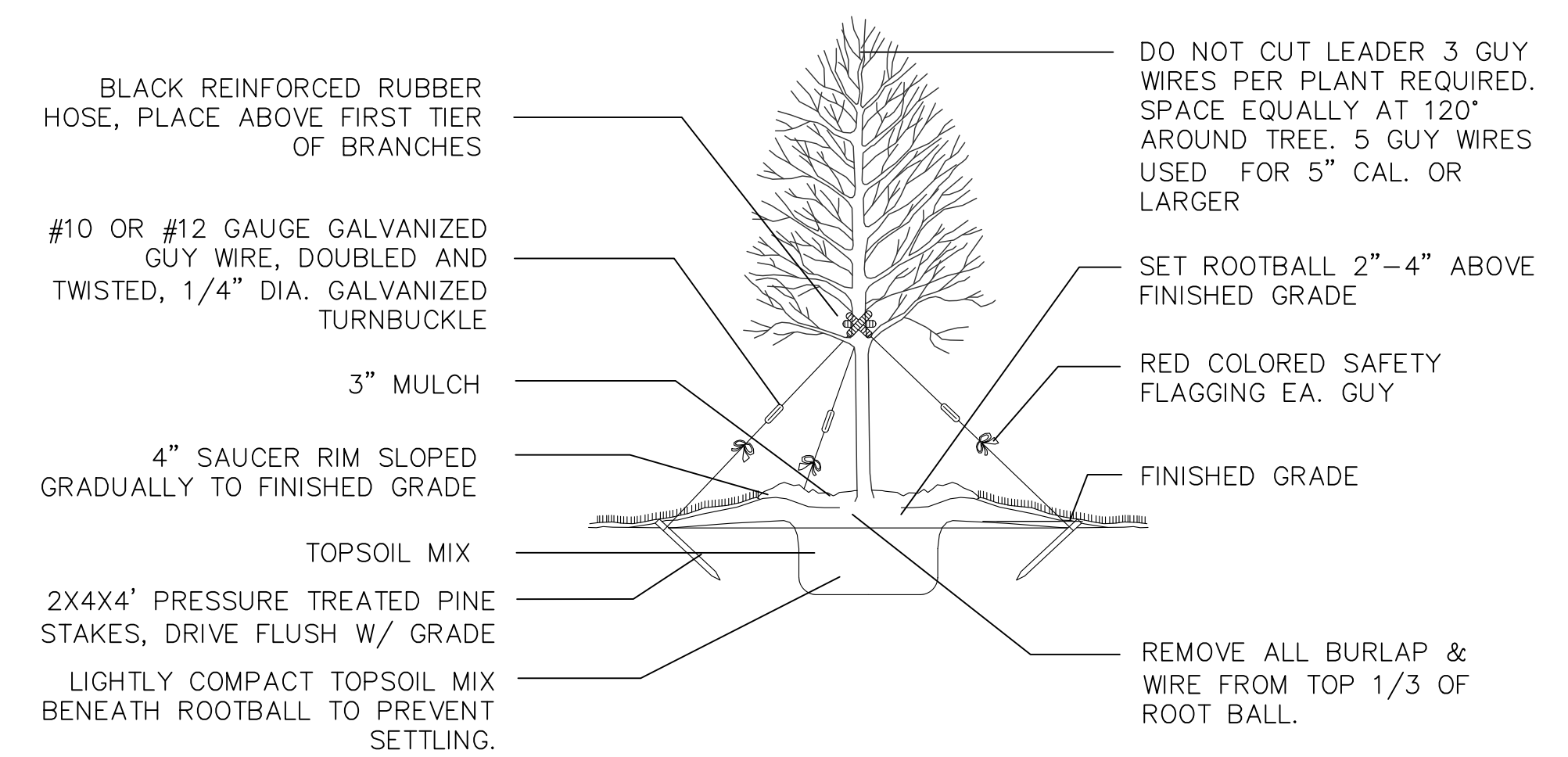
**IRRIGATION:**

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

PLANT LIST						
SYMBOL	BOTANIC NAME	COMMON NAME	QTY.	UNIT	SIZE	NOTES
★						
GROUND COVER						
CD	CYNODON DACTYLON	COMMON BURMUDA GRASS SOD	1820	SF		SOLID SOD PER INDUSTRY STANDARD
AS	TRACHELOSPERMUM	ASITIC JASMINE	165	SF		
★						
TREES AND SHRUBS						
RO	QUERCUS BUCKLEYI	TEXAS RED OAK	18	EA	4" CALIPER	SPACING PER PLAN
DW	CHILOPSIS LINEARIS	DESERT WILLOW	25	EA	4" HEIGHT	SPACING PER PLAN
AEG	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	71	EA	5 GAL	24" HEIGHT SPACED 36" O.C. MIN.
TS	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	64	EA	5 GAL	24" HEIGHT SPACED 36" O.C. MIN.



**A SHRUB PLANTING DETAIL**  
SCALE: NONE



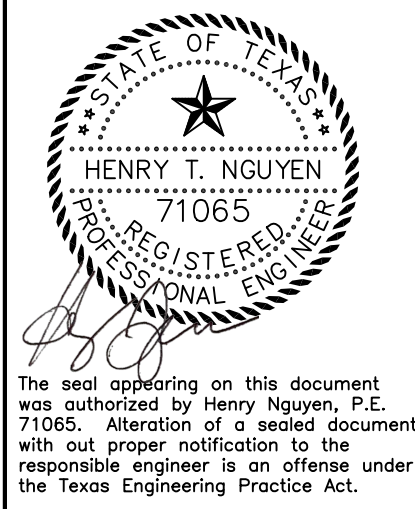
**B TREE PLANTING DETAIL**  
SCALE: NONE

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

REVISIONS	
Date	Description
Approved	

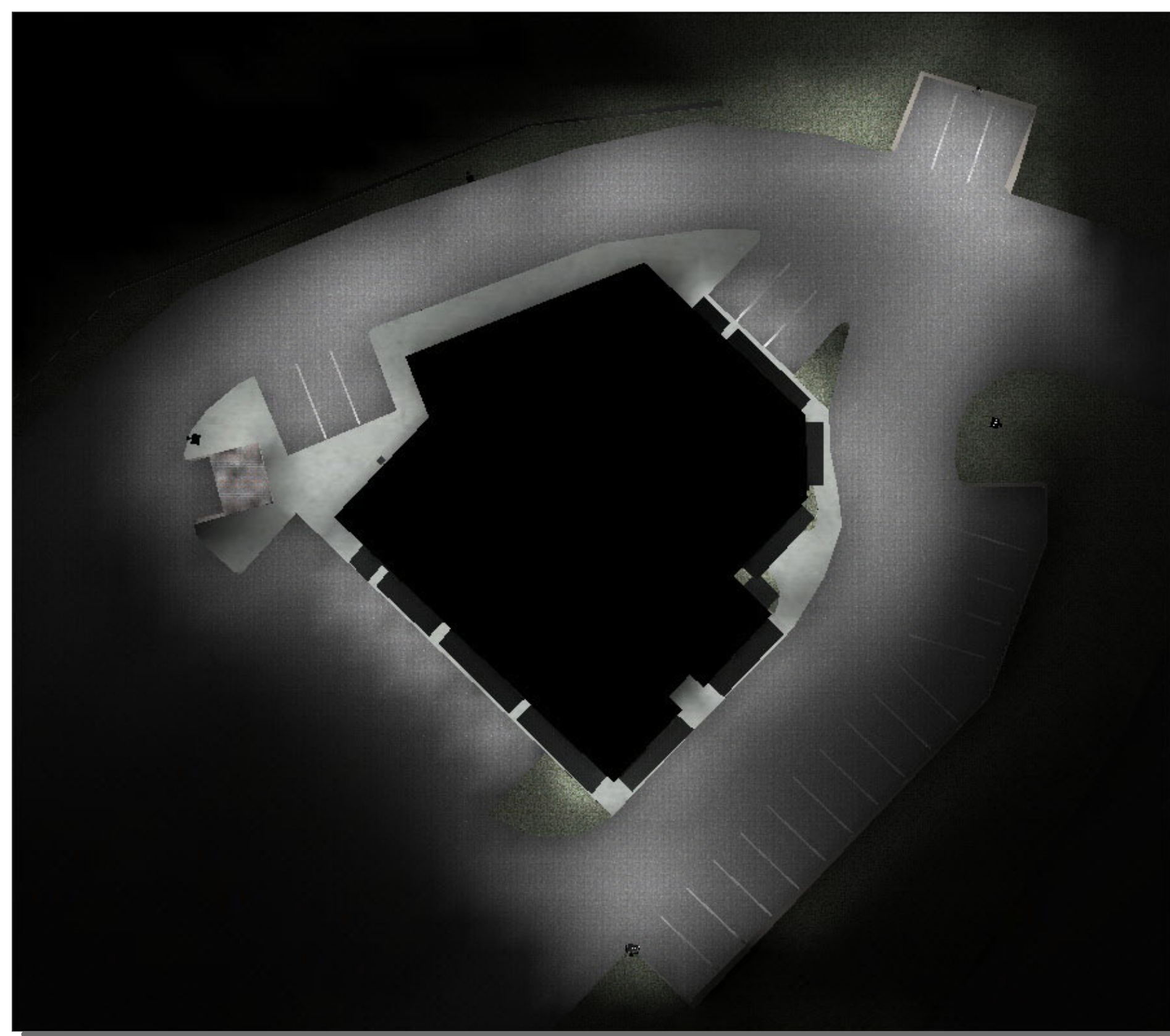
**SKYRIDGE RETAIL BUILDING**  
2200 RIDGE ROAD  
ROCKWALL, TEXAS 75087

DESIGN	HNC
DRAWN	HNC
DATE	05/08/2026
Job#:	25001

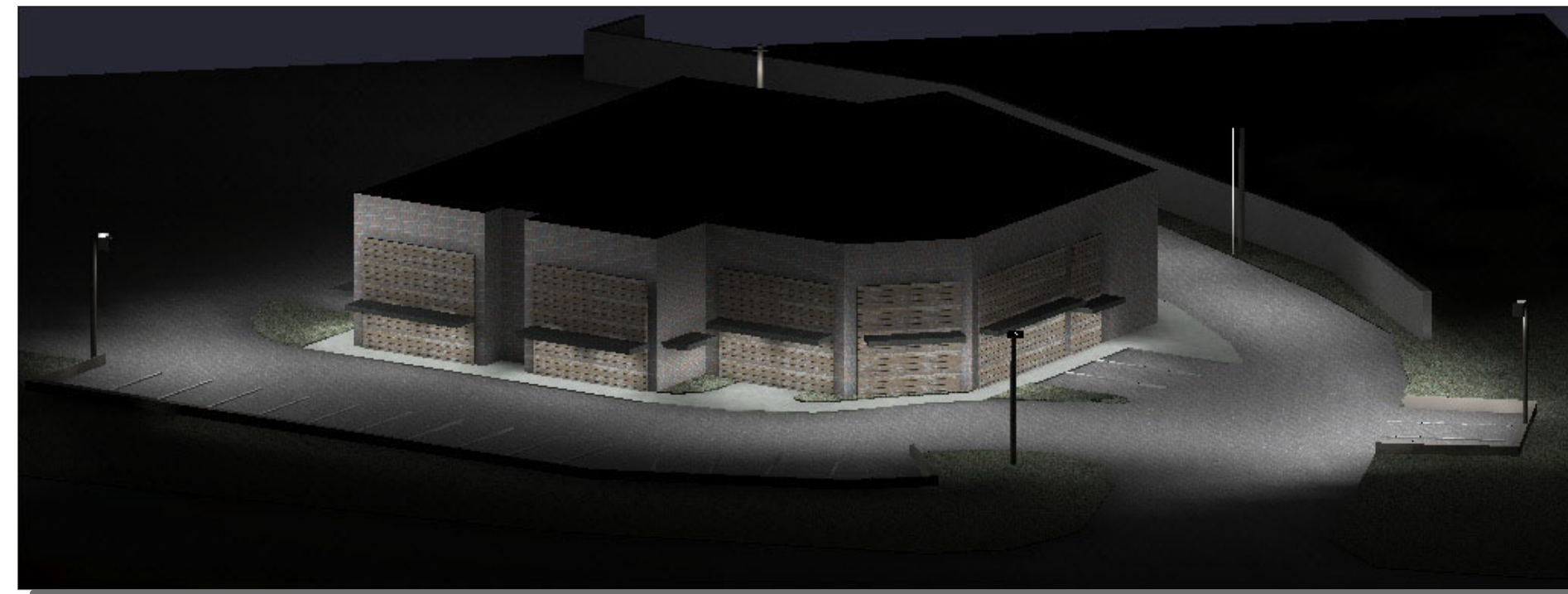


**LANDSCAPE PLAN**

May\_08\_2026\_3:26pm hnguyen  
C:\Users\hnguyen\OneDrive\Henry Nguyen Consulting\Projects\Active\25001-SKY RIDGE ADDITION\18-SHEETSETS\L2-LANDSCAPE.dwg



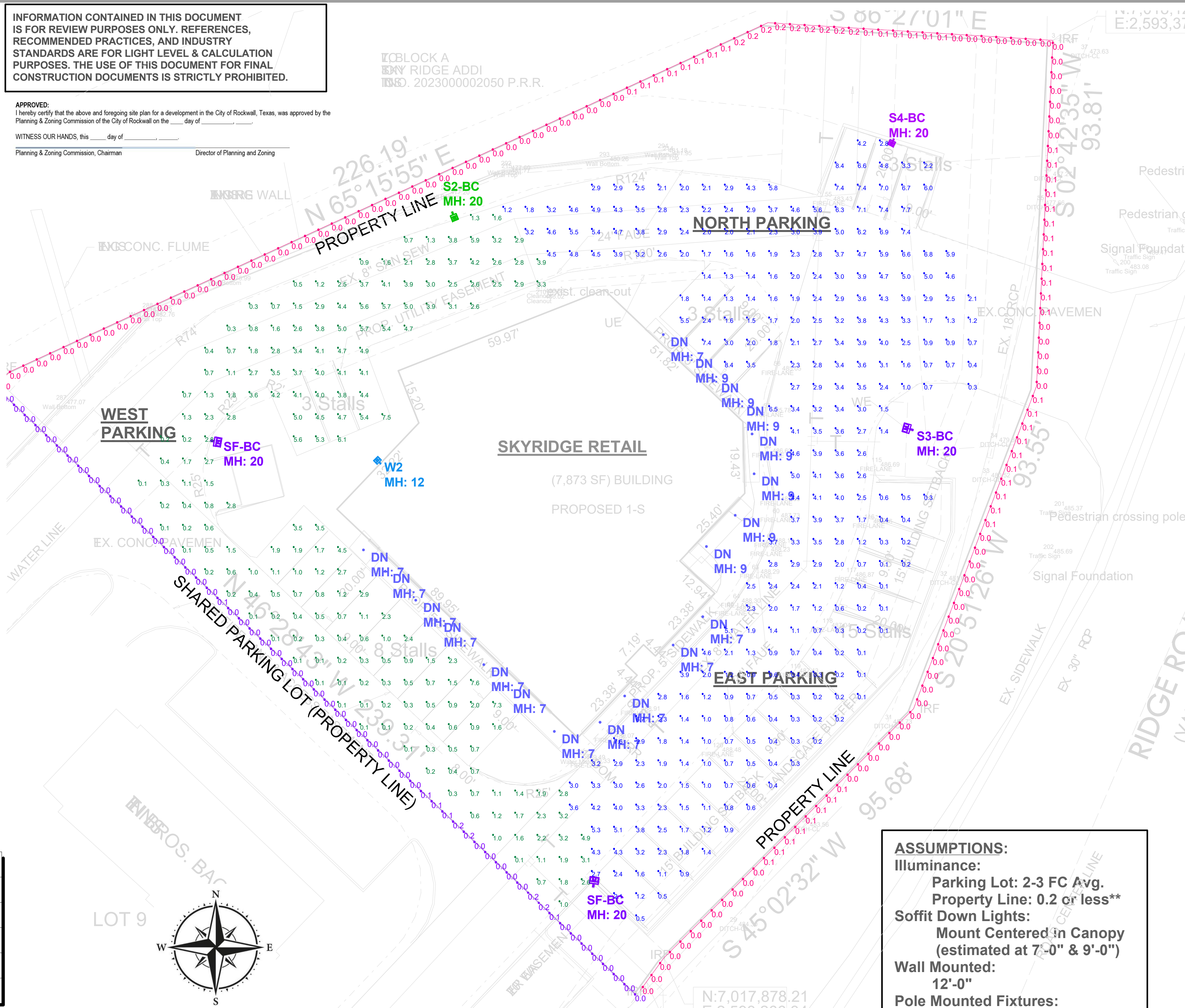
BIRD'S EYE VIEW



RENDERING FROM SOUTH-EAST

INFORMATION CONTAINED IN THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY. REFERENCES, RECOMMENDED PRACTICES, AND INDUSTRY STANDARDS ARE FOR LIGHT LEVEL & CALCULATION PURPOSES. THE USE OF THIS DOCUMENT FOR FINAL CONSTRUCTION DOCUMENTS IS STRICTLY PROHIBITED.

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 \_\_\_\_\_, 2023.  
 WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2023.  
 Planning & Zoning Commission, Chairman \_\_\_\_\_ Director of Planning and Zoning \_\_\_\_\_



**SITE LIGHTING PHOTOMETRICS**

**ASSUMPTIONS:**  
 Illuminance:  
 Parking Lot: 2-3 FC Avg.  
 Property Line: 0.2 or less\*\*  
 Soffit Down Lights:  
 Mount Centered in Canopy  
 (estimated at 7'-0" & 9'-0")  
 Wall Mounted:  
 12'-0"  
 Pole Mounted Fixtures:  
 20'-0" Pole and Base  
 Calculations Points @ Grade

**CALCULATION SUMMARY IN FOOT-CANDLES**

AREA	Avg	Max	Min	Max/Min
PROPERTY LINE	0.0	0.2	0.0	N.A.
SHARED PARKING LOT	0.0	0.2	0.0	N.A.
SOUTH-WEST PARKING	2.0	7.6	0.1	76.0
NORTH- EAST PARKING	2.6	8.4	0.1	84.0

\*\*The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle.

**LIGHTING FIXTURE SCHEDULE**

SYB.	TAG	QTY.	MODEL	DISCRIPTION	LLF	WATTS	LUMENS
+	W2	1	VPW2-18L-39-3K7-2	BEACON VIPER-WALL PACK-3000°K-TYPE II OPTICS	0.900	38.8	4683
+	SF-BC	2	VP-2-320L-145-3K7-4F-HSS-270-BSS	BEACON VIPER-MICROSTRIKE-3000°K-TYPE IV FORWRD-OPTICS	0.900	145.6	14491
+	S4-BC	1	VP-2-320L-210-3K7-4W-BC	BEACON VIPER-MICROSTRIKE-3000°K-TYPE IV -BACK CONTROL	0.900	213.9	15600
+	S3-BC	1	VP-2-320L-235-3K7-3-BC	BEACON VIPER-MICROSTRIKE-3000°K-TYPE III -BACK CONTROL	0.900	238	18264
+	S2-BC	1	VP-2-320L-235-3K7-2-BC	BEACON VIPER-MICROSTRIKE-3000°K-TYPE II -BACK CONTROL	0.900	238	16185
+	DN	19	NU4-RD-SW-30LM-30K-LOPRO	ALPHABET-4 IN- ROUND-3000°K-LOW PROFILE HOUSING	0.900	26.72	2234

THIS DRAWING AND DESIGNS THEREON SHALL NOT BE DUPLICATED, USED OR DISCLOSED TO OTHERS FOR PROCUREMENT OR OTHER PURPOSES, EXCEPT AS OTHERWISE AUTHORIZED BY CONTRACT, WITHOUT EXPRESS WRITTEN CONSENT OF CONVERGENCE PARTNERS, INC. ALL REPRODUCTIONS SHALL BEAR THIS NOTICE.



103 E 18th Avenue  
 North Kansas City, MO 64116  
 Phone: (816) 581-6300

**SKYRIDGE RETAIL**  
 LOT 2 - 2200 RIDGE RD,  
 ROCKWALL, TX 75087

DESIGNED BY: RMD

REVISIONS

REV-01: NEW PLAN & PL REQ.
REV-02: ADD NEW CIVIL DWG
REV-03: PROPERTY LINE =< 0.2

DATE: 4/29/2026

CALC-0242-SKYRIDGE RETAIL-ROCKWALL-TX-REV-03

# VIPER Area/Site

VIPER LUMINAIRE

## FEATURES

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



## CONTROL TECHNOLOGY



## SERVICE PROGRAMS



## SPECIFICATIONS

### CONSTRUCTION

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

### OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Silicone Strike Optics (40, 80, 120, or 180 LED counts) maximize uniformity in applications and provides the highest LPW. These include an integral gasket allowing for IP66 rating. Catalog logic found on page 4.
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

### INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

### INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

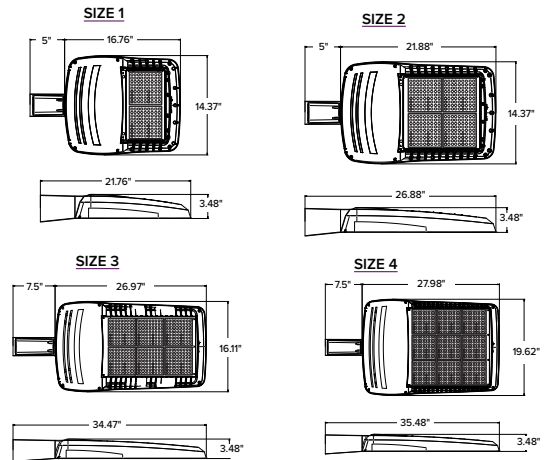
### ELECTRICAL

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

### CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Must specify if wiring leads are to be greater than the 6" standard.

## SILICONE STRIKE | OPTICS STRIKE



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

### CONTROLS (CONTINUED)

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

### CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics.
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).
- FCC CFR Title 47 Part 15, Class A

### WARRANTY

- 5 year warranty

# VIPER Area/Site

VIPER LUMINAIRE

## MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

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

CATALOG # \_\_\_\_\_

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

Mounting	Color	Options	Network Control Options
<b>A</b> Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter) <b>A_</b> Arm mount for round pole <sup>2</sup> <b>ASQU</b> Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern <b>A_U</b> Universal arm mount for round pole <sup>2</sup> <b>AAU</b> Adjustable arm for pole mounting (universal drill pattern) <b>AA_U</b> Adjustable arm mount for round pole <sup>2</sup> <b>ADU</b> Decorative upswept Arm (universal drill pattern) <b>AD_U</b> Decorative upswept arm mount for round pole <sup>2</sup> <b>MAF</b> Mast arm fitter for 2-3/8" OD horizontal arm <b>K</b> Knuckle <b>T</b> Trunnion <b>WB</b> Wall Bracket, horizontal tenon with MAF <b>WM</b> Wall mount bracket with decorative upswept arm <b>WA</b> Wall mount bracket with adjustable arm	<b>BLT</b> Black Matte Textured <b>BLS</b> Black Gloss Smooth <b>DBT</b> Dark Bronze Matte Textured <b>DBS</b> Dark Bronze Gloss Smooth <b>GTT</b> Graphite Matte Textured <b>LGS</b> Light Grey Gloss Smooth <b>LGT</b> Light Grey Gloss Textured <b>PSS</b> Platinum Silver Smooth <b>WHT</b> White Matte Textured <b>WHS</b> White Gloss Smooth <b>VGT</b> Verde Green Textured <b>Color Option</b> <b>CC</b> Custom Color	<b>F</b> Fusing <b>2PF</b> Dual Power Feed <b>2DR</b> Dual Driver <b>TE</b> Tooless Entry <b>BC</b> Backlight Control <sup>8</sup> <b>TB</b> Terminal Block <b>CD</b> Customer Dimming	<b>NXWS16F</b> NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming <sup>1,3,4</sup> <b>NXWS40F</b> NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming <sup>1,3,4</sup> <b>NXW</b> NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor <sup>3,4</sup> <b>WIR</b> LightGRID+ In-Fixture Module <sup>3,4</sup> <b>WIRSC</b> LightGRID+ Module and Occupancy Sensor <sup>3,4</sup> <b>Stand Alone Sensors</b> <b>BTS-14F</b> Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens <b>BTS-40F</b> Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens <b>BTSO-12F</b> Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens <b>7PR</b> 7-Pin Receptacle <sup>4</sup> <b>7PR-SC</b> 7-Pin Receptacle with shorting cap <sup>4</sup> <b>7PR-TL</b> 7-Pin PCR with photocontrol <b>3PR</b> 3-Pin twist lock <sup>4</sup> <b>3PR-SC</b> 3-Pin receptacle with shorting cap <sup>4</sup> <b>3PR-TL</b> 3-Pin PCR with photocontrol <sup>4</sup> <b>Programmed Controls</b> <b>SCP_F</b> Sensor Control Programmable, 8F or 40F <sup>9</sup> <b>ADD</b> AutoDim Timer Based Dimming <sup>10</sup> <b>ADT</b> AutoDim Time of Day Dimming <sup>10</sup>

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information

2 – Replace “\_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole

3 – Networked Controls cannot be combined with other control options

4 – Not available with 2PF option

5 – Not available with Dual Driver option

6 – Some voltage restrictions may apply when combined with controls

7 – Not available with 480V

8 – BC not available on 4F and type 5 distributions

9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

10 – Please refer to page 8 for AutoDim ordering guide

# VIPER Area/Site

VIPER LUMINAIRE

## STRIKE OPTIC – ORDERING GUIDE

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

CATALOG # \_\_\_\_\_

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

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

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

Options	
<b>F</b>	Fusing
<b>E</b>	Battery Backup <sup>1,2,7,9</sup>
<b>2PF</b>	Dual Power Feed
<b>2DR</b>	Dual Driver
<b>TE</b>	Toolless Entry
<b>BC</b>	Backlight Control
<b>TB</b>	Terminal Block
<b>CD</b>	Customer Dimming

Network Control Options	
<b>NXWS16F</b>	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming <sup>14,5</sup>
<b>NXWS40F</b>	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming <sup>14,5</sup>
<b>NXW</b>	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor <sup>4,5</sup>
<b>WIR</b>	LightGRID+ In-Fixture Module <sup>4,5</sup>
<b>WIRSC</b>	LightGRID+ Module and Occupancy Sensor <sup>4,5</sup>
Stand Alone Sensors	
<b>BTS-14F</b>	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
<b>BTS-40F</b>	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
<b>BTSO-12F</b>	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
<b>7PR</b>	7-Pin Receptacle <sup>4</sup>
<b>7PR-SC</b>	7-Pin Receptacle with shorting cap <sup>4</sup>
<b>7PR-TL</b>	7-Pin PCR with photocontrol
<b>3PR</b>	3-Pin twist lock <sup>4</sup>
<b>3PR-SC</b>	3-Pin receptacle with shorting cap <sup>4</sup>
<b>3PR-TL</b>	3-Pin PCR with photocontrol <sup>4</sup>
Programmed Controls	
<b>SCP_F</b>	Sensor Control Programmable, 8F or 40F <sup>11</sup>
<b>ADD</b>	AutoDim Timer Based Dimming <sup>12</sup>
<b>ADT</b>	AutoDim Time of Day Dimming <sup>12</sup>

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information

2 – Battery temperature rating -20C to 55C

3 – Replace “\_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole

4 – Networked Controls cannot be combined with other control options

5 – Not available with 2PF option

6 – Not available with 480V

7 – Not available with 347 or 480V

8 – Not available with Dual Driver option

9 – Only available in Size 1 housing, up to 105 Watts

10 – Some voltage restrictions may apply when combined with controls

11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

12 – Please refer to page 8 for AutoDim ordering guide

# VIPER Area/Site

VIPER LUMINAIRE

## SILICONE STRIKE OPTIC – ORDERING GUIDE

**Example:** VP-SS-1-40L-75-4K7-4W-UNV-ASQU-BLT

CATALOG # \_\_\_\_\_

VP	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	SS Strike Silicone	1 Size 1	<b>40L-35</b> 35W, 5,500 Lumens <b>40L-55</b> 55W, 7,500 Lumens <b>40L-65</b> 65W, 10,000 Lumens <b>40L-80</b> 80W, 12,500 Lumens <b>40L-100</b> 100W, 15,000 Lumens <b>40L-120</b> 120W, 17,500 Lumens <b>40L-140</b> 140W, 20,000 Lumens <b>40L-170</b> 170W, 22,500 Lumens <b>40L-195</b> 195W, 25,000 Lumens	<b>22K7</b> 2200K, 70 CRI <b>27K7</b> 2700K, 70 CRI <b>27K8</b> 2700K, 80 CRI <b>3K7</b> 3000K, 70 CRI <b>3K8</b> 3000K, 80 CRI <b>35K8</b> 3500K, 80 CRI <b>4K7</b> 4000K, 70 CRI <b>4K8</b> 4000K, 80 CRI	<b>2</b> Type 2 <b>3</b> Type 3 <b>4W</b> Type 4 Wide <b>4F</b> Type 4 Forward <b>5QM</b> Type 5 Square Medium <b>5QW</b> Type 5 Square Wide	<b>BLANK</b> <b>No Rotation</b> <b>L</b> Optic rotation left <b>R</b> Optic rotation right	<b>UNV</b> 120-277V <b>120</b> 120V <b>208</b> 208V <b>240</b> 240V <b>277</b> 277V <b>347</b> 347V <b>480</b> 480V
		2 Size 2	<b>80L-75</b> 75W, 12,500 Lumens <b>80L-90</b> 90W, 15,000 Lumens <b>80L-105</b> 105W, 17,500 Lumens <b>80L-130</b> 130W, 21,000 Lumens <b>80L-155</b> 155W, 24,000 Lumens <b>80L-175</b> 175W, 27,000 Lumens <b>80L-205</b> 205W, 30,000 Lumens <b>80L-225</b> 225W, 33,000 Lumens <b>80L-250</b> 250W, 36,000 Lumens <b>80L-280</b> 280W, 40,000 Lumens	<b>5K7</b> 5000K, 70 CRI <b>5K8</b> 5000K, 80 CRI			
		3 Size 3	<b>120L-190</b> 190W, 30,000 Lumens <b>120L-205</b> 205W, 33,000 Lumens <b>120L-230</b> 230W, 36,000 Lumens <b>120L-265</b> 265W, 40,000 Lumens <b>120L-295</b> 295W, 44,000 Lumens <b>120L-320</b> 320W, 48,000 Lumens <b>120L-355</b> 355W, 52,000 Lumens <b>120L-380</b> 380W, 55,000 Lumens <b>120L-420</b> 420W, 60,000 Lumens				
		4 Size 4	<b>180L-275</b> 275W, 44,000 Lumens <b>180L-295</b> 295W, 48,000 Lumens <b>180L-335</b> 335W, 52,000 Lumens <b>180L-360</b> 360W, 55,000 Lumens <b>180L-395</b> 395W, 60,000 Lumens <b>180L-435</b> 435W, 65,000 Lumens <b>180L-470</b> 470W, 70,000 Lumens <b>180L-510</b> 510W, 75,000 Lumens <b>180L-550</b> 550W, 80,000 Lumens				

# VIPER Area/Site

VIPER LUMINAIRE

## SILICONE STRIKE OPTIC – ORDERING GUIDE (CONTINUED)

Mounting		Color		Options		Network Control Options	
<b>A</b>	Arm mount for square pole/flat surface	<b>BLT</b>	Black Matte Textured	<b>BC</b>	Backlight Control (3%)	<b>NXWS16F</b>	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming <sup>1,4,5</sup>
<b>A_</b>	Arm mount for round pole <sup>3</sup>	<b>BLS</b>	Black Gloss Smooth	<b>MBC</b>	Max Backlight Control (1.5%)	<b>NXWS40F</b>	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming <sup>1,4,5</sup>
<b>ASQU</b>	Universal arm mount for square pole	<b>DBT</b>	Dark Bronze Matte Textured	<b>LCC</b>	Left Corner Control	<b>NXW</b>	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor <sup>4,5</sup>
<b>A_U</b>	Universal arm mount for round pole <sup>3</sup>	<b>DBS</b>	Dark Bronze Gloss Smooth	<b>RCC</b>	Right Corner Control	<b>WIR</b>	LightGRID+ In-Fixture Module <sup>4,5</sup>
<b>AAU</b>	Adjustable arm for pole mounting (universal drill pattern)	<b>GTT</b>	Graphite Matte Textured	<b>F</b>	Fusing	<b>WIRSC</b>	LightGRID+ Module and Occupancy Sensor <sup>4,5</sup>
<b>AA_U</b>	Adjustable arm mount for round pole <sup>3</sup>	<b>LGS</b>	Light Grey Gloss Smooth	<b>E</b>	Battery Backup <sup>1,2,7,8,9</sup>	<b>Stand Alone Sensors</b>	
<b>ADU</b>	Decorative upswept Arm (universal drill pattern)	<b>LGT</b>	Light Grey Gloss Textured	<b>2PF</b>	Dual Power Feed	<b>BTS-14F</b>	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
<b>AD_U</b>	Decorative upswept arm mount for round pole <sup>3</sup>	<b>PSS</b>	Platinum Silver Smooth	<b>2DR</b>	Dual Driver	<b>BTS-40F</b>	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
<b>MAF</b>	Mast arm fitter for 2-3/8" OD horizontal arm	<b>WHT</b>	White Matte Textured	<b>TE</b>	Toolless Entry	<b>BTSO-12F</b>	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
<b>K</b>	Knuckle	<b>WHS</b>	White Gloss Smooth	<b>TB</b>	Terminal Block	<b>7PR</b>	7-Pin Receptacle <sup>4</sup>
<b>T</b>	Trunion	<b>VGT</b>	Verde Green Textured	<b>CD</b>	Customer Dimming	<b>7PR-SC</b>	7-Pin Receptacle with shorting cap <sup>4</sup>
<b>WB</b>	Wall Bracket, horizontal tenon with MAF	<b>Color Option</b>				<b>7PR-TL</b>	7-Pin PCR with photocontrol
<b>WM</b>	Wall mount bracket with decorative upswept arm	<b>CC</b>	Custom Color			<b>3PR</b>	3-Pin twist lock <sup>4</sup>
<b>WA</b>	Wall mount bracket with adjustable arm					<b>3PR-SC</b>	3-Pin receptacle with shorting cap <sup>4</sup>
						<b>3PR-TL</b>	3-Pin PCR with photocontrol <sup>4</sup>
						<b>Programmed Controls</b>	
						<b>SCP_F</b>	Sensor Control Programmable, 8F or 40F <sup>11</sup>
						<b>ADD</b>	AutoDim Timer Based Dimming <sup>12</sup>
						<b>ADT</b>	AutoDim Time of Day Dimming <sup>12</sup>

<sup>1</sup> – Items with a grey background can be done as a custom order. Contact brand representative for more information

<sup>2</sup> – Battery temperature rating -20C to 55C

<sup>3</sup> – Replace “\_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole

<sup>4</sup> – Networked Controls cannot be combined with other control options

<sup>5</sup> – Not available with 2PF option

<sup>6</sup> – Not available with 480V

<sup>7</sup> – Not available with 347 or 480V

<sup>8</sup> – Not available with Dual Driver option

<sup>9</sup> – Only available in Size 1 housing, up to 105 Watts

<sup>10</sup> – Some voltage restrictions may apply when combined with controls

<sup>11</sup> – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

<sup>12</sup> – Please refer to page 8 for AutoDim ordering guide



# VIPER Area/Site

VIPER LUMINAIRE

## VIPER POLE EXPRESS COMBO – ORDERING GUIDE



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

## VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

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

## VIPER POLE EXPRESS COMBO – ACCESSORIES











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



# VIPER Area/Site

VIPER LUMINAIRE

## OUTDOOR LIGHTING CONTROLS OPTIONS    CONTROLS FUNCTIONALITY    LIGHT GRID<sup>+</sup>

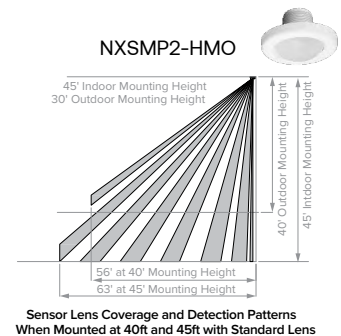
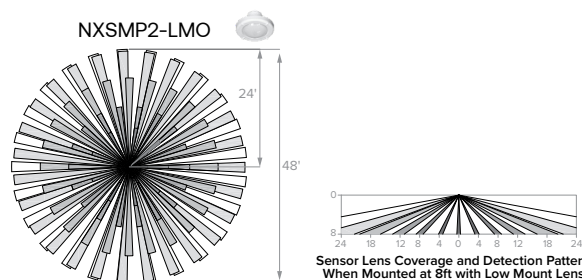
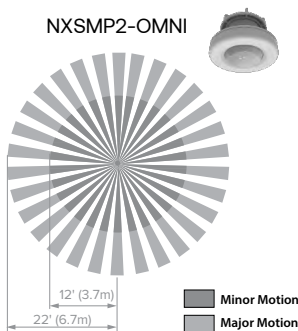
Control Option Ordering Logic & Description	Control Option Functionality										Control Option Components
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
<b>NX Wireless</b> NXOFM2-1RID-UNV NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	-		NXOFM-1RID-UV
NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	-	-	✓	✓	✓	-		NXRM2-H
NXWS12F NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
<b>LightGRID+</b> WIR LightGRID+ In-Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR
WIR-RME-L LightGRID+ On Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR-RME-L
WIRSC LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
<b>Independent</b> BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

### DEFAULT SETTINGS

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

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

### NX WIRELESS COVERAGE PATTERNS



# VIPER Area/Site

VIPER LUMINAIRE

## NX LIGHTING CONTROLS FREE APP

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



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

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

Google Play: [https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en\\_US&q=US](https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&q=US)



Apple App

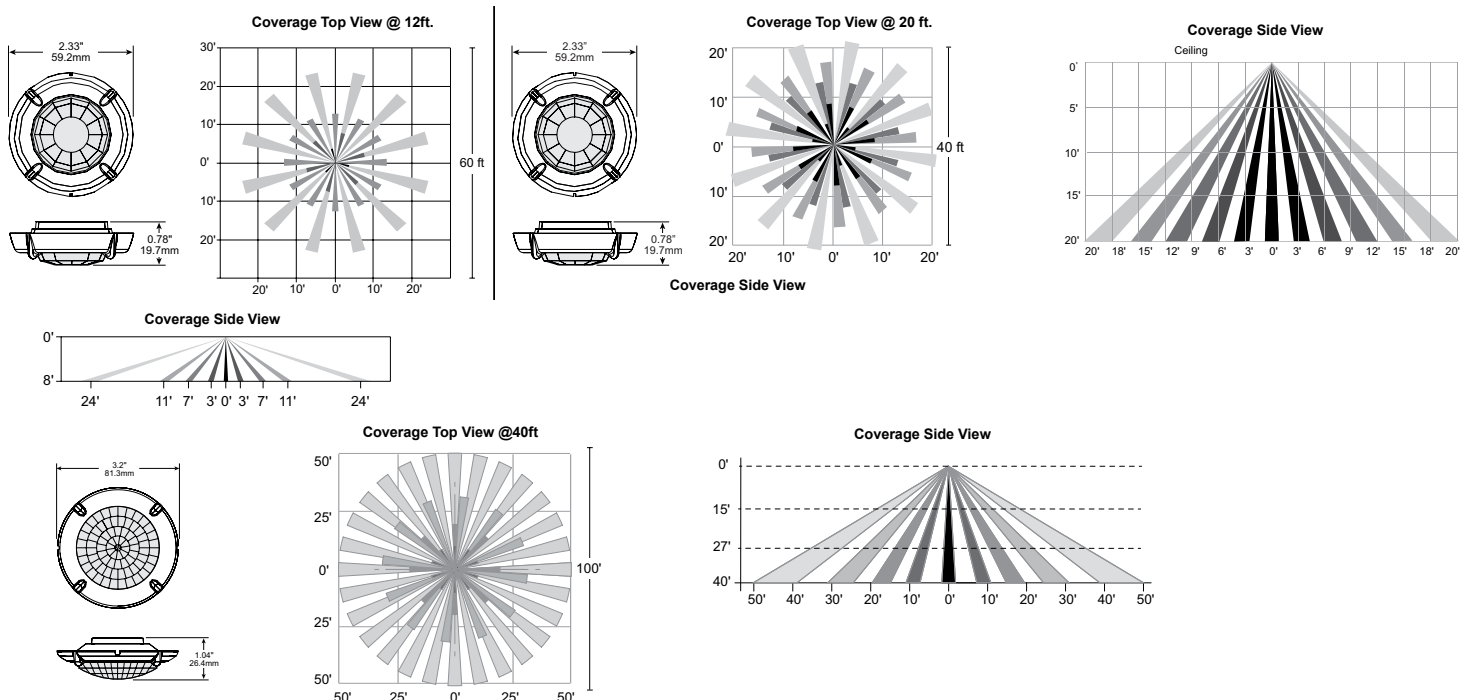


Google Play

## OUTDOOR LIGHTING CONTROLS OPTIONS    CONTROLS FUNCTIONALITY

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

## COVERAGE PATTERNS FOR SCP\_F



# VIPER Area/Site

VIPER LUMINAIRE

## PROGRAMMED CONTROLS

### ADD-AutoDim Timer Based Options

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

EX: ADD-6-5-R6

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

### ADT-AutoDim Time of Day Based Option

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

EX: ADT-6-5-R6

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

## ORDERING GUIDE

Auto Dim Code	Timer Base (ADD) Auto-Dim Options		Auto Dim Cod	Time of Day (ADT) Auto-Dim Options	Code	Auto-Dim Brightness	Code	Auto-Dim Return Options	Code	Auto-Dim Brightness
D1	Delay 1 hour	OR	T0	Delay Midnight	0	100% Brightness	R1	Delay 1 hour or 1 AM	0	100% Brightness
D2	Delay 2 hours		T1	Delay 1 AM	1	10% Brightness	R2	Delay 2 hours or 2 AM	1	10% Brightness
D3	Delay 3 hours		T2	Delay 2 AM	2	20% Brightness	R3	Delay 3 hours or 3 AM	2	20% Brightness
D4	Delay 4 hours		T3	Delay 3 AM	3	30% Brightness	R4	Delay 4 hours or 4 AM	3	30% Brightness
D5	Delay 5 hours		T4	Delay 10 PM	4	40% Brightness	R5	Delay 5 hours or 5 AM	4	40% Brightness
D6	Delay 6 hours		T5	Delay 11 PM	5	50% Brightness	R6	Delay 6 hours or 6 AM	5	50% Brightness
D7	Delay 7 hours		T6	Delay 6 PM	6	60% Brightness	R7	Delay 7 hours or 7 AM	6	60% Brightness
D8	Delay 8 hours		T7	Delay 7 PM	7	70% Brightness	R8	Delay 8 hours or 8 AM	7	70% Brightness
D9	Delay 9 hours		T8	Delay 8 PM	8	80% Brightness	R9	Delay 9 hours or 9 AM	8	80% Brightness
D0	Delay 0 hours		T9	Delay 9 PM	9	90% Brightness	R0	Delay 0 hours or 12 AM	9	90% Brightness

## DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on [www.Currentlighting.com](http://www.Currentlighting.com)

## PROJECTED LUMEN MAINTENANCE

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

## LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

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

# VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

## ELECTRICAL DATA: MICRO STRIKE

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

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

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

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

# VIPER Area/Site

VIPER LUMINAIRE

## ELECTRICAL DATA: STRIKE

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

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

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

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

# VIPER Area/Site

VIPER LUMINAIRE

## ELECTRICAL DATA: SILICONE STRIKE

# OF LEDS	40								
NOMINAL WATTAGE (W)	35	55	65	80	100	120	140	170	195
SYSTEM POWER (W)	34.4	47.4	63.3	82.2	101.7	121.6	141.4	168.8	193.0
INPUT VOLTAGE (V)	CURRENT (A)								
120	0.29	0.40	0.53	0.69	0.85	1.01	1.18	1.41	1.61
208	0.17	0.23	0.30	0.40	0.49	0.58	0.68	0.81	0.93
240	0.14	0.20	0.26	0.34	0.42	0.51	0.59	0.70	0.80
277	0.12	0.17	0.23	0.30	0.37	0.44	0.51	0.61	0.70
347	0.10	0.14	0.18	0.24	0.29	0.35	0.41	0.49	0.56
480	0.07	0.10	0.13	0.17	0.21	0.25	0.29	0.35	0.40

# OF LEDS	80									
NOMINAL WATTAGE (W)	75	90	105	130	155	175	205	225	250	280
SYSTEM POWER (W)	74.0	87.0	105.3	131.9	153.5	175.4	203.4	226.1	249.0	281.0
INPUT VOLTAGE (V)	CURRENT (A)									
120	0.62	0.73	0.88	1.10	1.28	1.46	1.70	1.88	2.08	2.34
208	0.36	0.42	0.51	0.63	0.74	0.84	0.98	1.09	1.20	1.35
240	0.31	0.36	0.44	0.55	0.64	0.73	0.85	0.94	1.04	1.17
277	0.27	0.31	0.38	0.48	0.55	0.63	0.73	0.82	0.90	1.01
347	0.36	0.42	0.51	0.63	0.74	0.84	0.98	1.09	1.20	1.35
480	0.15	0.18	0.22	0.27	0.32	0.37	0.42	0.47	0.52	0.59

# OF LEDS	120									
NOMINAL WATTAGE (W)	190	205	230	265	295	320	355	380	420	
SYSTEM POWER (W)	189.8	206.0	230.3	263.2	296.5	322.0	356.3	382.3	421.6	
INPUT VOLTAGE (V)	CURRENT (A)									
120	1.58	1.72	1.92	2.19	2.47	2.68	2.97	3.19	3.51	
208	0.91	0.99	1.11	1.27	1.43	1.55	1.71	1.84	2.03	
240	0.79	0.86	0.96	1.10	1.24	1.34	1.48	1.59	1.76	
277	0.69	0.74	0.83	0.95	1.07	1.16	1.29	1.38	1.52	
347	0.55	0.59	0.66	0.76	0.85	0.93	1.03	1.10	1.21	
480	0.40	0.43	0.48	0.55	0.62	0.67	0.74	0.80	0.88	

# OF LEDS	180									
NOMINAL WATTAGE (W)	275	295	335	360	395	435	470	510	550	
SYSTEM POWER (W)	272.7	296.8	333.2	357.8	394.7	432.4	470.2	508.7	547.4	
INPUT VOLTAGE (V)	CURRENT (A)									
120	2.27	2.47	2.78	2.98	3.29	3.60	3.92	4.24	4.56	
208	1.31	1.43	1.60	1.72	1.90	2.08	2.26	2.45	2.63	
240	1.14	1.24	1.39	1.49	1.64	1.80	1.96	2.12	2.28	
277	0.98	1.07	1.20	1.29	1.42	1.56	1.70	1.84	1.98	
347	0.79	0.86	0.96	1.03	1.14	1.25	1.36	1.47	1.58	
480	0.57	0.62	0.69	0.75	0.82	0.90	0.98	1.06	1.14	

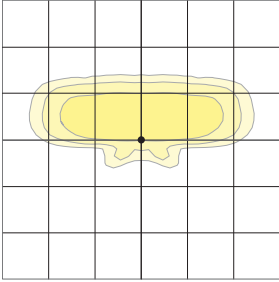
# VIPER Area/Site

VIPER LUMINAIRE

## MICRO STRIKE PHOTOMETRY

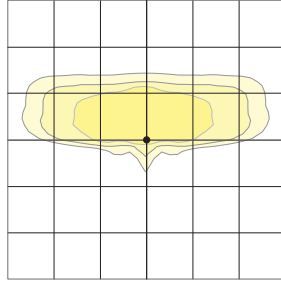
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

**Type 2**



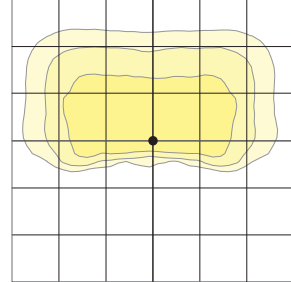
Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type 3**



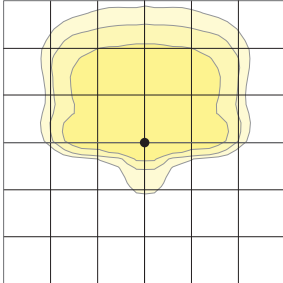
Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type 4 Wide**



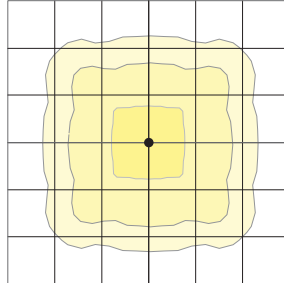
Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type 4F**



Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type 5QW**



Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

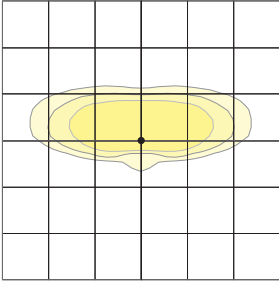
# VIPER Area/Site

VIPER LUMINAIRE

## OPTIC STRIKE PHOTOMETRY

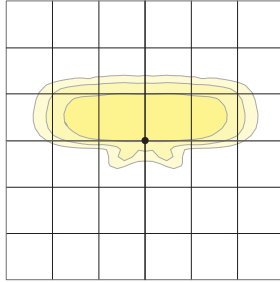
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

**Type FR – Front Row/Auto Optic**



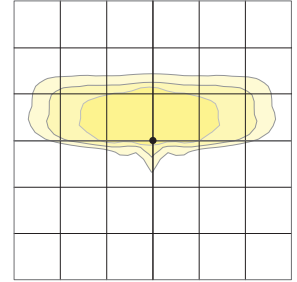
Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type 2**



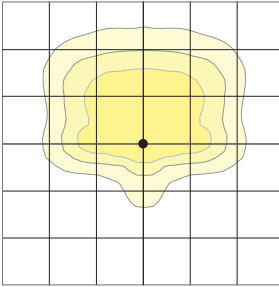
Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type 3**



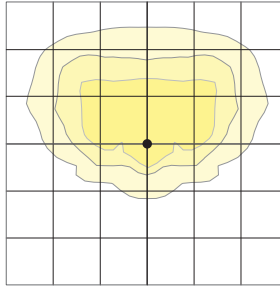
Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type 4 Forward**



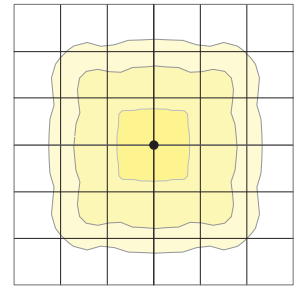
Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type 4 Wide**



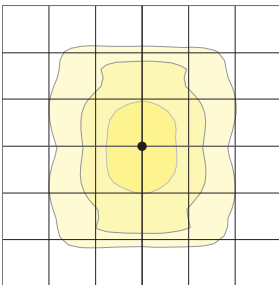
Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type 5QM**



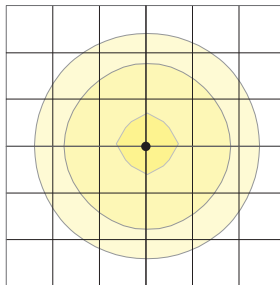
Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type 5RW (rectangular)**



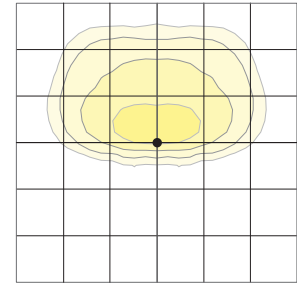
Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type 5W (round wide)**



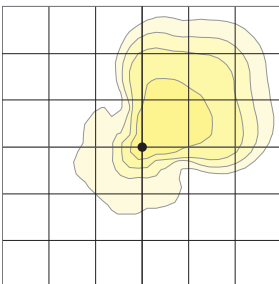
Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type TC**



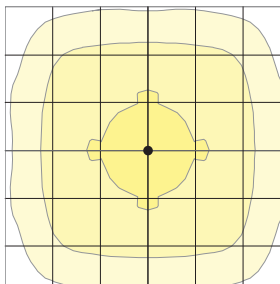
Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type Corner**



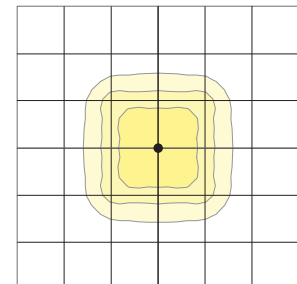
Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type 5QW**



Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

**Type 5QN**



Mounting Height: 20 ft  
Scale: 1 inch = 20 ft

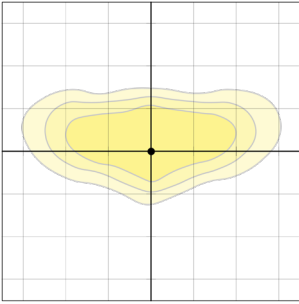
# VIPER Area/Site

VIPER LUMINAIRE

## SILICONE OPTIC STRIKE PHOTOMETRY

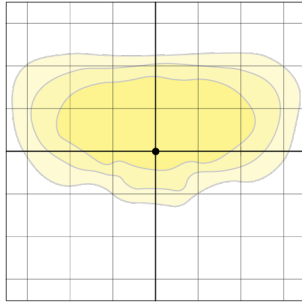
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

**Type 2**



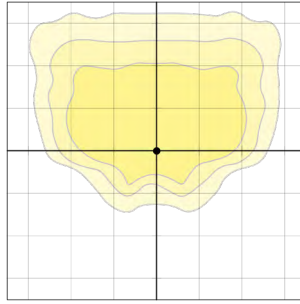
Mounting Height: 20 ft  
Scale: 1 inch = 25 ft

**Type 3**



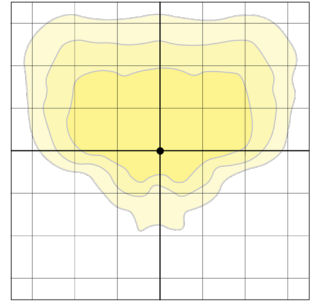
Mounting Height: 20 ft  
Scale: 1 inch = 25 ft

**Type 4 Forward**



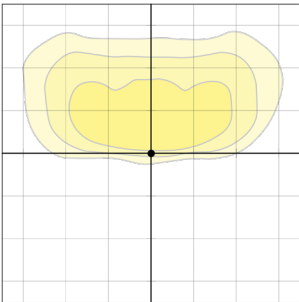
Mounting Height: 20 ft  
Scale: 1 inch = 25 ft

**Type 4 Wide**



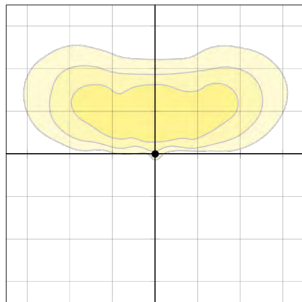
Mounting Height: 20 ft  
Scale: 1 inch = 25 ft

**Type 4WBC**



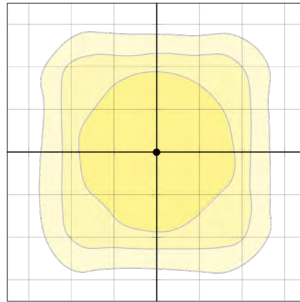
Mounting Height: 20 ft  
Scale: 1 inch = 25 ft

**Type 4WMBC**



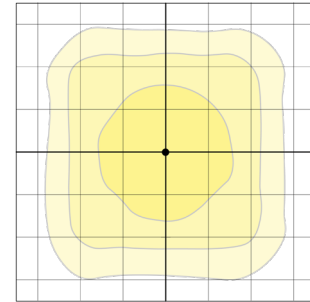
Mounting Height: 20 ft  
Scale: 1 inch = 25 ft

**Type 5QM**



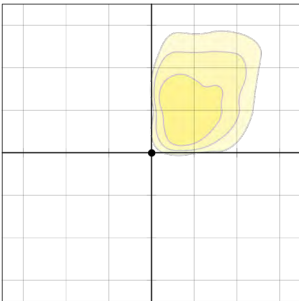
Mounting Height: 20 ft  
Scale: 1 inch = 25 ft

**Type 5QW**



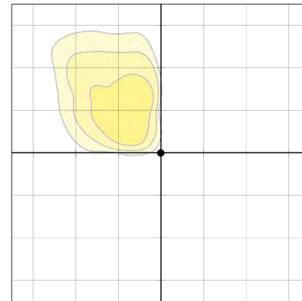
Mounting Height: 20 ft  
Scale: 1 inch = 25 ft

**Type LCC**



Mounting Height: 20 ft  
Scale: 1 inch = 25 ft

**Type RCC**



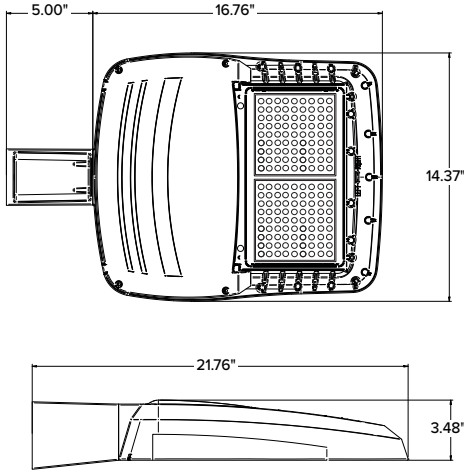
Mounting Height: 20 ft  
Scale: 1 inch = 25 ft

# VIPER Area/Site

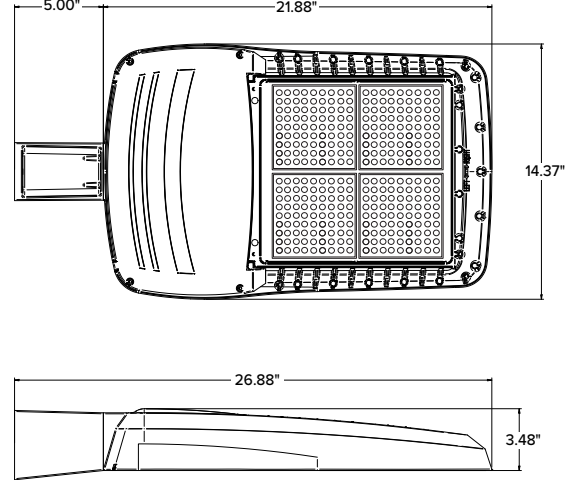
VIPER LUMINAIRE

## DIMENSIONS

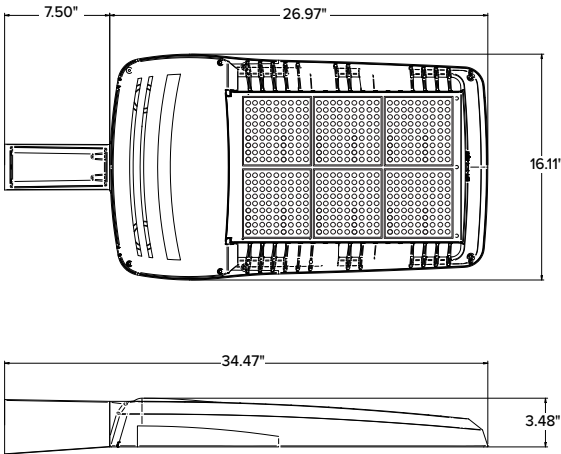
### SIZE 1



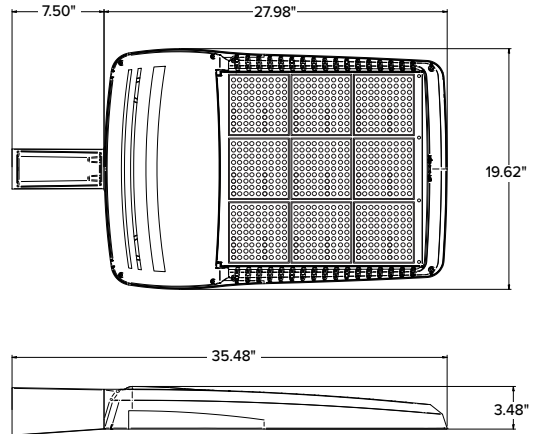
### SIZE 2









### SIZE 3



### SIZE 4



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

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

# VIPER Area/Site

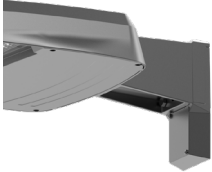
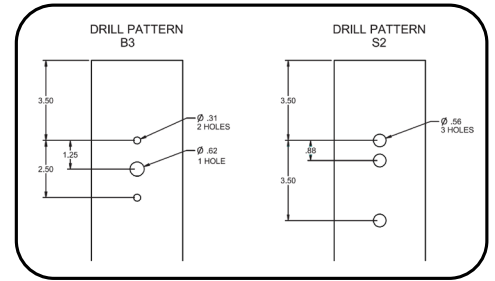
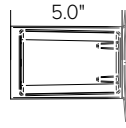
VIPER LUMINAIRE

## MOUNTING



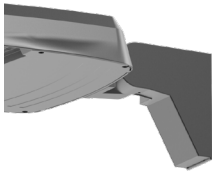
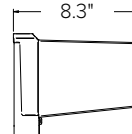
### A-STRAIGHT ARM MOUNT

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



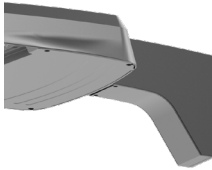
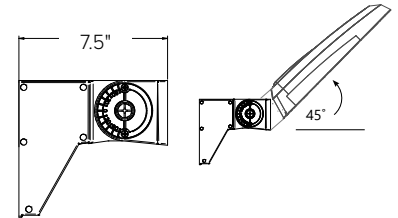
### ASQU-UNIVERSAL ARM MOUNT

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



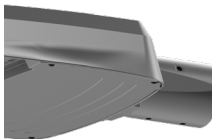
### AAU-ADJUSTABLE ARM FOR POLE MOUNTING

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



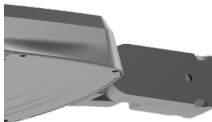
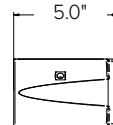
### ADU-DECORATIVE UPSWEPT ARM

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



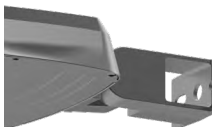
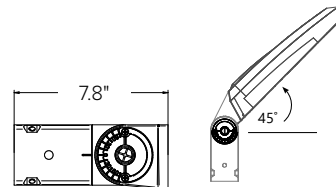
### MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



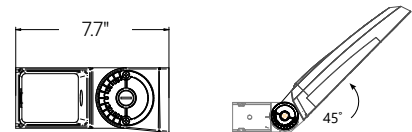
### K-KNUCKLE

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



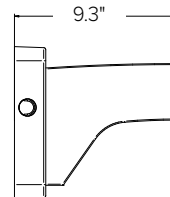
### T-TRUNNION

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



### WM-WALL MOUNT

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



# VIPER Area/Site

VIPER LUMINAIRE

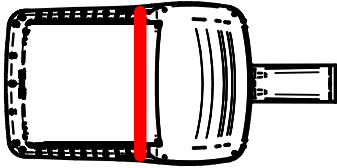
## ADDITIONAL INFORMATION (CONTINUED)

### HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

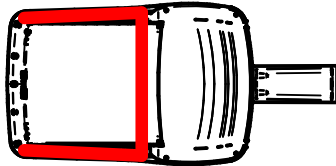
HSS has a depth of 5" for all Viper sizes

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

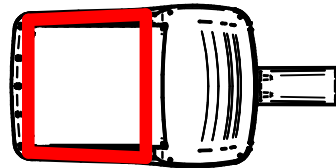
VPR2x HSS-90-B-xx



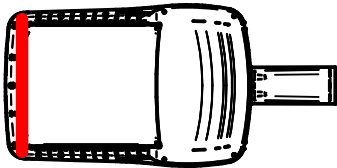
VPR2x HSS-270-BSS-xx



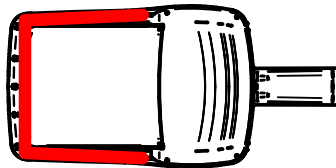
VPR2x HSS-360-xx



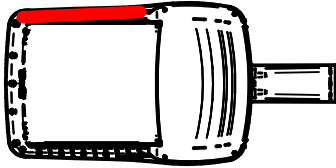
VPR2x HSS-90-F-xx



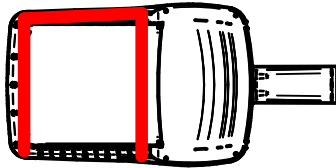
VPR2x HSS-270-FSS-xx



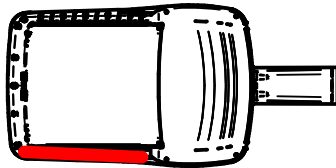
VPR2x HSS-90-S-xx



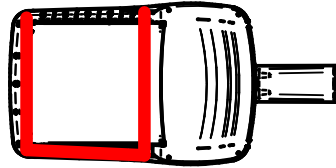
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

## FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual Comfort - Option for Size 2 and Size 3
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, and LightGRID+.
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada



## CONTROL TECHNOLOGY



## SPECIFICATIONS

### CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

### OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 2700K, 3000K, 3500K, 4000K and 5000K CCTs
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions.

### INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.

### ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V input is available in most wattage, 480V is available for 55W and above.
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66
- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard. Select CD (Customer Dimming) for the dimming wires to be extended outside the fixture.

### CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

### CONTROLS CONTINUED

- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -20°C to 40°C.
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor.

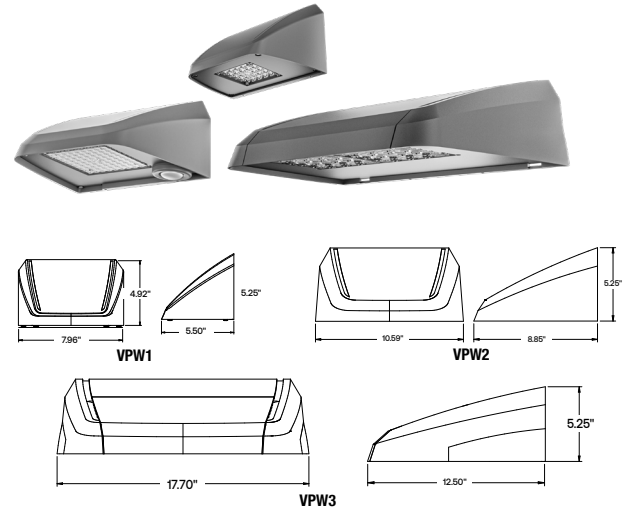
### CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2#250.0-24
- IP65 rated housing
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225- 11). See Buy America(n) Solutions (link to <https://http://www.currentlighting.com/resources/americasolutions>).
- DarkSky approved with 3000K CCT or warmer

### WARRANTY

- 5 year limited warranty

## MICRO STRIKE | OPTICS STRIKE



	Weight
VPW1	4.1 lbs / 1.86 kg
VPW2	7.15 lbs / 3.24 kg
VPW3	17.1 lbs / 7.80 kg



DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

## ORDERING GUIDE

Example: VPW1-24L-10-3K7-2-UNV-BLS

CATALOG #

Series	Optic Platform	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Color
VPW1 Viper Wall 1	(blank) Microstrike ST Strike	24L-10 1,000 Lumens	27K8 2700K, 80 CRI <sup>16</sup>	FR Auto Front Row <sup>7,15</sup>	UNV 120-277V	BLT Black Matte Textured
		24L-15 2,000 Lumens	3K7 3000K, 70 CRI <sup>16</sup>	2 IES TYPE 2	120 120V	BLS Black Gloss Smooth
		24L-25 3,000 Lumens	4K7 4000K, 70 CRI	3 IES TYPE 3	208 208V	DBT Dark Bronze Matte Textured
		48L-15 2,000 Lumens	5K7 5000K, 70 CRI	4F IES TYPE 4 Forward	240 240V	DBS Dark Bronze Gloss Smooth
		48L-20 3,000 Lumens	3K8 3000K, 80 CRI	4W IES TYPE 4W	277 277V	GTT Graphite Matte Textured
		48L-30 4,000 Lumens	35K8 3500K, 80 CRI		347 347V	LGS Light Grey Gloss Smooth
		48L-35 5,000 Lumens	4K8 4000K, 80 CRI		480 480V	LGTT Light Grey Matte Textured
		48L-45 6,000 Lumens	5K8 5000K, 80 CRI			PSS Platinum Silver Smooth
		80L-20 3,000 Lumens	AP Phosphor Converted Amber <sup>1</sup>			WHT White Matte Textured
		80L-25 4,000 Lumens				WHS White Gloss Smooth
VPW2 Viper Wall 2		80L-35 5,000 Lumens				VGT Verde Green Textured
		80L-45 6,000 Lumens				<b>Color Option</b>
		80L-55 7,000 Lumens				CC Custom Color
		80L-65 8,000 Lumens				
		80L-70 8,500 Lumens				
		18L-25 3,000 Lumens, Strike Optics				
		18L-30 4,000 Lumens, Strike Optics				
		18L-39 4,750 Lumens, Strike Optics				
		18L-50 6,000 Lumens, Strike Optics				
		18L-60 6,500 Lumens, Strike Optics				
VPW3 Viper Wall 3		160L-45 7,000 Lumens				
		160L-70 10,000 Lumens				
		160L-95 12,500 Lumens				
		160L-105 15,000 Lumens				
		160L-135 17,500 Lumens				
		160L-155 20,000 Lumens				
		36L-55 7,000 Lumens, Strike Optics				
		36L-80 9,500 Lumens, Strike Optics				
		36L-100 11,500 Lumens, Strike Optics				
		36L-120 13,000 Lumens, Strike Optics				

Control Options Network <sup>3,7,11,13</sup>	
<b>NXWS12F</b>	NX Networked Wireless Enabled Integral NXSMP2-OMNI PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming <sup>14</sup>
<b>NXWS16F</b>	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming <sup>9</sup>
<b>NXWS40F</b>	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming <sup>9</sup>
<b>NXW</b>	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor
<b>WIR</b>	LightGRID+ In-Fixture Module <sup>9</sup>
<b>WIRSC</b>	LightGRID+ In-Fixture Module with BTS occupancy <sup>9</sup>
Stand Alone Sensors <sup>7,11,13</sup>	
<b>BTS-14F</b>	Bluetooth <sup>®</sup> Programmable, PIR Occupancy/Daylight Sensor <sup>4,9</sup>
<b>BTS-40F</b>	Bluetooth <sup>®</sup> Programmable, PIR Occupancy/Daylight Sensor <sup>4,9</sup>
<b>BTSO-12F</b>	Bluetooth <sup>®</sup> Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height <sup>14</sup>
Photocontrol <sup>13</sup>	
<b>PC</b>	Button Photocontrol 120-277V

Options	
<b>F</b>	Fusing <sup>5,7</sup>
<b>E</b>	Battery <sup>6,7,8</sup>
<b>EH</b>	Battery with Heater <sup>6,7,8</sup>
<b>CS</b>	Comfort Shield <sup>7,10</sup>
<b>SP</b>	10kA Surge Protector
<b>2PF</b>	Dual Power Feed <sup>2,7,8,17</sup>
<b>2DR</b>	Dual Driver <sup>2,7,8,17</sup>
<b>CD</b>	Customer Dimming <sup>12</sup>
<b>DTS</b>	Dimming Transfer Switch <sup>7</sup>

- Notes:
- Available with Micro Strike Optics only
  - Not available with 480V in Size 1 and Size 2
  - Networked controls cannot be combined with other control options
  - Not available with VPW1 or with 2PF or 2DR options
  - Must specify voltage (VPW1 & VPW2: 120V, 277V or 347V; VPW3: 120V, 208V, 240V, 277V, 347V or 480V)
  - See page 10 for detail Battery configurations
  - Not available in VPW1
  - 2PF can't be combined with E or EH; 2DR can't be combined with E or EH in VPW2
  - Not available in VPW1 and VPW2
  - Not available with Micro Strike 24L and 48L. Not available with Strike 18L and 36L
  - Not available with 2PF
  - Not available with Network Control options or Stand Alone Sensors. Can be ordered with PC
  - Not available in 480V in VPW2; Only available in 480V in VPW3 in 80W, 100W, 120W, 135W and 155W
  - NXWS12F and BTSO-12F are the only sensors available in VPW2
  - Available with Strike Optics only (18L or 36L)
  - DarkSky approved with 3000K CCT or warmer
  - Not available in Size 2 80L

# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

## ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> <b>WP-BB-XXX</b>	Back Box Accessory for conduit entry <sup>1</sup>
<input type="checkbox"/> <b>CS</b>	Comfort Shield <sup>2</sup>








Notes:

- replace "xxx" with color option
- Not available with Micro Strike 24L and 48L or Strike 18L and 36L

## CONTROLS FUNCTIONALITY

### OUTDOOR LIGHTING CONTROLS OPTIONS



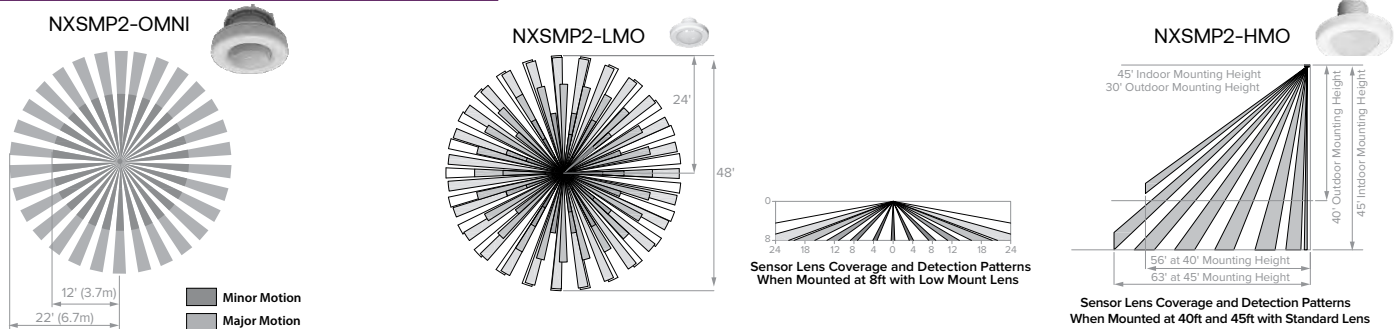
Control Option Ordering Logic & Description	Control Option Functionality										Control Option Components	
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height			
NX Wireless	NXW	NX Networked Wireless Radio Module NXR2 and Bluetooth Programming, without Sensor	✓	✓	✓	-	-	✓	✓	✓	-	 NXRM2-H
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft	 NXSMP2-LMO
	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft	 NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-	 WIR
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	12ft	 BTSMP-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	14ft	 BTSMP-LMO
	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	40ft	 BTSMP-HMO

## DEFAULT SETTINGS

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

Stand Alone	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0% (Off)
	Daylight Sensor	Disabled

## NX WIRELESS COVERAGE PATTERNS



# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

## NX LIGHTING CONTROLS FREE APP

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



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

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

Google Play: [https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en\\_US&gl=US](https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US)



Apple App



Google Play

## LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature	Lumen Multiplier
0°C / 32°F	1.03
10°C / 50°F	1.01
20°C / 68°F	1.00
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.98
50°C / 122°F	0.97

Ambient Temp.	OPERATING HOURS		
	0	25,000	TM-21-22 60,000
25°C / 77°F	1.00	0.91	0.83
40°C / 104°F	0.99	0.90	0.82

Lumen maintenance values calculated per TM-21 using six times the LM-80 test time for the LED and in-situ thermal testing of the luminaire.

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

## MULTIPLIER

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	-	0.841	-
3000K	0.977	0.861	0.647
3500K	-	0.900	-
4000K	1	0.926	0.699
5000K	1	0.937	0.791
Monochromatic Amber Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	<a href="#">See Amber Spec Sheet</a>		

## PERFORMANCE DATA: MICROSTRIKE

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)					
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	
VPW1	24L	10	6.6	2	1068	141	0	0	0	1068	141	0	0	0	989	131	0	0	0	
				3	1076	142	0	0	1	1076	142	0	0	1	997	131	0	0	1	
				4F	1052	139	0	0	1	1052	139	0	0	1	974	129	0	0	1	
				4W	1041	137	0	0	1	1041	137	0	0	1	964	127	0	0	1	
	24L	15	14	14	2	1993	129	1	0	0	1993	129	1	0	0	1845	119	1	0	0
					3	2008	130	1	0	1	2008	130	1	0	1	1859	120	0	0	1
					4F	1964	127	0	0	1	1964	127	0	0	1	1818	117	0	0	1
					4W	1943	125	1	0	1	1943	125	1	0	1	1799	116	0	0	1
	24L	25	23.0	23.0	2	3055	125	1	0	1	3055	125	1	0	1	2828	116	1	0	1
					3	3078	126	1	0	1	3078	126	1	0	1	2850	117	1	0	1
					4F	3010	123	1	0	1	3010	123	1	0	1	2787	114	1	0	1
					4W	2978	122	1	0	1	2978	122	1	0	1	2757	113	1	0	1

# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

## PERFORMANCE DATA: MICROSTRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
48L	15	13.1	2	2139	145	1	0	1	2139	145	1	0	1	1981	134	1	0	1	
			3	2163	146	1	0	1	2163	146	1	0	1	2003	135	1	0	1	
			4F	2097	143	0	0	1	2097	143	0	0	1	1942	132	0	0	1	
			4W	2101	143	1	0	1	2101	143	1	0	1	1946	132	0	0	1	
	20	20.5	2	2973	141	1	0	1	2973	141	1	0	1	2753	130	1	0	1	
			3	3007	142	1	0	1	3007	142	1	0	1	2784	132	1	0	1	
			4F	2915	138	1	0	1	2915	138	1	0	1	2699	128	1	0	1	
			4W	2921	138	1	0	1	2921	138	1	0	1	2705	128	1	0	1	
	30	28.8	2	4000	137	1	0	1	4000	137	1	0	1	3704	126	1	0	1	
			3	4045	138	1	0	1	4045	138	1	0	1	3745	128	1	0	1	
			4F	3922	134	1	0	1	3922	134	1	0	1	3631	124	1	0	1	
			4W	3930	134	1	0	2	3930	134	1	0	2	3638	124	1	0	1	
	35	37.3	2	4997	134	1	0	1	4997	134	1	0	1	4627	124	1	0	1	
			3	5053	135	1	0	2	5053	135	1	0	2	4679	125	1	0	1	
			4F	4899	131	1	0	1	4899	131	1	0	1	4536	122	1	0	1	
			4W	4909	132	1	0	2	4909	132	1	0	2	4545	122	1	0	2	
	45	45.9	2	5990	127	1	0	1	5990	127	1	0	1	5546	118	1	0	1	
			3	6057	128	1	0	2	6057	128	1	0	2	5608	119	1	0	2	
			4F	5872	124	1	0	2	5872	124	1	0	2	5437	115	1	0	1	
			4W	5884	125	1	0	2	5884	125	1	0	2	5448	115	1	0	2	
	VPW2	20	19.4	2	3485	161	1	0	1	3485	161	1	0	1	3200	147	1	0	1
				3	3516	162	1	0	1	3516	162	1	0	1	3229	149	1	0	1
				4F	3485	161	1	0	1	3485	161	1	0	1	3200	147	1	0	1
				4W	3535	163	1	0	1	3535	163	1	0	1	3246	150	1	0	1
25		26.7	2	4443	154	1	0	1	4443	154	1	0	1	4080	141	1	0	1	
			3	4483	155	1	0	1	4483	155	1	0	1	4117	142	1	0	1	
			4F	4443	154	1	0	1	4443	154	1	0	1	4080	141	1	0	1	
			4W	4507	156	1	0	1	4507	156	1	0	1	4139	143	1	0	1	
35		34.2	2	5438	147	1	0	1	5438	147	1	0	1	4994	135	1	0	1	
			3	5488	148	1	0	1	5488	148	1	0	1	5039	136	1	0	1	
			4F	5438	147	1	0	1	5438	147	1	0	1	4994	135	1	0	1	
			4W	5516	149	1	0	2	5516	149	1	0	2	5066	137	1	0	1	
45		41.7	2	6369	145	1	0	1	6369	145	1	0	1	5848	133	1	0	1	
			3	6427	146	2	0	2	6427	146	2	0	2	5901	134	1	0	1	
			4F	6369	145	1	0	1	6369	145	1	0	1	5848	133	1	0	1	
			4W	6460	147	1	0	2	6460	147	1	0	2	5933	135	1	0	2	
55		50.6	2	7209	137	2	0	2	7209	137	2	0	2	6620	126	1	0	1	
			3	7275	139	2	0	2	7275	139	2	0	2	6680	127	2	0	2	
			4F	7209	137	1	0	1	7209	137	1	0	1	6620	126	1	0	1	
			4W	7313	139	1	0	2	7313	139	1	0	2	6715	128	1	0	2	
65		58.3	2	7781	130	2	0	2	7781	130	2	0	2	7145	119	2	0	2	
			3	7852	131	2	0	2	7852	131	2	0	2	7210	120	2	0	2	
			4F	7781	130	2	0	1	7781	130	2	0	1	7145	119	1	0	1	
			4W	7893	132	1	0	2	7893	132	1	0	2	7248	121	1	0	2	
70	63.5	2	8367	128	2	0	2	8367	128	2	0	2	7683	117	2	0	2		
		3	8443	129	2	0	2	8443	129	2	0	2	7753	119	2	0	2		
		4F	8367	128	2	0	1	8367	128	2	0	1	7683	117	2	0	1		
		4W	8487	130	1	0	2	8487	130	1	0	2	7794	119	1	0	2		

# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

## PERFORMANCE DATA: MICROSTRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW3	160L	45	46.2	2	7623	148	1	0	2	7623	148	1	0	2	7000	136	1	0	1
				3	7626	148	2	0	2	7626	148	2	0	2	7003	136	2	0	2
				4F	7590	147	2	0	1	7590	147	2	0	1	6970	135	1	0	1
				4W	7715	150	1	0	2	7715	150	1	0	2	7084	138	1	0	2
		70	68.3	2	10322	139	2	0	2	10322	139	2	0	2	9478	128	2	0	2
				3	10326	140	2	0	2	10326	140	2	0	2	9482	128	2	0	2
				4F	10277	139	2	0	2	10277	139	2	0	2	9437	128	2	0	2
				4W	10446	141	2	0	2	10446	141	2	0	2	9592	130	1	0	2
		95	91	2	12929	132	2	0	2	12929	132	2	0	2	11872	121	2	0	2
				3	12934	132	3	0	3	12934	132	3	0	3	11877	121	3	0	3
				4F	12873	131	2	0	2	12873	131	2	0	2	11821	120	2	0	2
				4W	13084	133	2	0	3	13084	133	2	0	3	12015	122	2	0	3
	105	106.3	2	15055	138	2	0	2	15055	138	2	0	2	13825	127	2	0	2	
			3	15062	138	3	0	3	15062	138	3	0	3	13831	127	3	0	3	
			4F	14991	138	2	0	2	14991	138	2	0	2	13766	127	2	0	2	
			4W	15236	140	2	0	3	15236	140	2	0	3	13991	129	2	0	3	
	135	134.8	2	17533	127	3	0	3	17533	127	3	0	3	16100	116	3	0	3	
			3	17541	127	3	0	3	17541	127	3	0	3	16107	116	3	0	3	
			4F	17457	126	2	0	2	17457	126	2	0	2	16031	116	2	0	2	
			4W	17744	128	2	0	4	17744	128	2	0	4	16294	118	2	0	3	
	155	158.3	2	20066	123	3	0	3	20066	123	3	0	3	18426	113	3	0	3	
			3	20075	123	3	0	3	20075	123	3	0	3	18434	113	3	0	3	
			4F	19980	123	3	0	3	19980	123	3	0	3	18347	113	2	0	2	
			4W	20307	125	2	0	4	20307	125	2	0	4	18648	115	2	0	4	

## PERFORMANCE DATA: STRIKE

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW2	18L	25	22.6	2	3314	147	1	0	1	3298	146	1	0	G1	3171	140	1	0	1
				3	3356	148	1	0	1	3340	148	1	0	G1	3212	142	1	0	1
				4F	3367	149	0	0	1	3351	148	0	0	G1	3222	143	0	0	1
				4W	3361	149	1	0	2	3345	148	1	0	G2	3216	142	1	0	2
		30	31.3	2	4124	132	1	0	1	4104	131	1	0	G1	3946	126	1	0	1
				3	4176	133	1	0	2	4156	133	1	0	G2	3996	128	1	0	1
				4F	4189	134	1	0	1	4169	133	1	0	G1	4009	128	1	0	1
				4W	4182	134	1	0	2	4162	133	1	0	G2	4002	128	1	0	2
		39	38.8	2	4894	126	1	0	1	4870	126	1	0	G1	4683	121	1	0	1
				3	4956	128	1	0	2	4932	127	1	0	G2	4742	122	1	0	2
				4F	4972	128	1	0	2	4948	128	1	0	G2	4758	123	1	0	2
				4W	4963	128	1	0	2	4939	127	1	0	G2	4749	122	1	0	2
	50	52.6	2	6325	120	1	0	1	6295	120	1	0	G1	6052	115	1	0	1	
			3	6405	122	1	0	2	6374	121	1	0	G2	6129	117	1	0	2	
			4F	6426	122	1	0	2	6395	122	1	0	G2	6149	117	1	0	2	
			4W	6414	122	1	0	3	6384	121	1	0	G3	6138	117	1	0	3	
	60	60.4	2	6865	114	1	0	2	6832	113	1	0	G2	6569	109	1	0	2	
			3	6952	115	1	0	2	6919	115	1	0	G2	6652	110	1	0	2	
			4F	6974	115	1	0	2	6941	115	1	0	G2	6674	110	1	0	2	
			4W	6962	115	1	0	3	6929	115	1	0	G3	6662	110	1	0	3	

# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

## PERFORMANCE DATA: STRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW3	36L	55	63.1	2	7284	135	1	0	2	7249	134	1	0	G2	6970	129	1	0	2
				3	7376	137	1	0	2	7341	136	1	0	G2	7058	131	1	0	2
				4F	7400	137	1	0	2	7364	137	1	0	G2	7081	131	1	0	2
				4W	7387	137	1	0	3	7351	136	1	0	G3	7069	131	1	0	3
		2	9788	126	2	0	2	9741	126	2	0	G2	9366	121	2	0	2		
		3	9912	128	1	0	3	9864	127	1	0	G3	9485	122	1	0	3		
		4F	9944	128	1	0	2	9896	128	1	0	G2	9516	123	1	0	2		
		4W	9926	128	1	0	3	9879	127	1	0	G3	9499	122	1	0	3		
		2	12650	128	2	0	2	12589	127	2	0	G2	12105	122	2	0	2		
		3	12810	130	2	0	3	12748	129	2	0	G3	12258	124	2	0	3		
		4F	12851	130	1	0	3	12790	129	1	0	G3	12298	124	1	0	3		
		4W	12829	130	2	0	3	12767	129	2	0	G3	12276	124	2	0	3		
	2	13730	114	2	0	2	13664	113	2	0	G2	13138	109	2	0	2			
	3	13904	115	2	0	3	13837	114	2	0	G3	13305	110	2	0	3			
	4F	13949	115	1	0	3	13882	115	1	0	G3	13348	110	1	0	3			
	4W	13924	115	2	0	4	13857	115	2	0	G4	13324	110	2	0	3			

## ELECTRICAL DATA: STRIKE

# OF LEDS	18L				
NOMINAL WATTAGE	25	30	39	50	60
SYSTEM POWER (W)	22.6	31.3	38.8	52.6	60.4
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.21	0.26	0.32	0.44	0.50
208	0.12	0.15	0.19	0.25	0.29
240	0.10	0.13	0.16	0.22	0.25
277	0.09	0.11	0.14	0.19	0.22
347	0.07	0.09	0.11	0.15	0.17
480	0.05	0.07	0.08	0.11	0.13

# OF LEDS	36L			
NOMINAL WATTAGE	55	80	100	120
SYSTEM POWER (W)	53.9	77.6	98.9	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)			
120	0.45	0.65	0.82	1.01
208	0.26	0.37	0.48	0.58
240	0.22	0.32	0.41	0.50
277	0.19	0.28	0.36	0.44
347	0.16	0.22	0.29	0.35
480	0.11	0.16	0.21	0.25



DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

## ELECTRICAL DATA: MICROSTRIKE

# OF LEDS	24L		
NOMINAL WATTAGE	10	15	25
SYSTEM POWER (W)	6.6	14.0	23.0
INPUT VOLTAGE (V)	CURRENT (Amps)		
120	0.06	0.12	0.19
208	0.03	0.07	0.11
240	0.03	0.06	0.10
277	0.02	0.05	0.08
347	0.02	0.04	0.07
480	0.01	0.03	0.05

# OF LEDS	48L				
NOMINAL WATTAGE	15	20	30	35	45
SYSTEM POWER (W)	13.1	20.5	28.8	37.3	45.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.11	0.17	0.24	0.31	0.38
208	0.06	0.10	0.14	0.18	0.22
240	0.05	0.09	0.12	0.16	0.19
277	0.05	0.07	0.10	0.13	0.17
347	0.04	0.06	0.08	0.11	0.13
480	0.03	0.04	0.06	0.08	0.10

# OF LEDS	80L						
NOMINAL WATTAGE	20	25	35	45	55	65	70
SYSTEM POWER (W)	19.4	26.7	34.2	41.7	50.6	58.3	63.5
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.16	0.22	0.29	0.35	0.42	0.49	0.53
208	0.10	0.13	0.18	0.22	0.27	0.28	0.31
240	0.08	0.12	0.15	0.19	0.24	0.24	0.26
277	0.07	0.10	0.13	0.17	0.21	0.21	0.23
347	0.06	0.08	0.11	0.13	0.16	0.17	0.18
480	0.04	0.06	0.08	0.10	0.12	0.12	0.13

# OF LEDS	160L					
NOMINAL WATTAGE	45	70	95	105	135	155
SYSTEM POWER (W)	46.2	68.3	91	106.3	134.8	158.3
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	0.39	0.57	0.76	0.89	1.12	1.32
208	0.22	0.33	0.44	0.51	0.65	0.76
240	0.19	0.28	0.38	0.44	0.56	0.66
277	0.17	0.25	0.33	0.38	0.49	0.57
347	0.13	0.20	0.26	0.31	0.39	0.46
480	0.10	0.14	0.19	0.22	0.28	0.33

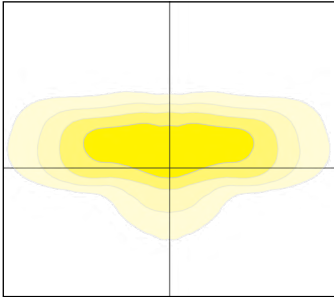
# VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

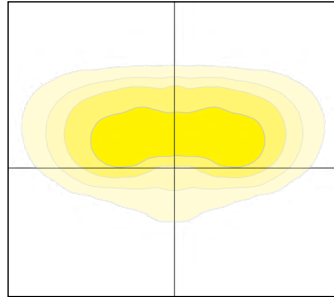
## PHOTOMETRY

Mounting Height: 10ft

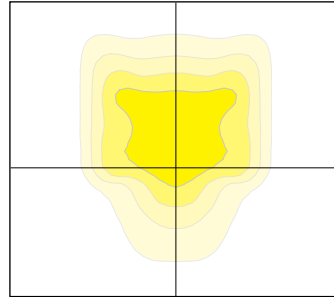
Type 2



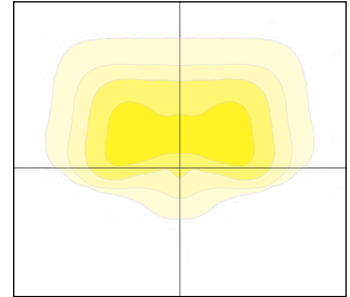
Type 3



Type 4F

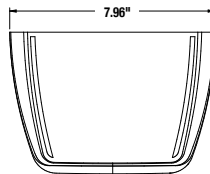
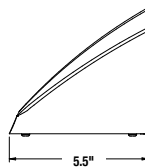
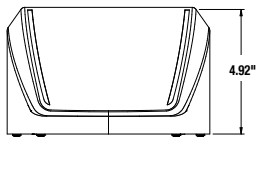


Type 4W

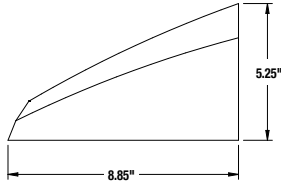
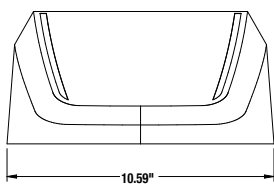


## DIMENSIONS

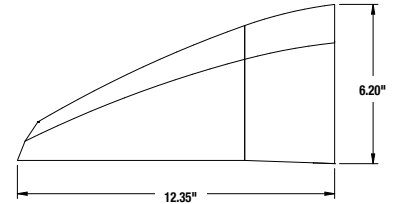
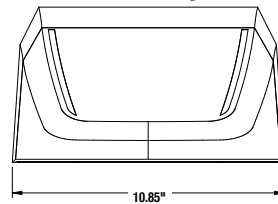
VPW1



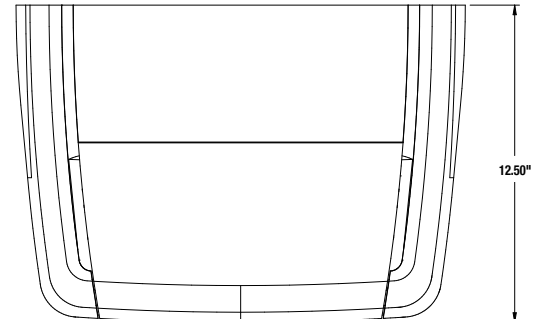
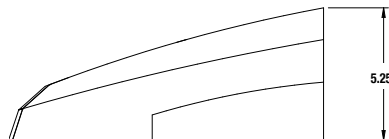
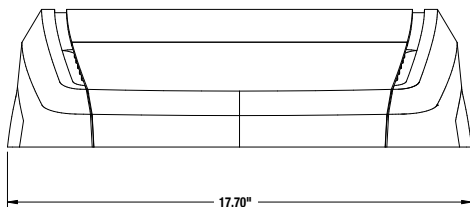
VPW2



VPW2 with Battery Back Box



VPW3



# VIPER Wall

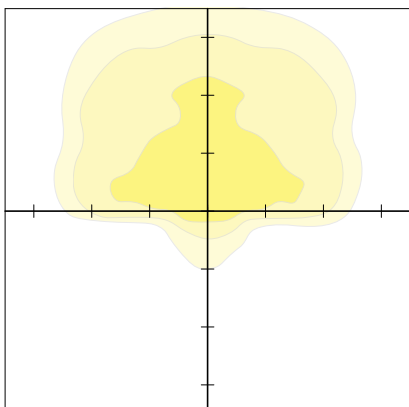
VPW1/VPW2/VPW3 LED WALLPACK

## BATTERY OPTIONS & HOUSING SIZES

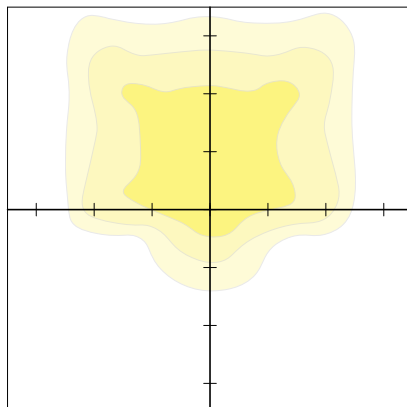
Size	Optics	# LEDs	Fixture Wattage	Battery (E)		Battery with Heater (EH)	
				E (10W)	Housing	EH (13W)	Housing
VPW1	Micro Strike	24L	10W	N/A	Not Available	N/A	Not Available
			15W				
			25W				
VPW2	Micro Strike	48L	15W	Y	Standard Housing	Y	Includes Integrated Back Box
			20W	Y	Standard Housing	Y	Includes Integrated Back Box
			30W	N/A	Not Available	Y	Includes Integrated Back Box
			35W	N/A	Not Available	Y	Includes Integrated Back Box
			45W	N/A	Not Available	Y	Includes Integrated Back Box
	Micro Strike	80L	20W	N/A	Not Available	Y	Includes Integrated Back Box
			25W			Y	Includes Integrated Back Box
			35W			Y	Includes Integrated Back Box
			45W			Y	Includes Integrated Back Box
			55W			Y	Includes Integrated Back Box
			65W			Y	Includes Integrated Back Box
			70W			Y	Includes Integrated Back Box
	Strike	18L	25W	N/A	Not Available	Y	Includes Integrated Back Box
			30W			Y	Includes Integrated Back Box
			39W			Y	Includes Integrated Back Box
50W			Y			Includes Integrated Back Box	
VPW3	Micro Strike	160L	45W	N/A	Not Available	Yes	Standard Housing
			70W			Yes	Standard Housing
			95W			Yes	Standard Housing
			105W			N/A	Not Available
			135W			N/A	Not Available
			155W			N/A	Not Available
	Strike	36L	55W	N/A	Not Available	Yes	Standard Housing
			80W			Yes	Standard Housing
			100W			Yes	Standard Housing
			120W			N/A	Not Available

## PHOTOMETRY - BATTERY

### 18L BATTERY PHOTOMETRY



### 80L BATTERY PHOTOMETRY

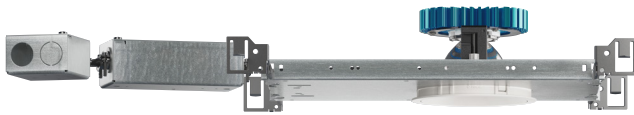


**Mounting Height: 12ft**  
**Scale: 10ft**

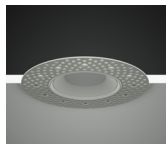
PROJECT INFORMATION		
JOB NAME		TYPE
ORDERING CODE		

## NU4 LOPRO

### 4" Round Downlight Standard White



Trim



Trimless



Trimless Millwork

20° - 65° BEAM (Note: Specifications are subject to change without notice)		
14mm COB PERFORMANCE DATA		
LED LIGHT ENGINE	NOMINAL DELIVERED LUMENS	SYSTEM WATTAGE
10LM	990LM @30K/80CRI	9W
15LM	1485LM @30K/80CRI	12W
20LM	2095LM @30K/80CRI	17W
25LM	2540LM @30K/80CRI	21W
30LM	3090LM @30K/80CRI	26W
10LM	840LM @30K/90/CRI	9W
15LM	1260LM @30K/90/CRI	12W
20LM	1780LM @30K/90/CRI	17W
25LM	2160LM @30K/90/CRI	21W
30LM	2620LM @30K/90/CRI	26W
Notes	Delivered lumens based on WH70 optic with no lens, (see page 2)	

8 - 12° BEAM (Note: Specifications are subject to change without notice)		
6mm COB PERFORMANCE DATA		
LED LIGHT ENGINE	NOMINAL DELIVERED LUMENS	SYSTEM WATTAGE
10LM	990LM @30K/80CRI	10W
15LM	1460LM @30K/80CRI	15W
10LM	840LM @30K/90CRI	10W
15LM	1240LM @30K/90CRI	15W
Notes	Delivered lumens based on S10 optic with no lens, (see page 2)	

#### FEATURES

- 3/4" bezel regress with 1/16" micro flange
- 8° - 65° optical beam control
- UGR < 19
- 110 LPW average
- Glare control, specialty optics, trim options, and custom finishes available
- Microban® antimicrobial finish available on all exposed painted surfaces

#### DIMMING AND CONTROLS

- 0-10V dimming to 1%
- Leading & trailing edge (Triac / ELV) dimming to 1%

#### CONSTRUCTION

- Lexan™ (PC) highly resistant to impact and heat (240°F)
- Optimal material for wireless signal connectivity
- Shatter proof acrylic bezel lens
- Electrocoated 16-gauge cold-rolled steel construction
- Accommodates ceiling thickness from 1/8" to 1-5/8"

#### LED

- 90 CRI: SDCM = 2-step MacAdam Ellipse, Lumen Maintenance: L<sub>70</sub> > 66,000 hrs
- 80 CRI: SDCM = 3-step MacAdam Ellipse, Lumen Maintenance: L<sub>70</sub> > 66,000 hrs

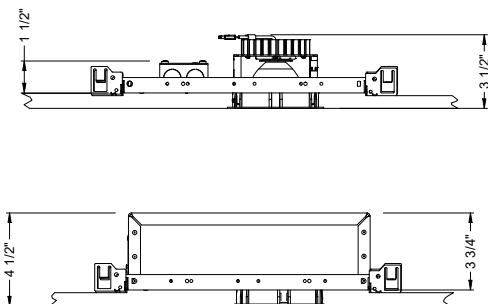
#### LISTING

- ULus Listed to UL1598 & UL2108; cUL Listed to CSA C22.2 #250.0
- IP65 with lens - Suitable for wet locations with lens - Suitable for damp locations without lens
- Non-conductive, dead-front construction (shower approved)
- NSF/ANSI-2 with lens (Non-Food and Splash Zones)
- Declare.** - LBC Red List Approved
- 5 Year Limited warranty

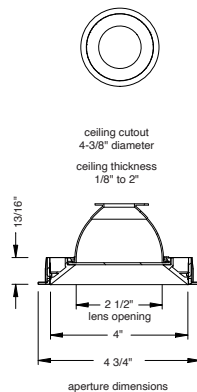
#### ELECTRICAL

- 120V-277V, 120 only Triac / ELV
- Power factor ≥ 0.9
- 2kV driver input surge protection
- Remote emergency test switch
- 7W, 10W (T20 CEC) and 12W EM 90min battery
- Max. ambient installation temperature 95°F (35°C)

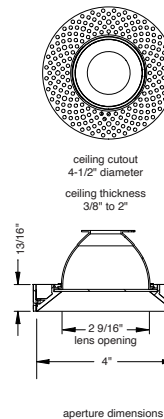
#### FIXTURE HEIGHT



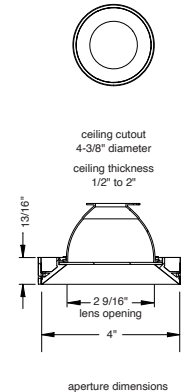
#### TRIMMED



#### TRIMLESS



#### MILLWORK



# alphabet

PROJECT INFORMATION		
JOB NAME		TYPE
ORDERING CODE		

## 8°- 65° BEAM ORDERING CODE

SERIES	NU4	NU4									
TYPE	RDLP	round downlight lopro									
	RDTLP	round downlight trimless lopro									
	RDTMWLP	round downlight trimless millwork lopro									
LED	SW	standard white									
DELIVERED LUMENS	10LM	990 lm									
	15LM	1485 lm									
	20LM	2095 lm									
	25LM	2540 lm									
	30LM	3090 lm									
	Standard Configuration: 3000K 80CRI WH70 Calculated Delivered Lumens = [Delivered Lumen Value] x [CCT Multiplier] x [Reflector Multiplier]										
CCT	27K	2700K	CCT	2700K	3000K	3500K	4000K				
	30K	3000K	CRI	80+	90+	80+	90+	80+	90+		
	35K	3500K	CCT MULTIPLIER FOR LUMEN OUTPUT	0.96	0.81	1.00	0.85	1.03	0.88	1.06	0.91
	40K	4000K									
CRI	80	80 CRI									
	90	90 CRI									
OPTIC & LM MULTIPLIER SEE PAGE 5, 6	8D <sup>1</sup>	8 degrees	(1.00)								
	12D <sup>1</sup>	12 degrees	(1.00)								
	20D	20 degrees	(0.99)								
	25D	25 degrees	(1.00)								
	35D	35 degrees	(0.99)								
	50D	50 degrees	(0.99)								
	65D	65 degrees	(0.99)								
BEZEL LENS SEE PAGE 3, 4	NL <sup>2</sup>	no lens	(1.00)								
	CL	clear lens	(0.98)								
	DL	diffused lens	(0.91)								
	E <sup>3</sup>	elliptical beam spread	(0.92)								
	HCL <sup>4</sup>	honeycomb louver	(0.85)								
	HET	high efficiency textured lens, similar to Solite™	(0.92)								
	SBL	smoothing beam lens	(0.92)								
Color lenses (amber, blue, green, red) see page 4.											
TRIM COLOR SEE PAGE 3, 4	BK	black									
	WH	white									
	MC	matte chrome									
	BZ	bronze									
	WT	wheat									
	CC <sup>5</sup>	custom color, consult factory for details									
Antimicrobial finish, add AM to black, white or matte chrome i.e. BKAM. Not applicable to trimless option. Do not include in trimless ordering code.											
BEZEL COLOR SEE PAGE 3, 4	BK	black	(0.98)								
	WH	white	(1.00)								
	MC	matte chrome	(0.99)								
	BZ	bronze	(0.98)								
	WT	wheat	(0.99)								
	CC <sup>5</sup>	custom color, consult factory for details									
Antimicrobial finish, add AM to black, white or matte chrome i.e. BKAM.											

## 8°- 65° BEAM ORDERING CODE

MOUNTING OPTIONS SEE PAGE 2, 8	NC	new construction with ceiling fitting plate
	IC <sup>6</sup>	insulation contact housing
	RET	retrofit, no ceiling fitting plate
VOLTAGE	120	120V
	UNV	120V-277V
DIMMING	ELV <sup>7</sup>	leading & trailing edge (Triac/ELV) dimming to 1%
	DIM10	0-10V dimming to 1%
ELECTRICAL OPTIONS	EM7	emergency battery backup, 90 minutes at 7W to LED
	EM12	emergency battery backup, 90 minutes at 12W to LED
	EM10CA20	remote emergency battery backup, 90 minutes at 10W to LED, CA title 20

## ADDITIONAL MOUNTING INFO

New Construction Bar Hangers (included)	Mounting Length: 14-3/4" to 26"
Extension Kit p/n: K20266 (ordered separately, 1 per fixture)	Extends a pair of Bar Hangers Total Mounting Length: 29" to 48"

## YOUR COMPLETED ORDERING CODE

Follow the steps to specify your fixture, example:
<b>NU4 - RDLP - SW - 20LM - 35K - 90 - 25D - NL - WH - WH - NC - UNV - DIM10 - EM7</b>

## NOTES

- 8D/12D available in 10LM/15LM.
- NL option does not meet requirements for AT/DF/WET/NSF listings. Lensing cannot be added in the field.
- Elliptical lens not available with 8D/12D optic options. Actual beam distributions [20D= 35° x 60°, 25D= 40° x 65°, 35D= 45° x 70°, 55D= 55° x 80°]
- HCL not available with lens.
- Custom set up fee plus minimum quantity required per color.
- IC not available in 30LM.
- ELV1 (120V) not available in 10LM.

# alphabet

PROJECT INFORMATION		
JOB NAME		TYPE
ORDERING CODE		

## TRIM OPTIONS

### TRIM/BEZEL COLORS



## OPTICAL OPTIONS

- UGR calculation based on CIE 117-1995; room size: 4H X 8H, reflectance: 70/50/20;
- UGR calculation based on 15LM fixtures, unless otherwise noted.

### REFLECTOR OPTIC ACCESSORY Honeycomb Louver



OPTIC	BEAM ANGLE	UGR
8D	7.8	10.9
12D	11.3	23.5
20D	17.4	12.5
25D	22.2	13.9
35D	32.4	16.5
50D	44.9	13.4
65D	52	15.5

### NL No Lens



OPTIC	BEAM ANGLE	UGR
8D	7.8	14.2
12D	11.9	13.8
20D	18	13.6
25D	22.8	13.1
35D	36.2	14.5
50D	49.2	18.3
65D	64.5	18.8

### CL Clear Lens



OPTIC	BEAM ANGLE	UGR
8D	7.9	13.7
12D	12.1	13.3
20D	18	13.3
25D	22.8	12.8
35D	36.2	14.2
50D	49.2	18.1
65D	64.6	18.5

### DL Diffused Lens



OPTIC	BEAM ANGLE	UGR
20D	39.4	19.5
25D	42.4	19.8
35D	50.6	20.8
50D	56.7	21.4
65D	66.7	23.3

### HET High Efficiency Textured Lens



OPTIC	BEAM ANGLE	UGR
20D	22.5	13.8
25D	27	14
35D	38.8	15.8
50D	49.8	16.5
65D	60.4	19.5

### SBL Smoothing Beam Lens



OPTIC	BEAM ANGLE	UGR
8D	10.2	12.8
12D	13.2	12.9
20D	19.3	13
25D	24.3	13.1
35D	37.2	14.8
50D	51.2	15.6
65D	62.2	18.8

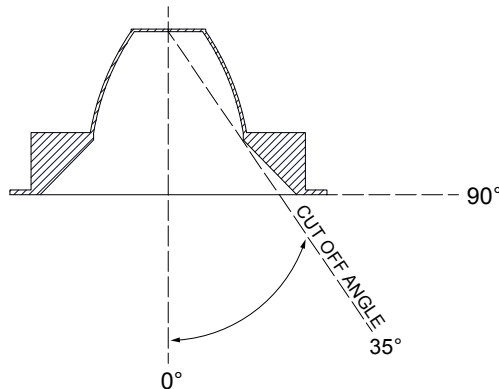
## GLARE CONTROL

### CUT-OFF ANGLE

Visual comfort is achieved with a lower cut-off angle due to improved glare control. The smaller the cut-off angle, the easier it is on the eye.

Alphabet downlights have been thoughtfully engineered to eliminate glare while still delivering functional illumination.

- Cutoff angle of CL is 35 degrees;



# alphabet

PROJECT INFORMATION		
JOB NAME		TYPE
ORDERING CODE		

## TRIM OPTIONS

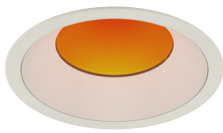
### TRIM/BEZEL COLORS



## OPTICAL OPTIONS

- UGR calculation based on CIE 117-1995; room size: 4H X 8H, reflectance: 70/50/20;
- UGR calculation based on 15LM fixtures, unless otherwise noted.

### AMBER



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.485	18°
25D	0.484	22°
35D	0.485	35°
50D	0.48	50°
65D	0.473	60°

AVERAGE LUMENS: 2000LM 1880 CCT

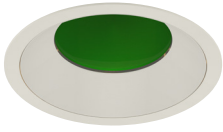
### RED



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.04	18°
25D	0.04	22°
35D	0.04	35°
50D	0.04	50°
65D	0.038	60°

AVERAGE LUMENS: 168LM

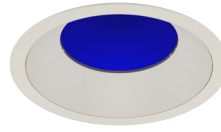
### GREEN



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.202	18°
25D	0.202	22°
35D	0.204	35°
50D	0.2	50°
65D	0.196	60°

AVERAGE LUMENS: 850LM

### BLUE



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.051	18°
25D	0.051	22°
35D	0.053	35°
50D	0.05	50°
65D	0.049	60°

AVERAGE LUMENS: 210LM

Add AM / BL / GR / RD to bezel lens ordering code section.

Example: NU4 - RD - SW - 10LM - 30K - 80 - 35D - BL - WH - WH - NC - UNV - DIM

# alphabet

PROJECT INFORMATION		
JOB NAME		TYPE
ORDERING CODE		

## PHOTOMETRIC DATA

20LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance <sup>2</sup>		

20D 18° NO LENS	
Throw Distance (ft)	Beam Diameter (ft)
6	1.9
8	2.5
10	3.2
12	3.8
14	4.4
Illuminance at Center (fc)	
323	
182	
116	
81	
59	
WATTS: 17.2	LPW: 121.4
LUMENS: 2088	CCT: 3000K
INTENSITY	
DEGREE	CANDELA
0	11622
5	10517
15	2170
25	862
35	401
45	3

25D 23° NO LENS	
Throw Distance (ft)	Beam Diameter (ft)
6	2.4
8	3.2
10	4
12	4.8
14	5.6
Illuminance at Center (fc)	
244	
137	
88	
61	
45	
WATTS: 17.2	LPW: 122.1
LUMENS: 2099	CCT: 3000K
INTENSITY	
DEGREE	CANDELA
0	8779
5	7589
15	2759
25	940
35	372
45	2

35D 36° NO LENS	
Throw Distance (ft)	Beam Diameter (ft)
6	3.9
8	5.2
10	6.5
12	7.8
14	9.1
Illuminance at Center (fc)	
128	
72	
46	
32	
23	
WATTS: 17.2	LPW: 120.6
LUMENS: 2074	CCT: 3000K
INTENSITY	
DEGREE	CANDELA
0	4594
5	4283
15	2845
25	1317
35	435
45	10

20LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance <sup>2</sup>		

50D 49° NO LENS	
Throw Distance (ft)	Beam Diameter (ft)
6	5.5
8	7.4
10	9.2
12	11
14	12.9
Illuminance at Center (fc)	
90	
51	
33	
23	
17	
WATTS: 17.2	LPW: 121.2
LUMENS: 2085	CCT: 3000K
INTENSITY	
DEGREE	CANDELA
0	3253
5	3231
15	2606
25	1591
35	450
45	13

65D 65° NO LENS	
Throw Distance (ft)	Beam Diameter (ft)
6	7.6
8	10.1
10	12.6
12	15.2
14	17.7
Illuminance at Center (fc)	
59	
33	
21	
15	
11	
WATTS: 17.2	LPW: 120.9
LUMENS: 2080	CCT: 3000K
INTENSITY	
DEGREE	CANDELA
0	2103
5	2101
15	1990
25	1520
35	779
45	144

# alphabet

PROJECT INFORMATION		
JOB NAME		TYPE
ORDERING CODE		

## PHOTOMETRIC DATA

10LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance <sup>2</sup>		

8D 7.8° NO LENS																
<p>Throw Distance (ft)   Beam Diameter (ft)</p> <table border="1"> <tr><td>6</td><td>708</td><td>0.8</td></tr> <tr><td>8</td><td>398</td><td>1.1</td></tr> <tr><td>10</td><td>255</td><td>1.4</td></tr> <tr><td>12</td><td>177</td><td>1.6</td></tr> <tr><td>14</td><td>130</td><td>1.9</td></tr> </table> <p>Illuminance at Center (fc)</p>		6	708	0.8	8	398	1.1	10	255	1.4	12	177	1.6	14	130	1.9
6	708	0.8														
8	398	1.1														
10	255	1.4														
12	177	1.6														
14	130	1.9														
WATTS: 10.2	LPW: 97.9															
LUMENS: 998	CCT: 3000K															
INTENSITY																
DEGREE	CANDELA															
0	25483															
5	8161															
15	463															
25	362															
35	215															
45	0.5															

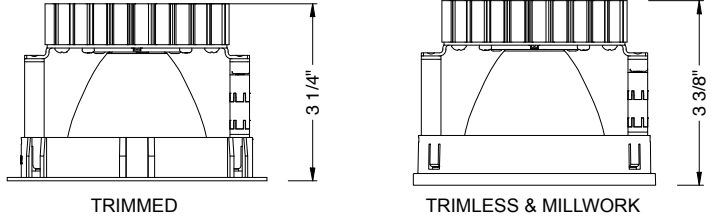
12D 12° NO LENS																
<p>Throw Distance (ft)   Beam Diameter (ft)</p> <table border="1"> <tr><td>6</td><td>330</td><td>1.3</td></tr> <tr><td>8</td><td>185</td><td>1.7</td></tr> <tr><td>10</td><td>119</td><td>2.1</td></tr> <tr><td>12</td><td>82</td><td>2.5</td></tr> <tr><td>14</td><td>61</td><td>2.9</td></tr> </table> <p>Illuminance at Center (fc)</p>		6	330	1.3	8	185	1.7	10	119	2.1	12	82	2.5	14	61	2.9
6	330	1.3														
8	185	1.7														
10	119	2.1														
12	82	2.5														
14	61	2.9														
WATTS: 8.7	LPW: 115															
LUMENS: 1001	CCT: 3000K															
INTENSITY																
DEGREE	CANDELA															
0	11863															
5	7515															
15	660															
25	371															
35	192															
45	0.3															

# alphabet

PROJECT INFORMATION		
JOB NAME		TYPE
ORDERING CODE		

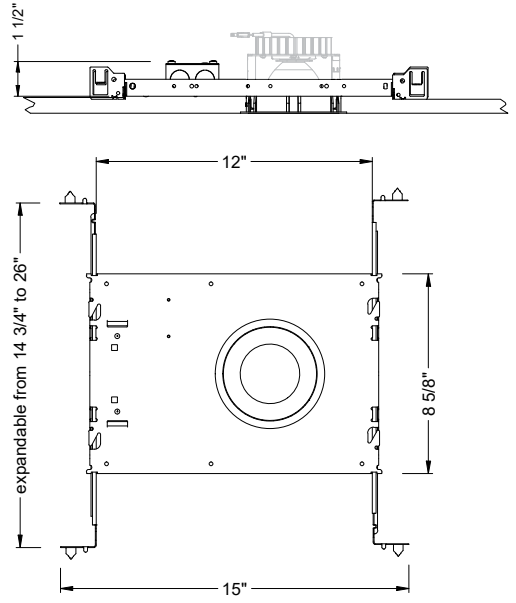
## MOUNTING OPTIONS

### FIXTURE HEIGHT 10M - 30LM CONFIGURATION

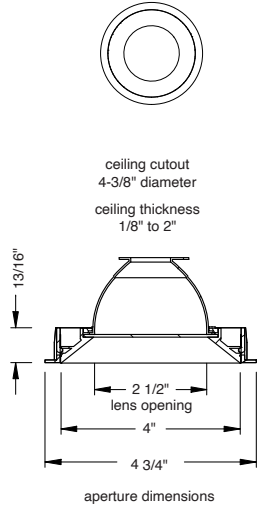


### NC - NEW CONSTRUCTION

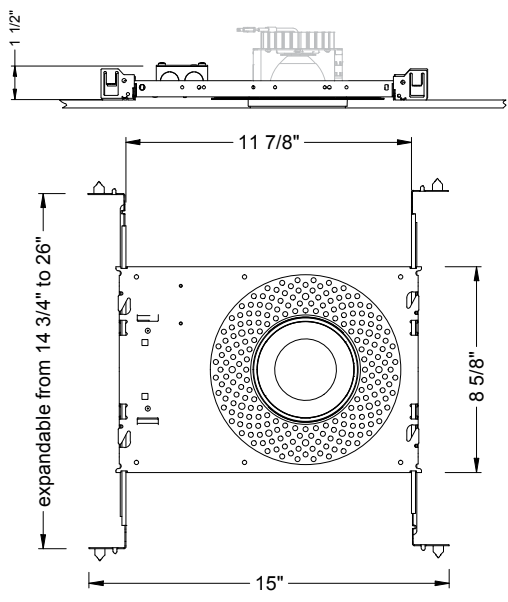
#### TRIM



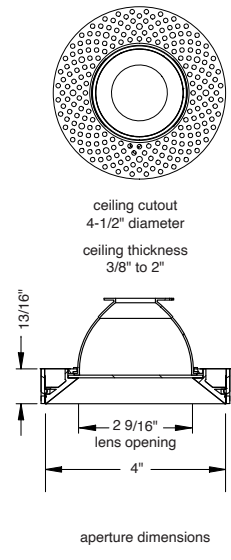
#### TRIM



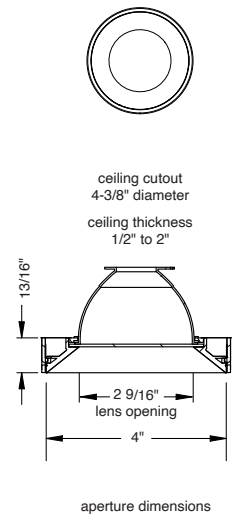
#### TRIMLESS



#### TRIMLESS



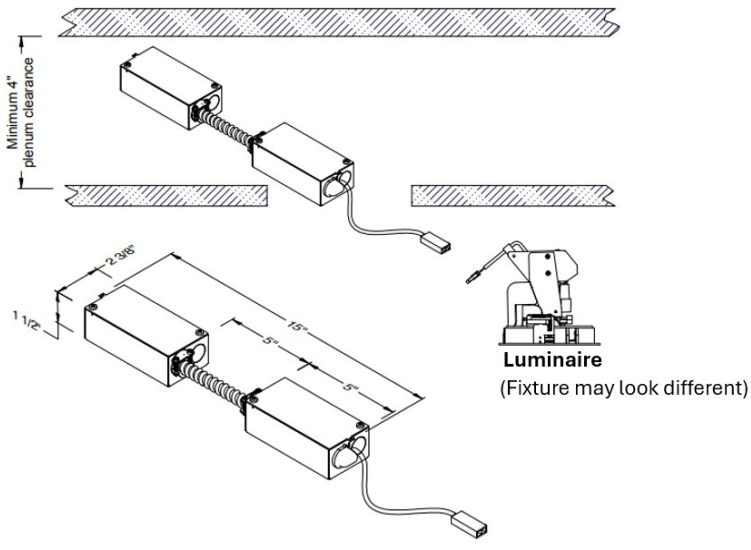
#### TRIMLESS/MILLWORK



PROJECT INFORMATION		
JOB NAME		TYPE
ORDERING CODE		

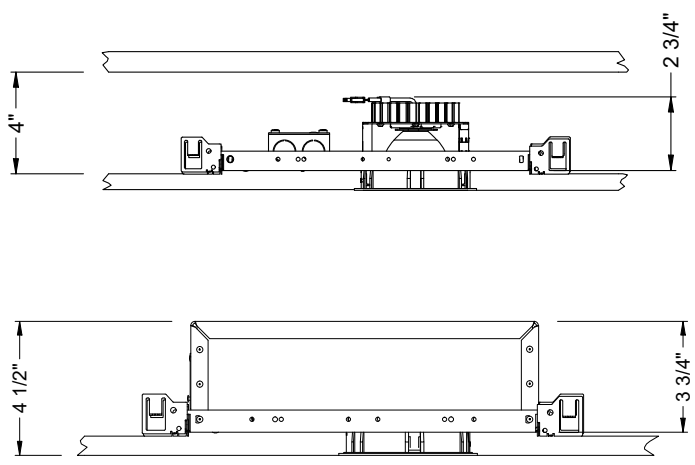
## MOUNTING OPTIONS (CONTINUED)

### RET - RETRO TRIM/TRIMLESS

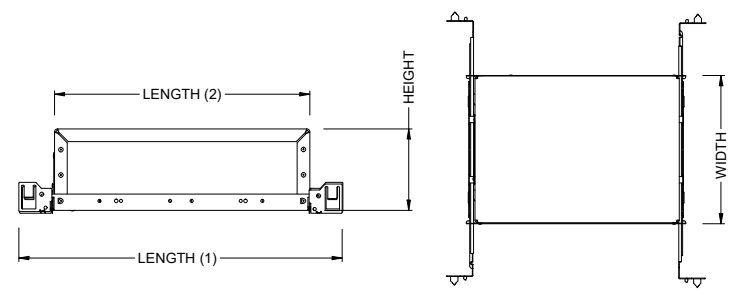


RATINGS / CERTIFICATIONS	NC	RET	IC
TYPE NON-IC	✓	✓	
TYPE IC			✓
CHICAGO PLENUM (CCEA)			
SUITABLE FOR AIR HANDLING PLENUMS	✓	✓	✓
REDUCED AIRFLOW (WITH LENS) ASTM E283	✓	✓	✓

CEILING THICKNESS	
FIXTURE TYPE	MOUNTING TYPE
	STANDARD CEILING THICKNESS
TRIM	1/8" to 2"
TRIMLESS	3/8" to 2"
MILLWORK (TRIMLESS)	1/2" to 2"



### IC - INSULATION CONTACT HOUSING



BOX SIZE	L1	L2	W	H
A	15 - 7/16"	11 - 3/4"	8 - 1/2"	3 - 3/4"

BOX TYPE / LUMEN OUTPUT - NARROW BEAM (8° - 12°)	
LUMEN OUTPUT	IC
10LM	✓
15LM	✓

BOX TYPE / LUMEN OUTPUT - STANDARD BEAMS (20° - 65°)	
LUMEN OUTPUT	IC
10LM	✓
15LM	✓
20LM	✓
25LM	✓
30LM	

PROJECT INFORMATION		
JOB NAME		TYPE
ORDERING CODE		

## BATTERY OPTIONS

### EMERGENCY BATTERY

IOTA's ILB Battery Backups are UL Listed LED emergency drivers that allow the same LED fixture to be used for both normal and emergency operation. In the event of a power failure, the ILB switches to the emergency mode and operates the existing fixture for 90 minutes. The unit contains a battery, charger, and converter circuit in a single can. The Constant Power design of the ILB maintains the output wattage to the LED array even as the system voltage diminishes. UL 924 Listed for U.S. and Canada. UL 1310 Certified, Output Class 2 Compliant. Includes single-piece TBTS test switch and charge indicator accessory kit. For use with switched and unswitched electric fixtures, and includes Two-wire universal AC input. Meets or exceeds all National Electric Code and Life Safety Code Emergency Lighting Requirements. Rated for use in Plenum, Damp Location, Recessed Type IC, and Enclosed and Gasketed Luminares.

### REMOTE TEST SWITCH

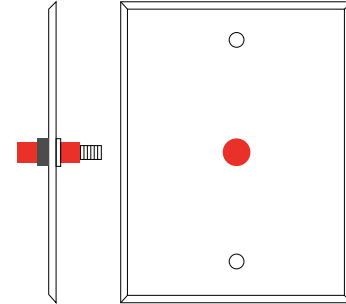
The Remote Test Switch may be mounted adjacent to the LED Fixture by others.

### EMERGENCY BATTERY ACCESS

Above ceiling access is required for service. An access panel in the ceiling (or other form of access) adjacent to the installation location of the Emergency Battery is required.

### REMOTE LOCATION

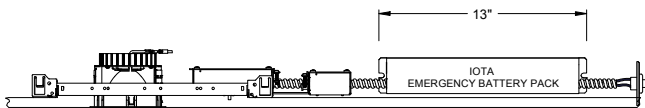
Maximum remote mounting distance of the emergency driver shall be 50 feet. Remote location wiring provided by others. Follow all Local and National Electric/Building Codes.



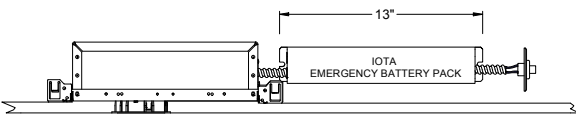
Remote Test Switch

EM MODE OUTPUT (DELIVERED LUMENS)			
LUMEN ORDERING CODE	EM7	EM10	EM12
ALL OPTIONS (10LM TO 30LM)	700LM	1000LM	1200LM
Notes: Based on 30K, 80CRI			

## NC - NEW CONSTRUCTION WITH EM BATTERY (REMOTE TEST SWITCH)

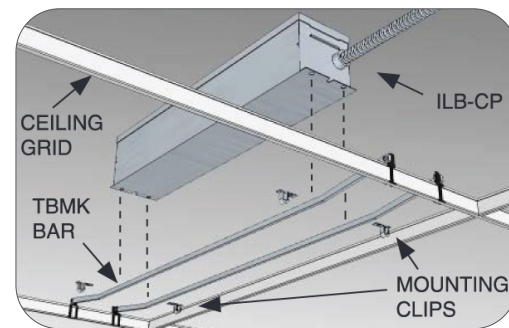


## IC - INSULATION CONTACT HOUSING WITH EM BATTERY (REMOTE TEST SWITCH)



### Accessory

76066 Optional T-Grid Mounting Kit<sup>2</sup>



2. Can be used with any of the Emergency Battery Backups. Must be ordered as a separate line item.

# PROJECT COMMENTS



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

DATE: 5/21/2026

PROJECT NUMBER: SP2026-017  
PROJECT NAME: Site Plan for Rockwall Neighborhood Shops  
SITE ADDRESS/LOCATIONS: 1750 & 1760 State Highway 276, Rockwall, TX 75032

CASE CAPTION: Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a Site Plan for two (2) Commercial/Retail Buildings on a 3.854-acre portion of a larger 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/21/2026	Needs Review

05/21/2026: 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 two (2) Commercial/Retail Buildings on a 3.854-acre portion of a larger 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276.

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

M.3 For reference, include the case number (SP2026-017) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish easements.

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

#### APPROVED:

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

M.6 Site Plan.

(1) As a note, the drive-through restaurant will require the approval of a Specific Use Permit (SUP). (Land Use Schedule, Article 04, UDC)

- (2) Please remove "Conceptual" from the site plan title block. (Subsection 03.04. A, of Article 11, UDC)
- (3) Please provide the perimeter dimensions of the proposed buildings. (Subsection 03.04. B, of Article 11, UDC)
- (4) Please indicate the distance between the two (2) buildings. (Subsection 03.04. B, of Article 11, UDC)
- (5) Please indicate the distance between the buildings and the property lines. (Subsection 03.04. B, of Article 11, UDC)
- (6) Please delineate and label the 15-foot front setback along SH-276. In addition, please remove the landscape buffers from the site plan. (Subsection 03.04. B, of Article 11, UDC)
- (7) Please label the fire lanes and indicate them as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
- (8) Please label the sidewalks along John King Boulevard and SH-276. The sidewalk along John King Boulevard must be 10-feet in width and meander. The sidewalk along SH-276 must be eight (8) feet in width and meander. (Subsection 03.04. B, of Article 11, UDC)
- (9) Please indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. (Subsection 03.02, of Article 06, UDC)
- (10) Please note that all signage will be reviewed with a separate building permit. (Subsection 06.02. F, of Article 05, UDC)
- (11) Please delineate and label and proposed fencing. (Subsection 08.02. F, of Article 08, UDC)
- (12) Any ground mounted utility equipment including transformers must be screened with a minimum of five (5) gallon evergreen shrubs. (Subsection 01.05. C, of Article 05, UDC)
- (13) Please provide a note that there shall be no outside storage or above ground storage tanks. (Subsection 01.05. D, of Article 05, UDC)
- (14) The dumpster enclosure must be a minimum of 12-feet by 10-feet, be eight (8) feet in height, faced with the same masonry material as the building, and incorporate a self-latching mechanism on the gate. (Subsection 01.05. B, of Article 05, UDC)
- (15) All overhead utility distribution lines must be placed underground. (Subsection 03.03, of Article 04, UDC)

#### M.7 Landscape Plan.

- (1) Please provide the percentage of pervious vs. impervious cover. (Subsection 01.01. B, of Article 05, UDC)
- (2) All shrubs shall be a minimum of five (5) gallons. (Subsection 05.003. B, of Article 08, UDC)
- (3) The landscape buffer along SH-276 is a minimum of 15-feet. (Subsection 05.01, of Article 08, UDC)
- (4) Berms shall be not be located within any utility easements. (Subsection 05.01, of Article 08, UDC)
- (5) A minimum of one (1) row of four (4) or more trees shall be planted along the perimeter of the property to the rear of the building. (Subsection 06.02, of Article 05, UDC)
- (6) Please provide evergreen shrubs along and in front of the proposed drive-through. (Subsection 05.02, of Article 08, UDC)
- (7) Please provide a note that the irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)

#### M.8 Photometric Plan.

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) Light levels shall not be greater than 0.2 FC at all non-residential and right-of-way property lines, and 0.0 FC at all residential property lines. Please provide the light levels at the property line. (Subsection 03.03, of Article 07, UDC)
- (3) Light poles shall be no greater than 20-feet in height. (Subsection 03.03. D, of Article 07, UDC)
- (4) Please provide cut sheets for the proposed light fixtures. All fixtures must be oriented downward and be fully shielded. (Subsection 03.03, of Article 07, UDC)

#### M.9 Building Elevations.

- (1) A minimum of 20% natural or quarried stone is required on each façade of the proposed buildings. (Subsection 06.02. C, of Article 05, UDC)
- (2) Please incorporate accent brick or stone. Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of primary brick or stone materials in an elevation. (Subsection 06.02, of Article 05, UDC)
- (3) Please ghost in the elevations beyond each façade. This allows staff to see how the back side of the parapets are designed. (Subsection 04.01, of Article 05, UDC)
- (4) Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade, not including windows and doors. (Subsection 04.01, of Article 05, UDC)
- (5) Cementitious material shall not be utilized within the first four (4) feet from grade. (Subsection 06.02. C, of Article 05, UDC)
- (6) Cementitious material shall be limited to 50% on each building façade. (Subsection 06.02. C, of Article 05, UDC)
- (7) Please provide a note that the backside of the parapets will be finished in the same material as the exterior facing façade. (Subsection 06.02. C, of Article 05, UDC)
- (8) The minimum number of architectural elements for buildings of this side is four (4). Please provide and label any provided architectural elements. (Subsection 06.02. C, of

Article 05, UDC)

(9) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. (Subsection 06.02. C, of Article 05, UDC)

(10) Given that the subject property is located within an Overlay District, each side of the buildings are required to meet the primary articulation standards, which can be found within the General Commercial District Standards. At this time, the buildings do not meet the vast majority of the articulation requirements. Please review these requirements and provide updated building elevations.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on June 2, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

M.11 Any requirements corrected by the applicant shall be considered a variance/exception and shall require a three-quarter majority vote from the Planning and Zoning Commission. According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures. For every requested exception or variance, two (2) compensatory measures must be provided. (Subsection 09, of Article 11, UDC)

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

- (1) Planning & Zoning meeting/work session meeting will be held on May 26, 2026.
- (2) Planning & Zoning meeting/public hearing meeting will be held on June 9, 2026.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/20/2026	Approved w/ Comments

05/20/2026: 1. Maximum hydrant lead length is 50'.

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No signage is allowed within easements or ROW.
- No structures or fences is allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

Drainage Items:

- Detention is required.
- Drainage calculations are based on property zoning, not land area use.
- Property drains in multiple directions. Drainage may not be increased towards any direction.

- Detention ponds must be in a drainage easement maintained by the property owner. The drainage easement shall be located at the 2' freeboard elevation.
- An emergency spillway, located at the 2' freeboard elevation, will be required for the detention pond.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to a detention pond or the 100yr floodplain. Minimum 2' above 100-year WSEL.
- Existing flow patterns must be maintained. A portion of the site drains to an existing wye inlet located at the intersection of SH-276 and S. John King Blvd. The other portion of the site drains to the southwest side of the property.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Gas pump areas must drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

#### Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main along S. John King Blvd. available for use for 8" internal site water loop.
- There is an existing 8" sewer main on the other side of John King Blvd. - you would need to dry bored and steel encase under the roadway to tie into this sewer main. There is also sewer on the southern property line of the school on the east side of John King. No City utilities allowed in John King or SH 276 ROW. Easements will be required.
- All utility crossings of John King and SH276 must be by dry bore and steel encased.
- Private commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- Maximum hydrant lead is 50'.
- All public utilities must be centered within an easement.
- \$439.71/acre sewer pro-rata to be paid at Engineering
- Off-site sanitary sewer is required.
- An Infrastructure Study will be required. Review fees apply.

#### Paving Items:

- Must meet City driveway spacing requirements along John King Blvd.
- Must meet TXDOT driveway spacing requirements along SH-276.
- A TXDOT permit will be required for the proposed driveways along SH-276.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- No rock, gravel, or asphalt allowed in any area.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Must build a left turn lane to TXDOT requirements on John King Blvd.
- Drainage culverts for driveways (if needed) will need to be engineered.
- A deceleration lane will be required on SH 276 and John King at the driveways.
- A left turn lane will be required on John King that meets TXDOT and City requirements.
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees

apply.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved w/ Comments

05/19/2026: The Fire Department Connection (FDC) shall be located on the fire lane side of the building and shall be visible and accessible from the fire lane. The FDC shall be located within 100 feet of an approved fire hydrant and within 50 feet of approved fire lane access. The FDC shall remain clear and unobstructed at all times and shall be provided with a minimum 5-foot-wide clear, all-weather access path from the fire lane to the FDC location.

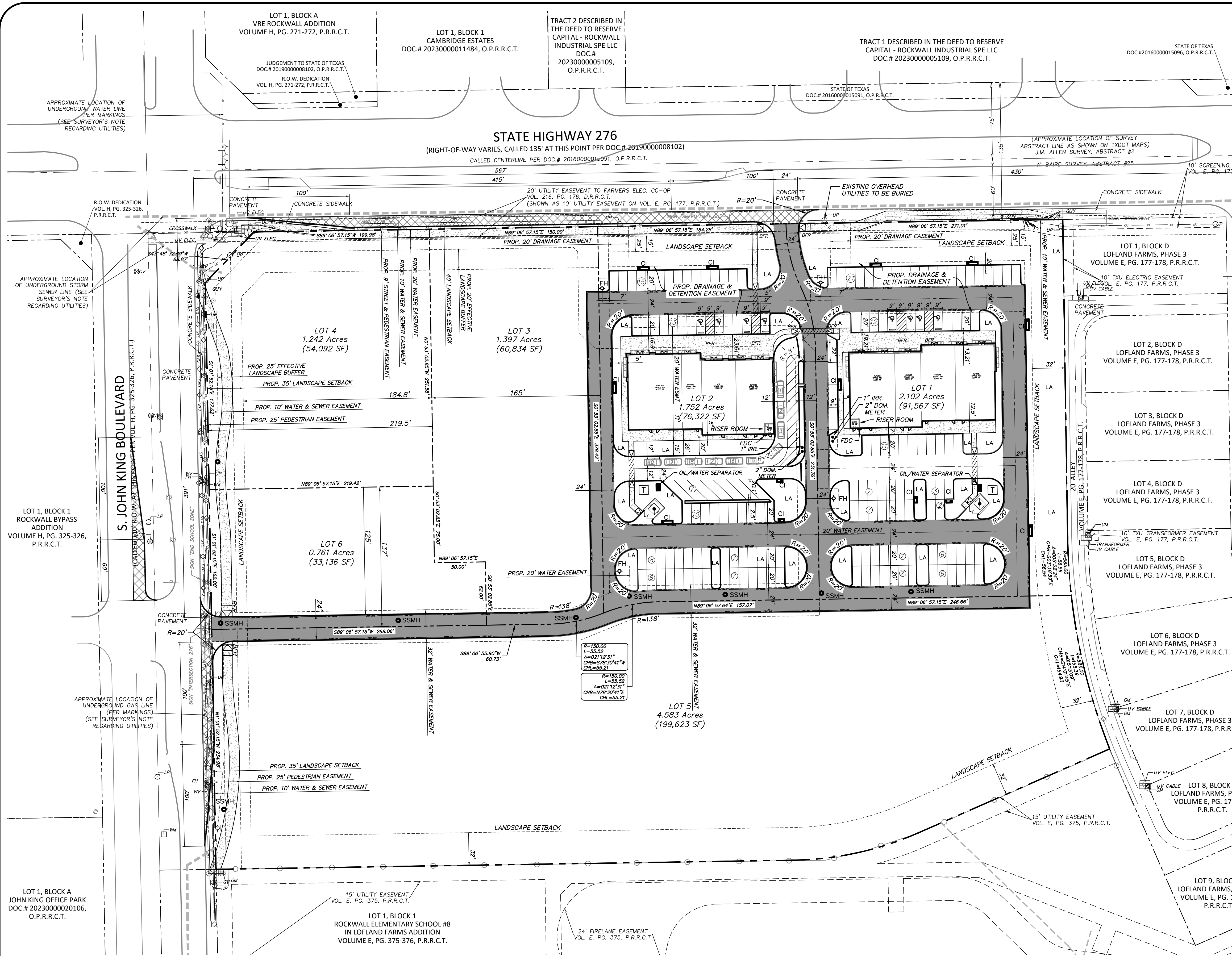
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved w/ Comments

05/18/2026: Lot 2 Building will be 1750 STATE HIGHWAY 276, ROCKWALL, TX 75032  
Lot 1 Building will be 1760 STATE HIGHWAY 276, ROCKWALL, TX 75032  
\*Suite numbers are ok as you've indicated on site plan drawing. Other lots will be addressed when they develop.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved w/ Comments

05/18/2026: 1. There are better varieties of turfgrass available such as Tif Tuf and Tahoma 31 that are more drought, shade, cold and wear tolerant.  
2. Tree preservation plan approved



- General Items:**
- Must meet City 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Sewer, Roadway).
  - Minimum easement width is 20' for new easements.
  - No signage is allowed within easements or ROW.
  - No structures or fences is allowed within easements or ROW.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
  - Required 10' utility easement along all street frontages.
  - All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
  - The property must be platted.
  - Tree mitigation will be required when removing existing trees on the property.
  - Need to show existing and proposed utilities on the Site Plan.
  - Additional comments may be provided at time of Site Plan and Engineering Design.

- Drainage Items:**
- Detention is required.
  - Drainage calculations are based on property zoning, not land area use.
  - Property drains in multiple directions. Drainage may not be increased towards any direction.
  - Detention ponds must be in a drainage easement maintained by the property owner. The drainage easement shall be located at the 2' freeboard elevation.
  - An emergency spillway, located at the 2' freeboard elevation, will be required for the detention pond.
  - No vertical walls allowed in detention easement. Max 4:1 side slopes.
  - No public water or sewer allowed within the detention easement.
  - The 100-year WSEL must be called out for detention ponds.
  - FFE for all buildings must be called out when adjacent to a detention pond or the 100yr floodplain. Minimum 2' above 100-year WSEL.
  - Existing flow patterns must be maintained. A portion of the site drains to an existing wye inlet located at the intersection of SH-276 and S. John King Blvd. The other portion of the site drains to the southwest side of the property.
  - Grate inlets are not allowed.
  - Dumpster areas to drain to oil/water separator and then to the storm lines.
  - Gas pump areas must drain to oil/water separator and then to the storm lines.
  - The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
  - Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
  - Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
  - There is an existing 12" water main along S. John King Blvd. available for use for 8" internal site water loop.
  - There is an existing 8" sewer main on the other side of John King Blvd. - you would need to dry bored and steel encase under the roadway to tie into this sewer main. There is also sewer on the southern property line of the school on the east side of John King. No City utilities allowed in John King or SH 276 ROW. Easements will be required.
  - All utility crossings of John King and SH276 must be by dry bore and steel encased.
  - Private commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
  - Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
  - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - Min 20' utility easements.
  - Water to be 10' separated from storm and sewer lines.
  - Maximum hydrant lead is 50'.
  - All public utilities must be centered within an easement.
  - \$439.71/acre sewer pro-rata to be paid at Engineering
  - Off-site sanitary sewer is required.
  - An Infrastructure Study will be required. Review fees apply.

- Paving Items:**
- Must meet City driveway spacing requirements along John King Blvd.
  - Must meet TXDOT driveway spacing requirements along SH-276.
  - A TXDOT permit will be required for the proposed driveways along SH-276.
  - All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
  - All Parking to be 20'x9' minimum. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
  - No dead-end parking allowed without an City approved turnaround.
  - No rock, gravel, or asphalt allowed in any area.
  - Drive isles to be 24' wide.
  - Fire lane to be 24' wide and in a platted easement.
  - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
  - Must build a left turn lane to TXDOT requirements on John King Blvd.
  - Drainage culverts for driveways (if needed) will need to be engineered.
  - A deceleration lane will be required on SH 276 and John King at the driveways.
  - A left turn lane will be required on John King that meets TXDOT and City requirements.
  - A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.

- 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".
  - No landscape berms or tree plantings shall be located on top of City utilities or within easements.

**Operation & Maintenance Plan for Structural Control Measures:**

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

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

**Note:**  
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

Issue Date	Description
1 05/15/2026	Site Plan Submittal
2	
3	
4	
5	
6	

**CROSS ENGINEERING CONSULTANTS**

1720 W. Virginia Street • McKinney, Texas 75069  
972.502.4409 • Texas P.E. Firm No. F-935

**ROCKWALL NEIGHBORHOOD SHOPS**

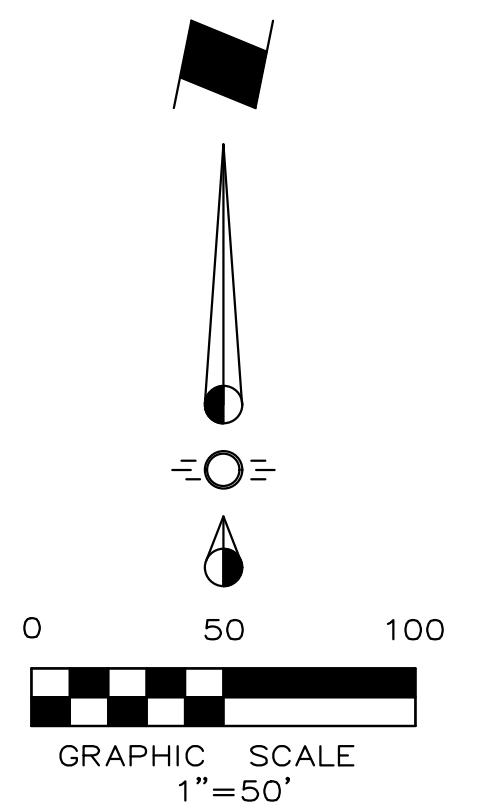
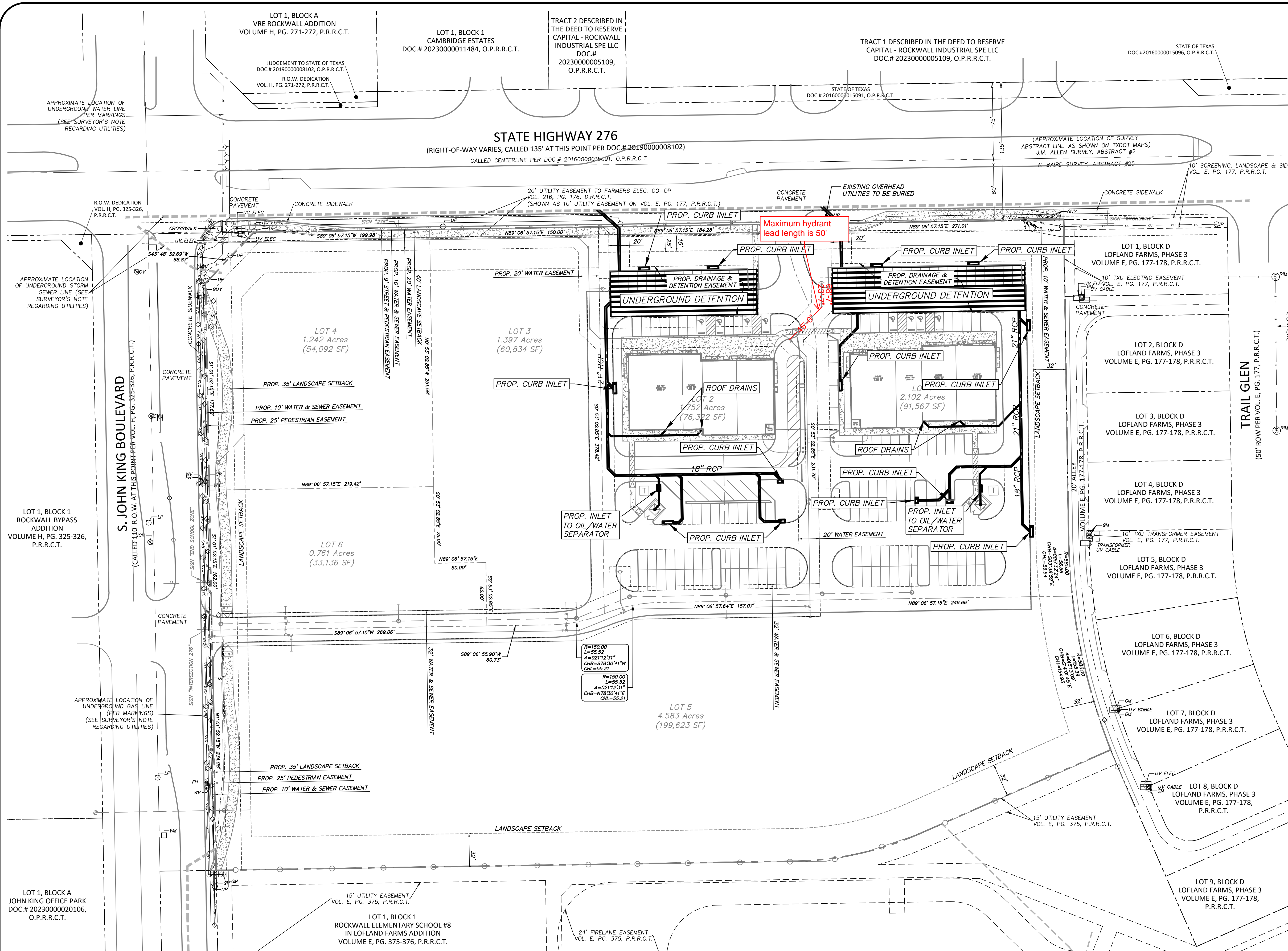
SLATE LAND & DEVELOPMENT CO.

CITY OF ROCKWALL, TEXAS

Project No. 25086

05/15/2026

ROCKWALL NEIGHBORHOOD SHOPS



**GENERAL/DRAINAGE NOTES**

1. All materials and construction shall be in accordance with City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
2. Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All storm sewer pipe 18" and larger shall be Class III RCP unless otherwise noted. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal, unless otherwise noted (RCP only under fire lanes).
5. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealer.
7. All roof drain laterals shall be 0.50% min. slope.

**Note:**  
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

**STOP!**  
**CALL BEFORE YOU DIG**



(@ least 72 hours prior to digging)

Issue Date	Description
1 05/15/2026	Site Plan Submittal
2	
3	
4	
5	
6	

**CROSS**  
ENGINEERING CONSULTANTS

1720 W. Virginia Street • McKinney, Texas 75069  
972.562.4409 • Texas P.E. Firm No. F-935

PRELIMINARY STORM PLAN

ROCKWALL NEIGHBORHOOD SHOPS

SLATE LAND & DEVELOPMENT CO.

CITY OF ROCKWALL, TEXAS

Sheet No. \_\_\_\_\_

Project No. 25086

05/15/2026

ROCKWALL NEIGHBORHOOD SHOPS



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **SEC Hwy 276 and Hwy205 Bypass (S John King Blvd)**

SUBDIVISION **Rockwall Neighborhood Shops**

LOT **1-6** BLOCK **1**

GENERAL LOCATION **SEC Hwy 276 and Hwy205 Bypass (S John King Blvd)**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-045**

CURRENT USE **Vacant**

PROPOSED ZONING **N/A**

PROPOSED USE **Commercial (Retail/Rest.)**

ACREAGE **11.836**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **5**

**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 **Providence Village Neighborhood Shops on 380 by Slate, LLC & SV Rockwall LLC**

APPLICANT **Cross Engineering Consultants, Inc.**

CONTACT PERSON **Kris Ramji**

CONTACT PERSON **Mitchell Mulholland**

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

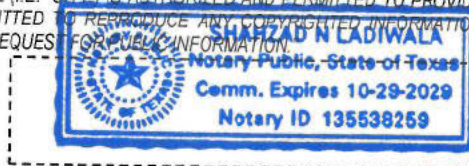
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 436.72 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>th</sup> DAY OF May, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF May, 2026.

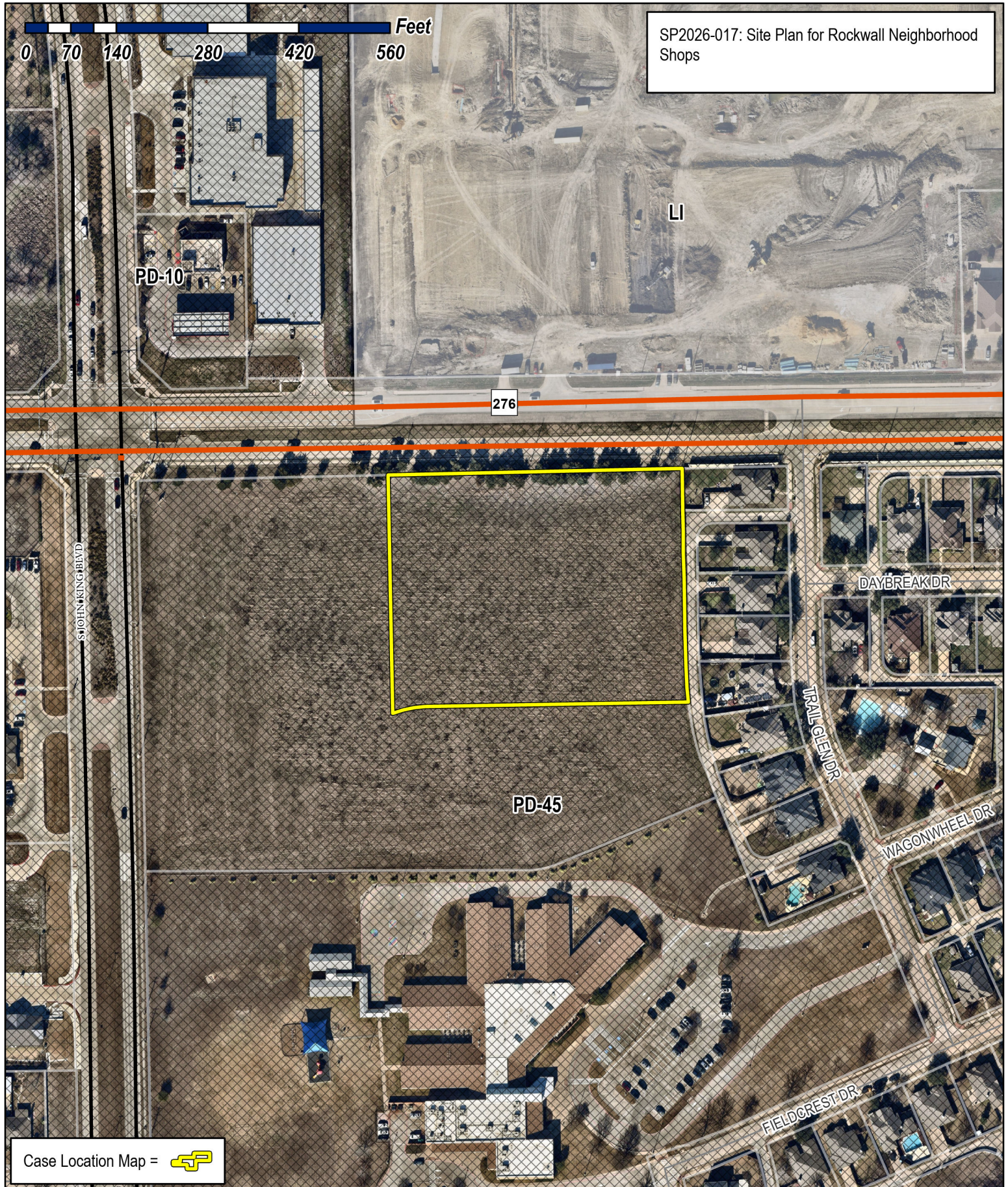
OWNER'S SIGNATURE

*Kris Ramji*


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10-29-29



SP2026-017: Site Plan for Rockwall Neighborhood Shops

Case Location Map = 

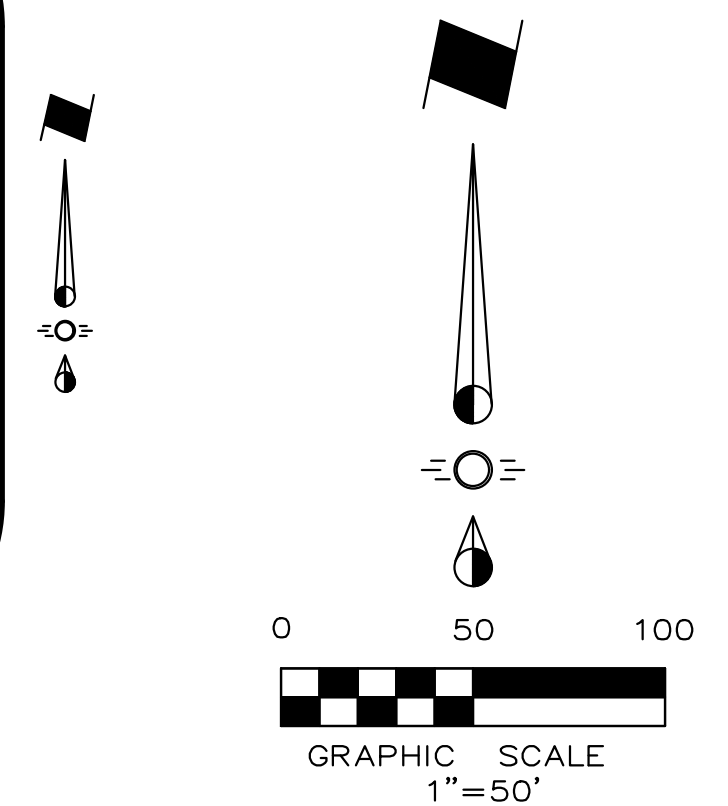
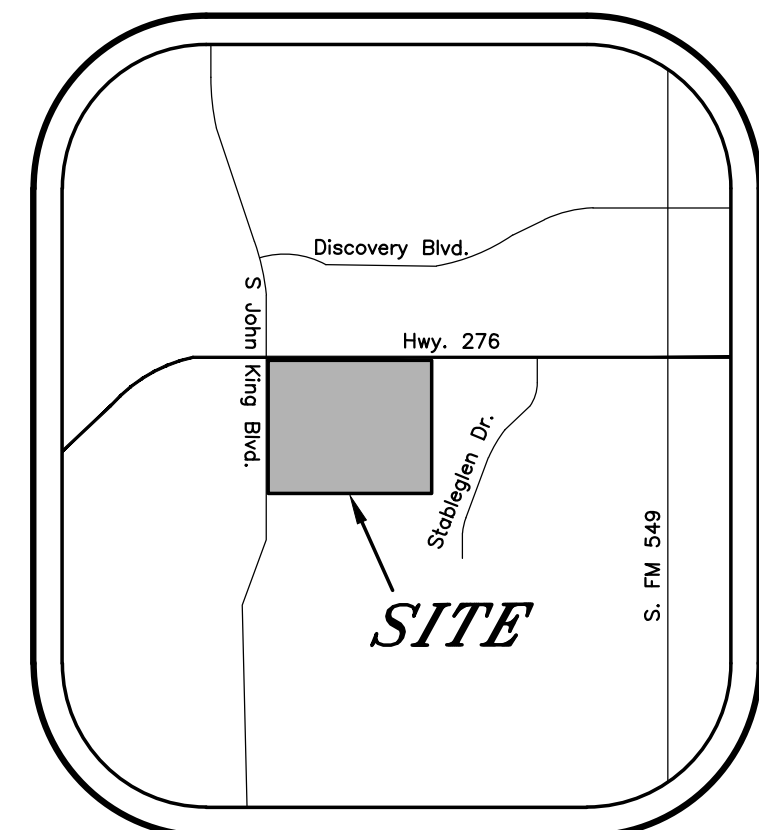
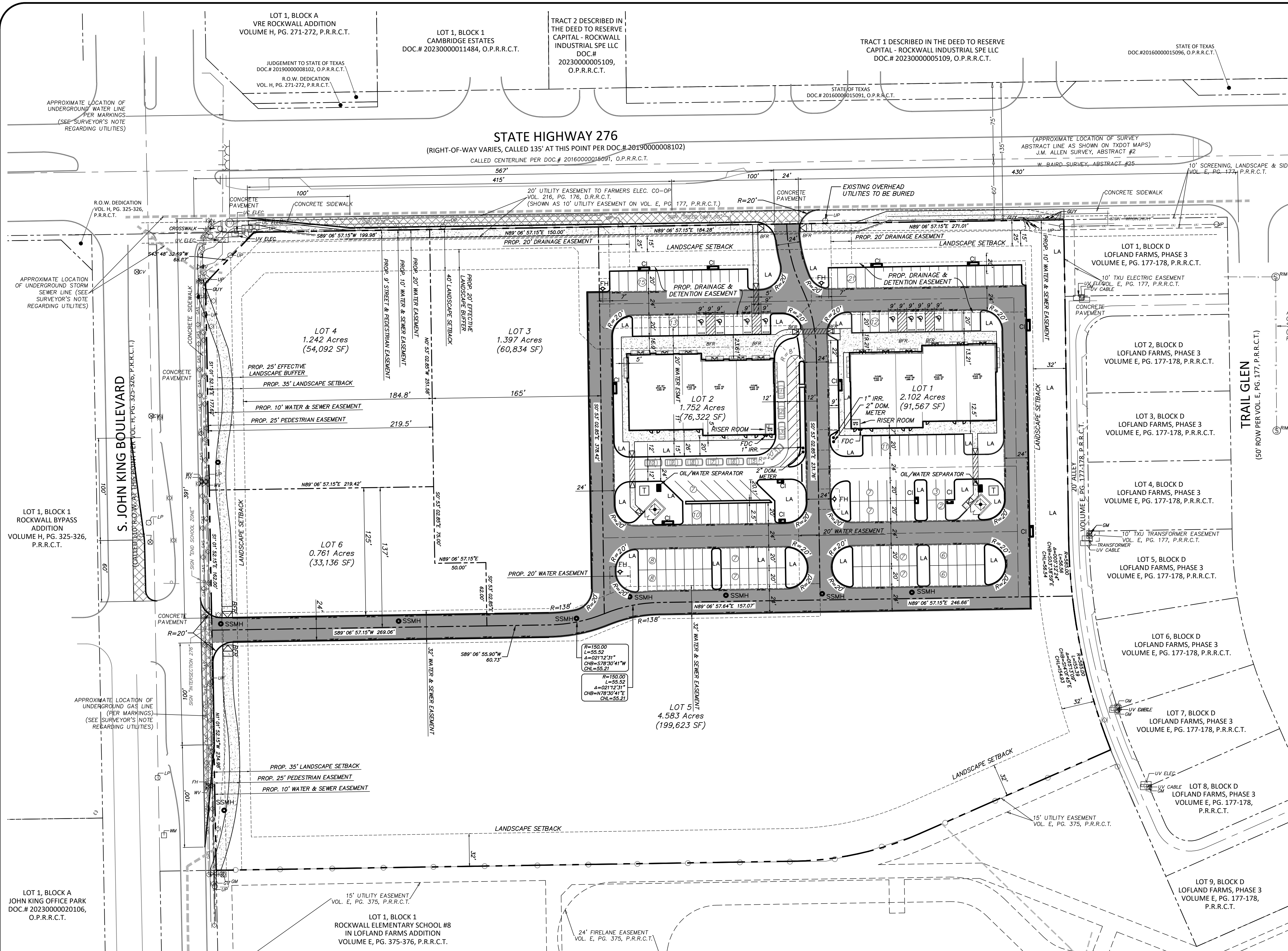


# City of Rockwall

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

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





VICINITY MAP  
NTS

**LEGEND**

	Barrier Free Ramp (Per City Standard Details)
	LA Landscape Area
	CI Curb Inlet
	SSMH Sanitary Sewer Manhole
	T Transformer
	Proposed Wheel Stop

**SITE DATA TABLE**

LOT SIZE	LOT 1	LOT 2
		2.102 ACRES 91,567 SF
<b>USE / BUILDING AREA</b>		
RETAIL	2,500 SF - 23.4%	4,000 SF - 37.5%
RESTAURANT (FS)	8,171 SF - 76.6%	4,175 SF - 39.1%
MEDICAL OFFICE	- SF - 0%	2,500 SF - 23.4%
<b>TOTAL</b>	<b>10,671 SF</b>	<b>10,675 SF</b>
<b>REQUIRED PARKING</b>		
RETAIL (1 PER 250 S.F.)	10 SPACES	16 SPACES
RESTAURANT (FS) (1 PER 100 S.F.)	82 SPACES	42 SPACES
MEDICAL OFFICE (1 PER 200 S.F.)	0 SPACES	13 SPACES
<b>TOTAL</b>	<b>92 SPACES</b>	<b>71 SPACES</b>
<b>PARKING PROVIDED</b>	<b>93 SPACES</b>	<b>75 SPACES</b>
HANDICAP REQUIRED	4 SPACES	4 SPACES
HANDICAP PROVIDED	4 SPACES	4 SPACES
LANDSCAPE COVERAGE	29,842 SF - 32.6%	15,300 SF - 20%

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

**OWNER:**  
PROVIDENCE VILLAGE NEIGHBORHOOD SHOPS ON 380 BY SLATE LLC.  
AND SV ROCKWALL LLC.  
5729 LEBANON RD., STE. 144589  
FRISCO, TEXAS 75034

**STOP!**  
**CALL BEFORE YOU DIG**



(@ least 72 hours prior to digging)

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

**Note:**  
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

Issue Date	Description
1 05/15/2026	Site Plan Submittal
2	
3	
4	
5	
6	

**CROSS**  
ENGINEERING CONSULTANTS

1720 W. Virginia Street • McKinney, Texas 75069  
972.562.4409 • Texas P.E. Firm No. F-935

CONCEPTUAL SITE PLAN

ROCKWALL NEIGHBORHOOD SHOPS

SLATE LAND & DEVELOPMENT CO.

CITY OF ROCKWALL, TEXAS

Sheet No. \_\_\_\_\_  
Project No. 25086

ROCKWALL NEIGHBORHOOD SHOPS

**GENERAL NOTES**

CONTRACTORS, SUBCONTRACTORS, SUPPLIERS, AND ALL INVOLVED IN THE WORK SHALL INSPECT THE SITE BEFORE BIDDING THE WORK IN ORDER TO DETERMINE THE EXTENT OF EXISTING WORK TO REMAIN, EXISTING WORK TO BE DEMOLISHED, CLEARANCES, ACCESSIBILITY AND ANY OTHER ITEMS THAT MIGHT AFFECT THEIR BID AND WORK. PERFORM WORK, PROVIDE EQUIPMENT, PROVIDE MATERIALS, ETC. AS REQUIRED FOR PROPER COMPLETION OF THE PROJECT. THE DRAWINGS MAY NOT SHOW ALL ITEMS OR CONDITIONS. THE CONTRACTOR SHALL NOT RECEIVE EXTRA PAYMENT FOR REQUIREMENTS WHICH CAN BE INFERRED THROUGH OBSERVATION OF EXISTING CONDITIONS AT THE SITE. IN THE EVENT CONCEALED CONDITIONS ARE ENCOUNTERED WHICH VARY SIGNIFICANTLY FROM THOSE INDICATED ON THE DRAWINGS, NOTIFY THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND ALL OTHERS INVOLVED IN THE WORK SHALL REVIEW THE COMPLETE CONTRACT DOCUMENTS AND HAVE KNOWLEDGE OF ALL THE WORK TO BE PERFORMED BY ALL TRADES, ETC. AND SHALL COORDINATE THEIR WORK FULL WITH SAID TRADES.

THE G.C. SHALL CAREFULLY REVIEW THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS AND VERIFY/COORDINATE ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO BEGINNING ANY WORK. THE G.C. SHALL REPORT ANY INCONSISTENCIES TO THE OWNER AND ARCHITECT IMMEDIATELY FOR RESOLUTIONS BEFORE BEGINNING EACH PORTION OF THE WORK.

IF THE G.C. DOCUMENTS ARE FOUND TO BE UNCLEAR, AMBIGUOUS, OR CONTRADICTORY, THE G.C. MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. G.C. SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ADDENDA AND CHANGE ORDERS.

THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.

THE TERM "G.C." AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR THE SUBCONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUBCONTRACTOR FOR ANY PART OF THE WORK.

THE G.C. SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS.

THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

THE G.C. SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS, BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, G.C. SHALL NOTIFY OWNER AND ARCHITECT.

THE G.C. SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO COMMENCEMENT OR WORK TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. NOTIFY ARCHITECT IMMEDIATELY IF CONFLICTS BETWEEN EXISTING UTILITIES AND NEW CONSTRUCTION. PATCH, REPAIR AND/OR REPLACE ALL ADVERSELY AFFECTED FINISHES AND SURFACES REQUIRED UPON COMPLETION OF CONSTRUCTION. ALL PARKING AREA PAVEMENT AND NEW CONCRETE PADS SHALL TRANSITION SMOOTHLY.

**LIST OF CONTACTS**

ARCHITECT:  
JAW ARCHITECTS, INC. - JEREMY WILLIAMS  
817-705-3387  
JERAMY@JAW-ARCH.COM

STRUCTURAL:  
RUBIX CONSULTANTS LLC  
CONTACT ARCHITECT

MEP:  
MEP ENGINEERING & DESIGN CONSULTANTS, ROBERT ANDERSON  
CONTACT ARCHITECT

CIVIL:  
CROSS ENGINEERING  
CONTACT ARCHITECT

OWNER:  
SLATE COMMERCIAL  
CONTACT ARCHITECT

**DRAWING SHEET INDEX**

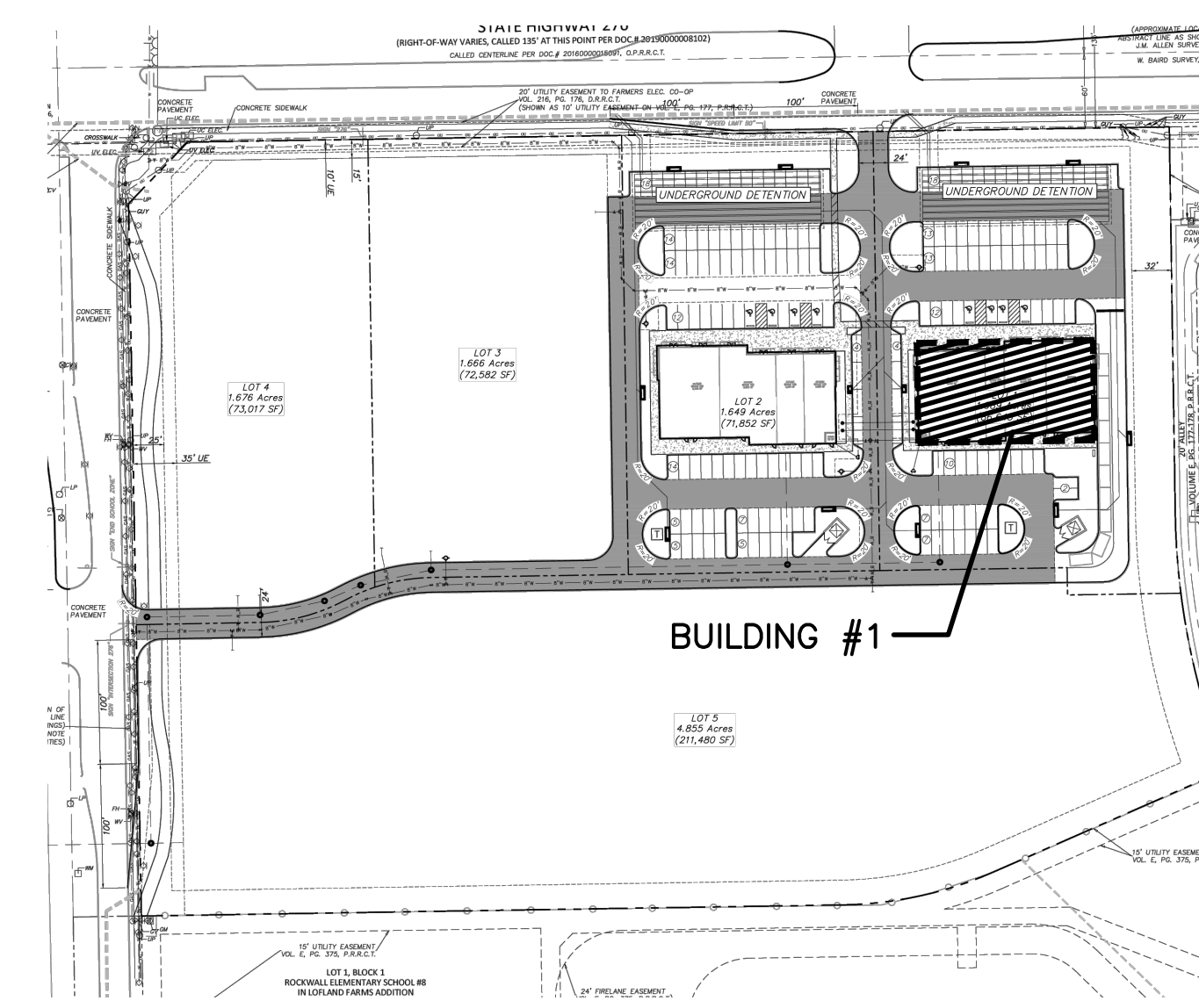
SHEET NAME		PERMIT	REV 1	REV 2	REV 3	REV 4	REV 5	REV 6
<b>ARCHITECTURAL SHEETS</b>								
T1.0	TITLE SHEET	X						
A1.0	DIMENSIONED PLAN	X						
A1.1	NOTED PLAN	X						
A1.2	REFLECTED CEILING PLAN	X						
A1.3	ROOF PLAN	X						
A2.0	EXTERIOR ELEVATIONS	X						
A2.1	EXTERIOR ELEVATIONS	X						
A2.2	COLORLED EXTERIOR ELEVATIONS	X						
A2.3	COLORLED EXTERIOR ELEVATIONS	X						
A4.0	EXTERIOR WALL SECTIONS	X						
A4.1	EXTERIOR WALL SECTIONS	X						
A4.2	EXTERIOR WALL SECTIONS	X						
A5.0	SECTION DETAILS	X						
A5.1	SECTION DETAILS	X						
A6.0	DOOR & WINDOW SCHEDULES	X						
A7.0	DUMPSTER ENCLOSURE PLAN & DETAILS	X						
<b>MEP SHEETS</b>								
E1.0	SITE LIGHTING AND POWER PLAN	X						
E2.0	SHELL POWER & LIGHTING PLAN	X						
E3.0	ELECTRICAL SERVICE RISERS & PANELS	X	X	X				
P1.0	SHELL PLUMBING PLAN	X						
P2.0	PLUMBING DETAILS	X						
<b>STRUCTURAL SHEETS</b>								
S1.0	FOUNDATION PLAN	X						
S1.1	ROOF FRAMING PLAN	X						
S2.0	FOUNDATION DETAILS	X						
S2.1	TRASH ENCLOSURE DETAILS	X						
S3.0	FRAMING DETAILS	X						
S3.1	FRAMING DETAILS	X						
S3.2	FRAMING DETAILS	X						
S3.3	FRAMING DETAILS	X						
S3.4	FRAMING DETAILS	X						
S4.0	GENERAL NOTES	X						

**MULT-TENANT SHELL BUILDING #1**  
**SE CORNER OF HWY 276 & S JOHN**  
**KING BLVD.**  
**ROCKWALL TX, 75032**

**VICINITY MAP**



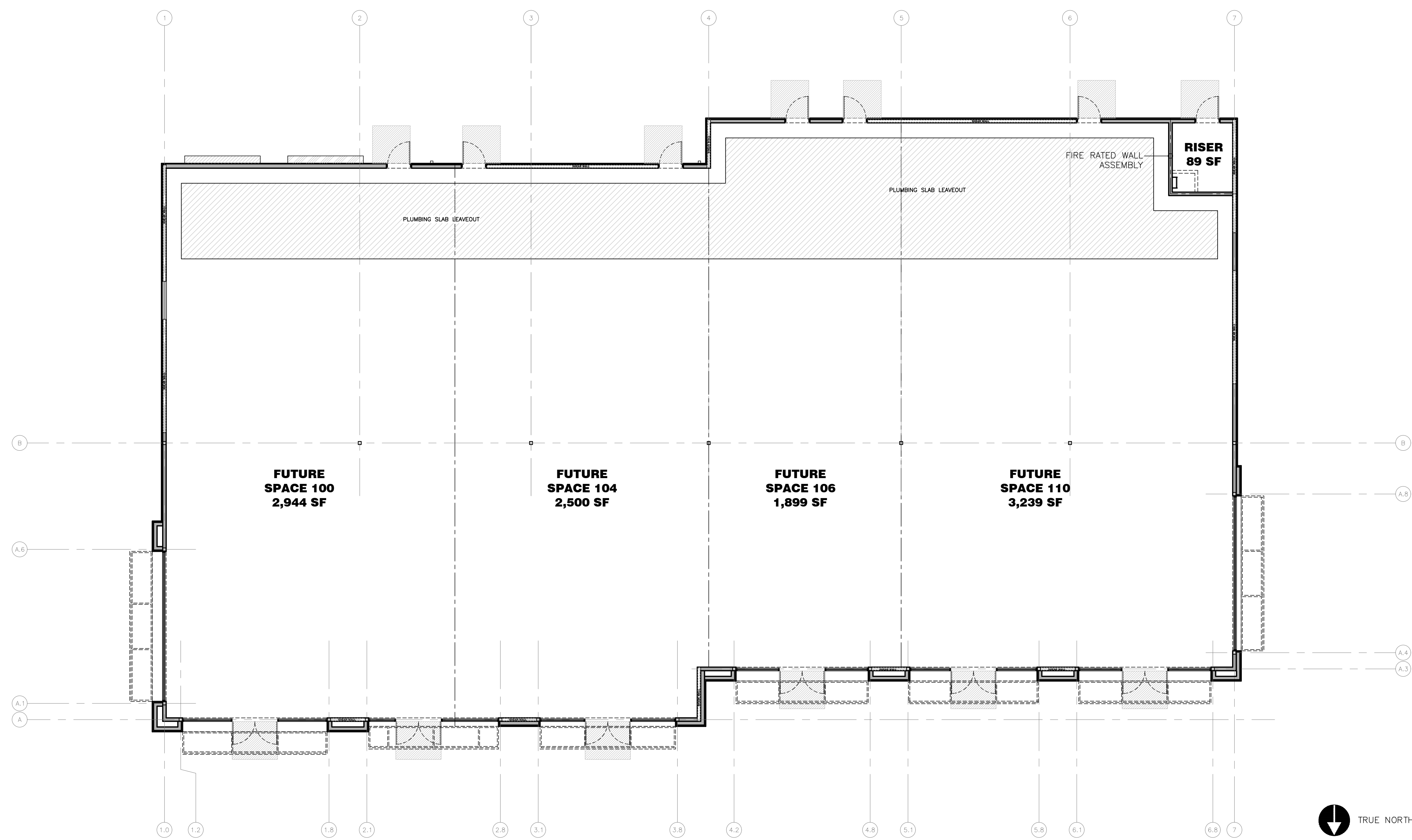
**BUILDING LOCATION DIAGRAM**



**BUILDING LEASING CALCULATIONS**

LEASE SPACE PLAN DATED 05/15/2026				
LEASE SPACE	SIZE SF	% OF WHOLE	% OF RISER SF	TOTAL SF W/RISER
Space 100-Available	2,944	27.82%	24.76	2,969
Space 104-Available	2,500	23.63%	21.03	2,521
Space 106-Available	1,899	17.95%	15.97	1,915
Space 110-Available	3,239	30.61%	27.24	3,266
<b>TOTAL</b>	<b>10,582</b>	<b>100.00%</b>	<b>89.00</b>	<b>10,671</b>
<b>GRAND TOTAL</b>	<b>10,671</b>			

**BUILDING LEASING PLAN**



**BUILDING CODE INFORMATION**

**BUILDING ADDRESS:**  
PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD.  
BUILDING: #1  
CITY: ROCKWALL  
COUNTY: ROCKWALL  
STATE: TEXAS

**BUILDING STRUCTURE:**  
STEEL INTERIOR COLUMNS WITH WOOD ROOF TRUSS  
WOOD STUD EXTERIOR WALL FRAMING

**BUILDING UTILITIES:**  
UNDERGROUND ELECTRICAL SERVICE TO THE BACK OF THE BUILDING  
6" SANITARY SEWER LINES TO THE BACK OF BUILDING W/SLAB LEAVE-OUT  
UNDERGROUND COMMUNICATION SERVICE TO THE BACK OF THE BUILDING  
GAS SERVICE TO THE BACK OF THE BUILDING

**BUILDING CODES:**  
INTERNATIONAL BUILDING CODE 2021  
INTERNATIONAL FIRE CODE 2021  
INTERNATIONAL MECHANICAL CODE 2021  
NATIONAL ELECTRICAL CODE 2020  
INTERNATIONAL PLUMBING CODE 2021  
INTERNATIONAL ENERGY CONSERVATION CODE 2021  
TEXAS ACCESSIBILITY STANDARDS 2012

**BUILDING DATA:**  
OCCUPANCY: MIXED USED (A2, A3, B, M)  
CONSTRUCTION TYPE: 5B  
NUMBER OF STORIES: 1  
BUILDING HEIGHT: 27'-8" TOP OF ROOF  
TOTAL BUILDING AREA: 10,671 SF

**BUILDING OCCUPANCY:**  
10,671 GROSS S.F./100 GROSS      107 OCCUPANTS (ESTIMATED)

**LIFE SAFETY SYSTEMS:**  
EMERGENCY LIGHTING: YES  
EXIT SIGNS: YES  
FIRE ALARM: YES  
DUCT SMOKE DETECTORS WITH AUDIBLE/VISIBLE DEVICE: BY FUTURE TENANTS  
FIRE SPRINKLERS: YES  
SPRINKLER FLOW/TAMPER SWITCH WITH AUDIBLE/VISIBLE DEVICE: YES  
PANIC HARDWARE: YES



ARCHITECT

**SLATE**  
LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

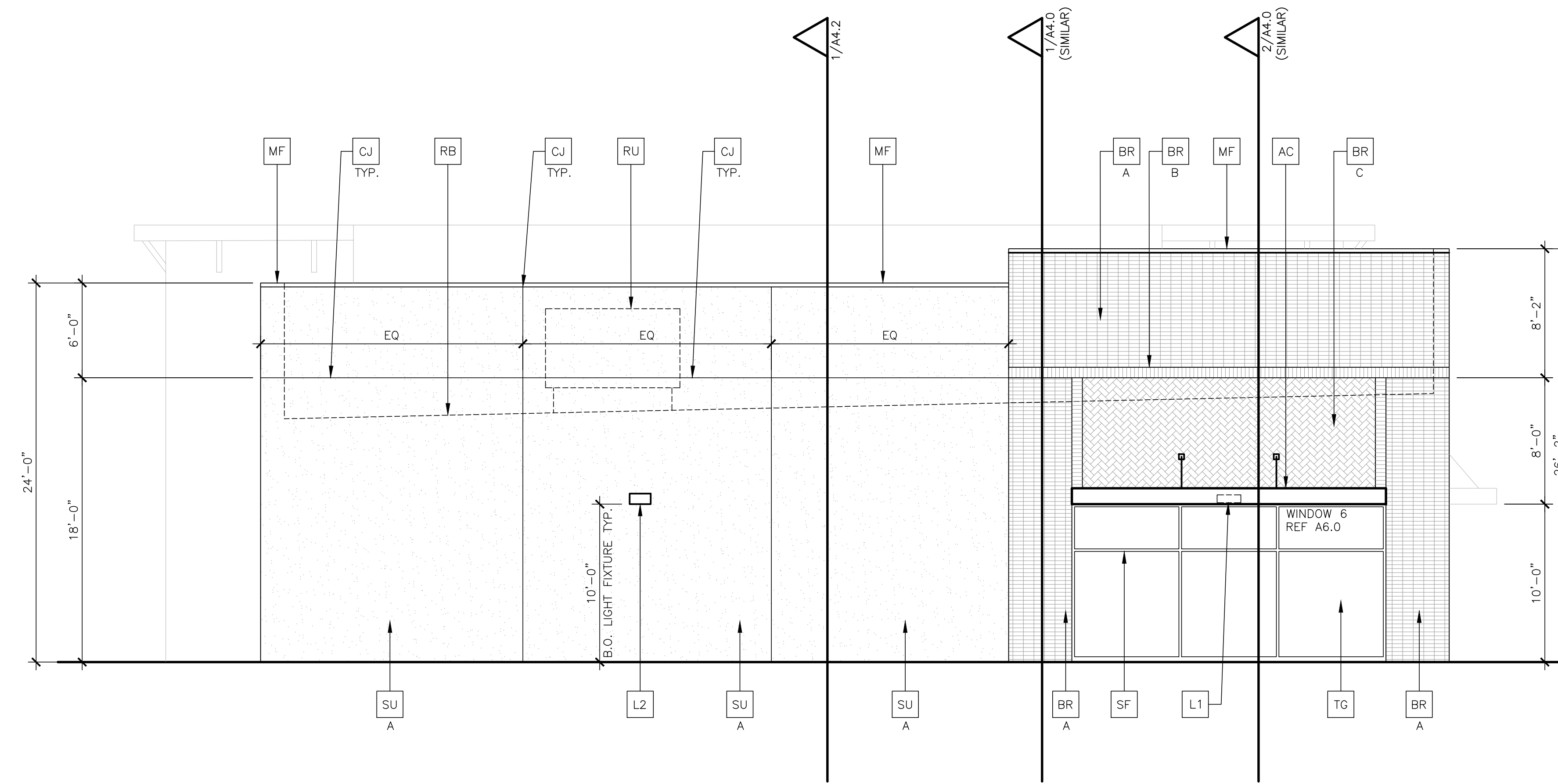
NO.	DATE	DESCRIPTION
1	02/27/2026	PERMIT SET-AMENDS
2	04/24/2026	CLIENT COMMENTS
3	05/08/2026	COORDINATION WITH CIVIL

PROJECT NAME: MT SHELL BUILDING 1  
PROJECT NUMBER: JAW-25-001  
PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)  
PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD., ROCKWALL, TX, 75082

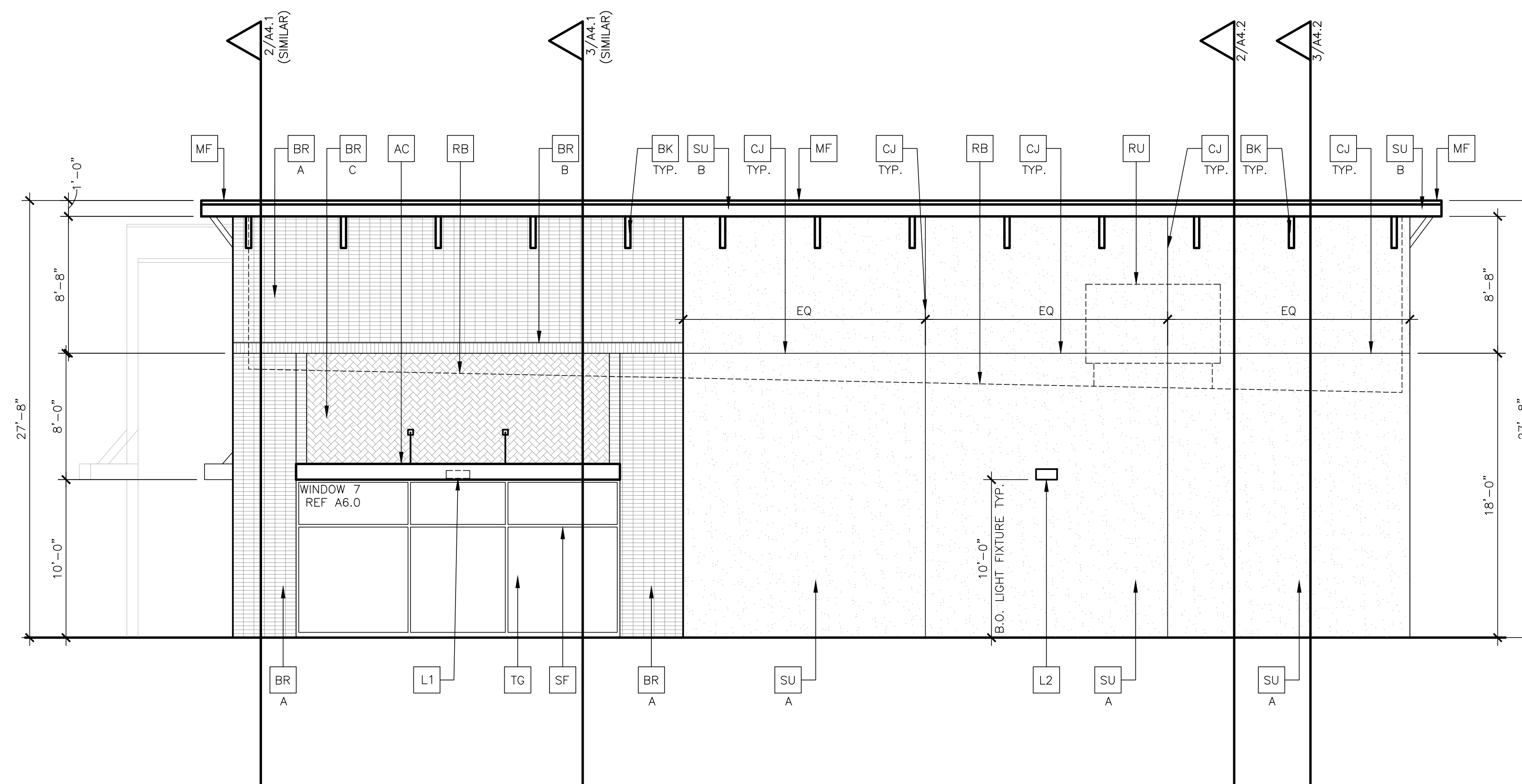
CIVIL DRAWINGS PROVIDED BY OTHERS

**T1.0**





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

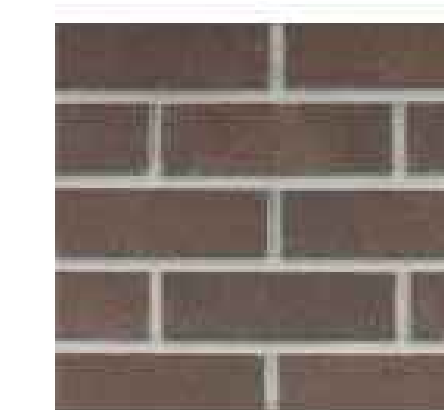


2 - WEST ELEVATION SCALE 3/16"=1'-0"

KEYED NOTES

- BR** MODULAR THIN BRICK BY ACME OR EQUAL, PAINT SW7030 "ANEW GRAY"  
A: STACKED  
B: SOLDIER COURSE  
C: HARRINGBONE
- CJ** MASONRY/STUCCO EXPANSION/CONTROL JOINT
- AC** ALUMINUM CANOPY SYSTEM PAINTED SW6258 "TRICORN BLACK"
- L1** LANDLORD PROVIDED EXTERIOR SCONCES IN CANOPY SYSTEM, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.
- L2** LANDLORD PROVIDED EXTERIOR WALL SCONCES, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.
- TG** INSULATED & TEMPERED GLASS AS INDICATED ON SHEET A6.0 (WINDOW TYPES & SCHEDULES)
- RB** ROOFTOP LINE BEYOND PARAPET
- RU** ROOFTOP UNIT BEYOND, SIZE AND LOCATION DETERMINED BY FUTURE TENANTS
- MF** METAL FASCIA BY METAL ERA OR EQUAL COLOR TO MATCH SW6258 "TRICORN BLACK"
- DS** 4 INCH DOWN SPOUT FROM SCUPPER & COLLECTOR, COLOR TO MATCH SW6258 "TRICORN BLACK"
- OS** OVERFLOW SCUPPER, REFERENCE DETAIL 18/A5.0, TO BE 2" HIGHER THAN ROOF SURFACE
- SU** THREE COAT STUCCO SYSTEM, SEE WALL SECTIONS COLOR  
A: SW7030 "ANEW GRAY"  
B: SW6258 "TRICORN BLACK"
- D** HOLLOW METAL DOOR & FRAME - PAINT TO MATCH COLOR SW6258 "TRICORN BLACK"
- SF** "BLACK" ANODIZED ALUMINUM STOREFRONT SYSTEM BY YKK AP INDUSTRIES OR EQUAL
- AD** ADA DOOR SIGNAGE REFERENCE DETAILS ON SHEET A5.0
- BK** DECORATIVE BRACKET PAINTED SW6258 "TRICORN BLACK"
- TD** PRIMARY & SECONDARY INTERNAL ROOF DRAIN, REFERENCE PLUMBING SHEETS

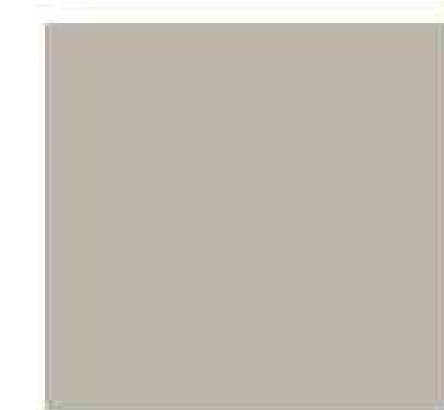
MATERIAL BOARD



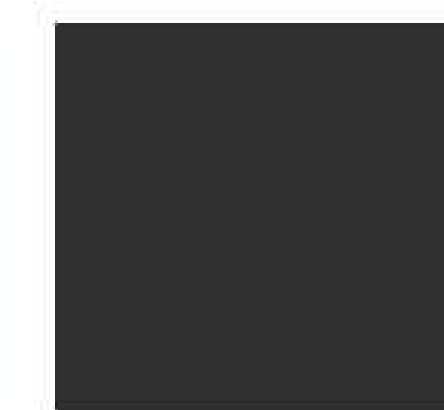
MODULAR THIN BRICK BY ACME "DICKENS CREEK"



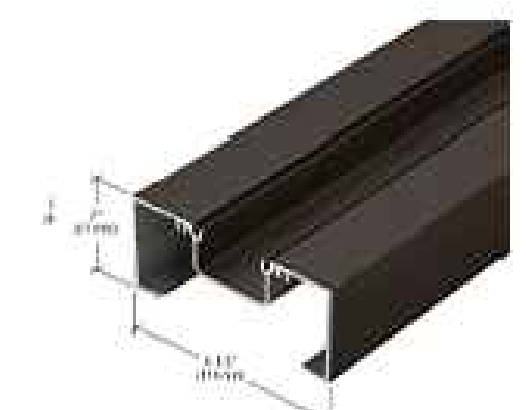
BRICK TO BE PAINTED COLOR: SW 7030 "ANEW GRAY"



STUCCO SYSTEM SMOOTH COLOR: SW 7030 "ANEW GRAY"



METAL FASCIA/CANOPIES/LIGHTS COLOR: SW 6258 "TRICORN BLACK"



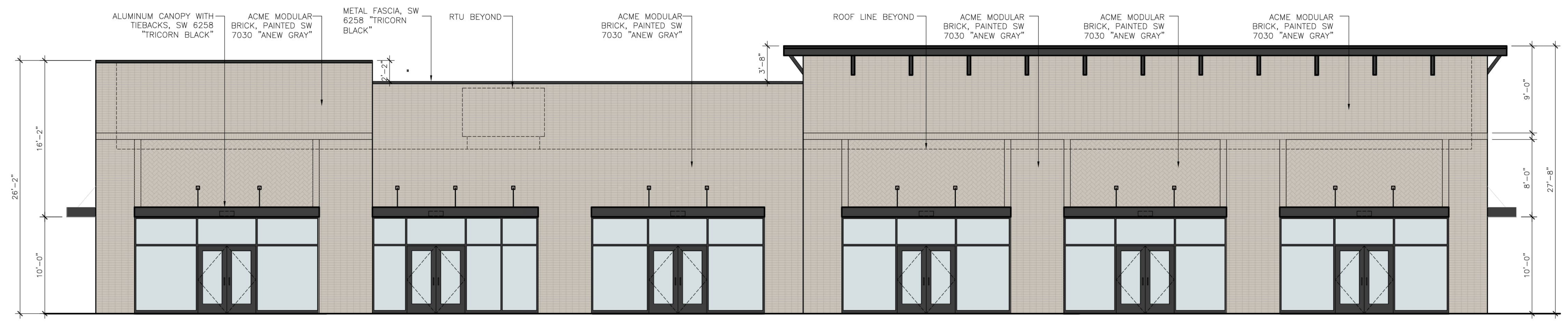
BLACK ANODIZED STOREFRONT



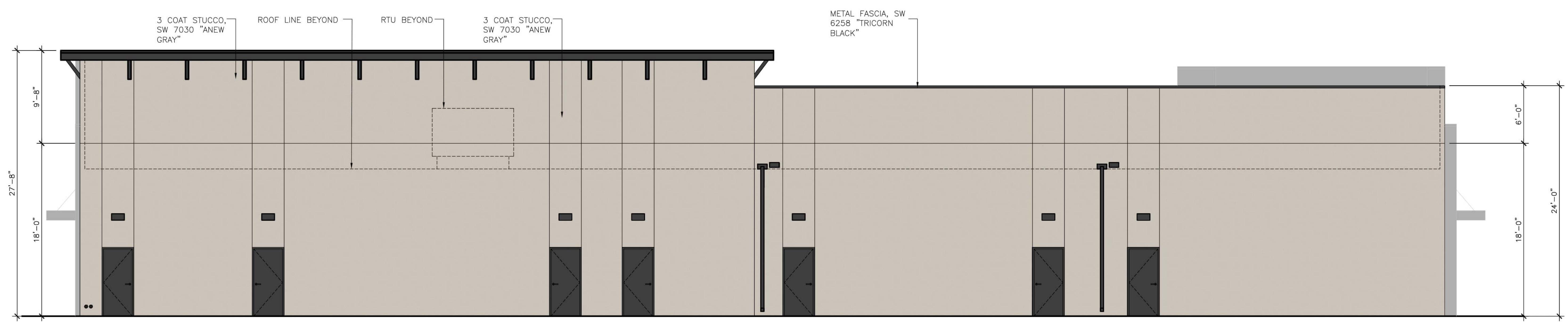


JAW ARCHITECTS

**SLATE**  
LAND & DEVELOPMENT CO



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

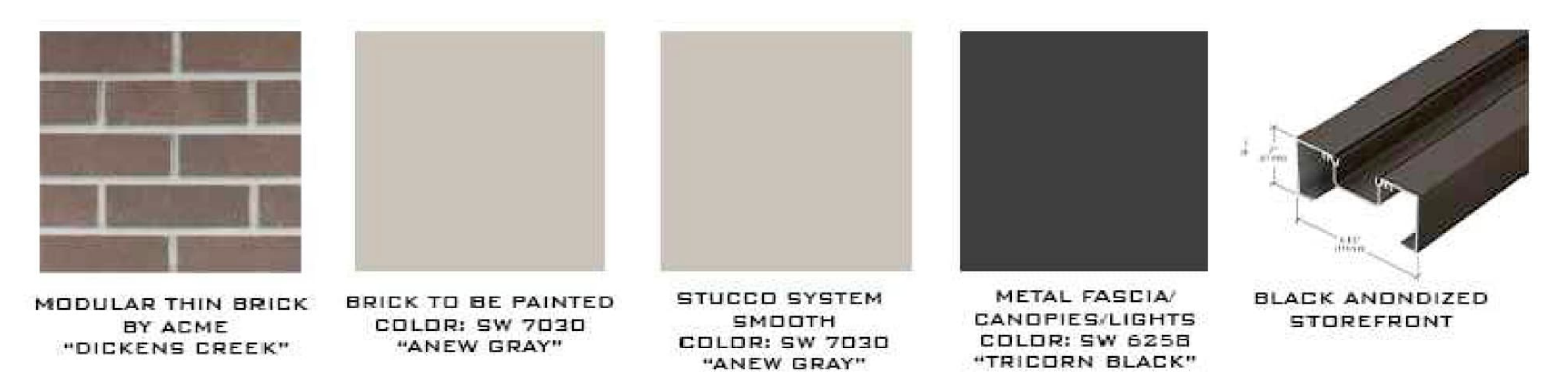


2 - SOUTH ELEVATION SCALE 3/16"=1'-0"

KEYED NOTES

- BR** MODULAR THIN BRICK BY ACME OR EQUAL, PAINT SW7030 "ANEW GRAY"  
A: STACKED  
B: SOLDIER COURSE  
C: HARRINGBONE
- CJ** MASONRY/STUCCO EXPANSION/CONTROL JOINT
- AC** ALUMINUM CANOPY SYSTEM PAINTED SW6258 "TRICORN BLACK"
- L1** LANDLORD PROVIDED EXTERIOR SCUNCES IN CANOPY SYSTEM, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.
- L2** LANDLORD PROVIDED EXTERIOR WALL SCUNCES, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.
- TG** INSULATED & TEMPERED GLASS AS INDICATED ON SHEET A6.0 (WINDOW TYPES & SCHEDULES)
- RB** ROOFTOP LINE BEYOND PARAPET
- RU** ROOFTOP UNIT BEYOND, SIZE AND LOCATION DETERMINED BY FUTURE TENANTS
- MF** METAL FASCIA BY METAL ERA OR EQUAL COLOR TO MATCH SW6258 "TRICORN BLACK"
- DS** 4 INCH DOWN SPOUT FROM SCUPPER & COLLECTOR, COLOR TO MATCH SW6258 "TRICORN BLACK"
- OS** OVERFLOW SCUPPER, REFERENCE DETAIL 18/A5.0, TO BE 2" HIGHER THAN ROOF SURFACE
- SU** THREE COAT STUCCO SYSTEM, SEE WALL SECTIONS COLOR  
A: SW7030 "ANEW GRAY"  
B: SW6258 "TRICORN BLACK"
- D** HOLLOW METAL DOOR & FRAME - PAINT TO MATCH COLOR SW6258 "TRICORN BLACK"
- SF** "BLACK" ANODIZED ALUMINUM STOREFRONT SYSTEM BY YKK AP INDUSTRIES OR EQUAL
- AD** ADA DOOR SIGNAGE REFERENCE DETAILS ON SHEET A5.0
- BK** DECORATIVE BRACKET PAINTED SW6258 "TRICORN BLACK"
- TO** PRIMARY & SECONDARY INTERNAL ROOF DRAIN, REFERENCE PLUMBING SHEETS

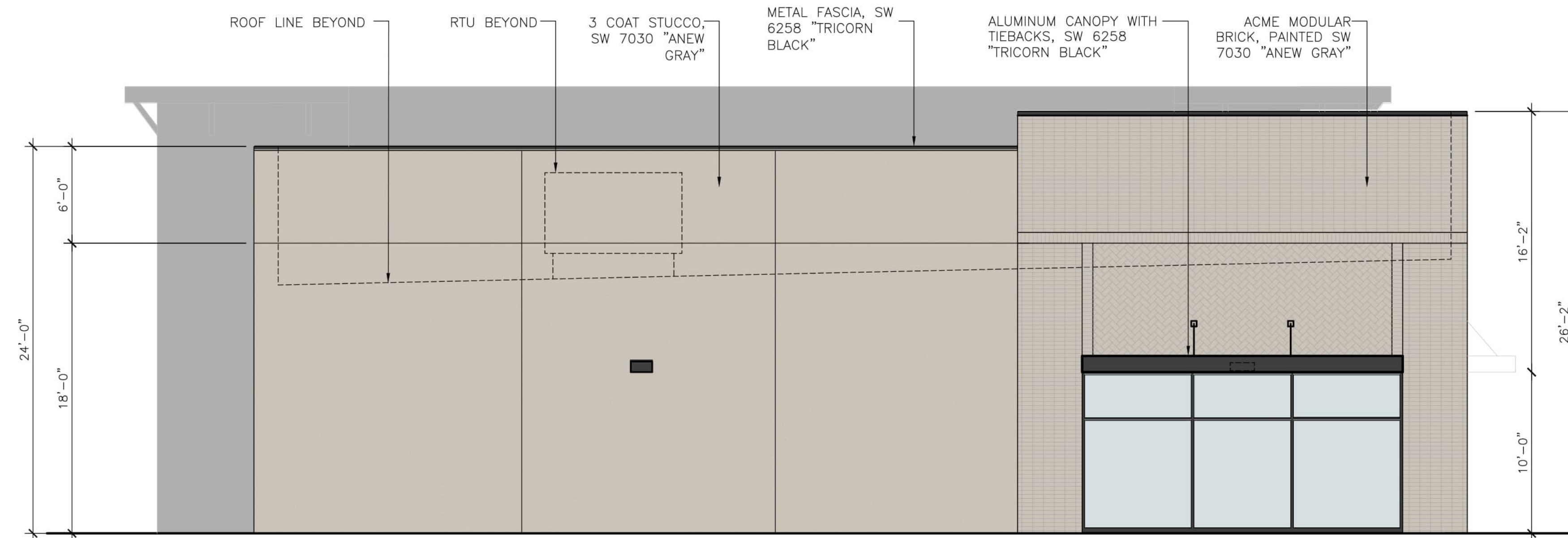
MATERIAL BOARD



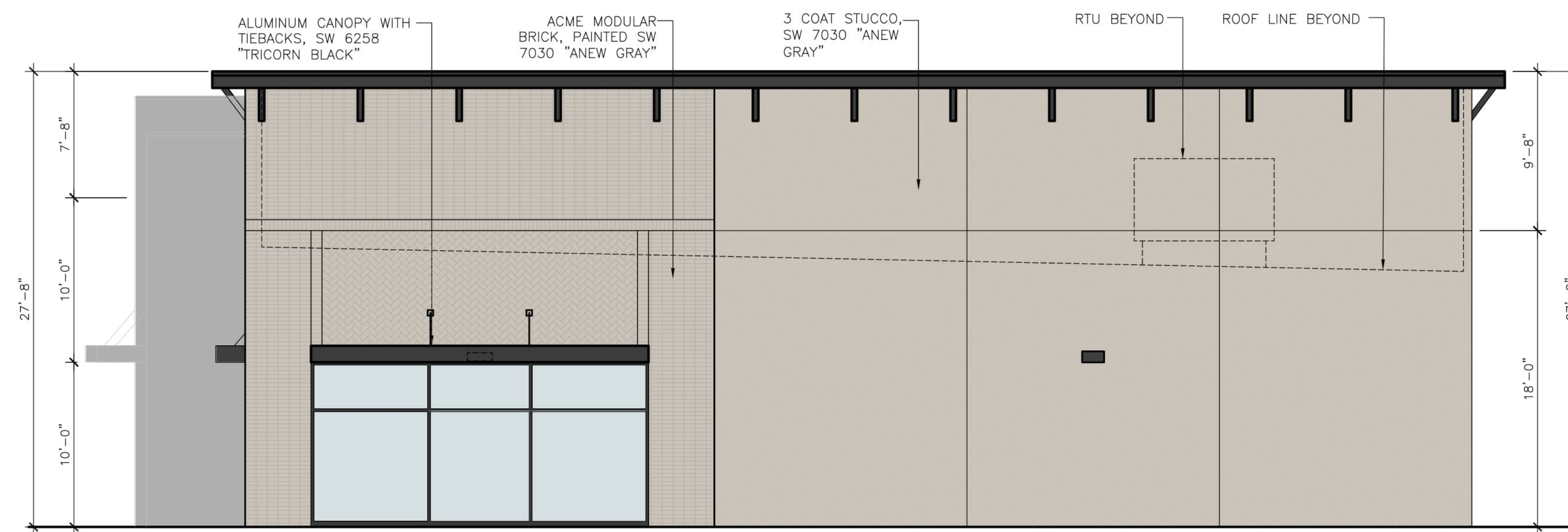
DRAWING ISSUE & REVISION LOG

DATE	DESCRIPTION
02/27/2026	PERMIT SET-ANEP5

PROJECT NAME: 47 SHELL BUILDING 1  
 PROJECT NUMBER: JAW 25-001  
 PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)  
 PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. HOUSTON, TX 77052



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

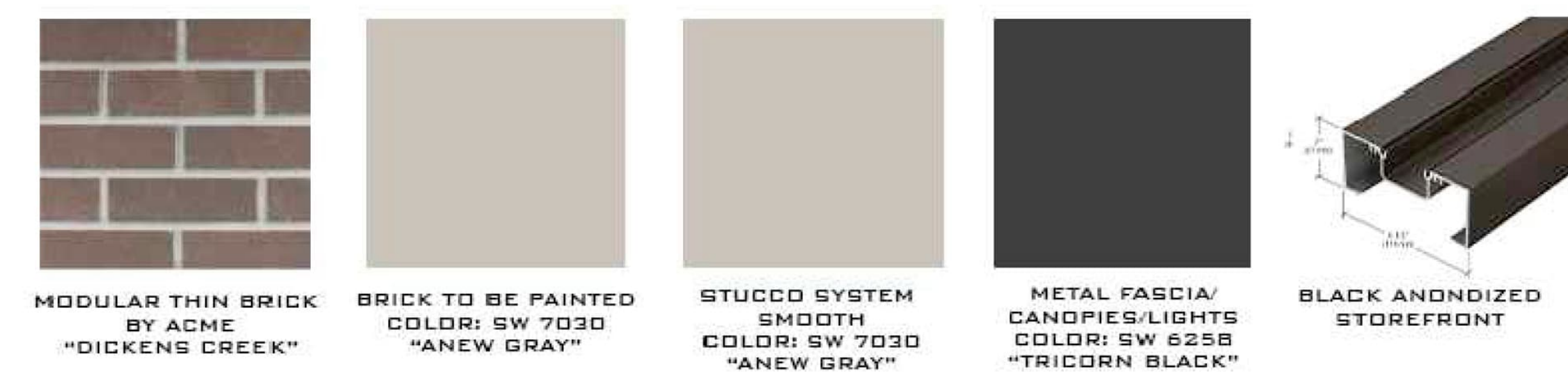


2 - WEST ELEVATION SCALE 3/16"=1'-0"

KEYED NOTES

- BR** MODULAR THIN BRICK BY ACME OR EQUAL, PAINT SW7030 "ANEW GRAY"  
A: STACKED  
B: SOLDER COURSE  
C: HARRINGBONE
- CJ** MASONRY/STUCCO EXPANSION/CONTROL JOINT
- AC** ALUMINUM CANOPY SYSTEM PAINTED SW6258 "TRICORN BLACK"
- L1** LANDLORD PROVIDED EXTERIOR SCUNCES IN CANOPY SYSTEM, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.
- L2** LANDLORD PROVIDED EXTERIOR WALL SCUNCES, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.
- TG** INSULATED & TEMPERED GLASS AS INDICATED ON SHEET A6.0 (WINDOW TYPES & SCHEDULES)
- RB** ROOFTOP LINE BEYOND PARAPET
- RU** ROOFTOP UNIT BEYOND, SIZE AND LOCATION DETERMINED BY FUTURE TENANTS
- MF** METAL FASCIA BY METAL ERA OR EQUAL COLOR TO MATCH SW6258 "TRICORN BLACK"
- DS** 4 INCH DOWN SPOUT FROM SCUPPER & COLLECTOR, COLOR TO MATCH SW6258 "TRICORN BLACK"
- OS** OVERFLOW SCUPPER, REFERENCE DETAIL 18/A5.0, TO BE 2" HIGHER THAN ROOF SURFACE
- SU** THREE COAT STUCCO SYSTEM, SEE WALL SECTIONS COLOR  
A: SW7030 "ANEW GRAY"  
B: SW6258 "TRICORN BLACK"
- D** HOLLOW METAL DOOR & FRAME - PAINT TO MATCH COLOR SW6258 "TRICORN BLACK"
- SF** "BLACK" ANODIZED ALUMINUM STOREFRONT SYSTEM BY YKK AP INDUSTRIES OR EQUAL
- AD** ADA DOOR SIGNAGE REFERENCE DETAILS ON SHEET A5.0
- BK** DECORATIVE BRACKET PAINTED SW6258 "TRICORN BLACK"
- TD** PRIMARY & SECONDARY INTERNAL ROOF DRAIN, REFERENCE PLUMBING SHEETS

MATERIAL BOARD



JAW ARCHITECTS

**SLATE**  
LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

PERMIT SET-AMPS  
PERMIT 02/27/2026

PROJECT NUMBER:  
JAW 25-0031

PROJECT NAME:  
M1 SHELL BUILDING 1  
PROJECT DESCRIPTION:  
MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)  
PROJECT ADDRESS:  
SE CORNER OF HWY 276 & S. JOHN KINN BLDG.  
ROCKWELL, TX, 75082

**GENERAL NOTES**

CONTRACTORS, SUBCONTRACTORS, SUPPLIERS, AND ALL INVOLVED IN THE WORK SHALL INSPECT THE SITE BEFORE BIDDING THE WORK IN ORDER TO DETERMINE THE EXTENT OF EXISTING WORK TO REMAIN, EXISTING WORK TO BE DEMOLISHED, CLEARANCES, ACCESSIBILITY AND ANY OTHER ITEMS THAT MIGHT AFFECT THEIR BID AND WORK. PERFORM WORK, PROVIDE EQUIPMENT, PROVIDE MATERIALS, ETC. AS REQUIRED FOR PROPER COMPLETION OF THE PROJECT. THE DRAWINGS MAY NOT SHOW ALL ITEMS OR CONDITIONS. THE CONTRACTOR SHALL NOT RECEIVE EXTRA PAYMENT FOR REQUIREMENTS WHICH CAN BE INFERRED THROUGH OBSERVATION OF EXISTING CONDITIONS AT THE SITE. IN THE EVENT CONCEALED CONDITIONS ARE ENCOUNTERED WHICH VARY SIGNIFICANTLY FROM THOSE INDICATED ON THE DRAWINGS, NOTIFY THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND ALL OTHERS INVOLVED IN THE WORK SHALL REVIEW THE COMPLETE CONTRACT DOCUMENTS AND HAVE KNOWLEDGE OF ALL THE WORK TO BE PERFORMED BY ALL TRADES, ETC. AND SHALL COORDINATE THEIR WORK FULL WITH SAID TRADES.

THE G.C. SHALL CAREFULLY REVIEW THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS AND VERIFY/COORDINATE ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO BEGINNING ANY WORK. THE G.C. SHALL REPORT ANY INCONSISTENCIES TO THE OWNER AND ARCHITECT IMMEDIATELY FOR RESOLUTIONS BEFORE BEGINNING EACH PORTION OF THE WORK.

IF THE G.C. DOCUMENTS ARE FOUND TO BE UNCLEAR, AMBIGUOUS, OR CONTRADICTORY, THE G.C. MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. G.C. SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ADDENDA AND CHANGE ORDERS.

THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.

THE TERM "G.C." AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR THE SUBCONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUBCONTRACTOR FOR ANY PART OF THE WORK.

THE G.C. SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS.

THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

THE G.C. SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS, BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, G.C. SHALL NOTIFY OWNER AND ARCHITECT.

THE G.C. SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO COMMENCEMENT OR WORK TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. NOTIFY ARCHITECT IMMEDIATELY IF CONFLICTS BETWEEN EXISTING UTILITIES AND NEW CONSTRUCTION. PATCH, REPAIR AND/OR REPLACE ALL ADVERSELY AFFECTED FINISHES AND SURFACES REQUIRED UPON COMPLETION OF CONSTRUCTION. ALL PARKING AREA PAVEMENT AND NEW CONCRETE PADS SHALL TRANSITION SMOOTHLY.

**LIST OF CONTACTS**

ARCHITECT:  
JAW ARCHITECTS, INC. -- JEREMY WILLIAMS  
817-705-3387  
JEREMY@JAW-ARCH.COM

STRUCTURAL:  
RUBIX CONSULTANTS LLC  
CONTACT ARCHITECT

MEP:  
MEP ENGINEERING & DESIGN CONSULTANTS, ROBERT ANDERSON  
CONTACT ARCHITECT

CIVIL:  
CROSS ENGINEERING  
CONTACT ARCHITECT

OWNER:  
SLATE COMMERCIAL  
CONTACT ARCHITECT

**DRAWING SHEET INDEX**

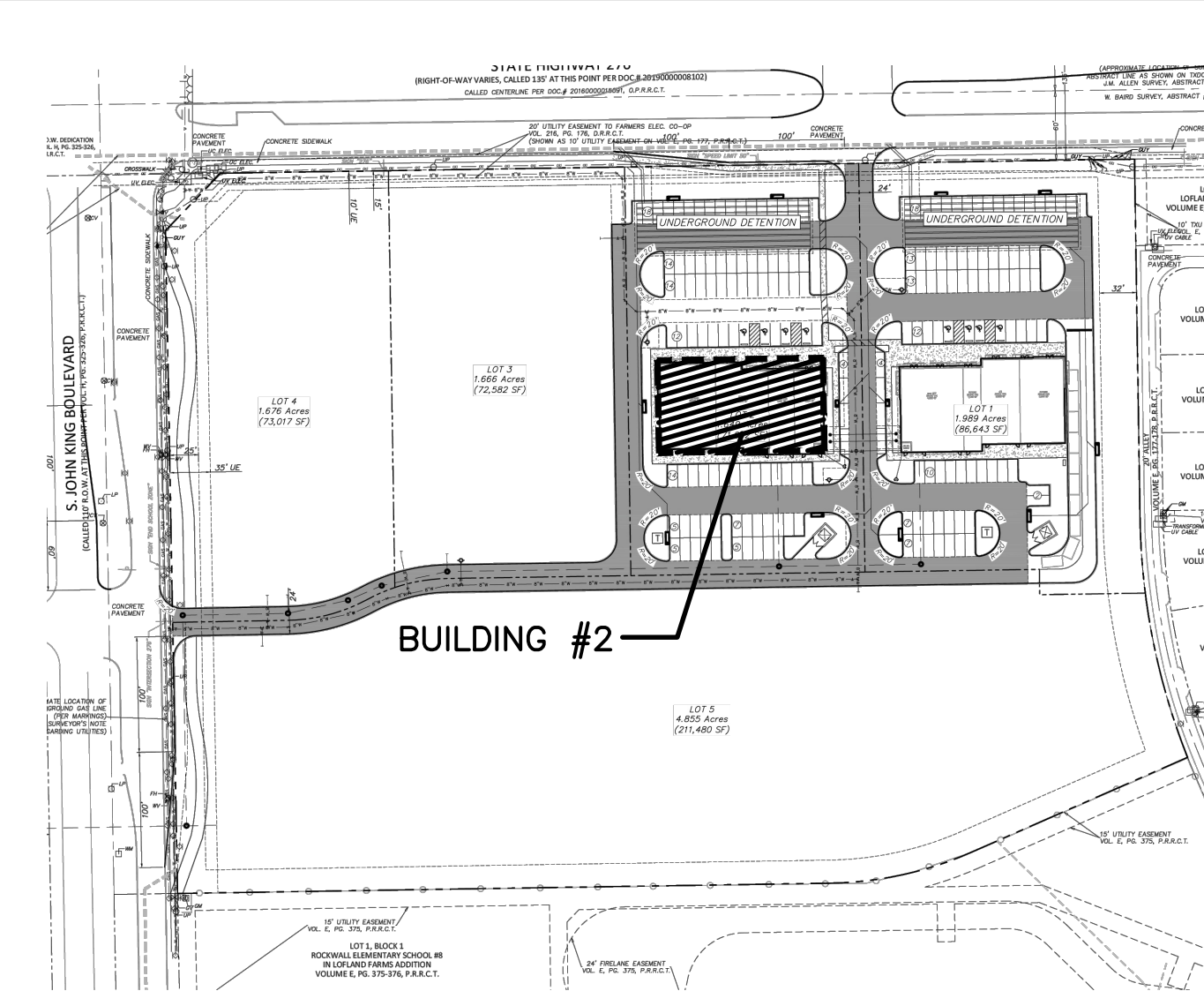
SHEET NAME		PERMIT	REV 1	REV 2	REV 3	REV 4	REV 5	REV 6
<b>ARCHITECTURAL SHEETS</b>								
T1.0	TITLE SHEET	X	X					
A1.0	DIMENSIONED PLAN	X	X					
A1.1	NOTED PLAN	X	X					
A1.2	REFLECTED CEILING PLAN	X	X					
A1.3	ROOF PLAN	X	X					
A2.0	EXTERIOR ELEVATIONS	X						
A2.1	EXTERIOR ELEVATIONS	X	X					
A2.2	COLORLED EXTERIOR ELEVATIONS	X						
A2.3	COLORLED EXTERIOR ELEVATIONS	X	X					
A4.0	EXTERIOR WALL SECTIONS	X						
A4.1	EXTERIOR WALL SECTIONS	X						
A4.2	EXTERIOR WALL SECTIONS	X						
A4.3	EXTERIOR WALL SECTIONS	X						
A5.0	SECTION DETAILS	X						
A5.1	SECTION DETAILS	X	X					
A6.0	DOOR & WINDOW SCHEDULES	X	X					
A7.0	DUMPSTER ENCLOSURE PLAN & DETAILS	X						
<b>MEP SHEETS</b>								
E1.0	SITE LIGHTING AND POWER PLAN	X	X					
E2.0	SHELL POWER & LIGHTING PLAN	X						
E3.0	ELECTRICAL SERVICE RISERS & PANELS	X	X					
P1.0	SHELL PLUMBING PLAN	X	X					
P2.0	PLUMBING DETAILS	X						
<b>STRUCTURAL SHEETS</b>								
S1.0	FOUNDATION PLAN	X	X					
S1.1	ROOF FRAMING PLAN	X	X					
S2.0	FOUNDATION DETAILS	X						
S2.1	TRASH ENCLOSURE DETAILS	X						
S3.0	FRAMING DETAILS	X						
S3.1	FRAMING DETAILS	X						
S3.2	FRAMING DETAILS	X						
S3.3	FRAMING DETAILS	X	X					
S3.4	FRAMING DETAILS	X	X					
S4.0	GENERAL NOTES	X						

**MULT-TENANT SHELL BUILDING #2**  
SE CORNER OF HWY 276 & S JOHN  
KING BLVD.  
ROCKWALL TX, 75032

**VICINITY MAP**



**BUILDING LOCATION DIAGRAM**

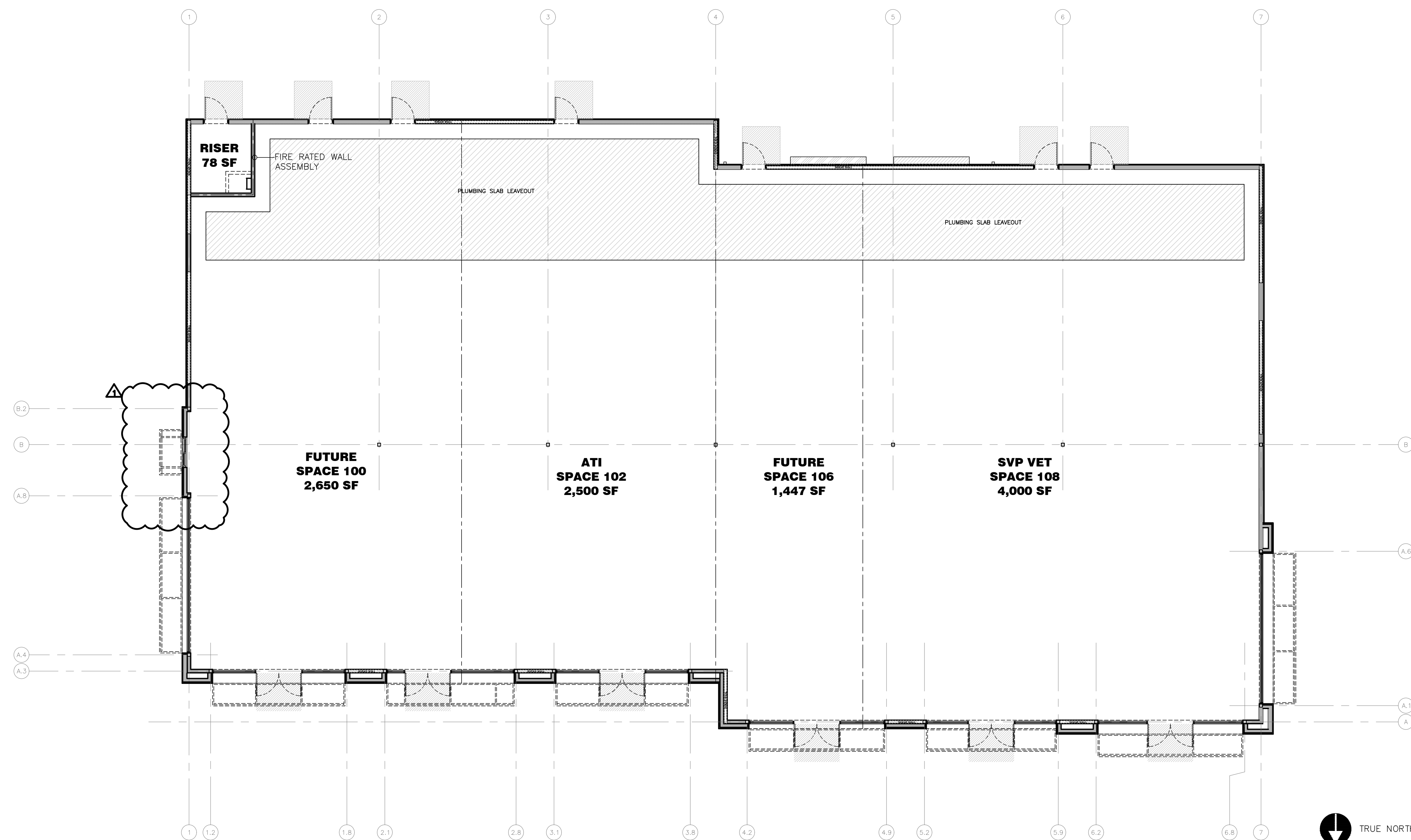


**BUILDING LEASING CALCULATIONS**

LEASE SPACE PLAN DATED 04/15/2026

LEASE SPACE	SIZE SF	% OF WHOLE	% OF RISER SF	TOTAL SF W/RISER
Space 100-Available	2,650	25.01%	22.26	2,672
Space 102-ATI	2,500	23.59%	21.00	2,521
Space 104-Available	1,447	13.65%	12.15	1,459
Space 106-SVP VET	4,000	37.75%	33.59	4,034
<b>TOTAL</b>	<b>10,597</b>	<b>100.00%</b>	<b>78.00</b>	<b>10,686</b>
<b>GRAND TOTAL</b>	<b>10,675</b>			

**BUILDING LEASING PLAN**



**BUILDING CODE INFORMATION**

**BUILDING ADDRESS:**  
PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD.  
BUILDING: #2  
CITY: ROCKWALL  
COUNTY: ROCKWALL  
STATE: TEXAS

**BUILDING STRUCTURE:**  
STEEL INTERIOR COLUMNS WITH WOOD ROOF TRUSS  
WOOD STUD EXTERIOR WALL FRAMING

**BUILDING UTILITIES:**  
UNDERGROUND ELECTRICAL SERVICE TO THE BACK OF THE BUILDING  
6" SANITARY SEWER LINES TO THE BACK OF BUILDING W/SLAB LEAVE-OUT  
UNDERGROUND COMMUNICATION SERVICE TO THE BACK OF THE BUILDING  
GAS SERVICE TO THE BACK OF THE BUILDING

**BUILDING CODES:**  
INTERNATIONAL BUILDING CODE 2021  
INTERNATIONAL FIRE CODE 2021  
INTERNATIONAL MECHANICAL CODE 2021  
NATIONAL ELECTRICAL CODE 2020  
INTERNATIONAL PLUMBING CODE 2021  
INTERNATIONAL ENERGY CONSERVATION CODE 2021  
TEXAS ACCESSIBILITY STANDARDS 2012

**BUILDING DATA:**  
OCCUPANCY: MIXED USED (A2, A3, B, M)  
CONSTRUCTION TYPE: 5B  
NUMBER OF STORIES: 1  
BUILDING HEIGHT: 27'-8" TOP OF ROOF  
TOTAL BUILDING AREA: 10,675 SF

**BUILDING OCCUPANCY:**  
10,675 GROSS S.F./100 GROSS 107 OCCUPANTS (ESTIMATED)

**LIFE SAFETY SYSTEMS:**  
EMERGENCY LIGHTING: YES  
EXIT SIGNS: YES  
FIRE ALARM: YES  
DUCT SMOKE DETECTORS WITH AUDIBLE/VISIBLE DEVICE: BY FUTURE  
TENANTS  
FIRE SPRINKLERS: YES  
SPRINKLER FLOW/TAMPER SWITCH WITH AUDIBLE/VISIBLE DEVICE: YES  
PANIC HARDWARE: YES



**JAW**  
REGISTERED ARCHITECT  
STATE OF TEXAS

**SLATE**  
LAND & DEVELOPMENT CO

PROJECT NAME:	PROJECT NUMBER:	DRAWING ISSUE & REVISION LOG
MT SHELL BUILDING 2	JAW-25-032	
PROJECT DESCRIPTION:	PERMIT SET-AMENDS	
MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)	REV 01 04/24/2026 CLIENT COMMENTS	
PROJECT ADDRESS:	REV 02 05/08/2026 COORDINATION WITH CIVIL	
SE CORNER OF HWY 276 & S JOHN KING BLVD. ROCKWALL, TX, 75032		

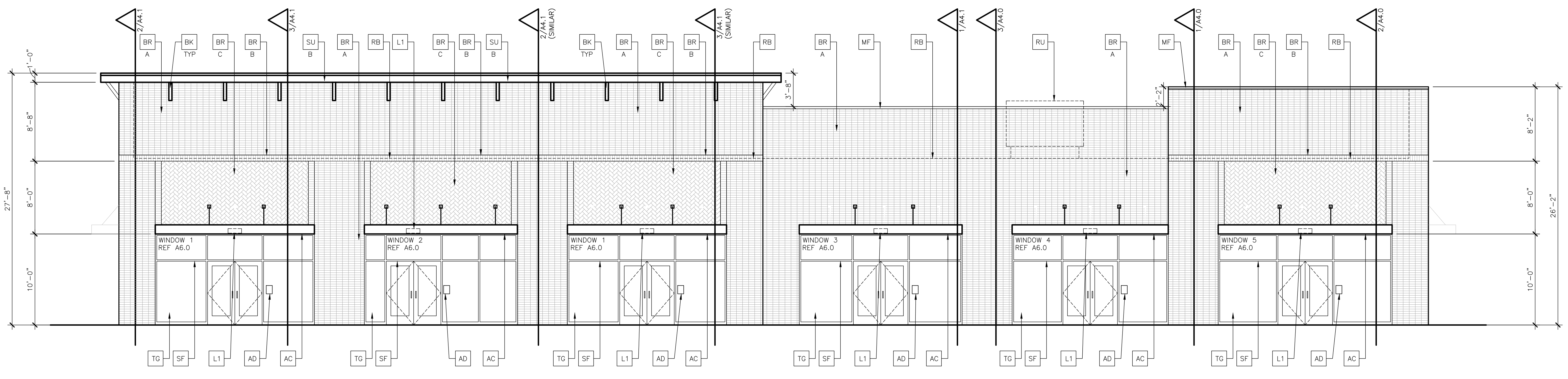
CIVIL DRAWINGS PROVIDED BY OTHERS

**T1.0**

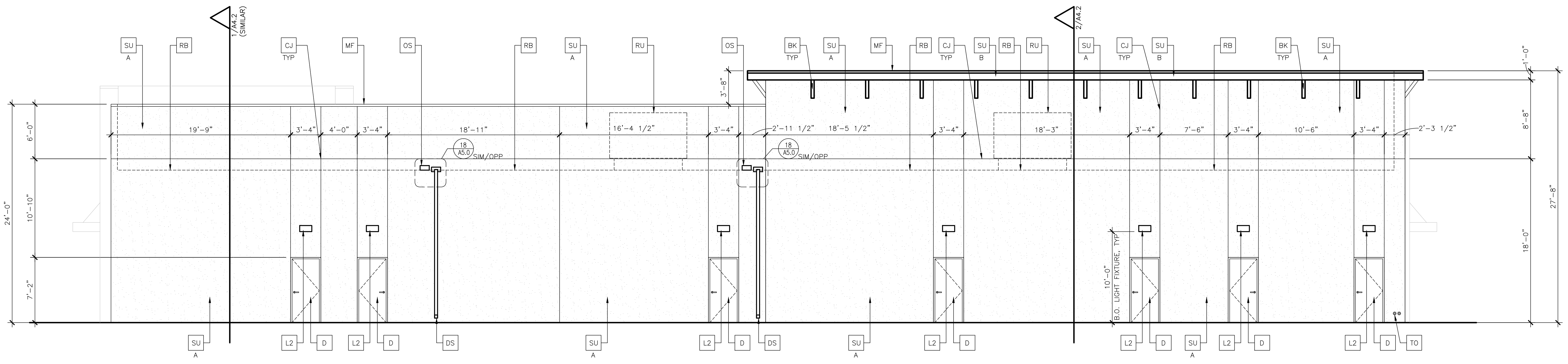


**JAW**  
 ARCHITECTS  
 REGISTERED ARCHITECT  
 STATE OF TEXAS

**SLATE**  
 LAND & DEVELOPMENT CO



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





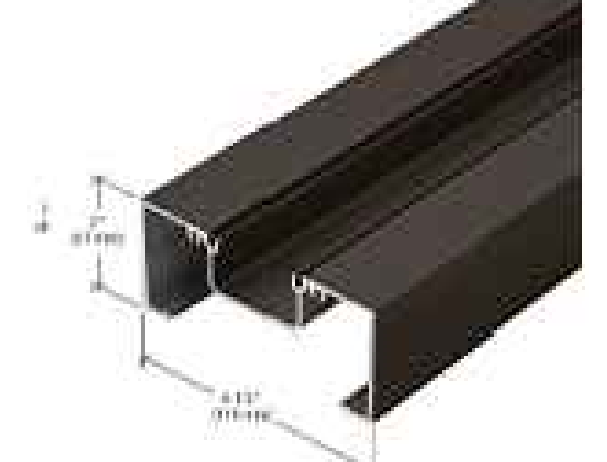


2 - SOUTH ELEVATION SCALE 3/16"=1'-0"

**KEYED NOTES**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><b>BR</b> MODULAR THIN BRICK BY ACME OR EQUAL, PAINT SW7030 "ANEW GRAY"<br/>A: STACKED<br/>B: SOLDIER COURSE<br/>C: HARRINGBONE</li> <li><b>CJ</b> MASONRY/STUCCO EXPANSION/CONTROL JOINT</li> <li><b>AC</b> ALUMINUM CANOPY SYSTEM PAINTED SW6258 "TRICORN BLACK"</li> <li><b>L1</b> LANDLORD PROVIDED EXTERIOR SCISSORS IN CANOPY SYSTEM, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.</li> <li><b>L2</b> LANDLORD PROVIDED EXTERIOR WALL SCISSORS, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.</li> <li><b>TG</b> INSULATED &amp; TEMPERED GLASS AS INDICATED ON SHEET A6.0 (WINDOW TYPES &amp; SCHEDULES)</li> <li><b>RB</b> ROOFTOP LINE BEYOND PARAPET</li> <li><b>RU</b> ROOFTOP UNIT BEYOND, SIZE AND LOCATION DETERMINED BY FUTURE TENANTS</li> <li><b>MF</b> METAL FASCIA BY METAL ERA OR EQUAL COLOR TO MATCH SW6258 "TRICORN BLACK"</li> </ul> | <ul style="list-style-type: none"> <li><b>DS</b> 4 INCH DOWN SPOUT FROM SCUPPER &amp; COLLECTOR, COLOR TO MATCH SW6258 "TRICORN BLACK"</li> <li><b>OS</b> OVERFLOW SCUPPER, REFERENCE DETAIL 18/A5.0, TO BE 2" HIGHER THAN ROOF SURFACE</li> <li><b>SU</b> THREE COAT STUCCO SYSTEM, SEE WALL SECTIONS COLOR<br/>A: SW7030 "ANEW GRAY"<br/>B: SW6258 "TRICORN BLACK"</li> <li><b>D</b> HOLLOW METAL DOOR &amp; FRAME - PAINT TO MATCH COLOR SW6258 "TRICORN BLACK"</li> <li><b>SF</b> "BLACK" ANODIZED ALUMINUM STOREFRONT SYSTEM BY YKK AP INDUSTRIES OR EQUAL</li> <li><b>AD</b> ADA DOOR SIGNAGE REFERENCE DETAILS ON SHEET A5.0</li> <li><b>BK</b> DECORATIVE BRACKET PAINTED SW6258 "TRICORN BLACK"</li> <li><b>TO</b> PRIMARY &amp; SECONDARY INTERNAL ROOF DRAIN, REFERENCE PLUMBING SHEETS</li> </ul> |
|--|---|

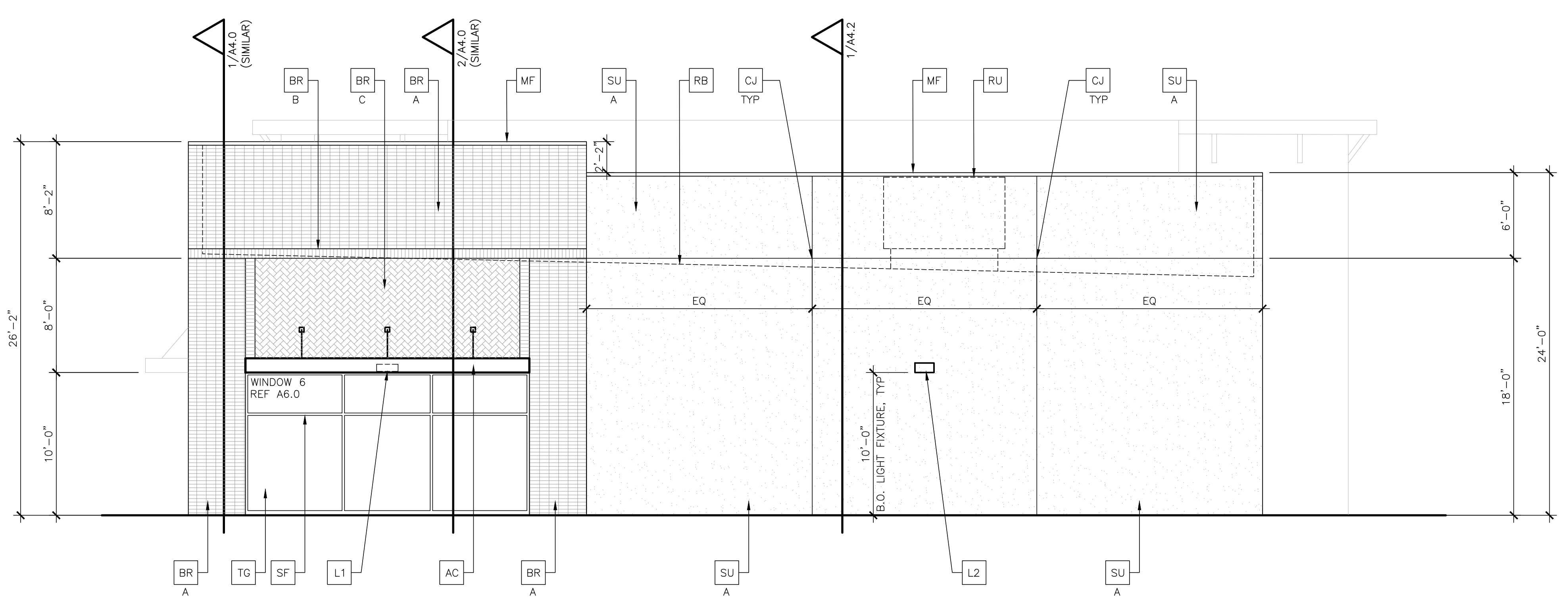
**MATERIAL BOARD**

 <b>MODULAR THIN BRICK</b> BY ACME "DICKENS CREEK"	 <b>BRICK TO BE PAINTED</b> COLOR: SW 7030 "ANEW GRAY"	 <b>STUCCO SYSTEM</b> SMOOTH COLOR: SW 7030 "ANEW GRAY"	 <b>METAL FASCIA/ CANOPIES/LIGHTS</b> COLOR: SW 6258 "TRICORN BLACK"	 <b>BLACK ANODIZED STOREFRONT</b>
--	--	--	--	---

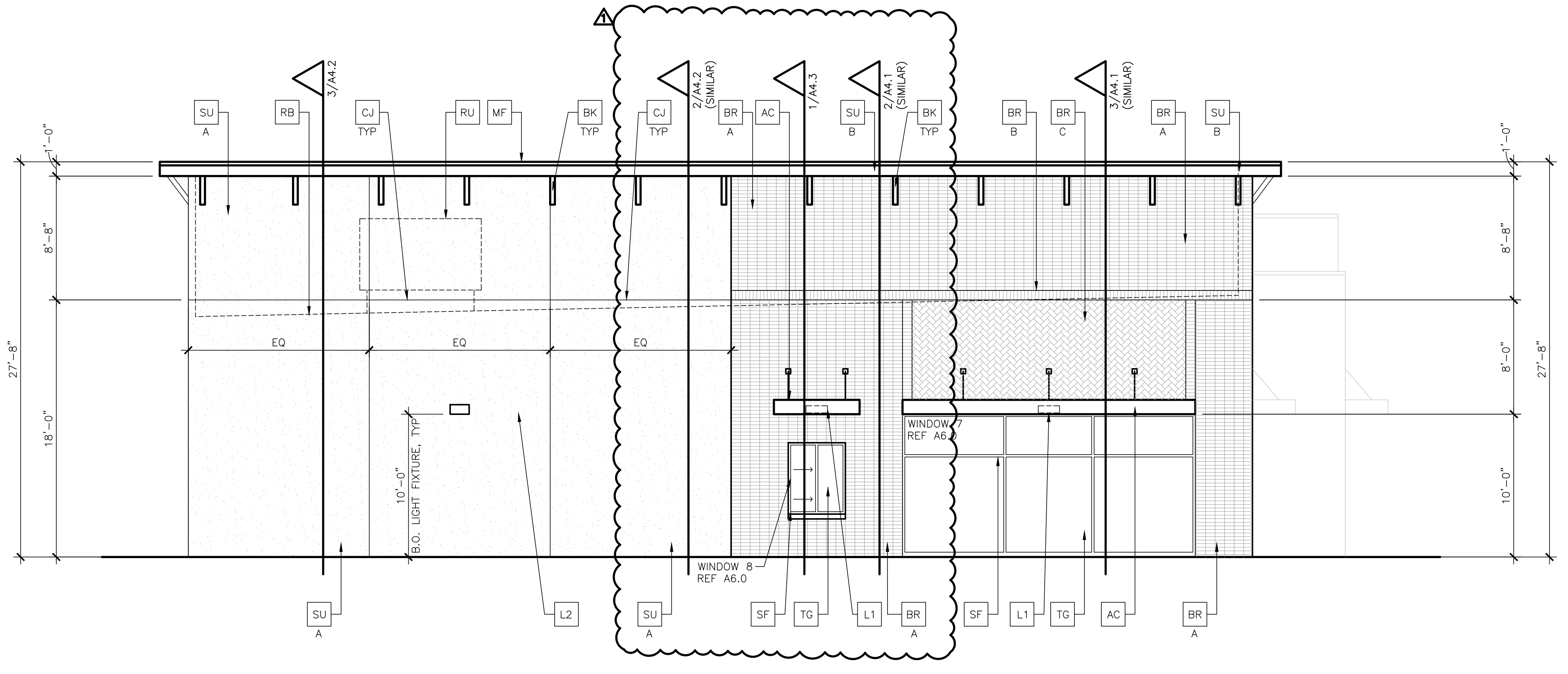
DRAWING ISSUE & REVISION LOG  
 PROJECT NAME: MT SHELL BUILDING 2  
 PROJECT NUMBER: JAW-25-032  
 PERMIT: 02/27/2026 PERMIT SET-ANEP5

PROJECT DESCRIPTION:  
 MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)  
 PROJECT ADDRESS:  
 SE CORNER OF HWY 276 & S. JOHN KING BLVD.  
 ROSWELL, TX 75087

**A2.0**



1 - WEST ELEVATION SCALE 3/16"=1'-0"



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

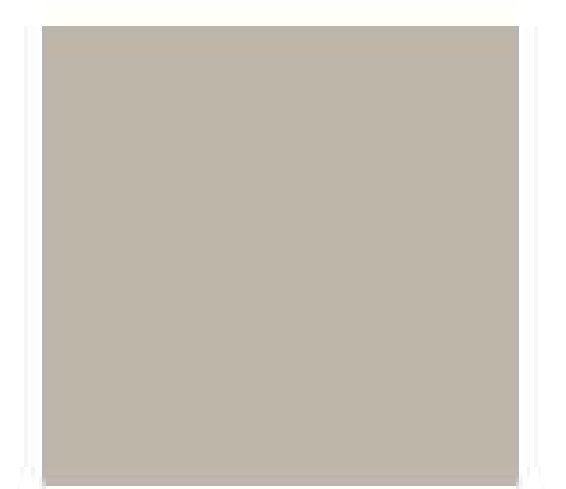
**KEYED NOTES**

- BR** MODULAR THIN BRICK BY ACME OR EQUAL, PAINT SW7030 "ANEW GRAY"  
A: STACKED  
B: SOLDIER COURSE  
C: HARRINGBONE
- CJ** MASONRY/STUCCO EXPANSION/CONTROL JOINT
- AC** ALUMINUM CANOPY SYSTEM PAINTED SW6258 "TRICORN BLACK"
- L1** LANDLORD PROVIDED EXTERIOR SCONCES IN CANOPY SYSTEM, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.
- L2** LANDLORD PROVIDED EXTERIOR WALL SCONCES, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.
- TG** INSULATED & TEMPERED GLASS AS INDICATED ON SHEET A6.0 (WINDOW TYPES & SCHEDULES)
- RB** ROOFTOP LINE BEYOND PARAPET
- RU** ROOFTOP UNIT BEYOND, SIZE AND LOCATION DETERMINED BY FUTURE TENANTS
- MF** METAL FASCIA BY METAL ERA OR EQUAL COLOR TO MATCH SW6258 "TRICORN BLACK"
- DS** 4 INCH DOWN SPOUT FROM SCUPPER & COLLECTOR, COLOR TO MATCH SW6258 "TRICORN BLACK"
- OS** OVERFLOW SCUPPER, REFERENCE DETAIL 18/A5.0, TO BE 2" HIGHER THAN ROOF SURFACE
- SU** THREE COAT STUCCO SYSTEM, SEE WALL SECTIONS COLOR  
A: SW7030 "ANEW GRAY"  
B: SW6258 "TRICORN BLACK"
- D** HOLLOW METAL DOOR & FRAME - PAINT TO MATCH COLOR SW6258 "TRICORN BLACK"
- SF** "BLACK" ANODIZED ALUMINUM STOREFRONT SYSTEM BY YKK AP INDUSTRIES OR EQUAL
- AD** ADA DOOR SIGNAGE REFERENCE DETAILS ON SHEET A5.0
- BK** DECORATIVE BRACKET PAINTED SW6258 "TRICORN BLACK"
- TD** PRIMARY & SECONDARY INTERNAL ROOF DRAIN, REFERENCE PLUMBING SHEETS

**MATERIAL BOARD**



MODULAR THIN BRICK BY ACME "DICKENS CREEK"



BRICK TO BE PAINTED COLOR: SW 7030 "ANEW GRAY"



STUCCO SYSTEM SMOOTH COLOR: SW 7030 "ANEW GRAY"



METAL FASCIA/CANOPIES/LIGHTS COLOR: SW 6258 "TRICORN BLACK"



BLACK ANODIZED STOREFRONT

DRAWING ISSUE & REVISION LOG

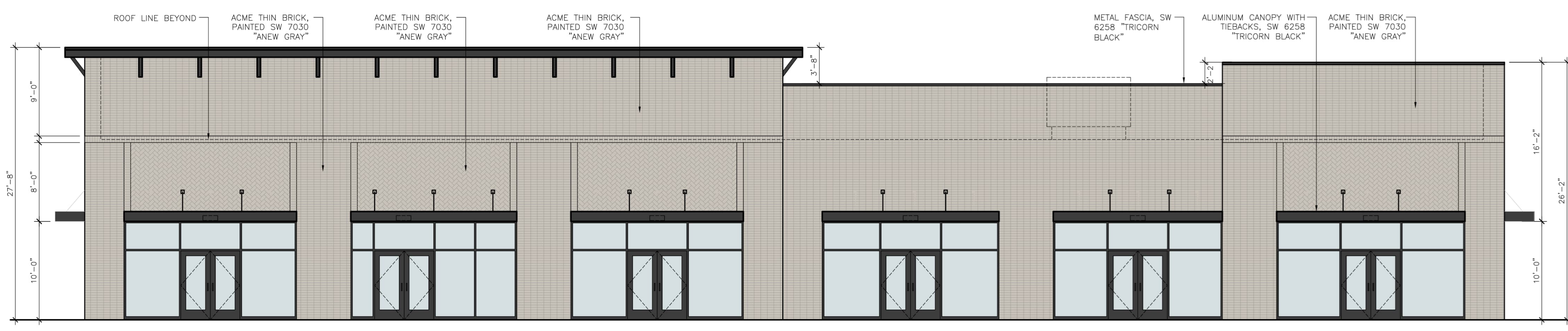
NO.	DATE	DESCRIPTION
1	02/27/2026	PERMIT SET-ANEP'S
2	04/24/2026	CLIENT COMMENTS

PROJECT NAME: MT SHELL BUILDING 2  
PROJECT NUMBER: JUNE 25-0024  
PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)  
PROJECT ADDRESS: SE CORNER OF HWY 276 & S. JOHN KING BLVD. ROSWELL, TX 75087

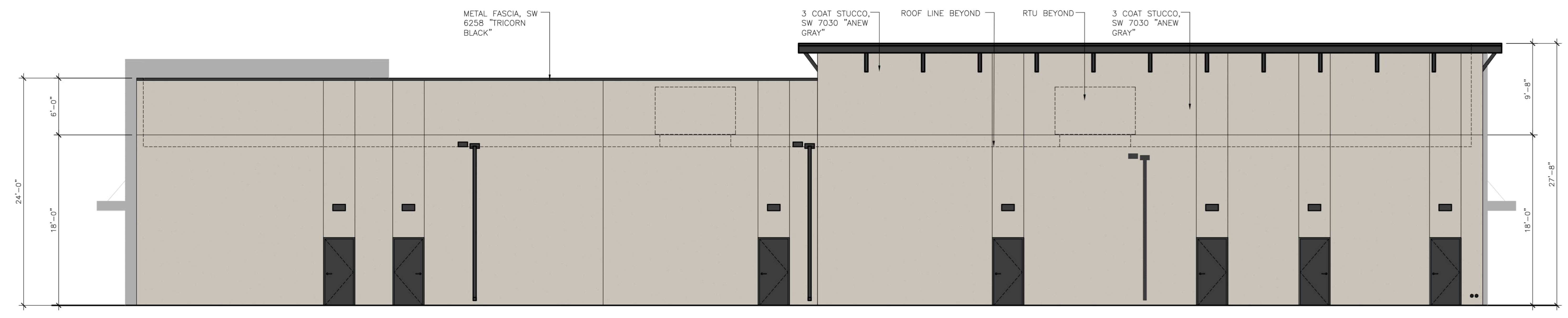


REGISTERED ARCHITECT  
STATE OF TEXAS  
1926  
JAW  
ARCHITECTS

SLATE  
LAND & DEVELOPMENT CO



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



2 - SOUTH ELEVATION SCALE 3/16"=1'-0"

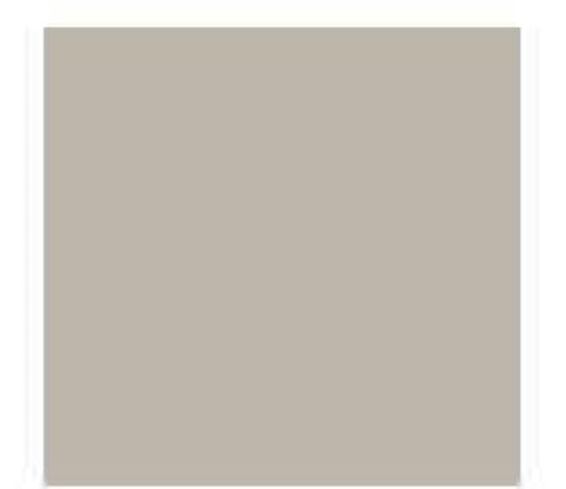
KEYED NOTES

- |   |  |
|---|--|
| <p><b>BR</b> MODULAR THIN BRICK BY ACME OR EQUAL, PAINT SW7030 "ANEW GRAY"<br/>A: STACKED<br/>B: SOLDIER COURSE<br/>C: HARRINGBONE</p> <p><b>CJ</b> MASONRY/STUCCO EXPANSION/CONTROL JOINT</p> <p><b>AC</b> ALUMINUM CANOPY SYSTEM PAINTED SW6258 "TRICORN BLACK"</p> <p><b>L1</b> LANDLORD PROVIDED EXTERIOR SCUNCES IN CANOPY SYSTEM, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.</p> <p><b>L2</b> LANDLORD PROVIDED EXTERIOR WALL SCUNCES, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.</p> <p><b>TG</b> INSULATED &amp; TEMPERED GLASS AS INDICATED ON SHEET A6.0 (WINDOW TYPES &amp; SCHEDULES)</p> <p><b>RB</b> ROOFTOP LINE BEYOND PARAPET</p> <p><b>RU</b> ROOFTOP UNIT BEYOND, SIZE AND LOCATION DETERMINED BY FUTURE TENANTS</p> <p><b>MF</b> METAL FASCIA BY METAL ERA OR EQUAL COLOR TO MATCH SW6258 "TRICORN BLACK"</p> | <p><b>DS</b> 4 INCH DOWN SPOUT FROM SCUPPER &amp; COLLECTOR, COLOR TO MATCH SW6258 "TRICORN BLACK"</p> <p><b>OS</b> OVERFLOW SCUPPER, REFERENCE DETAIL 18/A5.0, TO BE 2" HIGHER THAN ROOF SURFACE</p> <p><b>SU</b> THREE COAT STUCCO SYSTEM, SEE WALL SECTIONS COLOR<br/>A: SW7030 "ANEW GRAY"<br/>B: SW6258 "TRICORN BLACK"</p> <p><b>D</b> HOLLOW METAL DOOR &amp; FRAME - PAINT TO MATCH COLOR SW6258 "TRICORN BLACK"</p> <p><b>SF</b> "BLACK" ANODIZED ALUMINUM STOREFRONT SYSTEM BY YKK AP INDUSTRIES OR EQUAL</p> <p><b>AD</b> ADA DOOR SIGNAGE REFERENCE DETAILS ON SHEET A5.0</p> <p><b>BK</b> DECORATIVE BRACKET PAINTED SW6258 "TRICORN BLACK"</p> <p><b>TO</b> PRIMARY &amp; SECONDARY INTERNAL ROOF DRAIN, REFERENCE PLUMBING SHEETS</p> |
|---|--|

MATERIAL BOARD



MODULAR THIN BRICK BY ACME "DICKENS CREEK"



BRICK TO BE PAINTED COLOR: SW 7030 "ANEW GRAY"



STUCCO SYSTEM SMOOTH COLOR: SW 7030 "ANEW GRAY"



METAL FASCIA/CANOPIES/LIGHTS COLOR: SW 6258 "TRICORN BLACK"

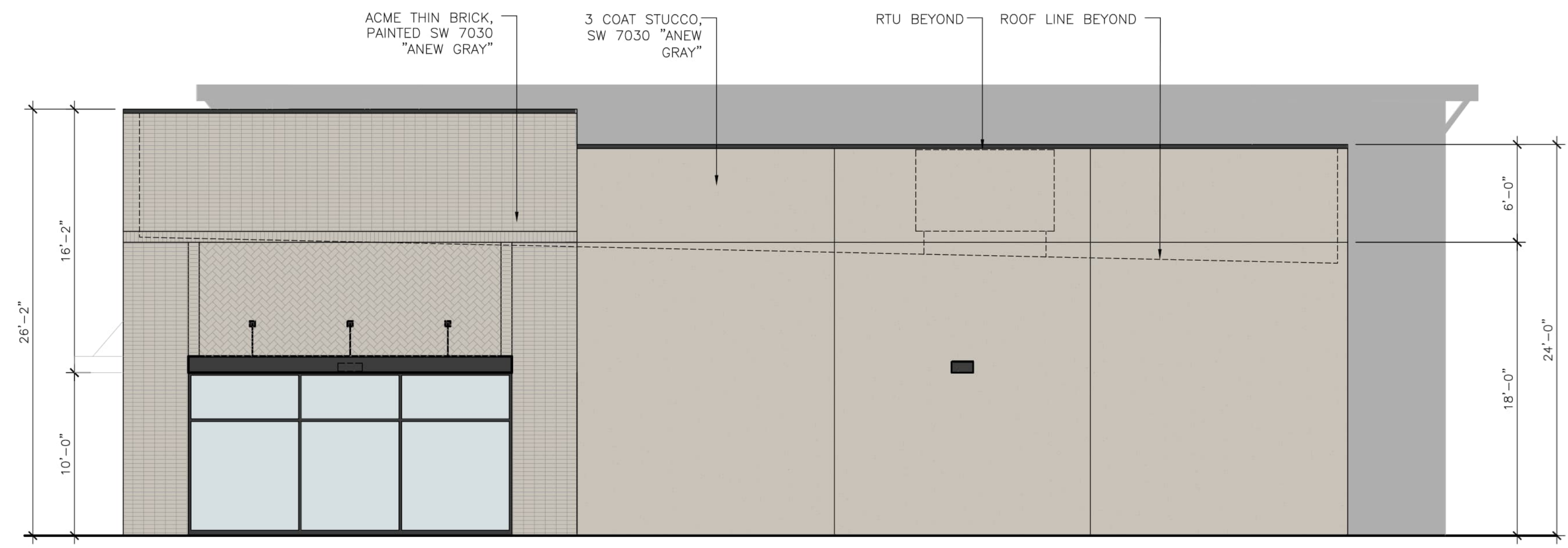


BLACK ANODIZED STOREFRONT

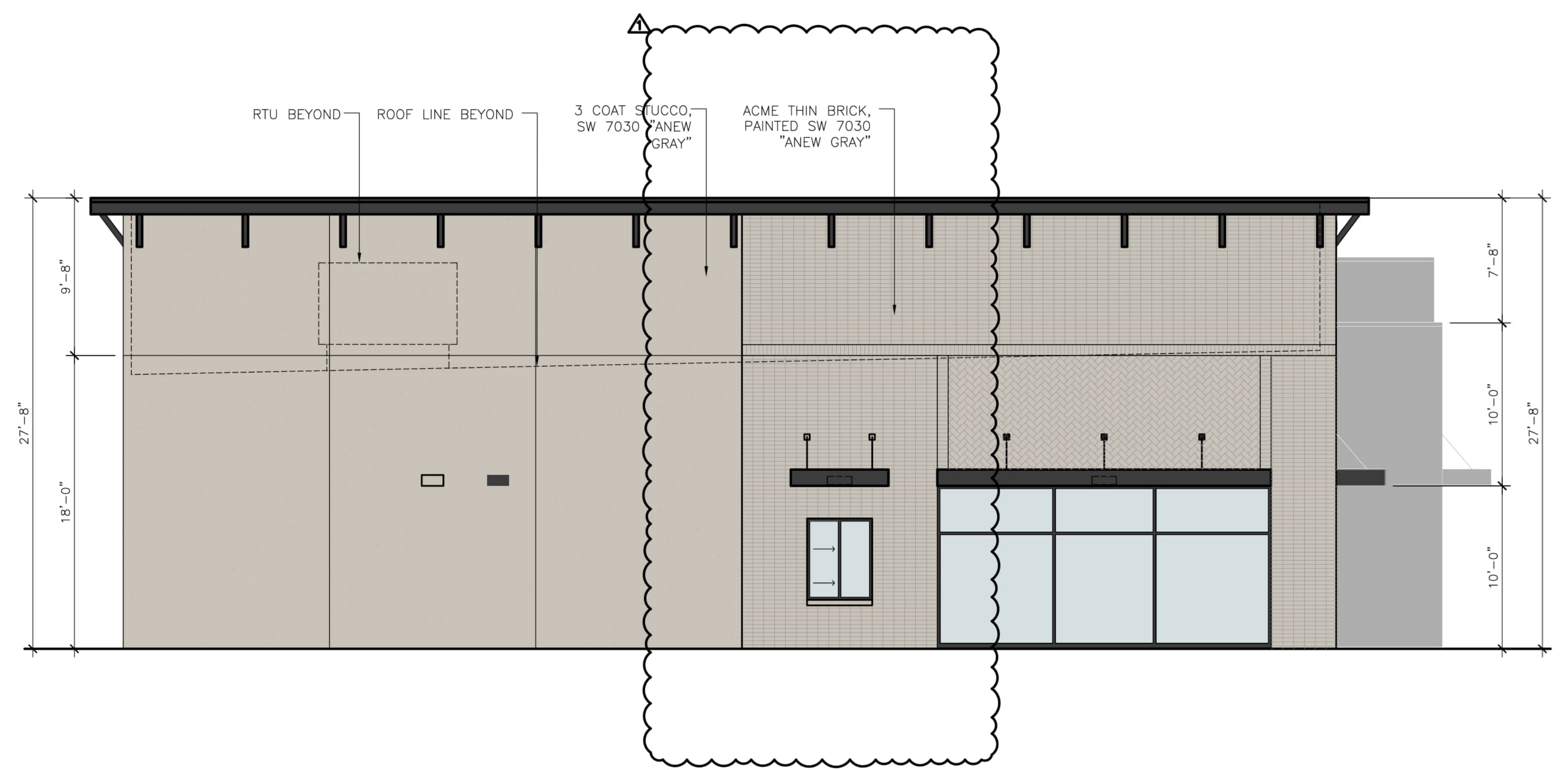
DRAWING ISSUE & REVISION LOG

NO.	DATE	DESCRIPTION
1	02/27/2026	PERMIT SET-AMEPS

PROJECT NAME: 47 SHELL BUILDING 2  
PROJECT NUMBER: JAW 25-032  
PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)  
PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. FORTWORTH, TX 76102



1 - WEST ELEVATION SCALE 3/16"=1'-0"



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

**KEYED NOTES**

- BR** MODULAR THIN BRICK BY ACME OR EQUAL, PAINT SW7030 "ANEW GRAY"  
A: STACKED  
B: SOLDIER COURSE  
C: HARRINGBONE
- CJ** MASONRY/STUCCO EXPANSION/CONTROL JOINT
- AC** ALUMINUM CANOPY SYSTEM PAINTED SW6258 "TRICORN BLACK"
- L1** LANDLORD PROVIDED EXTERIOR SCUNCES IN CANOPY SYSTEM, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.
- L2** LANDLORD PROVIDED EXTERIOR WALL SCUNCES, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.
- TG** INSULATED & TEMPERED GLASS AS INDICATED ON SHEET A6.0 (WINDOW TYPES & SCHEDULES)
- RB** ROOFTOP LINE BEYOND PARAPET
- RU** ROOFTOP UNIT BEYOND, SIZE AND LOCATION DETERMINED BY FUTURE TENANTS
- MF** METAL FASCIA BY METAL ERA OR EQUAL COLOR TO MATCH SW6258 "TRICORN BLACK"
- DS** 4 INCH DOWN SPOUT FROM SCUPPER & COLLECTOR, COLOR TO MATCH SW6258 "TRICORN BLACK"
- OS** OVERFLOW SCUPPER, REFERENCE DETAIL 18/A5.0, TO BE 2" HIGHER THAN ROOF SURFACE
- SU** THREE COAT STUCCO SYSTEM, SEE WALL SECTIONS COLOR  
A: SW7030 "ANEW GRAY"  
B: SW6258 "TRICORN BLACK"
- D** HOLLOW METAL DOOR & FRAME - PAINT TO MATCH COLOR SW6258 "TRICORN BLACK"
- SF** "BLACK" ANODIZED ALUMINUM STOREFRONT SYSTEM BY YKK AP INDUSTRIES OR EQUAL
- AD** ADA DOOR SIGNAGE REFERENCE DETAILS ON SHEET A5.0
- BK** DECORATIVE BRACKET PAINTED SW6258 "TRICORN BLACK"
- TO** PRIMARY & SECONDARY INTERNAL ROOF DRAIN, REFERENCE PLUMBING SHEETS

**MATERIAL BOARD**

<b>MODULAR THIN BRICK BY ACME "DICKENS CREEK"</b>	<b>BRICK TO BE PAINTED COLOR: SW 7030 "ANEW GRAY"</b>	<b>STUCCO SYSTEM SMOOTH COLOR: SW 7030 "ANEW GRAY"</b>	<b>METAL FASCIA/CANOPIES/LIGHTS COLOR: SW 6258 "TRICORN BLACK"</b>
			<b>BLACK ANODIZED STOREFRONT</b>

DRAWING ISSUE & REVISION LOG

PROJECT NAME	PROJECT NUMBER	PERMIT SET-ANEP'S	CLIENT COMMENTS
M7 SHELL BUILDING 2	JAWK 25-0032	02/27/2026	
		REV 01 04/24/2026	

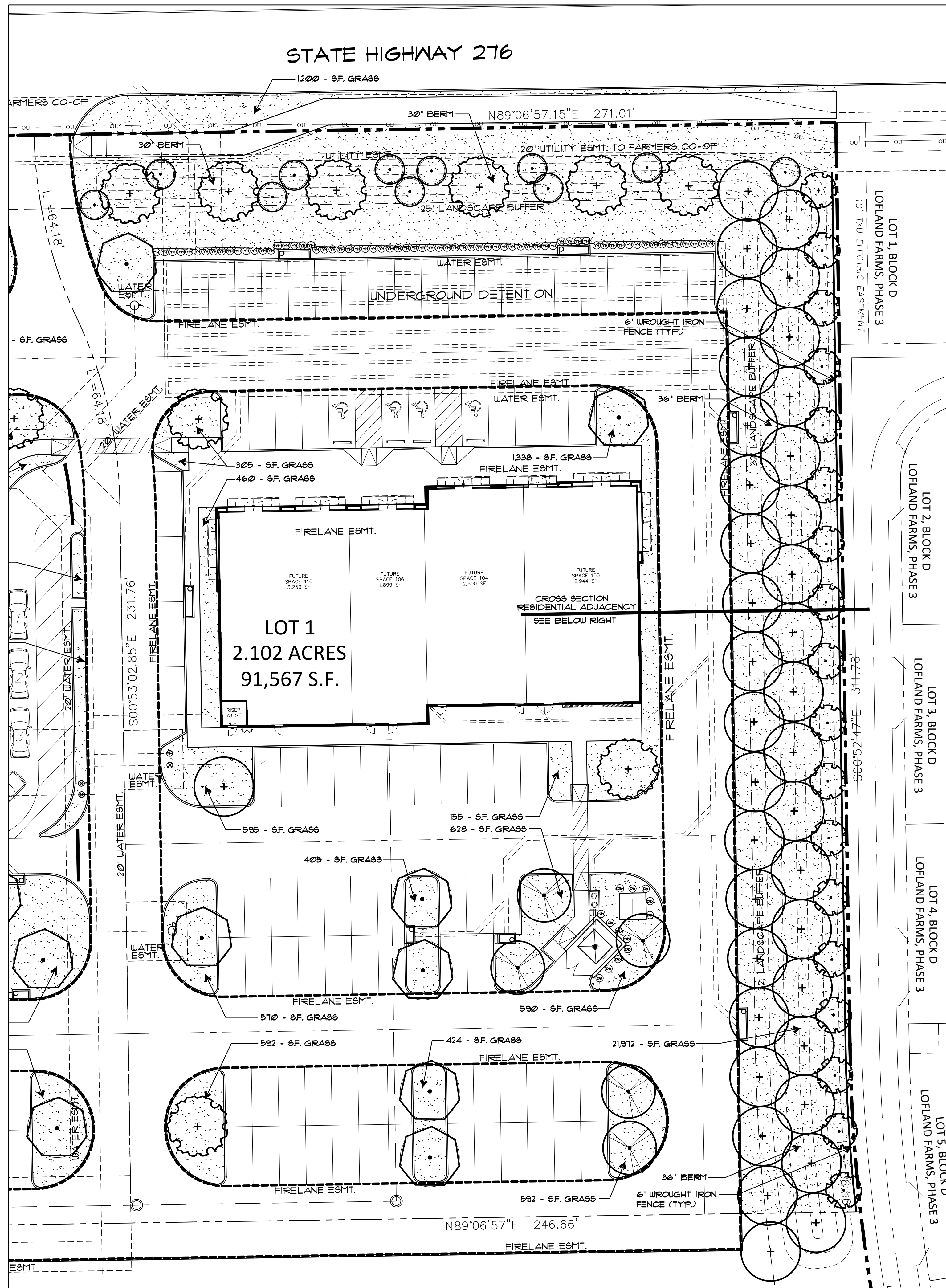
PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)  
 PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. HOUSTON, TX 77052

LARGE CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
1		CEDAR ELM	<i>Ulmus crassifolia</i>	4' caliper, 15'-17' Ht./ 6'-11' spread, B4B, straight trunk. CENTRAL LEADER SHALL BE INTACT
38		LIVE OAK	<i>Quercus virginiana</i>	4' caliper, 15'-17' Ht./ 6'-11' spread, B4B, straight trunk. CENTRAL LEADER SHALL BE INTACT
5		CHINESE PISTACHE	<i>Pistacia chinensis</i>	4' caliper, 15'-17' Ht./ 6'-11' spread, B4B, straight trunk. CENTRAL LEADER SHALL BE INTACT
9		RED OAK	<i>Quercus buckleyi</i>	4' caliper, 15'-17' Ht./ 6'-11' spread, B4B, straight trunk. CENTRAL LEADER SHALL BE INTACT

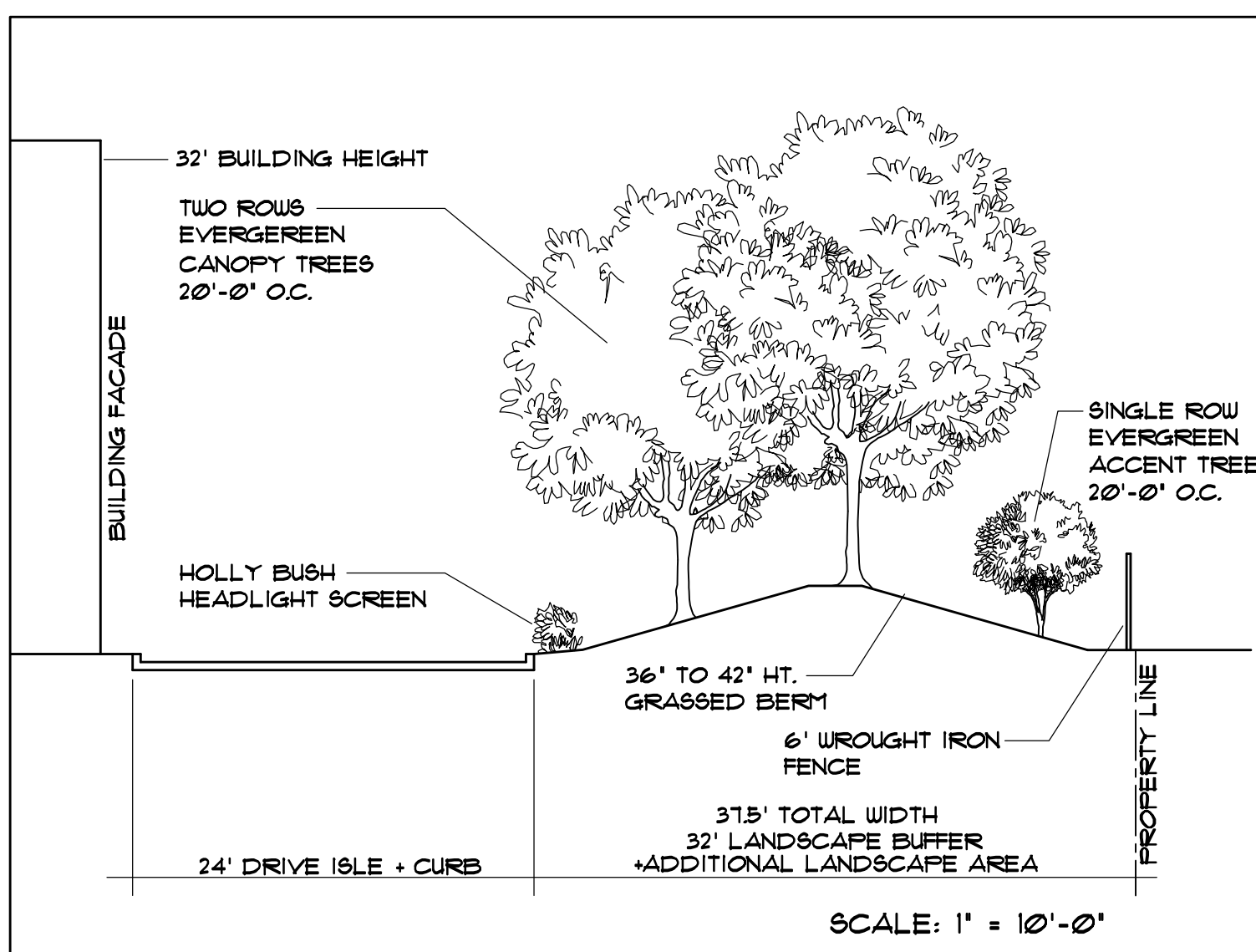
ACCENT TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
11		TEXAS RED BUD	<i>Cercis canadensis Texensis</i>	2' Caliper, 6' Ht./ 3 spread min, 30 gallon, Single Trunk Min. full, bushy tree formed, specimen.
18		YAUPON HOLLY	<i>Ilex vomitoria</i>	2' Caliper, 6' Ht./ 3 spread min, 30 gallon, Multi Trunk, full, bushy tree formed, specimen.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
69		DWARF YAUPON HOLLY	<i>Ilex vomitoria Nana</i>	3 gallon, 10"-12" Ht./ 10"-12" spread, bushy, full to ground
13		DWARF BURFORD HOLLY	<i>Ilex cornuta Burfordii Nana</i>	5 gallon, 20"-24" Ht./ 6"-18" spread, bushy, full to ground

TURF GRASS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
29,234 SF.		SF. GRASS BERMUDA GRASS	<i>Cynodon dactylon</i>	Bolld seed



### Cross Section Residential Adjacency



LOT 1 LANDSCAPE TABULATIONS	
<b>STREET BUFFER TREES</b>	TWO CANOPY TREES AND FOUR ACCENT TREES PER 1000 L.F. STREET FRONTAGE
STATE HIGHWAY 276 FRONTAGE L.F.	2710 L.F.
REQUIRED CANOPY BUFFER TREES (271 / 100 x 2 = 5.42)	6 TREES
STREET CANOPY BUFFER TREES PROVIDED	6 TREES
REQUIRED ACCENT BUFFER TREES (271 / 100 x 4 = 10.84)	11 TREES
STREET ACCENT BUFFER TREES PROVIDED	11 TREES

RESIDENTIAL BUFFER TREES	
3 TIERED LANDSCAPE SCREEN - ALTERNATIVE	36800 L.F.
2 STAGGERED ROWS OF EVERGREEN CANOPY TREES AT 20' O.C. AND 1 ROW OF EVERGREEN ACCENT TREES.	
RESIDENTIAL ADJACENCY L.F.	36800 L.F.
PROVIDED EVERGREEN CANOPY BUFFER TREES (368 / 20 = 18.4 x 2 = 36.8)	31 TREES
PROVIDED EVERGREEN ACCENT TREES	18 TREES

OVERALL LANDSCAPE AREA	
REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING	91567 SF.
OVERALL SITE 2.102 ACRES	91567 SF.
REQUIRED SITE LANDSCAPE AREA ( 91567 x 20% )	18314 SF.
SITE LANDSCAPE AREA PROVIDED	29842 SF.

PARKING LOT LANDSCAPE AREA	
REQUIRED 5% LANDSCAPE WITHIN PARKING LOTS.	30500 SF.
OVERALL PARKING AND DRIVE ISLES	30500 SF.
REQUIRED PARKING LANDSCAPE AREA ( 30500 x 5% )	1525 SF.
PARKING LANDSCAPE AREA PROVIDED	5300 SF.
PARKING SPACES PROVIDED	95
REQUIRED CANOPY PARKING TREES ( 95 / 10 = 9.5 )	10 TREES
PARKING CANOPY TREES PROVIDED	15 TREES

MITIGATION TREES	
11 CEDAR TREES REMOVED FROM ENTIRE DEVELOPMENT	11 TREES
REQUIRED MITIGATION CANOPY TREES	11 TREES
MITIGATION CANOPY TREES PROVIDED LOT 1	59 TREES
MITIGATION CANOPY TREES PROVIDED LOT 2	18 TREES
TOTAL MITIGATION CANOPY TREES PROVIDED	77 TREES

TOTAL MITIGATION REQUIRED 11 - 4' TREES

LOT SIZE	SITE DATA TABLE	
	LOT 1	LOT 2
2.102 ACRES	2,102 ACRES	1,752 ACRES
91,567 SF	91,567 SF	76,322 SF
USE / BUILDING AREA		
RETAIL	2,170 SF - 20.3%	6,500 SF - 60.9%
RESTAURANT (FS)	8,501 SF - 79.7%	4,171 SF - 39.1%
MEDICAL OFFICE	SF - 0%	SF - 0%
TOTAL	10,671 SF	10,671 SF
REQUIRED PARKING		
RETAIL (1 PER 250 S.F.)	9 SPACES	26 SPACES
RESTAURANT (FS) (1 PER 100 S.F.)	86 SPACES	42 SPACES
MEDICAL OFFICE (1 PER 200 S.F.)	0 SPACES	0 SPACES
TOTAL	95 SPACES	68 SPACES
PARKING PROVIDED	95 SPACES	75 SPACES
HANDICAP REQUIRED	4 SPACES	4 SPACES
HANDICAP PROVIDED	4 SPACES	4 SPACES
LANDSCAPE COVERAGE	29,842 SF - 32.6%	15,261 SF - 20%

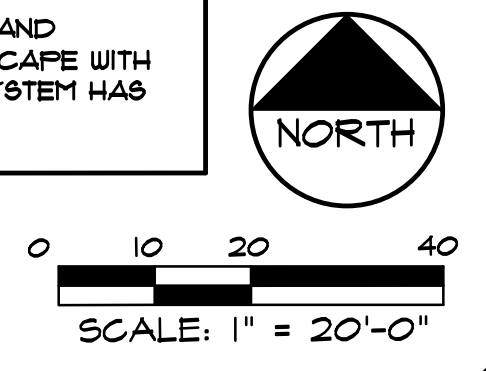
\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

**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

**IRRIGATION NOTE**  
EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND EXPANDED AS REQUIRED TO PROVIDE ALL LANDSCAPE WITH COMPLETE COVERAGE. CONTRACTOR TO INSURE SYSTEM HAS PROPER OPERATING RAIN AND FREEZE SENSORS.



Date:	
Revisions:	
#	

Issued For:  
**CONSTRUCTION**

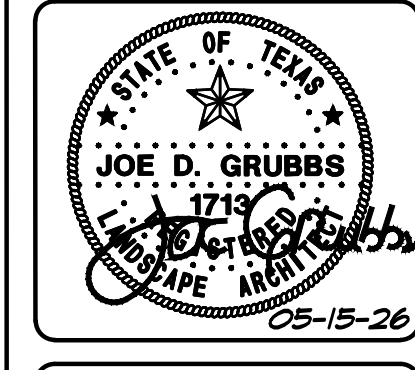
Job No.  
**26105**

Scale  
**1" = 20'-0"**

Drawn By:  
**JDG**

Date  
**05-15-2026**

**Rockwall Neighborhood Shops**  
Slate Land & Development  
Rockwall Texas



Sheet Title:  
**Lot 1 Landscape Plan**

Sheet Number:  
**L1**  
of L3 Sheets



LANDSCAPING

PART 1 - GENERAL

- 1.1 SCOPE: Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.
1.2 RELATED WORK SPECIFIED ELSEWHERE:
A. Irrigation System
B. Lawns
C. Earthwork
D. General Requirements
1.3 QUALITY ASSURANCE:
A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
B. Plants are subject to inspection and approval by the Landscape Architect.
C. Observation at growing site does not preclude right of rejection at job site.
D. Employ only qualified personnel familiar with required work.
E. Off-site topsoil and topsoil on-site testing (paid by Landscape Contractor).
1.4 REFERENCED STANDARDS:
A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
B. Hortus Third, 1976 - Cornell University - Plant nomenclature.
C. ASTM - American Standard Testing Material - Sharp sand.
1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:
A. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer.
2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site.
3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with saw dust or other approved material.
4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
1.6 JOB CONDITIONS:
A. Planting Restrictions:
Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice.
B. Utilities:
1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage.
2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.
1.7 WARRANTY:
A. Warranty for plants and trees shall be for one year after final acceptance.
B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner.
C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.
1.8 MAINTENANCE:
A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, cleaning and replacing as necessary to keep landscaping in a vigorous, healthy condition and rake bed areas as required.
C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owner representative within seven (7) days prior to completion.
D. Following final acceptance, maintenance of plant material will become the Owner's responsibility.

PART 2 - PRODUCTS

- 2.1 PLANTS:
A. Quantities: The drawings and specifications are complementary; anything called for on one and not the other is as binding as if shown and called for on both.
B. Plants shall be equal to well formed No. 1 grade of better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or luscious, and strong straight, distinct leader where this is characteristic of species.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list.
I. Container grown plants shall be well rooted and established in the container in which they are growing.

- 2.2 SOIL PREPARATION MATERIALS:
A. Peat Moss: Commercial sphagnum moss or hynum peat.
B. Pre mixed soils can be used as long as samples are submitted with manufacturer's data and laboratory test reports.
C. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign matter.
2. Physical properties as follows:
Clay - between 7-21 percent
Silt - between 20-50 percent
Sand - less than 52 percent
D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-95.
2.3 COMMERCIAL FERTILIZER:
A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis.
B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
C. Controlled-Release Fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 45095 or approved equal.
2.4 MULCH:
Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

- 3.1 CONDITION OF SURFACES:
A. New bed areas will be left within one tenth of a foot of finish grade by other trades.
B. Examine subgrade upon which work is to be performed.
3.2 SHRUB PLANTING:
A. All shrubs to be pocket planted.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.
3.3 GROUND COVER PLANTING:
A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
1. 1 part sandy loam
1 part peat moss
1 part sharp sand
Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.
3.4 TREE PLANTING:
A. Stake tree locations for Owners Representative approval prior to digging.
B. Plant ornamental trees in pits 12-inches larger than the root ball.
C. After excavation of tree pits, review water penetration.
D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect.
E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter.
F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil.
G. Completely fill each tree saucer with mulch to a depth of two inches.
H. Contractor shall keep trees plumb until established.
I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect.

- 3.5 SEASONAL COLOR PLANTING:
A. Beds shall be excavated to a depth of 2 inches.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.
3.6 CLEANUP:
During work, keep premises neat and orderly including organization of storage areas, removal of trash, including debris resulting from removing weeds and rocks from planting areas, preparing beds, or planting plants from site daily as work progresses.
END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

- 1.1 SCOPE: Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.
1.2 RELATED WORK SPECIFIED ELSEWHERE:
A. Irrigation System
B. Landscaping
1.3 MAINTENANCE OF GRASS:
The contractor shall maintain the grass until final acceptance.
1.4 JOB CONDITIONS:
A. Water: Will be available on site.
B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades.
1.5 SCHEDULE:
A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions.
B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determined by owner.
C. Sodding: Sod bermuda between March 15 and September 30.
D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.
1.6 ACCEPTANCE:
The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

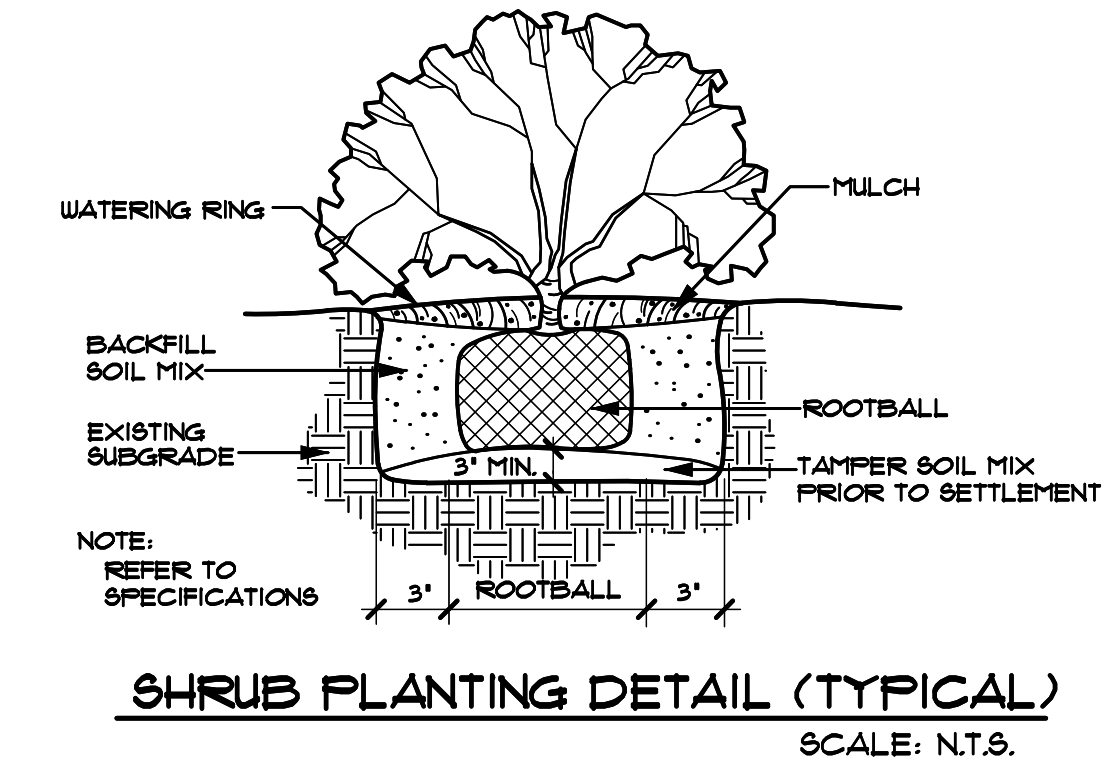
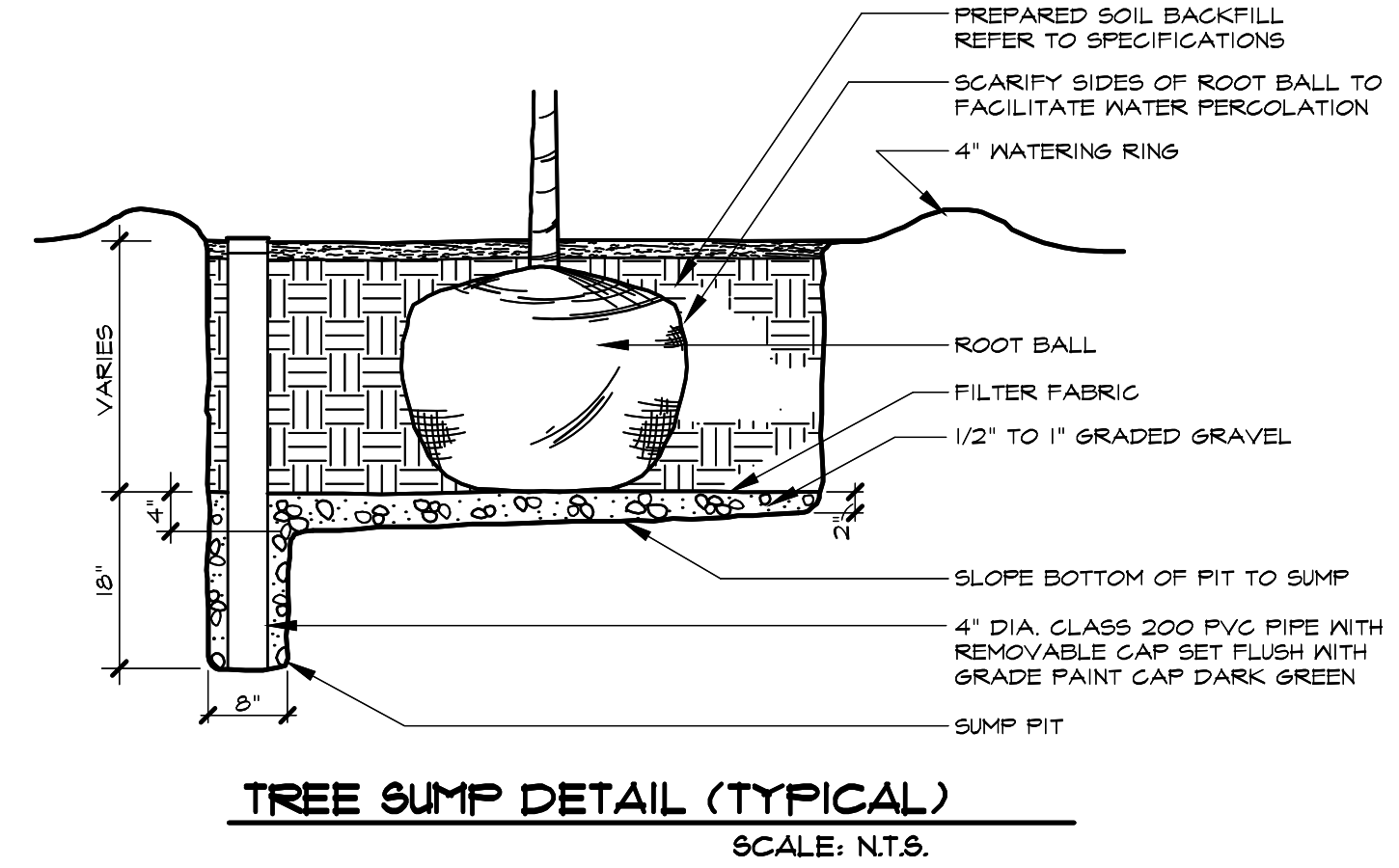
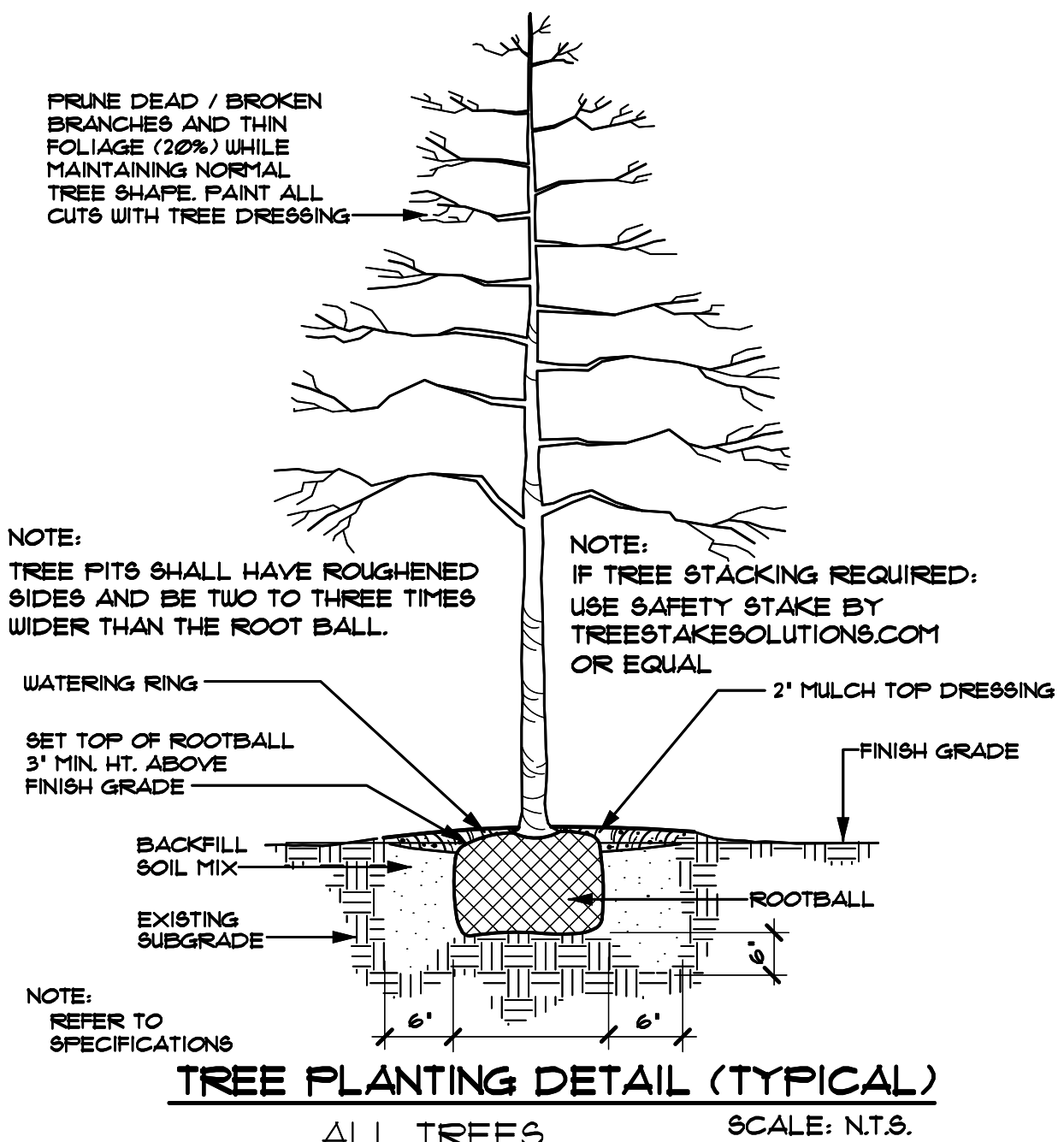
PART 2 - MATERIALS

- 2.1 TOPSOIL:
A. (If specified on the plans as a requirement) Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign grasses.
B. Physical properties as follows:
Clay - between 7-21 percent
Silt - between 20-50 percent
Sand - less than 52 percent
2.2 GRASS:
A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law.
B. Ryegrass: Ryegrass Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots.
C. Annual Ryegrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law.
2.3 FERTILIZER:
Fertilizer shall be organic base, uniform in composition, dry and free flowing.
A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
B. Second application: 3:1:2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

- 3.1 PREPARATION:
A. Scarify lawn areas where excessive compaction is greater than 25% Standard Proctor to a depth of 4-inches by discing or rototilling.
B. Leave areas free of weeds and ready for final grading.
C. Provide barricades around scarified areas to prevent compaction by construction vehicles.
3.2 FINAL GRADING:
A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
B. Provide final grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.
3.3 HERBICIDE:
Apply herbicide to remove any remaining weeds.
3.4 FERTILIZER:
A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.
3.5 HYDROMULCH/SEEDING:
A. At the time of hydromulch/seeding, soil shall be moist but not muddy and wind velocity shall not exceed ten (10) miles per hour.
B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
C. Add tackifier to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
D. Use a 4' x 8' batter board against bed areas.
3.6 MECHANICAL SEEDING:
Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre or 350 pounds of Ryegrass per acre.
3.7 SOLID SOD:
A. Solid Sod: Plant grass by hand, edge to edge with staggered joints.
B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs per 1,000 square foot.
3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:
A. Watering:
1. Water lawn areas immediately after grassing operation.
2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
B. Replanting/Erosion Control:
1. Correct any erosion that may occur during the establishment of grass.
2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing.
3. A stand of grass will be defined as a uniform cover of actively growing turf.
C. Mowing/Weed Control:
1. Mow lawn areas weekly until a stand of grass is achieved.
2. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling.
3. Cleanup: During work, keep premises neat and orderly, including organization of storage areas, removal of trash, including debris resulting from removing weeds and rocks from site daily as work progresses.

END OF LAWN SECTION

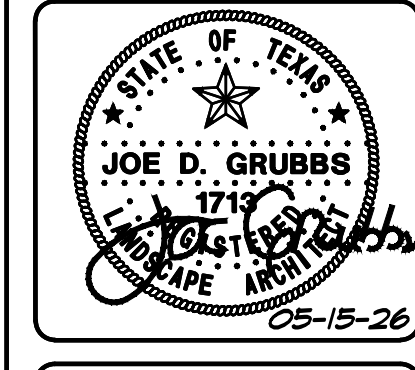


APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_, 2025.
WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_, 2025.
Planning & Zoning Commission, Chairman Director of Planning and Zoning

Table with 2 columns: Revisions, #. Includes a date field: Date: 05-15-2026.

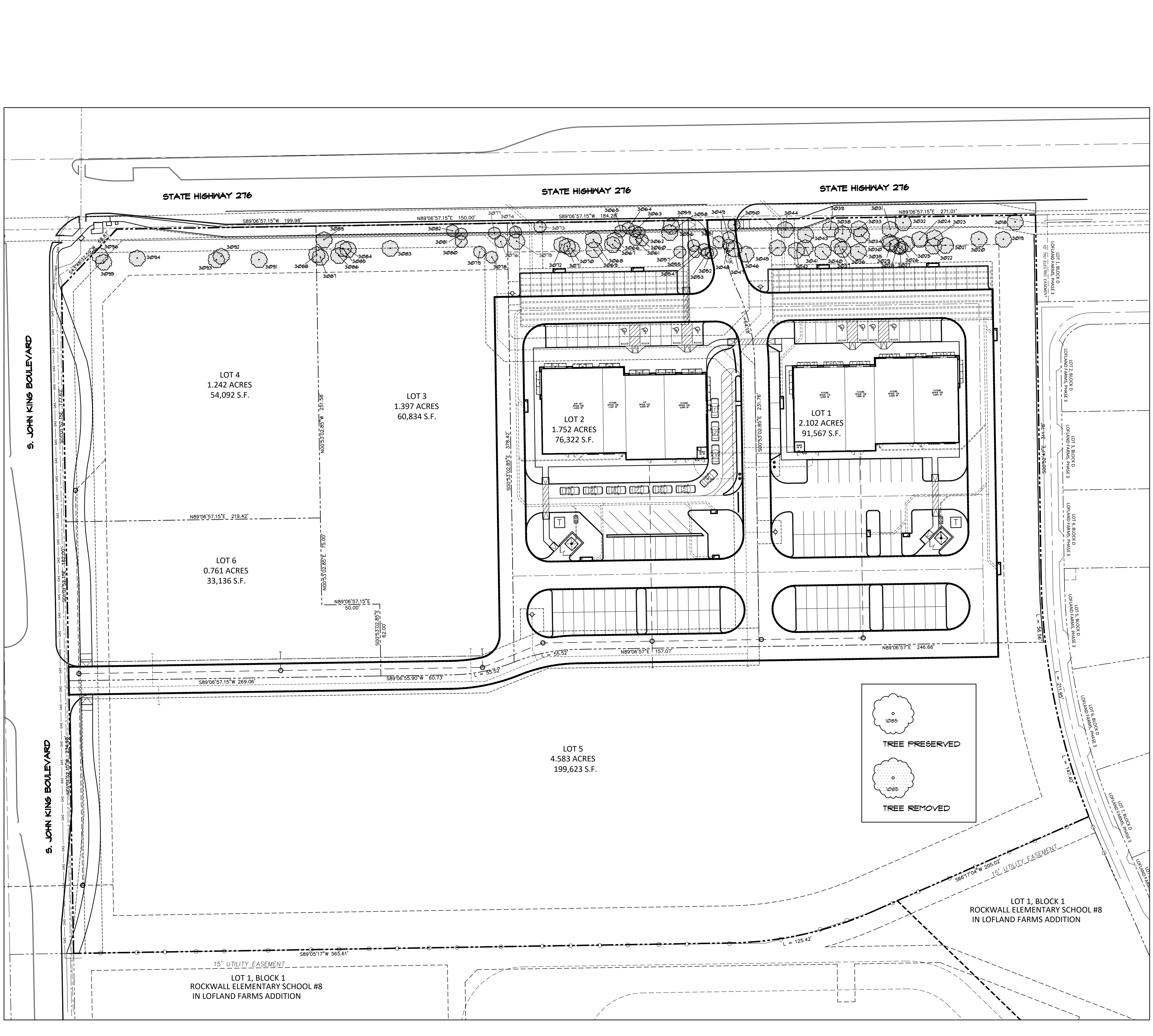
Issued For: CONSTRUCTION
Job No. 26105
Scale N.T.S.
Drawn By: JDG
Date 05-15-2026

Rockwall Neighborhood Shops
Slate Land & Development
Rockwall Texas



Sheet Title: Landscape Specifications
Sheet Number: L3 of L3 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



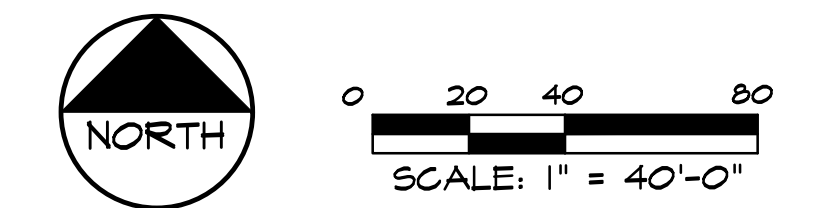
SITE DATA TABLE		
	LOT 1	LOT 2
LOT SIZE	2.102 ACRES 91,567 SF	1.752 ACRES 76,322 SF
USE / BUILDING AREA		
RETAIL	2,170 SF - 20.3%	6,500 SF - 60.9%
RESTAURANT (FS)	8,501 SF - 79.7%	4,171 SF - 39.1%
MEDICAL OFFICE	SF - 0%	SF - 0%
TOTAL	10,671 SF	10,671 SF
REQUIRED PARKING		
RETAIL (1 PER 250 S.F.)	9 SPACES	26 SPACES
RESTAURANT (FS) (1 PER 100 S.F.)	86 SPACES	42 SPACES
MEDICAL OFFICE (1 PER 200 S.F.)	0 SPACES	0 SPACES
TOTAL	95 SPACES	68 SPACES
PARKING PROVIDED		
HANDICAP REQUIRED	4 SPACES	4 SPACES
HANDICAP PROVIDED	4 SPACES	4 SPACES
LANDSCAPE COVERAGE	29,842 SF - 32.6%	15,261 SF - 20%

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

TREE ID NO.	TREE TYPE	TREE SIZE	TREE ID NO.	TREE TYPE	TREE SIZE
3018	CEDAR	14' HT.	3051	CEDAR	12' HT.
3019	CEDAR	14' HT.	3052	CEDAR	14' HT.
3020	CEDAR	18' HT.	3053	CEDAR	14' HT.
3021	CEDAR	12' HT.	3054	CEDAR	12' HT.
3022	CEDAR	12' HT.	3055	CEDAR	12' HT.
3023	CEDAR	14' HT.	3056	CEDAR	12' HT.
3024	CEDAR	14' HT.	3057	CEDAR	14' HT.
3025	CEDAR	18' HT.	3058	CEDAR	14' HT.
3026	CEDAR	12' HT.	3059	CEDAR	14' HT.
3027	CEDAR	12' HT.	3060	CEDAR	14' HT.
3028	CEDAR	14' HT.	3061	CEDAR	18' HT.
3029	CEDAR	12' HT.	3062	CEDAR	16' HT.
3030	CEDAR	12' HT.	3063	CEDAR	16' HT.
3031	CEDAR	14' HT.	3064	CEDAR	12' HT.
3032	CEDAR	14' HT.	3065	CEDAR	14' HT.
3033	CEDAR	12' HT.	3066	CEDAR	14' HT.
3034	CEDAR	12' HT.	3067	CEDAR	18' HT.
3035	CEDAR	14' HT.	3068	CEDAR	16' HT.
3036	CEDAR	14' HT.	3069	CEDAR	14' HT.
3037	CEDAR	12' HT.	3070	CEDAR	18' HT.
3038	CEDAR	12' HT.	3071	CEDAR	16' HT.
3039	CEDAR	12' HT.	3072	CEDAR	16' HT.
3040	CEDAR	12' HT.	3073	CEDAR	16' HT.
3041	CEDAR	20' HT.	3074	CEDAR	12' HT.
3042	CEDAR	18' HT.	3075	CEDAR	16' HT.
3043	CEDAR	12' HT.	3076	CEDAR	14' HT.
3044	CEDAR	12' HT.	3077	CEDAR	12' HT.
3045	CEDAR	12' HT.	3078	CEDAR	14' HT.
3046	CEDAR	14' HT.	3079	CEDAR	12' HT.
3047	CEDAR	14' HT.	3080	CEDAR	14' HT.
3048	CEDAR	12' HT.	3081	CEDAR	16' HT.
3049	CEDAR	12' HT.	3082	CEDAR	12' HT.
3050	HACKBERRY	6	3083	CEDAR	16' HT.
3051	CEDAR	12' HT.	3084	CEDAR	14' HT.
3052	CEDAR	12' HT.	3085	CEDAR	12' HT.
3053	CEDAR	12' HT.	3086	CEDAR	12' HT.
3054	CEDAR	12' HT.	3087	CEDAR	12' HT.
3055	CEDAR	12' HT.	3088	CEDAR	14' HT.
3056	CEDAR	12' HT.	3089	CEDAR	14' HT.

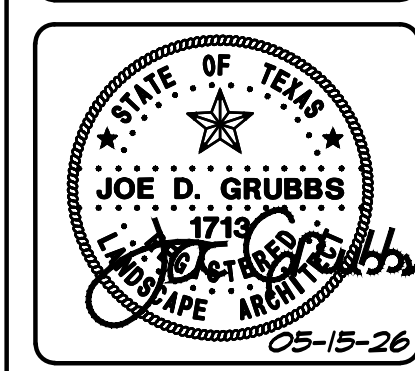
TOTAL MITIGATION REQUIRED 11 - 4' TREES

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



Date:	
Revisions:	
#	
Issued For:	CONSTRUCTION
Job No.	26105
Scale	1" = 40'-0"
Drawn By:	JDG
Date	05-15-2026

Rockwall Neighborhood Shops  
Slate Land & Development  
Rockwall Texas



Sheet Title:  
**Treescape Plan**  
Sheet Number:  
**TS1**  
of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

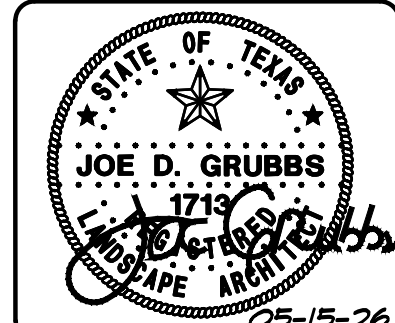
TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
3018	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3019	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3020	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3021	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3022	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3023	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3024	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3025	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3026	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3027	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3028	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3029	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3030	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3031	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3032	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3033	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3034	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3035	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3036	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3037	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3038	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3039	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3040	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3041	CEDAR	20' HT.	REMOVED	4	N	N	N	4
3042	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3043	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3044	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3045	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3046	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3047	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3048	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3049	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3050	HACKBERRY	6	REMOVED	4	N	N	N	0
3051	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3052	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3053	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3054	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3055	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3056	CEDAR	12' HT.	REMOVED	4	N	N	N	4
TOTAL COLUMN MITIGATION REQUIRED								38 - 4' TREES

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
3057	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3058	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3059	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3060	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3061	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3062	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3063	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3064	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3065	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3066	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3067	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3068	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3069	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3070	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3071	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3072	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3073	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3074	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3075	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3076	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3077	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3078	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3079	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3080	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3081	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3082	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3083	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3084	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3085	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3086	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3087	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3088	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3089	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3091	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3092	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3093	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3094	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3095	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3096	CEDAR	14' HT.	REMOVED	4	N	N	N	4
TOTAL COLUMN MITIGATION REQUIRED								39 - 4' TREES

Date:	
Revisions:	
#	

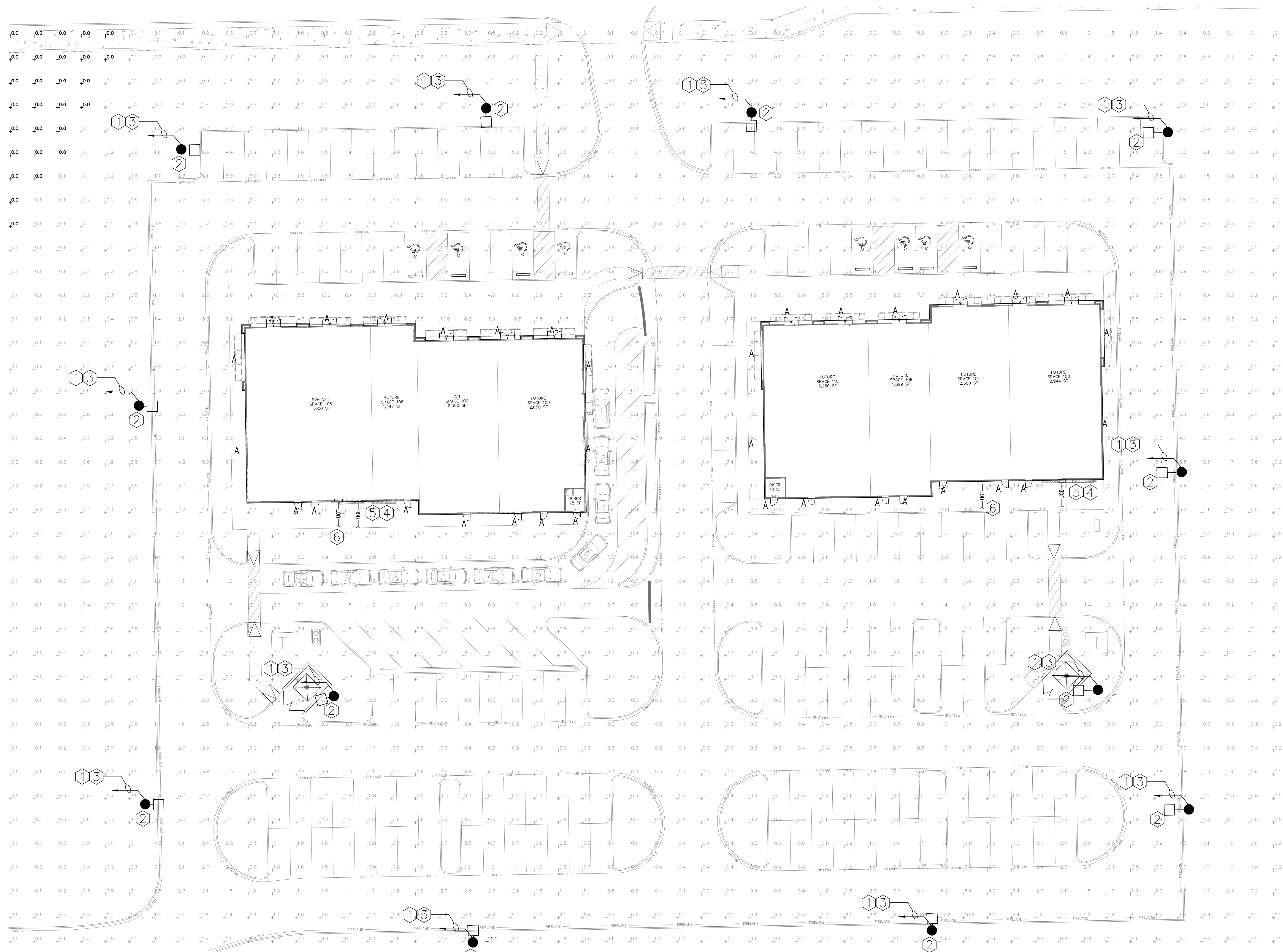
Issued For:  
CONSTRUCTION  
Job No.  
26105  
Scale  
  
Drawn By:  
JDG  
Date  
05-15-2026

**Rockwall Neighborhood Shops**  
Slate Land & Development  
Rockwall Texas

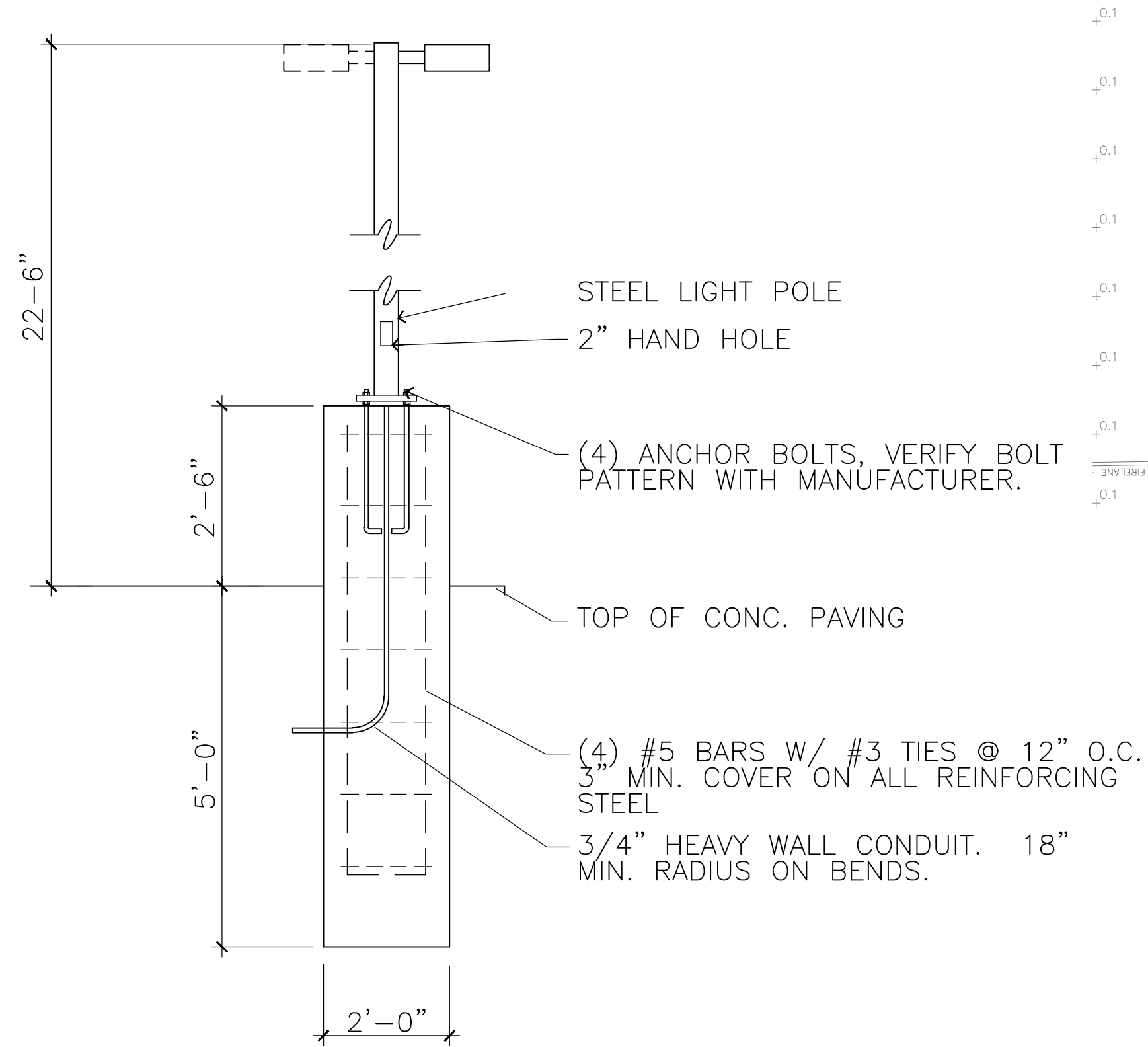


Sheet Title:  
**Treescape Plan**  
Sheet Number:  
**TS2**  
of TS2 Sheets

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



- NOTES BY SYMBOL**
- ① 1" CONDUIT W/(2) # 10 CU AND (1) # 10 CU GROUND. ( TYP FOR ENTIRE CIRCUIT)
  - ② POLE MOUNTED LED LIGHT FIXTURE - PROVIDE WITH 20 FT. SQUARE STEEL POLE - SEE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION. ALL POLES AND FIXTURES TO BE BLACK.
  - ③ CIRCUIT ALL EXTERIOR LIGHTING AND SIGNS THROUGH PHOTOCELL-TIMECLOCK CONTROL. SEE DETAIL ON SHEET E2.0.
  - ④ ELECTRICAL SERVICE ENTRANCE EQUIPMENT. SEE ELECTRICAL SERVICE RISER FOR ADDITIONAL INFORMATION.
  - ⑤ NEW 120/208V , 3 PHASE ELECTRICAL SERVICE FROM POWER COMPANY TRANSFORMER - SEE CIVIL UTILITY PLAN FOR CONTINUATION. CONTRACTOR MUST VERIFY TRANSFORMER LOCATION. SEE ELECTRICAL SERVICE RISER FOR ADDITIONAL INFORMATION.
  - ⑥ TELEPHONE DEMARK LOCATION . 3" SCHEDULE 40 PVC CONDUIT TO TELEPHONE COMPANY PEDESTAL. CONTRACTOR SHALL PROVIDE PULL STRING . VERIFY LOCATION IN FIELD.



**01 SITE LIGHTING AND POWER PLAN**  
SCALE: 1"=30'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.4 fc	21.6 fc	0.0 fc	N/A	N/A

Schedule

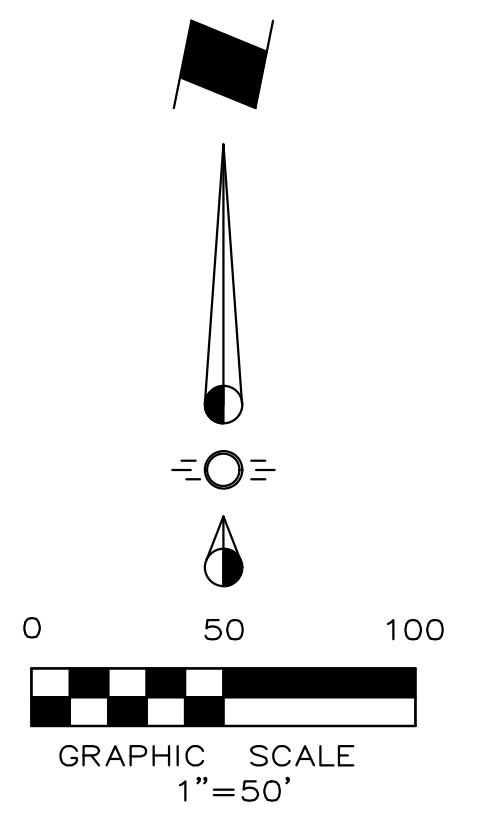
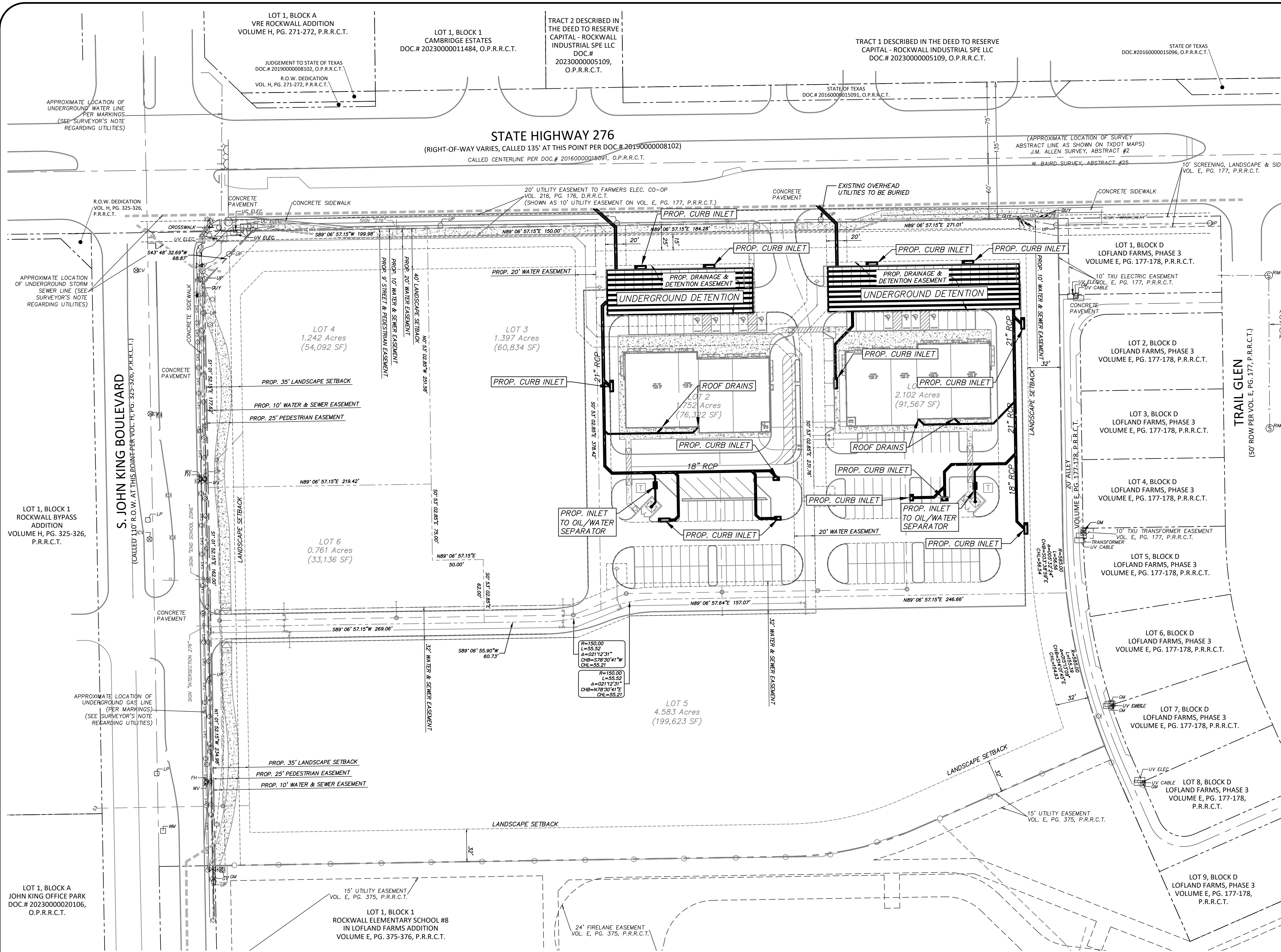
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
□	A	34	SEE E1.0	SEE E1.0		1		4124	1	29,4252
□	B	12	DSX2 LED P3 40K 80CRI T3M	D-Series Size 2 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 3 Medium		1	DSX2_LED_P3_40K_80CRI_T3M_HS_EGS_@FRONT.ties	26996	1	219.4

**02 POLE BASE DETAIL**  
SCALE: NO SCALE

DRAWING ISSUE & REVISION LOG

REV	DATE	DESCRIPTION
PERMIT	02/27/2026	PERMIT SET-AMPS
REV 01	04/24/2026	CLIENT COMMENTS
REV 02	05/08/2026	COORDINATION WITH CIVIL

PROJECT NAME: MT SHELL BUILDING 1  
PROJECT NUMBER: JUNE 25-0031  
PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETI/RESTAURANT)  
PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD, IRVING, TX 75038



**GENERAL/DRAINAGE NOTES**

1. All materials and construction shall be in accordance with City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
2. Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All storm sewer pipe 18" and larger shall be Class III RCP unless otherwise noted. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal, unless otherwise noted (RCP only under fire lanes).
5. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealer.
7. All roof drain laterals shall be 0.50% min. slope.

**Note:**  
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

**STOP!**  
**CALL BEFORE YOU DIG**



(@ least 72 hours prior to digging)

Issue Date	Description
1 05/15/2026	Site Plan Submittal
2	
3	
4	
5	
6	

**CROSS**  
ENGINEERING CONSULTANTS

1720 W. Virginia Street • McKinney, Texas 75069  
972.562.4409 • Texas P.E. Firm No. F-935

PRELIMINARY STORM PLAN

ROCKWALL NEIGHBORHOOD SHOPS

SLATE LAND & DEVELOPMENT CO.

CITY OF ROCKWALL, TEXAS

Sheet No. \_\_\_\_\_

Project No. 25086

05/15/2026

ROCKWALL NEIGHBORHOOD SHOPS

# PROJECT COMMENTS



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

DATE: 5/21/2026

PROJECT NUMBER: SP2026-018  
PROJECT NAME: Site Plan for a Restaurant w/ Drive Through  
SITE ADDRESS/LOCATIONS: 103 & 107 N. John King Blvd (@ Park Hills Blvd)

CASE CAPTION: Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Mike Wurster of Subtle Grounds, LLC for the approval of a Site Plan for a Restaurant with Drive-Through or Drive-In on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/21/2026	Approved w/ Comments

05/21/2026: SP2026-018; Site Plan for a Restaurant with Drive-Through  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Tyler Adams of Greenlight Studio on behalf of Mike Wurster of Subtle Grounds, LLC for the approval of a Site Plan for a Restaurant with Drive-Through or Drive-In on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard.

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

M.3 For reference, include the case number (SP2026-018) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Provide the following signature block on each page of all plans. (Subsection 03.04.A, of Article 11, UDC)

#### APPROVED:

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

#### M.6 Site Plan

1) Indicate all perimeter dimensions of the site. (Subsection 03.04.B, of Article 11, UDC)

- 2) Indicate perimeter dimensions of the building. (Subsection 03.04.B, of Article 11, UDC)
- 3) Indicate distances between the building and property lines. (Subsection 0.04.B, Article 11, UDC)
- 4) All overhead utilities shall be placed underground. (Subsection 06.02.H, Article 05, UDC)
- 5) An eight (8) foot trail is required along John King Boulevard. (Subsection 03.04.B, of Article 11, UDC)
- 6) Accessory Storage Buildings are not permitted on Commercial properties. This would be considered another Commercial Building which is required to meet the Commercial Building Standards. Please provide building elevations of this building.
- 7) Indicate the street centerline and any median breaks for John King Boulevard. (Subsection 03.04(B), Article 11, UDC)
- 8) Provide a rendering or building elevations of the Stone Seat wall with material callouts. A by-pass lane of 12-feet is required with all drive-throughs. (Subsection 2.15.02, Multi-Family and Non-Residential, Engineering Standards of Design and Construction)

#### M.7 Landscape Plan

- 1) Review the required trees by district below. Caddo Maples are not permitted in the SH-205 By-Pass Overlay. Possumhaw Holly is an accent tree. (Section 03, Appendix C, UDC)
- 2) All Canopy trees shall be a minimum of 4 inches caliper at DBH, accent trees shall be a minimum of 4 feet in height, and all shrubs shall be a minimum of 5-gallon in size. (Subsection 06.02.E(2), Article 05, UDC)
- 3) The Landscape buffer required along John King Boulevard is 25-feet. Parking is not permitted in the Landscape Buffer and the landscape buffer must be outside the utility easements required along John King Boulevard. (Subsection 06.02.E, Article 05, UDC)
- 4) All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. (Subsection 06.02.E.1, Article 05, UDC)
- 5) All parking spaces shall be within 80 feet of a canopy tree (Subsection 05.03(E), Article 08, UDC)
- 6) Identify visibility triangles for all driveway intersections and public streets. (Subsection 01.08, Article 05, UDC)
- 7) Provide a note indicating that irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)
- 8) Dumpster enclosures require to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(B), Article 05, UDC)
- 9) If there is any pad-mounted utility equipment, it will need to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(C), of Article 05, UDC)
- 10) Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree per 1,500 SF of detention area. (Subsection 05.03(D), Article 08, UDC)

#### M.8 Building Elevations

- 1) Indicate the elevations that are adjacent to Park Hills and John King Boulevard.
- 2) Building 1 does not meet four (4)-sided architecture requirements. Specifically, the following articulation is required for all four sides of the building:
  1. Wall Length cannot exceed 76.5 feet
  2. Minimum Secondary Entryway/Architectural Element Length is 19.125 feet
  3. The Minimum Wall Projection is 6.375
  4. The Minimum Primary Entryway/Architectural Element is 12.75 feet
  5. The Minimum Projection height is 6.375 feet
  6. The Minimum Primary Entryway/Architectural length is 38.25 feet
 This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
- 3) Building 2 does not meet four (4)-sided architecture requirements. Specifically, the following articulation is required for all four sides of the building:
  7. Wall Length cannot exceed 63
  8. Minimum Secondary Entryway/Architectural Element Length is 15.75 feet
  9. The Minimum Wall Projection is 5.25 feet
  10. The Minimum Primary Entryway/Architectural Element is 21 feet
  11. The Minimum Projection height is 5.25 feet
  12. The Minimum Primary Entryway/Architectural length is 31.5 feet
 This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
- 4) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
- 5) Indicate the parapet height. Parapets are required on all four sides of the building and will need to be shown that they will screen any RTUs on the building. (Subsection 01.05

(C), Article 05, UDC) Please indicate all RTU's.

- 6) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
- 7) The use of manufactured stone is a variance to the overlay district standards. (Subsection 06.02.C.a.1, of Article 05, UDC)
- 8) Building 1 exceeds the maximum percentage of secondary materials (i.e. 10%). This will require a variance from the Planning and Zoning Commission. (Subsection 06.01.C(1), Article 05, UDC)

#### M.9 Photometric Plan

- 1) The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle. (Subsection 03.03.C, of Article 07, UDC) All property lines exceed the maximum allowable light intensity.
- 2) Under canopy lighting shall not exceed 35 FC. (Subsection 03.03.E.1, of Article 07, UDC)
- 3) The maximum outdoor maintained computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site with the exception of the under-canopy lighting as mentioned earlier. (Subsection 03.03.G, Article 07, UDC)
- 4) The maximum mounting height for lighting shall be 20 feet in the SH-205 Bypass Overlay District (Subsection 06.02.G, Article 05, UDC) Please indicate mounting height for all lighting.
- 5) Any unshielded light sources shall have a maximum wattage of 15 W. (Subsection 03.03.A, of Article 07, UDC)
- 6) Provide lighting cutsheets for all proposed light fixtures. (Subsection 03.03, Article 07, UDC)

M.10 Staff has identified the following variance(s) associated with the proposed request: [1] Four (4)-sided Architecture, [2] Primary Articulation, [3] natural stone, [4] landscape buffer along T.L. Townsend, [5] landscape buffer along SH-276, [6] trees/plantings/berm within the landscape buffers, [7] residential adjacency standards, and [8] more than one row of parking between the primary building façade and the right-of-way. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

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

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on June 2, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

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

- (1) Planning & Zoning Work Session meeting will be held on May 26, 2026.
- (2) Planning & Zoning meeting/public hearing meeting will be held on June 9, 2026.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/20/2026	Approved w/ Comments
05/20/2026: 1. Run the 16" along the ROW, 1' outside of ROW.			
2. All parking to be labeled as 20'x9'			
3. Water and sewer easement			
4. Must be out of water sewer/utility easements.			
5. Must have a 12' drive through bypass lane			
6. No structures/overhangs/walls/signs/etc. in easements			

7. Show and label the floodplain area back here on the Site Plan. The Park Hills Subdivision has the latest floodplain limits via their flood study/LOMR. Any encroachment into the floodplain will require a Flood Study.
8. Trash Truck will need an area to turn around. They cannot back the required distance shown.
9. 64'x15' striped and signed "No Parking"

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan and Engineering.
- Drive Through require a 12' escape lane.

Drainage Items:

- Detention is required. Detention calculations are based on zoning, not specific land use.
- Detention easement is required, set at the freeboard elevation.
- No vertical walls allowed in the detention easement.
- No public water or public sanitary sewer allowed in the detention easement.
- Detention must have a max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention ponds must be irrigated
- Existing flow patterns must be maintained. The site must drain to the existing floodplain behind the site.
- Must show erosion hazard setback in easement. No structures including paving allowed in erosion hazard setback.
- No vertical walls allowed in the existing floodplain or easements.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Dumpster areas shall drain to an oil/water separator and then into the storm drainage system.
- No grate inlets allowed
- 100-year WSEL must be called out for the existing floodplain with labeled cross-sections.
- FFE for all buildings must be called out when adjacent to a floodplain or detention area. Minimum 2' above 100-year WSEL for both.
- Parking/Drive aisles must be at least 1 ft above the 100yr floodplain elevation.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the floodplain at all.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must show and meet erosion hazard setback for all creeks/streams.
- Flood Study required if encroaching into the floodplain. Review fees apply.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- The Park Hills development has installed sanitary sewer. There is an existing manhole along the south side of Park Hills Blvd. available for use.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.

- Will need to extended 16" water line along John King within an easement across the property per the Master Water Plan.
- Required to extend utilities (water, sewer) across the site to provide access to the future development to the north.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Need to install 8" public sewer to the northern property line.

Roadway Paving Items:

- Must meet City and TxDOT driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Install 10' trail along John King Blvd.
- TIA will be required for the drive-thru. Review fees apply.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved w/ Comments

05/19/2026: The submitted plans do not currently indicate the location of proposed fire apparatus access/fire lanes. As such, fire apparatus access/fire lane coverage has not been reviewed at this stage of the development process.

Additional comments may be provided during subsequent phases of review once fire protection information is submitted.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved w/ Comments

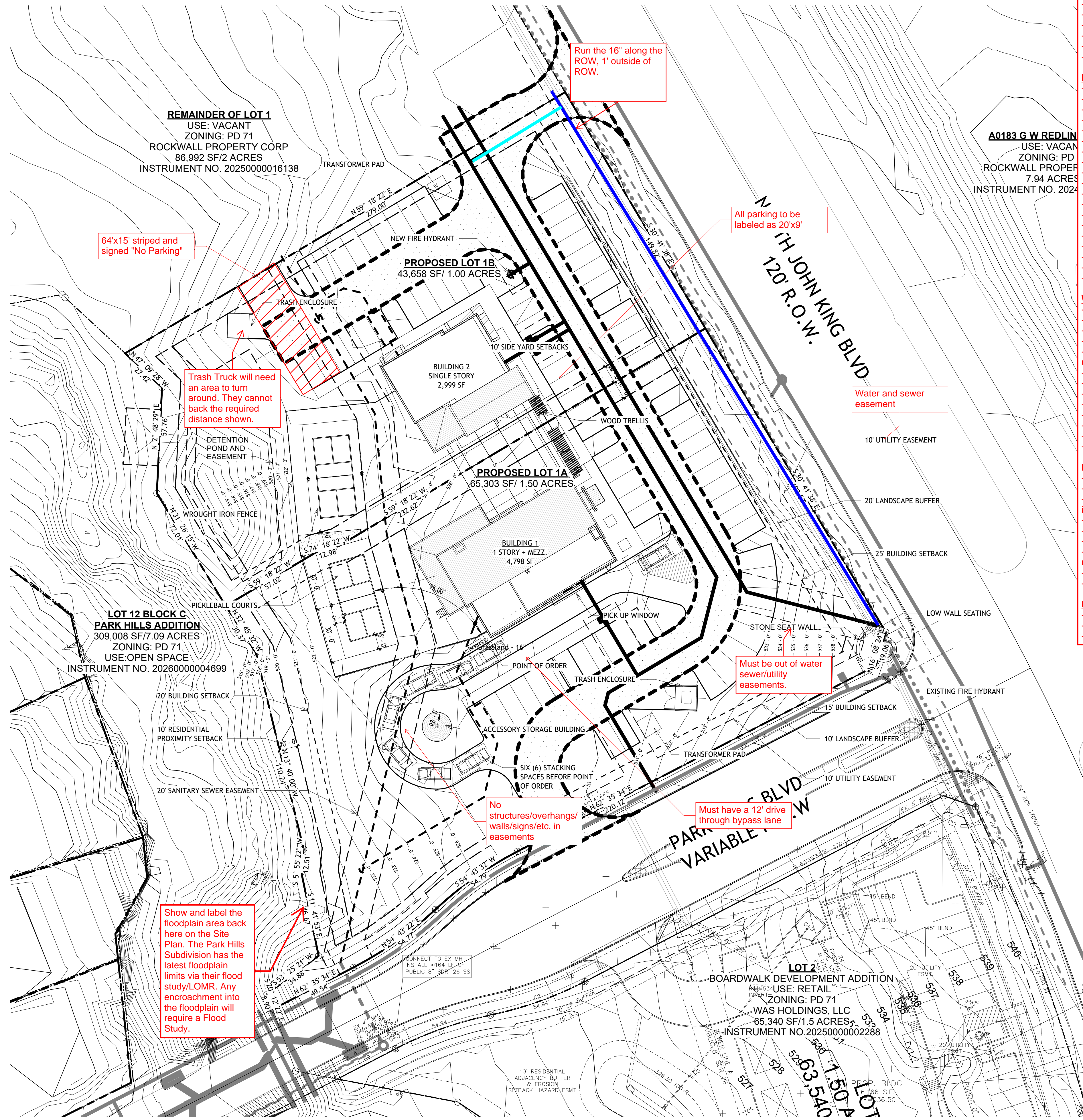
05/18/2026: Building 1 will be 103 N. JOHN KING BLVD, ROCKWALL, TX 75087  
Building 2 will be 107 N. JOHN KING BLVD, ROCKWALL, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved w/ Comments

- 05/18/2026: 1. Need a plant legend with container sizes  
2. Headlight glare screen along John King and Park Hills with evergreen shrubs in a dedicated bed that are planted 36" o.c. and 24" tall at time of planting along parking spaced perpendicular to road.  
3. What type of turfgrass species?  
4. Automatic Irrigation System on all landscape and turf  
5. Tree mitigation plan required.



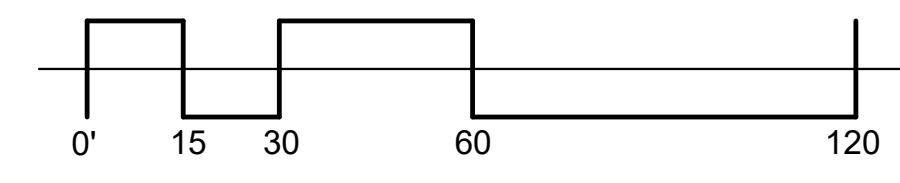
- General Items:**
- Must meet City 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Sewer, Roadway).
  - Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
  - No signage is allowed within easements or ROW.
  - Tree mitigation will be required for the removal of any existing trees on site.
  - No structures or fences with easements.
  - The site will need to be platted.
  - All utilities must be underground.
  - Additional comments may be provided at time of Site Plan and Engineering.
  - Drive Through require a 12' escape lane.
- Drainage Items:**
- Detention is required. Detention calculations are based on zoning, not specific land use.
  - Detention easement is required, set at the freeboard elevation.
  - No vertical walls allowed in the detention easement.
  - No public water or public sanitary sewer allowed in the detention easement.
  - Detention must have a max side slope of 4:1 with a minimum bottom slope of 1%.
  - Detention ponds must be irrigated.
  - Existing flow patterns must be maintained. The site must drain to the existing floodplain behind the site.
  - Must show erosion hazard setback in easement. No structures including paving allowed in erosion hazard setback.
  - No vertical walls allowed in the existing floodplain or easements.
  - The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
  - Dumpster areas shall drain to an oil/water separator and then into the storm drainage system.
  - No grate inlets allowed
  - 100-year WSEL must be called out for the existing floodplain with labeled cross-sections.
  - FFE for all buildings must be called out when adjacent to a floodplain or detention area. Minimum 2' above 100-year WSEL for both.
  - Parking/Drive aisles must be at least 1 ft above the 100yr floodplain elevation.
  - Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the floodplain at all.
  - Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
  - Must show and meet erosion hazard setback for all creeks/streams.
  - Flood Study required if encroaching into the floodplain. Review fees apply.
- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
  - Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
  - Public sewer to be 8" minimum.
  - Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
  - The Park Hills development has installed sanitary sewer. There is an existing manhole along the south side of Park Hills Blvd. available for use.
  - Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
  - Will need to extended 16" water line along John King within an easement across the property per the Master Water Plan.
  - Required to extend utilities (water, sewer) across the site to provide access to the future development to the north.
  - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - Min 20' utility easements.
  - Water to be 10' separated from storm and sewer lines.
  - All public utilities must be centered in easement.
  - Need to install 8" public sewer to the northern property line.
- Roadway Paving Items:**
- Must meet City and TxDOT driveway spacing requirements.
  - All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
  - All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
  - No dead-end parking allowed without an City approved turnaround.
  - Drive aisles to be 24' wide.
  - Fire lane (if needed) to be 24' wide and in a platted easement.
  - Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
  - Install 10' trail along John King Blvd.
  - TIA will be required for the drive-thru. Review fees apply.
- 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".
  - No landscape berms or tree plantings shall be located on top of City utilities or within easements.

**Operation & Maintenance Plan for Structural Control Measures:**

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.



1 Site Plan  
1" = 30'-0"

**GREENLIGHT**  
STUDIO, LLC  
www.greenlightcompany

**Applicant:**  
Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
P: 214.810.4535

**Owner:**  
Subtle Grounds LLC  
1309 Macariva Place  
Rockwall, Texas 75087

**G101**  
Site Plan

**Harvest Park**  
N. John King Blvd  
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres  
Boardwalk Development Addition  
City of Rockwall, County of Rockwall, Texas  
George W. Redlin Survey, A 183

Prepared May 15, 2026



# 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 (\$500.00 + \$20.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$500.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$500.00 + \$20.00 ACRE)<sup>1&3</sup>
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$1,000.00 + \$20.00 ACRE)<sup>1&2</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00)<sup>2</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00)<sup>2</sup>
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00)<sup>2</sup>

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE)<sup>1&3</sup>
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE)<sup>1,2&3</sup>
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE)<sup>1,2&3</sup>
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE)<sup>1&3</sup>
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE)<sup>1&3</sup>

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: A **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

<sup>3</sup>: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS NW Corner of N. John King Blvd & Park Hills Blvd

SUBDIVISION Boardwalk Development Addition

LOT Part of 1 BLOCK A

GENERAL LOCATION

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD - 71/SH205 By-Pass Overlay

CURRENT USE Vacant

PROPOSED ZONING No change

PROPOSED USE Restaurant W/Drive thru, retail

ACREAGE 2.5

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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

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

OWNER Subtle Grounds LLC

APPLICANT Greenlight Studio LLC

CONTACT PERSON Mike Wurster

CONTACT PERSON Tyler Adams

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

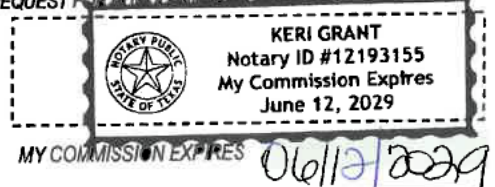
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Wurster [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ Man TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF May, 2026 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF May, 2026

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2026-018: Site Plan for a Restaurant with Drive Through



Case Location Map = 



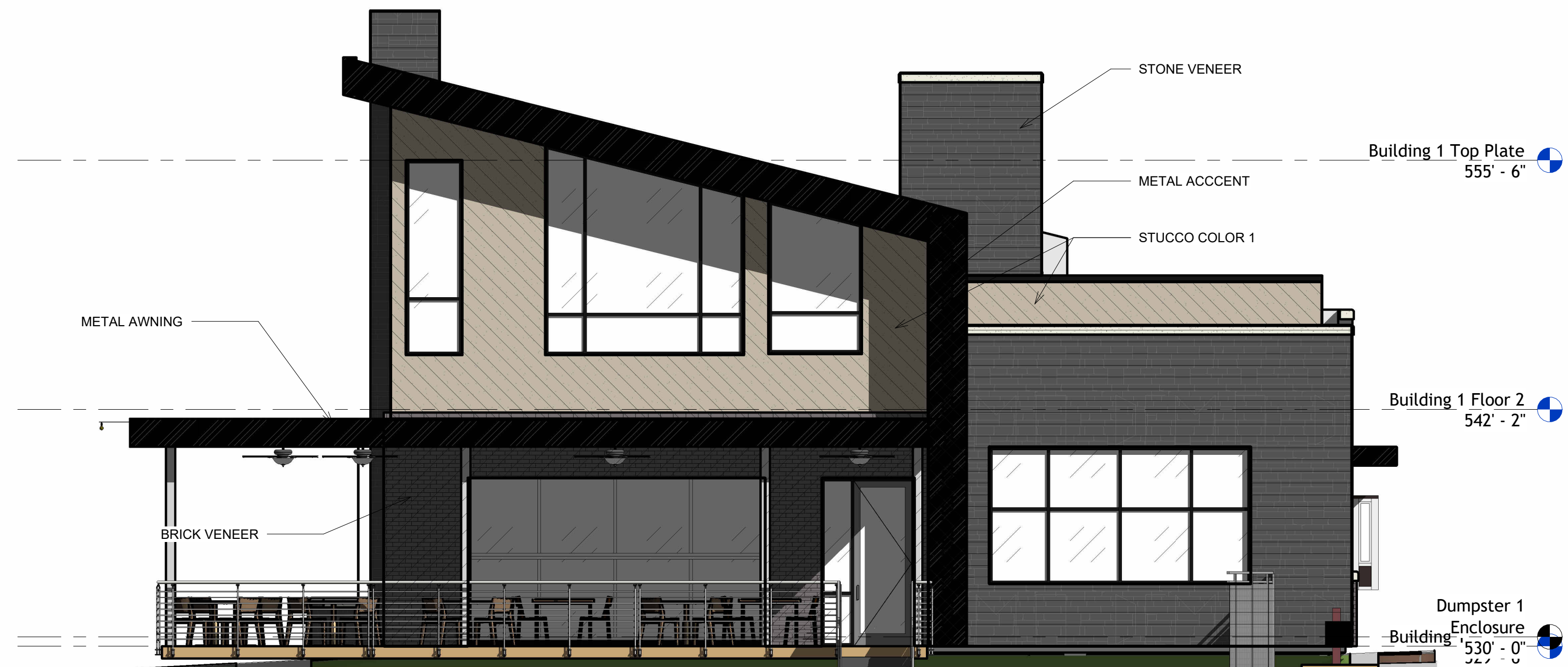
# City of Rockwall

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

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



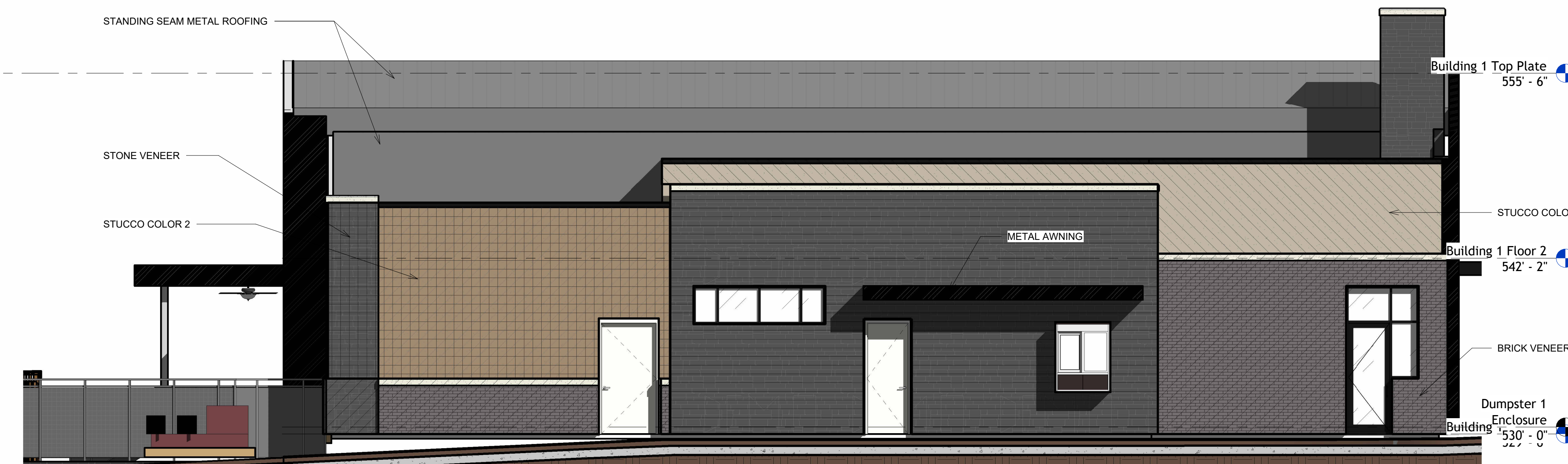




④ Building 1 West Elevation - Color  
3/16" = 1'-0"



① Building 1 East Elevation - Color  
3/16" = 1'-0"



③ Building 1 South Elevation - Color  
3/16" = 1'-0"



② Building 1 North Elevation - Color  
3/16" = 1'-0"

Building 1 Façade Materials Takeoff		
Material	SF	Percent
<b>North Elevation</b>		
<i>Primary Materials</i>		
Stucco Color 1	465.07	30.75%
Stucco Color 2	264.71	17.50%
Stone Veneer	393.63	26.03%
Brick Veneer	337.45	22.31%
<i>Secondary Materials</i>		
Metal Panel	51.45	3.40%
Total	1512.31	100.00%
Total Stucco Coverage		48.26%
<b>East Elevation</b>		
<i>Primary Materials</i>		
Stucco Color 1	120.75	12.81%
Stucco Color 2	238.32	25.27%
Stone Veneer	253.51	26.89%
Brick Veneer	210.1	22.28%
<i>Secondary Materials</i>		
Metal Panel	120.23	12.75%
Total	942.91	100.00%
Total Stucco Coverage		38.08%
<b>South Elevation</b>		
<i>Primary Materials</i>		
Stucco Color 1	205.63	15.09%
Stucco Color 2	293.33	21.53%
Stone Veneer	558.04	40.96%
Brick Veneer	305.48	22.42%
<i>Secondary Materials</i>		
Metal Panel		0.00%
Total	1362.48	100.00%
Total Stucco Coverage		36.62%
<b>West Elevation</b>		
<i>Primary Materials</i>		
Stucco Color 1	247.45	32.31%
Stucco Color 2	0	0.00%
Stone Veneer	306.4	40.00%
Brick Veneer	164.84	21.52%
<i>Secondary Materials</i>		
Metal Panel	47.29	6.17%
Total	765.98	100.00%
Total Stucco Coverage		32.31%

# GREENLIGHT

STUDIO, LLC  
www.greenlightcompany

**Applicant:**  
Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
P: 214.810.4535

**Owner:**  
Subtle Grounds LLC  
1309 Marlene Place  
Rockwall, Texas 75087

## G311 Color Elevations Building 1

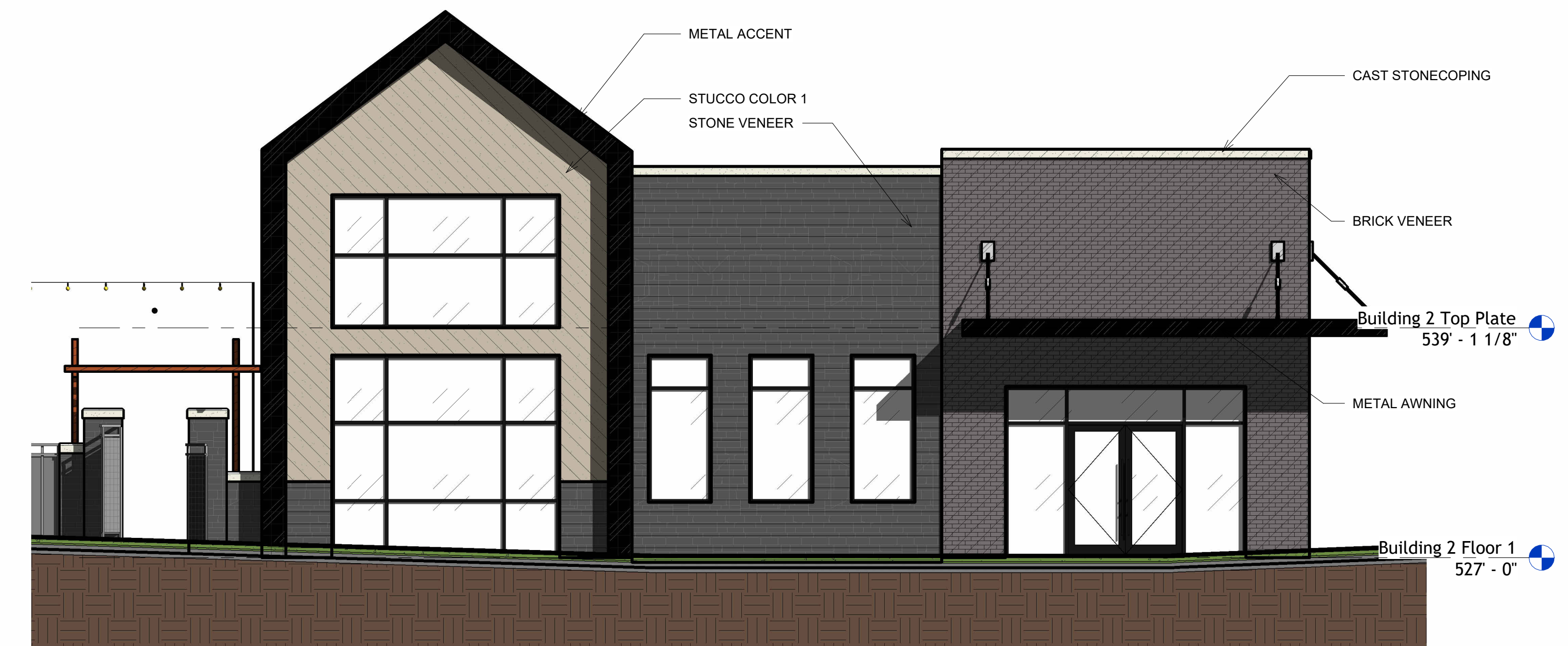
**Harvest Park**  
N. John King Blvd  
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres  
Boardwalk Development Addition  
City of Rockwall, County of Rockwall, Texas  
George W. Redlin Survey, A 183

Prepared May 15, 2026



4 Building 2 West Elevation - Color  
3/16" = 1'-0"



1 Building 2 East Elevation - Color  
3/16" = 1'-0"



2 Building 2 North Elevation - Color  
3/16" = 1'-0"



3 Building 2 South Elevation - Color  
3/16" = 1'-0"

Building 2 Façade Materials Takeoff		
Material	SF	Percent
<b>North Elevation</b>		
Primary Materials		
Stucco Color 1	0	0.00%
Stucco Color 2	125.97	12.78%
Stone Veneer	255.25	25.90%
Brick Veneer	604.26	61.32%
Secondary Materials		
Metal Panel	0	0.00%
Total	985.48	100.00%
Total Stucco Coverage		12.78%
<b>East Elevation</b>		
Primary Materials		
Stucco Color 1	175.47	21.27%
Stucco Color 2	0	0.00%
Stone Veneer	281.39	34.11%
Brick Veneer	286.68	34.76%
Secondary Materials		
Metal Panel	81.29	9.86%
Total	824.83	100.00%
Total Stucco Coverage		21.27%
<b>South Elevation</b>		
Primary Materials		
Stucco Color 1	306.55	44.08%
Stucco Color 2	0	0.00%
Stone Veneer	281.62	40.10%
Brick Veneer	68.16	9.71%
Secondary Materials		
Metal Panel	42.98	6.12%
Total	702.31	100.00%
Total Stucco Coverage		44.08%
<b>West Elevation</b>		
Primary Materials		
Stucco Color 1	173.02	20.17%
Stucco Color 2	0	0.00%
Stone Veneer	333.94	38.93%
Brick Veneer	269.55	31.43%
Secondary Materials		
Metal Panel	81.2	9.47%
Total	857.71	100.00%
Total Stucco Coverage		20.17%

# GREENLIGHT

STUDIO, LLC  
www.greenlightcompany

**Applicant:**

Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
P: 214.810.4535

**Owner:**

Subtle Grounds LLC  
1309 Maravine Place  
Rockwall, Texas 75087

## G312 Building 2 Color Elevations

### Harvest Park

N. John King Blvd  
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres  
Boardwalk Development Addition  
City of Rockwall, County of Rockwall, Texas  
George W. Redlin Survey, A 183

Prepared May 15, 2026



**GREENLIGHT**

STUDIO, LLC  
www.greenlightcompany.com

**Applicant:**  
Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
t: 214.810.4333

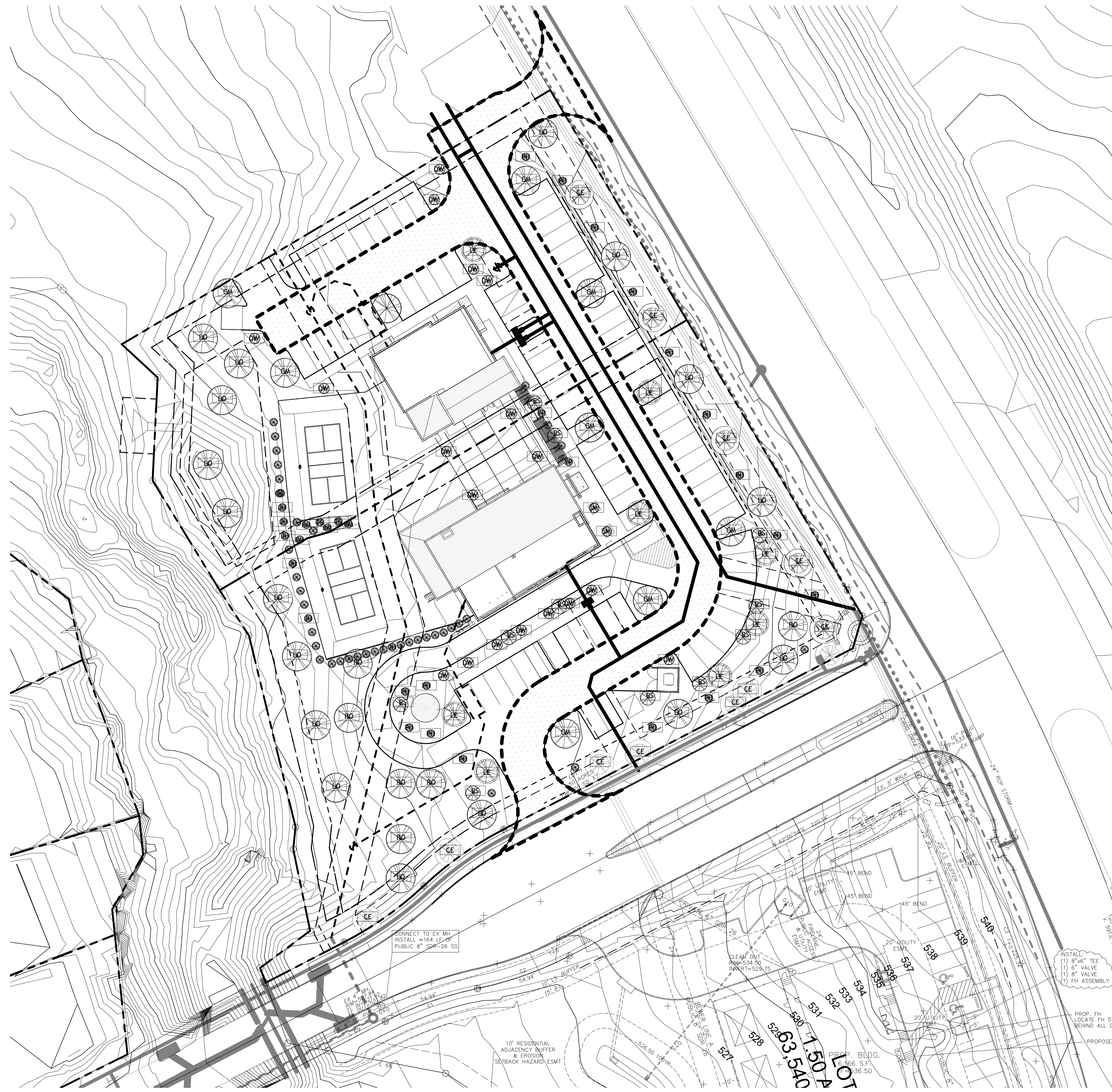
**Owner:**  
Subtle Grounds LLC  
1309 Marlene Place  
Rockwall, Texas 75087

G303  
Color Renderings

Harvest Park  
N. John King Blvd  
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres  
Boardwalk Development Addition  
City of Rockwall, County of Rockwall, Texas  
George W. Redlin Survey, A 183

Prepared May 15, 2026



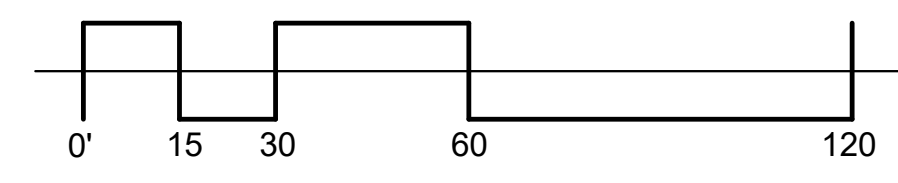
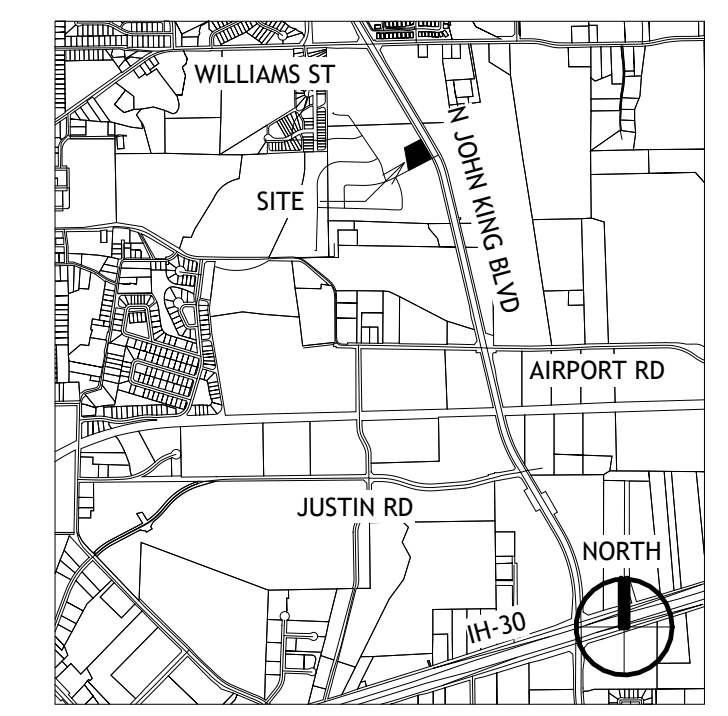
**Site Data Summary Table**

General Site Data	
Zoning	PD-72
Existing Use	Vacant
Proposed Land Use	Restaurant over 2200 SF with Drive-thru
	Restaurant without Drive-thru
Lot Area Combined (SF)	108,961
Lot Area Combined (Acreage)	2.50
Lot 1A	65303.05
Lot 1B	43658.20
Building 1 Footprint	3,945
Building 2 Footprint	2,999
Building 1 Total Area	4798
Building 2 Total Area	2999
Total Building Area	7,797
Maximum Building Height (# Stories)	2
Maximum Building Height (Feet)	60'
Front Yard Setback	15'
Side Yard Setback	10'
Rear Yard Setback	20'
Maximum Lot Coverage	60%
Provided Lot Coverage	6%
Maximum FAR	4:1
Provided FAR	0

Parking	
Required	
Building 1 - 1:100 SF	47
Building 2 - 1:100SF	29
Outdoor Seating (1/4 seats)	6
Total Parking Required	82
Total Parking Provided	82
Accessible Parking Required	3
Accessible Parking Provided	3

Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	
Other Landscape area within the lot	
Total Landscape Area	55,679
Impervious Area	
Building Area	7,797
Sidewalks, Pavement, and other Impervious Flatwork	41,885
Other Impervious Area (Pickleball Courts)	3,600
Total Impervious Area	53,282
Total Landscape Area, Impervious Area, Permeable Area	108,961
Total Area for Outdoor Storage	None

Planting Schedule			
Type Mark	Common Name	Scientific Name	Count
CE	Cedar Elm	Ulmus crassifolia	13
CM	Caddo Maple	Acer saccharum	9
DW	Desert Willow	Chilopsis linearis	18
JH	Japanese Holly	Ilex crenata	36
LE	Lacebark elm	Ulmus parvifolia	8
LO	Live Oak	Quercus fusiformis	17
PH	Possumhaw Holly	Ilex decidua	20
RM	Rosemary	Salvia rosmarinus	4
RO	Red Oak	Quercus buckleyi	6
RS	<varies>	<varies>	11
SM	Shantung Maple	Acer truncatum	2
TS	Texas Sage	Leucophyllum frutescens	4
YP	Yaupon Holly	Ilex vomitoria Aiton	5



**GREENLIGHT**

STUDIO, LLC  
www.greenlightcompany

Applicant:  
Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
t: 214.810.4535

Owner:  
Subtle Grounds LLC  
1300 Maravine Place  
Rockwall, Texas 75087

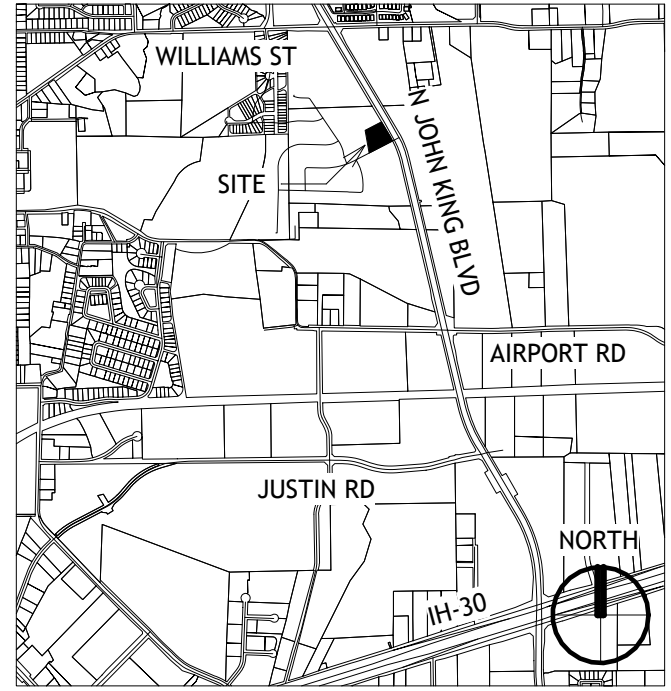
**G103**  
Conceptual Landscape Plan

Harvest Park  
N. John King Blvd  
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres  
Boardwalk Development Addition  
City of Rockwall, County of Rockwall, Texas  
George W. Redlin Survey, A 183

Prepared May 15, 2026

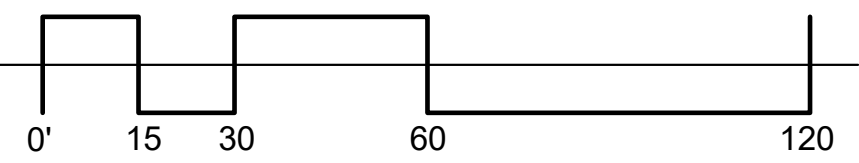
**1** Conceptual Landscape Plan  
1" = 30'-0"



VICINITY MAP - NTS

Site Data Summary Table	
<b>General Site Data</b>	
Zoning	PD-72
Existing Use	Vacant
Proposed Land Use	Restaurant over 2200 SF with Drive-thru
	Restaurant without Drive-thru
Lot Area Combined (SF)	108,961
Lot Area Combined (Acreage)	2.50
Lot 1A	65303.05
Lot 1B	43658.20
Building 1 Footprint	3,945
Building 2 Footprint	2,999
Building 1 Total Area	4798
Building 2 Total Area	2999
Total Building Area	7,797
Maximum Building Height (# Stories)	2
Maximum Building Height (Feet)	60'
Front Yard Setback	15'
Side Yard Setback	10'
Rear Yard Setback	20'
Maximum Lot Coverage	60%
Provided Lot Coverage	6%
Maximum FAR	4:1
Provided FAR	0
<b>Parking</b>	
Required	
Building 1 - 1:100 SF	47
Building 2 - 1:100SF	29
Outdoor Seating (1/4 seats)	6
Total Parking Required	82
Total Parking Provided	82
Accessible Parking Required	3
Accessible Parking Provided	3

Landscaping Area	
<b>Open Space Required</b>	
Required area per zoning	N/A
Total Open Space Provided	
Other Landscape area within the lot	
Total Landscape Area	55,679
Impervious Area	
Building Area	7,797
Sidewalks, Pavement, and other Impervious Flatwork	41,885
Other Impervious Area (Pickleball Courts)	3,600
Total Impervious Area	53,282
Total Landscape Area, Impervious Area, Permeable Area	108,961
Total Area for Outdoor Storage	None



Luminaire Schedule Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	14	LCR810RD9FSE020-12W-4000K_105Lumen	Single	LCR810RD9FSE020-12W-4000K Canopy Downlight	0.900	1055	12.3	172.2
□	9	11258-24_4000K	Single	11258-24 4000K Decorative Sconce	0.900	2050	26.63	239.67
□	10	XAS180-SFPM-(4000K-144W-T3-HSS)	Single	XAS180-SFPM (4000K-144W-T3-HSS) Parking Lot	0.900	19951	141.5	1415
□	4	XAS180-SFPM-(4000K-180W-T4)	Single	XAS180-SFPM (4000K-180W-T4) - Pickleball Courts	0.900	28199	170.6	682.4

# GREENLIGHT

STUDIO, LLC  
www.greenlightcompany

Applicant:  
Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
v: 214.810.4335

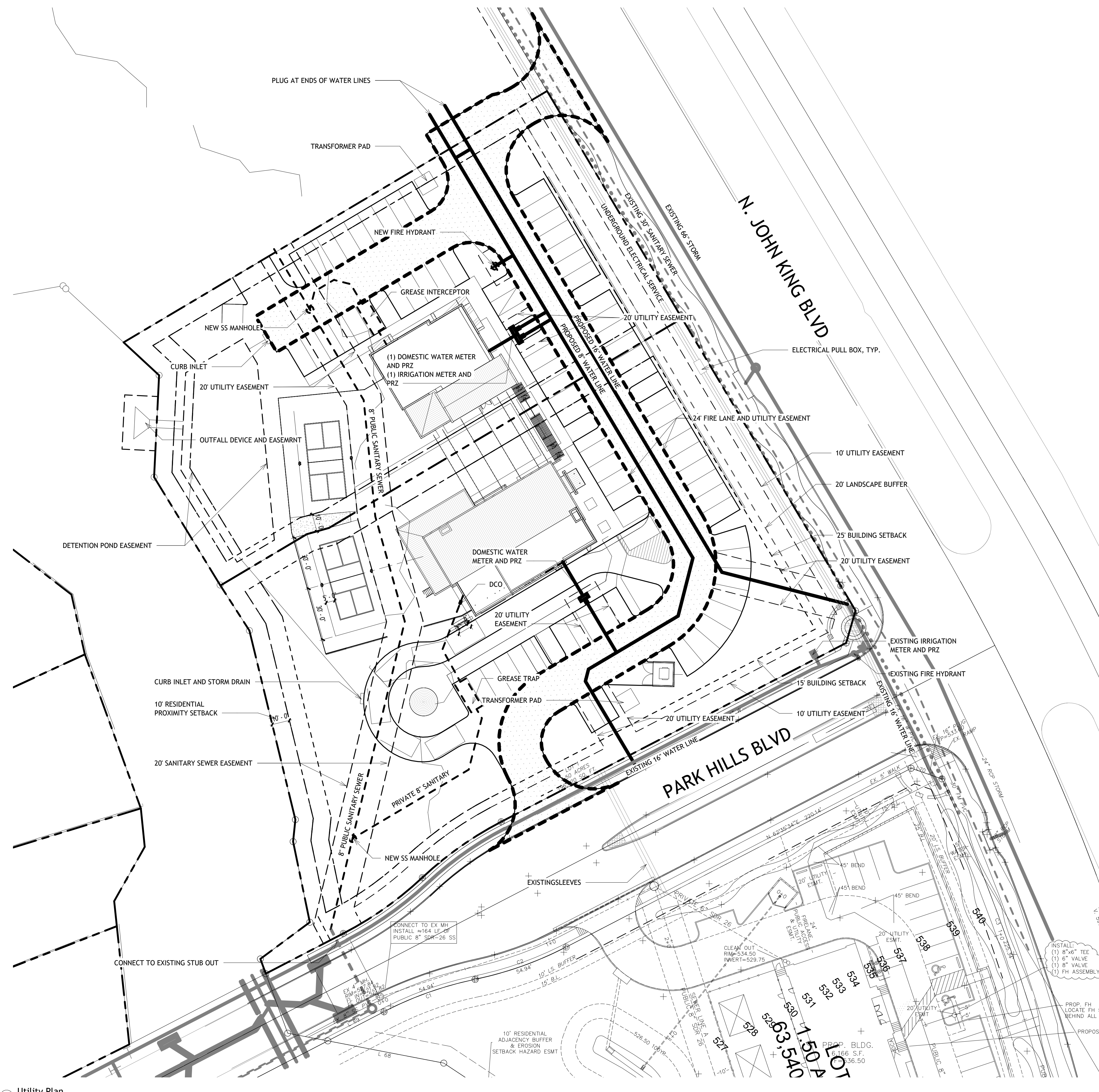
Owner:  
Subtle Grounds LLC  
1309 Marlene Place  
Rockwall, Texas 75087

## G104 Photometric Study

Harvest Park  
N. John King Blvd  
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres  
Boardwalk Development Addition  
City of Rockwall, County of Rockwall, Texas  
George W. Redlin Survey, A 183

Prepared May 15, 2026



**Site Information**

Lot	Proposed Part of Existing Lot 1
Subdivided:	Proposed Lot 1A and 1B Block A Lot "1A" - 65,076 SF / 1.49 Acres Lot "1B" - 43,884 SF / 1.01 Acres
Total Parcel Size:	108,960 SF / 2.5 Acres
Remaining Parcel:	87,060 SF / 2.0 Acres
Current Zoning:	Planned Development 71
Proposed Zoning:	No Change
Proposed Use:	Pickleball Court as Accessory Use
Max Height:	60'
Front Yard Setback:	25'
Side Yard Setback:	10'
Back Yard Setback:	20'
Max Lot Coverage:	60%
Max Floor Area Ratio:	4:1

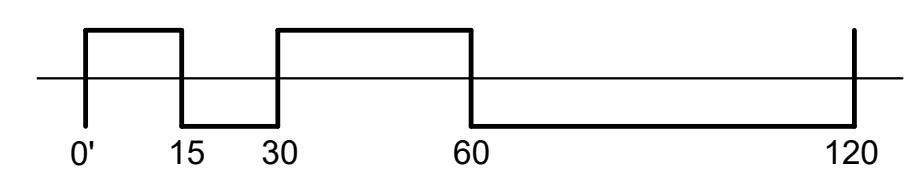
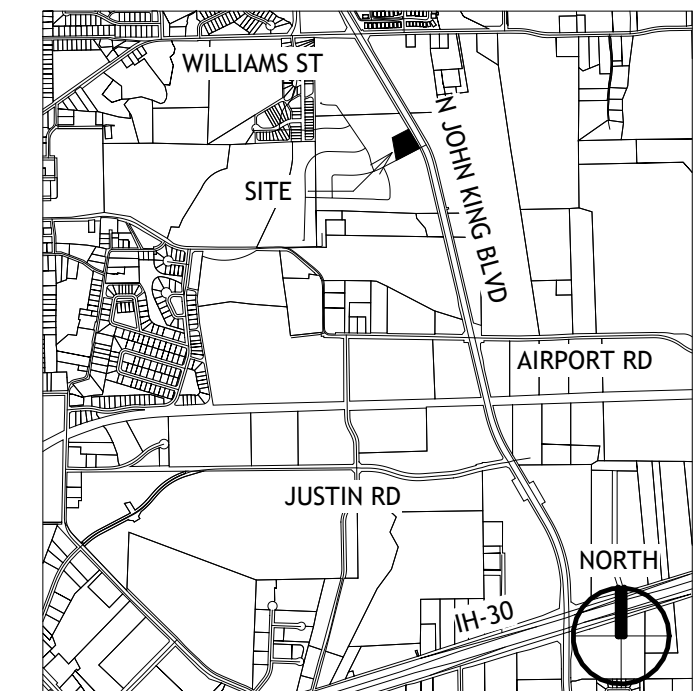
- SITE PLAN GENERAL NOTES**
- ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
  - RETAINING WALLS OVER 3' MUST BE ENGINEERED.
  - ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
  - ALL UTILITIES MUST BE UNDERGROUND.
  - ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.
  - NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE PERMITTED.

- DRAINAGE NOTES**
- ADJACENT STREET WAYS AS-BUILT FLOWS SHALL BE MAINTAINED.
  - PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

- WATER AND WASTEWATER NOTES**
- ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY MUST BE BORED.
  - ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
  - NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
  - NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10". NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.

**Site Data Summary Table**

General Site Data	
Zoning	PD-72
Existing Use	Vacant
Proposed Land Use	Restaurant over 2200 SF with Drive-thru
Lot Area Combined (SF)	108,961
Lot Area Combined (Acreage)	2.50
Lot 1A	65303.05
Lot 1B	43658.20
Building 1 Footprint	3,945
Building 2 Footprint	2,999
Building 1 Total Area	4798
Building 2 Total Area	2999
Total Building Area	7,797
Maximum Building Height (# Stories)	2
Maximum Building Height (Feet)	60'
Front Yard Setback	15'
Side Yard Setback	10'
Rear Yard Setback	20'
Maximum Lot Coverage	60%
Provided Lot Coverage	6%
Maximum FAR	4:1
Provided FAR	0
<b>Parking</b>	
Required	
Building 1 - 1:100 SF	47
Building 2 - 1:100SF	29
Outdoor Seating (1/4 seats)	6
Total Parking Required	82
Total Parking Provided	82
Accessible Parking Required	3
Accessible Parking Provided	3
<b>Landscaping Area</b>	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	
Other Landscape area within the lot	
Total Landscape Area	55,679
Impervious Area	
Building Area	7,797
Sidewalks, Pavement, and other Impervious Flatwork	41,885
Other Impervious Area (Pickleball Courts)	3,600
Total Impervious Area	53,282
Total Landscape Area, Impervious Area, Permeable Area	108,961
Total Area for Outdoor Storage	None



**GREENLIGHT**  
STUDIO, LLC  
www.greenlightcompany.com

**Applicant:**  
Greenlight Studio LLC  
100 N. Cottonwood Drive  
Suite 104  
Richardson, Texas 75080  
P: 214.810.4535

**Owner:**  
Subtle Grounds LLC  
1300 Macariva Place  
Rockwall, Texas 75087

**G102**  
**Preliminary Utility Plan**

**Harvest Park**  
N. John King Blvd  
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres  
Boardwalk Development Addition  
City of Rockwall, County of Rockwall, Texas  
George W. Redlin Survey, A 183

Prepared May 15, 2026

**Utility Plan**  
1" = 30'-0"