PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # SP2022-031 P&Z DATE July 12, 2022 CC DATE _____ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE June 28, 2022 HPAB DATE_____ PARK BOARD DATE_____

Zoning Application
- ☐ Specific Use Permit
- ☐ Zoning Change
- ☐ PD Concept Plan
- ☐ PD Development Plan

Site Plan Application
- ☒ Site Plan
- ☒ Landscape Plan
- ☐ Treescape Plan
- ☒ Photometric Plan
- ☒ Building Elevations
- ☐ Material Samples
- ☐ Color Rendering

Platting Application
- ☐ Master Plat
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Administrative/Minor Plat
- ☐ Vacation Plat
- ☐ Landscape Plan
- ☐ Treescape Plan

HPAB Application
- ☐ Exhibit

- ☐ Copy of Ordinance (ORD#_____)
- ☒ Applications
- ☐ Receipt
- ☐ Location Map
- ☐ HOA Map
- ☐ PON Map
- ☐ FLU Map
- ☐ Newspaper Public Notice
- ☐ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled Date_____
  - ☐ Cabinet #_____
  - ☐ Slide #_____

Notes:_____
_____
_____
_____
_____
_____
_____

Zoning Map Updated_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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	BINDER ~~CARL JR~~ DEBORAH	☐ APPLICANT	
CONTACT PERSON	BINDER ~~CARL JR~~ "	CONTACT PERSON	
ADDRESS	5981 FM 3097	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032-7790	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15TH DAY OF June, 2022. 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* June, 2022.

OWNER'S SIGNATURE DEBORAH BINDER

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MACKENZIE LIDDELL
Notary Public, State of Texas
Comm. Expires 06-07-2025
Notary ID 133142302

MY COMMISSION EXPIRES 6/7/25

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-031

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]:

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- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
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- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
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OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
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NOTES:
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OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	TTI MANAGEMENT GROUP LLC	☐ APPLICANT	
CONTACT PERSON	TTI MANAGEMENT GROUP LLC	CONTACT PERSON	
ADDRESS	1435 QUAIL RUN RD	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

AMY KINNARD
Notary Public, State of Texas
Comm. Expires 10-18-2025
Notary ID 133393289

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* June, 20 22

OWNER'S SIGNATURE Doyle Tully

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amy Kinnard

MY COMMISSION EXPIRES 10-18-2025

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-031

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

☑ OWNER	MCCOY SHIREE DAY	☐ APPLICANT	
CONTACT PERSON	MCCOY SHIREE DAY	CONTACT PERSON	
ADDRESS	5879 FM 3097	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032-7788	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shiree McCoy [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 $ 0, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
SAMUEL ZAMMUTO
Notary ID #133592860
My Commission Expires
February 16, 2026

MY COMMISSION EXPIRES 2/16/2026

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

[ ] *MINOR/AMENDING PLAT.*
[ ] *MASTER PLAT.*
[ ] *PRELIMINARY PLAT.*
[ ] *FINAL PLAT.*
[ ] *REPLAT.*
[ ] *VACATION PLAT.*

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

[ ] *ONE (1) PDF COPY OF THE PLAT*
[ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

** AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[x] *PLAN SET.* A plan set is composed of the following items (failure to submit all of the items required <u>*shall constitute an incomplete application*</u>):

[x] *SITE PLAN.*
[x] *LANDSCAPE PLAN.*
[x] *TREESCAPE PLAN.*
[x] *PHOTOMETRIC PLAN.*
[x] *BUILDING ELEVATIONS.*

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

[x] *PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17").* See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than *11" x 17"* will <u>*not*</u> be accepted.

N/A [ ] *VARIANCE REQUEST LETTER.* The letter must indicate the variance being requested, the reason for the variance, <u>*and the two (2) required compensatory measures being offered to off-set the variance*</u> in accordance with the requirements of the UDC.

[x] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[ ] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[ ] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

[ ] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[ ] *APPLICATION AND APPLICATION FEE.*

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL <u>NOT</u> BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:		**REVIEWED BY:**	
OVERLAY DISTRICT:		**REVIEW DATE:**	

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☑	☐		§03.04, of Art. 11
✓ Landscape Plan	☑	☐		-
✓ Treescape Plan	☑	☐		-
✓ Photometric Plan	☑	☐		-
✓ Building Elevations	☑	☐		-
Building Material Sample Board and Color Rendering of Building Elevations	☑	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☑	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	☑	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☑	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☑	☐	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☑	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☑	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☑	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☑	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☑	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☑	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☑	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓Commercial	☑	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☐	☑	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☑	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	☑	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☑	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	☑	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	☑	☐	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	☑	☐	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	☑	☐	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	☑	☐	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☑	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☑	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☑	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☑	☐	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	☑	☐		§03.04.B, of Art. 11
Indicate all Sidewalks	☑	☐	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	☑	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☑	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☑	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☐	☑		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☑	☐	See the comment section in *Adequate Parking and Maneuvering* below.	§05.03, of Art. 06
Parking Table	☑	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	☑	☐		§05.04, of Art. 06
Adequate Parking	☑	☐	*Reference Table 3 of Article VI.*	Table 5, Art. 06
Adequate Parking and Maneuvering	☑	☐	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction *(Check w/ the Engineering Department)*.	§05.03.C, of Art. 06
Adequate Loading Area	☐	☑	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer *(Art. VI 6.5 Loading Requirements)*.	§06.04, of Art. 06
Adequate Loading Maneuvering	☐	☑	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	☑	☐	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.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.*				

Proposed or Existing Signage	☑	☐	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☑	☐	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☑	☐	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	☑	☐	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	☐	☑	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	☑	☐	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	☐	☑		
Off-Street Loading Dock Screening	☐	☑	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	☑	☐	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference *Art. VIII 5.2*).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	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 this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☑	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☑	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☑	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☑	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☑	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	☑	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	☑	☐	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	☑	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	☑	☐	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	☑	☐	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	☑	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	☑	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☑	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☑	☐	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☑	☐	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	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 this checklist
Buildings	☑	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☑	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	☑	☐	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	☑	☐	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☑	☐	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 this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☑	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☑	☐	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☑	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☑	☐	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☑	☐	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☑	☐	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☑	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☑	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☑	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☑	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

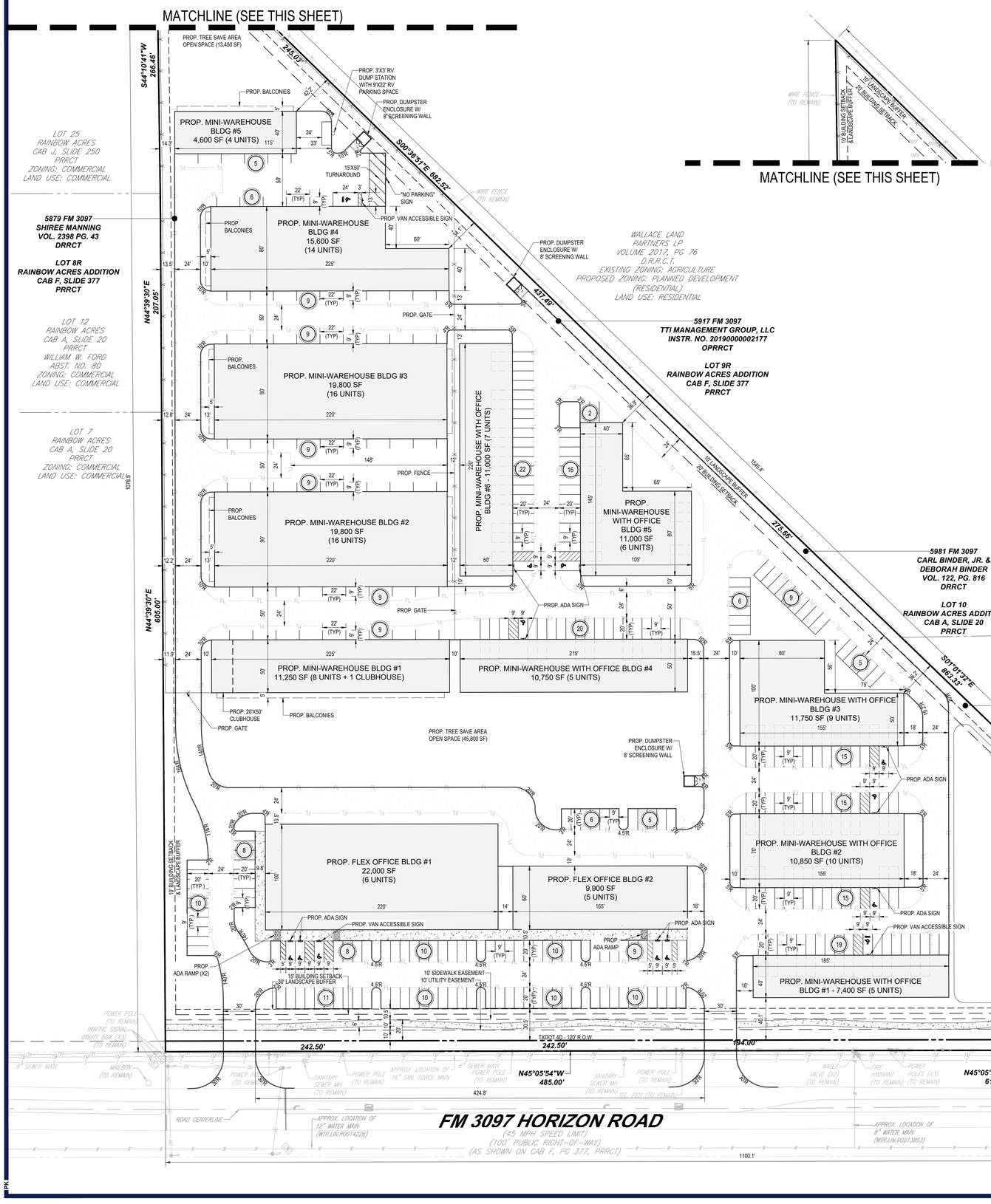
6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☑	☐	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☑	☐	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement *OVERLAY DISTRICTS ONLY*	☑	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement *OVERLAY DISTRICTS ONLY*	☑	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	☑	☐	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	☑	☐	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☑	☐		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☑	☐	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☑	☐	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	☑	☐	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	☑	☐	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☑	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 25% x **L** 4. Wall Projection = 25% x **H** 5. Primary Entry/Arch. Element Width = 2 x (25% x **L**) 6. Projection Height = 25% x **H** 7. Primary Entry/Arch. Element Length = 2 x (25% x **L**)	§04.01.C.1, of Art. 05
Secondary Facades	☑	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 15% x **L** 4. Secondary Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.*				
Minimum 90% Masonry Requirement	☐	☑	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	☐	☑	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☑	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 4 x **H** 3. Wall Projection = 25% x **H** 4. Entry/Arch. Element Length = 33% x **L** 5. Projection Height = 25% x **H** 6. Entry/Arch. Element Width = 2 x (25% x **H**)	§05.01.C.1, of Art. 05
Secondary Facades	☐	☑	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Entry/Arch. Element Length = 15% x **L** 4. Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§05.01.C.2, of Art. 05



CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD ,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
6. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LOCATION MAP

SCALE: N.T.S.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	PROP. BUILDING SETBACK
	PROP. LANDSCAPE BUFFER
	PROP. CONCRETE CURB

HATCH LEGEND

	FIRE, ACCESS & UTILITY EASEMENT
	BUILDING
	SIDEWALK

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(1 SPACES/300 SF) = 107 SPACES
PROVIDED PARKING (FLEX OFFICE)	107 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	5 SPACES (1 VAN, 4 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSE WITH OFFICE)	(1 SPACE/300 SF) = 210 SPACES
PROVIDED PARKING (MINI-WAREHOUSE WITH OFFICE)	221 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSE WITH OFFICE)	7 SPACES (1 VAN, 6 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(3 + 1 SPACE/100 UNITS) = 4 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	65 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	1 SPACE (1 VAN, 0 STANDARD)
TOTAL PROVIDED PARKING	393 SPACES
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINI-WAREHOUSE UNIT COUNT	58
MINI-WAREHOUSE WITH OFFICE UNIT COUNT	42
FLEX OFFICE UNIT COUNT	11
MINIMUM DISTANCE BETWEEN BUILDINGS*	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	36'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	PER PD
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	PER PD
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%

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*

50 25 12.5 0 50
1"= 50'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER LOGO AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE EXPOSED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	05/03/2022
CAD I.D.:	SD0

PROJECT:
ROCKWALL PLANNED DEVELOPMENT
FOR
Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

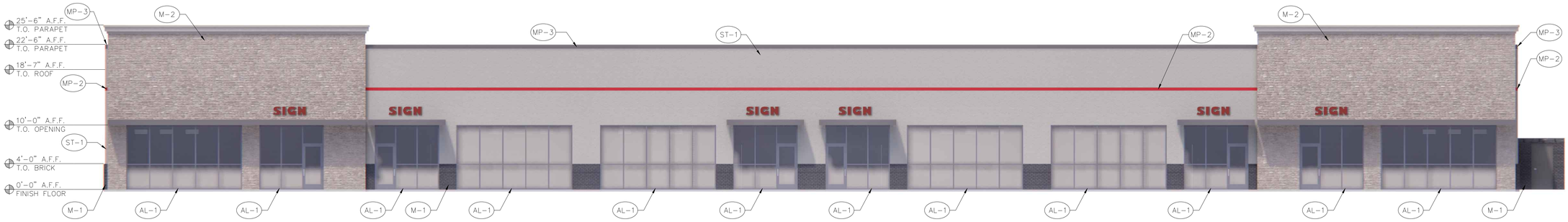
PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
01

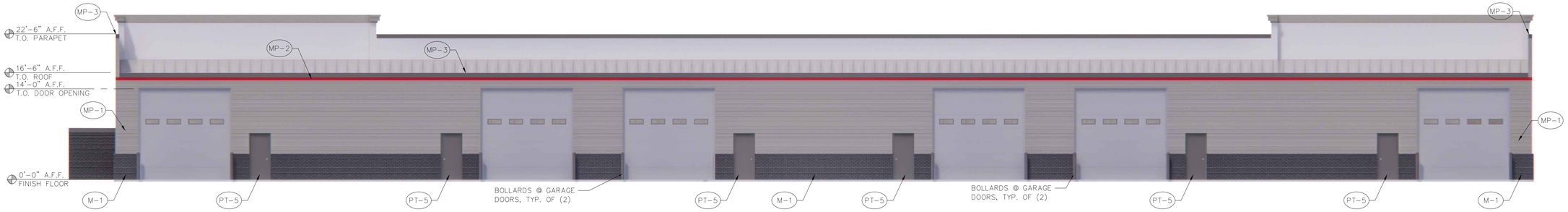
ZONING CASE: Z2022-019

H:\2022\TXA220027.00\ENGINEERING\DRAWINGS\EXHIBITS\1ST SUBMITTAL\TXA220027.00 - SITE PLAN---LAYOUT: CONCEPT
PKT

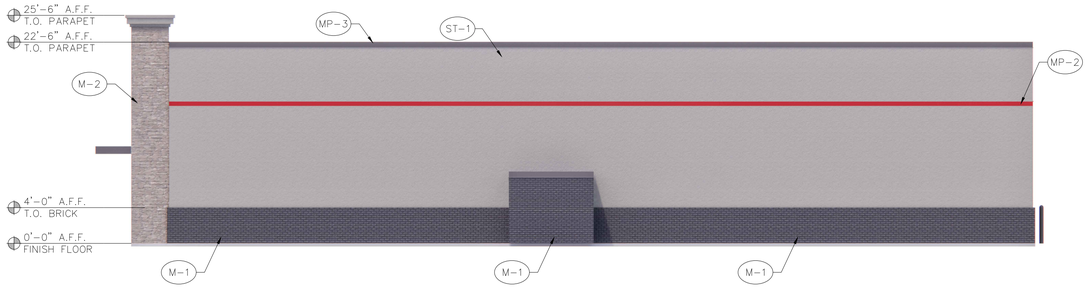


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

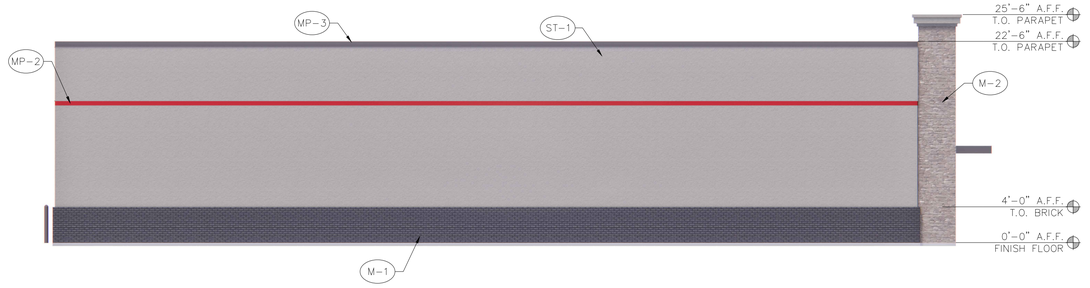
MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	1,310 SQ. FT. (25.3%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,689 SQ. FT. (32.6%)
BRICK VENEER (BLACK ICE):	113 SQ. FT. (2.2%)
GLAZING:	1,680 SQ. FT. (32.4%)
MISC:	391 SQ. FT. (7.5%)
FACADE TOTAL:	5,183 SQ FT.



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: LT-3.3 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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GARAGES OF TEXAS

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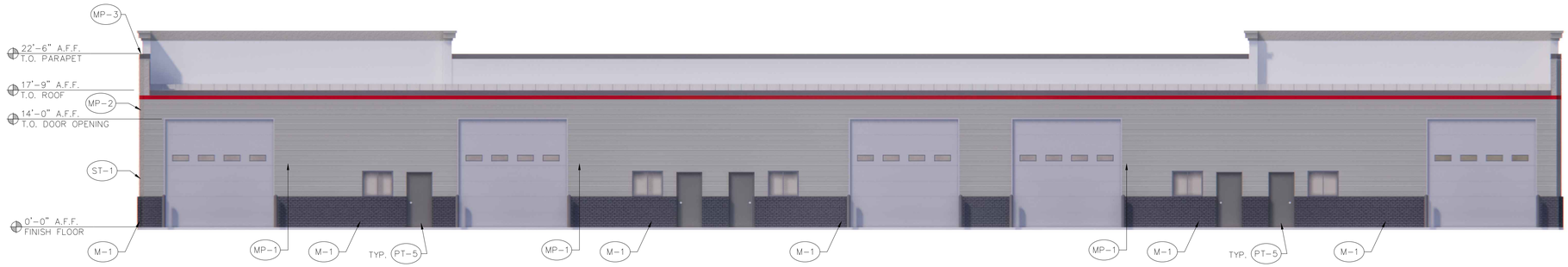
5870, 5917 & 6081 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

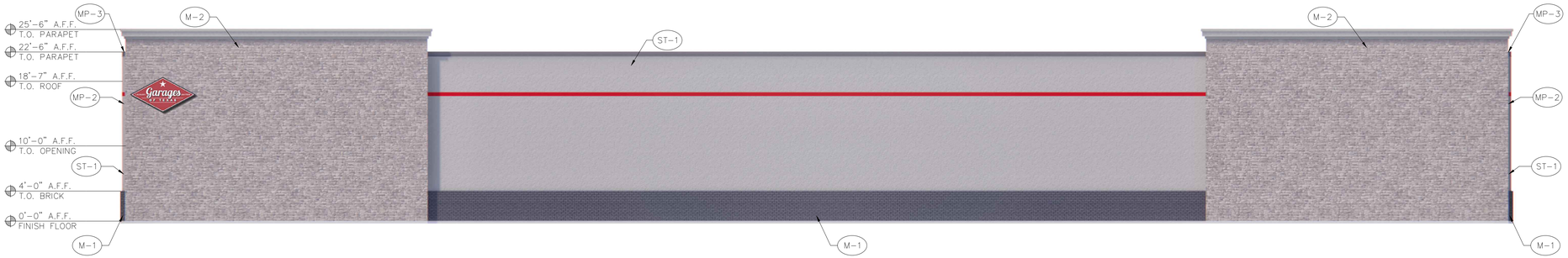
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

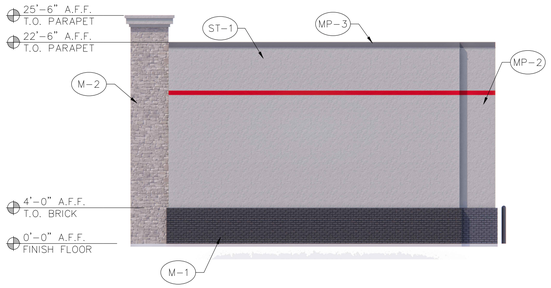
SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 1



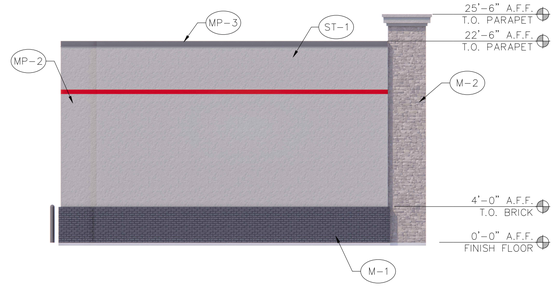
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: LT-3.3 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	1,310 SQ. FT. (25.3%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,689 SQ. FT. (32.6%)
BRICK VENEER (BLACK ICE):	113 SQ. FT. (2.2%)
GLAZING:	1,680 SQ. FT. (32.4%)
MISC:	391 SQ. FT. (7.5%)
FACADE TOTAL:	5,183 SQ FT.

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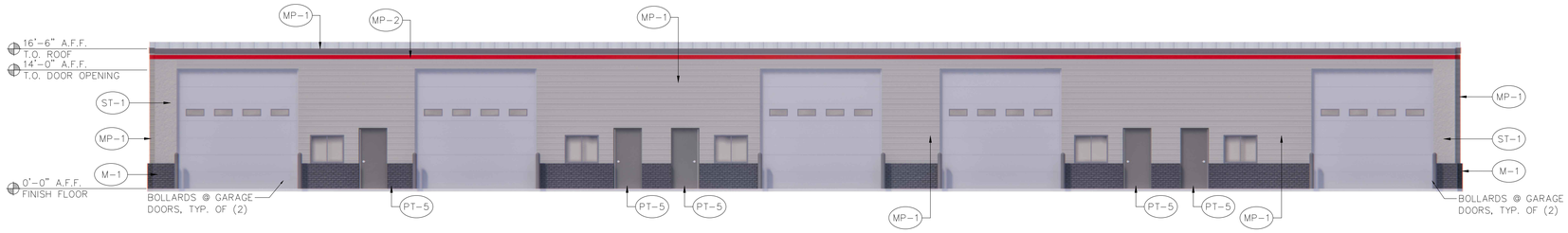
SHEET
A2.2
EXTERIOR ELEVATION
BLDG 1 MINI WAREHOUSE WITH OFFICE



1 NORTH ELEVATION
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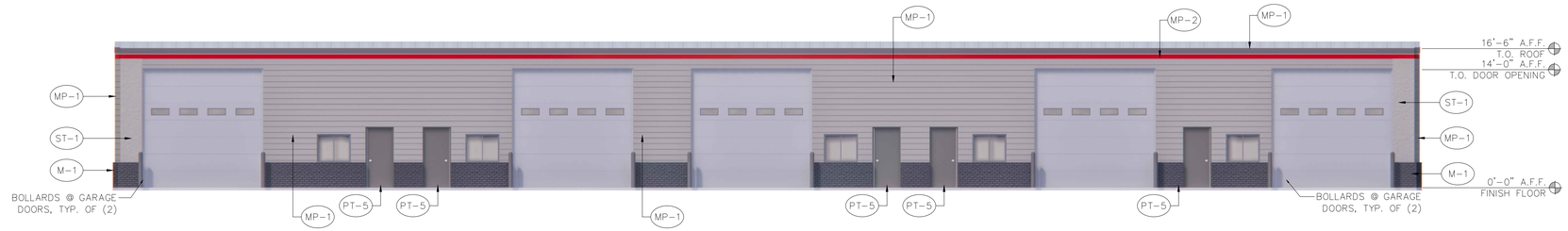

2 SOUTH ELEVATION
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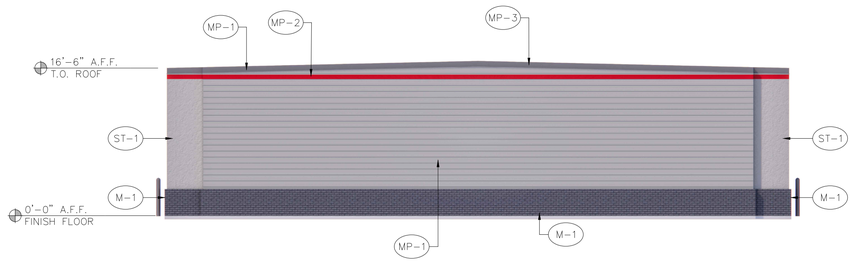
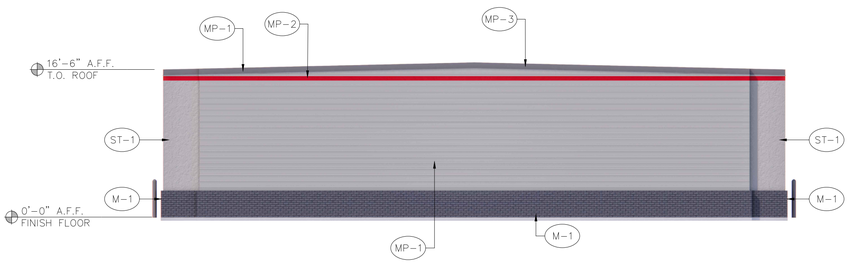


3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
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MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: AW-16 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
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NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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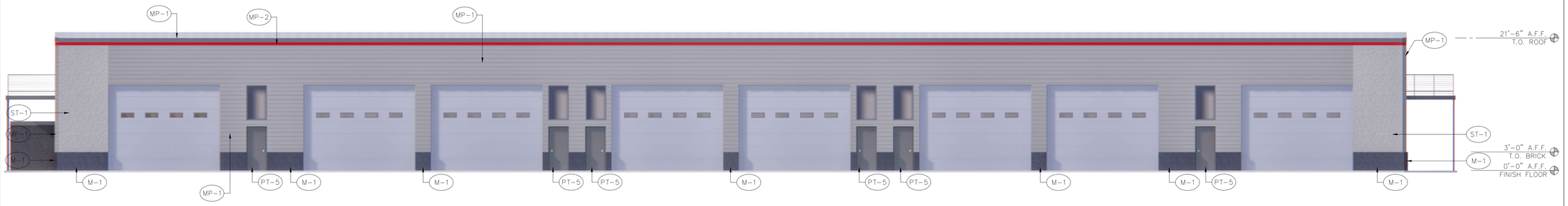
SHEET
A2.2
EXTERIOR ELEVATION BUILDING 2



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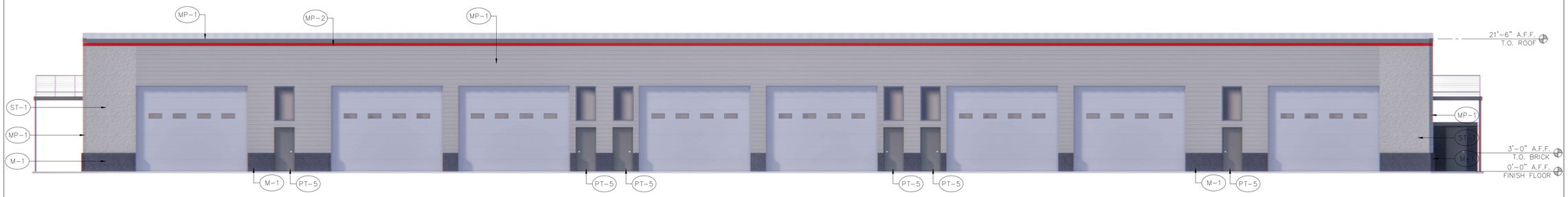

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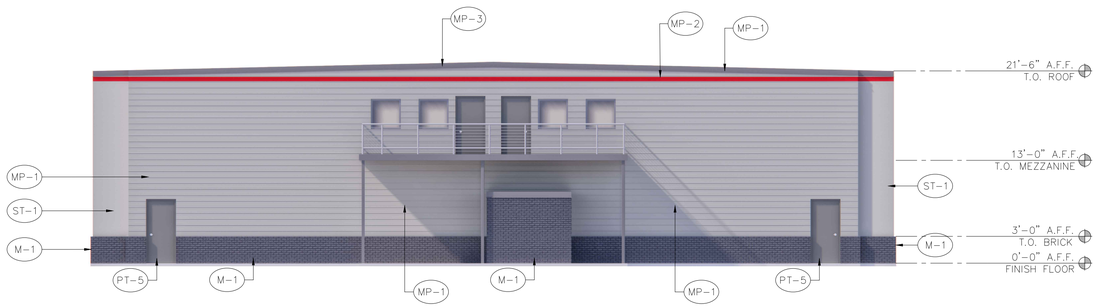

3 WEST ELEVATION
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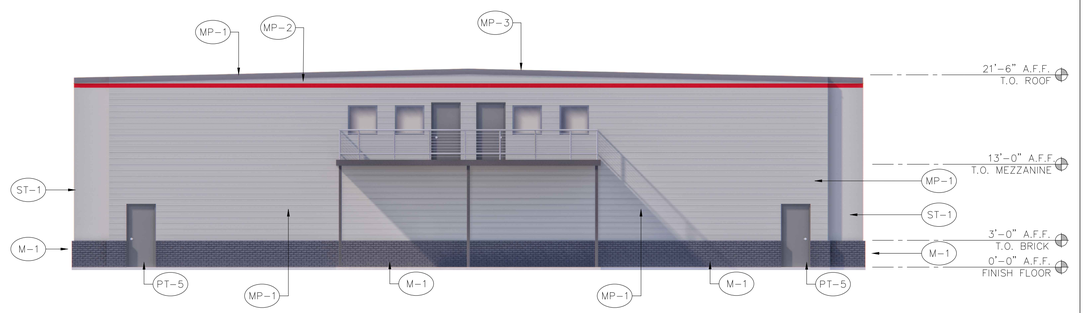

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Phone: (214)-341-9620
Contact: FRED CANS

File Name: 22161- A2.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

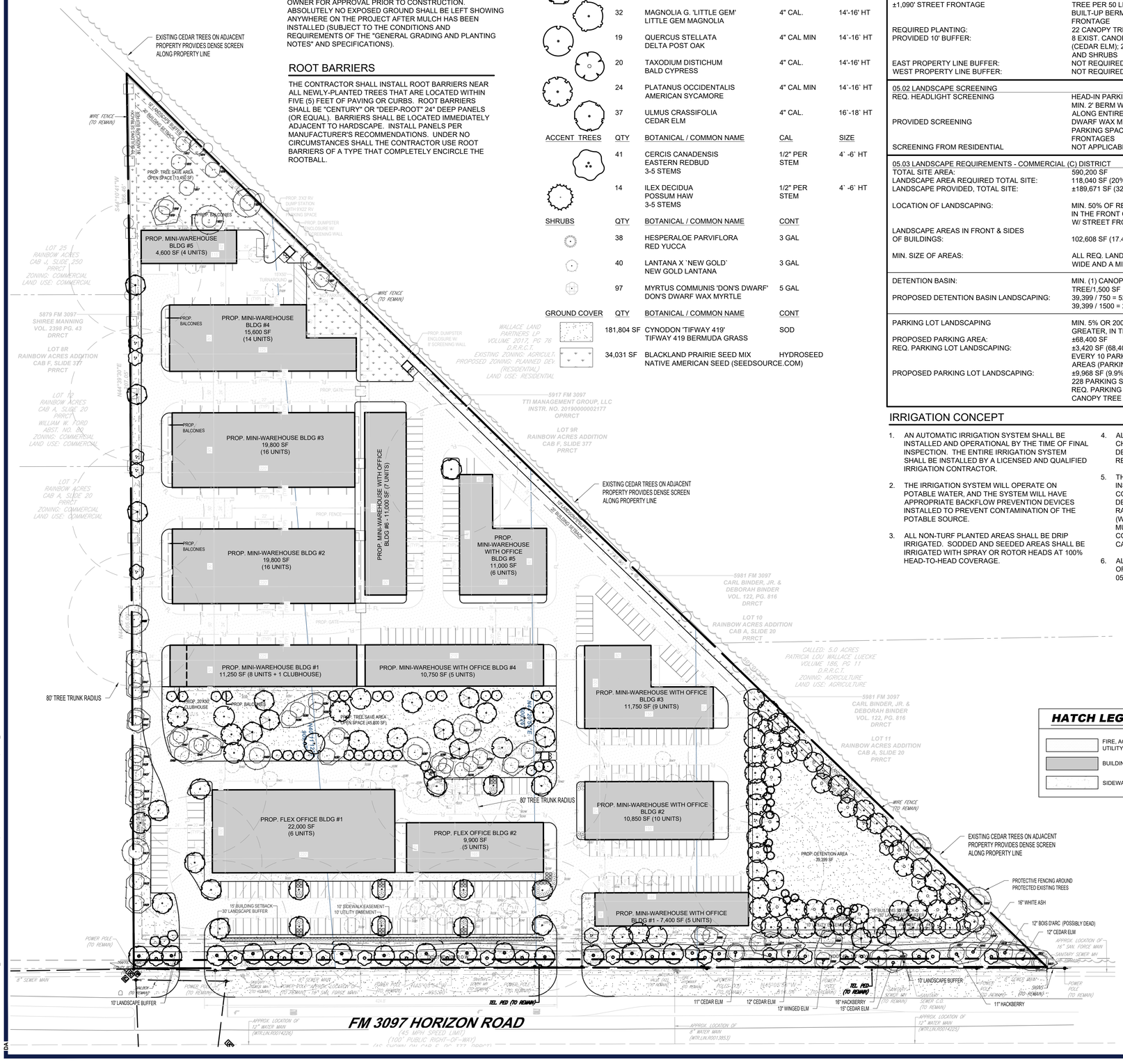
SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 3

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

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



PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	15	ACER SACCHARUM 'CADDO' CADDO MAPLE	4" CAL.	16'-18' HT
	32	MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA	4" CAL.	14'-16' HT
	19	QUERCUS STELLATA DELTA POST OAK	4" CAL MIN	14`-16` HT
	20	TAXODIUM DISTICHUM BALD CYPRESS	4" CAL.	14'-16' HT
	24	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	4" CAL MIN	14`-16` HT
	37	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16`-18` HT

ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	41	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	1/2" PER STEM	4` -6` HT
	14	ILEX DECIDUA POSSUM HAW 3-5 STEMS	1/2" PER STEM	4` -6` HT

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	38	HESPERALOE PARVIFLORA RED YUCCA	3 GAL
	40	LANTANA X `NEW GOLD` NEW GOLD LANTANA	3 GAL
	97	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL

GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT
	181,804 SF	CYNODON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS	SOD
	34,031 SF	BLACKLAND PRAIRIE SEED MIX NATIVE AMERICAN SEED (SEEDSOURCE.COM)	HYDROSEED

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
FM 3097 - HORIZON RD.: ±1,090' STREET FRONTAGE	10' WIDE BUFFER REQ. W/ 1 CANOPY + 1 ACCENT TREE PER 50 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE
REQUIRED PLANTING:	22 CANOPY TREES, 22 ACCENT TREES, BERM W/ SHRUBS
PROVIDED 10' BUFFER:	8 EXIST. CANOPY TREES + 14 NEW CANOPY TREES (CEDAR ELM); 22 ACCENT TREES (REDBUD) W/ BERM AND SHRUBS
EAST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED AGRICULTURAL (AG)
WEST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED COMMERCIAL (C)

05.02 LANDSCAPE SCREENING	
REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING	DWARF WAX MYRTLE SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES
SCREENING FROM RESIDENTIAL	NOT APPLICABLE

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	590,200 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	118,040 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±189,671 SF (320%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	102,608 SF (17.4%)
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASIN:	MIN. (1) CANOPY TREE PER 750 SF & (1) ACCENT TREE/1,500 SF
PROPOSED DETENTION BASIN LANDSCAPING:	39,399 / 750 = 52.5 (53) CANOPY TREES 39,399 / 1500 = 26.2 (26) ACCENT TREES
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA:	±68,400 SF
REQ. PARKING LOT LANDSCAPING:	±3,420 SF (68,400 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF)
PROPOSED PARKING LOT LANDSCAPING:	±9,968 SF (9.9%) 228 PARKING SPACES / 10 = 22.8 (23) TREES REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	933.5"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (147) TO BE PLANTED ONSITE:	588.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (186.7" x $200 = $37,340 PAYMENT INTO THE CITY'S TREE FUND)	186.7"
TOTAL MITIGATION PROVIDED:	774.7"

REQUEST VARIANCE FOR REMAINING 158.8" OF MITIGATION

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK

LEGEND

- EXIST. PROPERTY LINE
- PROP. PROPERTY LINE
- SETBACK LINE
- LANDSCAPE BUFFER
- PROP. FIRE & UTILITY EASEMENT
- PROP. SIDEWALK
- PROP. FIRE LANE
- PROP. FENCE

LOCATION MAP

SCALE: N.T.S.

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(1 SPACES/300 SF) = 107 SPACES
PROVIDED PARKING (FLEX OFFICE)	107 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	5 SPACES (1 VAN, 4 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSE WITH OFFICE)	(1 SPACE/300 SF) = 210 SPACES
PROVIDED PARKING (MINI-WAREHOUSE WITH OFFICE)	228 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSE WITH OFFICE)	7 SPACES (1 VAN, 6 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(3 + 1 SPACE/100 UNITS) = 4 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	65 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	1 SPACE (1 VAN, 0 STANDARD)
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINI-WAREHOUSE UNIT COUNT	58
MINI-WAREHOUSE WITH OFFICE UNIT COUNT	42
FLEX OFFICE UNIT COUNT	11
MINIMUM DISTANCE BETWEEN BUILDINGS*	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	36'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	PER PD
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	PER PD
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%

60 30 15 0 60

1"= 60'

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

PD CONCEPT PLAN

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CONTACT: FRED GANS

ENGINEER:
BOHLER
6017 MAIN STREET
FRISCO, TX 75034
PHONE: 469-458-7300
CONTACT: MATHIAS HAUBERT

SURVEYOR:
HUDSON SITE CONTROL, LLC
2364 HIGHWAY 287 N STE 224
MANSFIELD, TX 76063
PHONE: 817-225-6700
CONTACT: RICHARD CUMMOCK

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT NO.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	05/03/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS
06/14/2022

SHEET TITLE:

LANDSCAPE PLANTING PLAN

SHEET NUMBER:

LP-1

ZONING CASE: Z2022-019

C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2022\ED\GARAGES OF TX - ROCKWALL TX\GARAGES OF TX - ROCKWALL_TX LP_2022-06-16-----LAYOUT LP-1

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*

CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT IS TO BE FOR MINI-WAREHOUSE & FLEX OFFICE USE.
2. THE PROPERTY IS COMPOSED OF 13.55 ACRES.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
5. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
6. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
7. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
8. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

LOCATION MAP

SCALE: N.T.S.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. FENCE
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB
- EXST. TREE TO REMAIN
- EXST. TREE TO BE REMOVED

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK

TREE MITIGATION INVENTORY:

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10031	Winged Elm	16	Primary			X
10032	Winged Elm	8	Primary			X
10035	Cedar Elm	12	Secondary			X
10038	Bois D'arc	12	Unprotected			X
10039	Cedar Elm	12	Secondary	X	6	
10045	White Ash	16	Primary			X
10046	Hackberry	11	Secondary			X
10050	Cedar Elm	20	Secondary			X
10051	Bodark	14	Primary			X
10057	Hackberry	11	Secondary			X
10058	Cedar Elm	15	Secondary			X
10061	Hackberry	15	Secondary			X
10066	Winged Elm	13	Primary			X
10069	Winged Elm	11	Primary			X
10072	Cedar Elm	12	Secondary			X
10073	Cedar Elm	12	Secondary			X
10075	Winged Elm	11	Primary			X
10078	Cedar Elm	11	Secondary			X
10080	Cedar Elm	12	Secondary	X	6	
10081	Cedar Elm	11	Secondary	X	5.5	
10082	Cedar Elm	11	Secondary	X	5.5	
10085	White Ash	12	Primary	X	12	
10086	White Ash	11	Primary	X	11	
10090	White Ash	14	Primary	X	14	
10166	Red Oak	12	Primary	X	12	
10167	Red Oak	17	Primary	X	17	
10170	Red Oak	15	Primary	X	15	
10171	Pecan	15	Primary	X	15	
10174	White Ash	18	Primary	X	18	
10175	White Ash	12	Primary	X	12	
10176	White Ash	14	Primary	X	14	
10177	White Ash	13	Primary	X	13	
10178	Cedar Elm	11	Secondary	X	5.5	
10179	White Ash	14	Primary	X	14	
10283	Cedar Elm	17	Secondary	X	8.5	
10284	White Ash	17	Primary			X
10285	White Ash	11	Primary	X	11	
10286	White Ash	12	Primary	X	12	
10287	Cedar Elm	11	Secondary	X	5.5	
10288	Cedar Elm	12	Secondary	X	6	
10289	Cedar Elm	11	Secondary	X	5.5	
10290	Cedar Elm	12	Secondary	X	6	
10291	Cedar Elm	14	Secondary	X	7	
10292	Cedar Elm	16	Secondary	X	8	
10293	Cedar Elm	12	Secondary	X	6	
10294	Cedar Elm	11	Secondary	X	5.5	
10295	Cedar	12	Secondary	X	6	
10296	Cedar	12	Secondary	X	6	
10297	Cedar	11	Secondary	X	5.5	
10298	Cedar	11	Secondary	X	5.5	
10299	Cedar	11	Secondary	X	5.5	
10300	Red Oak	11	Primary	X	11	
10301	Cedar Elm	20	Secondary	X	10	
10303	Red Oak	12	Primary	X	12	
10304	Sycomore	18	Primary	X	18	
10305	Sycomore	17	Primary	X	17	
10306	White Ash	17	Primary	X	17	
10307	Pine	10	Primary	X	10	
10322	White Ash	19	Primary			X
10323	Box Elder	20	Primary	X	20	
10324	Box Elder	16	Primary	X	16	
10325	Hackberry	11	Secondary	X	5.5	
10326	Bodarc	15	Primary	X	15	
10327	Cedar Elm	12	Secondary	X	6	
10328	Cedar Elm	11	Secondary	X	5.5	
10329	Cedar Elm	12	Secondary	X	6	
10330	Cedar Elm	19	Secondary	X	9.5	
10331	Cedar Elm	17	Secondary	X	8.5	
10332	Cedar Elm	13	Secondary	X	6.5	
10333	Cedar Elm	11	Secondary	X	5.5	

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10334	White Ash	11	Primary	X	11	
10335	White Ash	13	Primary	X	13	
10336	White Ash	11	Primary	X	11	
10337	Bodarc	14	Primary	X	14	
10338	Bodarc	18	Primary	X	18	
10339	Cedar Elm	12	Secondary	X	6	
10340	Cedar Elm	12	Secondary	X	6	
10341	Cedar Elm	11	Secondary	X	5.5	
10342	Cedar Elm	12	Secondary	X	6	
10343	White Ash	12	Primary	X	12	
10344	Cedar Elm	14	Secondary	X	7	
10345	Cedar Elm	14	Secondary	X	7	
10346	Cedar Elm	11	Secondary	X	5.5	
10347	Cedar Elm	14	Secondary			X
10348	Box Elder	11	Primary			X
10349	White Ash	26	Primary			X
10350	Cedar Elm	15	Secondary			X
10370	Hackberry	18	Secondary	X	9	
10371	White Ash	11	Primary	X	11	
10372	Cedar Elm	11	Secondary	X	5.5	
10373	Cedar Elm	13	Secondary	X	6.5	
10374	Cedar Elm	11	Secondary	X	5.5	
10375	Cedar Elm	11	Secondary	X	5.5	
10376	Cedar Elm	11	Secondary			X
10377	Bodarc	18	Primary			X
10378	Cedar Elm	11	Secondary			X
10379	Cedar Elm	11	Secondary			X
10380	White Ash	12	Primary			X
10381	Cedar Elm	11	Secondary	X	5.5	
10382	Cedar Elm	13	Secondary	X	6.5	
10383	Cedar Elm	13	Secondary	X	6.5	
10384	Cedar Elm	13	Secondary	X	6.5	
10385	White Ash	12	Primary	X	12	
10386	Cedar Elm	11	Secondary	X	5.5	
10387	White Ash	18	Primary			X
10388	White Ash	11	Primary	X	11	
10389	Hackberry	19	Secondary	X	9.5	
10390	Cedar Elm	11	Secondary	X	5.5	
10391	Black Willow	17	Unprotected			X
10392	White Ash	12	Primary			X
10393	Hackberry	11	Secondary			X
10394	White Ash	11	Primary			X
10395	Hackberry	11	Secondary			X
10396	Hackberry	12	Secondary			X
10397	Cedar Elm	11	Secondary			X
10398	Hackberry	13	Secondary	X	6.5	
10399	Hackberry	11	Secondary	X	5.5	
10400	Hackberry	11	Secondary			X
10401	Hackberry	11	Secondary	X	5.5	
10402	Hackberry	12	Secondary	X	6	
10403	Hackberry	16	Secondary			X
10404	Hackberry	14	Secondary			X
10405	Hackberry	12	Secondary			X
10406	Hackberry	16	Secondary			X
10407	Hackberry	13	Secondary			X
10408	Hackberry	11	Secondary			X
10409	Hackberry	14	Secondary	X	7	
10429	Cedar	13	Secondary			X
10430	Hackberry	12	Secondary			X
10431	Hackberry	11	Secondary			X
10435	Hackberry	16	Secondary			X
10436	Cedar	12	Secondary			X
10437	Hackberry	11	Secondary			X
10438	Hackberry	15	Secondary			X
10442	Hackberry	17	Secondary			X
10443	Hackberry	15	Secondary			X
10444	Hackberry	13	Secondary			X
10445	Cedar	11	Secondary			X
10447	Cedar	12	Secondary			X
10449	Cedar	13	Secondary			X
10455	Cedar	19	Secondary			X
10465	Red Oak	12	Primary			X
10466	Silver Maple	18	Primary	X	18	
10467	Red Oak RL	14	Primary	X	14	
10468	Red Oak	20	Primary	X	20	
10469	Red Oak	22	Primary	X	22	
10470	White Oak	15	Primary	X	15	
10471	Red Oak	11	Primary	X	11	
10481	Cedar	18	Secondary			X
10482	Red Oak	12	Primary	X	12	
11013	Cedar	17	Secondary			X
11014	Cedar	12	Secondary			X
11015	Cedar	20	Secondary			X
11016	Cedar	11	Secondary			X
11017	Cedar	20	Secondary			X
11018	Cedar	11	Secondary			X
11019	Cedar	12	Secondary			X
11020	Cedar	12	Secondary	X	6	
11021	Cedar	12	Secondary	X	6	
11022	Hackberry	11	Secondary	X	5.5	
11023	Cherry	15	Primary			X
11024	Cedar Elm	12	Secondary			X
11025	White Ash	16	Primary	X	16	
11026	Cedar Elm	15	Secondary	X	7.5	
11027	Cedar Elm	11	Secondary			X
11028	Cedar	11	Secondary	X	5.5	
11029	Cedar Elm	14	Secondary	X	7	

TREE MITIGATION INVENTORY NOTES:

1. IT WAS ASSUMED THAT ALL TREES WERE IN "GOOD" CONDITION. FINAL DETERMINATION OF TREE HEALTH WILL BE INVESTIGATED AT THE TIME OF THE FINAL SITE PLAN.

PREPARATION DATE NOTES:

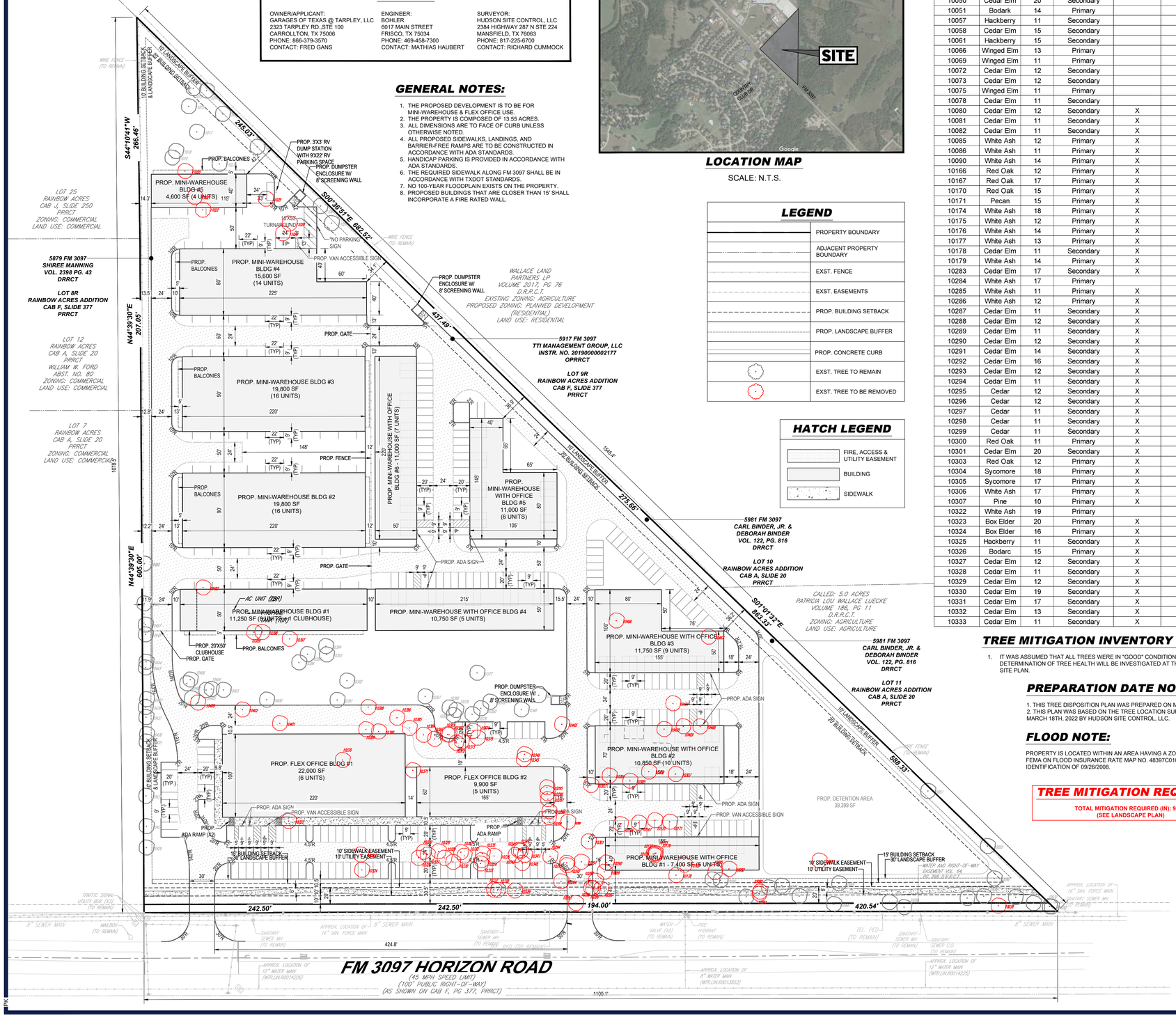
1. THIS TREE DISPOSITION PLAN WAS PREPARED ON MAY 3RD, 2022.
2. THIS PLAN WAS BASED ON THE TREE LOCATION SURVEY SIGNED ON MARCH 18TH, 2022 BY HUDSON SITE CONTROL, LLC.

FLOOD NOTE:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA ON FLOOD INSURANCE RATE MAP NO. 48397C0105L, WITH A DATE OF IDENTIFICATION OF 09/26/2008.

TREE MITIGATION REQUIRED:

TOTAL MITIGATION REQUIRED (IN): 933.5
(SEE LANDSCAPE PLAN)



60 30 15 0 60
1"= 60'

Jun 16, 2022
H:\2022\TXA220027.00\ENGINEERING\DRAWINGS\EXHIBITS\1ST SUBMITTAL\TXA-EXST-TXA220027.00 - TREES----LAYOUT 01 - PROP
PAK

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STORMWATER SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER CIVIL DESIGN AND CONTENT OF THIS PLAN IS THE PROPRIETARY AND COPYRIGHTED PROPERTY OF BOHLER AND IS NOT TO BE USED FOR ANY PURPOSE, EXCEPT AS AUTHORIZED BY BOHLER, NOR REPRODUCED OR MODIFIED IN ANY FORM OR MEDIUM, EXCEPT AS AUTHORIZED IN WRITING BY BOHLER. ANY UNAUTHORIZED USE, REPRODUCTION OR MODIFICATION OF THIS PLAN SHALL BE ATTRIBUTABLE TO THE PERSON PERFORMING SUCH ACTIVITY. BY USE OF THIS PLAN, YOU AGREE TO THE FOREGOING AND TO INDEMNIFY AND HOLD HARMLESS BOHLER FROM ANY AND ALL LIABILITY ARISING FROM SUCH UNAUTHORIZED USE. ONLY PLANS SIGNED AND SEALED BY BOHLER SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA220027.00
DRAWN BY: PAK
CHECKED BY: MJH
DATE: 05/03/2022
CAD I.D.: SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

PROPOSED DEVELOPMENT
ADDRESS TBD
RAINBOW ACRES ADDITION
LOTS 8R, 9R, 10, & 11
13.55 AC
COLLIN COUNTY
ROCKWALL, TEXAS

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

TREE MITIGATION PLAN

SHEET NUMBER:

01

ZONING CASE: Z2022-019

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*

CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

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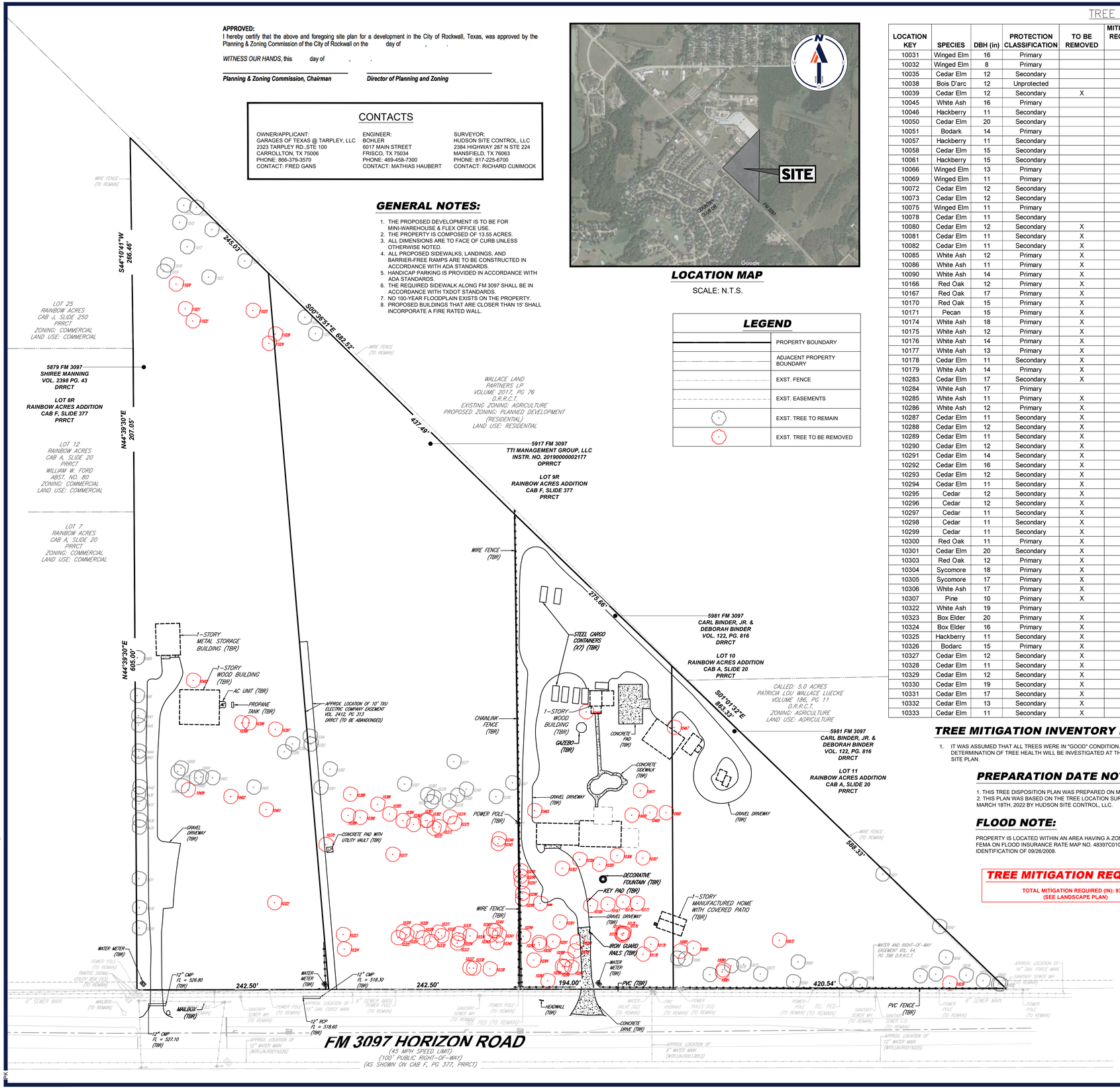
7. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
8. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

LOCATION MAP

SCALE: N.T.S.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. FENCE
	EXST. EASEMENTS
	EXST. TREE TO REMAIN
	EXST. TREE TO BE REMOVED



TREE MITIGATION INVENTORY:

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10031	Winged Elm	16	Primary			X
10032	Winged Elm	8	Primary			X
10035	Cedar Elm	12	Secondary			X
10038	Bois D'arc	12	Unprotected			X
10039	Cedar Elm	12	Secondary	X	6	
10045	White Ash	16	Primary			X
10046	Hackberry	11	Secondary			X
10050	Cedar Elm	20	Secondary			X
10051	Bodark	14	Primary			X
10057	Hackberry	11	Secondary			X
10058	Cedar Elm	15	Secondary			X
10061	Hackberry	15	Secondary			X
10066	Winged Elm	13	Primary			X
10069	Winged Elm	11	Primary			X
10072	Cedar Elm	12	Secondary			X
10073	Cedar Elm	12	Secondary			X
10075	Winged Elm	11	Primary			X
10078	Cedar Elm	11	Secondary			X
10080	Cedar Elm	12	Secondary	X	6	
10081	Cedar Elm	11	Secondary	X	5.5	
10082	Cedar Elm	11	Secondary	X	5.5	
10085	White Ash	12	Primary	X	12	
10086	White Ash	11	Primary	X	11	
10090	White Ash	14	Primary	X	14	
10166	Red Oak	12	Primary	X	12	
10167	Red Oak	17	Primary	X	17	
10170	Red Oak	15	Primary	X	15	
10171	Pecan	15	Primary	X	15	
10174	White Ash	18	Primary	X	18	
10175	White Ash	12	Primary	X	12	
10176	White Ash	14	Primary	X	14	
10177	White Ash	13	Primary	X	13	
10178	Cedar Elm	11	Secondary	X	5.5	
10179	White Ash	14	Primary	X	14	
10283	Cedar Elm	17	Secondary	X	8.5	
10284	White Ash	17	Primary			X
10285	White Ash	11	Primary	X	11	
10286	White Ash	12	Primary	X	12	
10287	Cedar Elm	11	Secondary	X	5.5	
10288	Cedar Elm	12	Secondary	X	6	
10289	Cedar Elm	11	Secondary	X	5.5	
10290	Cedar Elm	12	Secondary	X	6	
10291	Cedar Elm	14	Secondary	X	7	
10292	Cedar Elm	16	Secondary	X	8	
10293	Cedar Elm	12	Secondary	X	6	
10294	Cedar Elm	11	Secondary	X	5.5	
10295	Cedar	12	Secondary	X	6	
10296	Cedar	12	Secondary	X	6	
10297	Cedar	11	Secondary	X	5.5	
10298	Cedar	11	Secondary	X	5.5	
10299	Cedar	11	Secondary	X	5.5	
10300	Red Oak	11	Primary	X	11	
10301	Cedar Elm	20	Secondary	X	10	
10303	Red Oak	12	Primary	X	12	
10304	Sycomore	18	Primary	X	18	
10305	Sycomore	17	Primary	X	17	
10306	White Ash	17	Primary	X	17	
10307	Pine	10	Primary	X	10	
10322	White Ash	19	Primary			X
10323	Box Elder	20	Primary	X	20	
10324	Box Elder	16	Primary	X	16	
10325	Hackberry	11	Secondary	X	5.5	
10326	Bodarc	15	Primary	X	15	
10327	Cedar Elm	12	Secondary	X	6	
10328	Cedar Elm	11	Secondary	X	5.5	
10329	Cedar Elm	12	Secondary	X	6	
10330	Cedar Elm	19	Secondary	X	9.5	
10331	Cedar Elm	17	Secondary	X	8.5	
10332	Cedar Elm	13	Secondary	X	6.5	
10333	Cedar Elm	11	Secondary	X	5.5	

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10334	White Ash	11	Primary	X	11	
10335	White Ash	13	Primary	X	13	
10336	White Ash	11	Primary	X	11	
10337	Bodarc	14	Primary	X	14	
10338	Bodarc	18	Primary	X	18	
10339	Cedar Elm	12	Secondary	X	6	
10340	Cedar Elm	12	Secondary	X	6	
10341	Cedar Elm	11	Secondary	X	5.5	
10342	Cedar Elm	12	Secondary	X	6	
10343	White Ash	12	Primary	X	12	
10344	Cedar Elm	14	Secondary	X	7	
10345	Cedar Elm	14	Secondary	X	7	
10346	Cedar Elm	11	Secondary	X	5.5	
10347	Cedar Elm	14	Secondary			X
10348	Box Elder	11	Primary			X
10349	White Ash	26	Primary			X
10350	Cedar Elm	15	Secondary			X
10370	Hackberry	18	Secondary	X	9	
10371	White Ash	11	Primary	X	11	
10372	Cedar Elm	11	Secondary	X	5.5	
10373	Cedar Elm	13	Secondary	X	6.5	
10374	Cedar Elm	11	Secondary	X	5.5	
10375	Cedar Elm	11	Secondary	X	5.5	
10376	Cedar Elm	11	Secondary			X
10377	Bodarc	18	Primary			X
10378	Cedar Elm	11	Secondary			X
10379	Cedar Elm	11	Secondary			X
10380	White Ash	12	Primary			X
10381	Cedar Elm	11	Secondary	X	5.5	
10382	Cedar Elm	13	Secondary	X	6.5	
10383	Cedar Elm	13	Secondary	X	6.5	
10384	Cedar Elm	13	Secondary	X	6.5	
10385	White Ash	12	Primary	X	12	
10386	Cedar Elm	11	Secondary	X	5.5	
10387	White Ash	18	Primary			X
10388	White Ash	11	Primary	X	11	
10389	Hackberry	19	Secondary	X	9.5	
10390	Cedar Elm	11	Secondary	X	5.5	
10391	Black Willow	17	Unprotected			X
10392	White Ash	12	Primary			X
10393	Hackberry	11	Secondary			X
10394	White Ash	11	Primary			X
10395	Hackberry	11	Secondary			X
10396	Hackberry	12	Secondary			X
10397	Cedar Elm	11	Secondary			X
10398	Hackberry	13	Secondary	X	6.5	
10399	Hackberry	11	Secondary	X	5.5	
10400	Hackberry	11	Secondary			X
10401	Hackberry	11	Secondary	X	5.5	
10402	Hackberry	12	Secondary	X	6	
10403	Hackberry	16	Secondary			X
10404	Hackberry	14	Secondary			X
10405	Hackberry	12	Secondary			X
10406	Hackberry	16	Secondary			X
10407	Hackberry	13	Secondary			X
10408	Hackberry	11	Secondary			X
10409	Hackberry	14	Secondary	X	7	
10429	Cedar	13	Secondary			X
10430	Hackberry	12	Secondary			X
10431	Hackberry	11	Secondary			X
10435	Hackberry	16	Secondary			X
10436	Cedar	12	Secondary			X
10437	Hackberry	11	Secondary			X
10438	Hackberry	15	Secondary			X
10442	Hackberry	17	Secondary			X
10443	Hackberry	15	Secondary			X
10444	Hackberry	13	Secondary			X
10445	Cedar	11	Secondary			X
10447	Cedar	12	Secondary			X
10449	Cedar	13	Secondary			X
10455	Cedar	19	Secondary			X
10465	Red Oak	12	Primary			X
10466	Silver Maple	18	Primary	X	18	
10467	Red Oak RL	14	Primary	X	14	
10468	Red Oak	20	Primary	X	20	
10469	Red Oak	22	Primary	X	22	
10470	White Oak	15	Primary	X	15	
10471	Red Oak	11	Primary	X	11	
10481	Cedar	18	Secondary			X
10482	Red Oak	12	Primary	X	12	
11013	Cedar	17	Secondary			X
11014	Cedar	12	Secondary			X
11015	Cedar	20	Secondary			X
11016	Cedar	11	Secondary			X
11017	Cedar	20	Secondary			X
11018	Cedar	11	Secondary			X
11019	Cedar	12	Secondary			X
11020	Cedar	12	Secondary	X	6	
11021	Cedar	12	Secondary	X	6	
11022	Hackberry	11	Secondary	X	5.5	
11023	Cherry	15	Primary			X
11024	Cedar Elm	12	Secondary			X
11025	White Ash	16	Primary	X	16	
11026	Cedar Elm	15	Secondary	X	7.5	
11027	Cedar Elm	11	Secondary			X
11028	Cedar	11	Secondary	X	5.5	
11029	Cedar Elm	14	Secondary	X	7	

TREE MITIGATION INVENTORY NOTES:

1. IT WAS ASSUMED THAT ALL TREES WERE IN "GOOD" CONDITION. FINAL DETERMINATION OF TREE HEALTH WILL BE INVESTIGATED AT THE TIME OF THE FINAL SITE PLAN.

PREPARATION DATE NOTES:

1. THIS TREE DISPOSITION PLAN WAS PREPARED ON MAY 3RD, 2022.
2. THIS PLAN WAS BASED ON THE TREE LOCATION SURVEY SIGNED ON MARCH 18TH, 2022 BY HUDSON SITE CONTROL, LLC.

FLOOD NOTE:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA ON FLOOD INSURANCE RATE MAP NO. 48397C0105L, WITH A DATE OF IDENTIFICATION OF 09/26/2008.

TREE MITIGATION REQUIRED:

TOTAL MITIGATION REQUIRED (IN): 933.5
(SEE LANDSCAPE PLAN)

60 30 15 0 60
1"= 60'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STORMWATER SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER COLOR AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED PLANS IN THE SELECTED PLAN SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA220027.00
DRAWN BY: PAK
CHECKED BY: MJH
DATE: 05/03/2022
CAD I.D.: SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

PROPOSED DEVELOPMENT
ADDRESS TBD
RAINBOW ACRES ADDITION
LOTS 8R, 9R, 10, & 11
13.55 AC
COLLIN COUNTY
ROCKWALL, TEXAS

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

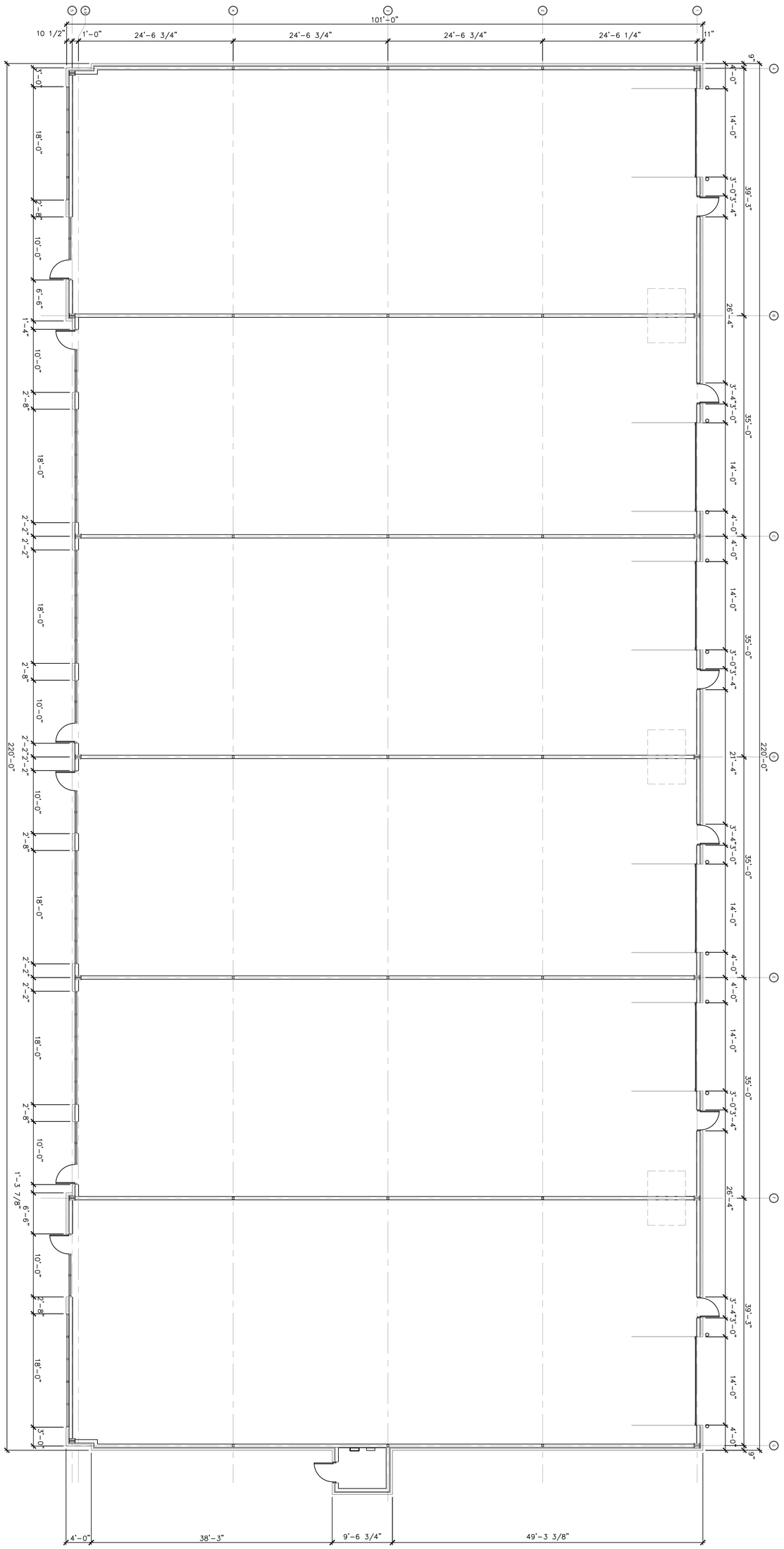
TREE MITIGATION PLAN

SHEET NUMBER:

02

ZONING CASE: Z2022-019

Jun 16, 2022
H:\2022\TXA220027.00\04ENGINEERING\DRAWINGS\EXHIBITS\ST SUBMITTALS\ EXST TXA220027.00 - TREES_EXST——LAYOUT: 02-EXST
PAK



1 FLOOR PLAN – BUILDING 1
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

copyright © 2022

A1.1
SHEET
FLOOR PLAN
BUILDING 1

File Name: 22161– A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

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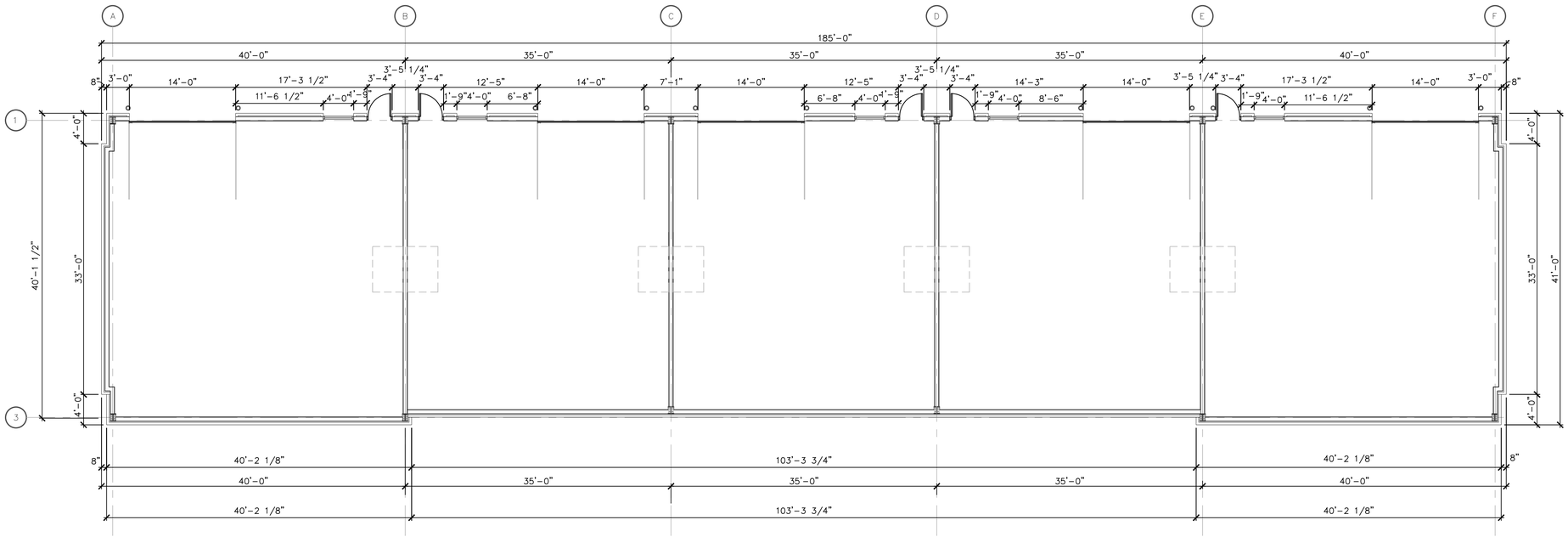
CONSTRUCTION



N

1 FLOOR PLAN – BLDG 1 MINI WAREHOUSE

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

0 4' 8' 16'

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Fort Worth, Texas 76109
(817) 737-5922
www.Franzarchitects.com

GARAGES OF TEXAS

ADDRESS TBD
5.153 ACRES
5870, 5917 & 6981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161 - A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A1.1
FLOOR PLAN
BLDG 1 MINI
WAREHOUSE
WITH OFFICE

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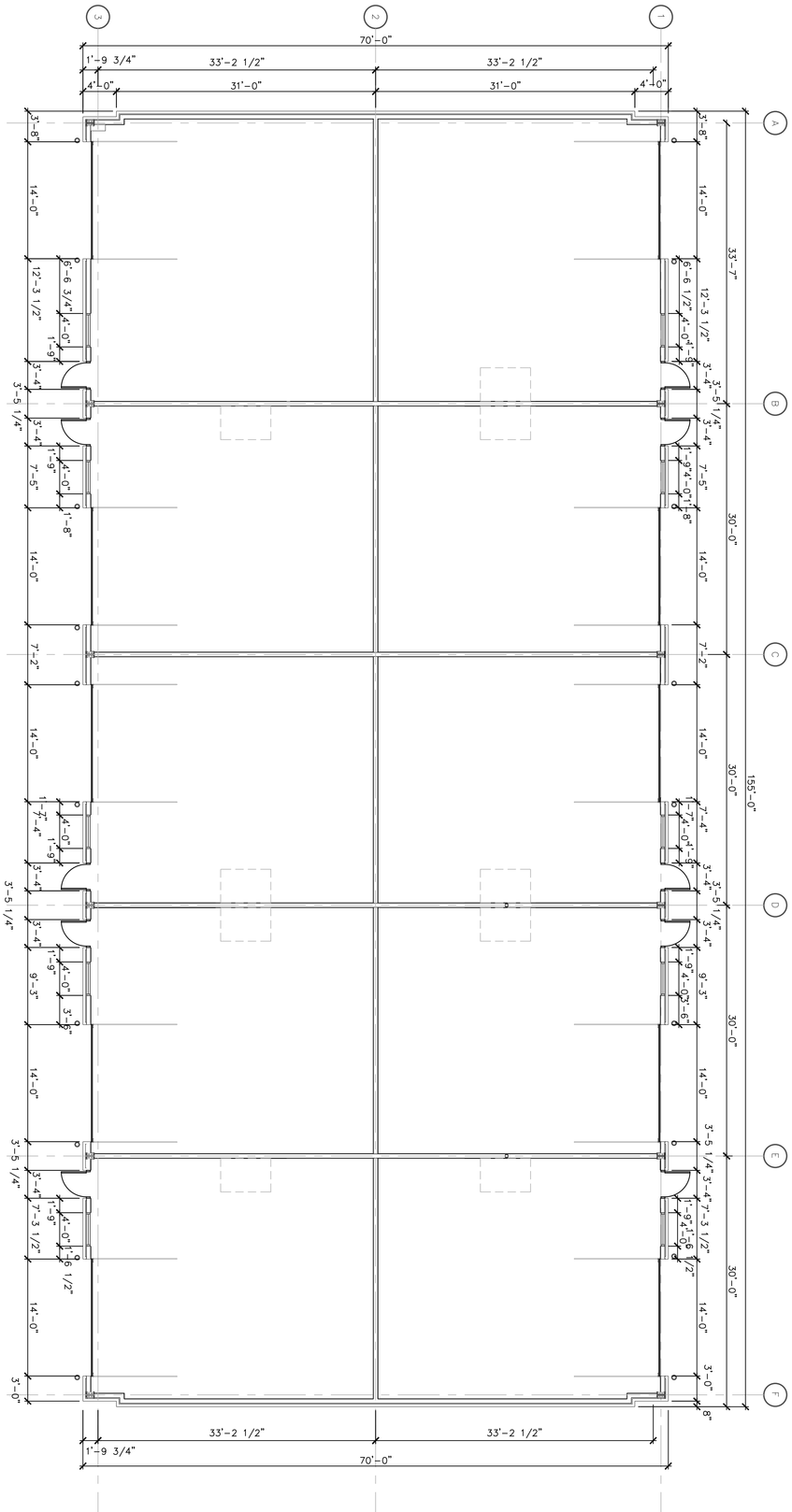

1 FLOOR PLAN – BUILDING 2

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

0 4' 8' 16'

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A1.1 SHEET

FLOOR PLAN BUILDING 2

File Name:	22161– A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

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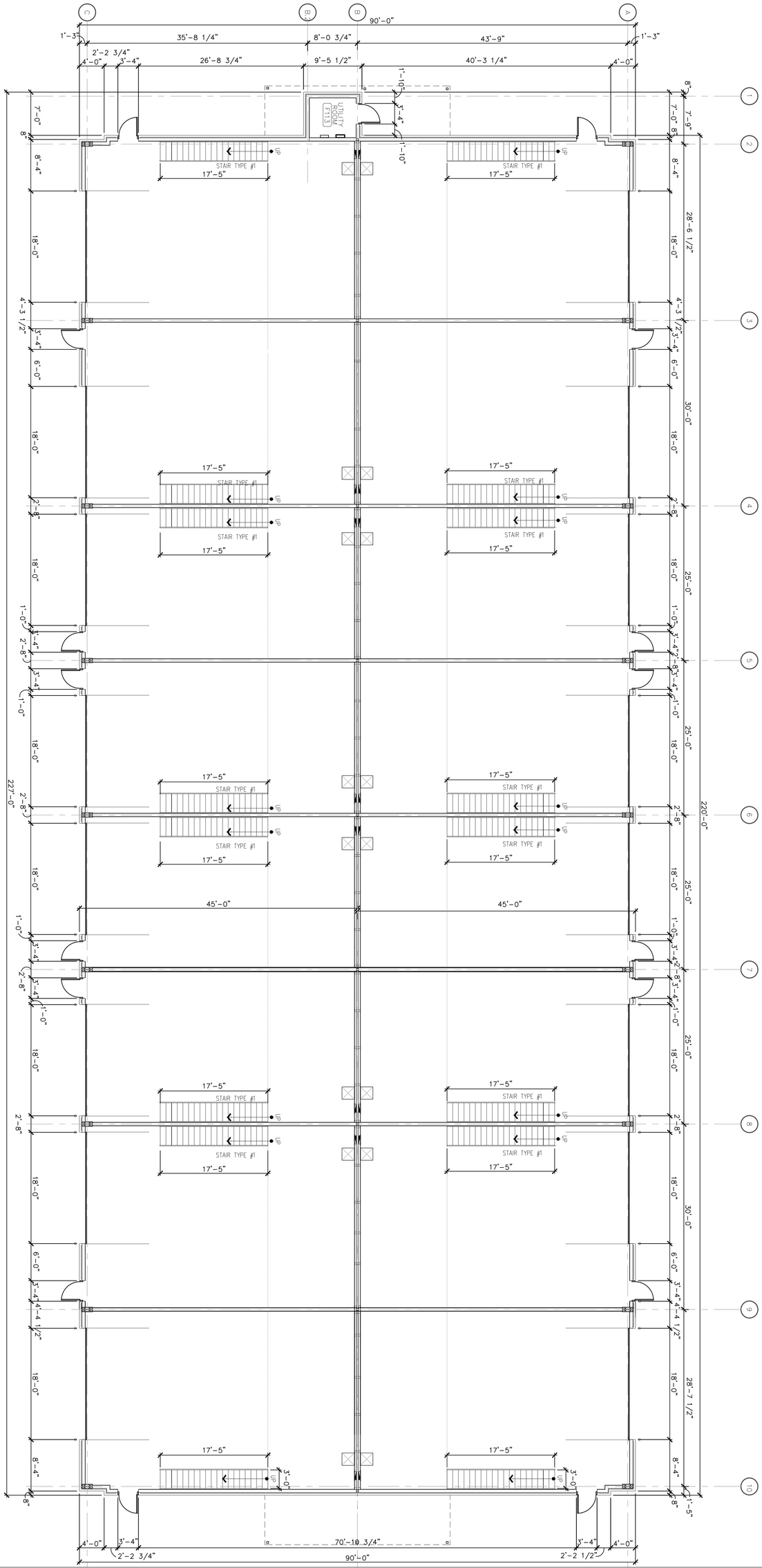

1 FLOOR PLAN – BUILDING 3

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

copyright @ 2022

A1.1

SHEET

FLOOR PLAN
BUILDING 3

File Name:	22161– A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

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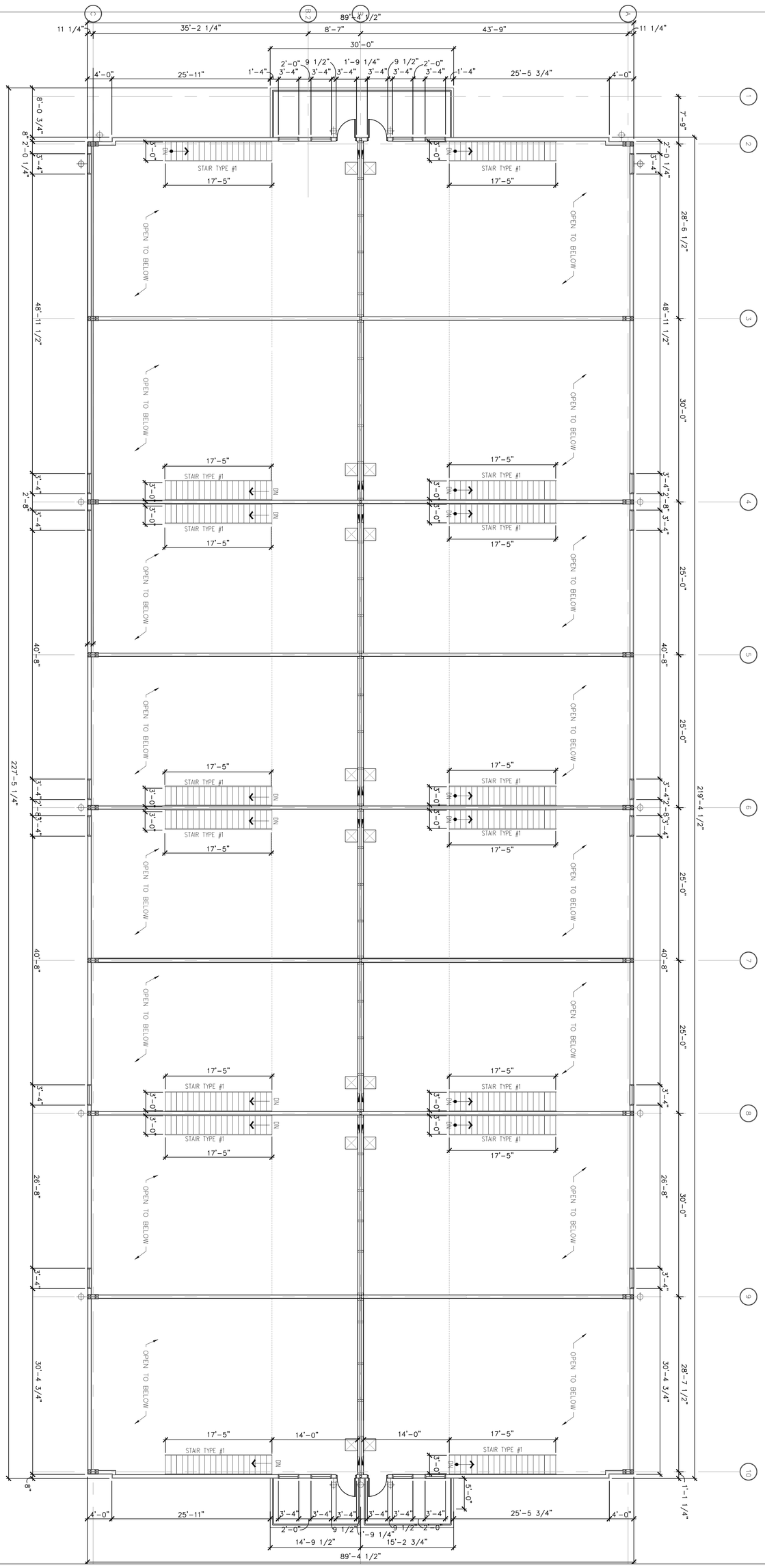

1 FLOOR PLAN MEZZANINE – BUILDING 3

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

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A1.2

SHEET

FLOOR PLAN MEZZ
BUILDING 3

File Name:	22161– A1.2
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

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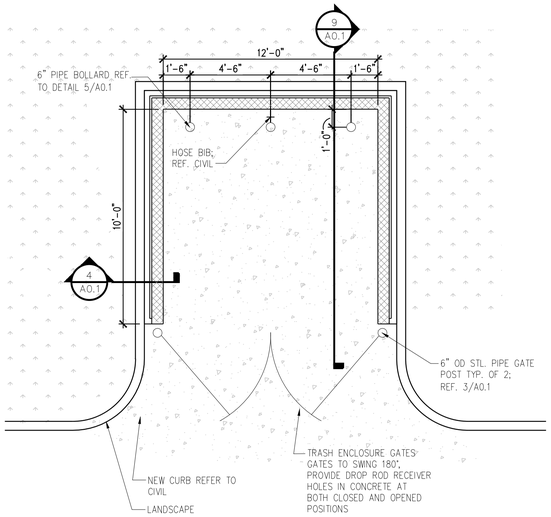
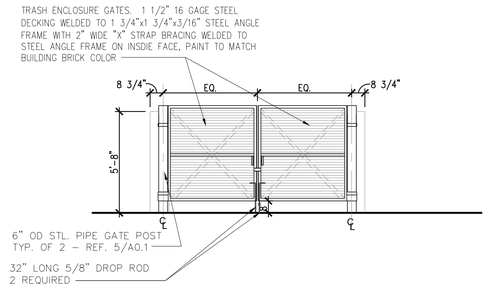


1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

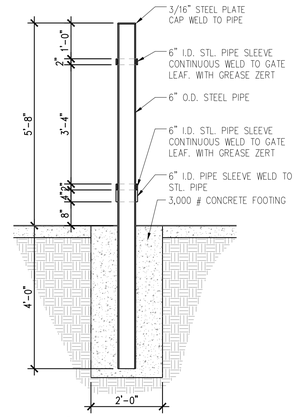
0 2' 4' 8'

TRASH ENCLOSURE DOOR		
QTY.	DESCRIPTION	NUMBER – FINISH
4	RICHARD WILCOX: HINGE	1035.00271 24" – BLK
2	RICHARD WILCOX: CANE BOLT	0524.00021 – BLK
2	LAWRENCE BROS PULL	CD1210S – BLK
1	LAWRENCE BROS HASP	CD1915S–6"
1	PADLOCK	C955–2 FIC – 606
1	CYLINDER CORE	(hardware number to be determined)



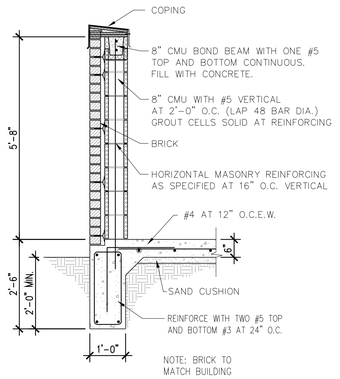
2 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



3 GATE POST
SCALE: 1/2" = 1'-0"

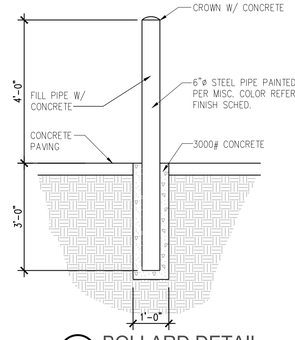
0 1' 2' 4'



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

0 1' 2' 4'

NOTE:
BOLLARD TO BE PAINTED BLACK.



5 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

0 1' 2' 4'

6 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

7 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

8 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

9 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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GARAGES OF TEXAS
ADDRESS TBD
5879, 5913 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161 – A0.1
Project No: 22161
Date: 06/6/22
Drawn By: MNK
Checked By: JWF

SHEET
A0.1
SITE PLAN AND DETAILS

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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	BINDER ~~CARL JR~~ DEBORAH	☐ APPLICANT	
CONTACT PERSON	BINDER ~~CARL JR~~ "	CONTACT PERSON	
ADDRESS	5981 FM 3097	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032-7790	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15TH DAY OF June, 2022. 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* June, 2022.

OWNER'S SIGNATURE DEBORAH BINDER

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MACKENZIE LIDDELL
Notary Public, State of Texas
Comm. Expires 06-07-2025
Notary ID 133142302

MY COMMISSION EXPIRES 6/7/25

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
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- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
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- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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	TTI MANAGEMENT GROUP LLC	☐ APPLICANT	
CONTACT PERSON	TTI MANAGEMENT GROUP LLC	CONTACT PERSON	
ADDRESS	1435 QUAIL RUN RD	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

AMY KINNARD
Notary Public, State of Texas
Comm. Expires 10-18-2025
Notary ID 133393289

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* June, 20 22

OWNER'S SIGNATURE Doyle Tully

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amy Kinnard

MY COMMISSION EXPIRES 10-18-2025

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1&2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)		CURRENT USE	Residential	
PROPOSED ZONING	PD (Planned Development District)		PROPOSED USE	Commercial/Retail	
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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	MCCOY SHIREE DAY	☐ APPLICANT	
CONTACT PERSON	MCCOY SHIREE DAY	CONTACT PERSON	
ADDRESS	5879 FM 3097	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032-7788	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shiree McCoy [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 $ 0, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

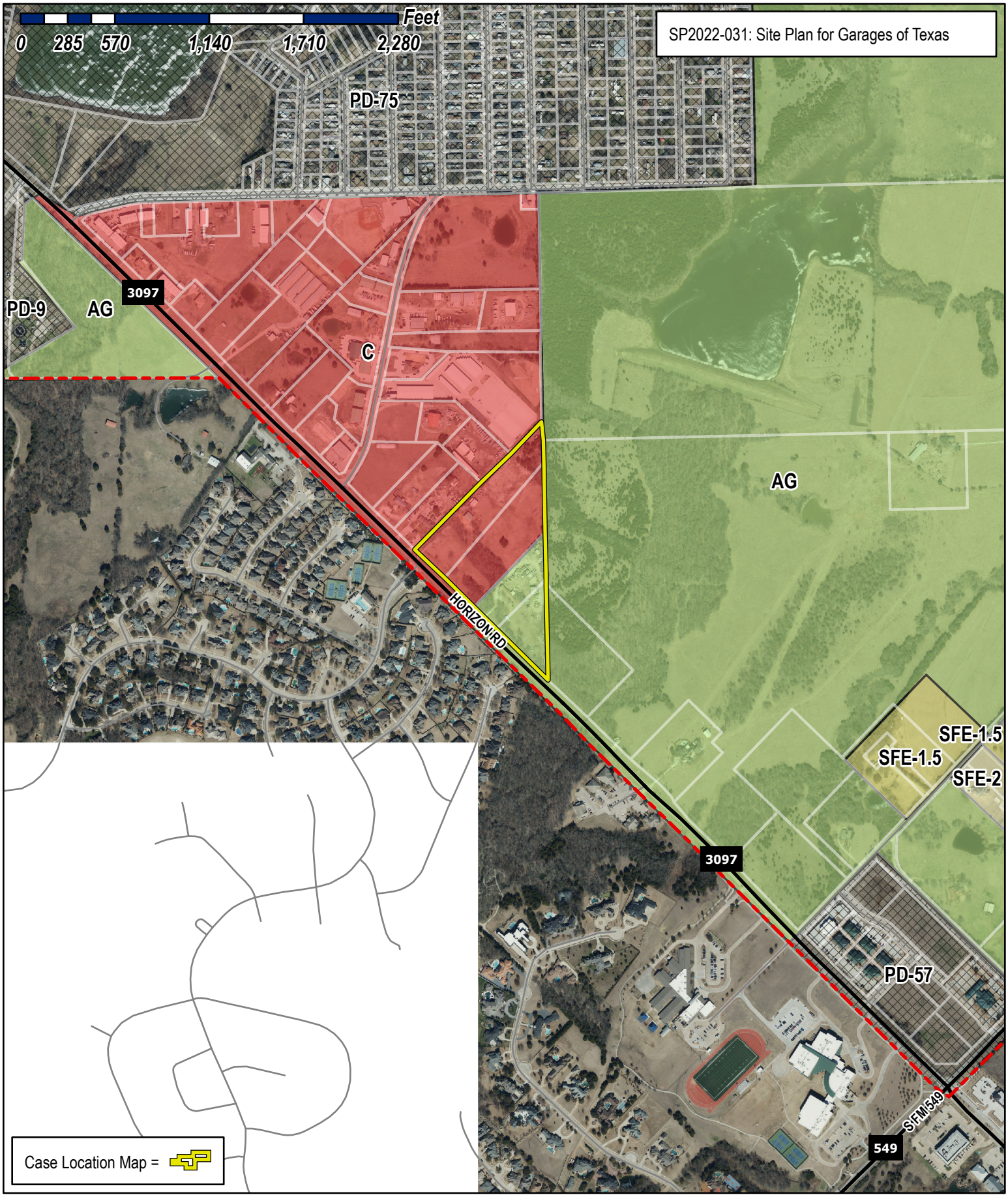
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
SAMUEL ZAMMUTO
Notary ID #133592860
My Commission Expires
February 16, 2026

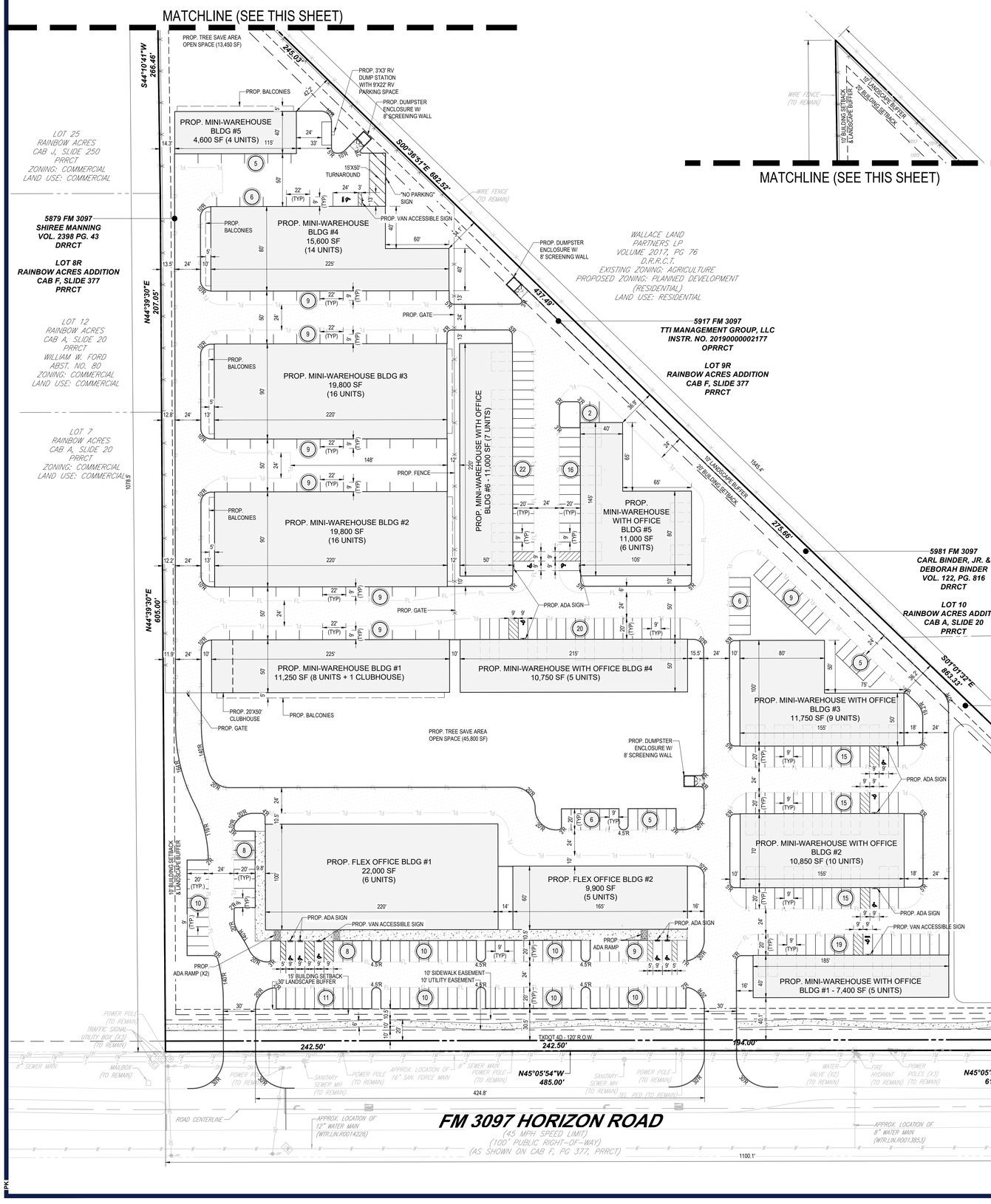
MY COMMISSION EXPIRES 2/16/2026



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD ,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
6. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LOCATION MAP

SCALE: N.T.S.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	PROP. BUILDING SETBACK
	PROP. LANDSCAPE BUFFER
	PROP. CONCRETE CURB

HATCH LEGEND

	FIRE, ACCESS & UTILITY EASEMENT
	BUILDING
	SIDEWALK

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(1 SPACES/300 SF) = 107 SPACES
PROVIDED PARKING (FLEX OFFICE)	107 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	5 SPACES (1 VAN, 4 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSE WITH OFFICE)	(1 SPACE/300 SF) = 210 SPACES
PROVIDED PARKING (MINI-WAREHOUSE WITH OFFICE)	221 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSE WITH OFFICE)	7 SPACES (1 VAN, 6 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(3 + 1 SPACE/100 UNITS) = 4 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	65 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	1 SPACE (1 VAN, 0 STANDARD)
TOTAL PROVIDED PARKING	393 SPACES
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINI-WAREHOUSE UNIT COUNT	58
MINI-WAREHOUSE WITH OFFICE UNIT COUNT	42
FLEX OFFICE UNIT COUNT	11
MINIMUM DISTANCE BETWEEN BUILDINGS*	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	36'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	PER PD
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	PER PD
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%

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*

50 25 12.5 0 50
1"= 50'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER LOGO AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE EXPOSED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	05/03/2022
CAD I.D.:	SD0

PROJECT:
ROCKWALL PLANNED DEVELOPMENT
FOR
Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

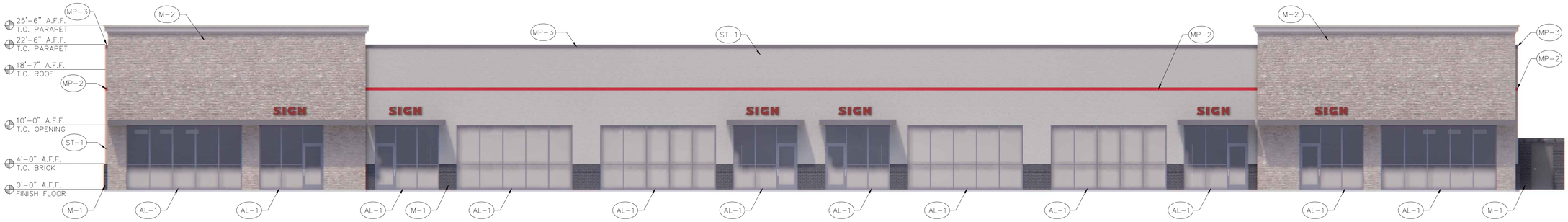
PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
01

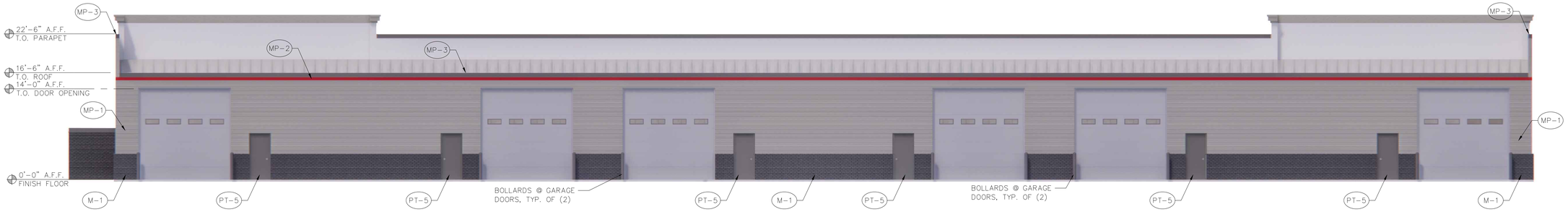
ZONING CASE: Z2022-019

H:\2022\TXA220027.00\ENGINEERING\DRAWINGS\EXHIBITS\1ST SUBMITTAL\TXA220027.00 - SITE PLAN---LAYOUT: CONCEPT
PKT

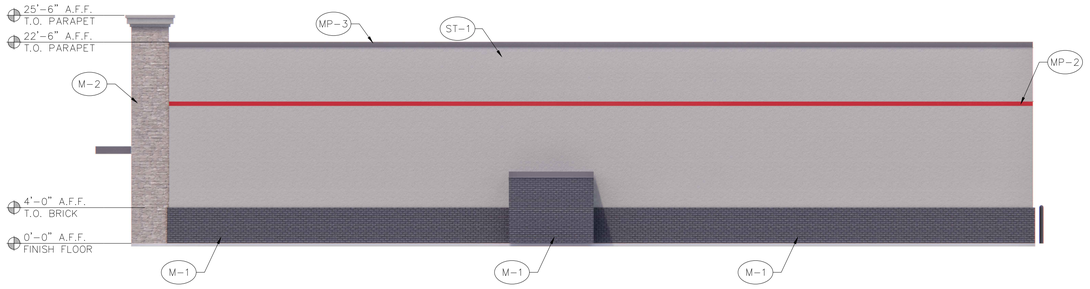


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

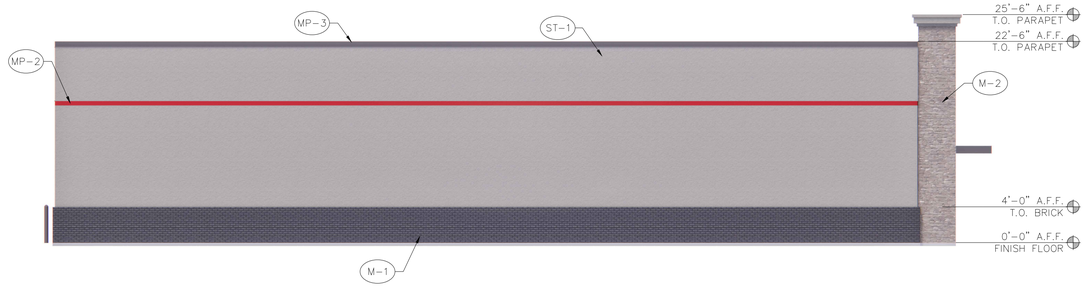
MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	1,310 SQ. FT. (25.3%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,689 SQ. FT. (32.6%)
BRICK VENEER (BLACK ICE):	113 SQ. FT. (2.2%)
GLAZING:	1,680 SQ. FT. (32.4%)
MISC:	391 SQ. FT. (7.5%)
FACADE TOTAL:	5,183 SQ FT.



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: LT-3.3 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

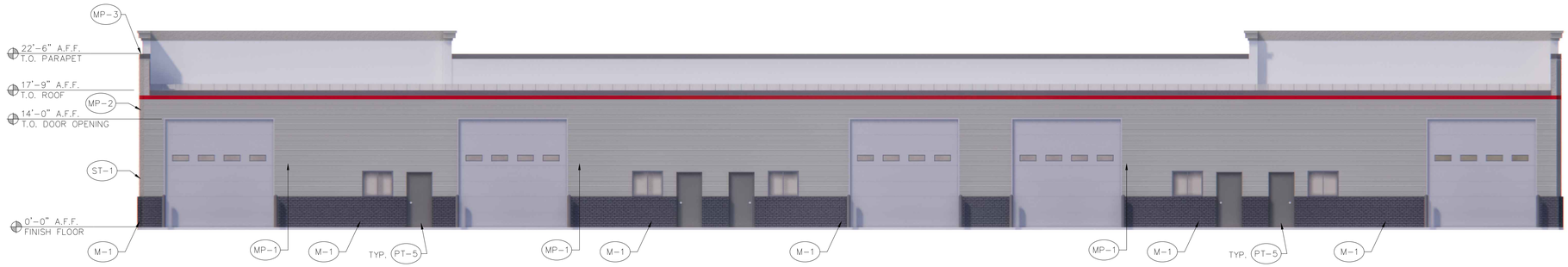
GARAGES OF TEXAS

ADDRESS TBD
5.758 ACRES
5870, 5917 & 6081 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

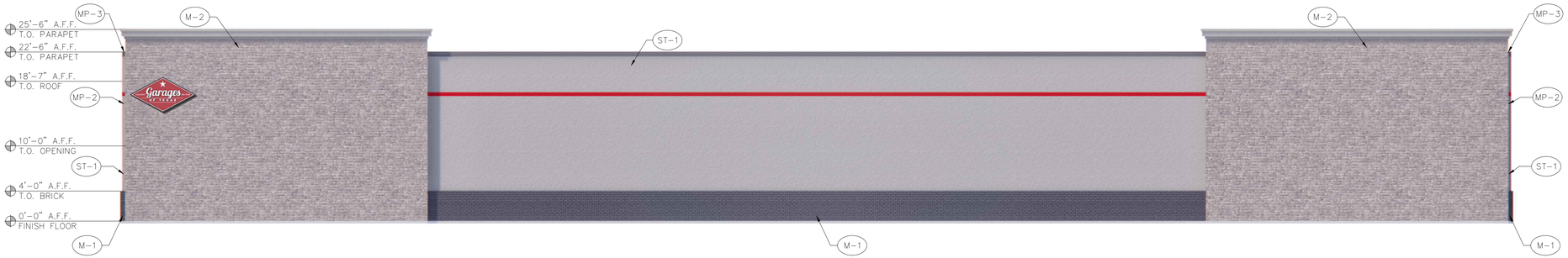
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

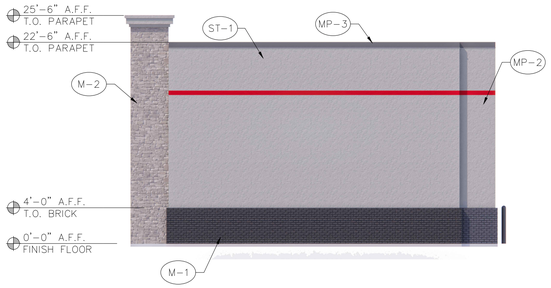
SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 1



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



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
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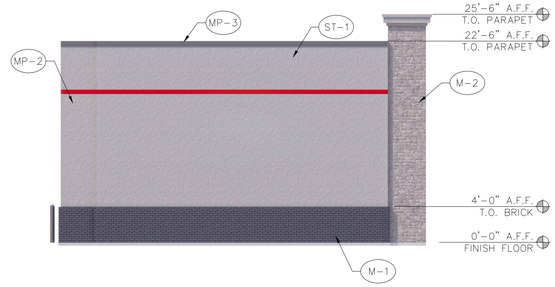

4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: LT-3.3 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

MATERIAL CALCULATIONS:	
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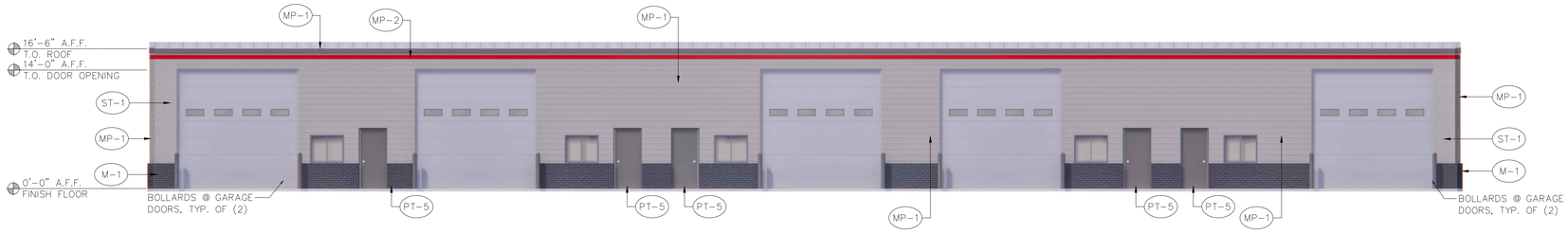
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A2.2
EXTERIOR ELEVATION
BLDG 1 MINI WAREHOUSE WITH OFFICE



1 NORTH ELEVATION
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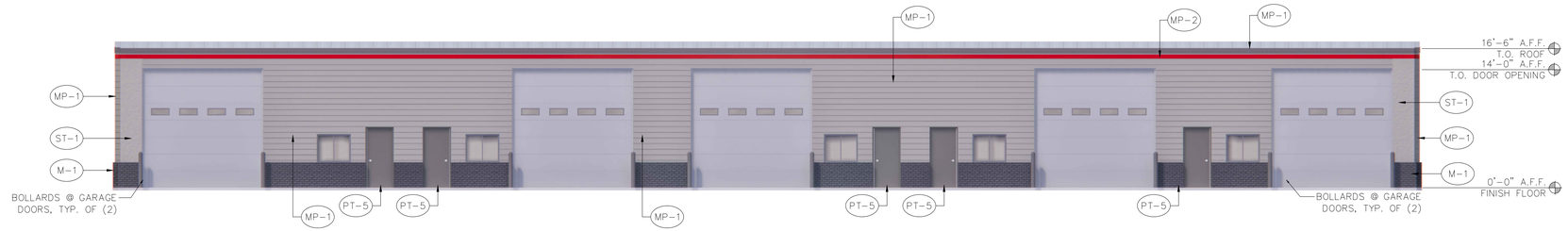

2 SOUTH ELEVATION
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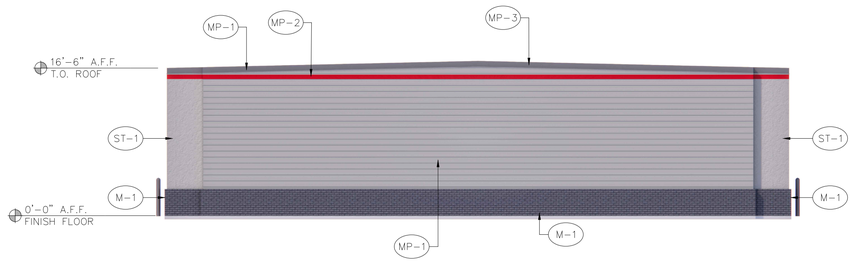

3 WEST ELEVATION
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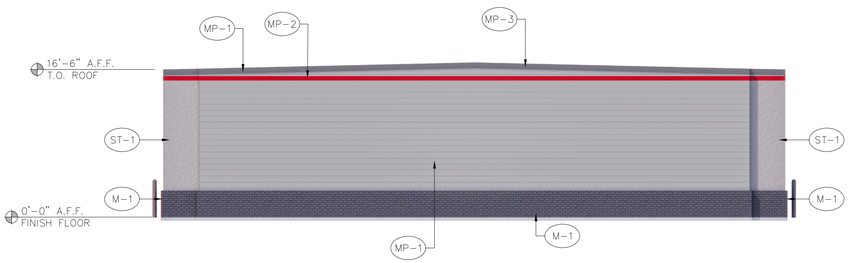

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EXTERIOR FINISH SCHEDULE

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NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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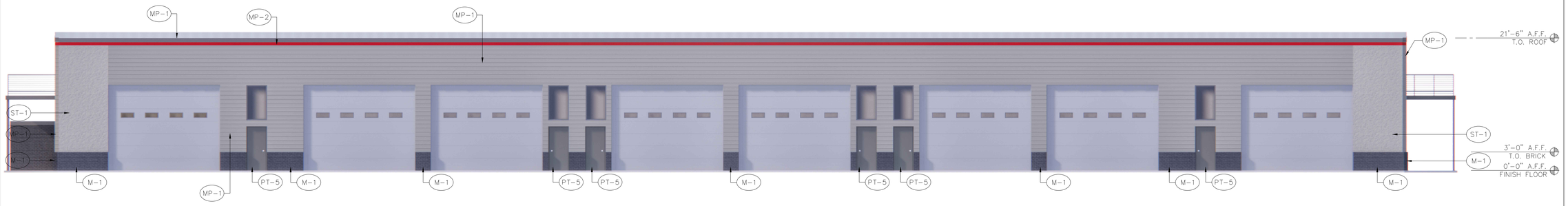
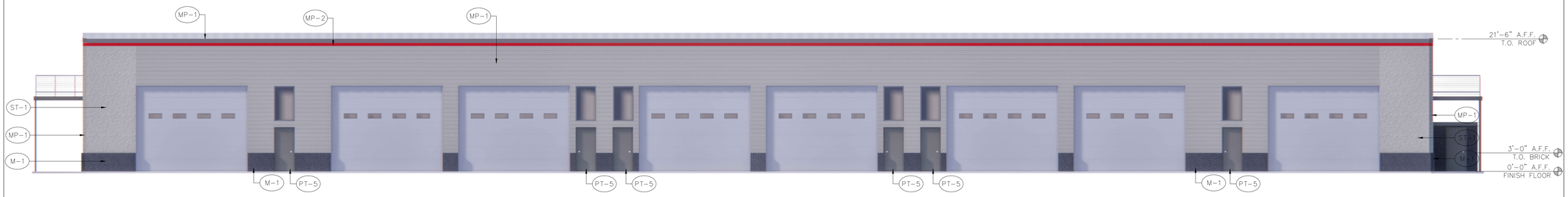
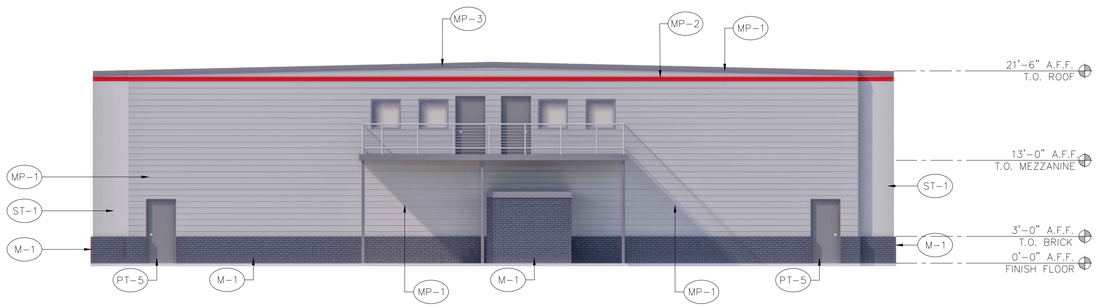
SHEET
A2.2
EXTERIOR ELEVATION BUILDING 2



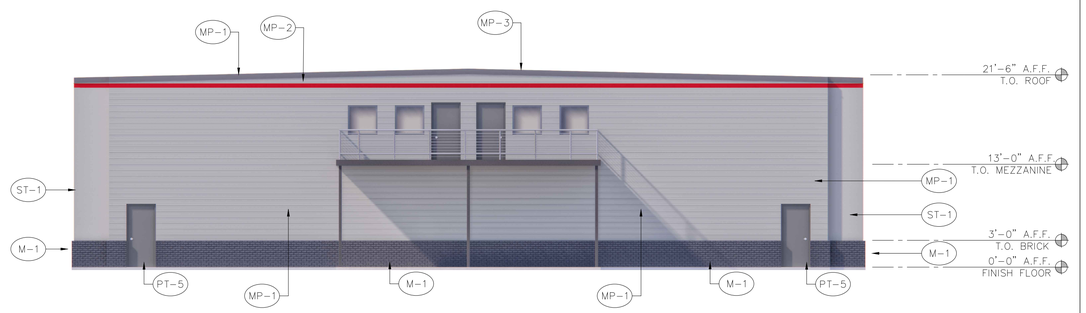
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: LT-3.3 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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GARAGES OF TEXAS

ADDRESS TBD
5175 & 5187 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED CANS

File Name: 22161- A2.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

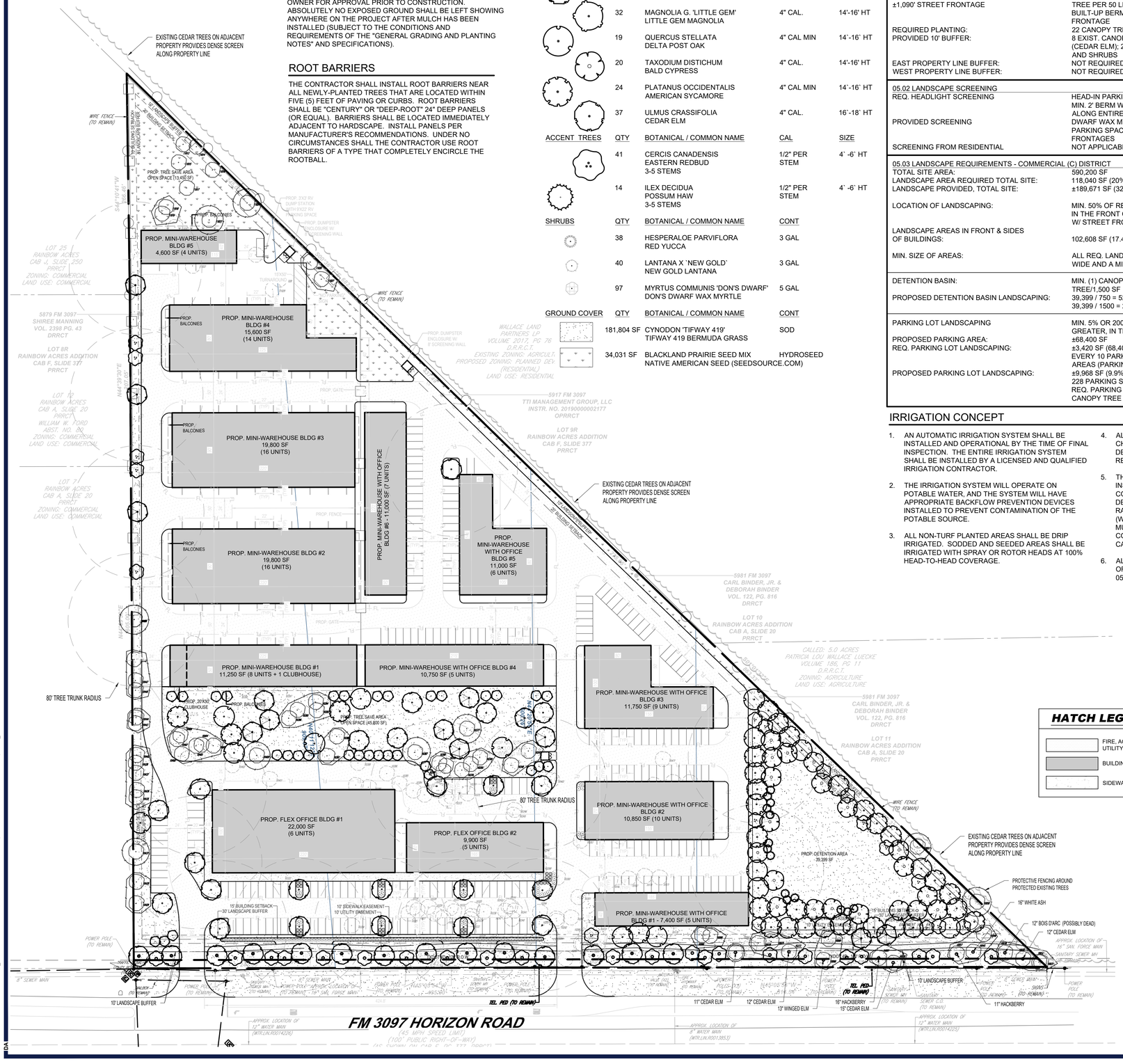
SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 3

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

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



PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	15	ACER SACCHARUM 'CADDO' CADDO MAPLE	4" CAL.	16'-18' HT
	32	MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA	4" CAL.	14'-16' HT
	19	QUERCUS STELLATA DELTA POST OAK	4" CAL MIN	14`-16` HT
	20	TAXODIUM DISTICHUM BALD CYPRESS	4" CAL.	14'-16' HT
	24	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	4" CAL MIN	14`-16` HT
	37	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16`-18` HT

ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	41	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	1/2" PER STEM	4` -6` HT
	14	ILEX DECIDUA POSSUM HAW 3-5 STEMS	1/2" PER STEM	4` -6` HT

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	38	HESPERALOE PARVIFLORA RED YUCCA	3 GAL
	40	LANTANA X `NEW GOLD` NEW GOLD LANTANA	3 GAL
	97	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL

GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT
	181,804 SF	CYNODON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS	SOD
	34,031 SF	BLACKLAND PRAIRIE SEED MIX NATIVE AMERICAN SEED (SEEDSOURCE.COM)	HYDROSEED

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
FM 3097 - HORIZON RD.: ±1,090' STREET FRONTAGE	10' WIDE BUFFER REQ. W/ 1 CANOPY + 1 ACCENT TREE PER 50 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE
REQUIRED PLANTING:	22 CANOPY TREES, 22 ACCENT TREES, BERM W/ SHRUBS
PROVIDED 10' BUFFER:	8 EXIST. CANOPY TREES + 14 NEW CANOPY TREES (CEDAR ELM); 22 ACCENT TREES (REDBUD) W/ BERM AND SHRUBS
EAST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED AGRICULTURAL (AG)
WEST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED COMMERCIAL (C)

05.02 LANDSCAPE SCREENING	
REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING	DWARF WAX MYRTLE SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES
SCREENING FROM RESIDENTIAL	NOT APPLICABLE

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	590,200 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	118,040 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±189,671 SF (320%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	102,608 SF (17.4%)
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASIN:	MIN. (1) CANOPY TREE PER 750 SF & (1) ACCENT TREE/1,500 SF
PROPOSED DETENTION BASIN LANDSCAPING:	39,399 / 750 = 52.5 (53) CANOPY TREES 39,399 / 1500 = 26.2 (26) ACCENT TREES
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA:	±68,400 SF
REQ. PARKING LOT LANDSCAPING:	±3,420 SF (68,400 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF)
PROPOSED PARKING LOT LANDSCAPING:	±9,968 SF (9.9%) 228 PARKING SPACES / 10 = 22.8 (23) TREES REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	933.5"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (147) TO BE PLANTED ONSITE:	588.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (186.7" x $200 = $37,340 PAYMENT INTO THE CITY'S TREE FUND)	186.7"
TOTAL MITIGATION PROVIDED:	774.7"

REQUEST VARIANCE FOR REMAINING 158.8" OF MITIGATION

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK

LEGEND

- EXIST. PROPERTY LINE
- PROP. PROPERTY LINE
- SETBACK LINE
- LANDSCAPE BUFFER
- PROP. FIRE & UTILITY EASEMENT
- PROP. SIDEWALK
- PROP. FIRE LANE
- PROP. FENCE

LOCATION MAP

SCALE: N.T.S.

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(1 SPACES/300 SF) = 107 SPACES
PROVIDED PARKING (FLEX OFFICE)	107 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	5 SPACES (1 VAN, 4 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSE WITH OFFICE)	(1 SPACE/300 SF) = 210 SPACES
PROVIDED PARKING (MINI-WAREHOUSE WITH OFFICE)	228 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSE WITH OFFICE)	7 SPACES (1 VAN, 6 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(3 + 1 SPACE/100 UNITS) = 4 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	65 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	1 SPACE (1 VAN, 0 STANDARD)
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINI-WAREHOUSE UNIT COUNT	58
MINI-WAREHOUSE WITH OFFICE UNIT COUNT	42
FLEX OFFICE UNIT COUNT	11
MINIMUM DISTANCE BETWEEN BUILDINGS*	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	36'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	PER PD
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	PER PD
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%

60 30 15 0 60

1"= 60'

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

PD CONCEPT PLAN

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019
SUBMITTED: 05-03-2022

OWNER/APPLICANT:
GARAGES OF TEXAS @ TARPLEY, LLC
2323 TARPLEY RD, STE 100
CARROLLTON, TX 75006
PHONE: 866-379-3570
CONTACT: FRED GANS

ENGINEER:
BOHLER
6017 MAIN STREET
FRISCO, TX 75034
PHONE: 469-458-7300
CONTACT: MATHIAS HAUBERT

SURVEYOR:
HUDSON SITE CONTROL, LLC
2364 HIGHWAY 287 N STE 224
MANSFIELD, TX 76063
PHONE: 817-225-6700
CONTACT: RICHARD CUMMOCK

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT NO.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	05/03/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS
06/14/2022

SHEET TITLE:

LANDSCAPE PLANTING PLAN

SHEET NUMBER:

LP-1

ZONING CASE: Z2022-019

C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2022\ED\GARAGES OF TX - ROCKWALL TX\GARAGES OF TX - ROCKWALL_TX LP_2022-06-16-----LAYOUT LP-1

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*

CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT IS TO BE FOR MINI-WAREHOUSE & FLEX OFFICE USE.
2. THE PROPERTY IS COMPOSED OF 13.55 ACRES.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
5. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
6. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
7. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
8. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

LOCATION MAP

SCALE: N.T.S.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. FENCE
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB
- EXST. TREE TO REMAIN
- EXST. TREE TO BE REMOVED

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK

TREE MITIGATION INVENTORY:

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10031	Winged Elm	16	Primary			X
10032	Winged Elm	8	Primary			X
10035	Cedar Elm	12	Secondary			X
10038	Bois D'arc	12	Unprotected			X
10039	Cedar Elm	12	Secondary	X	6	
10045	White Ash	16	Primary			X
10046	Hackberry	11	Secondary			X
10050	Cedar Elm	20	Secondary			X
10051	Bodark	14	Primary			X
10057	Hackberry	11	Secondary			X
10058	Cedar Elm	15	Secondary			X
10061	Hackberry	15	Secondary			X
10066	Winged Elm	13	Primary			X
10069	Winged Elm	11	Primary			X
10072	Cedar Elm	12	Secondary			X
10073	Cedar Elm	12	Secondary			X
10075	Winged Elm	11	Primary			X
10078	Cedar Elm	11	Secondary			X
10080	Cedar Elm	12	Secondary	X	6	
10081	Cedar Elm	11	Secondary	X	5.5	
10082	Cedar Elm	11	Secondary	X	5.5	
10085	White Ash	12	Primary	X	12	
10086	White Ash	11	Primary	X	11	
10090	White Ash	14	Primary	X	14	
10166	Red Oak	12	Primary	X	12	
10167	Red Oak	17	Primary	X	17	
10170	Red Oak	15	Primary	X	15	
10171	Pecan	15	Primary	X	15	
10174	White Ash	18	Primary	X	18	
10175	White Ash	12	Primary	X	12	
10176	White Ash	14	Primary	X	14	
10177	White Ash	13	Primary	X	13	
10178	Cedar Elm	11	Secondary	X	5.5	
10179	White Ash	14	Primary	X	14	
10283	Cedar Elm	17	Secondary	X	8.5	
10284	White Ash	17	Primary			X
10285	White Ash	11	Primary	X	11	
10286	White Ash	12	Primary	X	12	
10287	Cedar Elm	11	Secondary	X	5.5	
10288	Cedar Elm	12	Secondary	X	6	
10289	Cedar Elm	11	Secondary	X	5.5	
10290	Cedar Elm	12	Secondary	X	6	
10291	Cedar Elm	14	Secondary	X	7	
10292	Cedar Elm	16	Secondary	X	8	
10293	Cedar Elm	12	Secondary	X	6	
10294	Cedar Elm	11	Secondary	X	5.5	
10295	Cedar	12	Secondary	X	6	
10296	Cedar	12	Secondary	X	6	
10297	Cedar	11	Secondary	X	5.5	
10298	Cedar	11	Secondary	X	5.5	
10299	Cedar	11	Secondary	X	5.5	
10300	Red Oak	11	Primary	X	11	
10301	Cedar Elm	20	Secondary	X	10	
10303	Red Oak	12	Primary	X	12	
10304	Sycomore	18	Primary	X	18	
10305	Sycomore	17	Primary	X	17	
10306	White Ash	17	Primary	X	17	
10307	Pine	10	Primary	X	10	
10322	White Ash	19	Primary			X
10323	Box Elder	20	Primary	X	20	
10324	Box Elder	16	Primary	X	16	
10325	Hackberry	11	Secondary	X	5.5	
10326	Bodarc	15	Primary	X	15	
10327	Cedar Elm	12	Secondary	X	6	
10328	Cedar Elm	11	Secondary	X	5.5	
10329	Cedar Elm	12	Secondary	X	6	
10330	Cedar Elm	19	Secondary	X	9.5	
10331	Cedar Elm	17	Secondary	X	8.5	
10332	Cedar Elm	13	Secondary	X	6.5	
10333	Cedar Elm	11	Secondary	X	5.5	

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10334	White Ash	11	Primary	X	11	
10335	White Ash	13	Primary	X	13	
10336	White Ash	11	Primary	X	11	
10337	Bodarc	14	Primary	X	14	
10338	Bodarc	18	Primary	X	18	
10339	Cedar Elm	12	Secondary	X	6	
10340	Cedar Elm	12	Secondary	X	6	
10341	Cedar Elm	11	Secondary	X	5.5	
10342	Cedar Elm	12	Secondary	X	6	
10343	White Ash	12	Primary	X	12	
10344	Cedar Elm	14	Secondary	X	7	
10345	Cedar Elm	14	Secondary	X	7	
10346	Cedar Elm	11	Secondary	X	5.5	
10347	Cedar Elm	14	Secondary			X
10348	Box Elder	11	Primary			X
10349	White Ash	26	Primary			X
10350	Cedar Elm	15	Secondary			X
10370	Hackberry	18	Secondary	X	9	
10371	White Ash	11	Primary	X	11	
10372	Cedar Elm	11	Secondary	X	5.5	
10373	Cedar Elm	13	Secondary	X	6.5	
10374	Cedar Elm	11	Secondary	X	5.5	
10375	Cedar Elm	11	Secondary	X	5.5	
10376	Cedar Elm	11	Secondary			X
10377	Bodarc	18	Primary			X
10378	Cedar Elm	11	Secondary			X
10379	Cedar Elm	11	Secondary			X
10380	White Ash	12	Primary			X
10381	Cedar Elm	11	Secondary	X	5.5	
10382	Cedar Elm	13	Secondary	X	6.5	
10383	Cedar Elm	13	Secondary	X	6.5	
10384	Cedar Elm	13	Secondary	X	6.5	
10385	White Ash	12	Primary	X	12	
10386	Cedar Elm	11	Secondary	X	5.5	
10387	White Ash	18	Primary			X
10388	White Ash	11	Primary	X	11	
10389	Hackberry	19	Secondary	X	9.5	
10390	Cedar Elm	11	Secondary	X	5.5	
10391	Black Willow	17	Unprotected			X
10392	White Ash	12	Primary			X
10393	Hackberry	11	Secondary			X
10394	White Ash	11	Primary			X
10395	Hackberry	11	Secondary			X
10396	Hackberry	12	Secondary			X
10397	Cedar Elm	11	Secondary			X
10398	Hackberry	13	Secondary	X	6.5	
10399	Hackberry	11	Secondary	X	5.5	
10400	Hackberry	11	Secondary			X
10401	Hackberry	11	Secondary	X	5.5	
10402	Hackberry	12	Secondary	X	6	
10403	Hackberry	16	Secondary			X
10404	Hackberry	14	Secondary			X
10405	Hackberry	12	Secondary			X
10406	Hackberry	16	Secondary			X
10407	Hackberry	13	Secondary			X
10408	Hackberry	11	Secondary			X
10409	Hackberry	14	Secondary	X	7	
10429	Cedar	13	Secondary			X
10430	Hackberry	12	Secondary			X
10431	Hackberry	11	Secondary			X
10435	Hackberry	16	Secondary			X
10436	Cedar	12	Secondary			X
10437	Hackberry	11	Secondary			X
10438	Hackberry	15	Secondary			X
10442	Hackberry	17	Secondary			X
10443	Hackberry	15	Secondary			X
10444	Hackberry	13	Secondary			X
10445	Cedar	11	Secondary			X
10447	Cedar	12	Secondary			X
10449	Cedar	13	Secondary			X
10455	Cedar	19	Secondary			X
10465	Red Oak	12	Primary			X
10466	Silver Maple	18	Primary	X	18	
10467	Red Oak RL	14	Primary	X	14	
10468	Red Oak	20	Primary	X	20	
10469	Red Oak	22	Primary	X	22	
10470	White Oak	15	Primary	X	15	
10471	Red Oak	11	Primary	X	11	
10481	Cedar	18	Secondary			X
10482	Red Oak	12	Primary	X	12	
11013	Cedar	17	Secondary			X
11014	Cedar	12	Secondary			X
11015	Cedar	20	Secondary			X
11016	Cedar	11	Secondary			X
11017	Cedar	20	Secondary			X
11018	Cedar	11	Secondary			X
11019	Cedar	12	Secondary			X
11020	Cedar	12	Secondary	X	6	
11021	Cedar	12	Secondary	X	6	
11022	Hackberry	11	Secondary	X	5.5	
11023	Cherry	15	Primary			X
11024	Cedar Elm	12	Secondary			X
11025	White Ash	16	Primary	X	16	
11026	Cedar Elm	15	Secondary	X	7.5	
11027	Cedar Elm	11	Secondary			X
11028	Cedar	11	Secondary	X	5.5	
11029	Cedar Elm	14	Secondary	X	7	

TREE MITIGATION INVENTORY NOTES:

1. IT WAS ASSUMED THAT ALL TREES WERE IN "GOOD" CONDITION. FINAL DETERMINATION OF TREE HEALTH WILL BE INVESTIGATED AT THE TIME OF THE FINAL SITE PLAN.

PREPARATION DATE NOTES:

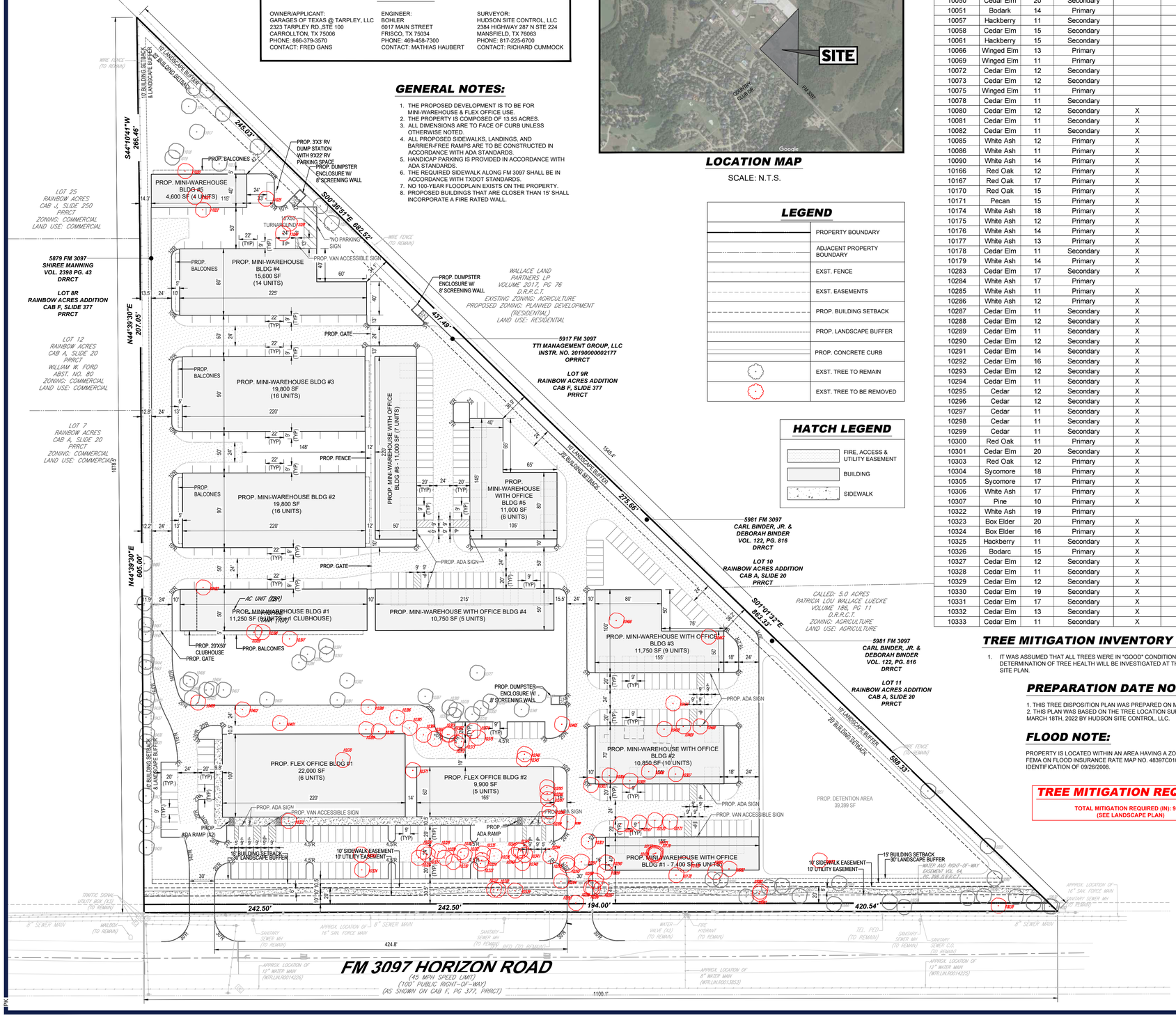
1. THIS TREE DISPOSITION PLAN WAS PREPARED ON MAY 3RD, 2022.
2. THIS PLAN WAS BASED ON THE TREE LOCATION SURVEY SIGNED ON MARCH 18TH, 2022 BY HUDSON SITE CONTROL, LLC.

FLOOD NOTE:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA ON FLOOD INSURANCE RATE MAP NO. 48397C0105L, WITH A DATE OF IDENTIFICATION OF 09/26/2008.

TREE MITIGATION REQUIRED:

TOTAL MITIGATION REQUIRED (IN): 933.5
(SEE LANDSCAPE PLAN)



60 30 15 0 60
1"= 60'

Jun 16, 2022
H:\2022\TXA220027.00\ENGINEERING\DRAWINGS\EXHIBITS\1ST SUBMITTAL\TXA-EXST-TXA220027.00 - TREES----LAYOUT 01 - PROP
PAK

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STORMWATER SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: TXA220027.00
DRAWN BY: PAK
CHECKED BY: MJH
DATE: 05/03/2022
CAD I.D.: SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

PROPOSED DEVELOPMENT
ADDRESS TBD
RAINBOW ACRES ADDITION
LOTS 8R, 9R, 10, & 11
13.55 AC
COLLIN COUNTY
ROCKWALL, TEXAS

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

TREE MITIGATION PLAN

SHEET NUMBER:

01

ZONING CASE: Z2022-019

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*

CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

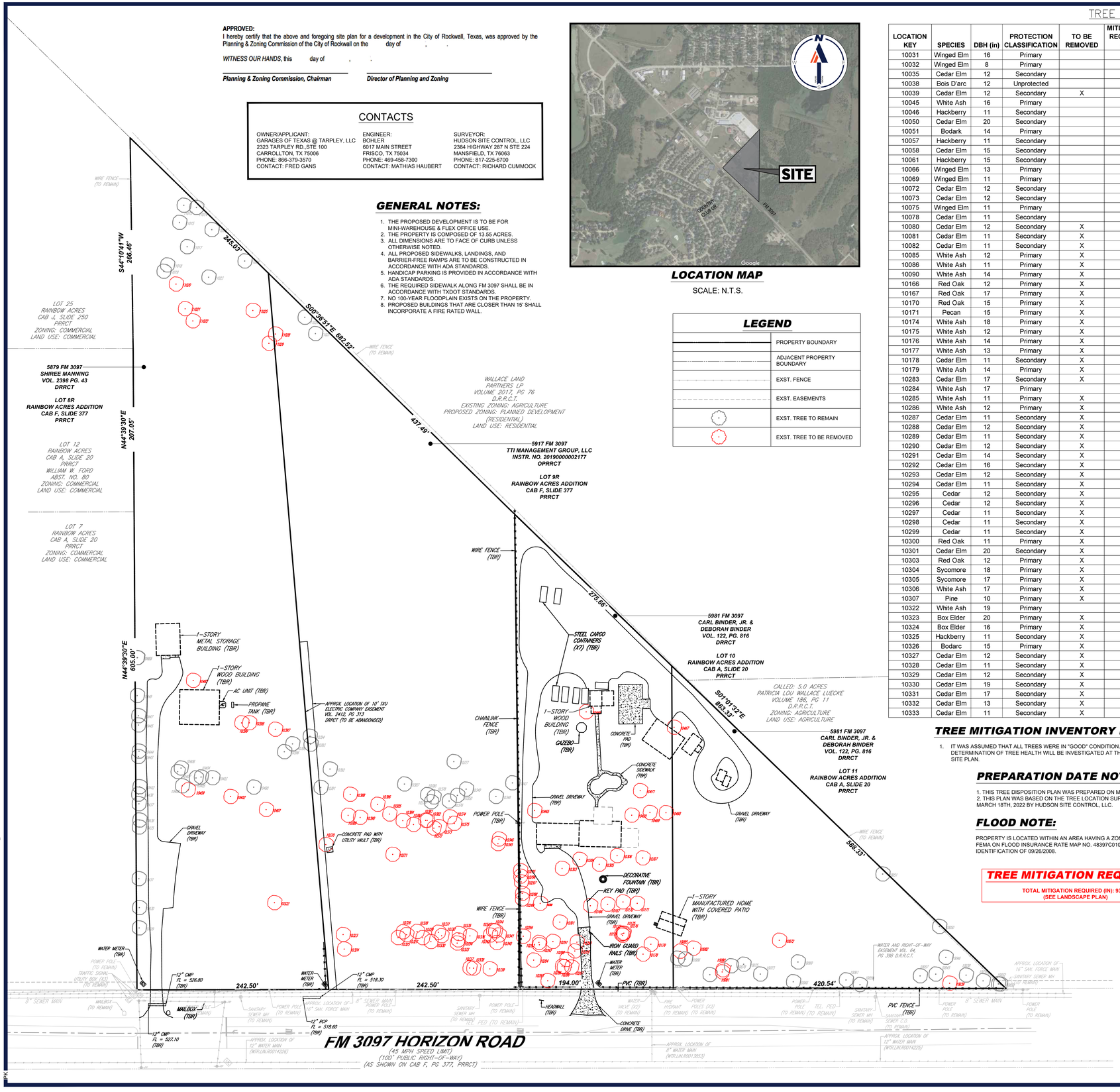
1. THE PROPOSED DEVELOPMENT IS TO BE FOR MINI-WAREHOUSE & FLEX OFFICE USE.
2. THE PROPERTY IS COMPOSED OF 13.55 ACRES.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
5. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
6. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
7. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
8. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

LOCATION MAP

SCALE: N.T.S.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. FENCE
	EXST. EASEMENTS
	EXST. TREE TO REMAIN
	EXST. TREE TO BE REMOVED



TREE MITIGATION INVENTORY:

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10031	Winged Elm	16	Primary			X
10032	Winged Elm	8	Primary			X
10035	Cedar Elm	12	Secondary			X
10038	Bois D'arc	12	Unprotected			X
10039	Cedar Elm	12	Secondary	X	6	
10045	White Ash	16	Primary			X
10046	Hackberry	11	Secondary			X
10050	Cedar Elm	20	Secondary			X
10051	Bodark	14	Primary			X
10057	Hackberry	11	Secondary			X
10058	Cedar Elm	15	Secondary			X
10061	Hackberry	15	Secondary			X
10066	Winged Elm	13	Primary			X
10069	Winged Elm	11	Primary			X
10072	Cedar Elm	12	Secondary			X
10073	Cedar Elm	12	Secondary			X
10075	Winged Elm	11	Primary			X
10078	Cedar Elm	11	Secondary			X
10080	Cedar Elm	12	Secondary	X	6	
10081	Cedar Elm	11	Secondary	X	5.5	
10082	Cedar Elm	11	Secondary	X	5.5	
10085	White Ash	12	Primary	X	12	
10086	White Ash	11	Primary	X	11	
10090	White Ash	14	Primary	X	14	
10166	Red Oak	12	Primary	X	12	
10167	Red Oak	17	Primary	X	17	
10170	Red Oak	15	Primary	X	15	
10171	Pecan	15	Primary	X	15	
10174	White Ash	18	Primary	X	18	
10175	White Ash	12	Primary	X	12	
10176	White Ash	14	Primary	X	14	
10177	White Ash	13	Primary	X	13	
10178	Cedar Elm	11	Secondary	X	5.5	
10179	White Ash	14	Primary	X	14	
10283	Cedar Elm	17	Secondary	X	8.5	
10284	White Ash	17	Primary			X
10285	White Ash	11	Primary	X	11	
10286	White Ash	12	Primary	X	12	
10287	Cedar Elm	11	Secondary	X	5.5	
10288	Cedar Elm	12	Secondary	X	6	
10289	Cedar Elm	11	Secondary	X	5.5	
10290	Cedar Elm	12	Secondary	X	6	
10291	Cedar Elm	14	Secondary	X	7	
10292	Cedar Elm	16	Secondary	X	8	
10293	Cedar Elm	12	Secondary	X	6	
10294	Cedar Elm	11	Secondary	X	5.5	
10295	Cedar	12	Secondary	X	6	
10296	Cedar	12	Secondary	X	6	
10297	Cedar	11	Secondary	X	5.5	
10298	Cedar	11	Secondary	X	5.5	
10299	Cedar	11	Secondary	X	5.5	
10300	Red Oak	11	Primary	X	11	
10301	Cedar Elm	20	Secondary	X	10	
10303	Red Oak	12	Primary	X	12	
10304	Sycomore	18	Primary	X	18	
10305	Sycomore	17	Primary	X	17	
10306	White Ash	17	Primary	X	17	
10307	Pine	10	Primary	X	10	
10322	White Ash	19	Primary			X
10323	Box Elder	20	Primary	X	20	
10324	Box Elder	16	Primary	X	16	
10325	Hackberry	11	Secondary	X	5.5	
10326	Bodarc	15	Primary	X	15	
10327	Cedar Elm	12	Secondary	X	6	
10328	Cedar Elm	11	Secondary	X	5.5	
10329	Cedar Elm	12	Secondary	X	6	
10330	Cedar Elm	19	Secondary	X	9.5	
10331	Cedar Elm	17	Secondary	X	8.5	
10332	Cedar Elm	13	Secondary	X	6.5	
10333	Cedar Elm	11	Secondary	X	5.5	

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10334	White Ash	11	Primary	X	11	
10335	White Ash	13	Primary	X	13	
10336	White Ash	11	Primary	X	11	
10337	Bodarc	14	Primary	X	14	
10338	Bodarc	18	Primary	X	18	
10339	Cedar Elm	12	Secondary	X	6	
10340	Cedar Elm	12	Secondary	X	6	
10341	Cedar Elm	11	Secondary	X	5.5	
10342	Cedar Elm	12	Secondary	X	6	
10343	White Ash	12	Primary	X	12	
10344	Cedar Elm	14	Secondary	X	7	
10345	Cedar Elm	14	Secondary	X	7	
10346	Cedar Elm	11	Secondary	X	5.5	
10347	Cedar Elm	14	Secondary			X
10348	Box Elder	11	Primary			X
10349	White Ash	26	Primary			X
10350	Cedar Elm	15	Secondary			X
10370	Hackberry	18	Secondary	X	9	
10371	White Ash	11	Primary	X	11	
10372	Cedar Elm	11	Secondary	X	5.5	
10373	Cedar Elm	13	Secondary	X	6.5	
10374	Cedar Elm	11	Secondary	X	5.5	
10375	Cedar Elm	11	Secondary	X	5.5	
10376	Cedar Elm	11	Secondary			X
10377	Bodarc	18	Primary			X
10378	Cedar Elm	11	Secondary			X
10379	Cedar Elm	11	Secondary			X
10380	White Ash	12	Primary			X
10381	Cedar Elm	11	Secondary	X	5.5	
10382	Cedar Elm	13	Secondary	X	6.5	
10383	Cedar Elm	13	Secondary	X	6.5	
10384	Cedar Elm	13	Secondary	X	6.5	
10385	White Ash	12	Primary	X	12	
10386	Cedar Elm	11	Secondary	X	5.5	
10387	White Ash	18	Primary			X
10388	White Ash	11	Primary	X	11	
10389	Hackberry	19	Secondary	X	9.5	
10390	Cedar Elm	11	Secondary	X	5.5	
10391	Black Willow	17	Unprotected			X
10392	White Ash	12	Primary			X
10393	Hackberry	11	Secondary			X
10394	White Ash	11	Primary			X
10395	Hackberry	11	Secondary			X
10396	Hackberry	12	Secondary			X
10397	Cedar Elm	11	Secondary			X
10398	Hackberry	13	Secondary	X	6.5	
10399	Hackberry	11	Secondary	X	5.5	
10400	Hackberry	11	Secondary			X
10401	Hackberry	11	Secondary	X	5.5	
10402	Hackberry	12	Secondary	X	6	
10403	Hackberry	16	Secondary			X
10404	Hackberry	14	Secondary			X
10405	Hackberry	12	Secondary			X
10406	Hackberry	16	Secondary			X
10407	Hackberry	13	Secondary			X
10408	Hackberry	11	Secondary			X
10409	Hackberry	14	Secondary	X	7	
10429	Cedar	13	Secondary			X
10430	Hackberry	12	Secondary			X
10431	Hackberry	11	Secondary			X
10435	Hackberry	16	Secondary			X
10436	Cedar	12	Secondary			X
10437	Hackberry	11	Secondary			X
10438	Hackberry	15	Secondary			X
10442	Hackberry	17	Secondary			X
10443	Hackberry	15	Secondary			X
10444	Hackberry	13	Secondary			X
10445	Cedar	11	Secondary			X
10447	Cedar	12	Secondary			X
10449	Cedar	13	Secondary			X
10455	Cedar	19	Secondary			X
10465	Red Oak	12	Primary			X
10466	Silver Maple	18	Primary	X	18	
10467	Red Oak RL	14	Primary	X	14	
10468	Red Oak	20	Primary	X	20	
10469	Red Oak	22	Primary	X	22	
10470	White Oak	15	Primary	X	15	
10471	Red Oak	11	Primary	X	11	
10481	Cedar	18	Secondary			X
10482	Red Oak	12	Primary	X	12	
11013	Cedar	17	Secondary			X
11014	Cedar	12	Secondary			X
11015	Cedar	20	Secondary			X
11016	Cedar	11	Secondary			X
11017	Cedar	20	Secondary			X
11018	Cedar	11	Secondary			X
11019	Cedar	12	Secondary			X
11020	Cedar	12	Secondary	X	6	
11021	Cedar	12	Secondary	X	6	
11022	Hackberry	11	Secondary	X	5.5	
11023	Cherry	15	Primary			X
11024	Cedar Elm	12	Secondary			X
11025	White Ash	16	Primary	X	16	
11026	Cedar Elm	15	Secondary	X	7.5	
11027	Cedar Elm	11	Secondary			X
11028	Cedar	11	Secondary	X	5.5	
11029	Cedar Elm	14	Secondary	X	7	

TREE MITIGATION INVENTORY NOTES:

1. IT WAS ASSUMED THAT ALL TREES WERE IN "GOOD" CONDITION. FINAL DETERMINATION OF TREE HEALTH WILL BE INVESTIGATED AT THE TIME OF THE FINAL SITE PLAN.

PREPARATION DATE NOTES:

1. THIS TREE DISPOSITION PLAN WAS PREPARED ON MAY 3RD, 2022.
2. THIS PLAN WAS BASED ON THE TREE LOCATION SURVEY SIGNED ON MARCH 18TH, 2022 BY HUDSON SITE CONTROL, LLC.

FLOOD NOTE:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA ON FLOOD INSURANCE RATE MAP NO. 48397C0105L, WITH A DATE OF IDENTIFICATION OF 09/26/2008.

TREE MITIGATION REQUIRED:

TOTAL MITIGATION REQUIRED (IN): 933.5
(SEE LANDSCAPE PLAN)

60 30 15 0 60
1"= 60'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STORMWATER SERVICES
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PROJECT No.: TXA220027.00
DRAWN BY: PAK
CHECKED BY: MJH
DATE: 05/03/2022
CAD I.D.: SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

PROPOSED DEVELOPMENT
ADDRESS TBD
RAINBOW ACRES ADDITION
LOTS 8R, 9R, 10, & 11
13.55 AC
COLLIN COUNTY
ROCKWALL, TEXAS

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

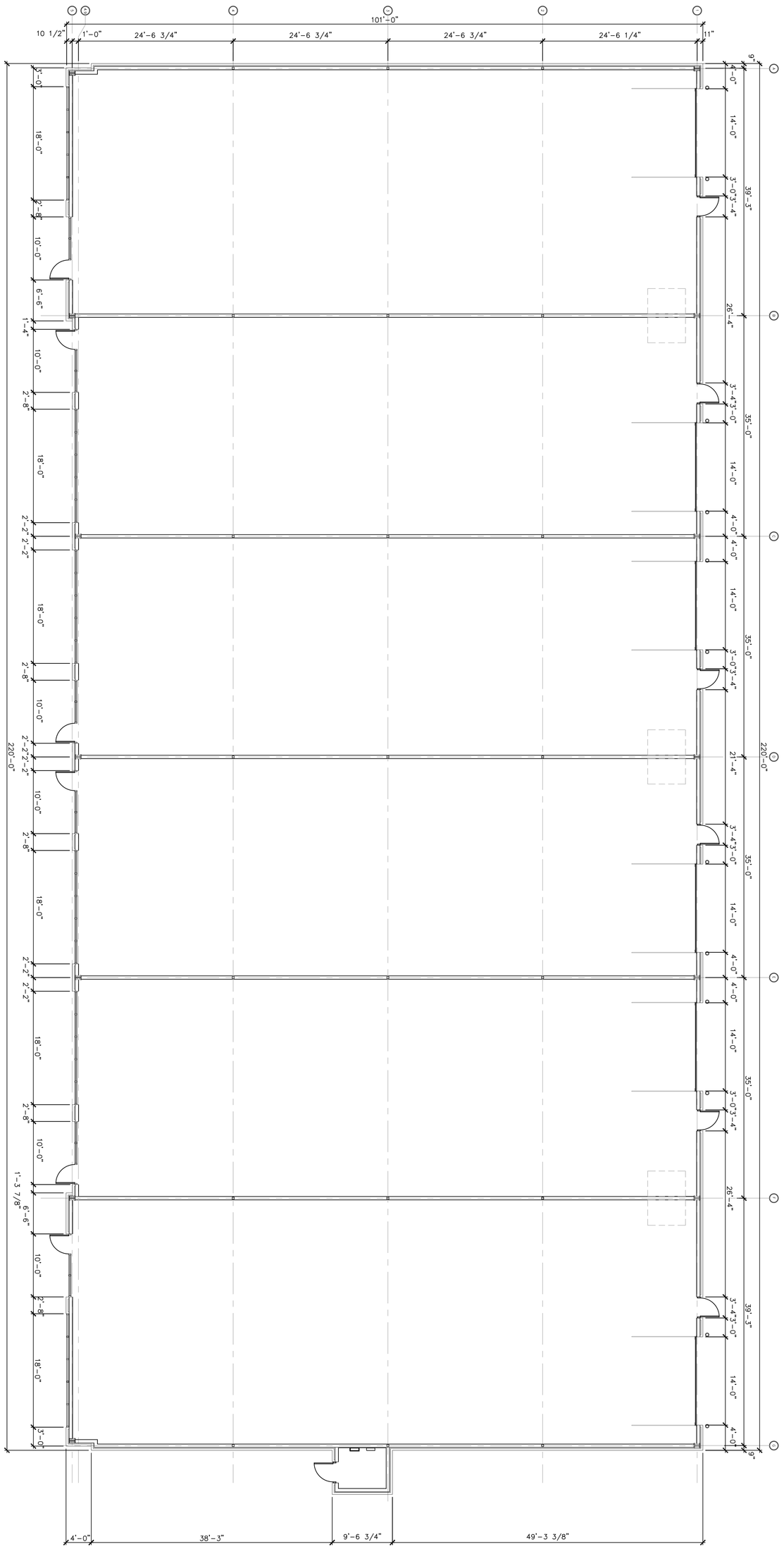
TREE MITIGATION PLAN

SHEET NUMBER:

02

ZONING CASE: Z2022-019

Jun 16, 2022
H:\2022\TXA220027.00\04ENGINEERING\DRAWINGS\EXHIBITS\ST SUBMITTALS\ EXST TXA220027.00 - TREES_EXST——LAYOUT: 02-EXST
PAK



1 FLOOR PLAN – BUILDING 1
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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A1.1
SHEET
FLOOR PLAN
BUILDING 1

File Name: 22161– A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

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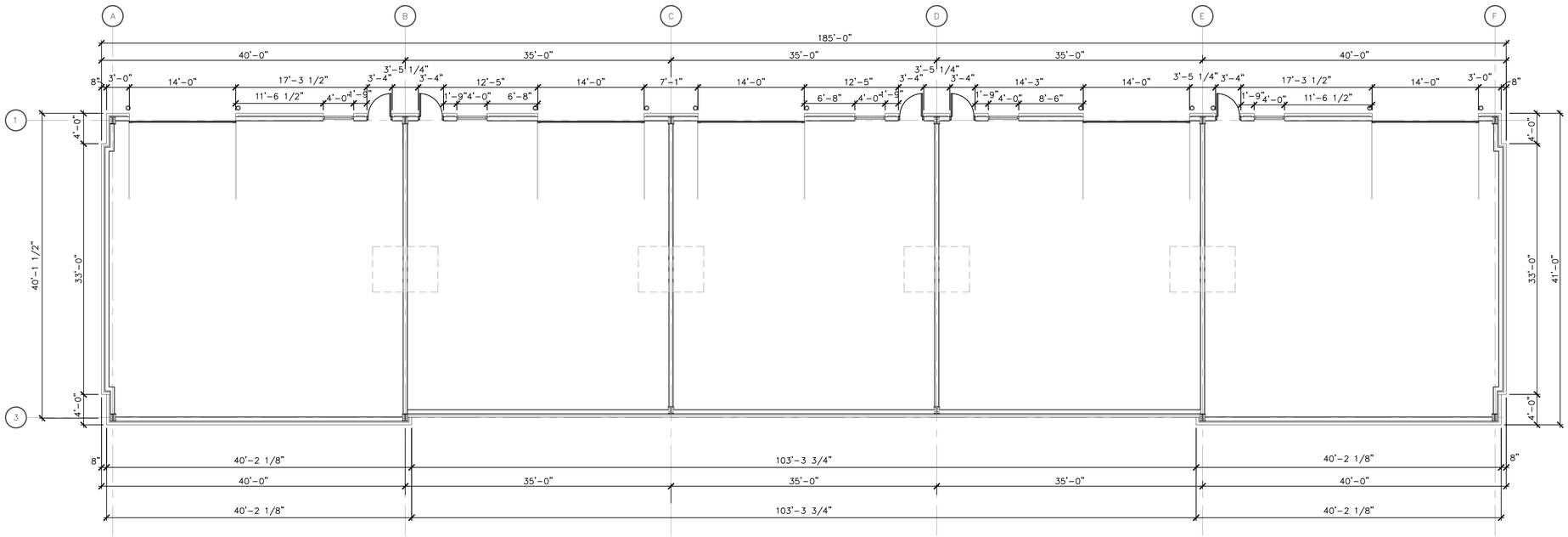

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1 FLOOR PLAN – BLDG 1 MINI WAREHOUSE

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

0 4' 8' 16'

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(817) 737-5922
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GARAGES OF TEXAS

ADDRESS TBD
5.153 ACRES
5870, 5917 & 6981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161 - A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A1.1
FLOOR PLAN
BLDG 1 MINI
WAREHOUSE
WITH OFFICE

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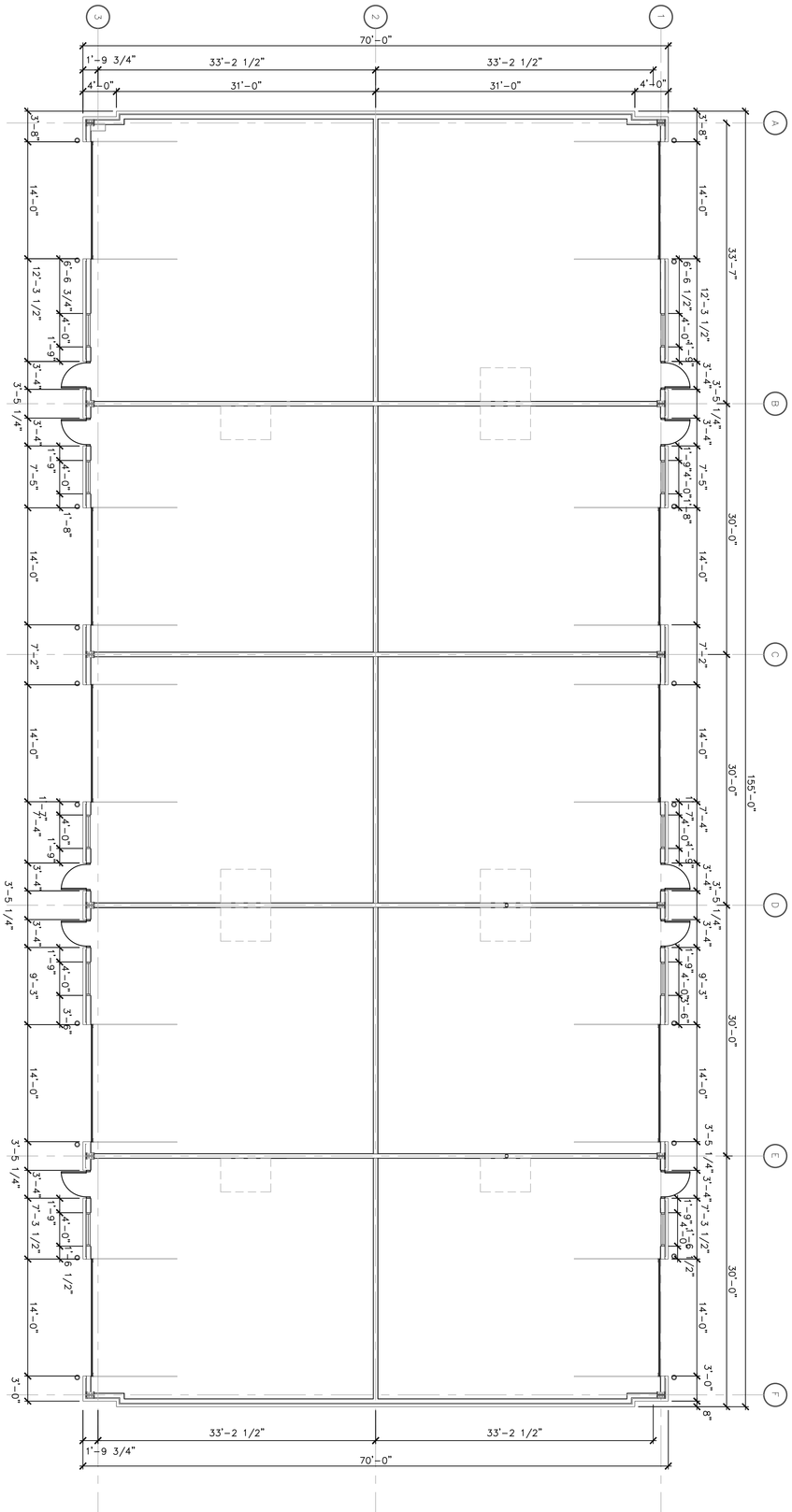

1 FLOOR PLAN – BUILDING 2

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

0 4' 8' 16'

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A1.1 SHEET

FLOOR PLAN BUILDING 2

File Name:	22161– A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

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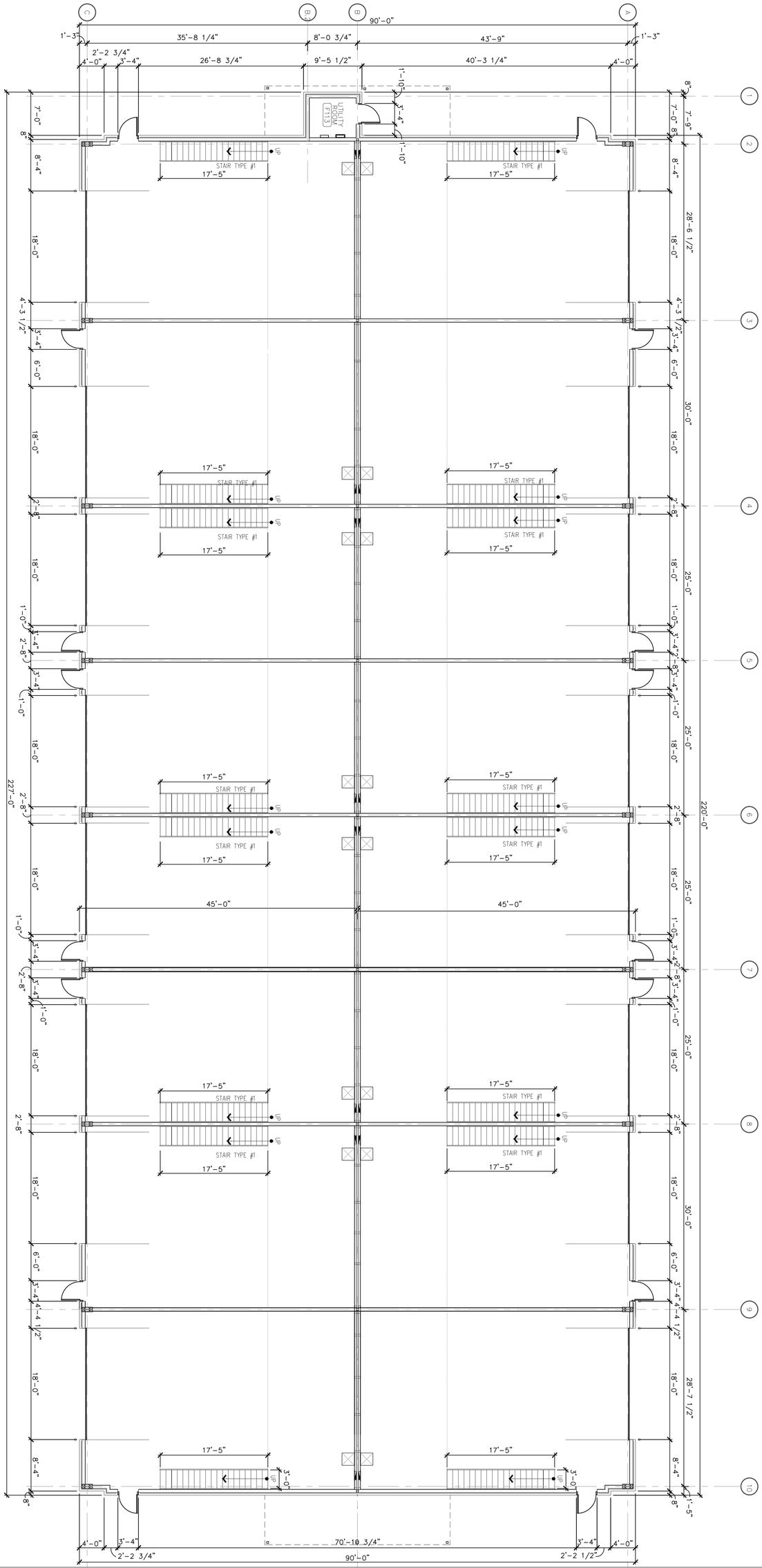

1 FLOOR PLAN – BUILDING 3

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

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A1.1

SHEET

FLOOR PLAN
BUILDING 3

File Name:	22161– A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

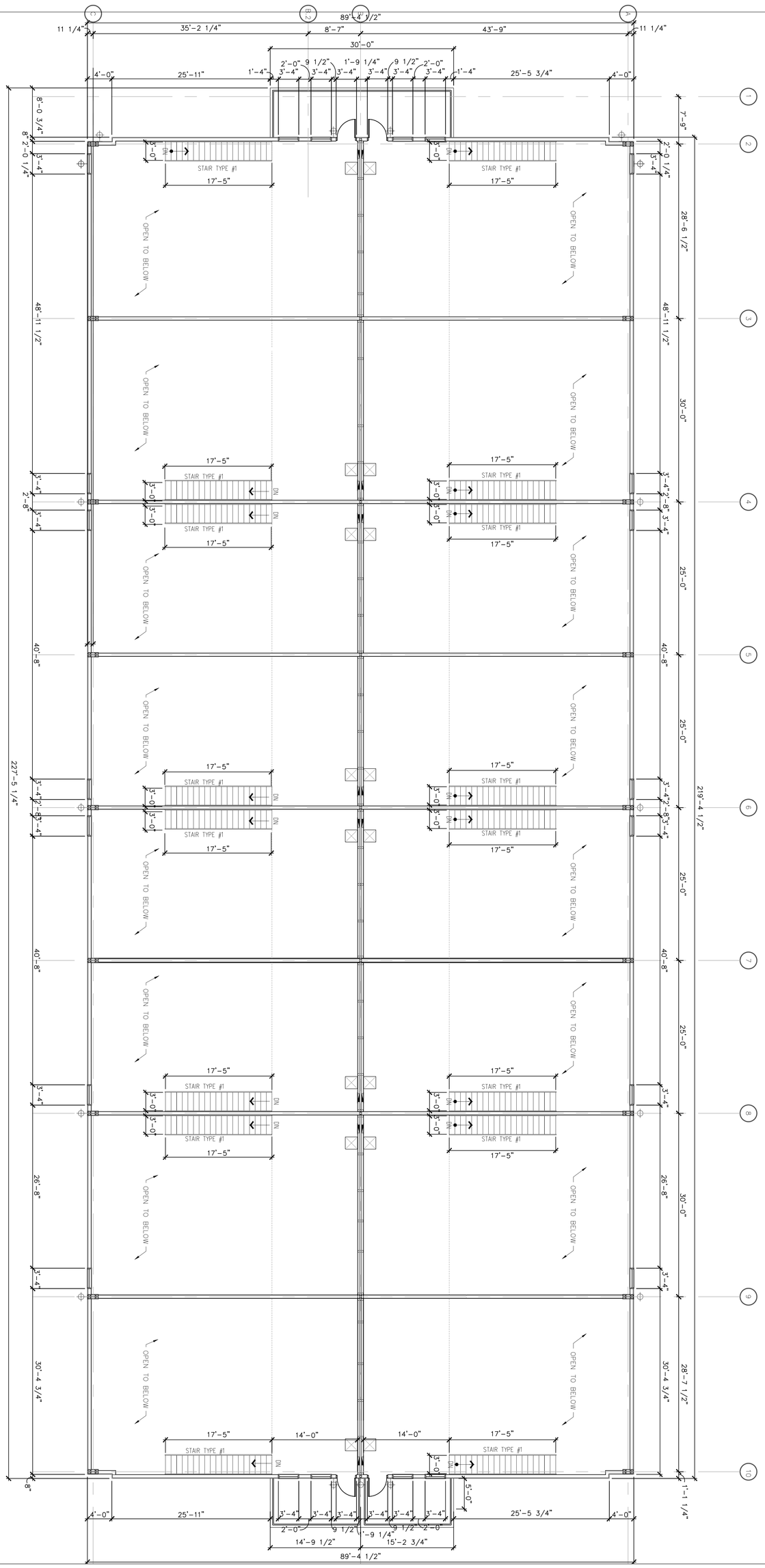
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



1 FLOOR PLAN MEZZANINE – BUILDING 3

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

copyright © 2022

A1.2

SHEET

FLOOR PLAN MEZZ
BUILDING 3

File Name:	22161– A1.2
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

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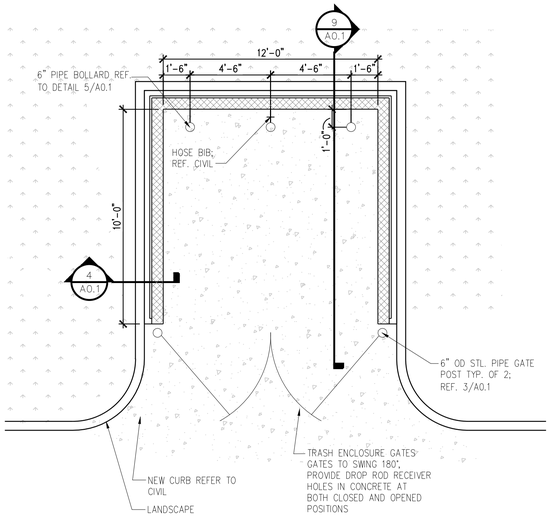
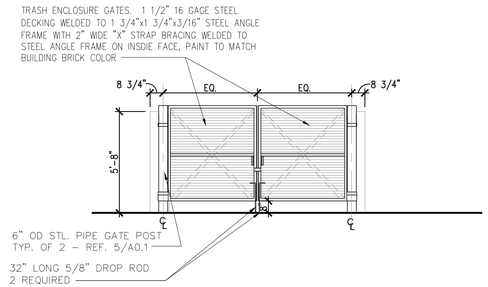


1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

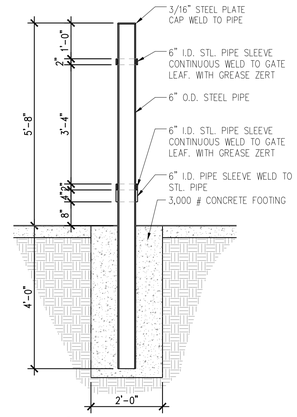
0 2' 4' 8'

TRASH ENCLOSURE DOOR		
QTY.	DESCRIPTION	NUMBER – FINISH
4	RICHARD WILCOX: HINGE	1035.00271 24" – BLK
2	RICHARD WILCOX: CANE BOLT	0524.00021 – BLK
2	LAWRENCE BROS PULL	CD1210S – BLK
1	LAWRENCE BROS HASP	CD1915S–6"
1	PADLOCK	C955–2 FIC – 606
1	CYLINDER CORE	(hardware number to be determined)



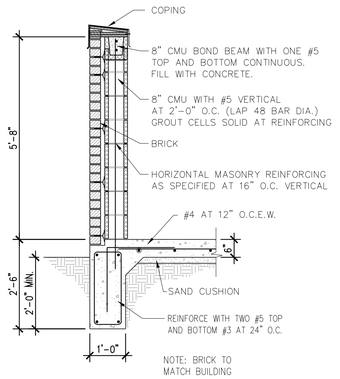
2 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



3 GATE POST
SCALE: 1/2" = 1'-0"

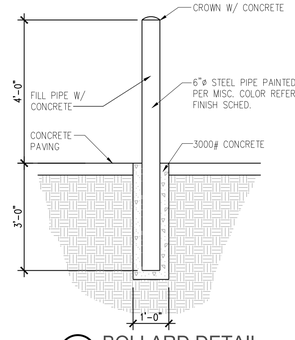
0 1' 2' 4'



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

0 1' 2' 4'

NOTE:
BOLLARD TO BE PAINTED BLACK.



5 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

0 1' 2' 4'

6 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

7 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

8 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

9 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161 – A0.1
Project No: 22161
Date: 06/6/22
Drawn By: MNK
Checked By: JWF

SHEET
A0.1
SITE PLAN AND DETAILS

PROJECT COMMENTS

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

DATE: 6/24/2022

PROJECT NUMBER:	SP2022-031	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Garages of Texas	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	5901 HORIZON RD	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Deborah Binder for the approval of a Site Plan for a Mini-Warehouse and Office/Warehouse Development on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2022	Needs Review

06/24/2022: 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 Mini-Warehouse and Office/Warehouse Development on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road].

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

M.3 For reference, include the case number (SP2022-031) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Planned Development District 96 (PD-96) standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 The subject property will be required to plat to establish the new easements. (Subsection 03.04. A, of Article 11)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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. On the Site Data Summary Table under Legal please remove the existing zoning and land use and change the proposed zoning and proposed base zoning to current. (Subsection 03.04. B, of Article 11)
2. The Site Data Summary Table should show both the code requirement and how your project complies. For instance, for impervious cover it has only the code requirement but not the calculation for your project. Please update the table to show both. (Subsection 03.04. B, of Article 11)
3. Indicate each wall that will be fire rated. (Subsection 03.04. B, of Article 11)
4. Dumpster enclosures cannot be located in building setbacks. Please correct the site plan to reflect this. (Subsection 03.04. B, of Article 11)
5. Please label the fire lane as “Fire lane, Public Access, and Utility Easement.” (Subsection 03.04. B, of Article 11)
6. Please any proposed fire hydrants. (Subsection 03.04. B, of Article 11)
7. On the landscape plan it shows proposed fencing, this must be indicated on the site plan. Also include the proposed height and type of fencing. (Subsection 03.04. B, of Article 11)
8. Please indicate any ground mounted utility equipment and their subsequent screening. (Subsection 01.05. C, of Article 05)
9. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
10. The dumpster enclosures must be constructed with a self-latching gate. Please update the plans to reflect this. Also, the enclosures must have 5-gallon shrubs planted around it. Please indicate this on the landscape plan. (Subsection 01.05. B, of Article 05)

M.8 Landscape Plan:

1. Please remove the parking and setback information from the site data table. (See Sec. 2.1 of this checklist)
2. Provide the impervious vs. landscaped area within the site data table. (Subsection 01.01. B, of Article 05)
3. All shrubs must be 5-gallon (Subsection 05.03. B, of Article 08)
4. The landscape buffer along Horizon Road must be 20-feet, please delineate this. Also, within the buffer must be a berm and shrubs that are 30”- 48” in height. Please indicate this as well. (Subsection 05.01, of Article 08)
5. All parking spaces shall be within 80-feet of a canopy tree. Please show conformance to this requirement. (Subsection 05.03. E, of Article 08)
6. All headlight screening shrubs shall be evergreen shrubs. (Subsection 05.01, of Article 08)
7. Within the landscape buffer the tree requirement is three (3) canopy and four (4) accent trees per 100-feet. In this case there should be 33 canopy and 44 accent trees. Please update the landscape plan to reflect this. The east property line is to have canopy trees on 20-foot centers and a continuous row of shrubs; this would be 78 canopy trees. Please update the landscape plan to reflect this. (Subsection 05.01, of Article 08)
8. Please identify the visibility triangles at all driveway intersections with public streets (i.e. Horizon Road). (Subsection 01.08, of Article 05)

M.9 Treescape Plan:

1. Cedar Elms are mitigated in full (only Eastern Red Cedars are mitigated for half) and Bodark are non-protected. Please update the table to reflect this. These changes will change the mitigation total from 933.5” to 1,176.” (Subsection 03.01. G, of Article 09)
2. Based on the changes to the landscape plan and the changes to the Treescape plan the mitigation balance will need to be reevaluated. The UDC requires an 80/20 planting vs. payment. In this case you have a mitigation balance of 1,176”, which makes the 80/20 rule 940.8” (236 canopy trees) must be planted and 235.2” ($23,520.00) can be payed. If you want to go outside the 80/20 rule and pay more than 20% you would need to request and Alternative Tree Mitigation Settlement Agreement, which must get approval from the Planning and Zoning Commission and City Council. Once the plans are corrected let me know what you would like to do.

M.10 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The light poles and fixtures cannot exceed 20-feet. (Ordinance No. 22-32)
3. Provide cutsheets for all proposed light fixtures. As a note all lighting must be orientated downward. (Subsection 03.03. G, of Article 07)

M.11 Building Elevations:

1. The dumpster enclosures on the site plan indicate they will be 8-feet tall, but the detail indicates that they will be 6-feet. Please update the plans so they match. (Subsection 01.05. B, of Article 05)
2. Remove all signage from the building elevations. (Subsection 06.02. F, of Article 05)
3. Building elevations must be provided for each building. (Subsection 04.01, of Article 05)

4. Parapets must be enclosed systems; if there is a parapet it must go all the way around the roofline. Also, any parapets or tower elements must be finished in the same materials as the exterior facing wall. Please indicate this. (Subsection 04.01, of Article 05)
5. Please provide the material percentages on each façade on all of the proposed buildings. (Subsection 04.01, of Article 05)
6. Buildings 1 and 2 of the Flex Office must meet the overlay district material requirements on the front and side elevations. Buildings 1 and 2 of the Mini-Warehouse with Office must meet the overlay district material requirements on the front and side elevations. The overlay district material requirements are 20% natural or quarried stone and 90% masonry materials. (Ordinance No. 22-32 and Subsection 06.02. C, of Article 05)

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 6, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 12, 2022 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Henry Lee	06/24/2022	Needs Review

06/23/2022: - Must show rough proposed water, storm, and sewer layout.
-
The following items are informational for the engineering design process.
General Items:
-Must meet City Standards of Design and Construction
-4% Engineering Inspection Fees
-Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
-Retaining wall 3' and over must be engineered.
-All retaining walls must be rock or stone face. No smooth concrete walls.
-Must include a 10' utility easement along street frontage

Drainage Items:
-Detention is required. Manning's C-value is by zoning
-No vertical walls are allowed in detention easements. Max side slope is 4:1.
- Must have a WoTUS and Wetland determination for any ponds.
- Drainage must be at sheet flow conditions when crossing property lines.
- No grate inlets allowed
- All dumpsters must drain to a private oil/water separator prior to storm system
- Must include off-site drainage from the western properties, but you don't have to detain it.

Water and Wastewater Items:
-Must loop the 8" min. water line on site. Only one use allowed off a dead end line.
- Water line is across Horizon Road. Must be bored under the roadway. TxDOT permit is required.
- Full panel concrete replacement for road repairs.

- Sewer Pro-rata $432.74/acre

Roadway Paving Items:
-Parking to be 20'x9'
-No deadend parking allowed without a striped and signed "No Parking" area that is 64'x15'.
-Drive aisles to be a min. 24' wide
-Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
-Fire lane to be platted
- Must meet TxDOT driveway spacing requirements. Min Spacing is 425' or you must use the existing driveways.
- TIA required. Review fees apply. My require traffic signal improvements at country Club Drive.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved w/ Comments

06/23/2022: Unable to review for placement of fire department connections (FDC) and fire hydrants. Not shown on the plans.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved w/ Comments

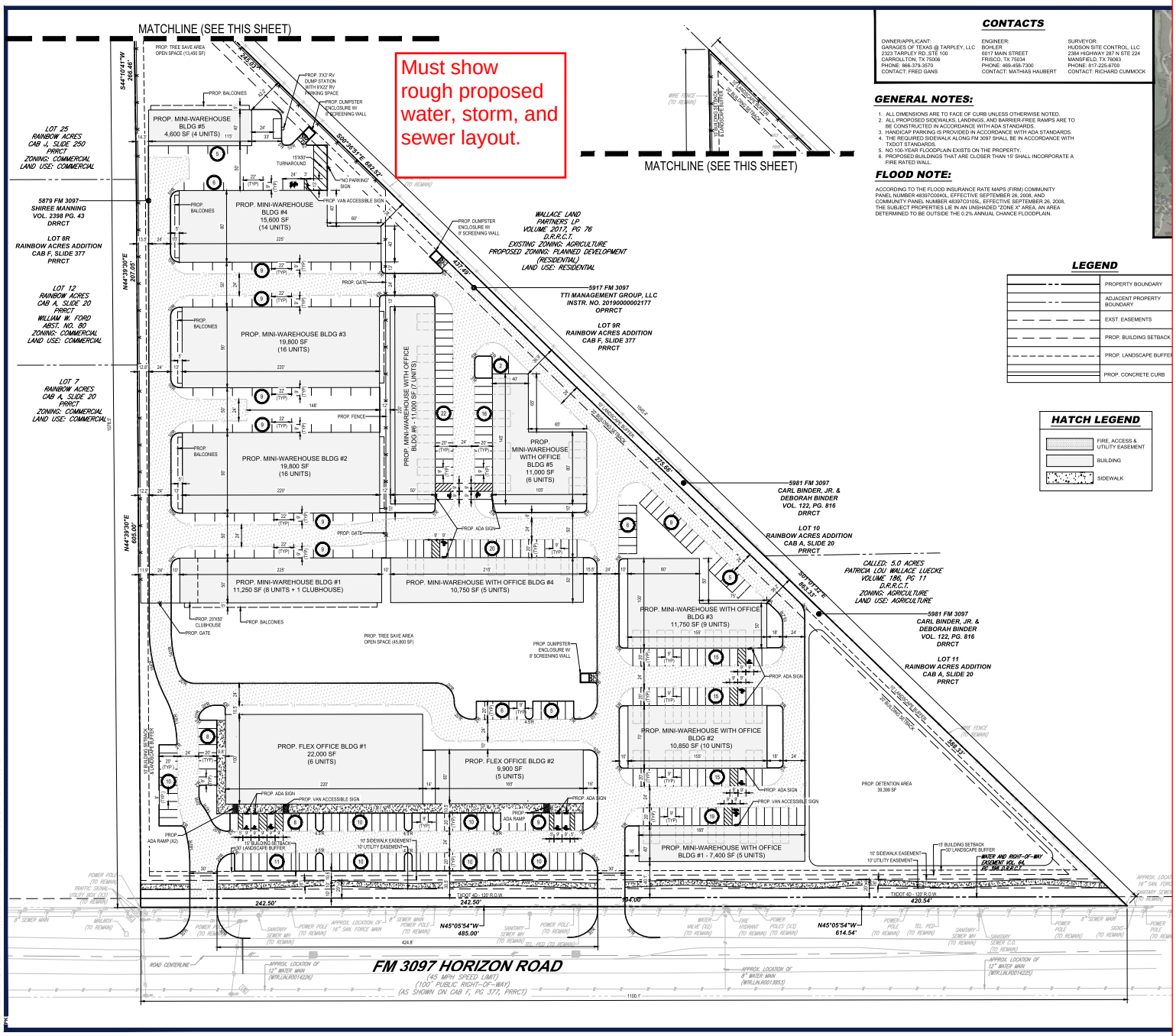
06/21/2022: Assigned overall complex address will be *5901 HORIZON RD, ROCKWALL, TX 75032*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments

06/20/2022: Tree Mitigation Plans:
approved, except for the variance on remaining caliper inches
Landscape Plan:
trees being saved as screens and open space need to be in good health to count towards requirments



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-Fire lane to be platted
- Must meet TxDOT driveway spacing requirements. Min Spacing is 425' or you must use the existing driveways.
- TIA required. Review fees apply. My require traffic signal improvements at country Club Drive.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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	BINDER ~~CARL JR~~ DEBORAH	☐ APPLICANT	
CONTACT PERSON	BINDER ~~CARL JR~~ "	CONTACT PERSON	
ADDRESS	5981 FM 3097	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032-7790	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15TH DAY OF June, 2022. 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* June, 2022.

OWNER'S SIGNATURE DEBORAH BINDER

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MACKENZIE LIDDELL
Notary Public, State of Texas
Comm. Expires 06-07-2025
Notary ID 133142302

MY COMMISSION EXPIRES 6/7/25

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-031

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- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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	TTI MANAGEMENT GROUP LLC	☐ APPLICANT	
CONTACT PERSON	TTI MANAGEMENT GROUP LLC	CONTACT PERSON	
ADDRESS	1435 QUAIL RUN RD	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

AMY KINNARD
Notary Public, State of Texas
Comm. Expires 10-18-2025
Notary ID 133393289

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* June, 20 22

OWNER'S SIGNATURE Doyle Tully

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amy Kinnard

MY COMMISSION EXPIRES 10-18-2025

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1&2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

☑ OWNER	MCCOY SHIREE DAY	☐ APPLICANT	
CONTACT PERSON	MCCOY SHIREE DAY	CONTACT PERSON	
ADDRESS	5879 FM 3097	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032-7788	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shiree McCoy [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 $ 0, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

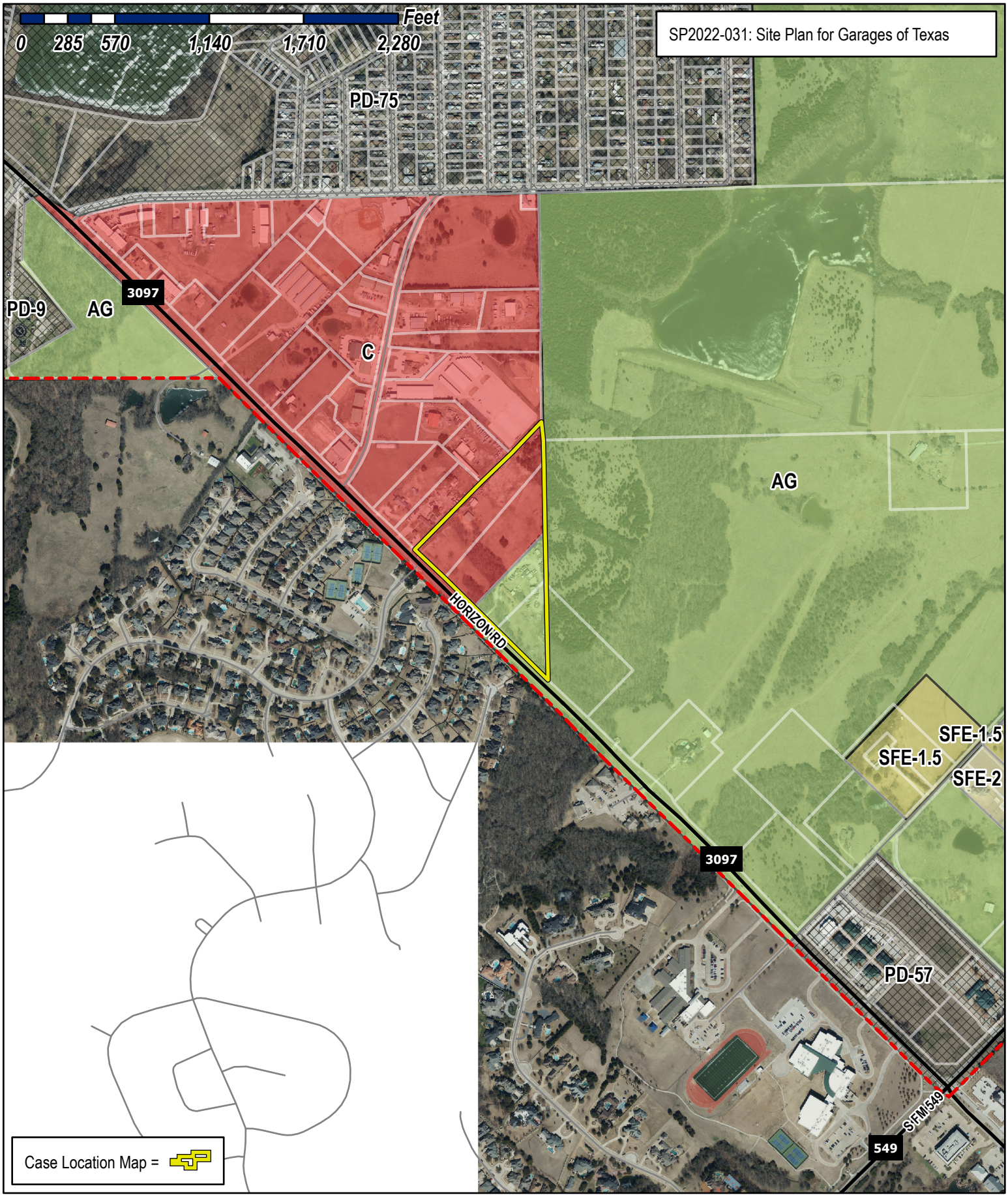
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
SAMUEL ZAMMUTO
Notary ID #133592860
My Commission Expires
February 16, 2026

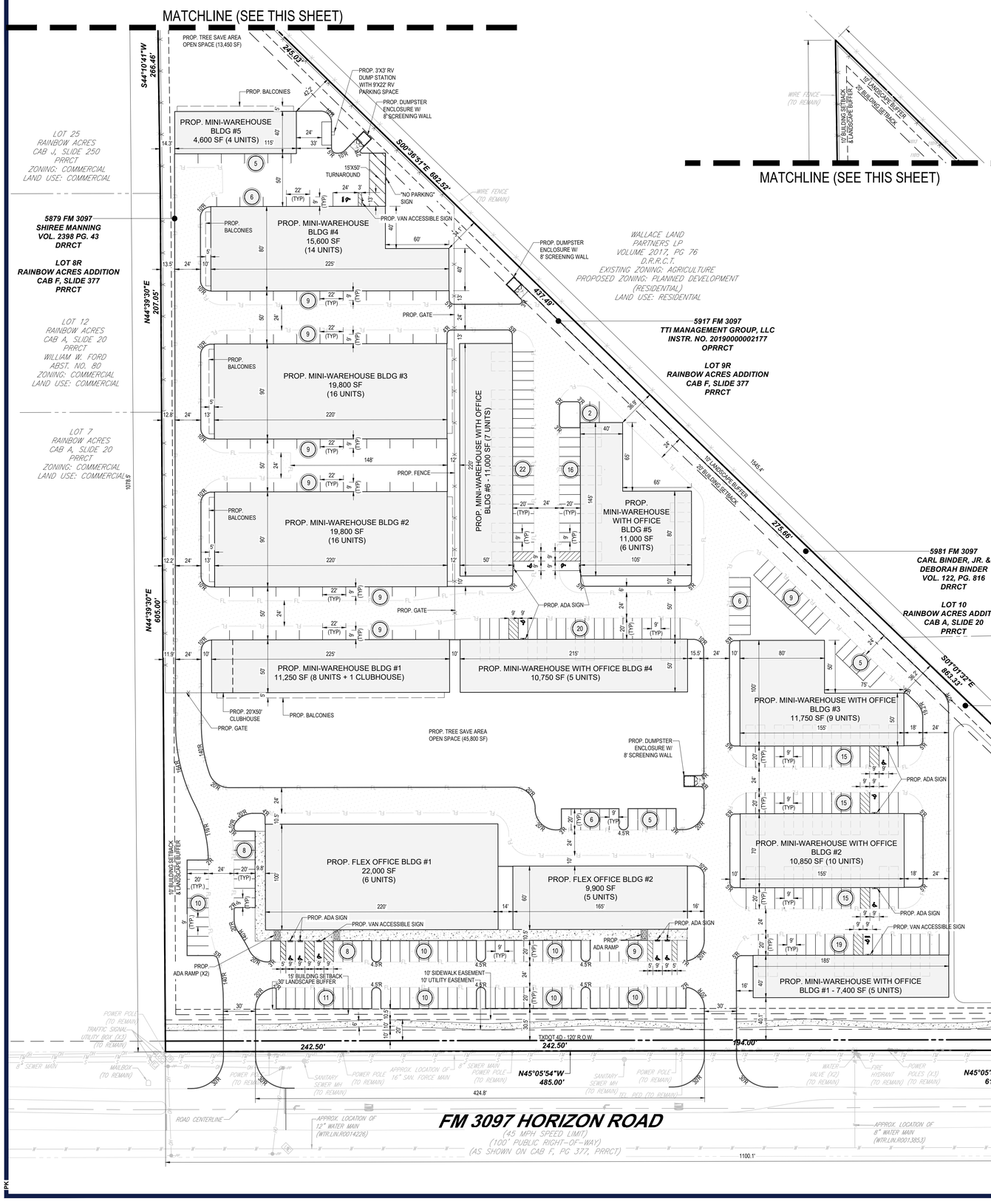
MY COMMISSION EXPIRES 2/16/2026



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD ,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
6. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LOCATION MAP

SCALE: N.T.S.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	PROP. BUILDING SETBACK
	PROP. LANDSCAPE BUFFER
	PROP. CONCRETE CURB

HATCH LEGEND

	FIRE, ACCESS & UTILITY EASEMENT
	BUILDING
	SIDEWALK

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(1 SPACES/300 SF) = 107 SPACES
PROVIDED PARKING (FLEX OFFICE)	107 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	5 SPACES (1 VAN, 4 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSE WITH OFFICE)	(1 SPACE/300 SF) = 210 SPACES
PROVIDED PARKING (MINI-WAREHOUSE WITH OFFICE)	221 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSE WITH OFFICE)	7 SPACES (1 VAN, 6 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(3 + 1 SPACE/100 UNITS) = 4 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	65 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	1 SPACE (1 VAN, 0 STANDARD)
TOTAL PROVIDED PARKING	393 SPACES
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINI-WAREHOUSE UNIT COUNT	58
MINI-WAREHOUSE WITH OFFICE UNIT COUNT	42
FLEX OFFICE UNIT COUNT	11
MINIMUM DISTANCE BETWEEN BUILDINGS*	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	36'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	PER PD
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	PER PD
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%

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*

50 25 12.5 0 50
1"= 50'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER LOGO AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE EXPOSED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	05/03/2022
CAD I.D.:	SD0

PROJECT:
ROCKWALL PLANNED DEVELOPMENT
FOR
Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

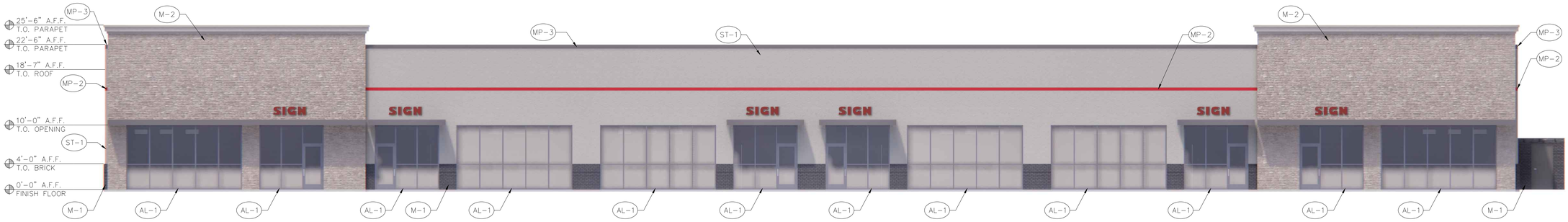
PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
01

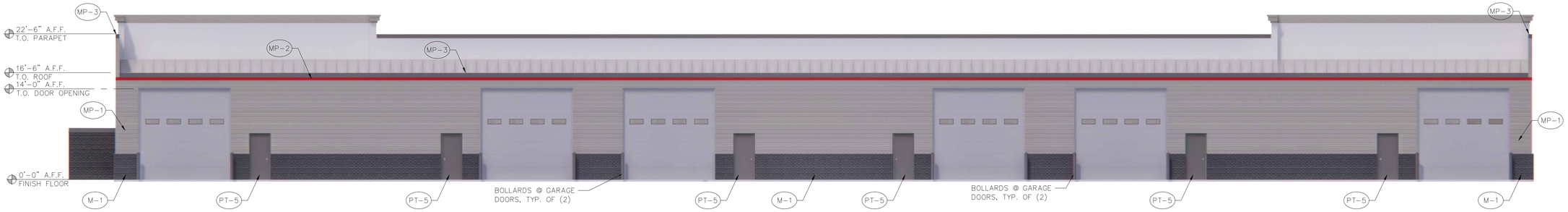
ZONING CASE: Z2022-019

H:\2022\TXA220027.00\ENGINEERING\DRAWINGS\EXHIBITS\1ST SUBMITTAL\TXA220027.00 - SITE PLAN---LAYOUT: CONCEPT
PKT

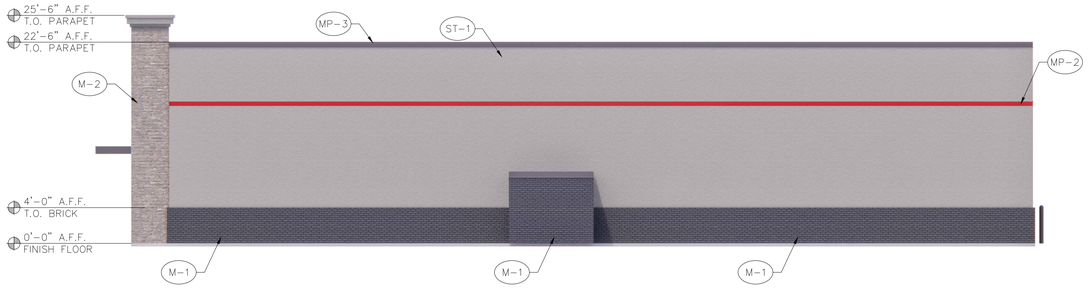


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

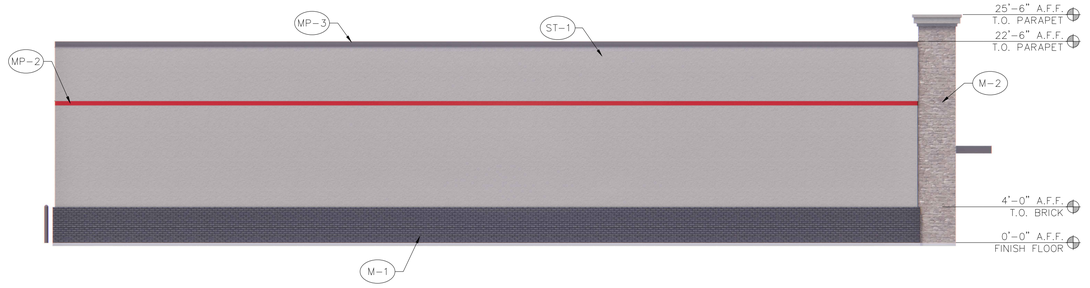
MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	1,310 SQ. FT. (25.3%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,689 SQ. FT. (32.6%)
BRICK VENEER (BLACK ICE):	113 SQ. FT. (2.2%)
GLAZING:	1,680 SQ. FT. (32.4%)
MISC:	391 SQ. FT. (7.5%)
FACADE TOTAL:	5,183 SQ FT.



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: LT-3.3 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

GARAGES OF TEXAS

ADDRESS TBD
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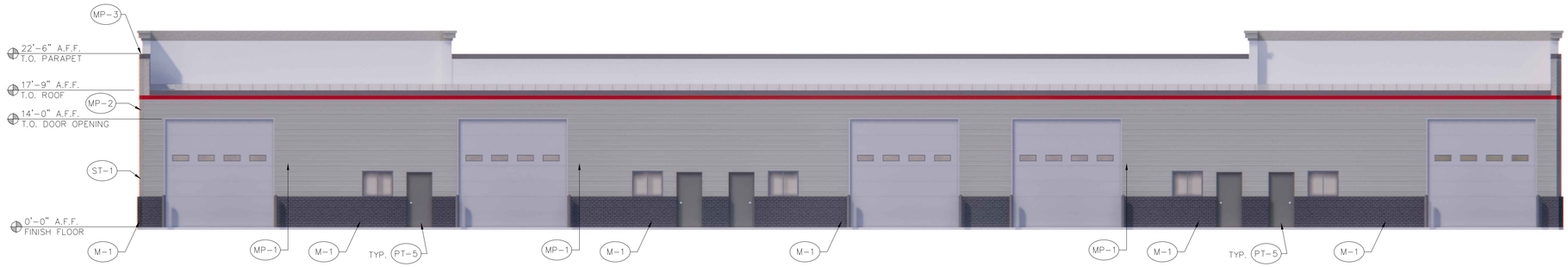
5870, 5917 & 6081 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

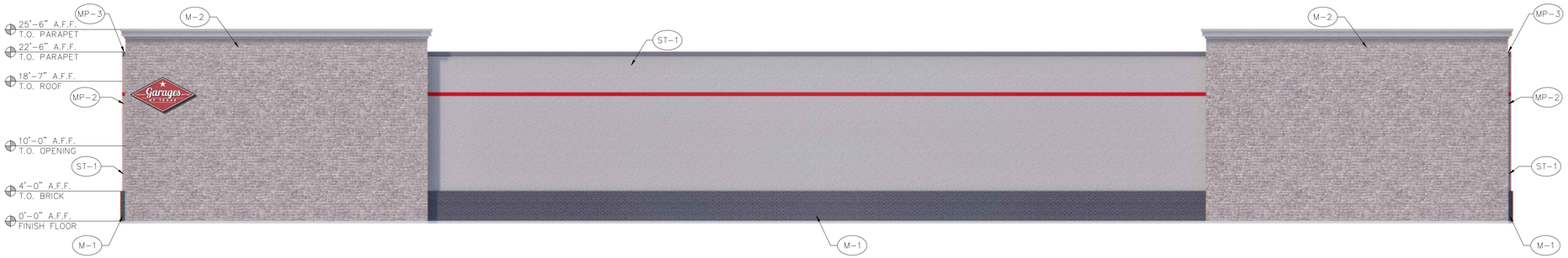
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

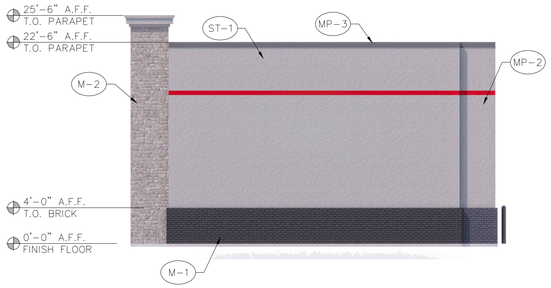
SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 1



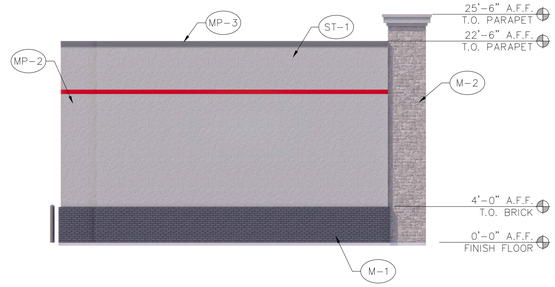
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
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NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

MATERIAL CALCULATIONS:	
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MISC:	391 SQ. FT. (7.5%)
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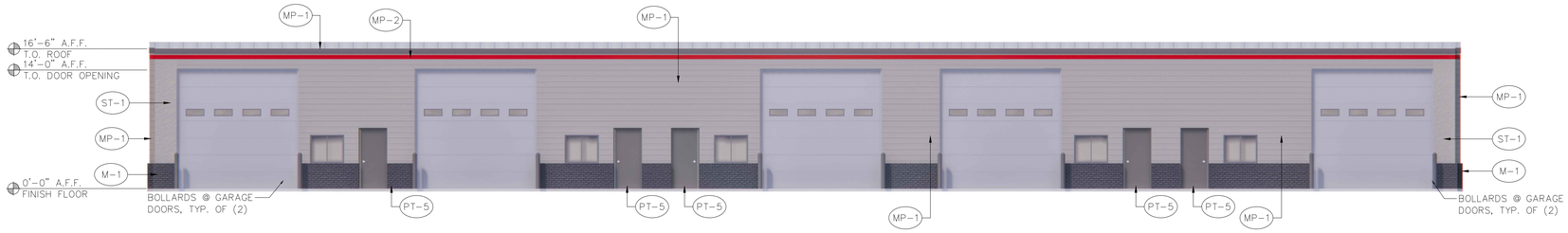
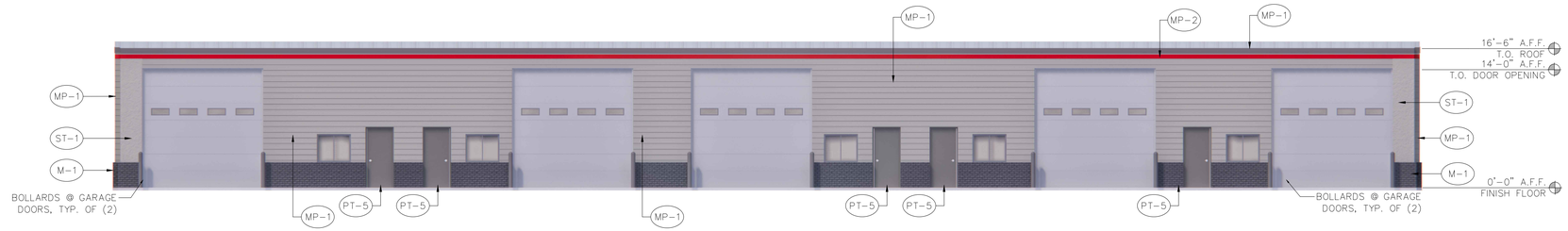
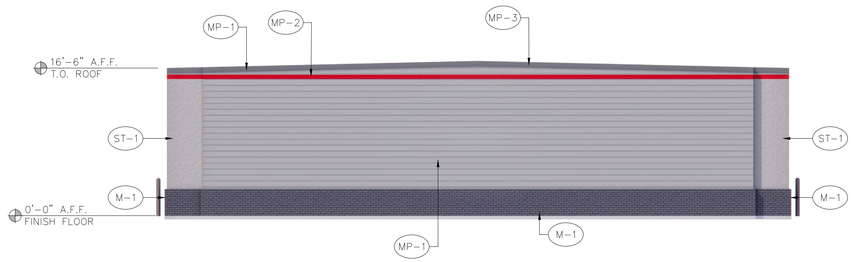
SHEET
A2.2
EXTERIOR ELEVATION
BLDG 1 MINI WAREHOUSE WITH OFFICE



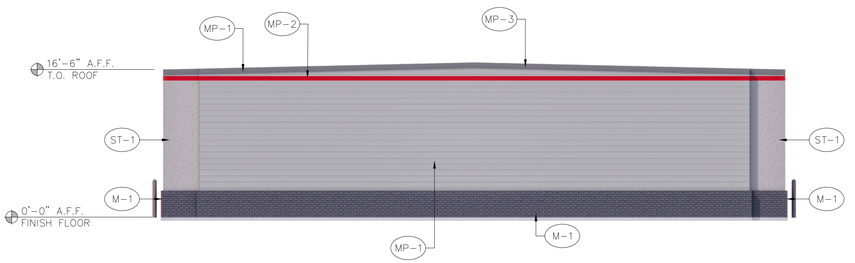
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: AW-16 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

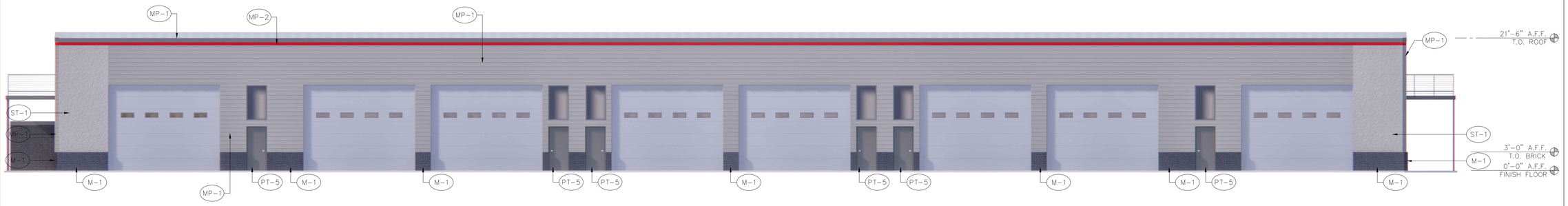
GARAGES OF TEXAS

ADDRESS TBD
5879, 5913 & 6061 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

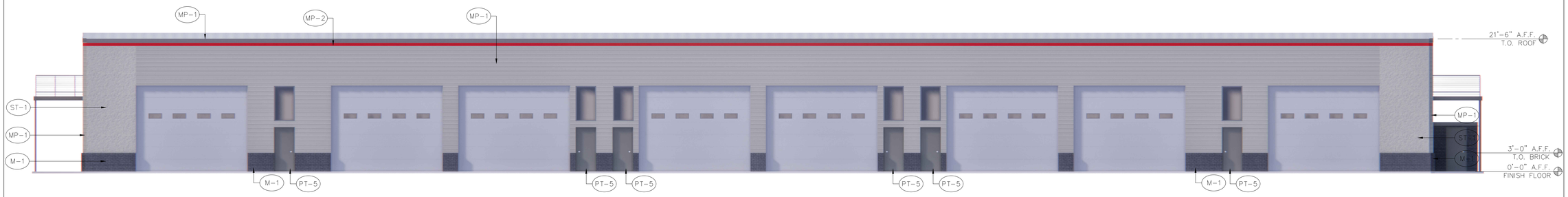
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

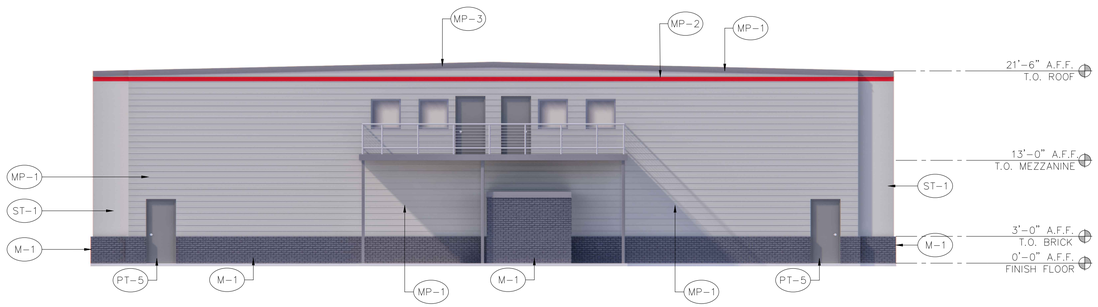
SHEET
A2.2
EXTERIOR ELEVATION BUILDING 2



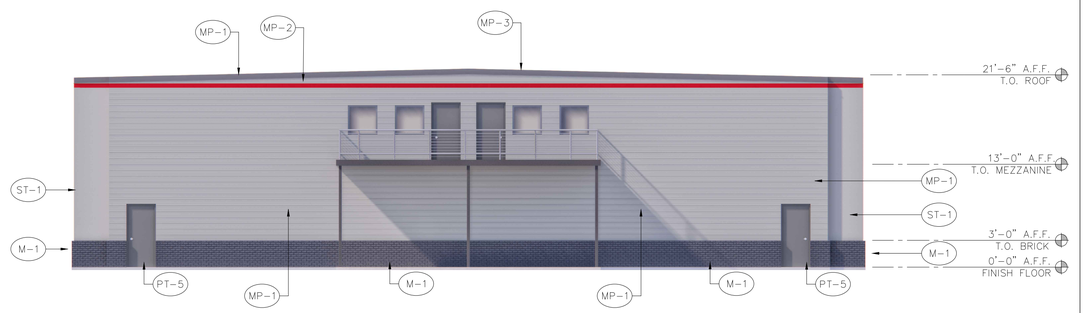
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
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GARAGES OF TEXAS

ADDRESS TBD
5175 & 5187 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED CANS

File Name: 22161- A2.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

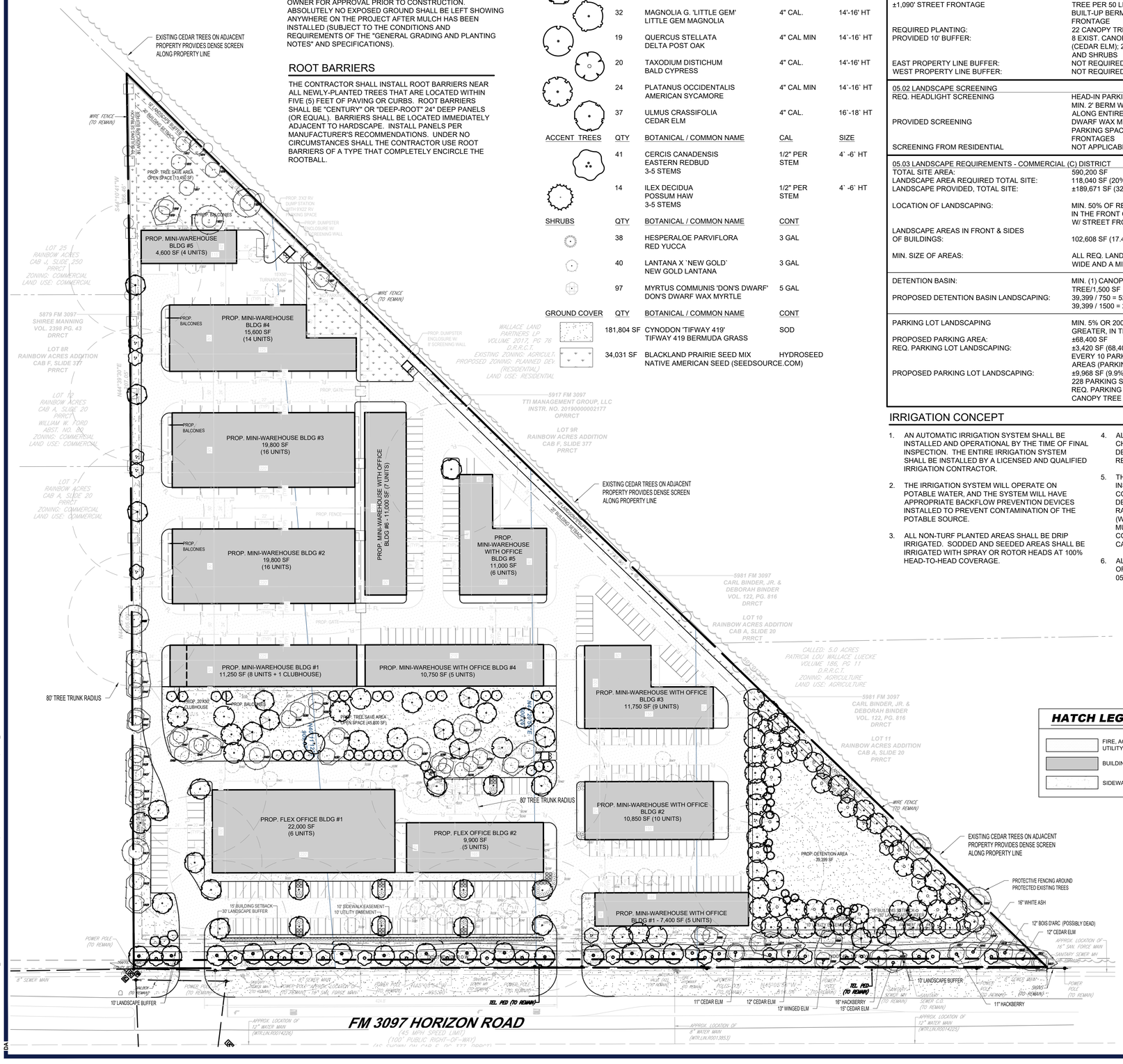
SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 3

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

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



PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	15	ACER SACCHARUM 'CADDO' CADDO MAPLE	4" CAL.	16'-18' HT
	32	MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA	4" CAL.	14'-16' HT
	19	QUERCUS STELLATA DELTA POST OAK	4" CAL MIN	14`-16` HT
	20	TAXODIUM DISTICHUM BALD CYPRESS	4" CAL.	14'-16' HT
	24	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	4" CAL MIN	14`-16` HT
	37	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16`-18` HT

ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	41	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	1/2" PER STEM	4` -6` HT
	14	ILEX DECIDUA POSSUM HAW 3-5 STEMS	1/2" PER STEM	4` -6` HT

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	38	HESPERALOE PARVIFLORA RED YUCCA	3 GAL
	40	LANTANA X `NEW GOLD` NEW GOLD LANTANA	3 GAL
	97	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL

GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT
	181,804 SF	CYNODON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS	SOD
	34,031 SF	BLACKLAND PRAIRIE SEED MIX NATIVE AMERICAN SEED (SEEDSOURCE.COM)	HYDROSEED

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
FM 3097 - HORIZON RD.: ±1,090' STREET FRONTAGE	10' WIDE BUFFER REQ. W/ 1 CANOPY + 1 ACCENT TREE PER 50 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE
REQUIRED PLANTING:	22 CANOPY TREES, 22 ACCENT TREES, BERM W/ SHRUBS
PROVIDED 10' BUFFER:	8 EXIST. CANOPY TREES + 14 NEW CANOPY TREES (CEDAR ELM); 22 ACCENT TREES (REDBUD) W/ BERM AND SHRUBS
EAST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED AGRICULTURAL (AG)
WEST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED COMMERCIAL (C)

05.02 LANDSCAPE SCREENING	
REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING	DWARF WAX MYRTLE SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES
SCREENING FROM RESIDENTIAL	NOT APPLICABLE

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	590,200 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	118,040 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±189,671 SF (320%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	102,608 SF (17.4%)
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASIN:	MIN. (1) CANOPY TREE PER 750 SF & (1) ACCENT TREE/1,500 SF
PROPOSED DETENTION BASIN LANDSCAPING:	39,399 / 750 = 52.5 (53) CANOPY TREES 39,399 / 1500 = 26.2 (26) ACCENT TREES
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA:	±68,400 SF
REQ. PARKING LOT LANDSCAPING:	±3,420 SF (68,400 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF)
PROPOSED PARKING LOT LANDSCAPING:	±9,968 SF (9.9%) 228 PARKING SPACES / 10 = 22.8 (23) TREES REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	933.5"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (147) TO BE PLANTED ONSITE:	588.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (186.7" x $200 = $37,340 PAYMENT INTO THE CITY'S TREE FUND)	186.7"
TOTAL MITIGATION PROVIDED:	774.7"

REQUEST VARIANCE FOR REMAINING 158.8" OF MITIGATION

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK

LEGEND

- EXIST. PROPERTY LINE
- PROP. PROPERTY LINE
- SETBACK LINE
- LANDSCAPE BUFFER
- PROP. FIRE & UTILITY EASEMENT
- PROP. SIDEWALK
- PROP. FIRE LANE
- PROP. FENCE

LOCATION MAP

SCALE: N.T.S.

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(1 SPACES/300 SF) = 107 SPACES
PROVIDED PARKING (FLEX OFFICE)	107 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	5 SPACES (1 VAN, 4 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSE WITH OFFICE)	(1 SPACE/300 SF) = 210 SPACES
PROVIDED PARKING (MINI-WAREHOUSE WITH OFFICE)	228 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSE WITH OFFICE)	7 SPACES (1 VAN, 6 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(3 + 1 SPACE/100 UNITS) = 4 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	65 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	1 SPACE (1 VAN, 0 STANDARD)
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINI-WAREHOUSE UNIT COUNT	58
MINI-WAREHOUSE WITH OFFICE UNIT COUNT	42
FLEX OFFICE UNIT COUNT	11
MINIMUM DISTANCE BETWEEN BUILDINGS*	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	36'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	PER PD
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	PER PD
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%

60 30 15 0 60

1"= 60'

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

PD CONCEPT PLAN

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019
SUBMITTED: 05-03-2022

OWNER/APPLICANT:
GARAGES OF TEXAS @ TARPLEY, LLC
2323 TARPLEY RD, STE 100
CARROLLTON, TX 75006
PHONE: 866-379-3570
CONTACT: FRED GANS

ENGINEER:
BOHLER
6017 MAIN STREET
FRISCO, TX 75034
PHONE: 469-458-7300
CONTACT: MATHIAS HAUBERT

SURVEYOR:
HUDSON SITE CONTROL, LLC
2364 HIGHWAY 287 N STE 224
MANSFIELD, TX 76063
PHONE: 817-225-6700
CONTACT: RICHARD CUMMOCK

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	05/03/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS
06/14/2022

SHEET TITLE:

LANDSCAPE PLANTING PLAN

SHEET NUMBER:

LP-1

ZONING CASE: Z2022-019

C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2022\ED\GARAGES OF TX - ROCKWALL TX\GARAGES OF TX - ROCKWALL_TX LP_2022-06-16-----LAYOUT LP-1

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*

CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT IS TO BE FOR MINI-WAREHOUSE & FLEX OFFICE USE.
2. THE PROPERTY IS COMPOSED OF 13.55 ACRES.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
5. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
6. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
7. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
8. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

LOCATION MAP

SCALE: N.T.S.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. FENCE
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB
- EXST. TREE TO REMAIN
- EXST. TREE TO BE REMOVED

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK

TREE MITIGATION INVENTORY:

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10031	Winged Elm	16	Primary			X
10032	Winged Elm	8	Primary			X
10035	Cedar Elm	12	Secondary			X
10038	Bois D'arc	12	Unprotected			X
10039	Cedar Elm	12	Secondary	X	6	
10045	White Ash	16	Primary			X
10046	Hackberry	11	Secondary			X
10050	Cedar Elm	20	Secondary			X
10051	Bodark	14	Primary			X
10057	Hackberry	11	Secondary			X
10058	Cedar Elm	15	Secondary			X
10061	Hackberry	15	Secondary			X
10066	Winged Elm	13	Primary			X
10069	Winged Elm	11	Primary			X
10072	Cedar Elm	12	Secondary			X
10073	Cedar Elm	12	Secondary			X
10075	Winged Elm	11	Primary			X
10078	Cedar Elm	11	Secondary			X
10080	Cedar Elm	12	Secondary	X	6	
10081	Cedar Elm	11	Secondary	X	5.5	
10082	Cedar Elm	11	Secondary	X	5.5	
10085	White Ash	12	Primary	X	12	
10086	White Ash	11	Primary	X	11	
10090	White Ash	14	Primary	X	14	
10166	Red Oak	12	Primary	X	12	
10167	Red Oak	17	Primary	X	17	
10170	Red Oak	15	Primary	X	15	
10171	Pecan	15	Primary	X	15	
10174	White Ash	18	Primary	X	18	
10175	White Ash	12	Primary	X	12	
10176	White Ash	14	Primary	X	14	
10177	White Ash	13	Primary	X	13	
10178	Cedar Elm	11	Secondary	X	5.5	
10179	White Ash	14	Primary	X	14	
10283	Cedar Elm	17	Secondary	X	8.5	
10284	White Ash	17	Primary			X
10285	White Ash	11	Primary	X	11	
10286	White Ash	12	Primary	X	12	
10287	Cedar Elm	11	Secondary	X	5.5	
10288	Cedar Elm	12	Secondary	X	6	
10289	Cedar Elm	11	Secondary	X	5.5	
10290	Cedar Elm	12	Secondary	X	6	
10291	Cedar Elm	14	Secondary	X	7	
10292	Cedar Elm	16	Secondary	X	8	
10293	Cedar Elm	12	Secondary	X	6	
10294	Cedar Elm	11	Secondary	X	5.5	
10295	Cedar	12	Secondary	X	6	
10296	Cedar	12	Secondary	X	6	
10297	Cedar	11	Secondary	X	5.5	
10298	Cedar	11	Secondary	X	5.5	
10299	Cedar	11	Secondary	X	5.5	
10300	Red Oak	11	Primary	X	11	
10301	Cedar Elm	20	Secondary	X	10	
10303	Red Oak	12	Primary	X	12	
10304	Sycomore	18	Primary	X	18	
10305	Sycomore	17	Primary	X	17	
10306	White Ash	17	Primary	X	17	
10307	Pine	10	Primary	X	10	
10322	White Ash	19	Primary			X
10323	Box Elder	20	Primary	X	20	
10324	Box Elder	16	Primary	X	16	
10325	Hackberry	11	Secondary	X	5.5	
10326	Bodarc	15	Primary	X	15	
10327	Cedar Elm	12	Secondary	X	6	
10328	Cedar Elm	11	Secondary	X	5.5	
10329	Cedar Elm	12	Secondary	X	6	
10330	Cedar Elm	19	Secondary	X	9.5	
10331	Cedar Elm	17	Secondary	X	8.5	
10332	Cedar Elm	13	Secondary	X	6.5	
10333	Cedar Elm	11	Secondary	X	5.5	

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10334	White Ash	11	Primary	X	11	
10335	White Ash	13	Primary	X	13	
10336	White Ash	11	Primary	X	11	
10337	Bodarc	14	Primary	X	14	
10338	Bodarc	18	Primary	X	18	
10339	Cedar Elm	12	Secondary	X	6	
10340	Cedar Elm	12	Secondary	X	6	
10341	Cedar Elm	11	Secondary	X	5.5	
10342	Cedar Elm	12	Secondary	X	6	
10343	White Ash	12	Primary	X	12	
10344	Cedar Elm	14	Secondary	X	7	
10345	Cedar Elm	14	Secondary	X	7	
10346	Cedar Elm	11	Secondary	X	5.5	
10347	Cedar Elm	14	Secondary			X
10348	Box Elder	11	Primary			X
10349	White Ash	26	Primary			X
10350	Cedar Elm	15	Secondary			X
10370	Hackberry	18	Secondary	X	9	
10371	White Ash	11	Primary	X	11	
10372	Cedar Elm	11	Secondary	X	5.5	
10373	Cedar Elm	13	Secondary	X	6.5	
10374	Cedar Elm	11	Secondary	X	5.5	
10375	Cedar Elm	11	Secondary	X	5.5	
10376	Cedar Elm	11	Secondary			X
10377	Bodarc	18	Primary			X
10378	Cedar Elm	11	Secondary			X
10379	Cedar Elm	11	Secondary			X
10380	White Ash	12	Primary			X
10381	Cedar Elm	11	Secondary	X	5.5	
10382	Cedar Elm	13	Secondary	X	6.5	
10383	Cedar Elm	13	Secondary	X	6.5	
10384	Cedar Elm	13	Secondary	X	6.5	
10385	White Ash	12	Primary	X	12	
10386	Cedar Elm	11	Secondary	X	5.5	
10387	White Ash	18	Primary			X
10388	White Ash	11	Primary	X	11	
10389	Hackberry	19	Secondary	X	9.5	
10390	Cedar Elm	11	Secondary	X	5.5	
10391	Black Willow	17	Unprotected			X
10392	White Ash	12	Primary			X
10393	Hackberry	11	Secondary			X
10394	White Ash	11	Primary			X
10395	Hackberry	11	Secondary			X
10396	Hackberry	12	Secondary			X
10397	Cedar Elm	11	Secondary			X
10398	Hackberry	13	Secondary	X	6.5	
10399	Hackberry	11	Secondary	X	5.5	
10400	Hackberry	11	Secondary			X
10401	Hackberry	11	Secondary	X	5.5	
10402	Hackberry	12	Secondary	X	6	
10403	Hackberry	16	Secondary			X
10404	Hackberry	14	Secondary			X
10405	Hackberry	12	Secondary			X
10406	Hackberry	16	Secondary			X
10407	Hackberry	13	Secondary			X
10408	Hackberry	11	Secondary			X
10409	Hackberry	14	Secondary	X	7	
10429	Cedar	13	Secondary			X
10430	Hackberry	12	Secondary			X
10431	Hackberry	11	Secondary			X
10435	Hackberry	16	Secondary			X
10436	Cedar	12	Secondary			X
10437	Hackberry	11	Secondary			X
10438	Hackberry	15	Secondary			X
10442	Hackberry	17	Secondary			X
10443	Hackberry	15	Secondary			X
10444	Hackberry	13	Secondary			X
10445	Cedar	11	Secondary			X
10447	Cedar	12	Secondary			X
10449	Cedar	13	Secondary			X
10455	Cedar	19	Secondary			X
10465	Red Oak	12	Primary			X
10466	Silver Maple	18	Primary	X	18	
10467	Red Oak RL	14	Primary	X	14	
10468	Red Oak	20	Primary	X	20	
10469	Red Oak	22	Primary	X	22	
10470	White Oak	15	Primary	X	15	
10471	Red Oak	11	Primary	X	11	
10481	Cedar	18	Secondary			X
10482	Red Oak	12	Primary	X	12	
11013	Cedar	17	Secondary			X
11014	Cedar	12	Secondary			X
11015	Cedar	20	Secondary			X
11016	Cedar	11	Secondary			X
11017	Cedar	20	Secondary			X
11018	Cedar	11	Secondary			X
11019	Cedar	12	Secondary			X
11020	Cedar	12	Secondary	X	6	
11021	Cedar	12	Secondary	X	6	
11022	Hackberry	11	Secondary	X	5.5	
11023	Cherry	15	Primary			X
11024	Cedar Elm	12	Secondary			X
11025	White Ash	16	Primary	X	16	
11026	Cedar Elm	15	Secondary	X	7.5	
11027	Cedar Elm	11	Secondary			X
11028	Cedar	11	Secondary	X	5.5	
11029	Cedar Elm	14	Secondary	X	7	

TREE MITIGATION INVENTORY NOTES:

1. IT WAS ASSUMED THAT ALL TREES WERE IN "GOOD" CONDITION. FINAL DETERMINATION OF TREE HEALTH WILL BE INVESTIGATED AT THE TIME OF THE FINAL SITE PLAN.

PREPARATION DATE NOTES:

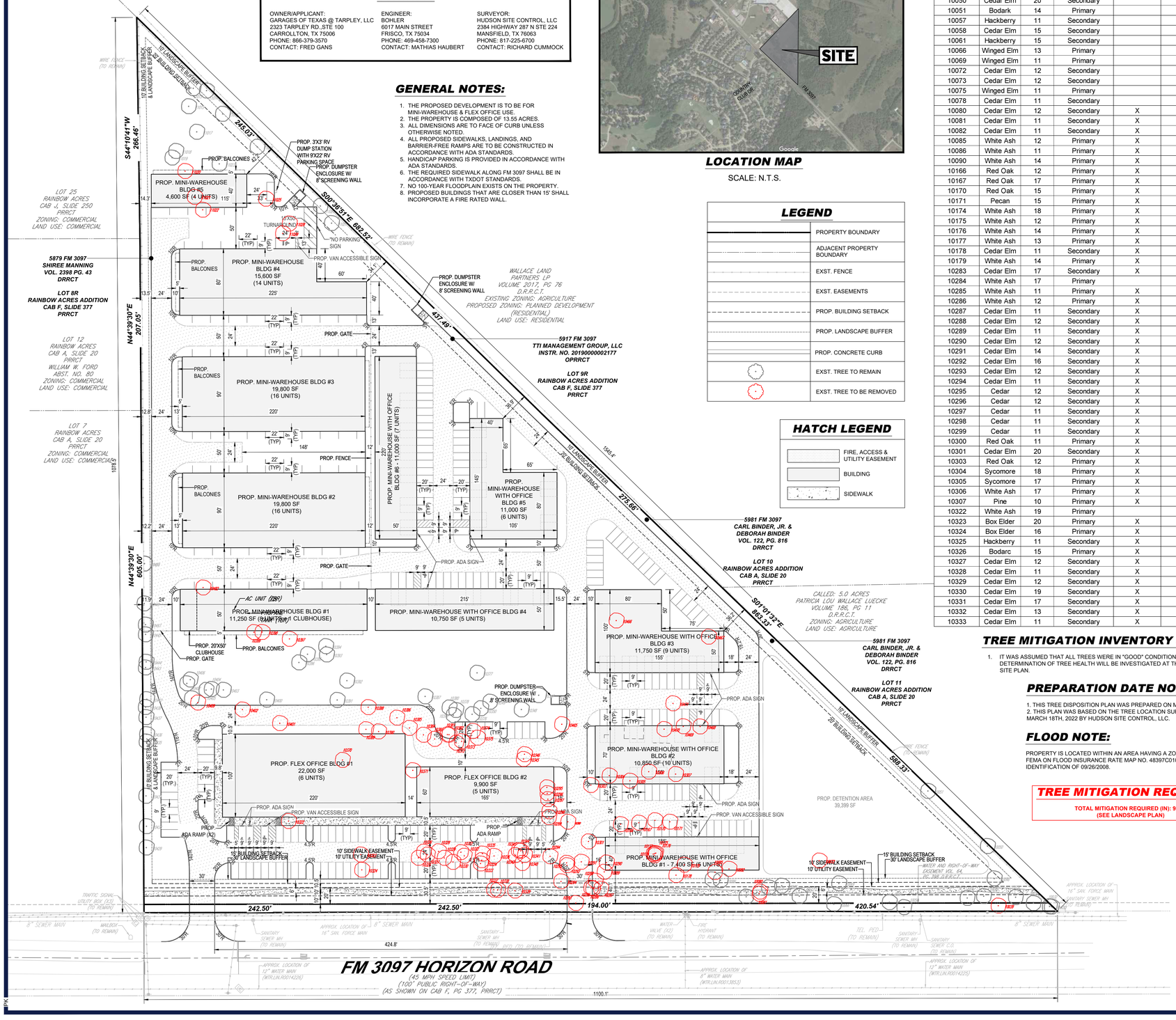
1. THIS TREE DISPOSITION PLAN WAS PREPARED ON MAY 3RD, 2022.
2. THIS PLAN WAS BASED ON THE TREE LOCATION SURVEY SIGNED ON MARCH 18TH, 2022 BY HUDSON SITE CONTROL, LLC.

FLOOD NOTE:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA ON FLOOD INSURANCE RATE MAP NO. 48397C0105L, WITH A DATE OF IDENTIFICATION OF 09/26/2008.

TREE MITIGATION REQUIRED:

TOTAL MITIGATION REQUIRED (IN): 933.5
(SEE LANDSCAPE PLAN)



60 30 15 0 60
1"= 60'

Jun 16, 2022
H:\2022\TXA220027.00\ENGINEERING\DRAWINGS\EXHIBITS\1ST SUBMITTAL\TXA-EXST-TXA220027.00 - TREES----LAYOUT 01 - PROP
PAK

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STORMWATER SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: TXA220027.00
DRAWN BY: PAK
CHECKED BY: MJH
DATE: 05/03/2022
CAD I.D.: SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

PROPOSED DEVELOPMENT
ADDRESS TBD
RAINBOW ACRES ADDITION
LOTS 8R, 9R, 10, & 11
13.55 AC
COLLIN COUNTY
ROCKWALL, TEXAS

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

TREE MITIGATION PLAN

SHEET NUMBER:

01

ZONING CASE: Z2022-019

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*

CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

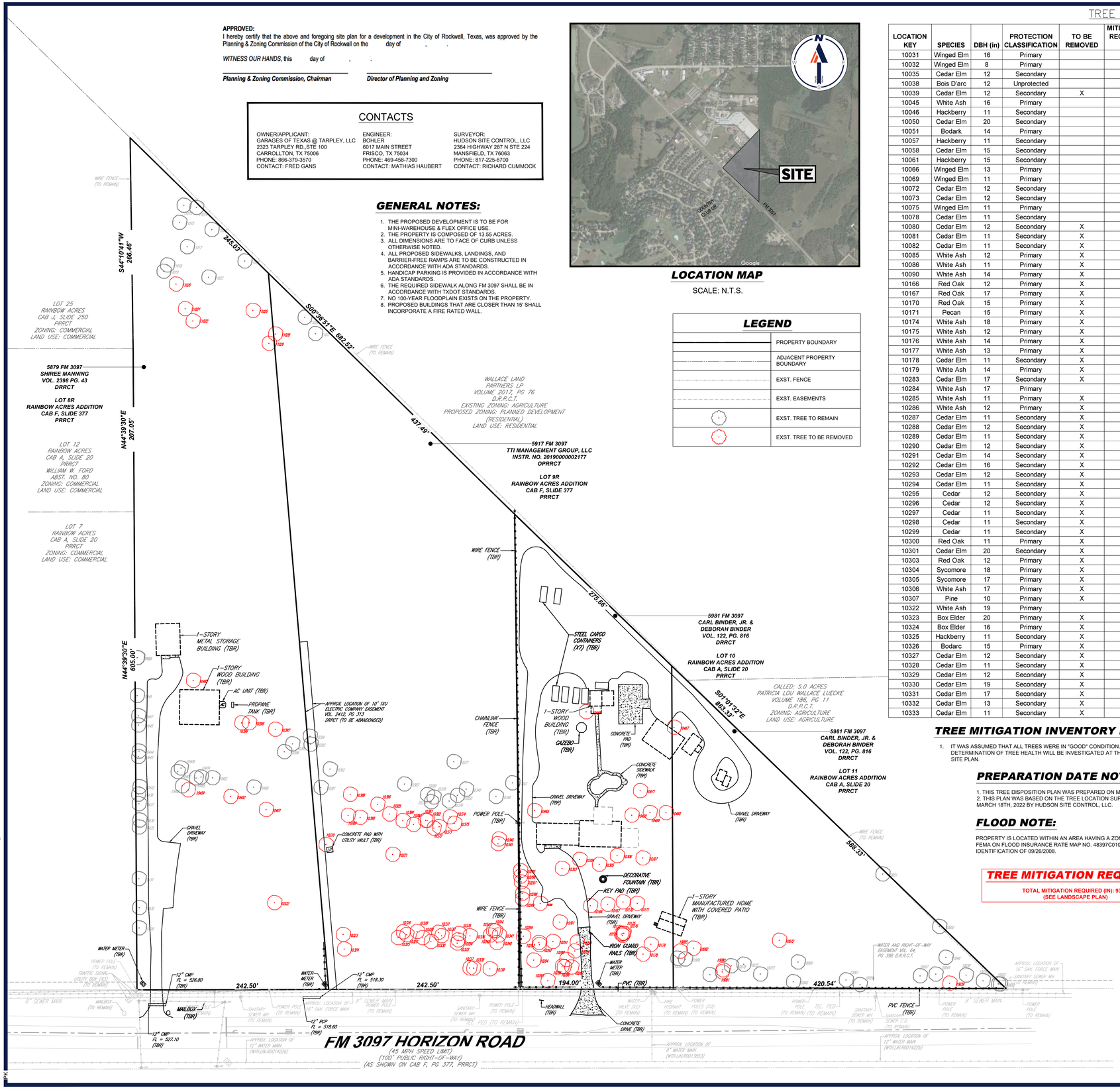
1. THE PROPOSED DEVELOPMENT IS TO BE FOR MINI-WAREHOUSE & FLEX OFFICE USE.
2. THE PROPERTY IS COMPOSED OF 13.55 ACRES.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
5. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
6. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
7. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
8. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

LOCATION MAP

SCALE: N.T.S.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. FENCE
	EXST. EASEMENTS
	EXST. TREE TO REMAIN
	EXST. TREE TO BE REMOVED



TREE MITIGATION INVENTORY:

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10031	Winged Elm	16	Primary			X
10032	Winged Elm	8	Primary			X
10035	Cedar Elm	12	Secondary			X
10038	Bois D'arc	12	Unprotected			X
10039	Cedar Elm	12	Secondary	X	6	
10045	White Ash	16	Primary			X
10046	Hackberry	11	Secondary			X
10050	Cedar Elm	20	Secondary			X
10051	Bodark	14	Primary			X
10057	Hackberry	11	Secondary			X
10058	Cedar Elm	15	Secondary			X
10061	Hackberry	15	Secondary			X
10066	Winged Elm	13	Primary			X
10069	Winged Elm	11	Primary			X
10072	Cedar Elm	12	Secondary			X
10073	Cedar Elm	12	Secondary			X
10075	Winged Elm	11	Primary			X
10078	Cedar Elm	11	Secondary			X
10080	Cedar Elm	12	Secondary	X	6	
10081	Cedar Elm	11	Secondary	X	5.5	
10082	Cedar Elm	11	Secondary	X	5.5	
10085	White Ash	12	Primary	X	12	
10086	White Ash	11	Primary	X	11	
10090	White Ash	14	Primary	X	14	
10166	Red Oak	12	Primary	X	12	
10167	Red Oak	17	Primary	X	17	
10170	Red Oak	15	Primary	X	15	
10171	Pecan	15	Primary	X	15	
10174	White Ash	18	Primary	X	18	
10175	White Ash	12	Primary	X	12	
10176	White Ash	14	Primary	X	14	
10177	White Ash	13	Primary	X	13	
10178	Cedar Elm	11	Secondary	X	5.5	
10179	White Ash	14	Primary	X	14	
10283	Cedar Elm	17	Secondary	X	8.5	
10284	White Ash	17	Primary			X
10285	White Ash	11	Primary	X	11	
10286	White Ash	12	Primary	X	12	
10287	Cedar Elm	11	Secondary	X	5.5	
10288	Cedar Elm	12	Secondary	X	6	
10289	Cedar Elm	11	Secondary	X	5.5	
10290	Cedar Elm	12	Secondary	X	6	
10291	Cedar Elm	14	Secondary	X	7	
10292	Cedar Elm	16	Secondary	X	8	
10293	Cedar Elm	12	Secondary	X	6	
10294	Cedar Elm	11	Secondary	X	5.5	
10295	Cedar	12	Secondary	X	6	
10296	Cedar	12	Secondary	X	6	
10297	Cedar	11	Secondary	X	5.5	
10298	Cedar	11	Secondary	X	5.5	
10299	Cedar	11	Secondary	X	5.5	
10300	Red Oak	11	Primary	X	11	
10301	Cedar Elm	20	Secondary	X	10	
10303	Red Oak	12	Primary	X	12	
10304	Sycomore	18	Primary	X	18	
10305	Sycomore	17	Primary	X	17	
10306	White Ash	17	Primary	X	17	
10307	Pine	10	Primary	X	10	
10322	White Ash	19	Primary			X
10323	Box Elder	20	Primary	X	20	
10324	Box Elder	16	Primary	X	16	
10325	Hackberry	11	Secondary	X	5.5	
10326	Bodarc	15	Primary	X	15	
10327	Cedar Elm	12	Secondary	X	6	
10328	Cedar Elm	11	Secondary	X	5.5	
10329	Cedar Elm	12	Secondary	X	6	
10330	Cedar Elm	19	Secondary	X	9.5	
10331	Cedar Elm	17	Secondary	X	8.5	
10332	Cedar Elm	13	Secondary	X	6.5	
10333	Cedar Elm	11	Secondary	X	5.5	

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10334	White Ash	11	Primary	X	11	
10335	White Ash	13	Primary	X	13	
10336	White Ash	11	Primary	X	11	
10337	Bodarc	14	Primary	X	14	
10338	Bodarc	18	Primary	X	18	
10339	Cedar Elm	12	Secondary	X	6	
10340	Cedar Elm	12	Secondary	X	6	
10341	Cedar Elm	11	Secondary	X	5.5	
10342	Cedar Elm	12	Secondary	X	6	
10343	White Ash	12	Primary	X	12	
10344	Cedar Elm	14	Secondary	X	7	
10345	Cedar Elm	14	Secondary	X	7	
10346	Cedar Elm	11	Secondary	X	5.5	
10347	Cedar Elm	14	Secondary			X
10348	Box Elder	11	Primary			X
10349	White Ash	26	Primary			X
10350	Cedar Elm	15	Secondary			X
10370	Hackberry	18	Secondary	X	9	
10371	White Ash	11	Primary	X	11	
10372	Cedar Elm	11	Secondary	X	5.5	
10373	Cedar Elm	13	Secondary	X	6.5	
10374	Cedar Elm	11	Secondary	X	5.5	
10375	Cedar Elm	11	Secondary	X	5.5	
10376	Cedar Elm	11	Secondary			X
10377	Bodarc	18	Primary			X
10378	Cedar Elm	11	Secondary			X
10379	Cedar Elm	11	Secondary			X
10380	White Ash	12	Primary			X
10381	Cedar Elm	11	Secondary	X	5.5	
10382	Cedar Elm	13	Secondary	X	6.5	
10383	Cedar Elm	13	Secondary	X	6.5	
10384	Cedar Elm	13	Secondary	X	6.5	
10385	White Ash	12	Primary	X	12	
10386	Cedar Elm	11	Secondary	X	5.5	
10387	White Ash	18	Primary			X
10388	White Ash	11	Primary	X	11	
10389	Hackberry	19	Secondary	X	9.5	
10390	Cedar Elm	11	Secondary	X	5.5	
10391	Black Willow	17	Unprotected			X
10392	White Ash	12	Primary			X
10393	Hackberry	11	Secondary			X
10394	White Ash	11	Primary			X
10395	Hackberry	11	Secondary			X
10396	Hackberry	12	Secondary			X
10397	Cedar Elm	11	Secondary			X
10398	Hackberry	13	Secondary	X	6.5	
10399	Hackberry	11	Secondary	X	5.5	
10400	Hackberry	11	Secondary			X
10401	Hackberry	11	Secondary	X	5.5	
10402	Hackberry	12	Secondary	X	6	
10403	Hackberry	16	Secondary			X
10404	Hackberry	14	Secondary			X
10405	Hackberry	12	Secondary			X
10406	Hackberry	16	Secondary			X
10407	Hackberry	13	Secondary			X
10408	Hackberry	11	Secondary			X
10409	Hackberry	14	Secondary	X	7	
10429	Cedar	13	Secondary			X
10430	Hackberry	12	Secondary			X
10431	Hackberry	11	Secondary			X
10435	Hackberry	16	Secondary			X
10436	Cedar	12	Secondary			X
10437	Hackberry	11	Secondary			X
10438	Hackberry	15	Secondary			X
10442	Hackberry	17	Secondary			X
10443	Hackberry	15	Secondary			X
10444	Hackberry	13	Secondary			X
10445	Cedar	11	Secondary			X
10447	Cedar	12	Secondary			X
10449	Cedar	13	Secondary			X
10455	Cedar	19	Secondary			X
10465	Red Oak	12	Primary			X
10466	Silver Maple	18	Primary	X	18	
10467	Red Oak RL	14	Primary	X	14	
10468	Red Oak	20	Primary	X	20	
10469	Red Oak	22	Primary	X	22	
10470	White Oak	15	Primary	X	15	
10471	Red Oak	11	Primary	X	11	
10481	Cedar	18	Secondary			X
10482	Red Oak	12	Primary	X	12	
11013	Cedar	17	Secondary			X
11014	Cedar	12	Secondary			X
11015	Cedar	20	Secondary			X
11016	Cedar	11	Secondary			X
11017	Cedar	20	Secondary			X
11018	Cedar	11	Secondary			X
11019	Cedar	12	Secondary			X
11020	Cedar	12	Secondary	X	6	
11021	Cedar	12	Secondary	X	6	
11022	Hackberry	11	Secondary	X	5.5	
11023	Cherry	15	Primary			X
11024	Cedar Elm	12	Secondary			X
11025	White Ash	16	Primary	X	16	
11026	Cedar Elm	15	Secondary	X	7.5	
11027	Cedar Elm	11	Secondary			X
11028	Cedar	11	Secondary	X	5.5	
11029	Cedar Elm	14	Secondary	X	7	

TREE MITIGATION INVENTORY NOTES:

1. IT WAS ASSUMED THAT ALL TREES WERE IN "GOOD" CONDITION. FINAL DETERMINATION OF TREE HEALTH WILL BE INVESTIGATED AT THE TIME OF THE FINAL SITE PLAN.

PREPARATION DATE NOTES:

1. THIS TREE DISPOSITION PLAN WAS PREPARED ON MAY 3RD, 2022.
2. THIS PLAN WAS BASED ON THE TREE LOCATION SURVEY SIGNED ON MARCH 18TH, 2022 BY HUDSON SITE CONTROL, LLC.

FLOOD NOTE:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA ON FLOOD INSURANCE RATE MAP NO. 48397C0105L, WITH A DATE OF IDENTIFICATION OF 09/26/2008.

TREE MITIGATION REQUIRED:

TOTAL MITIGATION REQUIRED (IN): 933.5
(SEE LANDSCAPE PLAN)

60 30 15 0 60
1"= 60'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STORMWATER SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.: TXA220027.00
DRAWN BY: PAK
CHECKED BY: MJH
DATE: 05/03/2022
CAD I.D.: SD0

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR

Garages of Texas

PROPOSED DEVELOPMENT
ADDRESS TBD
RAINBOW ACRES ADDITION
LOTS 8R, 9R, 10, & 11
13.55 AC
COLLIN COUNTY
ROCKWALL, TEXAS

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

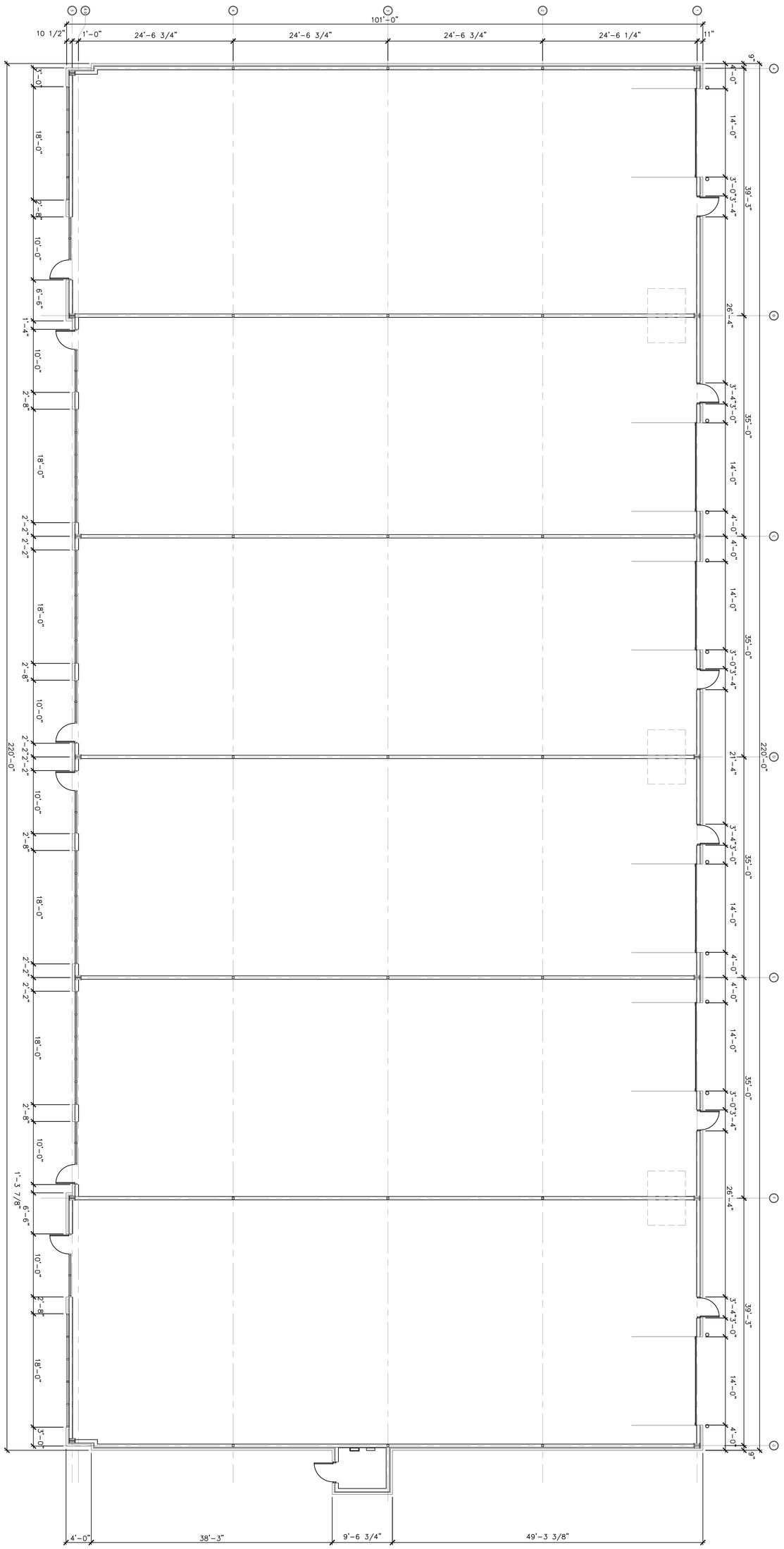
TREE MITIGATION PLAN

SHEET NUMBER:

02

ZONING CASE: Z2022-019

Jun 16, 2022
H:\2022\TXA220027.00\04ENGINEERING\DRAWINGS\EXHIBITS\ST SUBMITTALS\ EXST TXA220027.00 - TREES_EXST——LAYOUT: 02-EXST
PAK



1 FLOOR PLAN – BUILDING 1
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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A1.1
SHEET
FLOOR PLAN
BUILDING 1

File Name: 22161– A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

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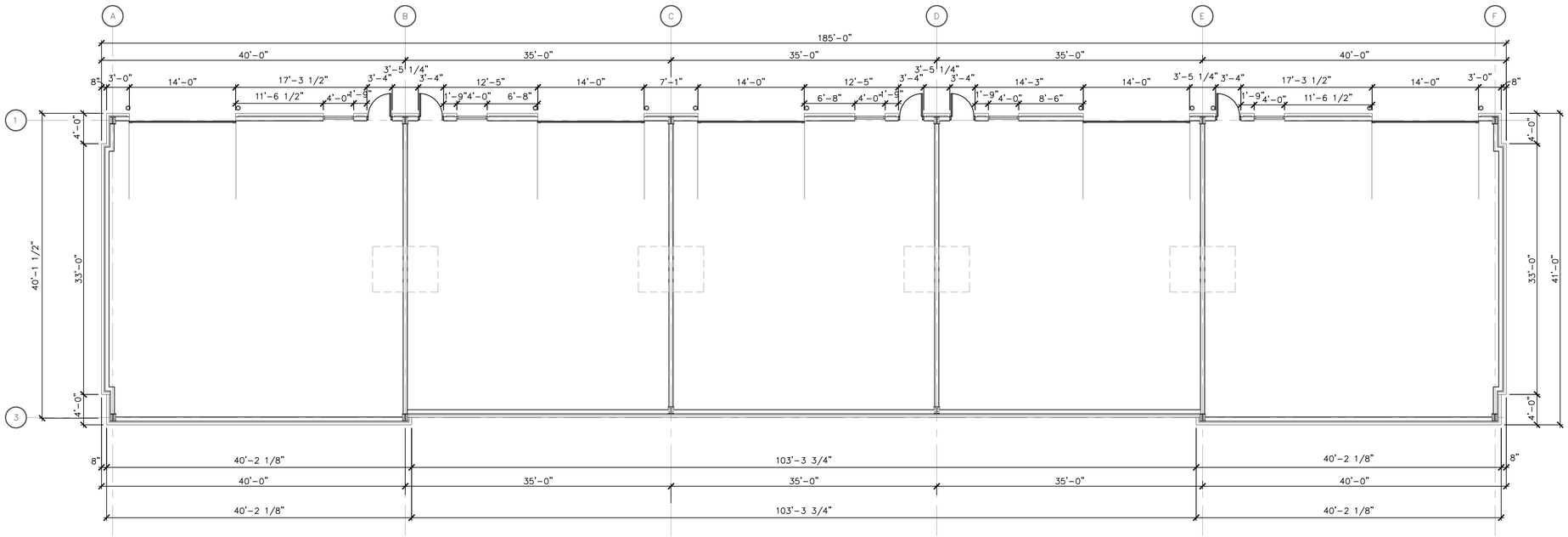

N

1 FLOOR PLAN – BLDG 1 MINI WAREHOUSE

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

0 4' 8' 16'

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REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-5922
www.Franzarchitects.com

GARAGES OF TEXAS

ADDRESS TBD
5.153 ACRES
5870, 5917 & 6981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161 - A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A1.1
FLOOR PLAN
BLDG 1 MINI
WAREHOUSE
WITH OFFICE

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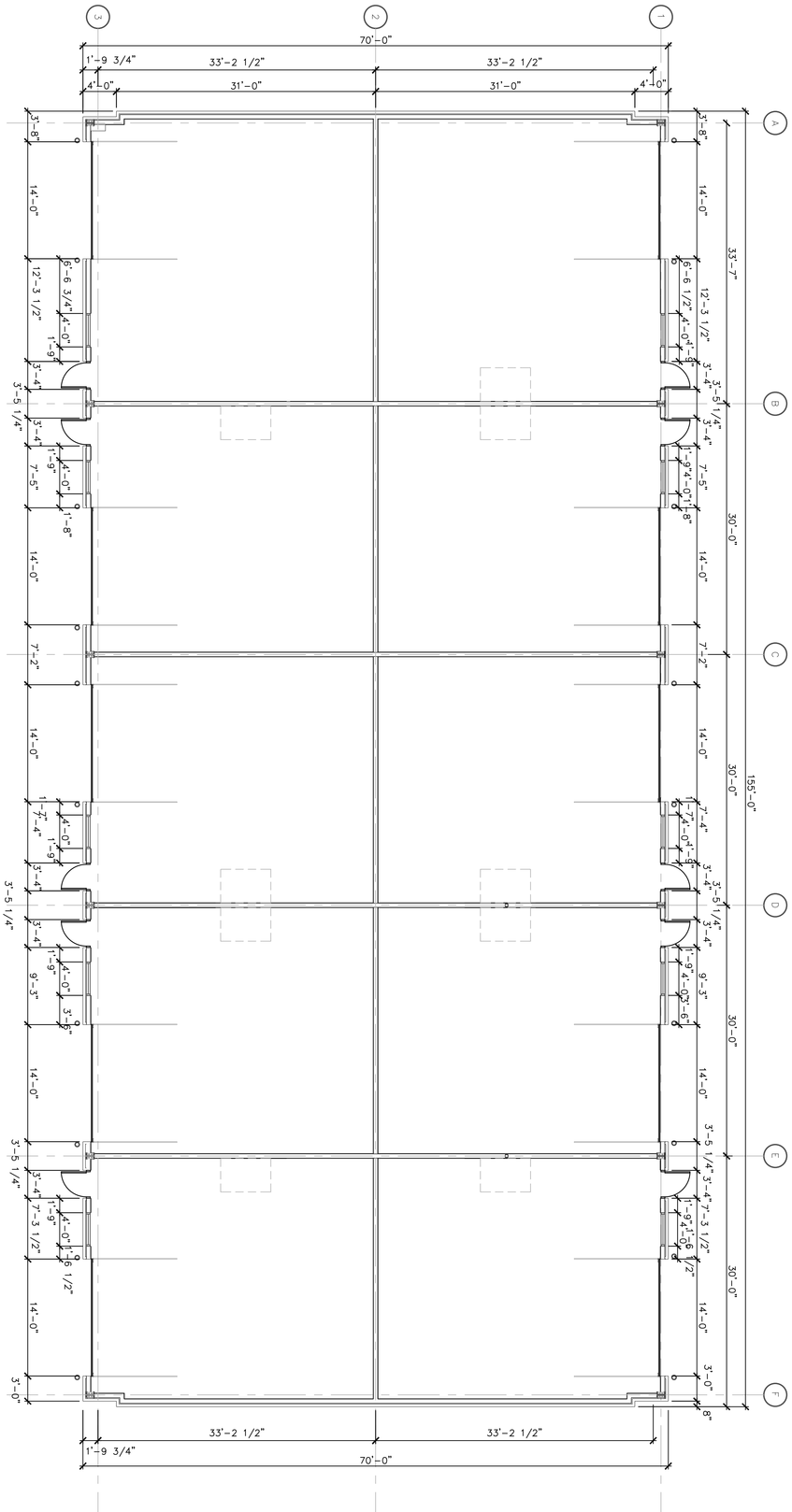

1 FLOOR PLAN – BUILDING 2

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

0 4' 8' 16'

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A1.1 SHEET

FLOOR PLAN BUILDING 2

File Name:	22161– A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

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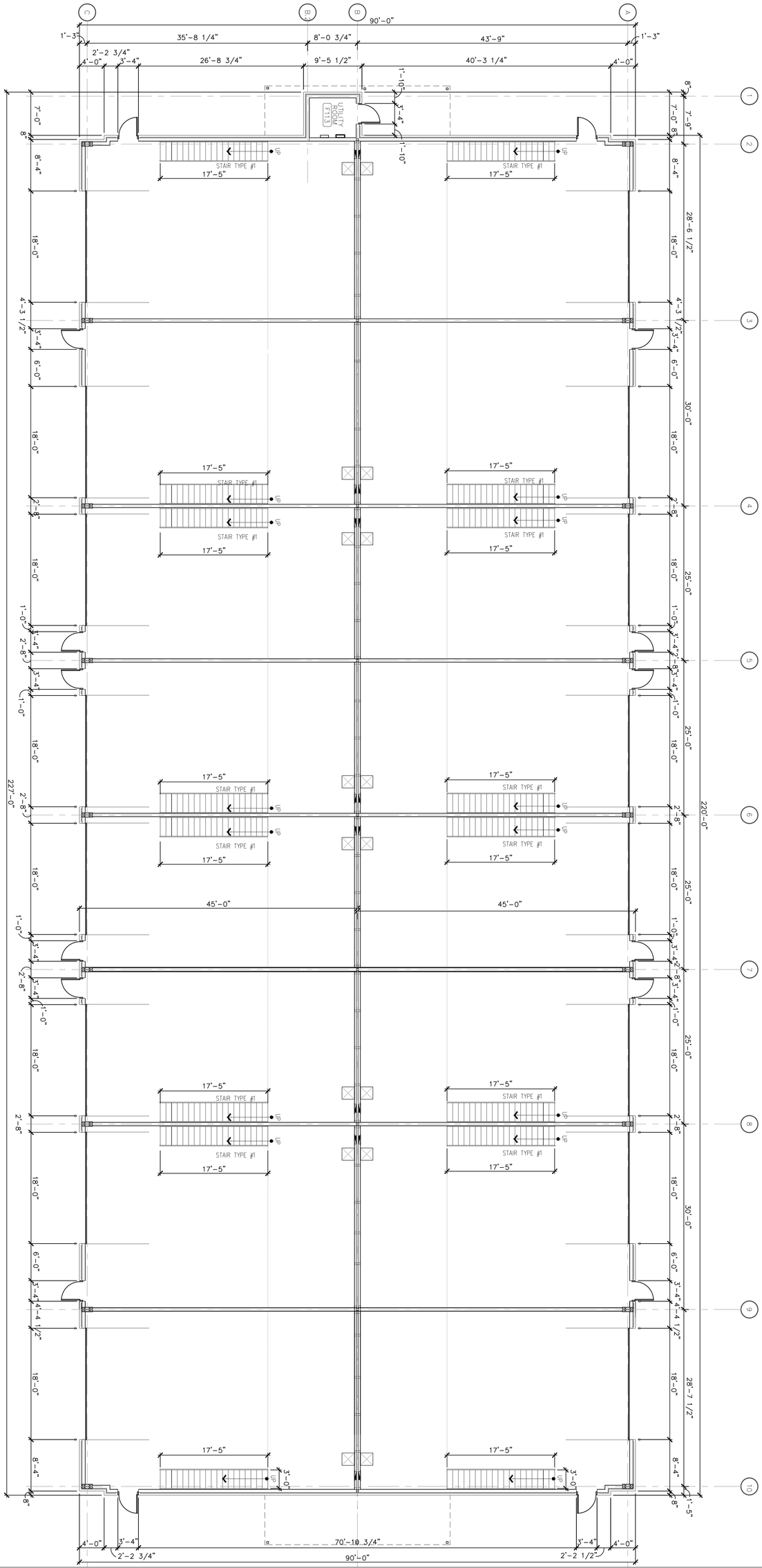

1 FLOOR PLAN – BUILDING 3

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

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A1.1

SHEET

FLOOR PLAN
BUILDING 3

File Name:	22161– A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
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CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

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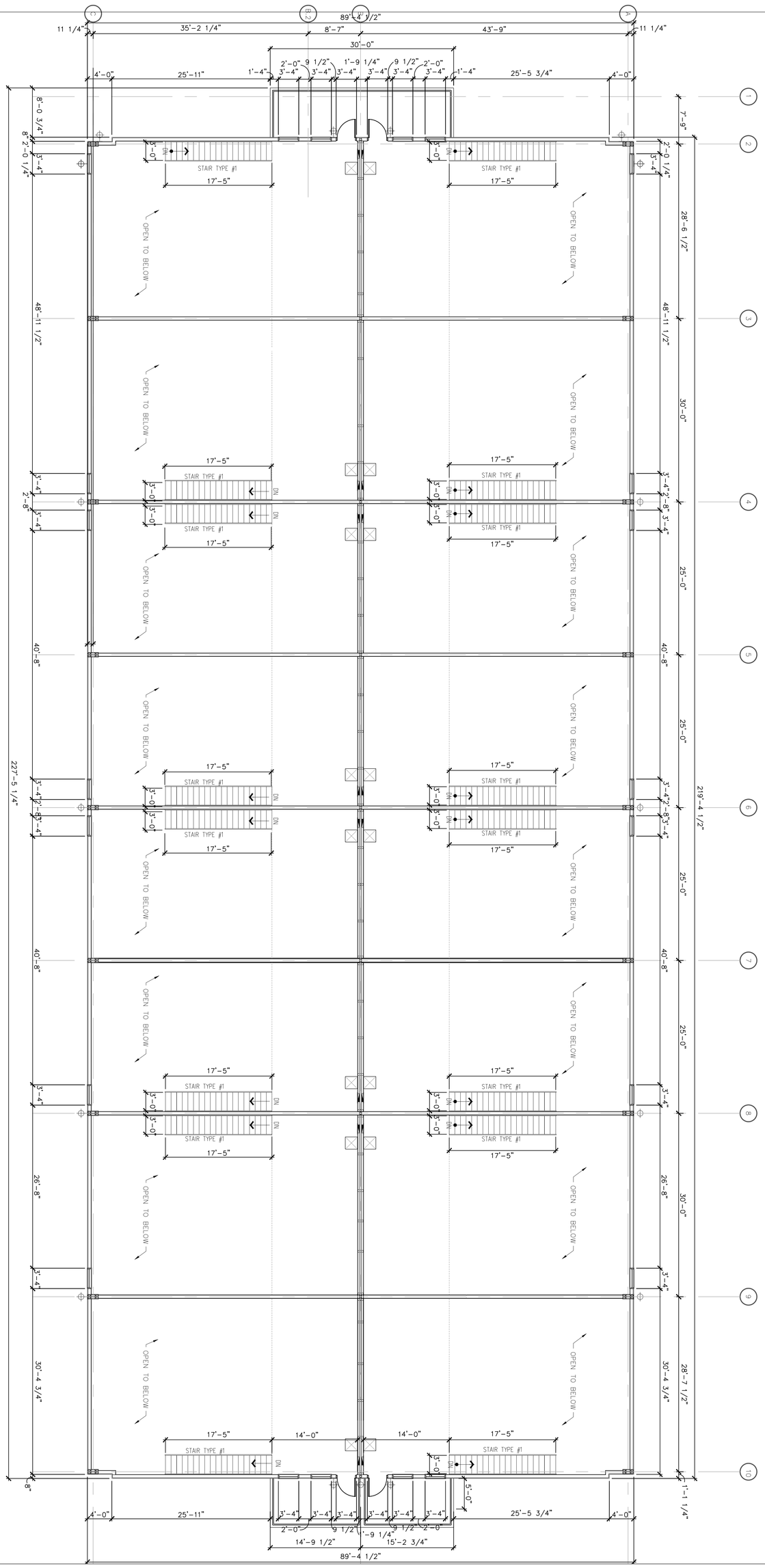

1 FLOOR PLAN MEZZANINE – BUILDING 3

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

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A1.2

SHEET

FLOOR PLAN MEZZ
BUILDING 3

File Name:	22161– A1.2
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

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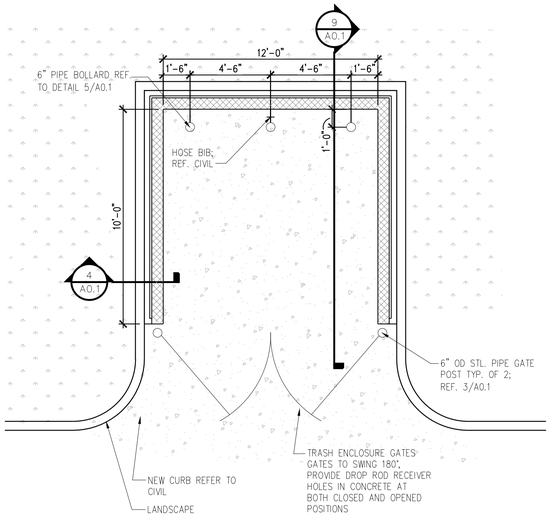
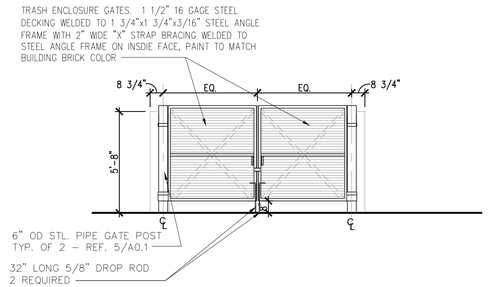


1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

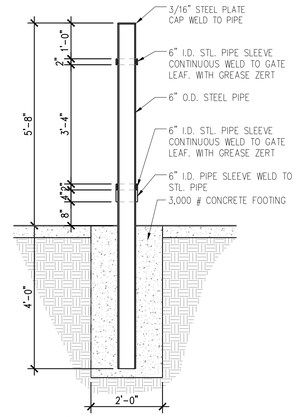
0 2' 4' 8'

TRASH ENCLOSURE DOOR		
QTY.	DESCRIPTION	NUMBER – FINISH
4	RICHARD WILCOX: HINGE	1035.00271 24" – BLK
2	RICHARD WILCOX: CANE BOLT	0524.00021 – BLK
2	LAWRENCE BROS PULL	CD1210S – BLK
1	LAWRENCE BROS HASP	CD1915S–6"
1	PADLOCK	C955–2 FIC – 606
1	CYLINDER CORE	(hardware number to be determined)



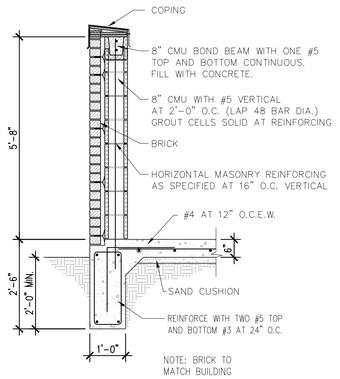
2 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



3 GATE POST
SCALE: 1/2" = 1'-0"

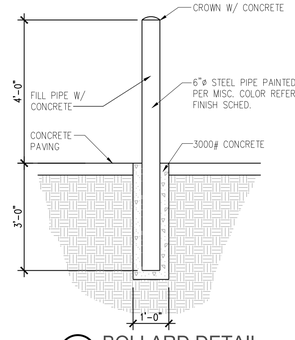
0 1' 2' 4'



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

0 1' 2' 4'

NOTE:
BOLLARD TO BE PAINTED BLACK.



5 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

0 1' 2' 4'

6 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

7 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

8 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

9 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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GARAGES OF TEXAS
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LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
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ZONING CASE NO. Z2022-019

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2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161 – A0.1
Project No: 22161
Date: 06/6/22
Drawn By: MNK
Checked By: JWF

SHEET
A0.1
SITE PLAN AND DETAILS

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	July 26, 2022
APPLICANT:	Deborah Binder
CASE NUMBER:	SP2022-031; *Site Plan for Garages of Texas*

SUMMARY

Discuss and consider a request by Deborah Binder for the approval of a Site Plan for a *Mini-Warehouse* and *Office/Warehouse* development on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for limited Commercial (C) District land uses, addressed as 5879, 5917 & 5981 FM-3097 [Horizon Road], and take any action necessary.

BACKGROUND

The subject property was platted as Lots 8, 9 & 10 of the Rainbow Acres Subdivision on October 25, 1962. On May 17, 2004 the subject property was annexed into the City of Rockwall by *Ordinance No. 04-34* [*Case No. A2004-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On September 7, 2004, the subject property was changed from an Agricultural (AG) District to a Commercial (C) District by *Ordinance No. 04-50* [*Case No. Z2004-027*]. On April 26, 2006, Lots 8 & 9 of the Rainbow Acres Subdivision were replatted [*Case No. P2005-037*] as Lots 8R & 9R of the Rainbow Acres Subdivision. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property are: [*1*] a 2,200 SF single-family home constructed in 2002, [*2*] a 1,200 SF detached garage constructed in 2002, *[3*] an 1,810 SF single-family home constructed in 1978, [*4*] a 340 SF barn constructed in 2003, [*5*] a 1,200 SF shop constructed in 2003, [*6*] an 80 SF storage building constructed in 2012, and [*7*] a 1,620 SF barn constructed in 2013. On June 6, 2022, the City Council approved a zoning change [*Case No. Z2022-019; Ordinance No. 22-32*] from Agricultural (AG) District to Planned Development District 96 (PD-96) for limited Commercial (C) District land uses.

PURPOSE

On June 17, 2022, the applicant -- *Deborah Binder* -- submitted an application requesting the approval of a site plan for the purpose of constructing a *Mini-Warehouse* and *Office/Warehouse* development (*i.e. Garages of Texas*) on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a five (5) acre tract of vacant land (*i.e. Tract 45-5 of the W. W. Ford Survey, Abstract No. 80*). Beyond this is a 123.00-acre tract of vacant land (*i.e. Tract 44-01 of the W. W. Ford Survey, Abstract No. 80*) followed by a 131.39-acre tract of vacant land (*i.e. Tract 43-01 of the W. W. Ford Survey, Abstract No. 80*). All of these properties are zoned Agricultural (AG) District.

South: Directly south of the subject property is Horizon Road [*FM-3097*], which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the corporate limits of the City of Rockwall. South of this is the Buffalo Creek Subdivision in the City of Heath.

East: Directly east of the subject property is a five (5) acre tract of vacant land (*i.e. Tract 45-5 of the W. W. Ford Survey, Abstract No. 80*), and a 123.00-acre tract of vacant land (*i.e. Tract 44-01 of the W. W. Ford Survey, Abstract No. 80*). Both of these properties are zoned Agricultural (AG) District. Beyond this are two (2) tracts of land (*i.e. Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80*) with a 2,676 SF single-family home that was constructed in 1981. This property is zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is H. Wallace Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is: [*1*] a 2.29-acre parcel of land (*i.e. Lot 7 of the Rainbow Acres Addition*) with a residential structure that has been converted to non-residential land uses, [*2*] a 2.308-acre parcel of land (*i.e. Lot 21 of the Rainbow Acres Addition*) with a residential structure that has been converted to non-residential land uses, [*3*] a 1.84-acre parcel of land (*i.e. Lot 12-2 of the Rainbow Acres Addition*) with multiple non-residential structures situated on it, [*4*] a 1.50-acre parcel of land (*i.e. Lot 12-1 of the Rainbow Acres Addition*) with a non-residential structure situated on it, and [*5*] a 7.489-acre parcel of land (*i.e. Lot 23 of the Rainbow Acres Addition*) with a mini-warehouse facility situated on it. Beyond this are two (2) vacant parcels of land (*i.e. Lot 12 & 20 of the Rainbow Acres Addition*). All of these properties are zoned Commercial (C) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Planned Development District 96 (PD-96) the proposed land uses of *Mini-Warehouse* and *Office/Warehouse* are permitted *by-right* within PD-96. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=13.55-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*X=1,099.54-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=1,078.50-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*36-Feet*	*X<36-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=28.08%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/300 SF (107 Required)* *1 Parking Space/300 SF (210 Required)* *3 + 1 Parking Space/100 Units SF (4 Required)* *Total Required = 321*	*X=393; In Conformance*
Minimum Landscaping Percentage	*20%*	*In Conformance*
Maximum Impervious Coverage	*85-90%*	*X<85%; In Conformance*

TREESCAPE PLAN

The Treescape Plan provided by the applicant indicates that the development will result in a total mitigation balance of 1,147 caliper inches of trees. The proposed landscape plan shows that 920 caliper inches of Caddo Maple, Little Gem Magnolia, Post Oak, American Sycamore, and Cedar Elm trees will be planted on the subject property as part of this development. This reduces the mitigation balance to 227 caliper inches of trees. According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) developers may pay up to 20% of their mitigation balance at $100.00 per caliper inch. In this case the applicant is paying the remaining 227 caliper inches (*i.e. 19.79%*) for a fee of $22,700.00 (*i.e. 227 caliper inches X $100.00 = $22,700.00*).

CONFORMANCE WITH THE CITY'S CODES

According to Planned Development District 96 (PD-96), the underlying zoning of the subject property is for limited Commercial (C) District land uses. According to Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*,

of the Unified Development Code (UDC) the "Commercial (C) District is the proper zoning classification for most types of commercial development…" which includes "…most types of office and retail activity with some special provisions for wholesale land uses." This section continues to say that the Commercial (C) District "…mostly excludes land uses that are not compatible with retail shopping (*e.g. lumberyards, contractor yards, warehousing, or other land uses with high volumes of truck traffic and low volumes of retail traffic*)." In this case the applicant is requesting *Mini-Warehousing* and *Office/Warehouse*, where *Office* appears to be the only use consistent with Subsection 04.05 of Article 05, of the UDC. According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office* is permitted *by-right*, *Mini-Warehousing* requires a *Specific Use Permit (SUP)*, and *Warehousing* is *prohibited* in a Commercial (C) District. With this being said the subject property is located within Planned Development District 96 (PD-96), which specifically allows *Mini-Warehouse* and *Warehouse* as permitted *by-right* land uses. Planned Development District 96 (PD-96) allowed these uses to be established on the subject property and the ordinance was tailored to accommodate flex office with warehousing and mini-warehouses that serve as luxury car garages. These land uses are not well defined by the Unified Development Code (UDC), which is what led to the establishment of Planned Development District 96 (PD-96).

To accommodate the unique uses permitted within Planned Development District 96 (PD-96), additional landscaping, screening, and material requirements were included in the district and intended to address the potential future residential adjacency on the adjacent parcels. Specifically, the Planned Development District requires [*1*] a ten (10) foot a landscape buffer on the east property line that includes ground cover, shrubs, and canopy trees on 20-foot centers, and [*2*] that each building that faces or is visible from Horizon Road [*FM-3097*] is required to meet the *General Overlay District* material requirements. In this case, the applicant conforms to all of the requirements set forth by Planned Development District 96 (PD-96), the *General Overlay District Standards*, and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Southwest Residential District* and is designated for *Commercial/Retail* land uses. The *District Strategies* for the *Southwest Residential District* designate the subject property as a *Transitional Area* or an area "…currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties …" In this case, the proposed site plan would establish a conforming development that would have a positive impact on the adjacent properties and remove two (2) existing older structures at 5879 & 5981 Horizon Road [*FM-3097*]. Based on this the applicant's request appears to conform with the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 28, 2022, and made recommendation that the applicant meet the minimum roof pitch (*i.e. 6:12*) on the roofs that do not incorporate a parapet, add a stone element/projection midway on building 1, and address staff comments in relation to the building elevations. Before action is taken on the building elevations, the ARB will review the applicant's revised building elevations and provide a recommendation to the Planning and Zoning Commission at the *July 26, 2022* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for a *Mini-Warehouse* and *Office/Warehouse* development (*i.e. Garages of Texas*) on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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	BINDER ~~CARL JR~~ DEBORAH	☐ APPLICANT	
CONTACT PERSON	BINDER ~~CARL JR~~ "	CONTACT PERSON	
ADDRESS	5981 FM 3097	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032-7790	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15TH DAY OF June, 2022. 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* June, 2022.

OWNER'S SIGNATURE DEBORAH BINDER

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MACKENZIE LIDDELL
Notary Public, State of Texas
Comm. Expires 06-07-2025
Notary ID 133142302

MY COMMISSION EXPIRES 6/7/25

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-031

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

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CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)	CURRENT USE	Residential		
PROPOSED ZONING	PD (Planned Development District)	PROPOSED USE	Commercial/Retail		
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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	TTI MANAGEMENT GROUP LLC	☐ APPLICANT	
CONTACT PERSON	TTI MANAGEMENT GROUP LLC	CONTACT PERSON	
ADDRESS	1435 QUAIL RUN RD	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

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

AMY KINNARD
Notary Public, State of Texas
Comm. Expires 10-18-2025
Notary ID 133393289

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* June, 20 22

OWNER'S SIGNATURE Doyle Tully

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amy Kinnard

MY COMMISSION EXPIRES 10-18-2025

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2022-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1&2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

ADDRESS	5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032				
SUBDIVISION	Rainbow Acres	LOT	8R,9R,10,11	BLOCK	
GENERAL LOCATION	Site located across from County Club Drive, along FM 3097				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG (Agricultural District)		CURRENT USE	Residential	
PROPOSED ZONING	PD (Planned Development District)		PROPOSED USE	Commercial/Retail	
ACREAGE	13.55± acres	LOTS [CURRENT]	4	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	MCCOY SHIREE DAY	☐ APPLICANT	
CONTACT PERSON	MCCOY SHIREE DAY	CONTACT PERSON	
ADDRESS	5879 FM 3097	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032-7788	CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shiree McCoy [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 $ 0, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF June, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

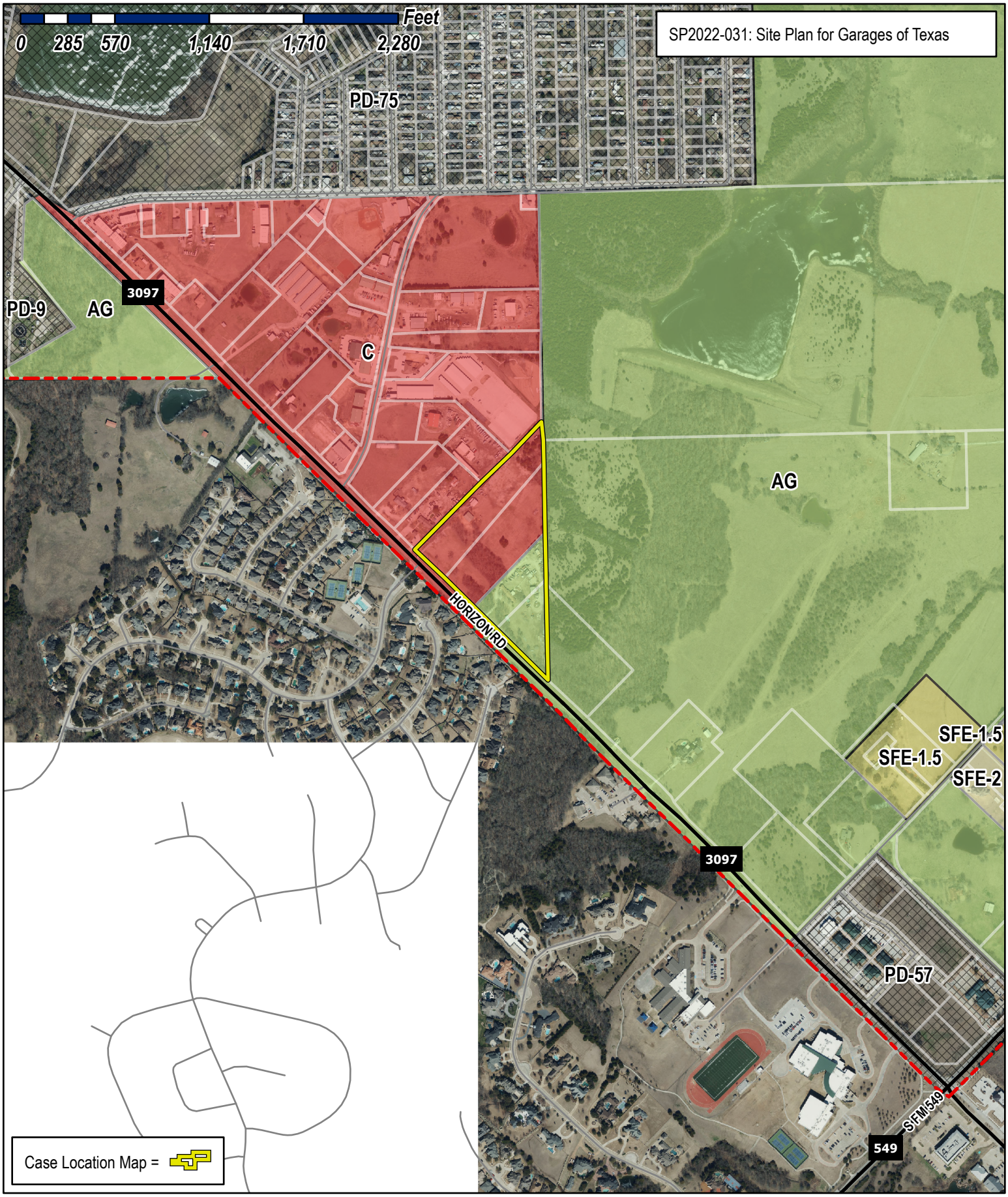
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
SAMUEL ZAMMUTO
Notary ID #133592860
My Commission Expires
February 16, 2026

MY COMMISSION EXPIRES 2/16/2026



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

MATCHLINE (SEE THIS SHEET)

MATCHLINE (SEE THIS SHEET)

SITE PLAN

5901 HORIZON RD. ROCKWALL, TX 75032
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. SP2022-031
SUBMITTED: 07-06-2022

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
6. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LOCATION MAP

SCALE: N.T.S.

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB
- PROP. WATER MAIN
- PROP. SEWER MAIN

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

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES 590,200 SF
CURRENT ZONING	PD - PLANNED DEVELOPMENT DISTRICT
CURRENT BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
CURRENT LAND USE	MINI-WAREHOUSE & FLEX OFFICE

PARKING	
REQUIRED PARKING (FLEX OFFICE)	(1 SPACES/300 SF) = 107 SPACES
PROVIDED PARKING (FLEX OFFICE)	107 SPACES
ADA PARKING (FLEX OFFICE)	5 SPACES (1 VAN, 4 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSE WITH OFFICE)	(1 SPACE/300 SF) = 210 SPACES
PROVIDED PARKING (MINI-WAREHOUSE WITH OFFICE)	221 SPACES
ADA PARKING (MINI-WAREHOUSE WITH OFFICE)	7 SPACES (1 VAN, 6 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(3 + 1 SPACE/100 UNITS) = 4 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	65 SPACES
ADA PARKING (MINI-WAREHOUSES)	3 SPACES (1 VAN, 2 STANDARD)

SETBACKS		
	REQUIRED	PROVIDED
FRONT YARD SETBACK	15'	40'
REAR YARD SETBACK	10'	30'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'	30'
SIDE YARD SETBACK	10'	14'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'	N/A

UNITS	
MINI-WAREHOUSE UNIT COUNT	58 UNITS
MINI-WAREHOUSE WITH OFFICE UNIT COUNT	42 UNITS
FLEX OFFICE UNIT COUNT	11 UNITS

BUILDINGS		
	REQUIRED	PROVIDED
MINIMUM DISTANCE BETWEEN BUILDINGS	10'	10'
MAXIMUM BUILDING COVERAGE	60%	28%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1	4:1
MAXIMUM HEIGHT	36'	26'

LANDSCAPING		
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	PER PD	
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	PER PD	
MAXIMUM IMPERVIOUS PARKING (%)	REQUIRED 85%-90%	PROVIDED 67%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	REQUIRED 20%	PROVIDED 33%

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER CIVIL DESIGN AND CONTENT OF THESE PLANS ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SIGNED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER, PE

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	07/06/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL SITE PLAN

FOR

Garages OF TEXAS

5901 HORIZON ROAD
ROCKWALL, TX 75032
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

SITE PLAN

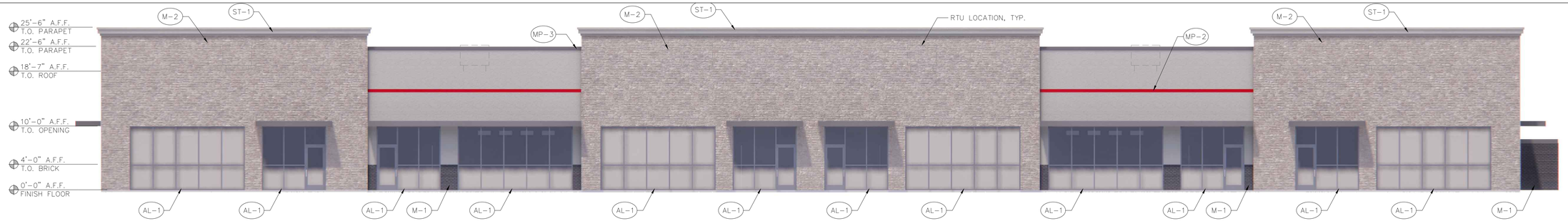
SHEET NUMBER:

01

ZONING CASE: SP2022-031

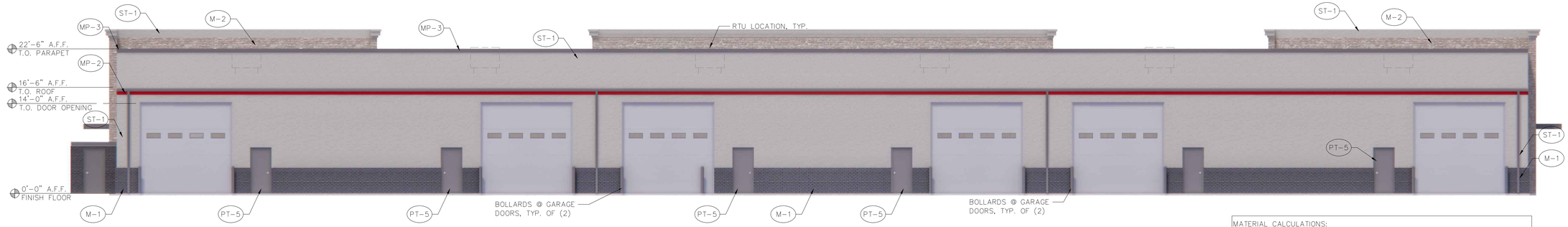
50 25 12.5 0 50
1"= 50'

H:\2022\TXA220027.00\06ENGINEERING\DRAWINGS\EXHIBITS\PD EXHIBITS\EXHIBIT C PD CONCEPT PLAN — LAYOUT CONCEPT



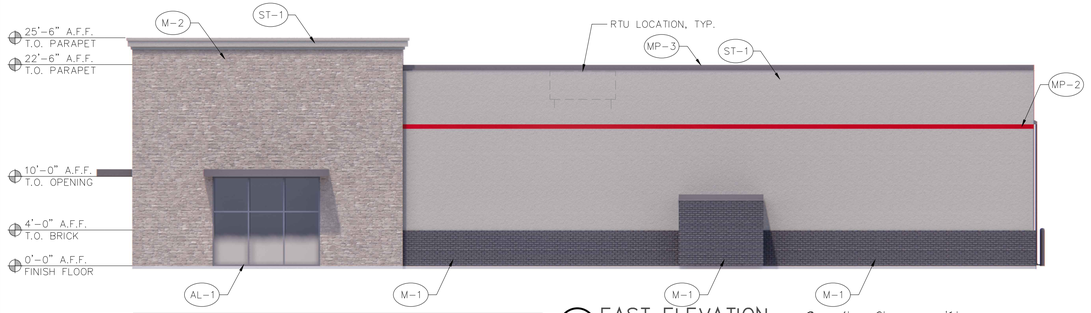
MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	2,590 SQ. FT. (66.7%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,051 SQ. FT. (27.1%)
BRICK VENEER (BLACK ICE):	99 SQ. FT. (2.5%)
MISC. (METAL COPING / AWNING)	144 SQ. FT. (3.7%)
FACADE TOTAL:	3,884 SQ FT.
MASONRY TOTAL:	96.3%

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



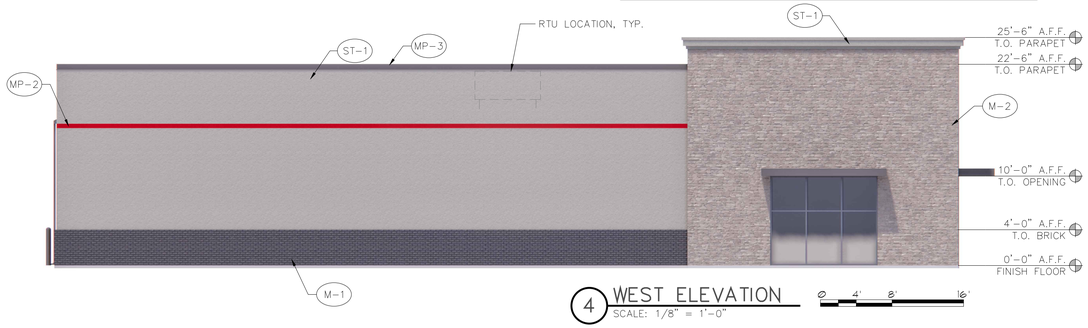
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	464 SQ. FT. (11.7%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	2,698 SQ. FT. (68.1%)
BRICK VENEER (BLACK ICE):	492 SQ. FT. (12.4%)
MISC. (METAL COPING)	309 SQ. FT. (7.8%)
FACADE TOTAL:	3,963 SQ FT.



MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	605 SQ. FT. (31.1%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,211 SQ. FT. (50.0%)
BRICK VENEER (BLACK ICE):	334 SQ. FT. (14.9%)
MISC. (METAL COPING / AWNING)	88 SQ. FT. (4.0%)
FACADE TOTAL:	2,238 SQ FT.
MASONRY TOTAL:	96%

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	605 SQ. FT. (31.1%)
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MASONRY TOTAL:	96%

4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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PRELIMINARY
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FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9822
www.Franzarchitects.com

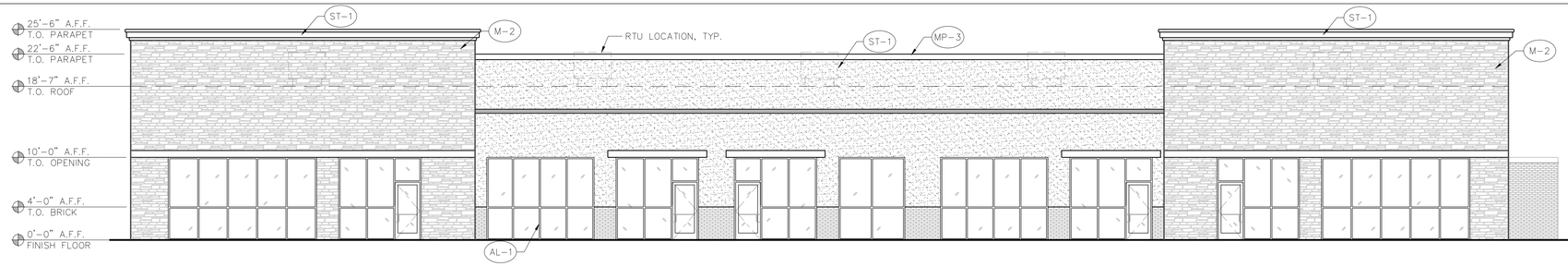
GARAGES OF TEXAS

ADDRESS TBD
5.738 ACRES
5870, 5912 & 6061 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED CANTS

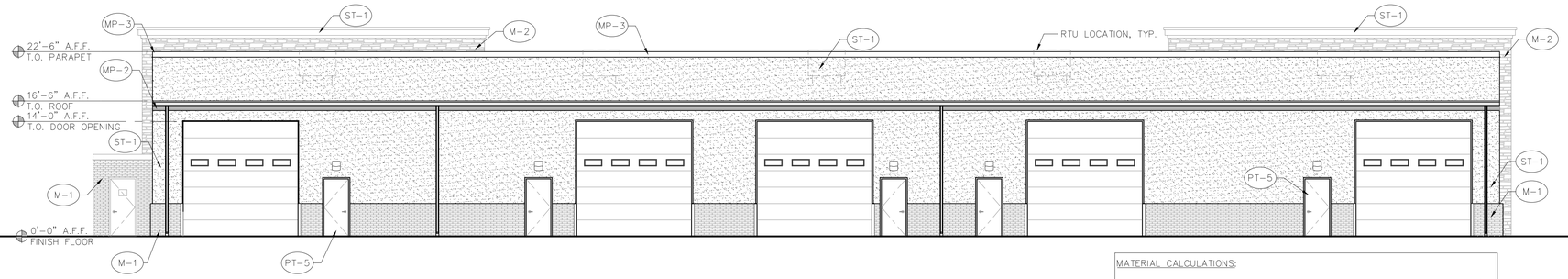
File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 1



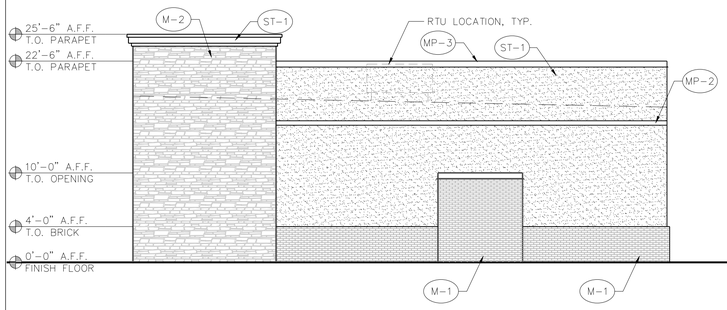
MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	1,388 SQ. FT. (48.4%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,147 SQ. FT. (40.0%)
BRICK VENEER (BLACK ICE):	134 SQ. FT. (4.7%)
MISC. (METAL COPING / AWNING)	198 SQ. FT. (6.9%)
FACADE TOTAL:	2,867 SQ FT.
MASONRY TOTAL:	93.1%

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



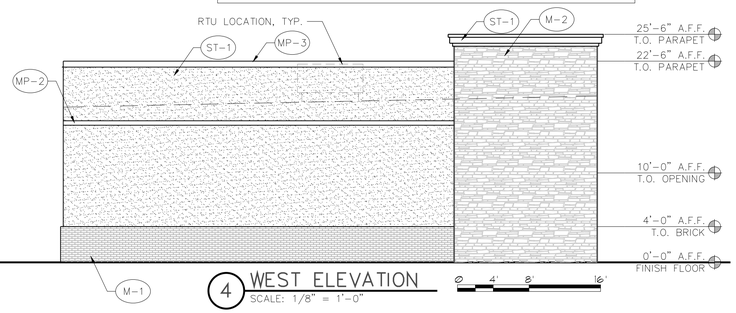
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	508 SQ. FT. (18.0%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,931 SQ. FT. (68.4%)
BRICK VENEER (BLACK ICE):	285 SQ. FT. (10.1%)
MISC. (METAL COPING)	99 SQ. FT. (3.5%)
FACADE TOTAL:	2,823 SQ FT.



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	386 SQ. FT. (27.8%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	722 SQ. FT. (50%)
BRICK VENEER (BLACK ICE):	226 SQ. FT. (16.3%)
MISC. (METAL COPING / AWNING)	56 SQ. FT. (4%)
FACADE TOTAL:	1,390 SQ FT.
MASONRY TOTAL:	94.4%



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	386 SQ. FT. (27.8%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	722 SQ. FT. (50%)
BRICK VENEER (BLACK ICE):	226 SQ. FT. (16.3%)
MISC. (METAL COPING / AWNING)	56 SQ. FT. (4%)
FACADE TOTAL:	1,390 SQ FT.
MASONRY TOTAL:	94.4%

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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ADDRESS TBD
5.738 ACRES
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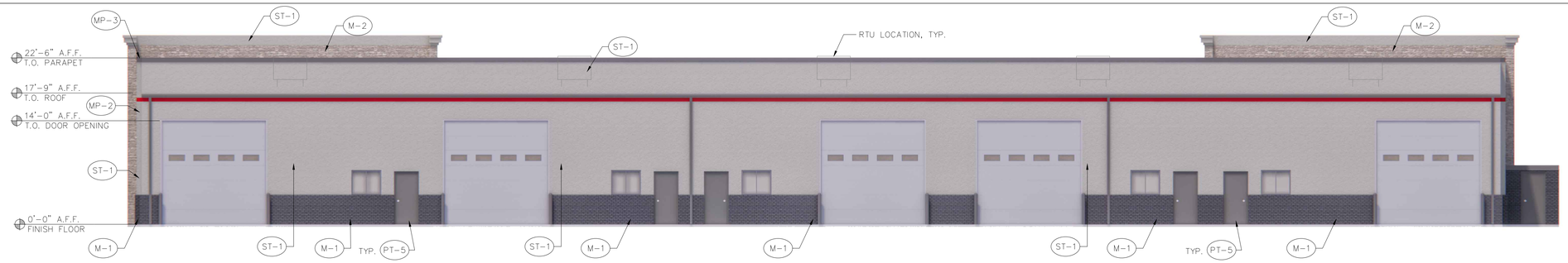
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED CANTS

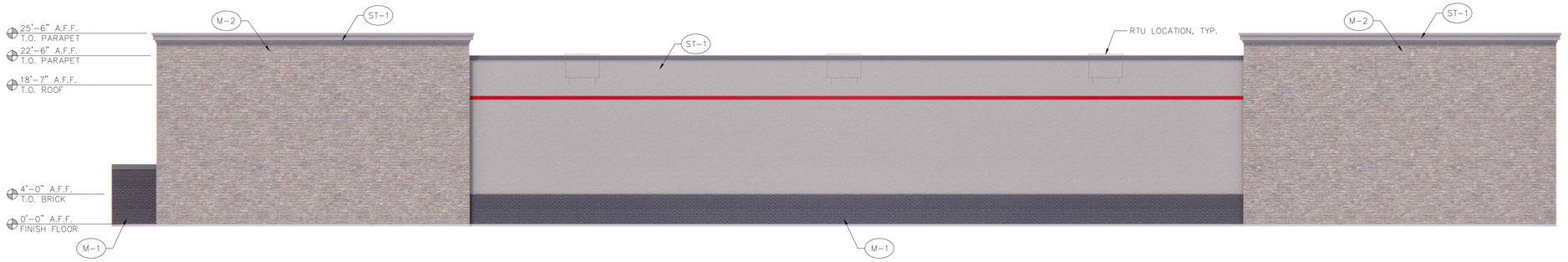
File Name: 22161-A2.2	Project No:	22161	
	Date:	06/6/22	
	Drawn By:		DBL
	Checked By:		JWF

SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 2



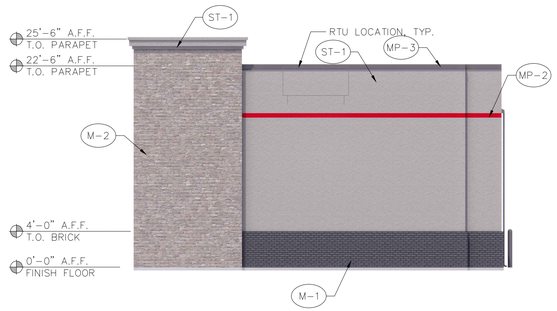
MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	510 SQ. FT. (15.4%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	2,181 SQ. FT. (65.7%)
BRICK VENEER (BLACK ICE):	258 SQ. FT. (7.8%)
MISC. (METAL COPING)	371 SQ. FT. (11.1%)
FACADE TOTAL:	3,320 SQ FT.

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



MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	2,022 SQ. FT. (44.7%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	1,848 SQ. FT. (40.9%)
BRICK VENEER (BLACK ICE):	469 SQ. FT. (10.4%)
MISC. (METAL COPING / AWNING)	181 SQ. FT. (4%)
FACADE TOTAL:	4,520 SQ FT.
MASONRY TOTAL:	94.7%

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



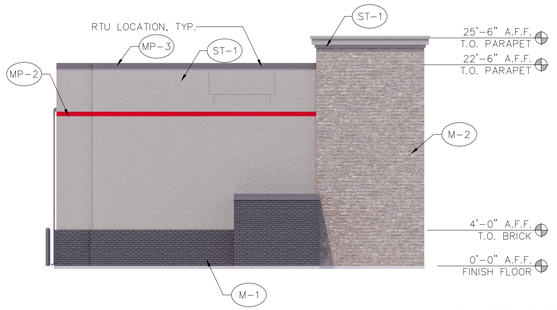
MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	314 SQ. FT. (32.6%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	505 SQ. FT. (50%)
BRICK VENEER (BLACK ICE):	113 SQ. FT. (11.7%)
MISC. (METAL COPING / AWNING)	32 SQ. FT. (3.3%)
FACADE TOTAL:	964 SQ FT.
MASONRY TOTAL:	94.7%

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLIAMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: LT-3.3 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY



MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	314 SQ. FT. (32.6%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	505 SQ. FT. (50%)
BRICK VENEER (BLACK ICE):	113 SQ. FT. (11.7%)
MISC. (METAL COPING / AWNING)	32 SQ. FT. (3.3%)
FACADE TOTAL:	964 SQ FT.
MASONRY TOTAL:	94.7%

4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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Phone: (214)-341-9620
Contact: FRED CANS

File Name: 22161-A2.2
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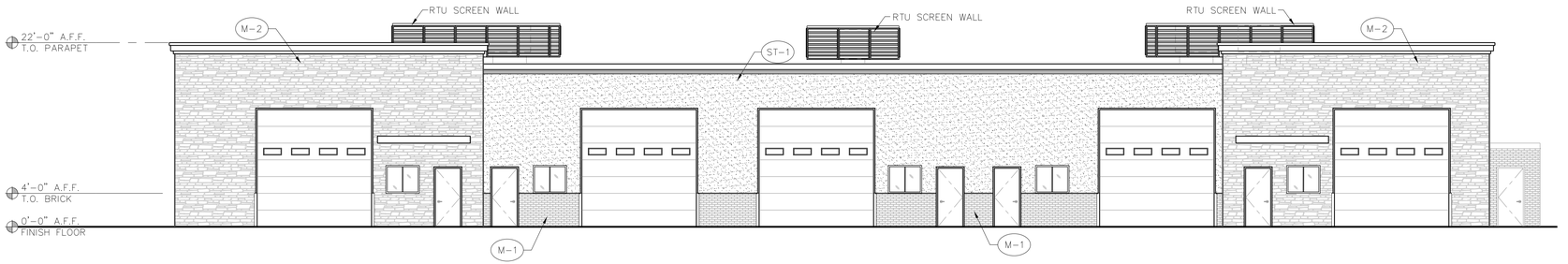
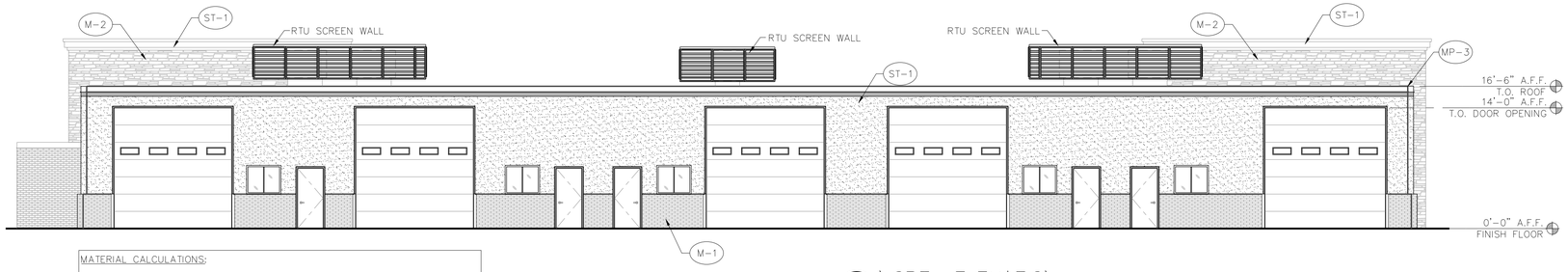
Drawn By: DBL
Checked By: JWF

SHEET
A2.2
EXTERIOR ELEVATION
BLDG 1 MINI WAREHOUSE WITH OFFICE



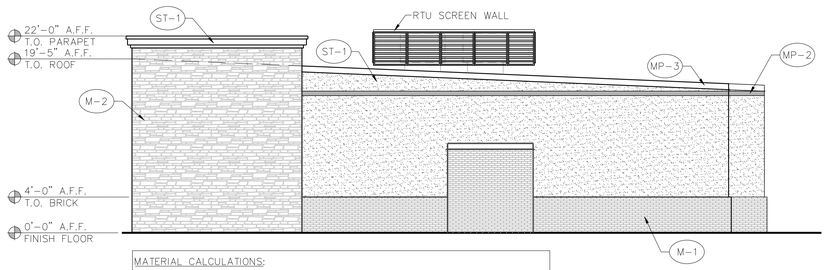
MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	927 SQ. FT. (46.8%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	761 SQ. FT. (38.4%)
BRICK VENEER (BLACK ICE):	174 SQ. FT. (8.7%)
MISC. (METAL COPING / AWNING)	118 SQ. FT. (5.9%)
FACADE TOTAL:	1,980 SQ FT.
MASONRY TOTAL:	94.3%

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



MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	234 SQ. FT. (14.5%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	917 SQ. FT. (50%)
BRICK VENEER (BLACK ICE):	335 SQ. FT. (20.8%)
MISC. (METAL COPING)	118 SQ. FT. (7.4%)
FACADE TOTAL:	1,604 SQ FT.

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



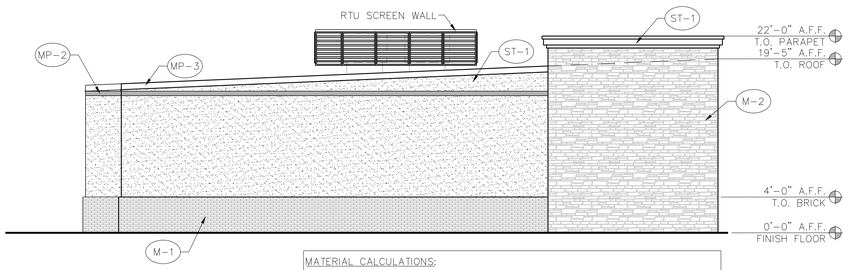
MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	392 SQ. FT. (29.9%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	584 SQ. FT. (44.6%)
BRICK VENEER (BLACK ICE):	259 SQ. FT. (19.7%)
MISC. (METAL COPING / AWNING)	75 SQ. FT. (5.7%)
FACADE TOTAL:	1,310 SQ FT.
MASONRY TOTAL:	93.9%

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: AW-16 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY



MATERIAL CALCULATIONS:	
AUSTIN STONE VENEER:	392 SQ. FT. (29.9%)
PAINTED STUCCO (SW7019 GAUNTLET GRAY):	584 SQ. FT. (44.6%)
BRICK VENEER (BLACK ICE):	259 SQ. FT. (19.7%)
MISC. (METAL COPING / AWNING)	75 SQ. FT. (5.7%)
FACADE TOTAL:	1,310 SQ FT.
MASONRY TOTAL:	93.9%

4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAND COLOR: SHADOW GRAY

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Contact: FRED GANS

File Name:	22161-A2.2		
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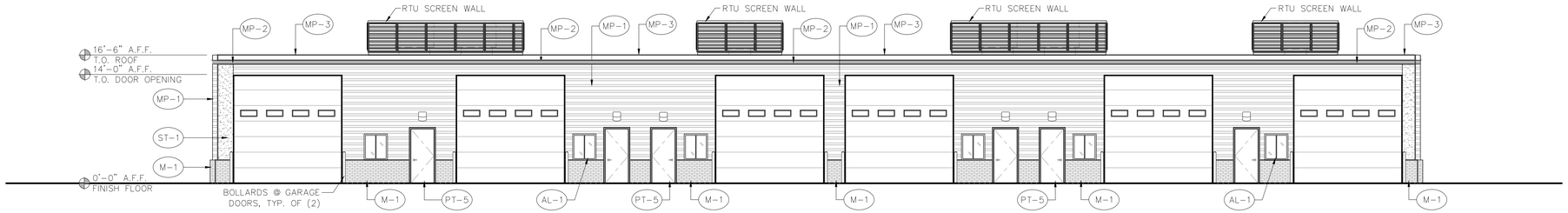
Drawn By:		DBL	
Checked By:		JWF	

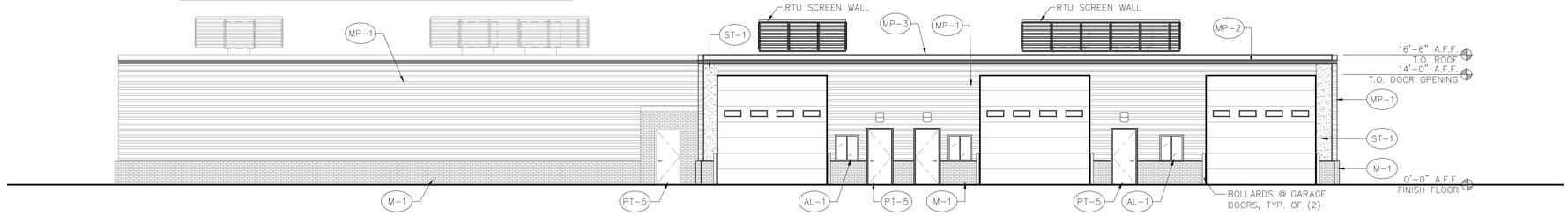
SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 2



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	155 SQ. FT. (13.2%)
STUCCO	46 SQ. FT. (3.9%)
METAL WALL PANEL	795 SQ. FT. (67.4%)
MISC. (METAL COPING)	183 SQ. FT. (15.5%)
FACADE TOTAL:	1,179 SQ FT.

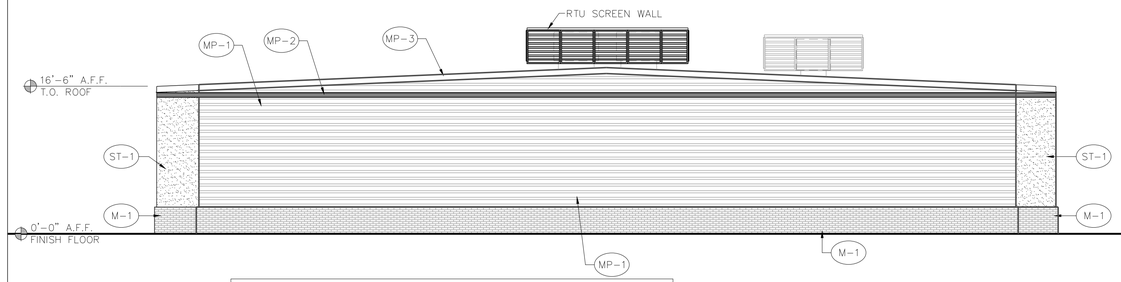
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	333 SQ. FT. (18.0%)
METAL WALL PANEL:	1335 SQ. FT. (72.1%)
AWNING	183 SQ. FT. (9.9%)
FACADE TOTAL:	1,851 SQ FT.

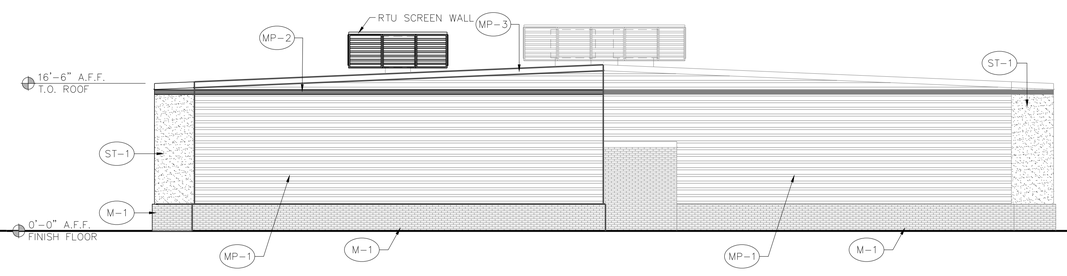
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	303 SQ. FT. (26%)
STUCCO:	100 SQ.FT. (5.7%)
METAL WALL PANEL:	1120 SQ. FT. (57.%)
MISC. (METAL COPING):	228 SQ. FT. (10%)
FACADE TOTAL:	1,751 SQ FT.

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	355 SQ. FT. (20%)
STUCCO:	100 SQ.FT. (6.0%)
METAL WALL PANEL:	1068 SQ. FT. (61.%)
MISC. (METAL COPING):	228 SQ. FT. (13%)
FACADE TOTAL:	1,751 SQ FT.

4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: AW-16 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAND COLOR: SHADOW GRAY

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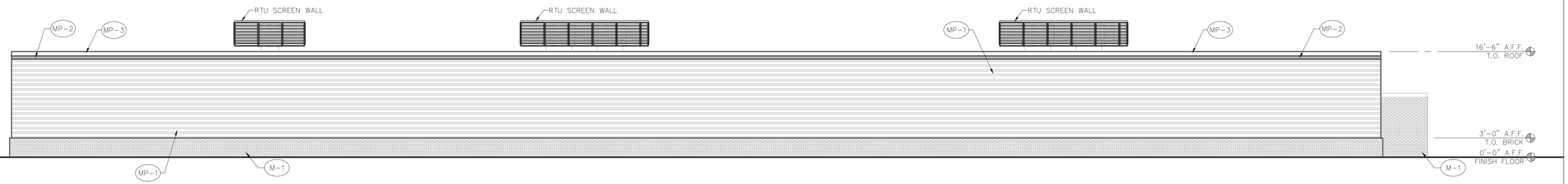
Phone: (214)-341-9620
Contact: FRED CANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 3

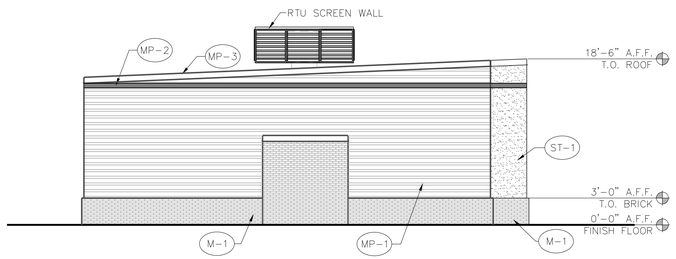
MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	416 SQ. FT. (17.4%)
STUCCO	48 SQ. FT. (2.0%)
METAL WALL PANEL	1,672 SQ. FT. (70.0%)
MISC. (METAL COPING)	253 SQ. FT. (10.6%)
FACADE TOTAL:	2,389 SQ FT.

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



MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	712 SQ. FT. (19.7%)
METAL WALL PANEL	2,641 SQ. FT. (73.1%)
MISC. (METAL COPING)	258 SQ. FT. (7.1%)
FACADE TOTAL:	3,611 SQ FT.

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	210 SQ. FT. (24.9%)
STUCCO:	50 SQ. FT. (5.9%)
METAL WALL PANEL:	518 SQ. FT. (61.4%)
MISC. (METAL COPING)	66 SQ. FT. (7.8%)
FACADE TOTAL:	844 SQ FT.

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

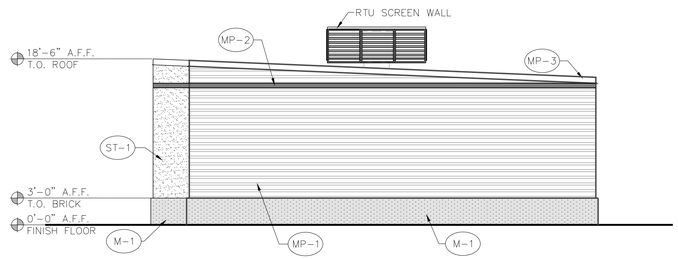
EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: AW-16 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAND COLOR: SHADOW GRAY



MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	150 SQ. FT. (17.5%)
STUCCO	50 SQ. FT. (5.9%)
METAL WALL PANEL	585 SQ. FT. (69.3%)
MISC. (METAL COPING)	59 SQ. FT. (7%)
FACADE TOTAL:	844 SQ FT.

4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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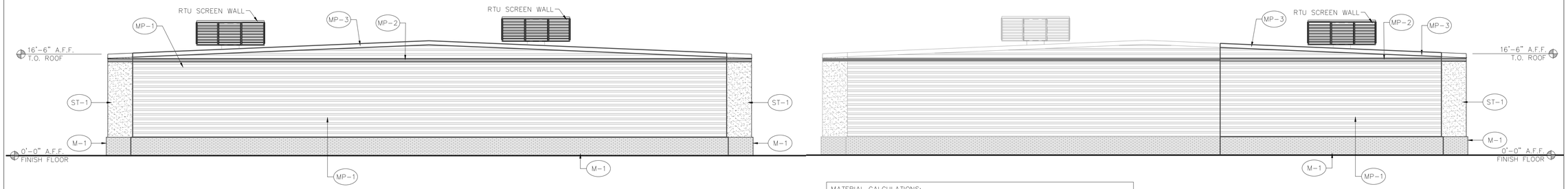
SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 4



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	316 SQ. FT. (17.1%)
STUCCO:	102 SQ.FT. (5.5%)
METAL WALL PANEL:	1,208 SQ. FT. (65.5%)
MISC. (METAL COPING):	219 SQ. FT. (11.8%)
FACADE TOTAL:	1,845 SQ FT.

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

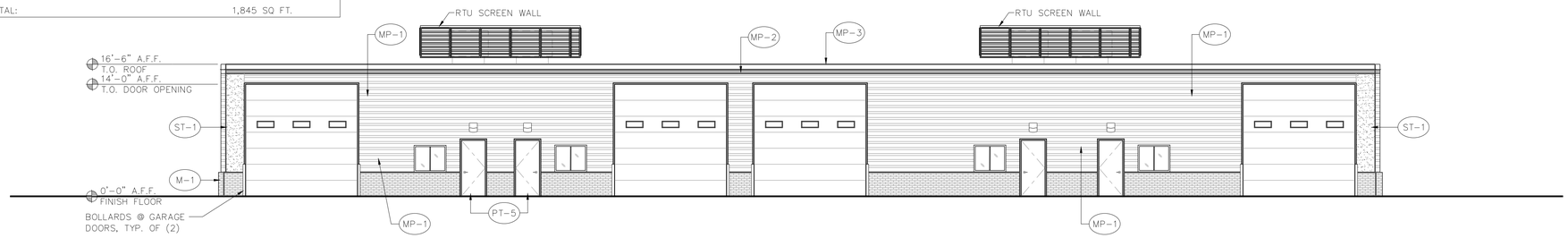
0 4' 8' 16'

MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	316 SQ. FT. (17.1%)
STUCCO:	102 SQ.FT. (5.5%)
METAL WALL PANEL:	1,208 SQ. FT. (65.5%)
MISC. (METAL COPING):	219 SQ. FT. (11.8%)
FACADE TOTAL:	1,845 SQ FT.

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

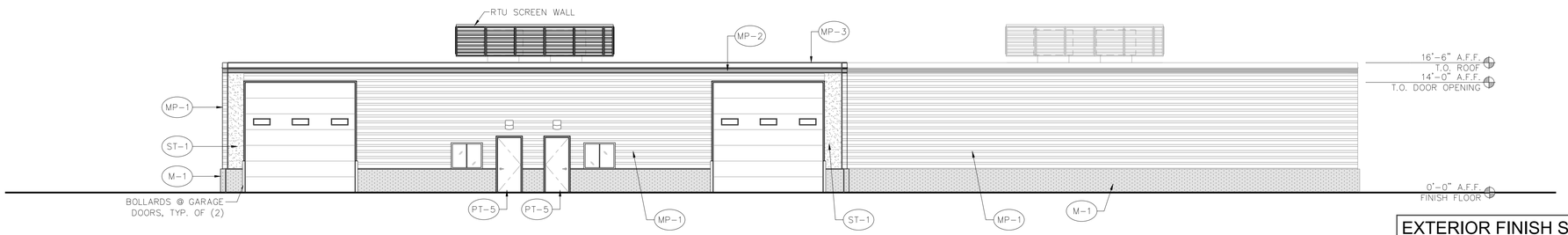


MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	224 SQ. FT. (15.6%)
STUCCO	158 SQ. FT. (11.0%)
METAL WALL PANEL	882 SQ. FT. (61.5%)
MISC. (METAL COPING)	169 SQ. FT. (11.9%)
FACADE TOTAL:	1,433 SQ FT.

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	327 SQ. FT. (16.4%)
STUCCO	158 SQ. FT. (8.0%)
METAL WALL PANEL	1,322 SQ. FT. (66.4%)
MISC. (METAL COPING)	183 SQ. FT. (9.2%)
FACADE TOTAL:	1,990 SQ FT.

4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAND COLOR: SHADOW GRAY

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: AW-16 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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GARAGES OF TEXAS

ADDRESS TBD
5.738 ACRES
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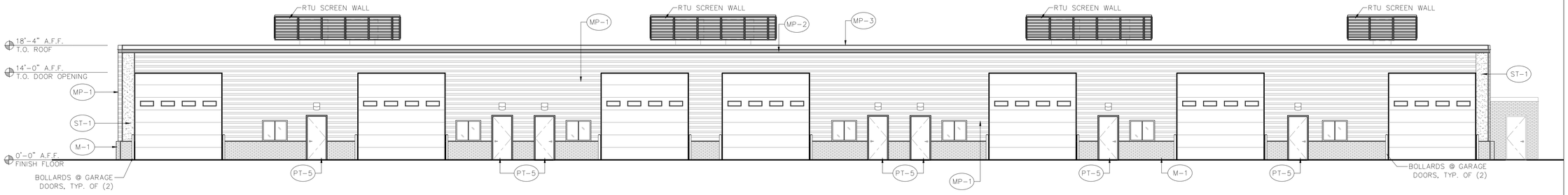
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

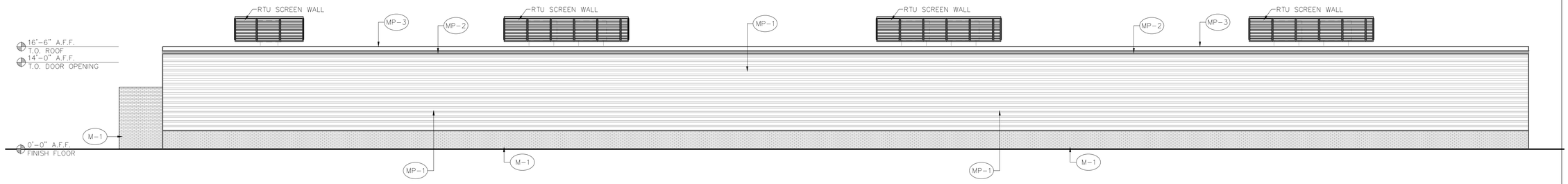
SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 5



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	332 SQ. FT. (16.2%)
STUCCO	48 SQ. FT. (2.3%)
METAL WALL PANEL	1,407 SQ. FT. (68.8%)
MISC. (METAL COPING)	259 SQ. FT. (12.7%)
FACADE TOTAL:	2,046 SQ. FT.

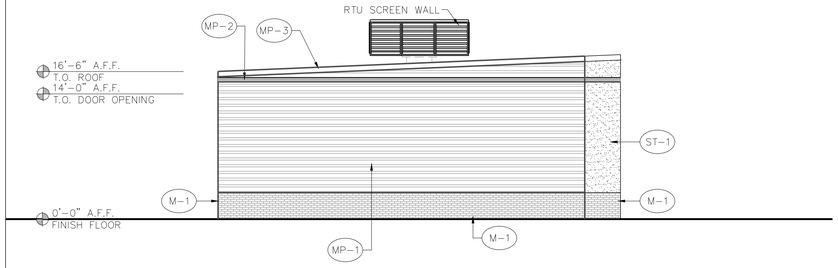
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	723 SQ. FT. (19.6%)
METAL WALL PANEL:	2,720 SQ. FT. (73.6%)
MISC. (METAL COPING):	260 SQ. FT. (7%)
FACADE TOTAL:	3,694 SQ FT.

2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	134 SQ. FT. (17.3%)
STUCCO:	49 SQ.FT. (6.3%)
METAL WALL PANEL:	507 SQ. FT. (65.6%)
MISC. (METAL COPING):	83 SQ. FT. (10.7%)
FACADE TOTAL:	773 SQ FT.

3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

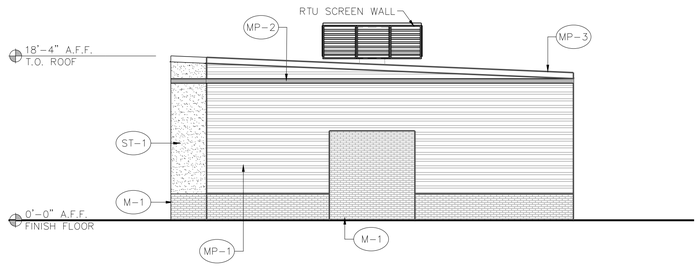
EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: AW-16 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAD COLOR: SHADOW GRAY



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	201 SQ. FT. (26%)
STUCCO:	49 SQ.FT. (6.3%)
METAL WALL PANEL:	440 SQ. FT. (56.9%)
MISC. (METAL COPING):	83 SQ. FT. (10.7%)
FACADE TOTAL:	773 SQ FT.

4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED CANTS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 6

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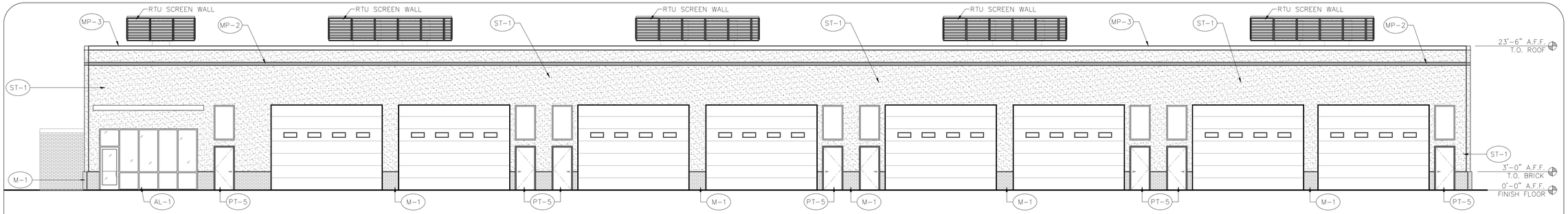
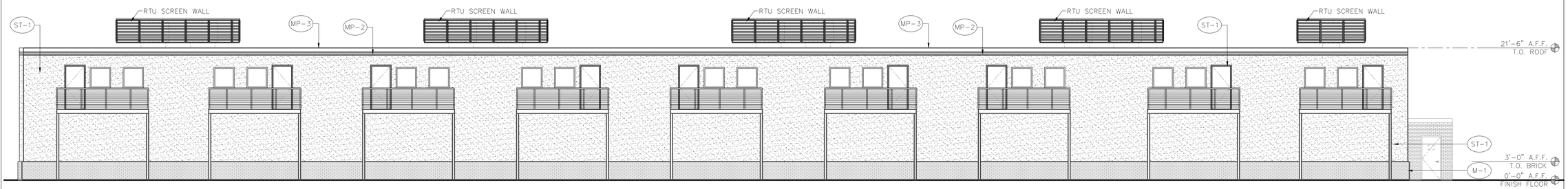


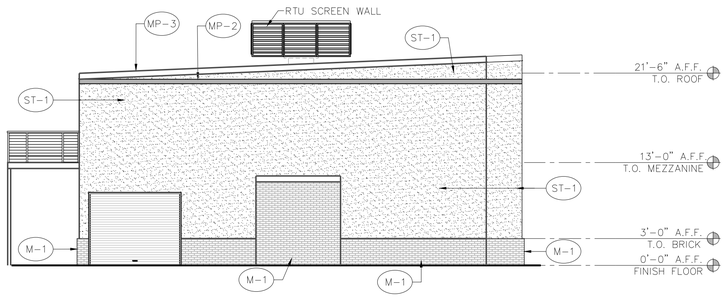
MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	181 SQ. FT. (6.4%)
STUCCO	2,383 SQ. FT. (84.1%)
MISC. (METAL COPING)	283 SQ. FT. (10.1%)
FACADE TOTAL:	2,845 SQ. FT.

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



MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	704 SQ. FT. (14.1%)
STUCCO:	2,383 SQ. FT. (48.4%)
MISC. (METAL COPING):	2,397 SQ. FT. (48.3%)
FACADE TOTAL:	4,959 SQ. FT.

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



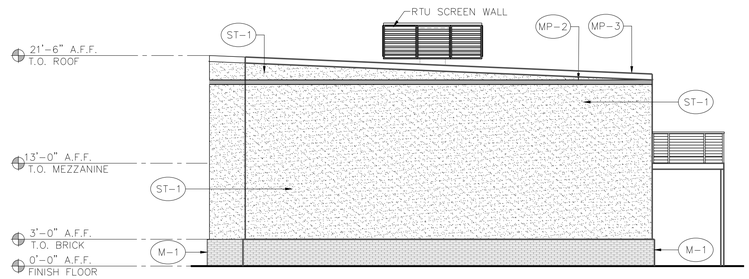
MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	179 SQ. FT. (17.3%)
STUCCO:	788 SQ. FT. (76.4%)
MISC. (METAL COPING):	65 SQ. FT. (6.3%)
FACADE TOTAL:	1,032 SQ. FT.

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: AW-16 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	150 SQ. FT. (13.4%)
STUCCO:	908 SQ.FT. (81.3%)
MISC. (METAL COPING):	58 SQ. FT. (5.2%)
FACADE TOTAL:	1,116 SQ FT.

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAD COLOR: SHADOW GRAY

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GARAGES OF TEXAS

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CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161- A2.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A2.1
EXTERIOR ELEVATION BUILDING 1

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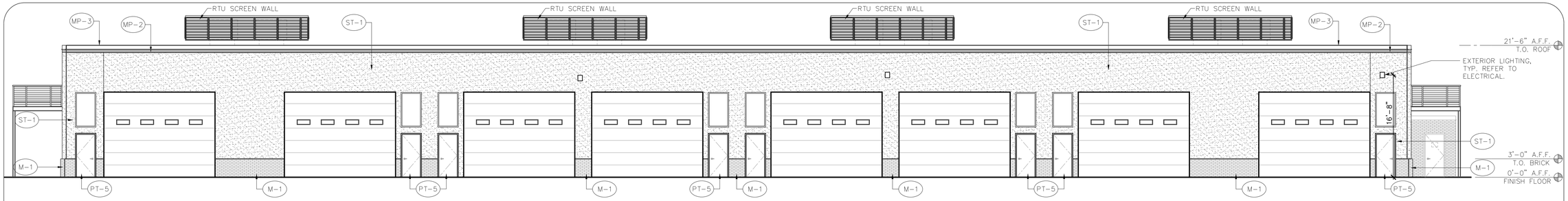
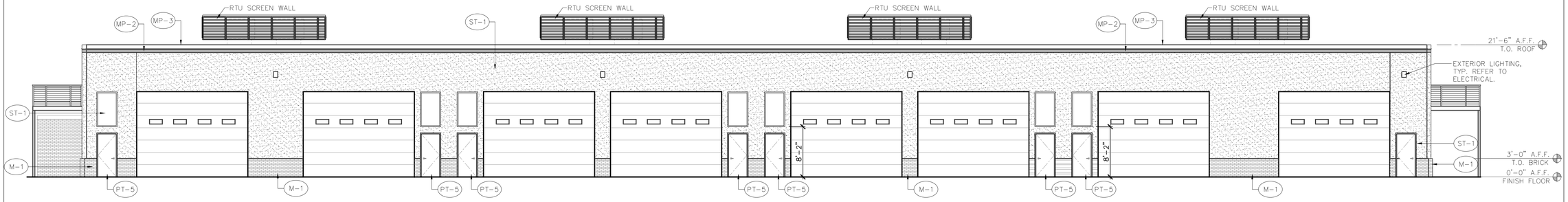


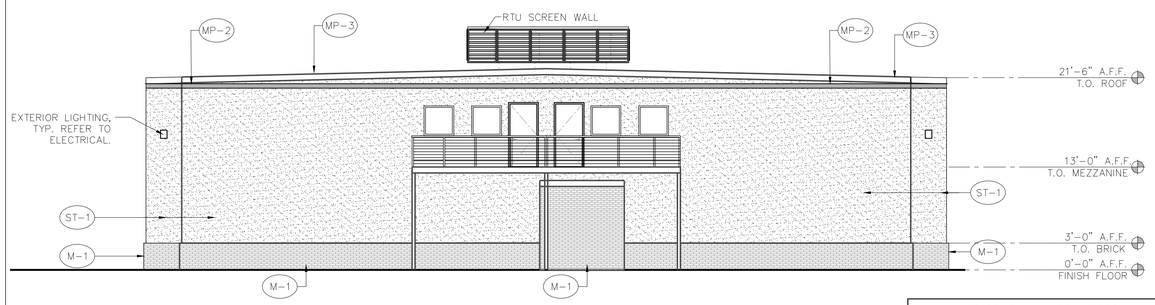
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	185 SQ. FT. (8.1%)
STUCCO	1,956 SQ. FT. (81.4%)
MISC. (METAL COPING)	283 SQ. FT. (12.1%)
FACADE TOTAL:	2,404 SQ. FT.



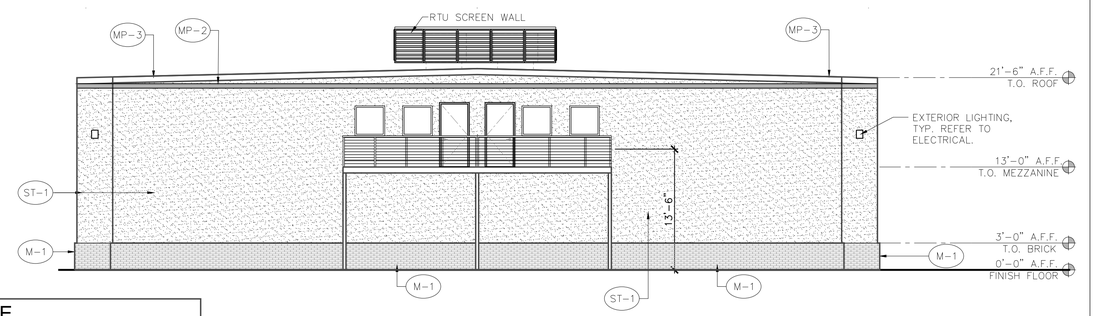
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	185 SQ. FT. (8.1%)
STUCCO	1,956 SQ. FT. (81.4%)
MISC. (METAL COPING)	283 SQ. FT. (12.1%)
FACADE TOTAL:	2,404 SQ. FT.



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	541 SQ. FT. (29.1%)
STUCCO	1,282 SQ. FT. (68.2%)
MISC. (METAL COPING)	67 SQ. FT. (4.1%)
FACADE TOTAL:	1,878 SQ. FT.



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	267 SQ. FT. (14.2%)
STUCCO	1,392 SQ. FT. (74.1%)
MISC. (METAL COPING)	67 SQ. FT. (4.1%)
FACADE TOTAL:	1,878 SQ. FT.

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: AW-16 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAD COLOR: SHADOW GRAY

NOTE: ALL LISTED HEIGHTS ARE ESTABLISHED FROM FINISH FLOOR 0'-0"

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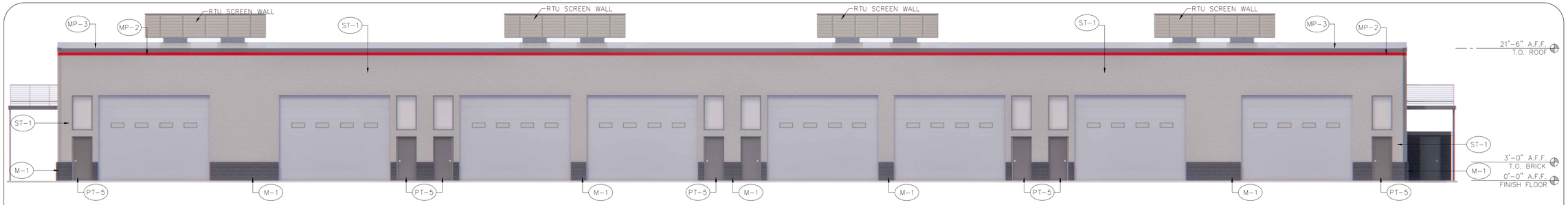
Drawn By: DBL
Checked By: JWF

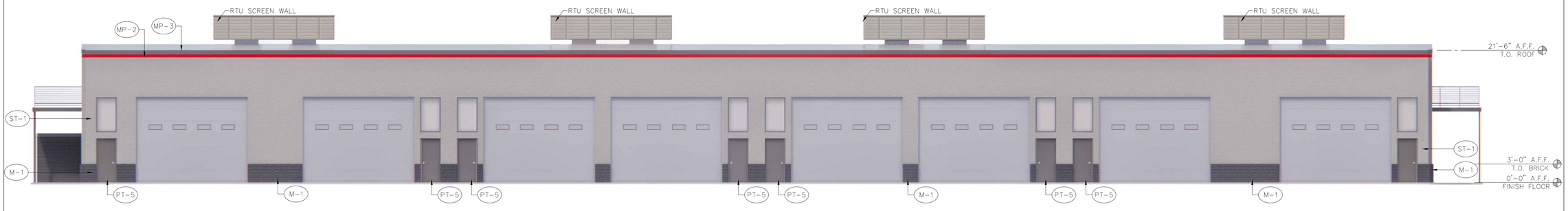
SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 2



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	183 SQ. FT. (7.7%)
STUCCO	1,937 SQ. FT. (82.2%)
MISC. (METAL COPING)	256 SQ. FT. (11.1%)
FACADE TOTAL:	2,376 SQ. FT.

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



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BRICK VENEER (BLACK ICE):	183 SQ. FT. (8.1%)
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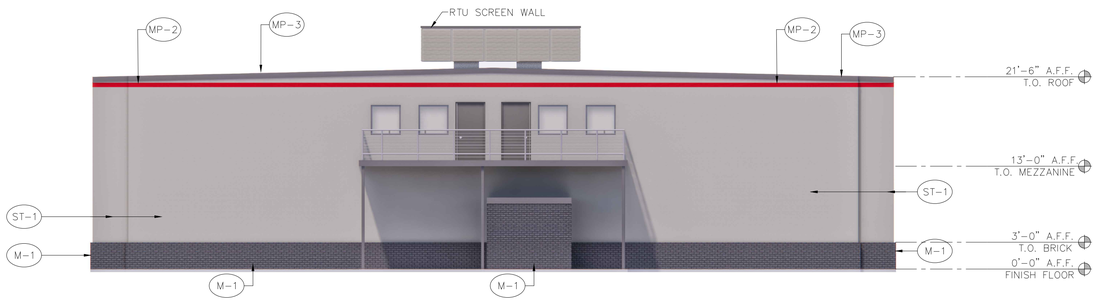
MISC. (METAL COPING)	256 SQ. FT. (11.1%)
FACADE TOTAL:	2,376 SQ. FT.

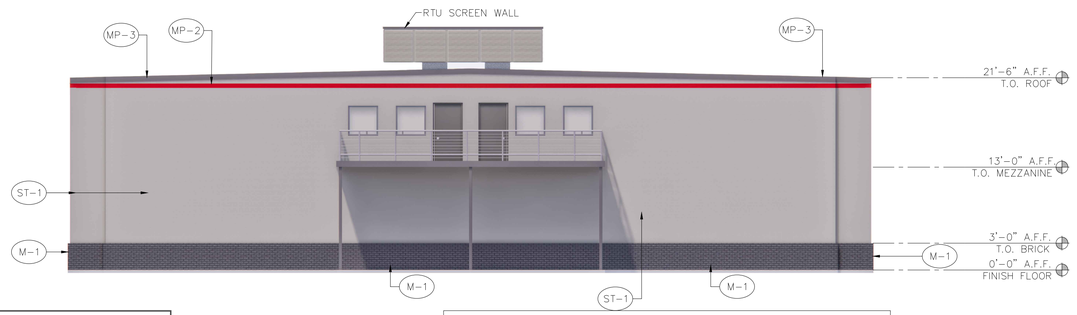
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	267 SQ. FT. (14.2%)
STUCCO:	1,391 SQ.FT. (74.1%)
MISC. (METAL COPING):	220 SQ. FT. (12.1%)
FACADE TOTAL:	1,878 SQ FT.

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL CALCULATIONS:

BRICK VENEER (BLACK ICE):	267 SQ. FT. (14.2%)
STUCCO:	1,391 SQ.FT. (74.1%)
MISC. (METAL COPING):	220 SQ. FT. (12.1%)
FACADE TOTAL:	1,878 SQ FT.

4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
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MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: AW-16 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAD COLOR: SHADOW GRAY

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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FRANZ architects
4055 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

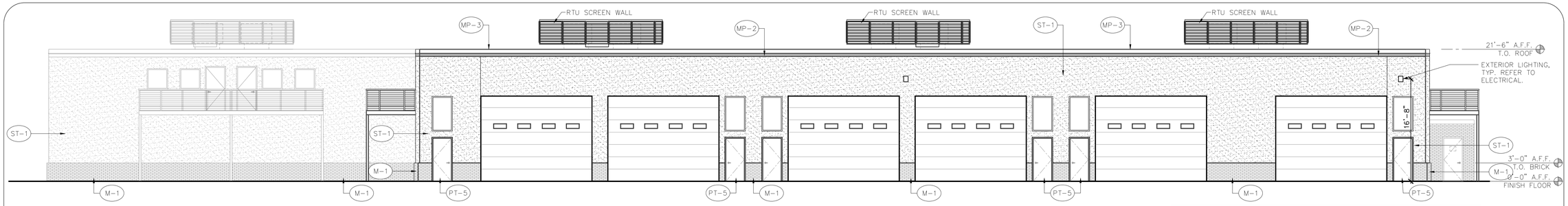
GARAGES OF TEXAS

ADDRESS TBD
5.758 ACRES
5879, 5973 & 6061 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

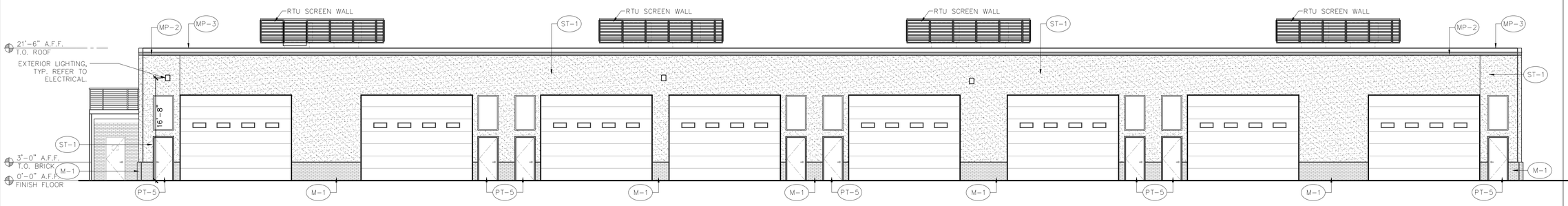
File Name: 22161 - A2.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 3



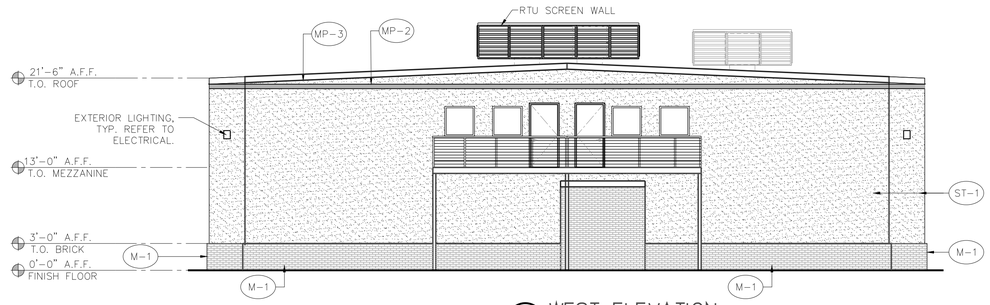
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	338 SQ. FT. (11.2%)
STUCCO	2,255 SQ. FT. (74.8%)
MISC. (METAL COPING)	155 SQ. FT. (5.1%)
FACADE TOTAL:	3,015 SQ. FT.



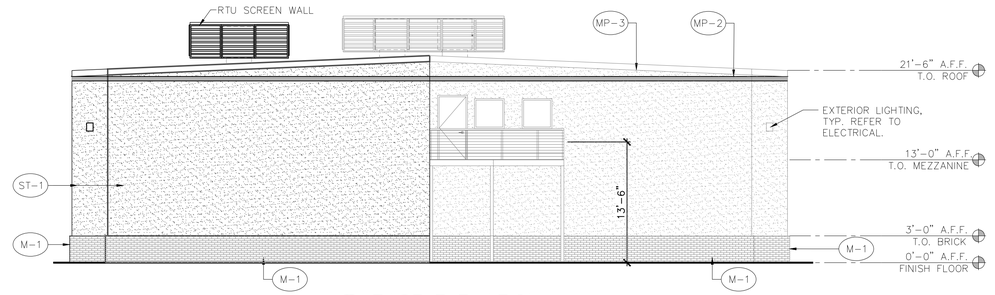
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	200 SQ. FT. (8.0%)
STUCCO	2,041 SQ. FT. (81.2%)
MISC. (METAL COPING)	155 SQ. FT. (6.2%)
FACADE TOTAL:	2,511 SQ. FT.



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	296 SQ. FT. (16.5%)
STUCCO	1,184 SQ. FT. (66.3%)
MISC. (METAL COPING)	60 SQ. FT. (3.4%)
FACADE TOTAL:	1,787 SQ. FT.



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	239 SQ. FT. (14.0%)
STUCCO	1,340 SQ. FT. (77.1%)
MISC. (METAL COPING)	283 SQ. FT. (16.2%)
FACADE TOTAL:	1,741 SQ. FT.

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
M-2	STONE VENEER	4" NATURAL STONE VENEER COLOR: AUSTIN STONE
PT-5	PAINT	MANUFACTURER: SHERWIN WILLAIMS COLOR: GAUNTLET GRAY (SW7019)
MP-1	PRE-FINISHED METAL PANEL	MANUFACTURER: ALLIANCE STEEL STYLE: AW-16 COLOR: ASH GRAY
MP-2	PRE-FINISHED METAL FLASHING	MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED
MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
AL-1	ALUMINUM STOREFRONT	MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED

NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAD COLOR: SHADOW GRAY

NOTE: ALL LISTED HEIGHTS ARE ESTABLISHED FROM FINISH FLOOR 0'-0"

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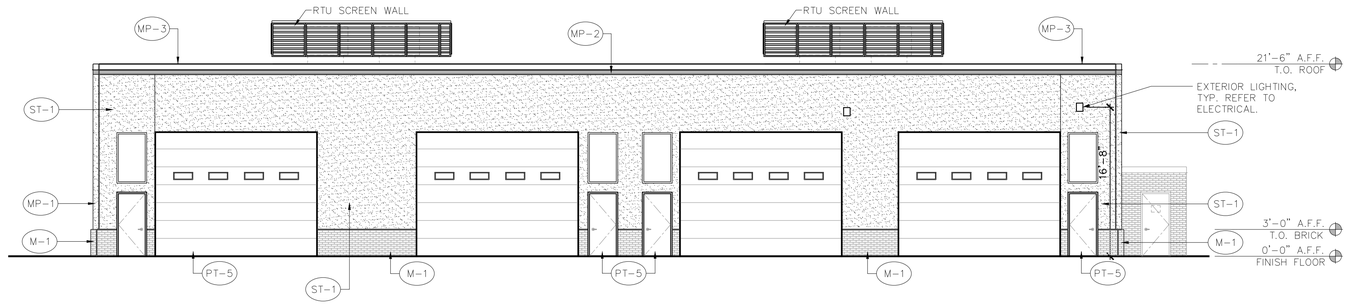
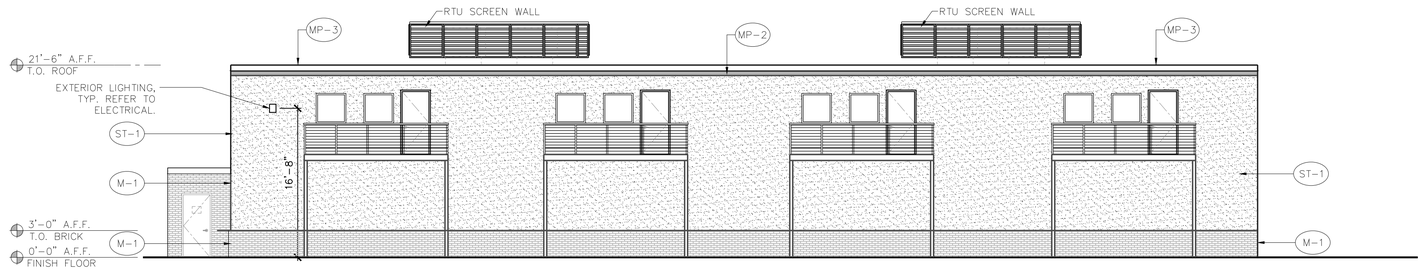
SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 4



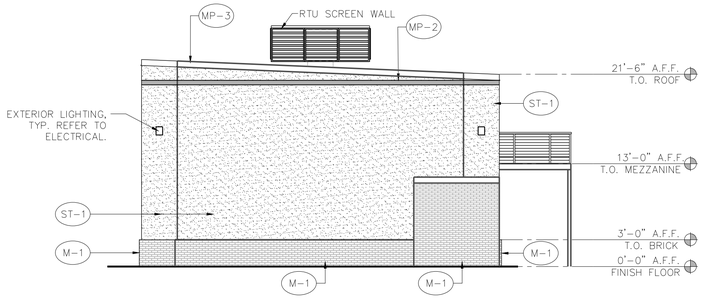
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	129 SQ. FT. (5.1%)
STUCCO	1,068 SQ. FT. (42.0%)
MISC. (METAL COPING)	83 SQ. FT. (3.3%)
FACADE TOTAL:	2,546 SQ. FT.



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	380 SQ. FT. (15.0%)
STUCCO	1,584 SQ. FT. (68.8%)
MISC. (METAL COPING)	83 SQ. FT. (3.5%)
FACADE TOTAL:	2,337 SQ. FT.



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	182 SQ. FT. (2.0%)
STUCCO	657 SQ. FT. (73.5%)
MISC. (METAL COPING)	33 SQ. FT. (3.7%)
FACADE TOTAL:	894 SQ. FT.

EXTERIOR FINISH SCHEDULE

NUMBER	TYPE	DETAIL DESCRIPTION
M-1	BRICK VENEER	MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK
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MP-3	PRE-FINISHED METAL COPING	MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY
ST-1	3-COAT STUCCO	COLOR: DORIAN GRAY (SW7017)
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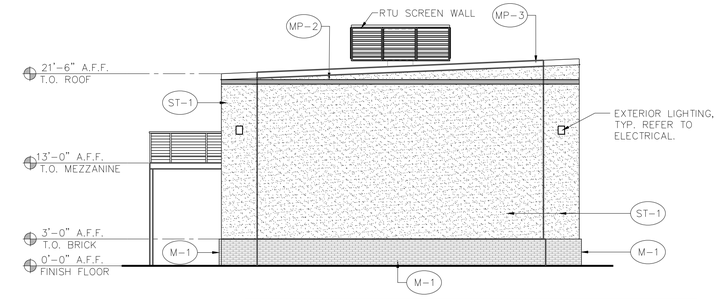
NOTE: ALL MISC. METALS , PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

HVAC - SCREENING

DETAIL DESCRIPTION
MANUFACTURER: CITYSCAPES STYLE: LOUVER (HORIZONTAL) TRIM: LINEAL BAD COLOR: SHADOW GRAY



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS:	
BRICK VENEER (BLACK ICE):	122 SQ. FT. (13.7%)
STUCCO	724 SQ. FT. (81.0%)
MISC. (METAL COPING)	27 SQ. FT. (3.0%)
FACADE TOTAL:	894 SQ. FT.

NOTE: ALL LISTED HEIGHTS ARE ESTABLISHED FROM FINISH FLOOR 0'-0"

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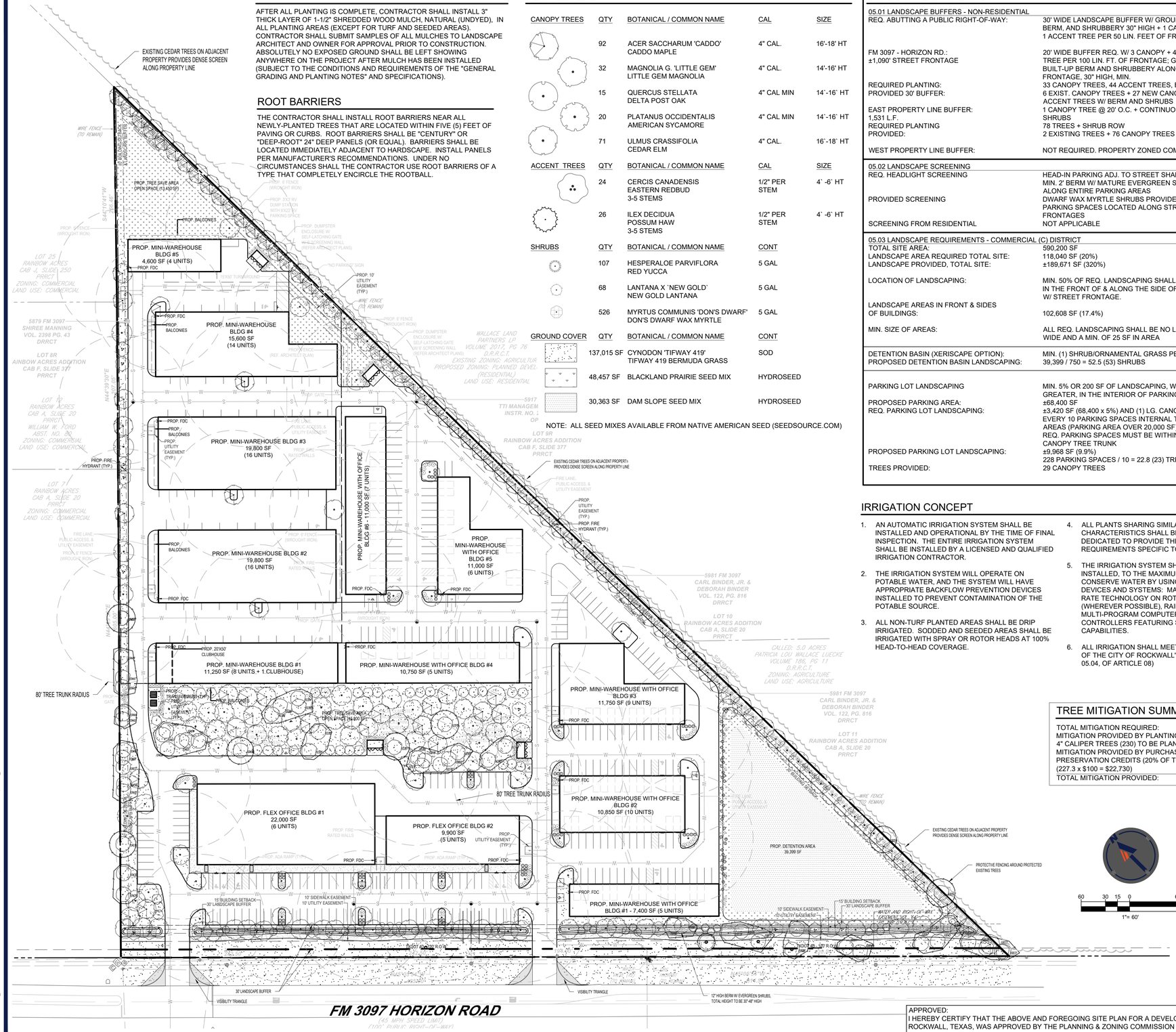
SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 5



MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

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

PLAN LEGEND

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	92	ACER SACCHARUM 'CADDO' CADDO MAPLE	4" CAL.	16'-18" HT
	32	MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA	4" CAL.	14'-16" HT
	15	QUERCUS STELLATA DELTA POST OAK	4" CAL MIN	14`-16` HT
	20	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	4" CAL MIN	14`-16` HT
	71	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16`-18` HT

ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	24	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	1/2" PER STEM	4` -6` HT
	26	ILEX DECIDUA POSSUM HAW 3-5 STEMS	1/2" PER STEM	4` -6` HT

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	107	HESPERALOE PARVIFLORA RED YUCCA	5 GAL
	68	LANTANA X `NEW GOLD` NEW GOLD LANTANA	5 GAL
	526	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL

GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT
	137,015 SF	CYNODON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS	SOD
	48,457 SF	BLACKLAND PRAIRIE SEED MIX	HYDROSEED
	30,363 SF	DAM SLOPE SEED MIX	HYDROSEED

NOTE: ALL SEED MIXES AVAILABLE FROM NATIVE AMERICAN SEED (SEEDSOURCE.COM)

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	30' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
FM 3097 - HORIZON RD.: ±1,090' STREET FRONTAGE	20' WIDE BUFFER REQ. W/ 3 CANOPY + 4 ACCENT TREE PER 100 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE, 30" HIGH, MIN.
REQUIRED PLANTING:	33 CANOPY TREES, 44 ACCENT TREES, BERM W/ SHRUBS
PROVIDED 30' BUFFER:	6 EXIST. CANOPY TREES + 27 NEW CANOPY TREES; 44 ACCENT TREES W/ BERM AND SHRUBS
EAST PROPERTY LINE BUFFER: 1,531 L.F.	1 CANOPY TREE @ 20' O.C. + CONTINUOUS ROW OF SHRUBS
REQUIRED PLANTING	78 TREES + SHRUB ROW
PROVIDED:	2 EXISTING TREES + 76 CANOPY TREES + SHRUB ROW
WEST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED COMMERCIAL (C)
05.02 LANDSCAPE SCREENING	
REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING	DWARF WAX MYRTLE SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES
SCREENING FROM RESIDENTIAL	NOT APPLICABLE
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	590,200 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	118,040 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±189,671 SF (320%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	102,608 SF (17.4%)
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASIN (XERISCAPE OPTION):	MIN. (1) SHRUB/ORNAMENTAL GRASS PER 750 SF
PROPOSED DETENTION BASIN LANDSCAPING:	39,399 / 750 = 52.5 (53) SHRUBS
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA:	±68,400 SF
REQ. PARKING LOT LANDSCAPING:	±3,420 SF (68,400 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF)
PROPOSED PARKING LOT LANDSCAPING:	REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK ±9,968 SF (9.9%)
TREES PROVIDED:	228 PARKING SPACES / 10 = 22.8 (23) TREES 29 CANOPY TREES

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	1,147.3"
MITIGATION PROVIDED BY PLANTING	
4" CALIPER TREES (230) TO BE PLANTED ONSITE:	920.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (227.3 x $100 = $22,730)	227.3"
TOTAL MITIGATION PROVIDED:	1,149.5"

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

LOCATION MAP

SCALE: N.T.S.

SITE DATA TABLE

SITE AREA	13.55 AC / 590,200 SF
LEGAL DESCRIPTION	LOT 5, BLOCK B HORIZON RIDGE ADDITION
EXISTING ZONING	AG (Agricultural District)
PROPOSED ZONING	PD (Planned Devel. District)
PROPOSED BASE ZONING DISTRCT	C (Commercial District)
EXISTING LAND USE	RESIDENTIAL
PROP. LAND USE	Mini-Warehouse & Flex Office
MINI-WAREHOUSE UNIT COUNT	58
MINI-WARHOUSE W/ OFFICE UNIT COUNT	42
FLEX OFFICE UNIT COUNT	11
MINIMUM DISTANCE BTWN BUILDINGS	10'
MAX. BLDG. COVERAGE	60%
MAX. FLOOR-AREA-RATIO (FAR)	4:1
MAX. HEIGHT	36'
PERVIOUS AREA	195,532 SF
IMPERVIOUS AREA	394,668 SF
PERCENT IMPERVIOUS	66.87%

LEGEND

EXIST. PROPERTY LINE	
PROP. PROPERTY LINE	
SETBACK LINE	
LANDSCAPE BUFFER	
PROP. FIRE & UTILITY EASEMENT	
PROP. SIDEWALK	
PROP. FIRE LANE	
PROP. FENCE	

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

CASE # : SP2022-031

GARAGES OF TEXAS

OWNER:
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2323 TARPLEY RD., STE 100
CARROLLTON, TX 75006
PHONE: 866-379-3570 CONTACT NAME: FRED GANS

APPLICANT:
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CARROLLTON, TX 75006
PHONE: 866-379-3570 CONTACT NAME: FRED GANS

SURVEYOR
HUDSON SITE CONTROL, LLC
2384 HWY 287 N, STE 224
MANSFIELD, TX 76063
PHONE: 817-225-6700 CONTACT NAME: RICHARD CUMMOCK

LEGAL DESCRIPTION:
5879,5917, & 5981 FM 3097
LOT 8R, 9R, & 10 RAINBOW ACRES ADDITION

CITY:	STATE:	
ROCKWALL	TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.
ROCKWALL		

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE BOHLER CIVIL DESIGN AND CONTENT OF THESE PLANS ARE PROPRIETARY AND SHALL NOT BE EXPOSED, USED FOR ANY PURPOSE, REPRODUCED OR ALTERED WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA220027.00
DRAWN BY: MVP
CHECKED BY: MJH
DATE: 05/03/2022
CAD I.D.: SD0

PROJECT:
ROCKWALL PLANNED DEVELOPMENT
FOR
Garages of Texas

5901 HORIZON RD.
13.55± ACRES
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LOT 8R, 9R, 10 AND 11
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CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

REGISTERED LANDSCAPE ARCHITECT DARCY R. BRANNAN 3423 STATE OF TEXAS
07/18/2022

SHEET TITLE:
LANDSCAPE PLANTING PLAN

SHEET NUMBER:
LP-1

ZONING CASE: Z2022-019

CASE NO. SP2022-031

C:\USERS\DARCY\DOCUMENTS\BOHLER_PROJECTS\2022\DOCS\GARAGES OF TX - ROCKWALL TX\GARAGES OF TX - ROCKWALL TX LP_2022-07-15_-_LAYOUT (LP-1)

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

H. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
a. 1"-2" TREES — TWO STAKES PER TREE
b. 2-1/2"-4" TREES — THREE STAKES PER TREE
c. TREES OVER 4" CALIPER — GUY AS NEEDED
d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
e. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

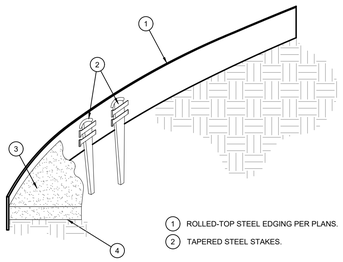
H. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

J. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

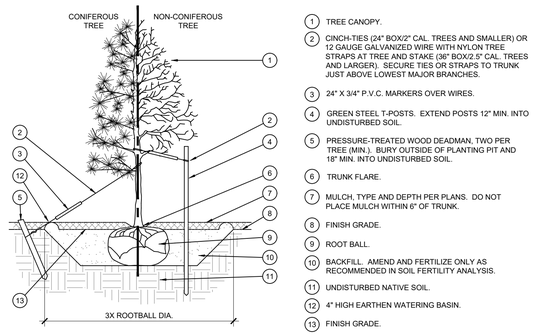
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



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

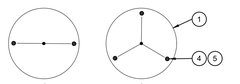
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING
SCALE: NOT TO SCALE



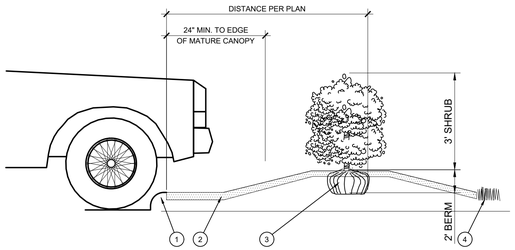
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



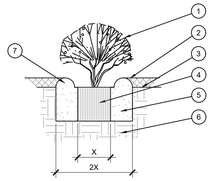
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



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

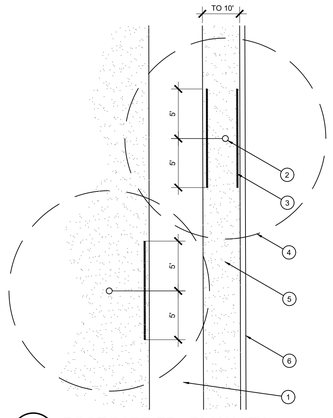
E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

OPEN LANDSCAPE — PARKWAY OR ISLAND



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

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

E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

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

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

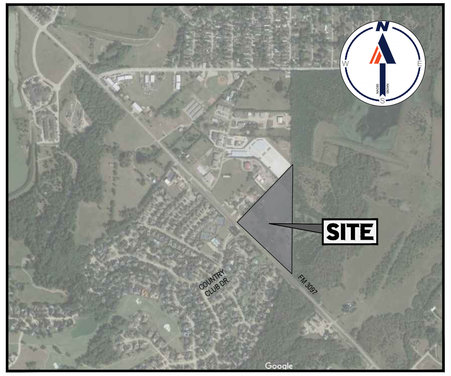
DIRECTOR OF PLANNING AND ZONING

CONTACTS

OWNER/APPLICANT:	ENGINEER:	SURVEYOR:
GARAGES OF TEXAS @ TARPLEY, LLC	BOHLER	HUDSON SITE CONTROL, LLC
2323 TARPLEY RD.,STE 100	6017 MAIN STREET	2384 HIGHWAY 287 N STE 224
CARROLLTON, TX 75006	FRISCO, TX 75034	MANSFIELD, TX 76063
PHONE: 866-379-3570	PHONE: 469-458-7300	PHONE: 817-225-6700
CONTACT: FRED GANS	CONTACT: MATHIAS HAUBERT	CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT IS TO BE FOR MINI-WAREHOUSE & FLEX OFFICE USE.
2. THE PROPERTY IS COMPOSED OF 13.55 ACRES.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
5. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
6. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
7. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
8. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.



LOCATION MAP

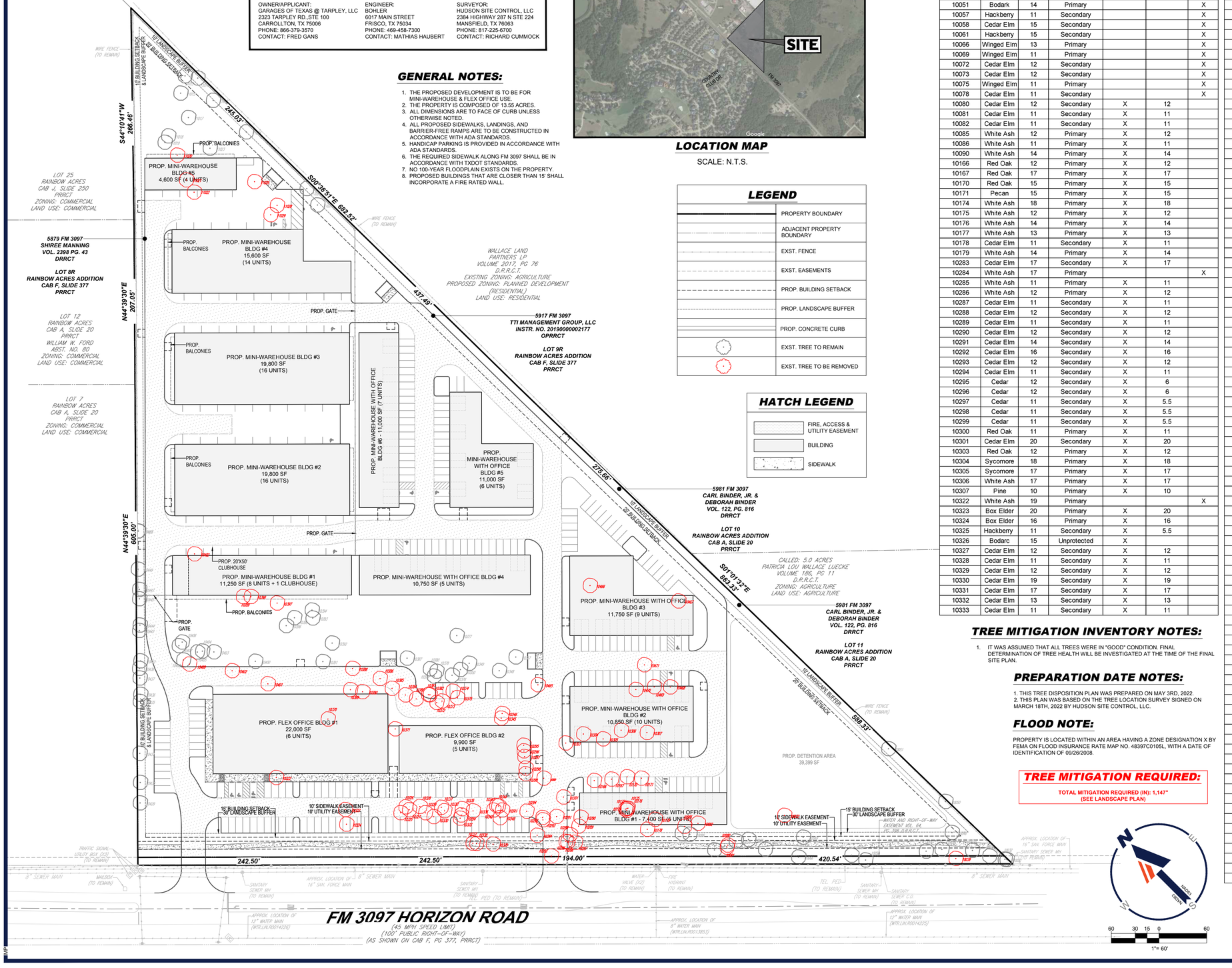
SCALE: N.T.S.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXST. FENCE
- EXST. EASEMENTS
- PROP. BUILDING SETBACK
- PROP. LANDSCAPE BUFFER
- PROP. CONCRETE CURB
- EXST. TREE TO REMAIN
- EXST. TREE TO BE REMOVED

HATCH LEGEND

- FIRE, ACCESS & UTILITY EASEMENT
- BUILDING
- SIDEWALK



TREE MITIGATION INVENTORY:

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10031	Winged Elm	16	Primary			X
10032	Winged Elm	8	Primary			X
10035	Cedar Elm	12	Secondary			X
10038	Bois D'arc	12	Unprotected			X
10039	Cedar Elm	12	Secondary	X	12	
10045	White Ash	16	Primary			X
10046	Hackberry	11	Secondary			X
10050	Cedar Elm	20	Secondary			X
10051	Bodark	14	Primary			X
10057	Hackberry	11	Secondary			X
10058	Cedar Elm	15	Secondary			X
10061	Hackberry	15	Secondary			X
10066	Winged Elm	13	Primary			X
10069	Winged Elm	11	Primary			X
10072	Cedar Elm	12	Secondary			X
10073	Cedar Elm	12	Secondary			X
10075	Winged Elm	11	Primary			X
10078	Cedar Elm	11	Secondary			X
10080	Cedar Elm	12	Secondary	X	12	
10081	Cedar Elm	11	Secondary	X	11	
10082	Cedar Elm	11	Secondary	X	11	
10085	White Ash	12	Primary	X	12	
10086	White Ash	11	Primary	X	11	
10090	White Ash	14	Primary	X	14	
10166	Red Oak	12	Primary	X	12	
10167	Red Oak	17	Primary	X	17	
10170	Red Oak	15	Primary	X	15	
10171	Pecan	15	Primary	X	15	
10174	White Ash	18	Primary	X	18	
10175	White Ash	12	Primary	X	12	
10176	White Ash	14	Primary	X	14	
10177	White Ash	13	Primary	X	13	
10178	Cedar Elm	11	Secondary	X	11	
10179	White Ash	14	Primary	X	14	
10283	Cedar Elm	17	Secondary	X	17	
10284	White Ash	17	Primary			X
10285	White Ash	11	Primary	X	11	
10286	White Ash	12	Primary	X	12	
10287	Cedar Elm	11	Secondary	X	11	
10288	Cedar Elm	12	Secondary	X	12	
10289	Cedar Elm	11	Secondary	X	11	
10290	Cedar Elm	12	Secondary	X	12	
10291	Cedar Elm	14	Secondary	X	14	
10292	Cedar Elm	16	Secondary	X	16	
10293	Cedar Elm	12	Secondary	X	12	
10294	Cedar Elm	11	Secondary	X	11	
10295	Cedar	12	Secondary	X	6	
10296	Cedar	12	Secondary	X	6	
10297	Cedar	11	Secondary	X	5.5	
10298	Cedar	11	Secondary	X	5.5	
10299	Cedar	11	Secondary	X	5.5	
10300	Red Oak	11	Primary	X	11	
10301	Cedar Elm	20	Secondary	X	20	
10303	Red Oak	12	Primary	X	12	
10304	Sycomore	18	Primary	X	18	
10305	Sycomore	17	Primary	X	17	
10306	White Ash	17	Primary	X	17	
10307	Pine	10	Primary	X	10	
10322	White Ash	19	Primary			X
10323	Box Elder	20	Primary	X	20	
10324	Box Elder	16	Primary	X	16	
10325	Hackberry	11	Secondary	X	5.5	
10326	Bodarc	15	Unprotected	X		
10327	Cedar Elm	12	Secondary	X	12	
10328	Cedar Elm	11	Secondary	X	11	
10329	Cedar Elm	12	Secondary	X	12	
10330	Cedar Elm	19	Secondary	X	19	
10331	Cedar Elm	17	Secondary	X	17	
10332	Cedar Elm	13	Secondary	X	13	
10333	Cedar Elm	11	Secondary	X	11	

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10334	White Ash	11	Primary	X	11	
10335	White Ash	13	Primary	X	13	
10336	White Ash	11	Primary	X	11	
10337	Bodarc	14	Unprotected	X		
10338	Bodarc	18	Unprotected	X		
10339	Cedar Elm	12	Secondary	X	12	
10340	Cedar Elm	12	Secondary	X	12	
10341	Cedar Elm	11	Secondary	X	11	
10342	Cedar Elm	12	Secondary	X	12	
10343	White Ash	12	Primary	X	12	
10344	Cedar Elm	14	Secondary	X	14	
10345	Cedar Elm	14	Secondary	X	14	
10346	Cedar Elm	11	Secondary	X	11	
10347	Cedar Elm	14	Secondary			X
10348	Box Elder	11	Primary			X
10349	White Ash	26	Primary			X
10350	Cedar Elm	15	Secondary			X
10370	Hackberry	18	Secondary	X	9	
10371	White Ash	11	Primary	X	11	
10372	Cedar Elm	11	Secondary	X	11	
10373	Cedar Elm	13	Secondary	X	13	
10374	Cedar Elm	11	Secondary	X	11	
10375	Cedar Elm	11	Secondary	X	11	
10376	Cedar Elm	11	Secondary			X
10377	Bodarc	18	Primary			X
10378	Cedar Elm	11	Secondary			X
10379	Cedar Elm	11	Secondary			X
10380	White Ash	12	Primary			X
10381	Cedar Elm	11	Secondary	X	11	
10382	Cedar Elm	13	Secondary	X	13	
10383	Cedar Elm	13	Secondary	X	13	
10384	Cedar Elm	13	Secondary	X	13	
10385	White Ash	12	Primary	X	12	
10386	Cedar Elm	11	Secondary	X	11	
10387	White Ash	18	Primary			X
10388	White Ash	11	Primary	X	11	
10389	Hackberry	19	Secondary	X	9.5	
10390	Cedar Elm	11	Secondary	X	11	
10391	Black Willow	17	Unprotected			X
10392	White Ash	12	Primary			X
10393	Hackberry	11	Secondary			X
10394	White Ash	11	Primary			X
10395	Hackberry	11	Secondary			X
10396	Hackberry	12	Secondary			X
10397	Cedar Elm	11	Secondary			X
10398	Hackberry	13	Secondary	X	6.5	
10399	Hackberry	11	Secondary	X	5.5	
10400	Hackberry	11	Secondary			X
10401	Hackberry	11	Secondary	X	5.5	
10402	Hackberry	12	Secondary	X	6	
10403	Hackberry	16	Secondary			X
10404	Hackberry	14	Secondary			X
10405	Hackberry	12	Secondary			X
10406	Hackberry	16	Secondary			X
10407	Hackberry	13	Secondary			X
10408	Hackberry	11	Secondary			X
10409	Hackberry	14	Secondary	X	7	
10429	Cedar	13	Secondary			X
10430	Hackberry	12	Secondary			X
10431	Hackberry	11	Secondary			X
10435	Hackberry	16	Secondary			X
10436	Cedar	12	Secondary			X
10437	Hackberry	11	Secondary			X
10438	Hackberry	15	Secondary			X
10442	Hackberry	17	Secondary			X
10443	Hackberry	15	Secondary			X
10444	Hackberry	13	Secondary			X
10445	Cedar	11	Secondary			X
10447	Cedar	12	Secondary			X
10449	Cedar	13	Secondary			X
10455	Cedar	19	Secondary			X
10465	Red Oak	12	Primary			X
10466	Silver Maple	18	Primary	X	18	
10467	Red Oak RL	14	Primary	X	14	
10468	Red Oak	20	Primary	X	20	
10469	Red Oak	22	Primary	X	22	
10470	White Oak	15	Primary	X	15	
10471	Red Oak	11	Primary	X	11	
10481	Cedar	18	Secondary			X
10482	Red Oak	12	Primary	X	12	
11013	Cedar	17	Secondary			X
11014	Cedar	12	Secondary			X
11015	Cedar	20	Secondary			X
11016	Cedar	11	Secondary			X
11017	Cedar	20	Secondary			X
11018	Cedar	11	Secondary			X
11019	Cedar	12	Secondary			X
11020	Cedar	12	Secondary	X	6	
11021	Cedar	12	Secondary	X	6	
11022	Hackberry	11	Secondary	X	5.5	
11023	Cherry	15	Primary			X
11024	Cedar Elm	12	Secondary			X
11025	White Ash	16	Primary	X	16	
11026	Cedar Elm	15	Secondary	X	15	
11027	Cedar Elm	11	Secondary			X
11028	Cedar	11	Secondary	X	5.5	
11029	Cedar Elm	14	Secondary	X	14	

TREE MITIGATION INVENTORY NOTES:

1. IT WAS ASSUMED THAT ALL TREES WERE IN "GOOD" CONDITION. FINAL DETERMINATION OF TREE HEALTH WILL BE INVESTIGATED AT THE TIME OF THE FINAL SITE PLAN.

PREPARATION DATE NOTES:

1. THIS TREE DISPOSITION PLAN WAS PREPARED ON MAY 3RD, 2022.
2. THIS PLAN WAS BASED ON THE TREE LOCATION SURVEY SIGNED ON MARCH 18TH, 2022 BY HUDSON SITE CONTROL, LLC.

FLOOD NOTE:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA ON FLOOD INSURANCE RATE MAP NO. 48397C0105L, WITH A DATE OF IDENTIFICATION OF 09/26/2008.

TREE MITIGATION REQUIRED:

TOTAL MITIGATION REQUIRED (IN): 1,147"
(SEE LANDSCAPE PLAN)

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER LOGO, DESIGN AND CONTENT OF THIS PLANSET PROPERTY AND COPYRIGHT OF BOHLER AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESS AUTHORIZATION FROM BOHLER. ONLY APPROVED PLANSETS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	07/06/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL SITE PLAN

FOR

Garages of Texas

5901 HORIZON ROAD
ROCKWALL, TX 75032
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

SHEET TITLE:

TREE MITIGATION PLAN

SHEET NUMBER:

01

ZONING CASE: SP2022-031

H:\2022\TXA220027.00\ENGINEERING\DRAWINGS\EXHIBITS\PD EXHIBITS\TREE MITIGATION PLAN-----LAYOUT 01 - PROP

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

CONTACTS

OWNER/APPLICANT:
GARAGES OF TEXAS @ TARPLEY, LLC
2323 TARPLEY RD.,STE 100
CARROLLTON, TX 75006
PHONE: 866-379-3570
CONTACT: FRED GANS

ENGINEER:
BOHLER
6017 MAIN STREET
FRISCO, TX 75034
PHONE: 469-458-7300
CONTACT: MATHIAS HAUBERT

SURVEYOR:
HUDSON SITE CONTROL, LLC
2384 HIGHWAY 287 N STE 224
MANSFIELD, TX 76063
PHONE: 817-225-6700
CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

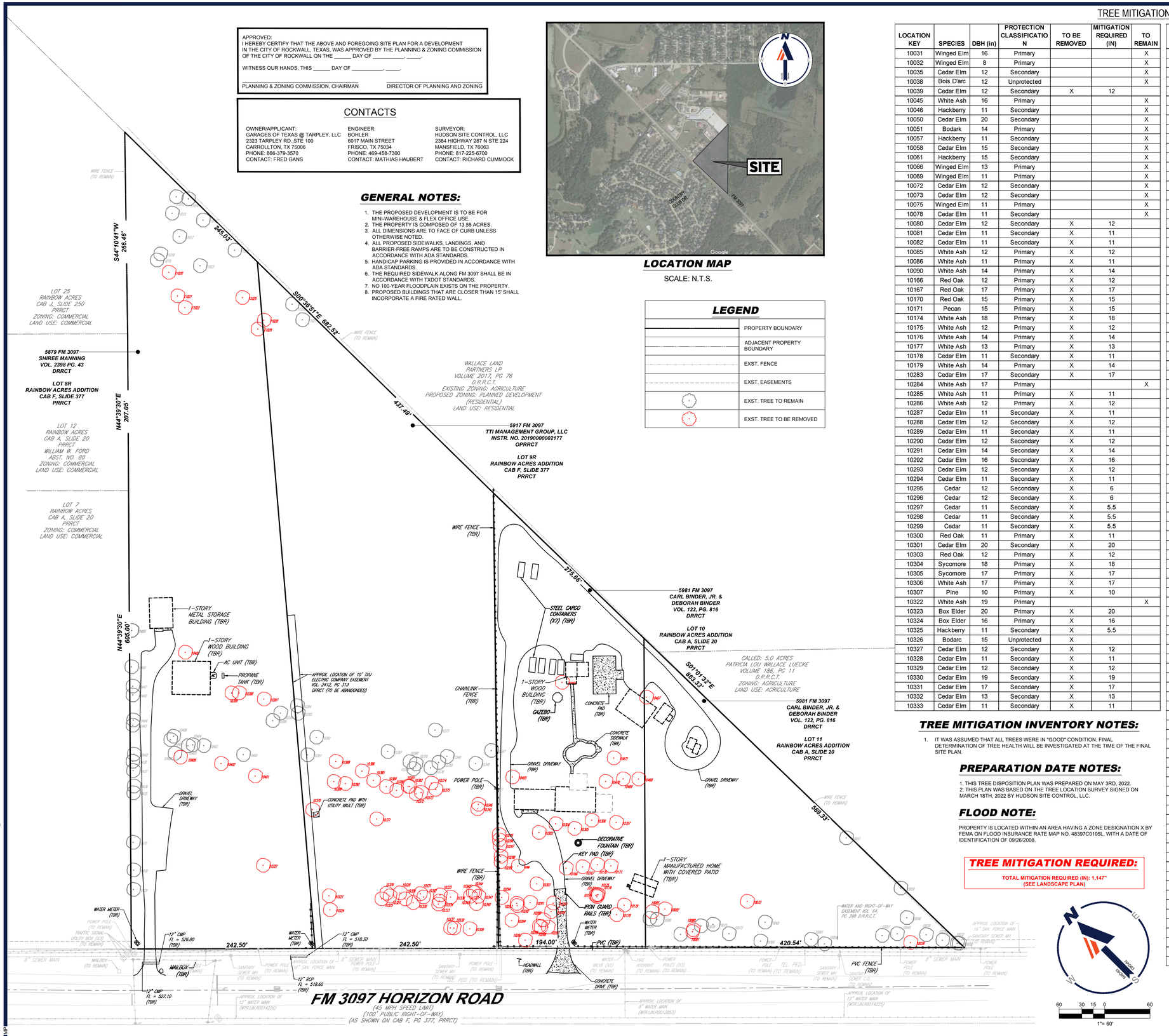
1. THE PROPOSED DEVELOPMENT IS TO BE FOR MINI-WAREHOUSE & FLEX OFFICE USE.
2. THE PROPERTY IS COMPOSED OF 13.55 ACRES.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
5. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
6. THE REQUIRED SIDEWALK ALONG FM 3097 SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS.
7. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.
8. PROPOSED BUILDINGS THAT ARE CLOSER THAN 15' SHALL INCORPORATE A FIRE RATED WALL.

LOCATION MAP

SCALE: N.T.S.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. FENCE
	EXST. EASEMENTS
	EXST. TREE TO REMAIN
	EXST. TREE TO BE REMOVED



TREE MITIGATION INVENTORY:

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10031	Winged Elm	16	Primary			X
10032	Winged Elm	8	Primary			X
10035	Cedar Elm	12	Secondary			X
10038	Bois D'arc	12	Unprotected			X
10039	Cedar Elm	12	Secondary	X	12	
10045	White Ash	16	Primary			X
10046	Hackberry	11	Secondary			X
10050	Cedar Elm	20	Secondary			X
10051	Bodark	14	Primary			X
10057	Hackberry	11	Secondary			X
10058	Cedar Elm	15	Secondary			X
10061	Hackberry	15	Secondary			X
10066	Winged Elm	13	Primary			X
10069	Winged Elm	11	Primary			X
10072	Cedar Elm	12	Secondary			X
10073	Cedar Elm	12	Secondary			X
10075	Winged Elm	11	Primary			X
10078	Cedar Elm	11	Secondary			X
10080	Cedar Elm	12	Secondary	X	12	
10081	Cedar Elm	11	Secondary	X	11	
10082	Cedar Elm	11	Secondary	X	11	
10085	White Ash	12	Primary	X	12	
10086	White Ash	11	Primary	X	11	
10090	White Ash	14	Primary	X	14	
10166	Red Oak	12	Primary	X	12	
10167	Red Oak	17	Primary	X	17	
10170	Red Oak	15	Primary	X	15	
10171	Pecan	15	Primary	X	15	
10174	White Ash	18	Primary	X	18	
10175	White Ash	12	Primary	X	12	
10176	White Ash	14	Primary	X	14	
10177	White Ash	13	Primary	X	13	
10178	Cedar Elm	11	Secondary	X	11	
10179	White Ash	14	Primary	X	14	
10283	Cedar Elm	17	Secondary	X	17	
10284	White Ash	17	Primary			X
10285	White Ash	11	Primary	X	11	
10286	White Ash	12	Primary	X	12	
10287	Cedar Elm	11	Secondary	X	11	
10288	Cedar Elm	12	Secondary	X	12	
10289	Cedar Elm	11	Secondary	X	11	
10290	Cedar Elm	12	Secondary	X	12	
10291	Cedar Elm	14	Secondary	X	14	
10292	Cedar Elm	16	Secondary	X	16	
10293	Cedar Elm	12	Secondary	X	12	
10294	Cedar Elm	11	Secondary	X	11	
10295	Cedar	12	Secondary	X	6	
10296	Cedar	12	Secondary	X	6	
10297	Cedar	11	Secondary	X	5.5	
10298	Cedar	11	Secondary	X	5.5	
10299	Cedar	11	Secondary	X	5.5	
10300	Red Oak	11	Primary	X	11	
10301	Cedar Elm	20	Secondary	X	20	
10303	Red Oak	12	Primary	X	12	
10304	Sycomore	18	Primary	X	18	
10305	Sycomore	17	Primary	X	17	
10306	White Ash	17	Primary	X	17	
10307	Pine	10	Primary	X	10	
10322	White Ash	19	Primary			X
10323	Box Elder	20	Primary	X	20	
10324	Box Elder	16	Primary	X	16	
10325	Hackberry	11	Secondary	X	5.5	
10326	Bodarc	15	Unprotected	X		
10327	Cedar Elm	12	Secondary	X	12	
10328	Cedar Elm	11	Secondary	X	11	
10329	Cedar Elm	12	Secondary	X	12	
10330	Cedar Elm	19	Secondary	X	19	
10331	Cedar Elm	17	Secondary	X	17	
10332	Cedar Elm	13	Secondary	X	13	
10333	Cedar Elm	11	Secondary	X	11	

LOCATION KEY	SPECIES	DBH (in)	PROTECTION CLASSIFICATION	TO BE REMOVED	MITIGATION REQUIRED (IN)	TO REMAIN
10334	White Ash	11	Primary	X	11	
10335	White Ash	13	Primary	X	13	
10336	White Ash	11	Primary	X	11	
10337	Bodarc	14	Unprotected	X		
10338	Bodarc	18	Unprotected	X		
10339	Cedar Elm	12	Secondary	X	12	
10340	Cedar Elm	12	Secondary	X	12	
10341	Cedar Elm	11	Secondary	X	11	
10342	Cedar Elm	12	Secondary	X	12	
10343	White Ash	12	Primary	X	12	
10344	Cedar Elm	14	Secondary	X	14	
10345	Cedar Elm	14	Secondary	X	14	
10346	Cedar Elm	11	Secondary	X	11	
10347	Cedar Elm	14	Secondary			X
10348	Box Elder	11	Primary			X
10349	White Ash	26	Primary			X
10350	Cedar Elm	15	Secondary			X
10370	Hackberry	18	Secondary	X	9	
10371	White Ash	11	Primary	X	11	
10372	Cedar Elm	11	Secondary	X	11	
10373	Cedar Elm	13	Secondary	X	13	
10374	Cedar Elm	11	Secondary	X	11	
10375	Cedar Elm	11	Secondary	X	11	
10376	Cedar Elm	11	Secondary			X
10377	Bodarc	18	Primary			X
10378	Cedar Elm	11	Secondary			X
10379	Cedar Elm	11	Secondary			X
10380	White Ash	12	Primary			X
10381	Cedar Elm	11	Secondary	X	11	
10382	Cedar Elm	13	Secondary	X	13	
10383	Cedar Elm	13	Secondary	X	13	
10384	Cedar Elm	13	Secondary	X	13	
10385	White Ash	12	Primary	X	12	
10386	Cedar Elm	11	Secondary	X	11	
10387	White Ash	18	Primary			X
10388	White Ash	11	Primary	X	11	
10389	Hackberry	19	Secondary	X	9.5	
10390	Cedar Elm	11	Secondary	X	11	
10391	Black Willow	17	Unprotected			X
10392	White Ash	12	Primary			X
10393	Hackberry	11	Secondary			X
10394	White Ash	11	Primary			X
10395	Hackberry	11	Secondary			X
10396	Hackberry	12	Secondary			X
10397	Cedar Elm	11	Secondary			X
10398	Hackberry	13	Secondary	X	6.5	
10399	Hackberry	11	Secondary	X	5.5	
10400	Hackberry	11	Secondary			X
10401	Hackberry	11	Secondary	X	5.5	
10402	Hackberry	12	Secondary	X	6	
10403	Hackberry	16	Secondary			X
10404	Hackberry	14	Secondary			X
10405	Hackberry	12	Secondary			X
10406	Hackberry	16	Secondary			X
10407	Hackberry	13	Secondary			X
10408	Hackberry	11	Secondary			X
10409	Hackberry	14	Secondary	X	7	
10429	Cedar	13	Secondary			X
10430	Hackberry	12	Secondary			X
10431	Hackberry	11	Secondary			X
10435	Hackberry	16	Secondary			X
10436	Cedar	12	Secondary			X
10437	Hackberry	11	Secondary			X
10438	Hackberry	15	Secondary			X
10442	Hackberry	17	Secondary			X
10443	Hackberry	15	Secondary			X
10444	Hackberry	13	Secondary			X
10445	Cedar	11	Secondary			X
10447	Cedar	12	Secondary			X
10449	Cedar	13	Secondary			X
10455	Cedar	19	Secondary			X
10465	Red Oak	12	Primary			X
10466	Silver Maple	18	Primary	X	18	
10467	Red Oak RL	14	Primary	X	14	
10468	Red Oak	20	Primary	X	20	
10469	Red Oak	22	Primary	X	22	
10470	White Oak	15	Primary	X	15	
10471	Red Oak	11	Primary	X	11	
10481	Cedar	18	Secondary			X
10482	Red Oak	12	Primary	X	12	
11013	Cedar	17	Secondary			X
11014	Cedar	12	Secondary			X
11015	Cedar	20	Secondary			X
11016	Cedar	11	Secondary			X
11017	Cedar	20	Secondary			X
11018	Cedar	11	Secondary			X
11019	Cedar	12	Secondary			X
11020	Cedar	12	Secondary	X	6	
11021	Cedar	12	Secondary	X	6	
11022	Hackberry	11	Secondary	X	5.5	
11023	Cherry	15	Primary			X
11024	Cedar Elm	12	Secondary			X
11025	White Ash	16	Primary	X	16	
11026	Cedar Elm	15	Secondary	X	15	
11027	Cedar Elm	11	Secondary			X
11028	Cedar	11	Secondary	X	5.5	
11029	Cedar Elm	14	Secondary	X	14	

TREE MITIGATION INVENTORY NOTES:

1. IT WAS ASSUMED THAT ALL TREES WERE IN "GOOD" CONDITION. FINAL DETERMINATION OF TREE HEALTH WILL BE INVESTIGATED AT THE TIME OF THE FINAL SITE PLAN.

PREPARATION DATE NOTES:

1. THIS TREE DISPOSITION PLAN WAS PREPARED ON MAY 3RD, 2022.
2. THIS PLAN WAS BASED ON THE TREE LOCATION SURVEY SIGNED ON MARCH 18TH, 2022 BY HUDSON SITE CONTROL, LLC.

FLOOD NOTE:

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA ON FLOOD INSURANCE RATE MAP NO. 48397C0105L, WITH A DATE OF IDENTIFICATION OF 09/26/2008.

TREE MITIGATION REQUIRED:

TOTAL MITIGATION REQUIRED (IN): 1,147"
(SEE LANDSCAPE PLAN)

BOHLER
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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

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PROJECT No.:	TXA220027.00
DRAWN BY:	MVP
CHECKED BY:	MJH
DATE:	07/06/2022
CAD I.D.:	SD0

PROJECT:

ROCKWALL SITE PLAN

FOR

Garages of Texas

5901 HORIZON ROAD
ROCKWALL, TX 75032
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 138306

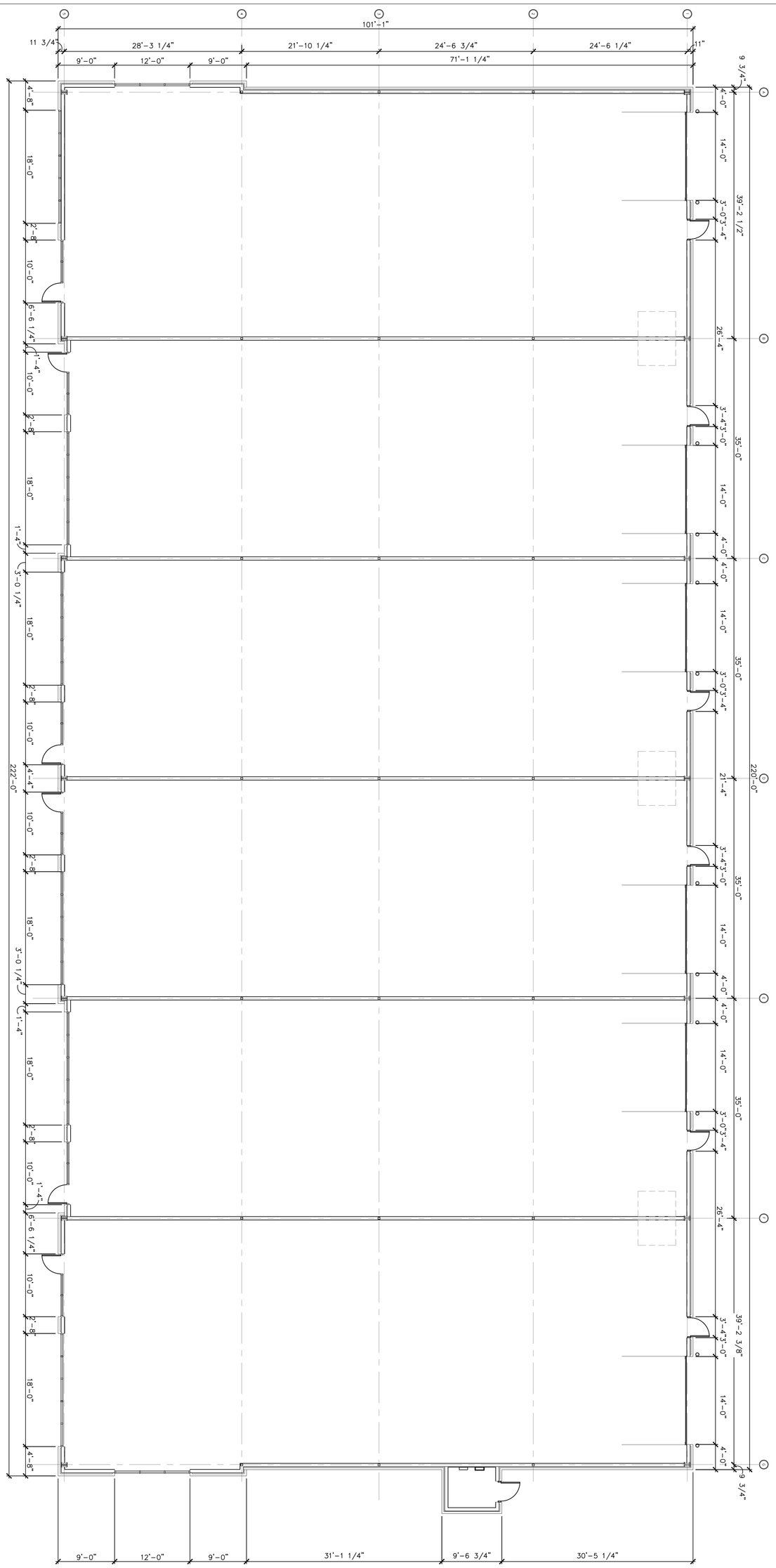
SHEET TITLE:

TREE MITIGATION PLAN

SHEET NUMBER:

02

ZONING CASE: SP2022-031



1 FLOOR PLAN – FLEX OFFICE – BUILDING 1
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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A1.1
SHEET
FLOOR PLAN
FLEX OFFICE
BUILDING 1

File Name:	22161– A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

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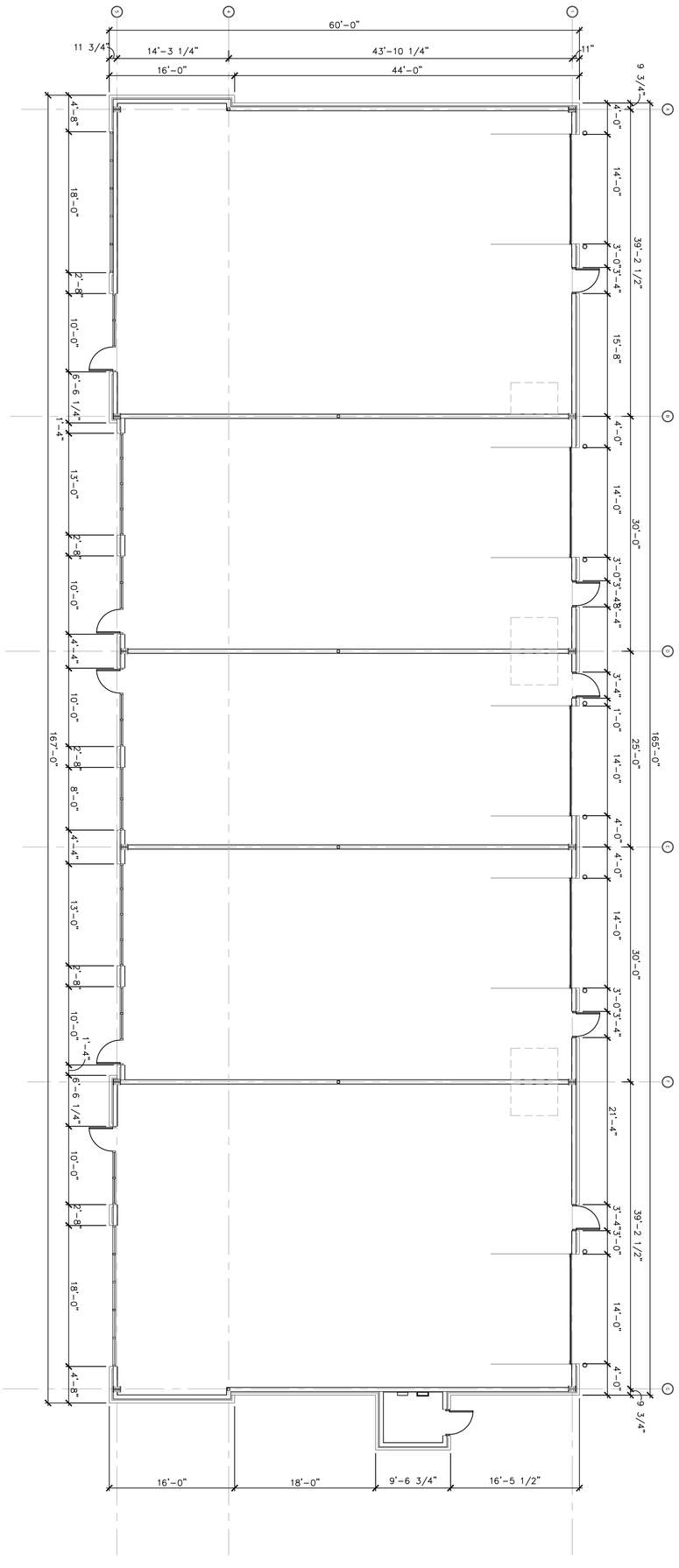

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2 FLOOR PLAN – FLEX OFFICE – BUILDING 2

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

0' 4' 8' 16'

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FLEX OFFICE FLOOR PLAN BUILDING 2

File Name:	22161– A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

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Phone: (214)-341-9620
Contact: FRED GANS

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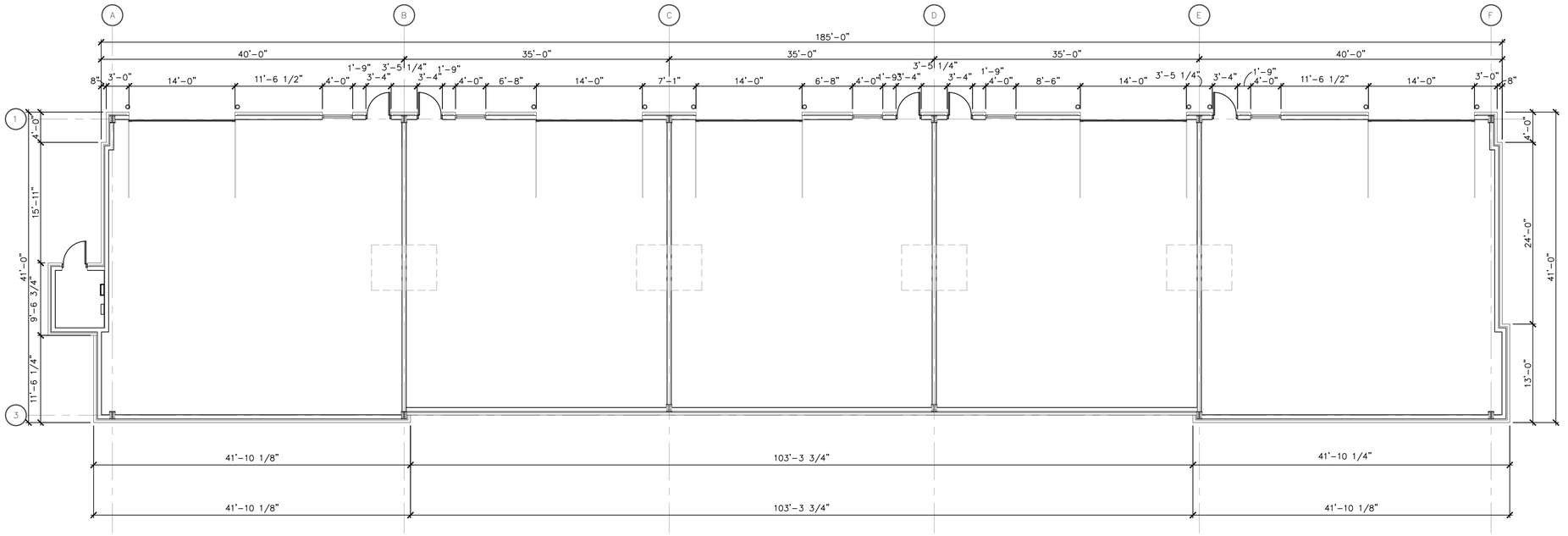

FLOOR PLAN – MINI WAREHOUSE W OFFICE BUILDING 1

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

0 4' 8' 16'

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LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED CANS

File Name: 22161– A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A1.1
FLOOR PLAN
BLDG 1 MINI WAREHOUSE WITH OFFICE

FLOOR PLAN – MINI WAREHOUSE W OFFICE BUILDING 2

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

0 4' 8' 16'

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ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161– A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
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SHEET
A1.1
FLOOR PLAN
WAREHOUSE W OFFICE
BUILDING 2

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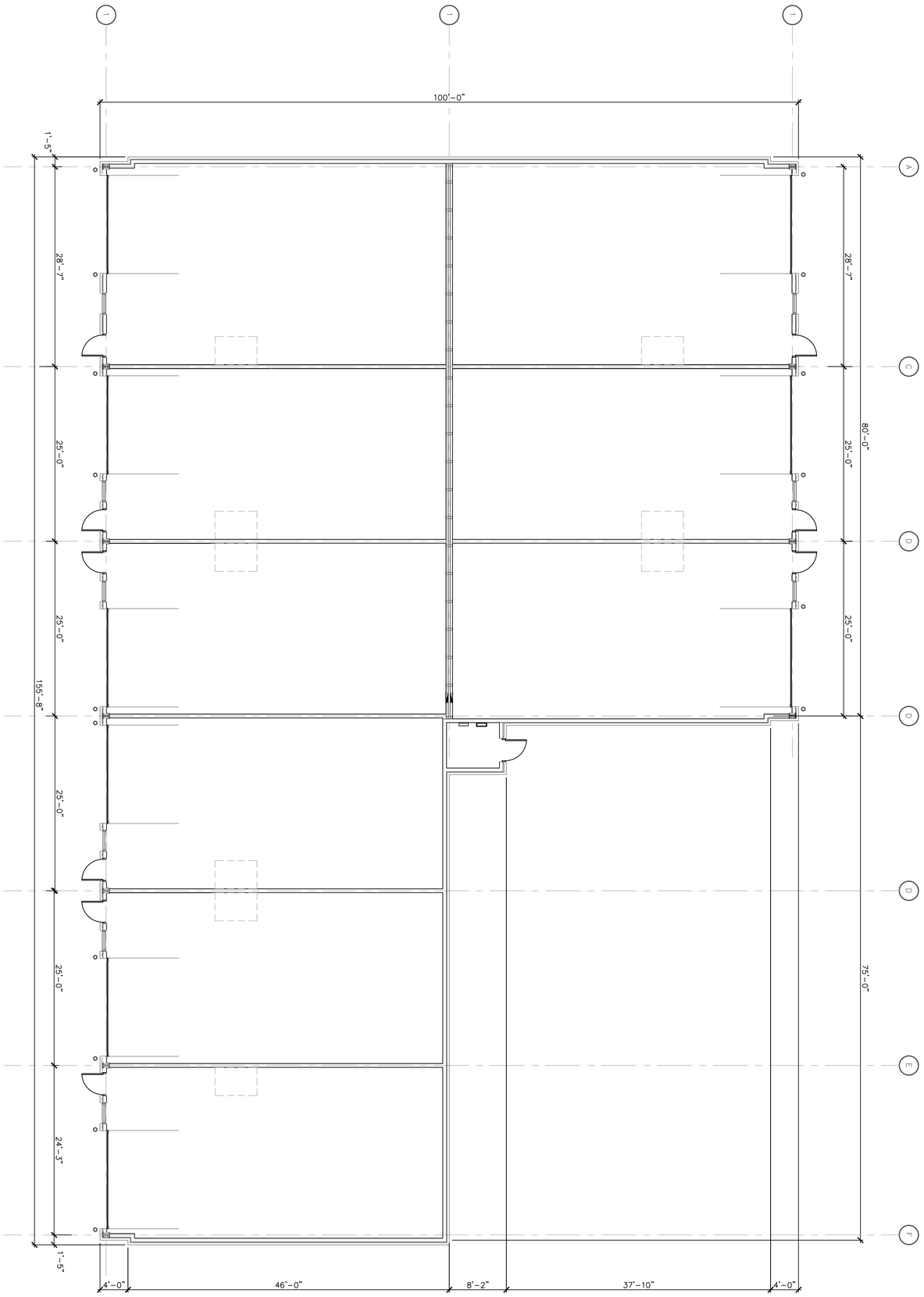

MINI-WAREHOUSE W OFFICE
FLOOR PLAN BUILDING 3

1

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

0 4' 8' 16'

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FLOOR PLAN
BUILDING 3

File Name: 22161- A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
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Phone: (214)-341-9620
Contact: FRED GANS

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ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
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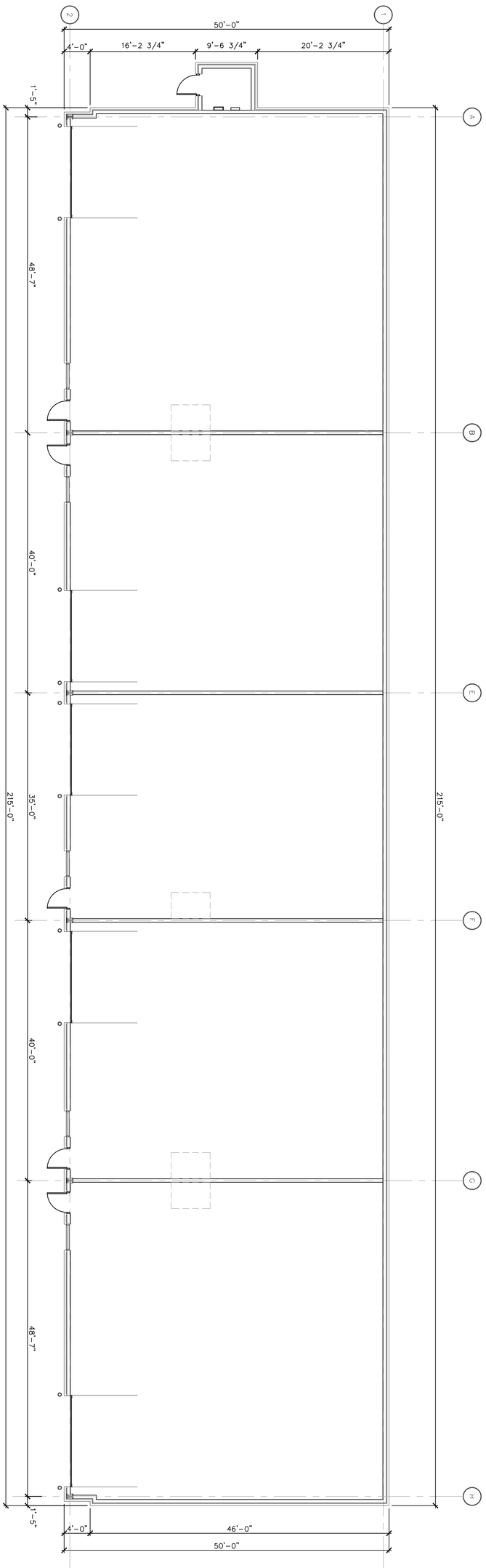

1 MINI-WAREHOUSE W/ OFFICE
FLOOR PLANBUILDING 4
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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A1.1 SHEET
FLOOR PLAN
BUILDING 4

File Name:	22161- A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

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Phone: (214)-341-9620
Contact: FRED GANS

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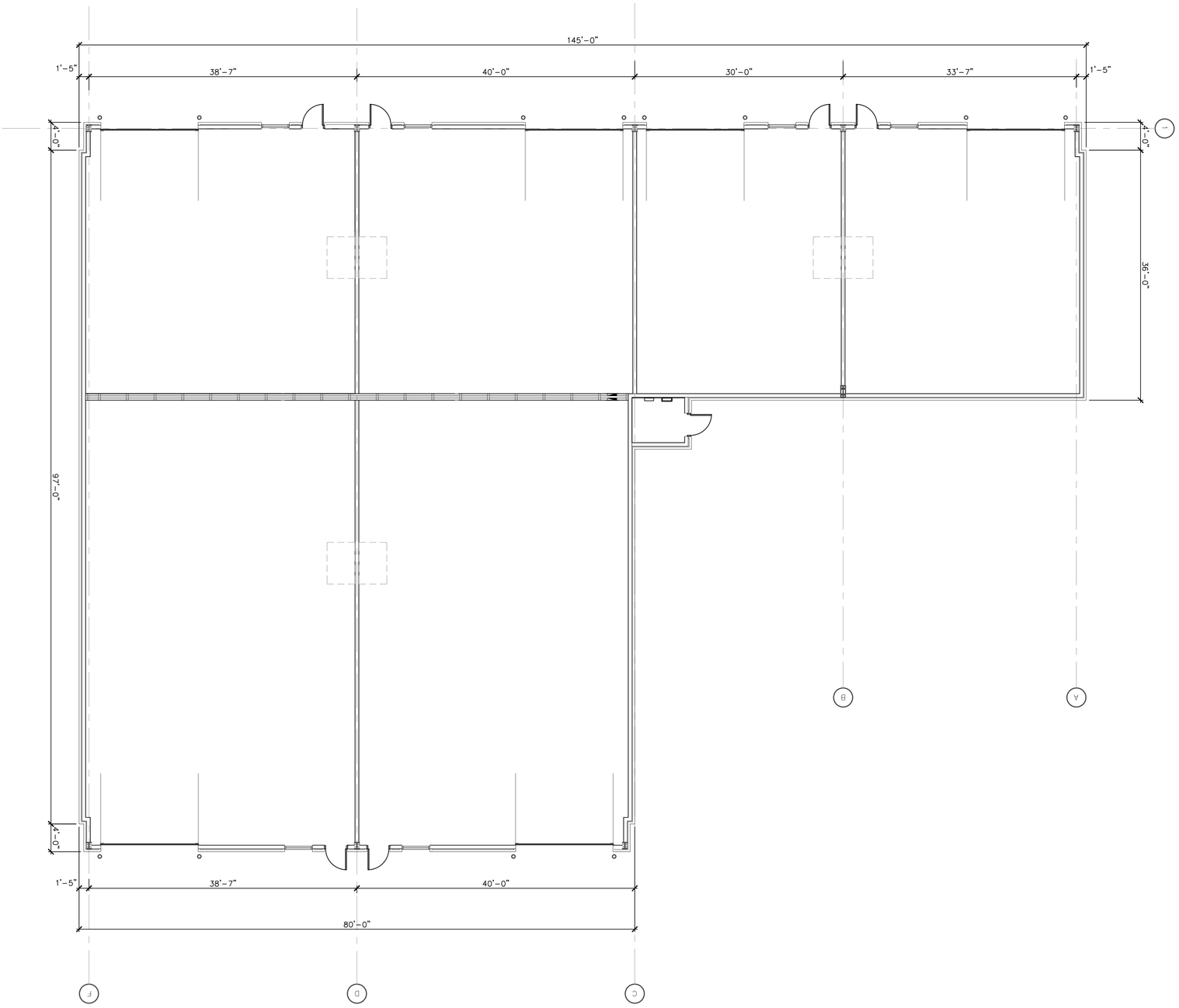

1 MINI-WAREHOUSE W OFFICE
FLOOR PLAN BUILDING 5
SCALE: 1/8" = 1'-0"

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SHEET
FLOOR PLAN
BUILDING 5

File Name:	22161- A1.1
Project No:	22161
Date:	06/6/22
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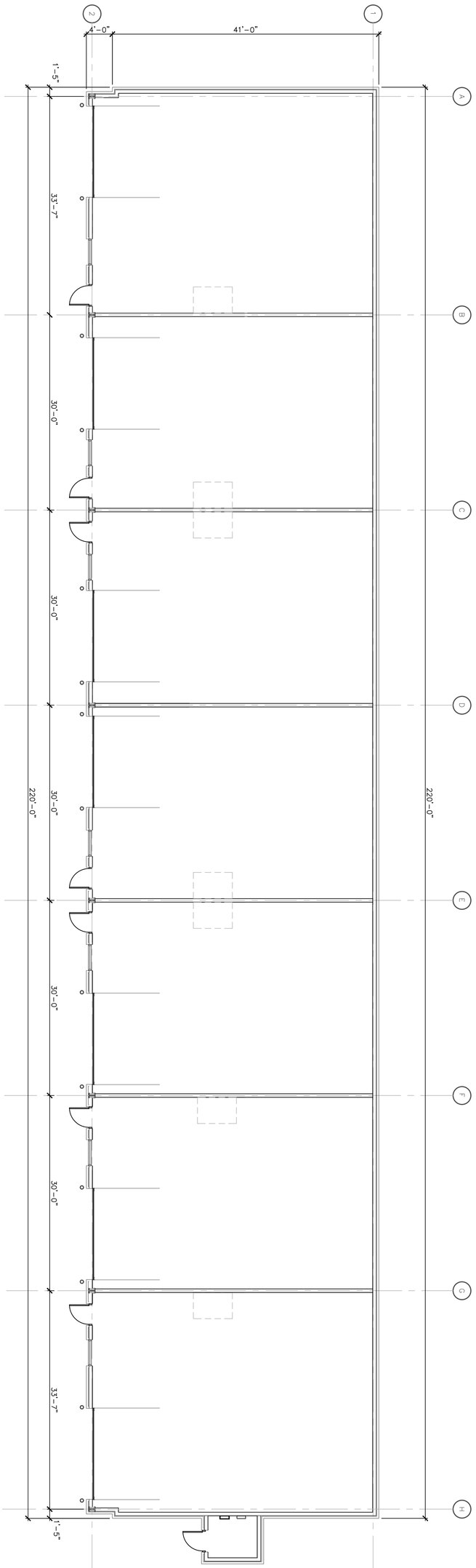

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MINI-WAREHOUSE W/ OFFICE
FLOOR PLAN BUILDING 6

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

0 4' 8' 16'

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FLOOR PLAN
BUILDING 6

File Name: 22161- A1.1
Project No: 22161
Date: 06/6/22
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1 MINI-WAREHOUSE FLOOR PLAN BUILDING 1
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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ZONING CASE NO. Z2022-019

OWNER:
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CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED OANS

File Name: 22161 - A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
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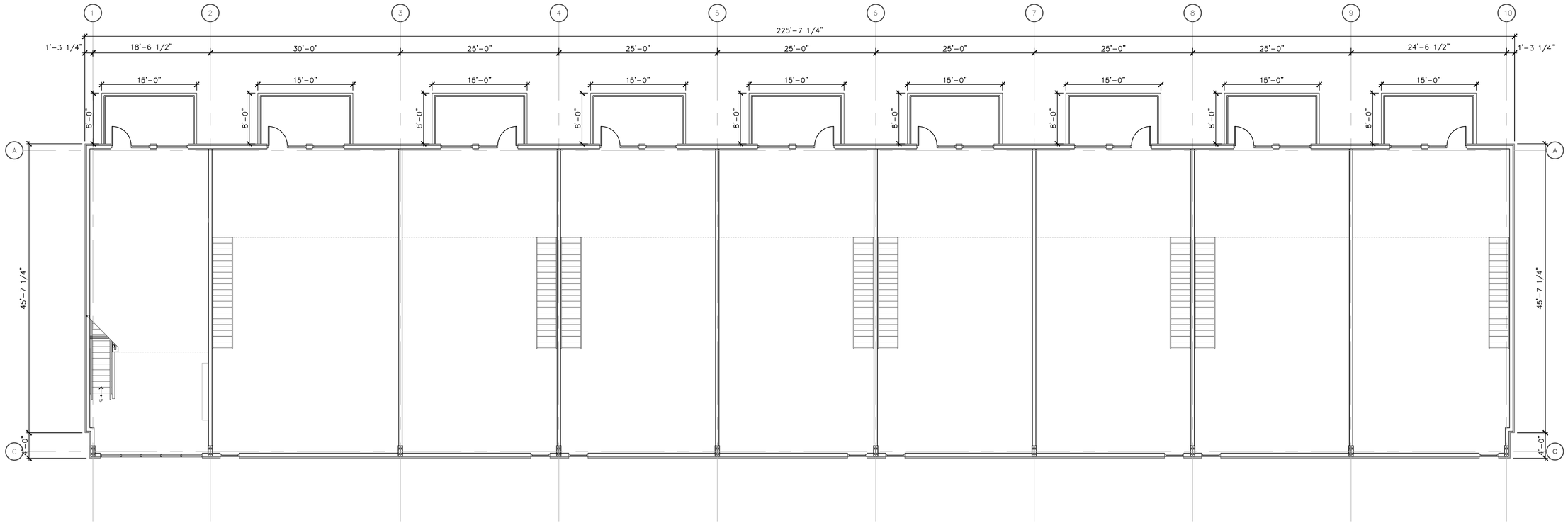
SHEET
A1.1
FLOOR PLAN BUILDING 1



MINI-WAREHOUSE
MEZZANINE BUILDING 1

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

0 4' 8' 16'

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CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
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CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED CANS

File Name: 22161- A1.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A1.2
FLOOR PLAN MEZZ.
BUILDING 1

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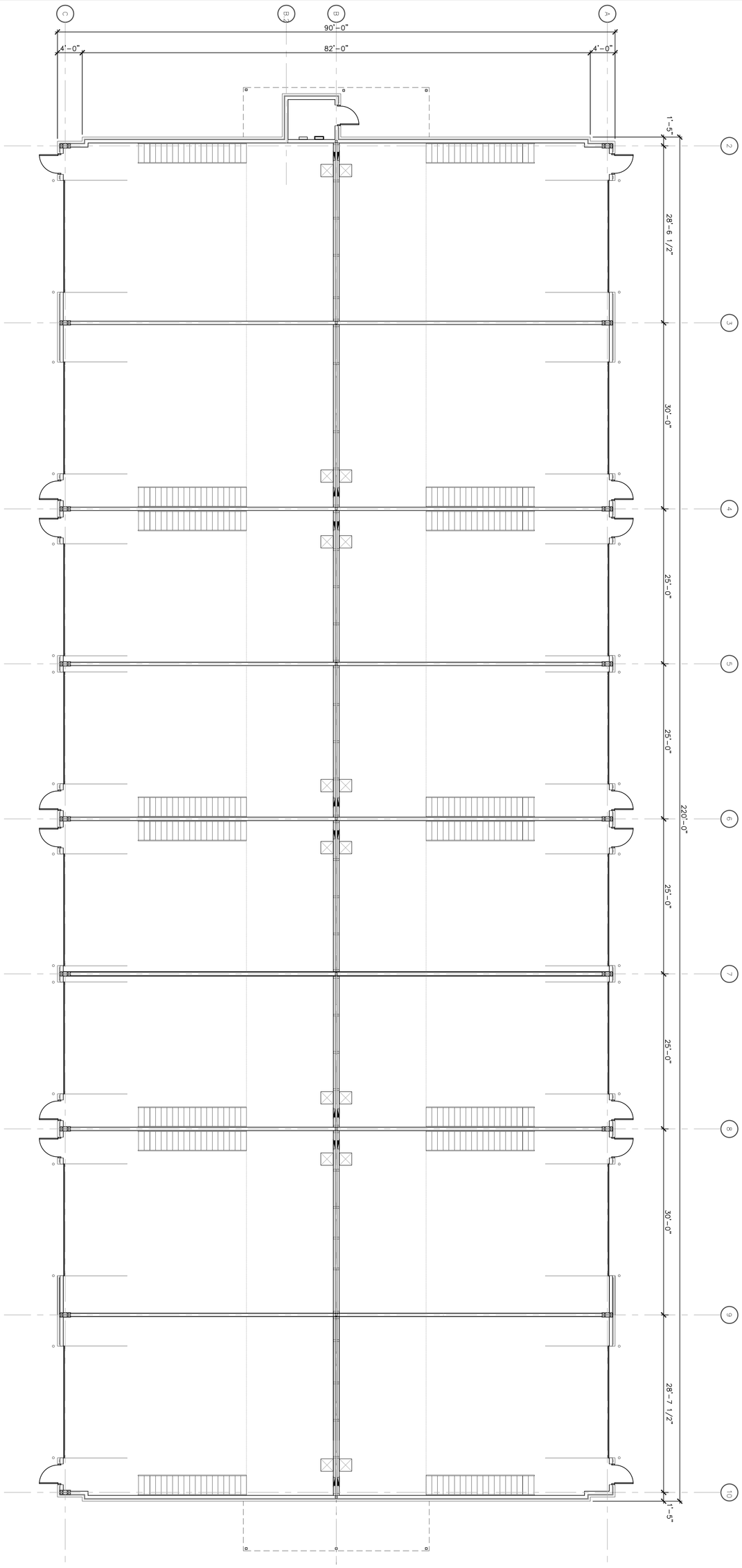

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1 MINI-WAREHOUSE FLOOR PLAN BUILDING 2

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

0 4 8 16

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A1.1 SHEET

FLOOR PLAN BUILDING 2

File Name:	22161- A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
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CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

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ADDRESS TBD
13.55 ACRES
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ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
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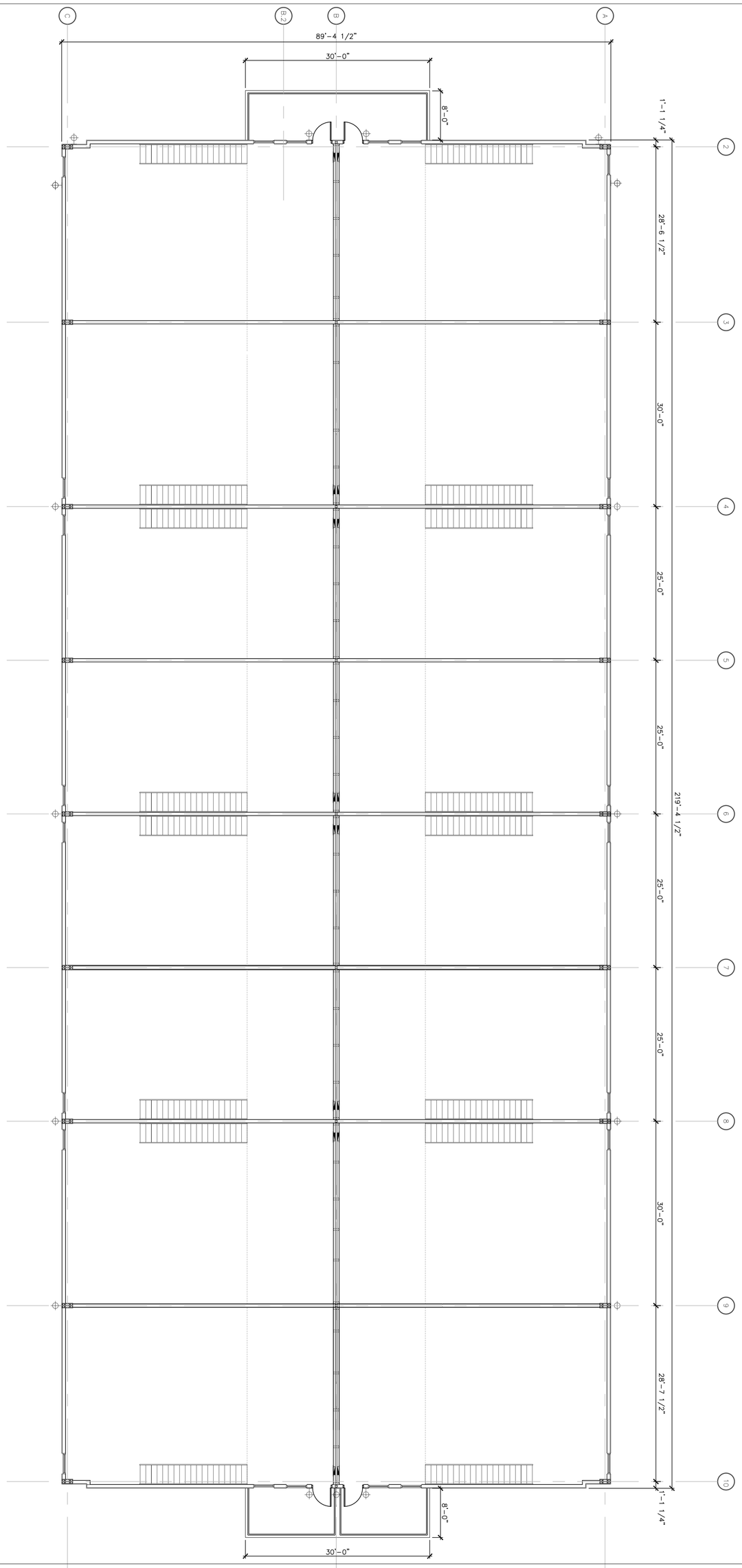

1 MINI-WAREHOUSE MEZZANINE BUILDING 2
SCALE: 1/8" = 1'-0"

0 4 8 16

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A1.2 SHEET
FLOOR PLAN MEZZ BUILDING 2

File Name: 22161- A1.2
Project No: 22161
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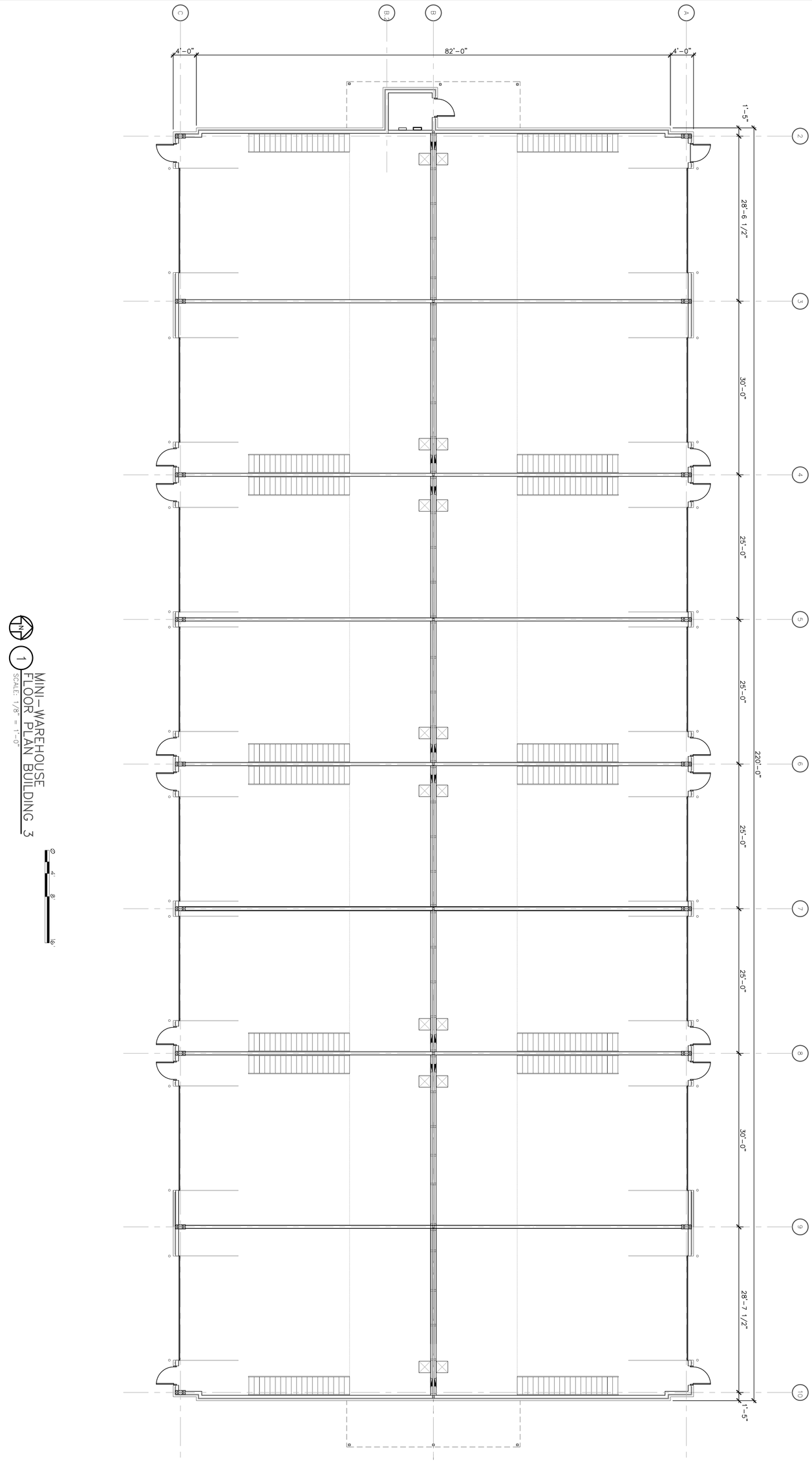

MINI-WAREHOUSE
FLOOR PLAN BUILDING 3

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

0 4' 8' 16'

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A1.1
SHEET
FLOOR PLAN
BUILDING 3

File Name:	22161– A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

FRANZ architects
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Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

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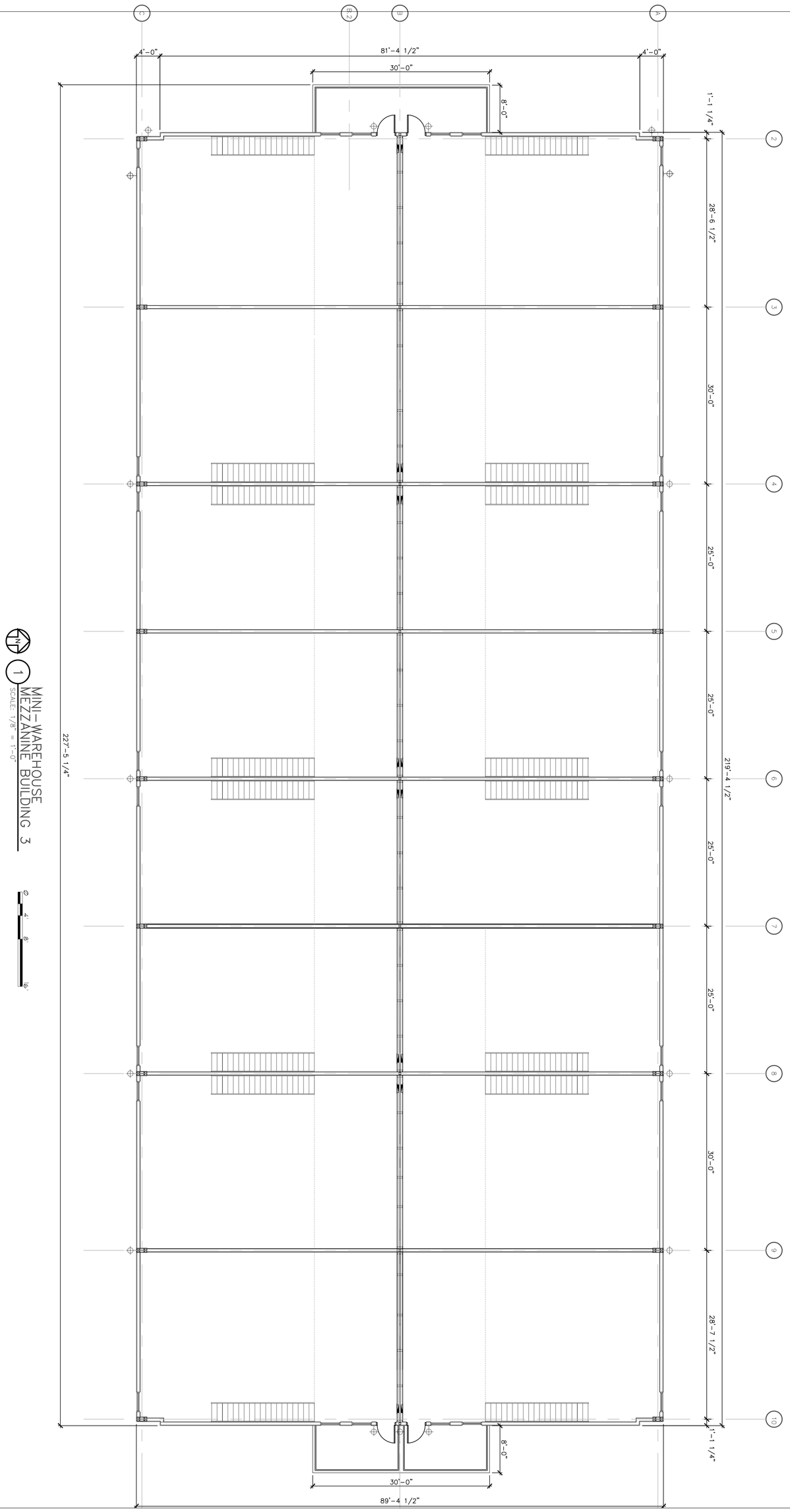

1 MINI-WAREHOUSE MEZZANINE BUILDING 3
SCALE: 1/8" = 1'-0"

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A1.2
SHEET
FLOOR PLAN MEZZ
BUILDING 3

File Name:	22161- A1.2
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

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CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

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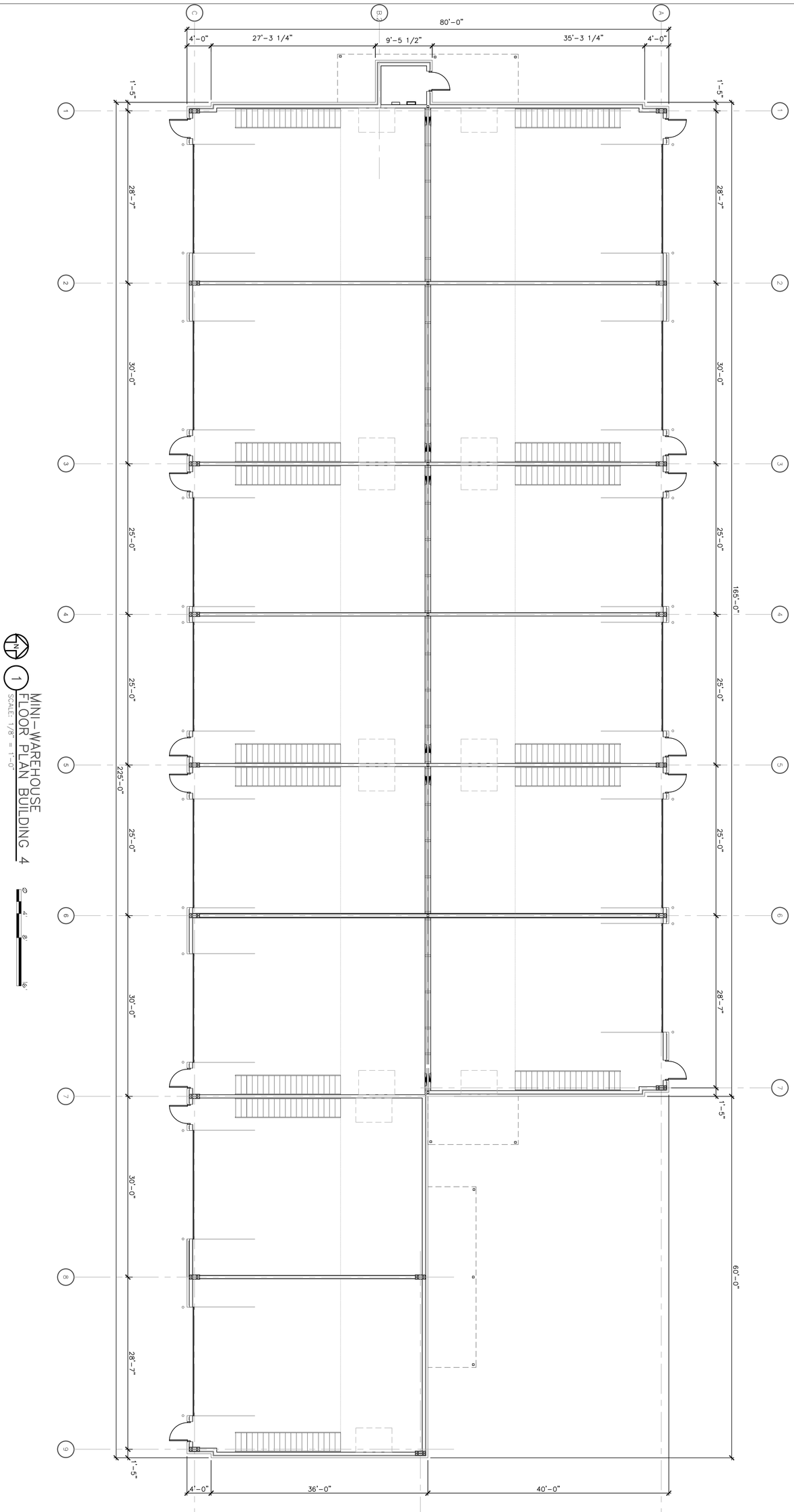

MINI-WAREHOUSE FLOOR PLAN BUILDING 4

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

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A1.1

SHEET

FLOOR PLAN BUILDING 4

File Name:	22161- A1.1
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
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2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

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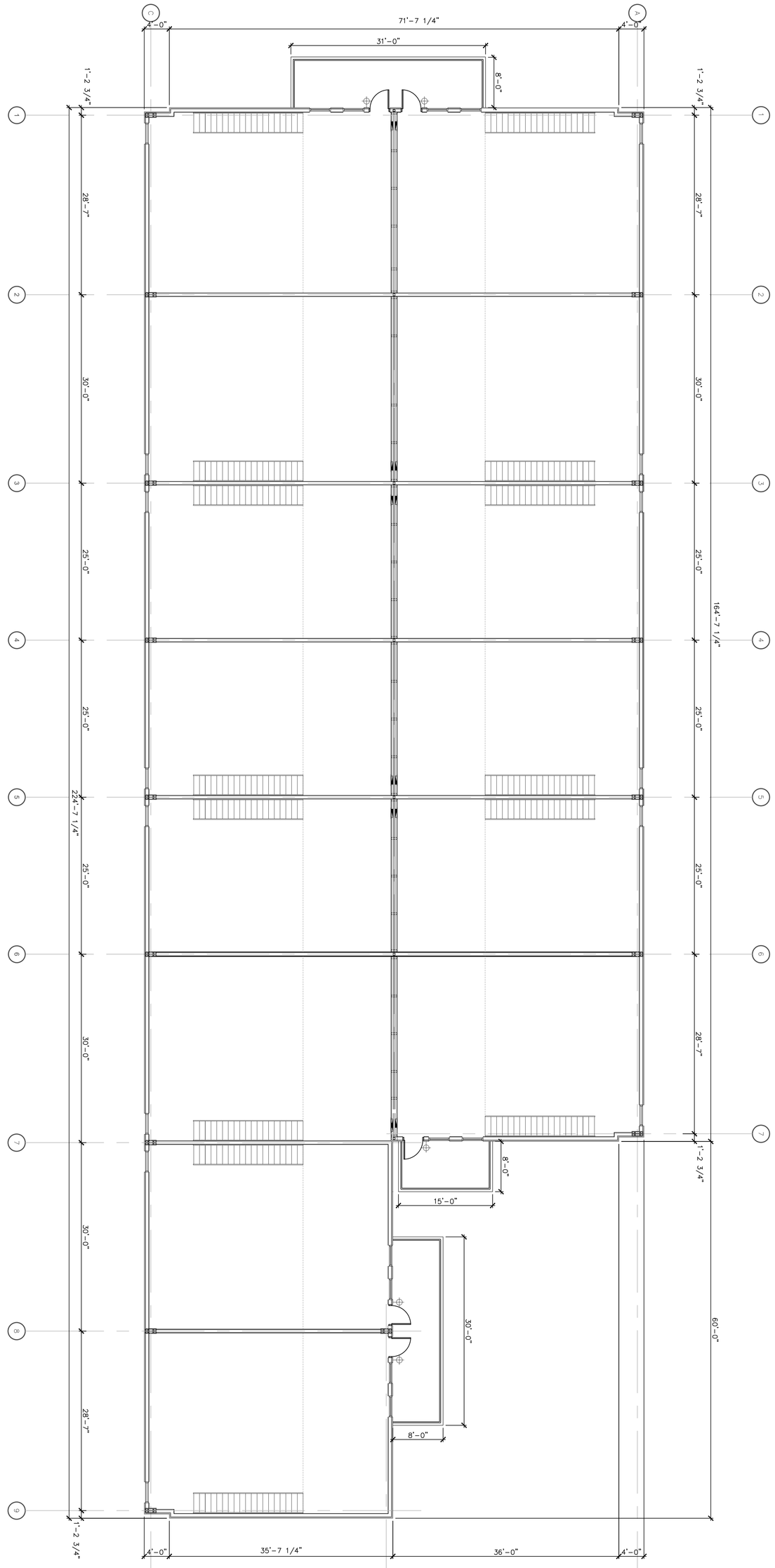

1 MINI-WAREHOUSE MEZZANINE BUILDING 4
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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A1.2
SHEET
FLOOR PLAN MEZZ
BUILDING 4

File Name:	22161- A1.2
Project No:	22161
Date:	06/6/22
Drawn By:	DBL
Checked By:	JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
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ZONING CASE NO. Z2022-019

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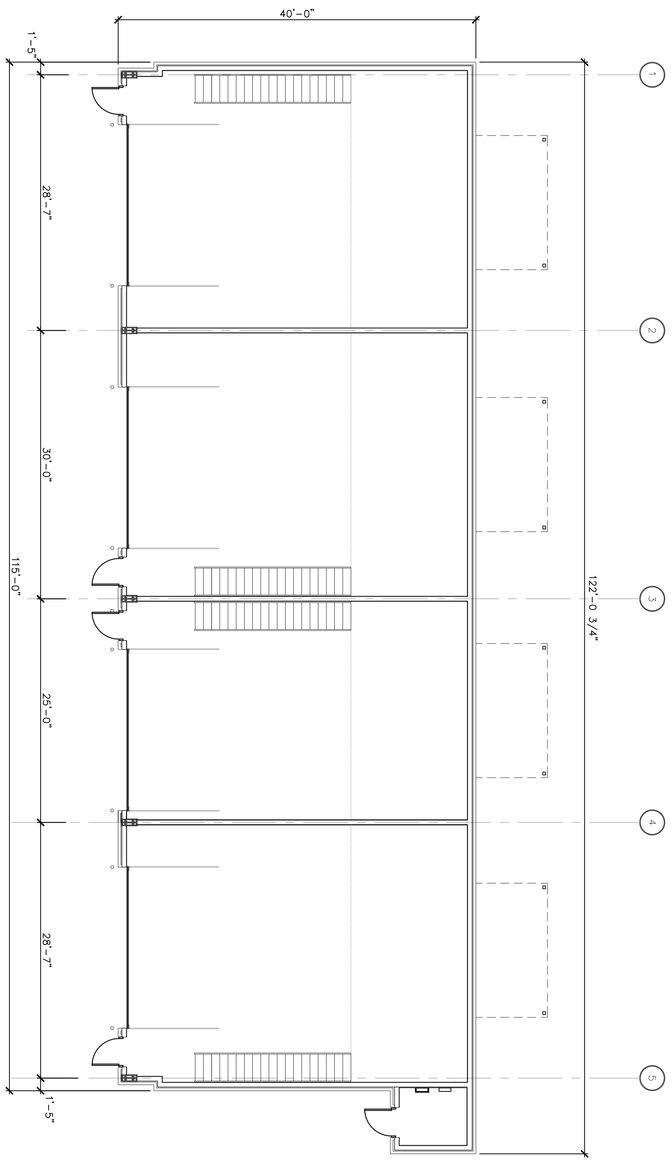

1 MINI-WAREHOUSE FLOOR PLAN BUILDING 5
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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A1.1 SHEET
FLOOR PLAN BUILDING 5

File Name: 22161- A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

GARAGES OF TEXAS

ADDRESS TBD
13.55 ACRES
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ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
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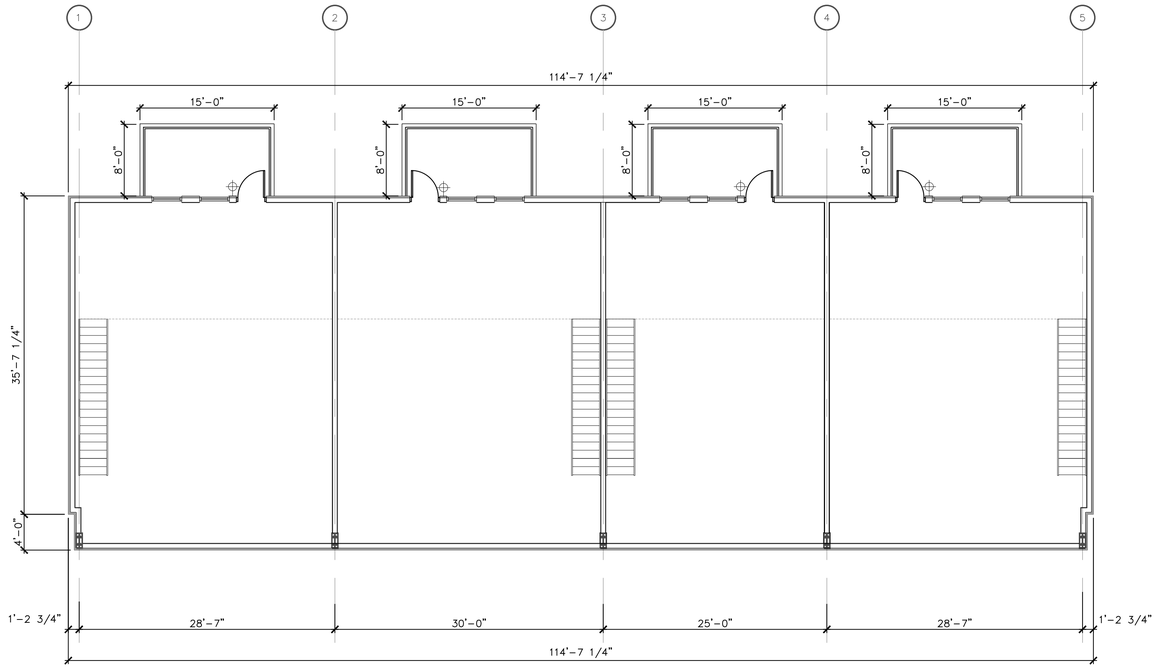

N 1 MINI-WAREHOUSE MEZZANINE BUILDING 5

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

0 4' 8' 16'

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ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED CANS

File Name: 22161 - A1.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A1.2
FLOOR PLAN MEZZ. BUILDING 5

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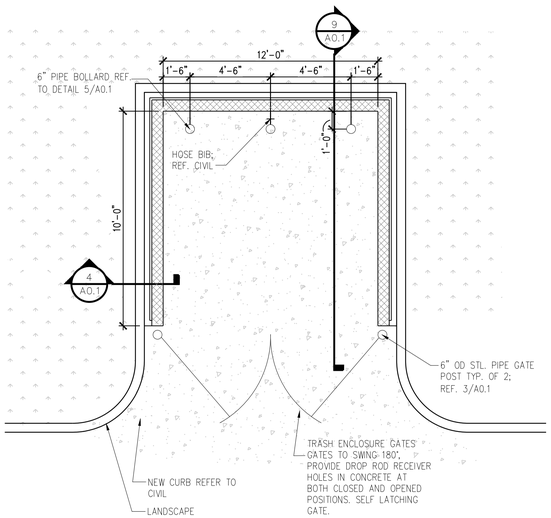
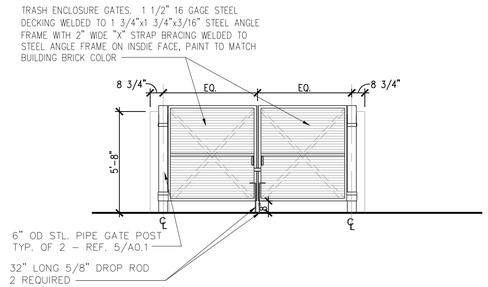
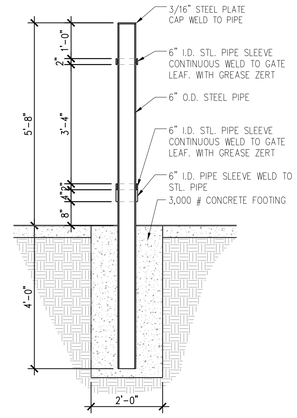


1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

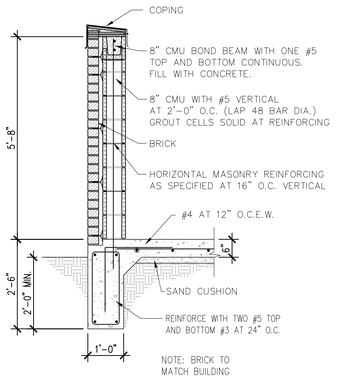
TRASH ENCLOSURE DOOR		
QTY.	DESCRIPTION	NUMBER – FINISH
4	RICHARD WILCOX: HINGE	1035.00271 24" – BLK
2	RICHARD WILCOX: CANE BOLT	0524.00021 – BLK
2	LAWRENCE BROS PULL	CD1210S – BLK
1	LAWRENCE BROS HASP	CD1915S–6"
1	PADLOCK	C955–2 FIC – 606
1	CYLINDER CORE	(hardware number to be determined)



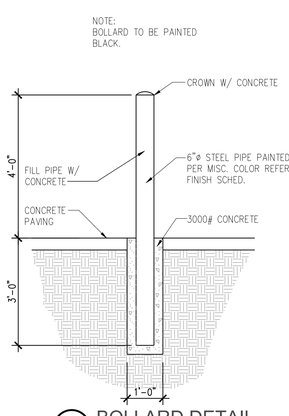
2 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"



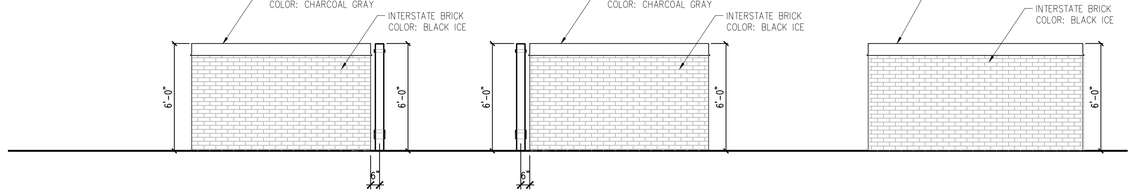
3 GATE POST
SCALE: 1/2" = 1'-0"



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



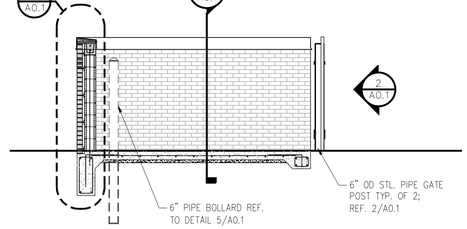
5 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



6 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

7 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

8 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"



9 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"

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ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TRAPLEY, SUITE 100
CARROLLTON, TX 75006
Phone: (214)-341-9620
Contact: FRED GANS

File Name: 22161 – A0.1
Project No: 22161
Date: 06/6/22
Drawn By: MNK
Checked By: JWF

SHEET
A0.1
SITE PLAN AND DETAILS

Lee, Henry

From: Lee, Henry
Sent: Friday, June 24, 2022 4:34 PM
To: 'fgans@cornerstonedev.com'
Subject: Staff Comments SP2022-031
Attachments: Engineering Mark-Ups (06.24.2022).pdf; Project Comments (06.24.2022).pdf

Good Afternoon,

Attached are staff comments in reference to your case, SP2022-031. Final revised plans are due no later than 3pm on July 6; please provide revisions before then to ensure all comments have been addressed. Feel free to contact me if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Kelly Stewart <kstewart@wallace-mgt.com>
Sent: Thursday, July 7, 2022 2:30 PM
To: Lee, Henry
Subject: RE: Garages of Texas Rockwall

Henry,

We would like to request the 2-week extension.

Best,

Kelly Stewart
5080 Spectrum Drive, Suite 1050W,
Addison, TX 75001
832-454-7041
Visit our Website

From: Lee, Henry <HLee@rockwall.com>
Sent: Thursday, July 7, 2022 1:21 PM
To: Kelly Stewart <kstewart@wallace-mgt.com>
Subject: RE: Garages of Texas Rockwall

Good Afternoon,

As soon as possible.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Kelly Stewart <kstewart@wallace-mgt.com>
Sent: Thursday, July 7, 2022 12:57 PM
To: Lee, Henry <HLee@rockwall.com>
Subject: Garages of Texas Rockwall

Hi Henry,

When would you need to know today that we want to do the 2-week extension?

Best,

Kelly Stewart
5080 Spectrum Drive, Suite 1050W,
Addison, TX 75001
832-454-7041
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Lee, Henry

From: Kelly Stewart <kstewart@wallace-mgt.com>
Sent: Friday, July 15, 2022 8:40 AM
To: Lee, Henry
Cc: Fred Gans; Mark Scott; Tyler Dirks
Subject: Garages of Texas Rockwall
Attachments: Garages of Texas - Submittal Package.zip

Hi Henry,

Please see attached for the revised civil documents per the city's comments. Do you mind taking a look at these prior to the due date on the 19th go make sure everything looks good on your end? We are also working on getting the architectural elevations, plans, and dumpster enclosure detail to you ahead of time as well. Thank you for your help!

Best,

WALLACE
CONSTRUCTION MANAGEMENT

Kelly Stewart
5080 Spectrum Drive, Suite 1050W,
Addison, TX 75001
832-454-7041
Visit our Website

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Lee, Henry

From: Kelly Stewart <kstewart@wallace-mgt.com>
Sent: Monday, July 18, 2022 12:48 PM
To: Lee, Henry
Cc: Tyler Dirks
Subject: Garages of Texas Rockwall Elevations, Plans, and Details
Attachments: Garages of Texas- Rockwall, Tx SUP submittal (7-18-22).pdf

Hi Henry,

Please see attached for the elevations, plans, and details for the Garages of Texas project submittal we will be sending in tomorrow. Similar to the civil documents, do you mind glancing at these and letting us know if there are any remaining items for us to complete in order to meet the submittal tomorrow? We appreciate your help.

Best,

WALLACE
CONSTRUCTION MANAGEMENT

Kelly Stewart
5080 Spectrum Drive, Suite 1050W,
Addison, TX 75001
832-454-7041
Visit our Website

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Lee, Henry

From: Maddie Price <mprice@bohlereng.com>
Sent: Tuesday, July 19, 2022 2:36 PM
To: Lee, Henry; Gamez, Angelica
Cc: Mathias Haubert; Patricia Kernan; txa220027.00@nf.bohlereng.com; Mark Scott; Fred Gans; Kelly Stewart; Tyler Dirks; Davis Lester; John Franz
Subject: City of Rockwall - Garages of Texas - Site Plan Submittal

Hi Henry,

Please see the below link to the electronic resubmittal for the Garages of Texas, City of Rockwall. Please let me know if there is anything else you need from me to complete this submittal!

Download all files

Thank you,
Maddie Price
Sr. Design Engineer
2600 Network Blvd, Suite 310
Frisco, TX 75034
o 469-458-7300 / mprice@bohlereng.com
Check out our new website

We've moved!
Please note our new address.

BOHLER

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August 11, 2022

TO: Deborah Binder
5981 FM-3097
Rockwall, TX 75032

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2022-031; *Site Plan for Garages of Texas*

Deborah Binder**:**

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on July 26, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

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

Planning and Zoning Commission
On July 26, 2022, the Planning and Zoning Commission approved the Site Plan with a vote of 6-0, with Commissioner Thomas absent, with the staff recommendations that include raising the parapet to fully screen the RTUs *(i.e. raise the parapet 6-12 inches*).

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee, AICP, *Planner*
City of Rockwall Planning and Zoning Department