CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2025-043

PLANNING & ZONING FEE $ 352.16

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☑ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION
- ☐ ZONING CHANGE
- ☐ SPECIFIC USE PERMIT
- ☐ PD DEVELOPMENT PLAN

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

On January 13, 2026, the Architectural Review Board (ARB) approved a motion to recommend to table the Site Plan by a vote of 5-0, with Board Members

On January 27, 2026, the Architectural Review Board (ARB) approved a motion to recommend approval of the building elevations by a vote of 4-0, with Board Members McAngus, Dalton, and Kirkpatrick absent.

PLANNING AND ZONING COMMISSION

On January 13, 2026 the Planning and Zoning Commission approved a motion to table the Site Plan by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.

On January 27, 2026, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 5-0, with Commissioners Brock and Conway absent.

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	16001 La Jolla Point Drive				
SUBDIVISION	La Jolla Pointe Addition	LOT	3R	BLOCK	A
GENERAL LOCATION	Intersection of La Jolla Pointe Drive and Carmel Circle				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - Commercial		CURRENT USE	Office / Undeveloped	
PROPOSED ZONING	C - Commercial		PROPOSED USE	Office & Commercial	
ACREAGE	5.108 acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Fire House RE LLC, Shipman Fire Group	☒ APPLICANT	Cross Engineering Consultants, Inc.
CONTACT PERSON	Clay Shipman	CONTACT PERSON	Jonathan Hake, P.E.
ADDRESS	160 [redacted]		[redacted]
CITY, STATE & ZIP	[redacted]	C	
PHONE			
E-MAIL			

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Shipman [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 $ $352.16, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 1ST DAY OF DECEMBER, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1 DAY OF DECEMBER, 2025

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amber Peabody

NOTARY PUBLIC STATE OF TEXAS
Amber Peabody
My Commission Expires
5/9/2028
Notary ID 130652676

MY COMMISSION EXPIRES 5/9/28

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

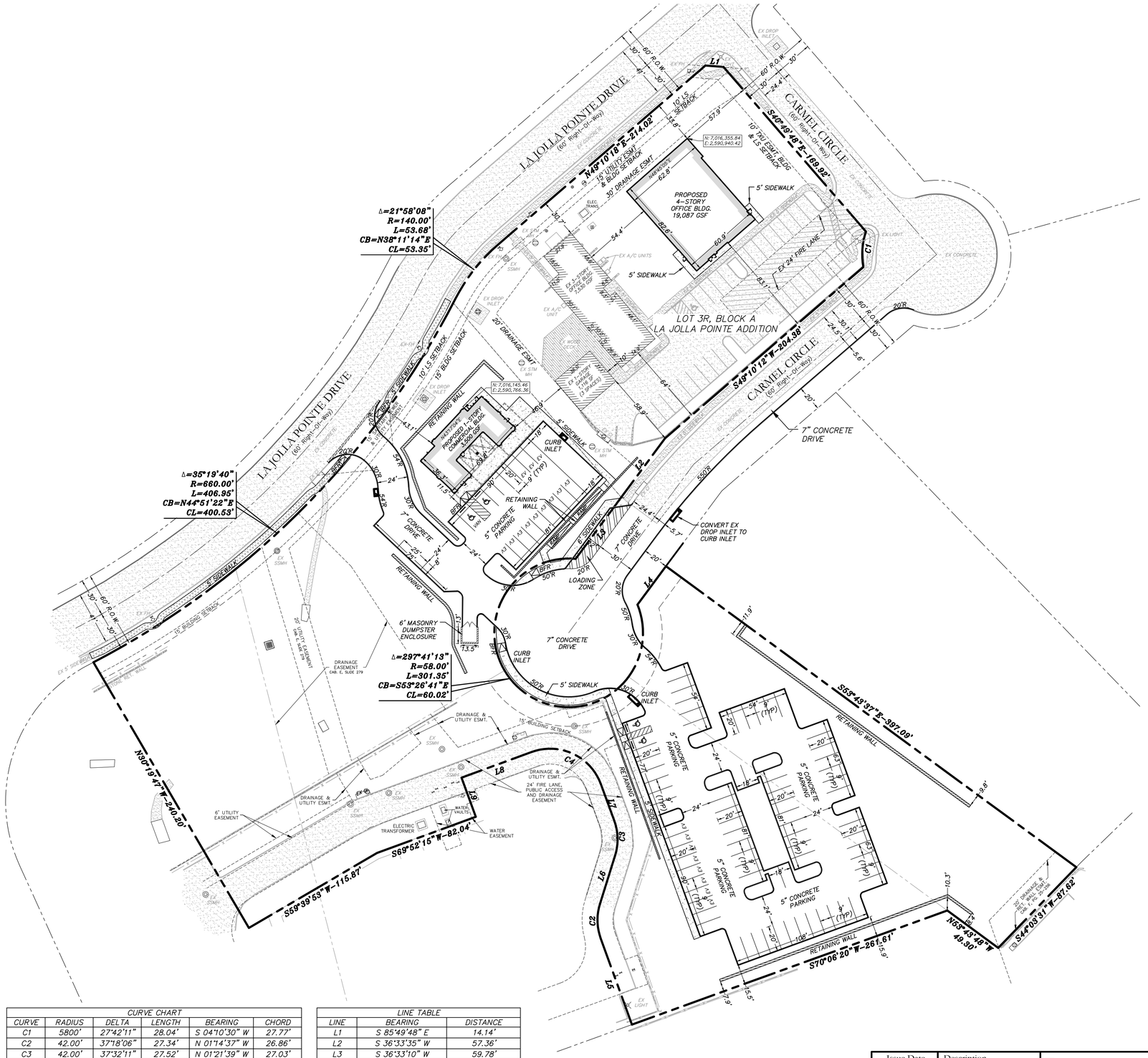
6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

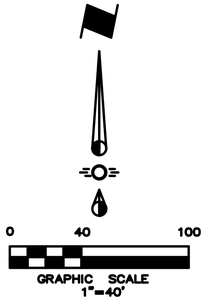
Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☑	☐	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☑	☐	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement *OVERLAY DISTRICTS ONLY*	☑	☐	Exterior 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	☑	☐		

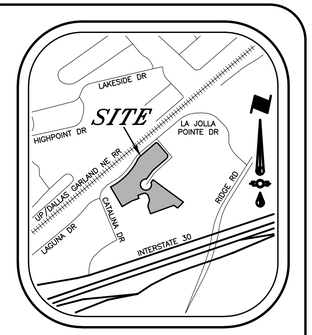
Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☑	☐	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior 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







VICINITY MAP
NTS

LEGEND

- Ex. Concrete Pavement
- Prop. Conc. Sidewalk (Private)
- Prop. Conc. Sidewalk (Public)
- Loading Space
- Ex. Fire Hydrant
- Wheelstop (Typical)
- BFR Barrier Free Ramp

SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104 Acres	(222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF

OWNER:
Shipman Fire Protection
1020 La Jolla Pointe Drive
Rockwall, Texas 75087
Phone (682) 223-1922
Contact: Clay Shipman

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

SURVEYOR:
Burns Surveying
2701 Sunset Ridge Dr., Suite 303
Rockwall, Texas 75032
Phone (214) 326-1090
Contact: Barry S. Rhodes

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STOP!
CALL BEFORE YOU DIG
Texas811 Know what's below.
(@ least 72 hours prior to digging)

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	5800'	27°42'11"	28.04'	S 04°10'30" W	27.77'
C2	42.00'	37°18'06"	27.34'	N 01°14'37" W	26.86'
C3	42.00'	37°32'11"	27.52'	N 01°21'39" W	27.03'
C4	42.00'	90°00'11"	65.98'	N 65°07'40" W	59.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°49'48" E	14.14'
L2	S 36°33'35" W	57.36'
L3	S 36°33'10" W	59.78'
L4	N 36°33'10" E	37.33'
L5	N 19°53'40" W	71.61'
L6	N 17°24'26" E	39.61'
L7	N 20°07'45" W	30.65'
L8	S 69°52'15" W	58.34'
L9	S 20°07'45" E	32.50'

PREPARED DATE: 12/12/2025

Issue Date	Description
1 12/12/2025	
2	
3	
4	
5	
6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 12/12/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN

SHIPMAN FIRE BUILDING & COFFEE SHOP
1020 LA JOLLA POINTE DRIVE
LOT 3R, BLOCK A - LA JOLLA POINTE ADDITION
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
CITY OF ROCKWALL, TEXAS
CASE NO. SP2025-xxx

Sheet No. SP

Project No. 25078

25078 SHIPMAN FIRE BUILDING & COFFEE SHOP

25078 SITE PLAN.dwg

2 WEST SIDE ELEVATION

1/8" = 1'-0"

1 SOUTH ELEVATION

1/8" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		5,531	
MASONRY			
	BRICK & CAST STONE	5,066	91.6%
	3 PART STUCCO	464	8.4%
EAST ELEVATION		6,551	
MASONRY			
	BRICK & CAST STONE	6,188	94.5%
	3 PART STUCCO	363	5.5%

		AREA	%
SOUTH ELEVATION		4,701	
MASONRY			
	BRICK & CAST STONE	4,432	94.3%
	3 PART STUCCO	269	5.7%
WEST ELEVATION		6,625	
MASONRY			
	BRICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	609	9.2%

GRAPHIC SCALE:

0 8' 16' 24' 32'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/9/2025 9:26:20 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

10.14.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION		
#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 10.14.25

EXTERIOR ELEVATIONS

Scale: As indicated

A600

2 EAST SIDE ELEVATION

1/8" = 1'-0"

1 NORTH ELEVATION

1/8" = 1'-0"

MATERIAL CALCULATIONS	AREA	%
NORTH ELEVATION	5,531	
MASONRY		
BRICK & CAST STONE	5,066	91.6%
3 PART STUCCO	464	8.4%
EAST ELEVATION	6,551	
MASONRY		
BRICK & CAST STONE	6,188	94.5%
3 PART STUCCO	363	5.5%

	AREA	%
SOUTH ELEVATION	4,701	
MASONRY		
BRICK & CAST STONE	4,432	94.3%
3 PART STUCCO	269	5.7%
WEST ELEVATION	6,625	
MASONRY		
BRICK & CAST STONE	6,016	90.8%
3 PART STUCCO	609	9.2%

GRAPHIC SCALE:

0 8' 16' 24' 32'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/9/2025 9:26:28 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

10.14.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION		
#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 10.14.25

EXTERIOR ELEVATIONS

Scale: As indicated

A601

2 SOUTH ELEVATION

1/4" = 1'-0"

1 WEST SIDE ELEVATION

1/4" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
	WOOD	514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
	WOOD	231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
	WOOD	726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
	WOOD	259	21.4%

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/9/2025 9:28:28 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT · PHILLIP RAY CRADDOCK JR · 19207 · STATE OF TEXAS

9.11.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002
Date 9.5.25

Architectural Building Elevations

Scale: As indicated

A603

2 NORTH ELEVATION

1/4" = 1'-0"

1 EAST SIDE ELEVATION

1/4" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
	WOOD	514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
	WOOD	231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
	WOOD	726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
	WOOD	259	21.4%

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/9/2025 9:28:36 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19207 STATE OF TEXAS

9.11.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION		
#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002
Date 9.5.25

Architectural Building Elevations

Scale: As indicated

A604

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/9/2025 9:30:02 AM

CRADDOCK
ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR.
19207
STATE OF TEXAS

10.14.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION		
#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 10.14.25

PERSPECTIVES

Scale: 1" = 1'-0"

A602

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/9/2025 9:28:37 AM

CRADDOCK ARCHITECTURE

STATE OF TEXAS
PHILLIP RAY CRADDOCK JR
9207
REGISTERED ARCHITECT

9.11.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002
Date 9.5.25

PERSPECTIVES

Scale: 1" = 1'-0"

A605

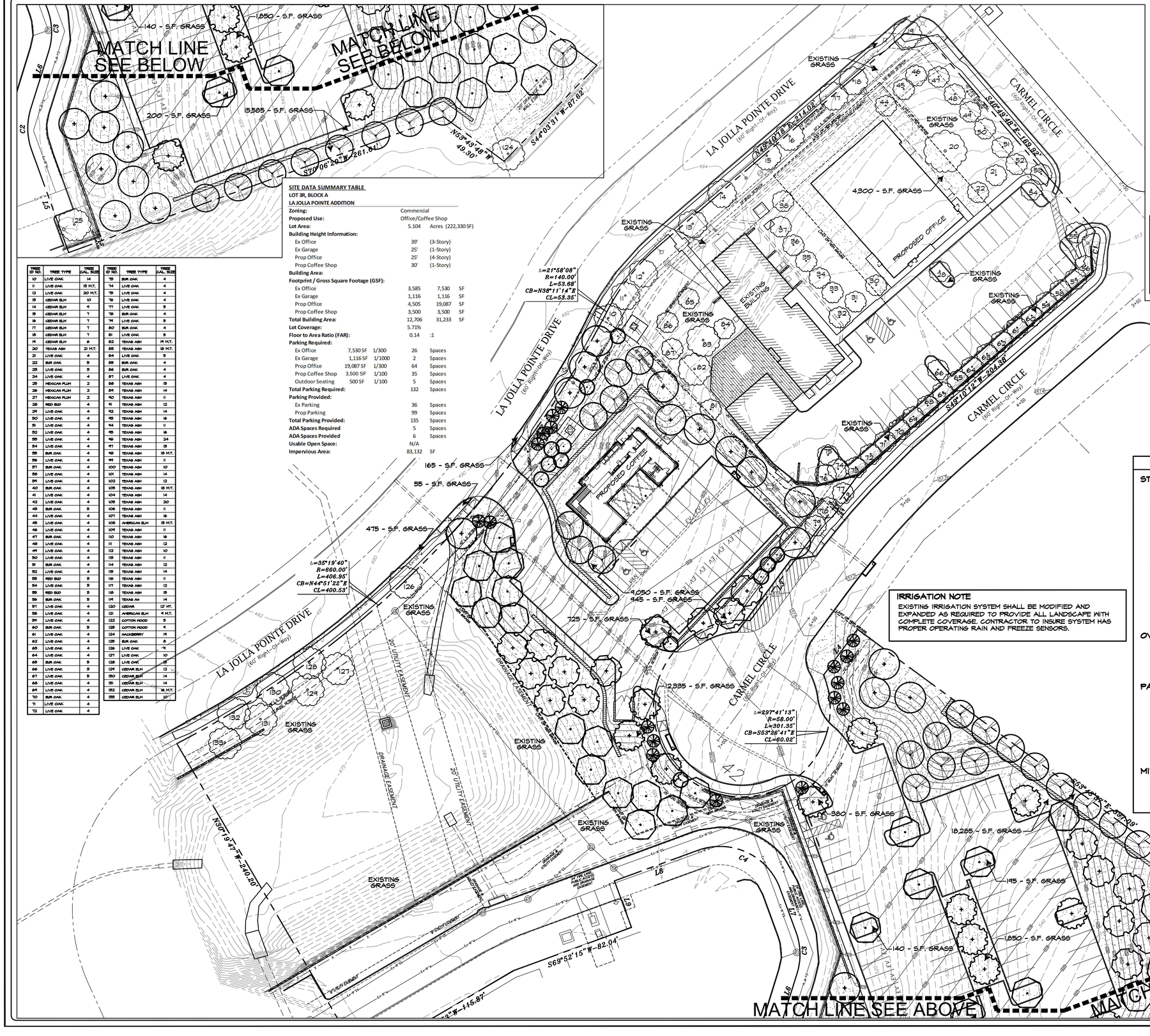
TREE ID NO.	TREE TYPE	TREE CAL. SIZE
10	LIVE OAK	14
11	LIVE OAK	18 MT.
12	LIVE OAK	20 MT.
13	CEDAR ELM	10
14	CEDAR ELM	9
15	CEDAR ELM	7
16	CEDAR ELM	7
17	CEDAR ELM	7
18	CEDAR ELM	7
19	CEDAR ELM	6
20	TEXAS ASH	21 MT.
21	LIVE OAK	4
22	BUR OAK	5
23	LIVE OAK	5
24	LIVE OAK	4
25	MEXICAN PLUM	2
26	MEXICAN PLUM	2
27	MEXICAN PLUM	2
28	RED BUD	4
29	LIVE OAK	4
30	LIVE OAK	4
31	LIVE OAK	4
32	LIVE OAK	4
33	LIVE OAK	4
34	LIVE OAK	4
35	BUR OAK	4
36	LIVE OAK	4
37	BUR OAK	4
38	LIVE OAK	4
39	LIVE OAK	5
40	RED BUD	5
41	LIVE OAK	4
42	LIVE OAK	4
43	BUR OAK	5
44	LIVE OAK	4
45	LIVE OAK	4
46	LIVE OAK	4
47	BUR OAK	4
48	LIVE OAK	4
49	LIVE OAK	4
50	LIVE OAK	4
51	BUR OAK	4
52	LIVE OAK	4
53	RED BUD	5
54	LIVE OAK	5
55	RED BUD	5
56	BUR OAK	5
57	LIVE OAK	4
58	LIVE OAK	4
59	LIVE OAK	4
60	BUR OAK	5
61	LIVE OAK	4
62	LIVE OAK	4
63	LIVE OAK	4
64	LIVE OAK	4
65	BUR OAK	5
66	LIVE OAK	5
67	LIVE OAK	5
68	LIVE OAK	4
69	LIVE OAK	4
70	BUR OAK	4
71	LIVE OAK	4
72	LIVE OAK	4

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
73	BUR OAK	4
74	LIVE OAK	4
75	LIVE OAK	4
76	LIVE OAK	5
77	LIVE OAK	5
78	BUR OAK	4
79	LIVE OAK	5
80	BUR OAK	4
81	LIVE OAK	5
82	TEXAS ASH	19 MT.
83	TEXAS ASH	18 MT.
84	LIVE OAK	5
85	BUR OAK	4
86	BUR OAK	4
87	LIVE OAK	4
88	TEXAS ASH	15
89	TEXAS ASH	14
90	TEXAS ASH	11
91	TEXAS ASH	12
92	TEXAS ASH	14
93	TEXAS ASH	16
94	TEXAS ASH	11
95	TEXAS ASH	18
96	TEXAS ASH	24
97	TEXAS ASH	13
98	TEXAS ASH	15 MT.
99	TEXAS ASH	11
100	TEXAS ASH	10
101	TEXAS ASH	14
102	TEXAS ASH	12
103	TEXAS ASH	18 MT.
104	TEXAS ASH	14
105	TEXAS ASH	20
106	TEXAS ASH	11
107	TEXAS ASH	18
108	AMERICAN ELM	15 MT.
109	TEXAS ASH	11
110	TEXAS ASH	16
111	TEXAS ASH	12
112	TEXAS ASH	10
113	TEXAS ASH	11
114	TEXAS ASH	12
115	TEXAS ASH	14
116	TEXAS ASH	11
117	TEXAS ASH	12
118	TEXAS ASH	13
119	TEXAS ASH	14
120	CEDAR	12" MT.
121	AMERICAN ELM	9 MT.
122	COTTON WOOD	9
123	COTTON WOOD	9
124	HACKBERRY	19
125	BUR OAK	9
126	LIVE OAK	9
127	LIVE OAK	10
128	LIVE OAK	8
129	CEDAR ELM	12
130	CEDAR ELM	14
131	CEDAR ELM	14
132	CEDAR ELM	16 MT.
133	CEDAR ELM	10"

SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104 Acres	(222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF



LARGE CANOPY TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
16		BUR OAK	Quercus macrocarpa	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
33		CEDAR ELM	Ulmus crassifolia	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
23		LIVE OAK	Quercus virginiana	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
34		CHINESE PISTACHE	Pistacia chinensis	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
13		RED OAK	Quercus buckleyi	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT

ACCENT TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
12		TEXAS RED BUD	Cercis canadensis 'Texensis'	2" caliper, 6' Ht./5' spread min., 30 dallon, Single Trunk Min., full , bushy tree formed, specimen.
18		MEXICAN PLUM	Prunus mexicana	2" caliper, 6' Ht./5' spread min., 30 dallon, Single Trunk Min., full , bushy tree formed, specimen.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LANDSCAPE TABULATIONS

STREET BUFFER TREES
ONE CANOPY TREE AND ONE ACCENT TREE PER 50 L.F. STREET FRONTAGE

LA JOLLA POINTE DRIVE	
FRONTAGE L.F.	674.65 L.F.
REQUIRED CANOPY BUFFER TREES (675 / 50 = 13.5)	14 TREES
STREET CANOPY BUFFER TREES PROVIDED (14 EXISTING LIVE OAK AND CEDAR ELM + 6 PROPOSED)	20 TREES
REQUIRED ACCENT BUFFER TREES (675 / 50 = 13.5)	14 TREES
STREET ACCENT BUFFER TREES PROVIDED	14 TREES
CARMEL CIRCLE	
FRONTAGE L.F.	858.00 L.F.
REQUIRED CANOPY BUFFER TREES (858 / 50 = 17.2)	18 TREES
STREET CANOPY BUFFER TREES PROVIDED (26 EXISTING LIVE OAK AND BUR OAK + 7 PROPOSED)	33 TREES
REQUIRED ACCENT BUFFER TREES (858 / 50 = 17.2)	18 TREES
STREET ACCENT BUFFER TREES PROVIDED (2 EXISTING + 16 PROPOSED)	18 TREES

OVERALL LANDSCAPE AREA
REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING

OVERALL SITE 5.108 ACRES	222,446 S.F.
REQUIRED SITE LANDSCAPE AREA (222,446 x 20%)	44,500 S.F.
SITE LANDSCAPE AREA PROVIDED	88,132 S.F.

PARKING LOT LANDSCAPE AREA
REQUIRED 5% LANDSCAPE WITHIN PARKING LOTS.

OVERALL PARKING AND DRIVE ISLES	48,400 S.F.
REQUIRED PARKING LANDSCAPE AREA (48,400 x 5%)	2,420 S.F.
PARKING LANDSCAPE AREA PROVIDED	+5,885 S.F.
PARKING SPACES PROVIDED	135
REQUIRED CANOPY PARKING TREES (135 / 10 = 13.5)	14 TREES
PARKING CANOPY TREES PROVIDED	+35 TREES

MITIGATION TREES
473 CALIPER INCHES OF PROTECTED TREES REMOVED

REQUIRED MITIGATION CANOPY TREES (473 / 4 = 118.2)	119 TREES
MITIGATION CANOPY TREES PROVIDED	119 TREES

IRRIGATION NOTE
EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND EXPANDED AS REQUIRED TO PROVIDE ALL LANDSCAPE WITH COMPLETE COVERAGE. CONTRACTOR TO INSURE SYSTEM HAS PROPER OPERATING RAIN AND FREEZE SENSORS.

TURF GRASS

44,600 S.F.	S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

208 TREE PRESERVED

0 15 30 60
SCALE: 1" = 30'-0"

NORTH

Date:
Revisions:
#

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-09-2025

Shipman Fire Building
& Coffee Shop
Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Landscape Plan

Sheet Number: L1 of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

LANDSCAPING

PART 1 - GENERAL

1.1 SCOPE:

Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Lawns
C. Earthwork
D. General Requirements

1.3 QUALITY ASSURANCE:

A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
D. Employ only qualified personnel familiar with required work.
E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):
   1. Provide source of off-site soil (if Required For Job)to the Owners representative for the purpose of soil investigation.
   2. Take random representative soil samples from areas to be planted.
   3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.
F. File Certificate of Inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

1.4 REFERENCED STANDARDS:

A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
B. Hortus Third, 1976 - Cornell University - Plant nomenclature.
C. ASTM - American Standard Testing Material - Sharp sand.

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:

A. Delivery:
   1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
   2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
   3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with sand dust or other approved material.
   4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
   5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
   6. Remove rejected plant material immediately from site.

1.6 JOB CONDITIONS:

A. Planting Restrictions:
   Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
B. Utilities:
   1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
   2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
   3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

1.7 WARRANTY:

A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owners Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.
C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.

1.8 MAINTENANCE:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, clearing and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

2.1 PLANTS:

A. Quantities: The drawings and specifications are complementary: anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
B. Plants shall be equal to well formed No. 1 grade or better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

A. Peat Moss: Commercial sphagnum moss or hyphum peat.
B. Pre mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.
C. Sandy Loam:
   1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign
   2. Physical properties as follows:
      Clay - between 7-27 percent
      Silt - between 28-50 percent
      Sand - less than 52 percent
D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-33.

2.3 COMMERCIAL FERTILIZER:

A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.

2.4 MULCH:

Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

3.1 CONDITION OF SURFACES:

A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.

3.2 SHRUB PLANTING

A. All shrubs to be pocket planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sandloam.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.3 GROUNDCOVER PLANTING

A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
   1. 1 part sandy loam
      1 part peat moss
      1 part sharp sand
      Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.4 TREE PLANTING:

A. Stake tree locations for Owners Representative approval prior to digging.
B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
C. After excavation of tree pits, review water percolation.
   If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturers recommendations. Complete backfilling and form a saucer around the tree.
G. Completely fill each tree saucer with mulch to a depth of two inches.
H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

3.5 SEASONAL COLOR PLANTING:

A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand- rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage area. Remove trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. Keep walk and driveway area clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

1.1 SCOPE:

Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.

Redo any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Landscaping

1.3 MAINTENANCE OF GRASS:

The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing lan spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.

1.4 JOB CONDITIONS:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.

1.5 SCHEDULE:

A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determind by owner, under favorable climatic conditions.
C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial rye under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)
D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.

1.6 ACCEPTANCE:

The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

PART 2 - MATERIALS

2.1 TOPSOIL:

A. (If specified on the plans as a requirement)Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonable free of weeds and foreign grasses. Topsoil containing dallisgrass or nutgrass shall be rejected.
B. Physical properties as follows:
   Clay - between 7-27 percent
   Silt - between 28-50 percent
   Sand - less than 52 percent

2.2 GRASS:

A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.
B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.
C. Annual Ryegrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.

2.3 FERTILIZER:

Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.

A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
B. Second application: 3:1:2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

3.1 PREPARATION:

A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
B. Leave areas free of weeds and ready for final grading.
C. Provide barricades around scarified areas to prevent compaction by construction vehicles.

3.2 FINAL GRADING:

A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
B. Provide finish grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.

3.3 HERBICIDE:

Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.

3.4 FERTILIZER:

A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.

3.5 HYDROMULCH/SEEDING:

A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.
B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
C. Add tackifier to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
D. Use a 4' x 8' batter board against bed areas.

3.6 MECHANICAL SEEDING:

Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre or 350 pounds of Ryegrass per acre. Use grass drill, brillion seeder, or viking roller.

3.7 SOLID SOD:

A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs.per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

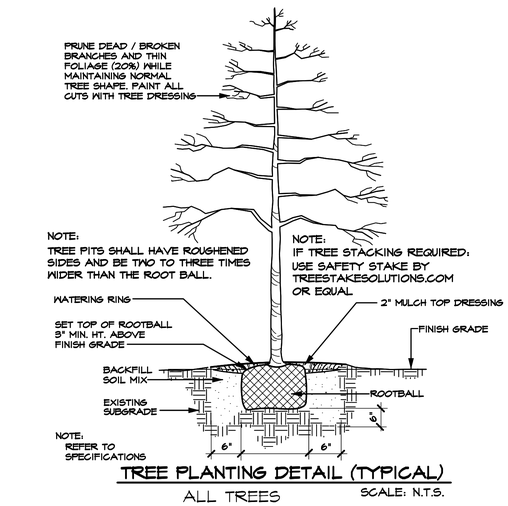
3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:

A. Watering:
   1. Water lawn areas immediately after grassing operation.
   2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
   3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
B. Replanting/Erosion Control:
   1. Correct any erosion that may occur during the establishment of grass.
   2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
   3. A stand of grass will be defined as a uniform cover of actively growing turf.
C. Mowing/Weed Control:
   1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.
   2. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.

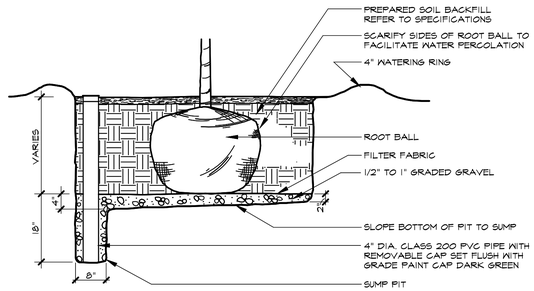
3.9 CLEANUP:

During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

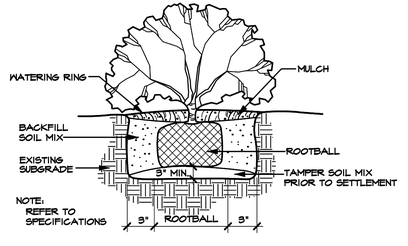
END OF LAWN SECTION



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



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



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

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale N.T.S.
Drawn By: JDG
Date 12-09-2025

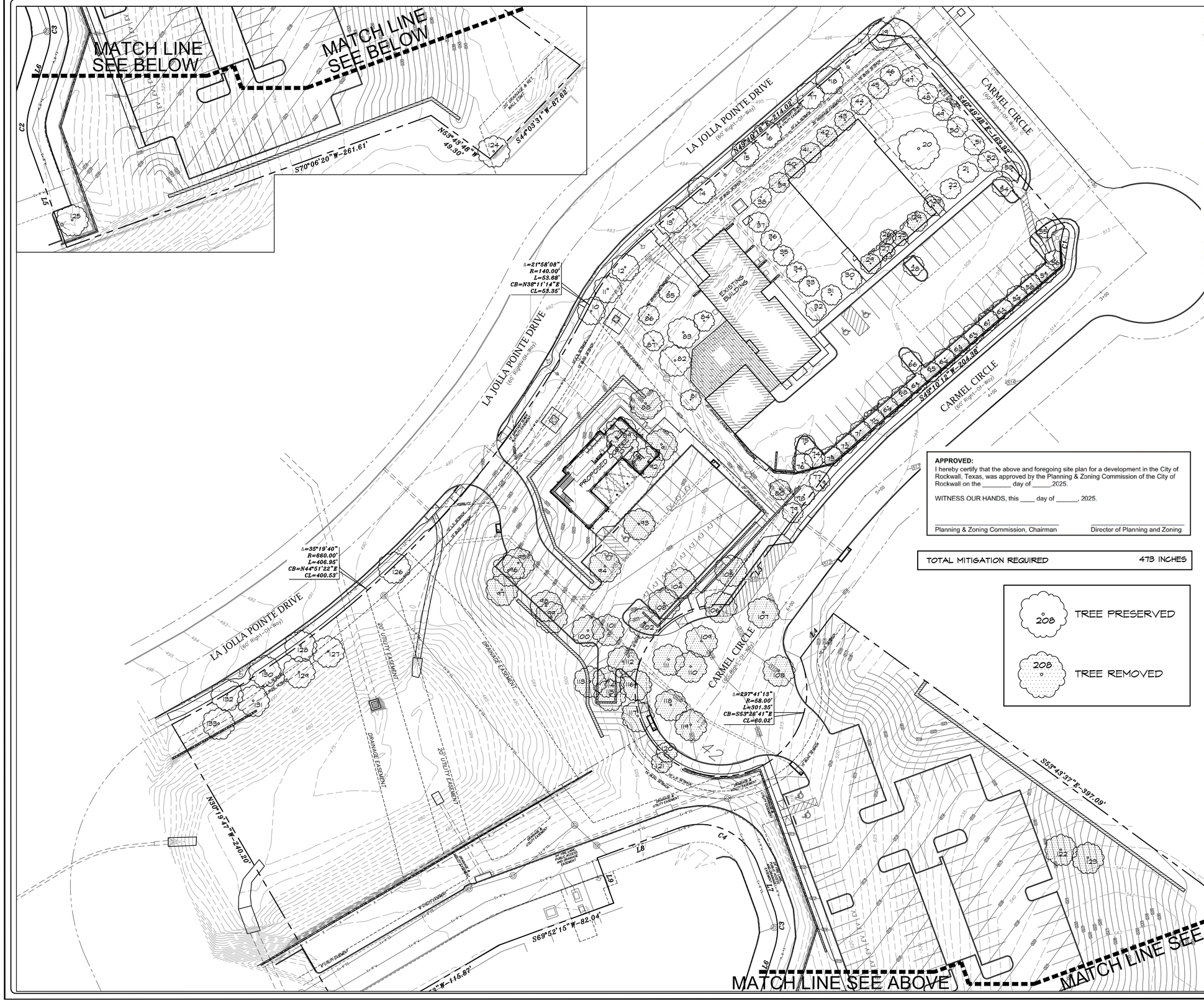
Shipman Fire Building
& Coffee Shop
Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Landscape Specifications

Sheet Number: L2 of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104 Acres	(222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

TOTAL MITIGATION REQUIRED 473 INCHES

208 TREE PRESERVED

208 TREE REMOVED

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
10	LIVE OAK	14
11	LIVE OAK	13 M.T.
12	LIVE OAK	20 M.T.
13	CEDAR ELM	10
14	CEDAR ELM	9
15	CEDAR ELM	7
16	CEDAR ELM	7
17	CEDAR ELM	7
18	CEDAR ELM	7
19	CEDAR ELM	6
20	TEXAS ASH	21 M.T.
21	LIVE OAK	4
22	BUR OAK	5
23	LIVE OAK	5
24	LIVE OAK	4
25	MEXICAN PLUM	2
26	MEXICAN PLUM	2
27	MEXICAN PLUM	2
28	RED BUD	4
29	LIVE OAK	4
30	LIVE OAK	4
31	LIVE OAK	4
32	LIVE OAK	4
33	LIVE OAK	4
34	LIVE OAK	4
35	BUR OAK	4
36	LIVE OAK	4
37	BUR OAK	4
38	LIVE OAK	4
39	LIVE OAK	4
40	BUR OAK	4
41	LIVE OAK	4
42	LIVE OAK	4
43	BUR OAK	5
44	LIVE OAK	4
45	LIVE OAK	4
46	LIVE OAK	4
47	BUR OAK	4
48	LIVE OAK	4
49	LIVE OAK	4
50	LIVE OAK	4
51	BUR OAK	4
52	LIVE OAK	4
53	RED BUD	3
54	LIVE OAK	3
55	RED BUD	3
56	BUR OAK	5
57	LIVE OAK	4
58	LIVE OAK	4
59	LIVE OAK	4
60	BUR OAK	5
61	LIVE OAK	4
62	LIVE OAK	4
63	LIVE OAK	4
64	LIVE OAK	4
65	BUR OAK	5
66	LIVE OAK	5
67	LIVE OAK	5
68	LIVE OAK	4
69	LIVE OAK	4
70	BUR OAK	4
71	LIVE OAK	4
72	LIVE OAK	4

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
73	BUR OAK	4
74	LIVE OAK	4
75	LIVE OAK	4
76	LIVE OAK	4
77	LIVE OAK	5
78	BUR OAK	4
79	LIVE OAK	5
80	BUR OAK	4
81	LIVE OAK	5
82	TEXAS ASH	19 M.T.
83	TEXAS ASH	18 M.T.
84	LIVE OAK	5
85	BUR OAK	4
86	BUR OAK	4
87	LIVE OAK	4
88	TEXAS ASH	15
89	TEXAS ASH	14
90	TEXAS ASH	11
91	TEXAS ASH	12
92	TEXAS ASH	14
93	TEXAS ASH	16
94	TEXAS ASH	11
95	TEXAS ASH	16
96	TEXAS ASH	24
97	TEXAS ASH	13
98	TEXAS ASH	18 M.T.
99	TEXAS ASH	11
100	TEXAS ASH	10
101	TEXAS ASH	14
102	TEXAS ASH	12
103	TEXAS ASH	18 M.T.
104	TEXAS ASH	14
105	TEXAS ASH	20
106	TEXAS ASH	11
107	TEXAS ASH	16
108	AMERICAN ELM	13 M.T.
109	TEXAS ASH	11
110	TEXAS ASH	16
111	TEXAS ASH	12
112	TEXAS ASH	10
113	TEXAS ASH	11
114	TEXAS ASH	12
115	TEXAS ASH	14
116	TEXAS ASH	11
117	TEXAS ASH	12
118	TEXAS ASH	15
119	TEXAS AH	14
120	CEDAR	12" HT.
121	AMERICAN ELM	9 M.T.
122	COTTON WOOD	5
123	COTTON WOOD	9
124	HACKBERRY	14
125	BUR OAK	8
126	LIVE OAK	9
127	LIVE OAK	10
128	LIVE OAK	15
129	CEDAR ELM	12
130	CEDAR ELM	14
131	CEDAR ELM	14
132	CEDAR ELM	16 M.T.
133	CEDAR ELM	10

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-09-2025

Shipman Fire Building & Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Treescape Plan

Sheet Number: TS1 of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
10	LIVE OAK	14	PRESERVED	4	N	N	N	0
11	LIVE OAK	13 M.T.	PRESERVED	4	N	N	N	0
12	LIVE OAK	20 M.T.	PRESERVED	4	N	N	N	0
13	CEDAR ELM	10	PRESERVED	4	N	N	N	0
14	CEDAR ELM	9	PRESERVED	4	N	N	N	0
15	CEDAR ELM	7	PRESERVED	4	N	N	N	0
16	CEDAR ELM	7	PRESERVED	4	N	N	N	0
17	CEDAR ELM	7	PRESERVED	4	N	N	N	0
18	CEDAR ELM	7	PRESERVED	4	N	N	N	0
19	CEDAR ELM	6	PRESERVED	4	N	N	N	0
20	TEXAS ASH	21 M.T.	PRESERVED	4	N	N	N	0
21	LIVE OAK	4	PRESERVED	4	N	N	N	0
22	BUR OAK	5	PRESERVED	4	N	N	N	0
23	LIVE OAK	3	REMOVED	4	N	N	N	0
24	LIVE OAK	4	REMOVED	4	N	N	N	4
25	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
26	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
27	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
28	RED BUD	4	PRESERVED	4	N	N	N	0
29	LIVE OAK	4	REMOVED	4	N	N	N	4
30	LIVE OAK	4	PRESERVED	4	N	N	N	0
31	LIVE OAK	4	PRESERVED	4	N	N	N	0
32	LIVE OAK	4	PRESERVED	4	N	N	N	0
33	LIVE OAK	4	PRESERVED	4	N	N	N	0
34	LIVE OAK	4	PRESERVED	4	N	N	N	0
35	BUR OAK	4	PRESERVED	4	N	N	N	0
36	LIVE OAK	4	PRESERVED	4	N	N	N	0
37	BUR OAK	4	PRESERVED	4	N	N	N	0
38	LIVE OAK	4	PRESERVED	4	N	N	N	0
39	LIVE OAK	4	REMOVED	4	N	N	N	4
40	BUR OAK	4	REMOVED	4	N	N	N	4
41	LIVE OAK	4	REMOVED	4	N	N	N	4
42	LIVE OAK	4	REMOVED	4	N	N	N	4
43	BUR OAK	5	REMOVED	4	N	N	N	5
44	LIVE OAK	4	PRESERVED	4	N	N	N	0
45	LIVE OAK	4	PRESERVED	4	N	N	N	0
46	LIVE OAK	4	PRESERVED	4	N	N	N	0
47	BUR OAK	4	PRESERVED	4	N	N	N	0
48	LIVE OAK	4	PRESERVED	4	N	N	N	0
49	LIVE OAK	4	PRESERVED	4	N	N	N	0
50	LIVE OAK	4	PRESERVED	4	N	N	N	0
51	BUR OAK	4	PRESERVED	4	N	N	N	0
52	LIVE OAK	4	PRESERVED	4	N	N	N	0
53	RED BUD	3	PRESERVED	4	N	N	N	0
54	LIVE OAK	3	PRESERVED	4	N	N	N	0
55	RED BUD	3	PRESERVED	4	N	N	N	0
56	BUR OAK	5	PRESERVED	4	N	N	N	0
57	LIVE OAK	4	PRESERVED	4	N	N	N	0
58	LIVE OAK	4	PRESERVED	4	N	N	N	0
59	LIVE OAK	4	PRESERVED	4	N	N	N	0
60	BUR OAK	5	PRESERVED	4	N	N	N	0
61	LIVE OAK	4	PRESERVED	4	N	N	N	0
62	LIVE OAK	4	PRESERVED	4	N	N	N	0
63	LIVE OAK	4	PRESERVED	4	N	N	N	0
64	LIVE OAK	4	PRESERVED	4	N	N	N	0
65	BUR OAK	5	PRESERVED	4	N	N	N	0
66	LIVE OAK	3	PRESERVED	4	N	N	N	0
67	LIVE OAK	5	PRESERVED	4	N	N	N	0
68	LIVE OAK	4	PRESERVED	4	N	N	N	0
69	LIVE OAK	4	PRESERVED	4	N	N	N	0
70	BUR OAK	4	PRESERVED	4	N	N	N	0
71	LIVE OAK	4	PRESERVED	4	N	N	N	0
72	LIVE OAK	4	PRESERVED	4	N	N	N	0
			TOTAL COLUMN MITIGATION REQUIRED					29 INCHES

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
73	BUR OAK	4	PRESERVED	4	N	N	N	0
74	LIVE OAK	4	PRESERVED	4	N	N	N	0
75	LIVE OAK	4	PRESERVED	4	N	N	N	0
76	LIVE OAK	4	PRESERVED	4	N	N	N	0
77	LIVE OAK	5	PRESERVED	4	N	N	N	0
78	BUR OAK	4	PRESERVED	4	N	N	N	0
79	LIVE OAK	5	PRESERVED	4	N	N	N	0
80	BUR OAK	4	REMOVED	4	N	N	N	4
81	LIVE OAK	5	PRESERVED	4	N	N	N	0
82	TEXAS ASH	19 M.T.	PRESERVED	4	N	N	N	0
83	TEXAS ASH	18 M.T.	PRESERVED	4	N	N	N	0
84	LIVE OAK	5	PRESERVED	4	N	N	N	0
85	BUR OAK	4	PRESERVED	4	N	N	N	0
86	BUR OAK	4	PRESERVED	4	N	N	N	0
87	LIVE OAK	4	PRESERVED	4	N	N	N	0
88	TEXAS ASH	15	REMOVED	4	N	N	N	15
89	TEXAS ASH	14	REMOVED	2	N	N	Y	0
90	TEXAS ASH	11	REMOVED	4	N	N	N	11
91	TEXAS ASH	12	REMOVED	4	N	N	N	12
92	TEXAS ASH	14	REMOVED	4	N	N	N	14
93	TEXAS ASH	16	REMOVED	4	N	N	N	16
94	TEXAS ASH	11	REMOVED	4	N	N	N	11
95	TEXAS ASH	16	REMOVED	4	N	N	N	16
96	TEXAS ASH	24	REMOVED	4	N	N	N	24
97	TEXAS ASH	13	REMOVED	4	N	N	N	13
98	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
99	TEXAS ASH	11	REMOVED	4	N	N	N	11
100	TEXAS ASH	10	REMOVED	4	N	N	N	10
101	TEXAS ASH	14	REMOVED	4	N	N	N	14
102	TEXAS ASH	12	REMOVED	4	N	N	N	12
103	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
104	TEXAS ASH	14	REMOVED	4	N	N	N	14
105	TEXAS ASH	20	REMOVED	4	N	N	N	20
106	TEXAS ASH	11	REMOVED	4	N	N	N	11
107	TEXAS ASH	16	REMOVED	4	N	N	N	16
108	AMERICAN ELM	13 M.T.	REMOVED	4	N	N	N	13
109	TEXAS ASH	11	REMOVED	4	N	N	N	11
110	TEXAS ASH	16	REMOVED	4	N	N	N	16
111	TEXAS ASH	12	REMOVED	4	N	N	N	12
112	TEXAS ASH	10	REMOVED	4	N	N	N	10
113	TEXAS ASH	11	REMOVED	4	N	N	N	11
114	TEXAS ASH	12	REMOVED	4	N	N	N	12
115	TEXAS ASH	14	REMOVED	4	N	N	N	14
116	TEXAS ASH	11	REMOVED	4	N	N	N	11
117	TEXAS ASH	12	REMOVED	4	N	N	N	12
118	TEXAS ASH	15	REMOVED	4	N	N	N	15
119	TEXAS AH	14	REMOVED	4	N	N	N	14
120	CEDAR	12' HT.	REMOVED	4	N	N	N	4
121	AMERICAN ELM	9 M.T.	REMOVED	4	N	N	N	9
122	COTTON WOOD	5	REMOVED	4	N	N	N	0
123	COTTON WOOD	9	REMOVED	4	N	N	N	0
124	HACKBERRY	19	PRESERVED	4	N	N	N	0
125	BUR OAK	8	PRESERVED	4	N	N	N	0
126	LIVE OAK	9	PRESERVED	4	N	N	N	0
127	LIVE OAK	10	PRESERVED	4	N	N	N	0
128	LIVE OAK	15	PRESERVED	4	N	N	N	0
129	CEDAR ELM	12	PRESERVED	4	N	N	N	0
130	CEDAR ELM	14	PRESERVED	4	N	N	N	0
131	CEDAR ELM	14	PRESERVED	4	N	N	N	0
132	CEDAR ELM	16 M.T.	PRESERVED	4	N	N	N	0
133	CEDAR ELM	10	PRESERVED	4	N	N	N	0
			TOTAL COLUMN MITIGATION REQUIRED					444 INCHES

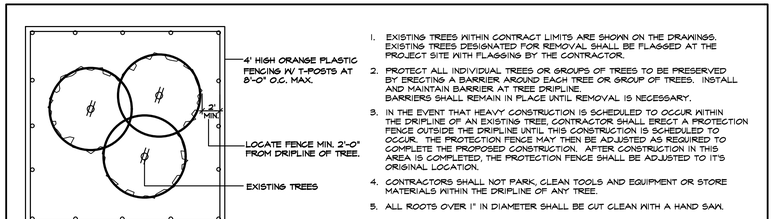
TOTAL MITIGATION REQUIRED	473 INCHES

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning



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

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-09-2025

Shipman Fire Building & Coffee Shop

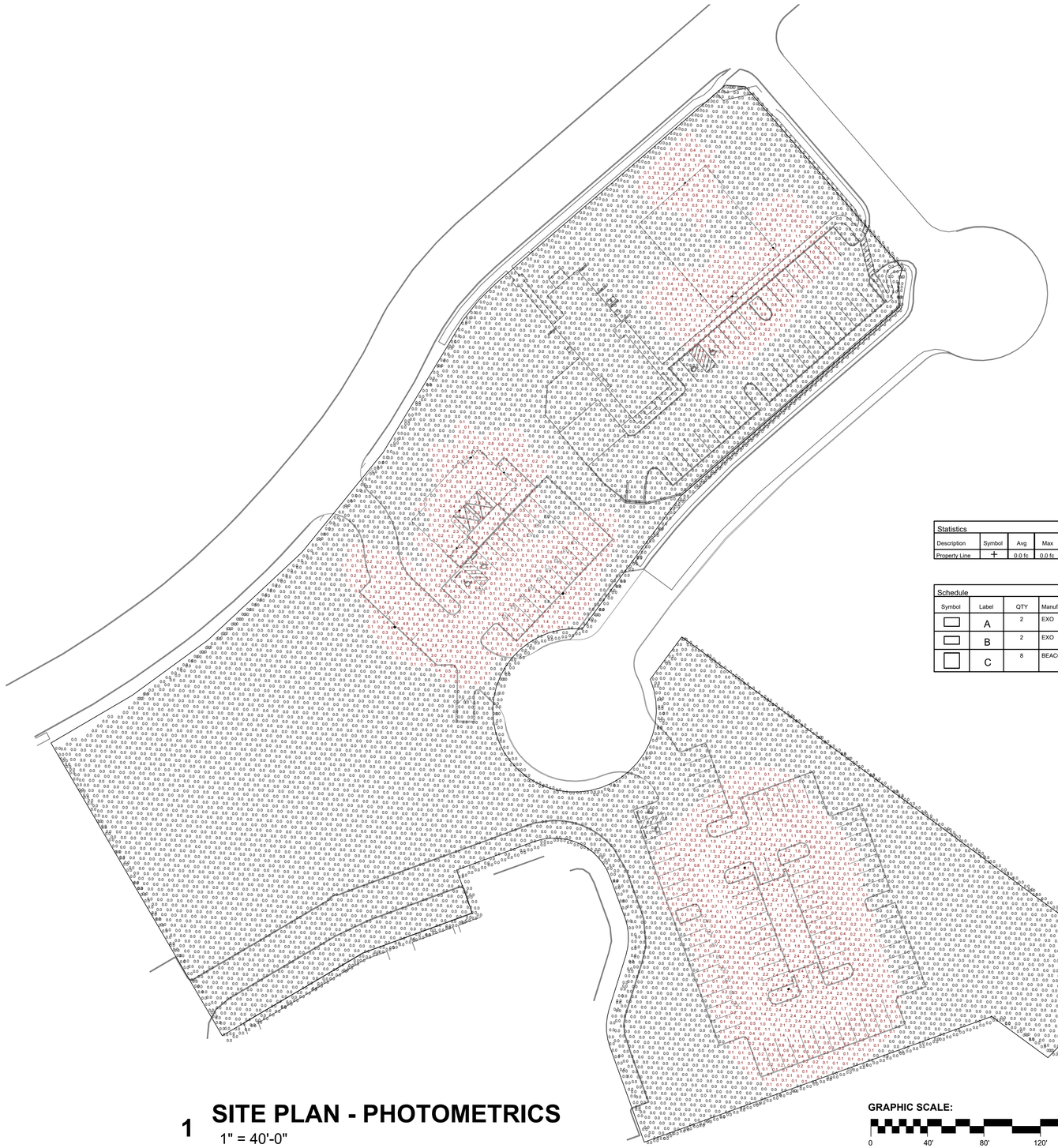
Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Treescape Plan

Sheet Number: TS2 of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
▭	A	2	EXO	ASL1-160L-100-4K7-3-BC	AIRO MICROSTRIKE	1	8270	1	90
▭	B	2	EXO	ASL1-160L-100-4K7-5QW		1	12073	1	87.6
▢	C	8	BEACON	GEO1-24L-20-4K7-4W	GeoPack OutDoor Wall-Pack w/ Type IV Lens	1	2465	1	19.9

1 SITE PLAN - PHOTOMETRICS

1" = 40'-0"

Plan View

GRAPHIC SCALE:

0 40' 80' 120' 160'

PLAN NORTH

TRUE NORTH

CRADDOCK ARCHITECTURE

PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

STATE OF TEXAS
KAYDEE PARKER
133630
LICENSED
PROFESSIONAL ENGINEER
12-10-2025

FINCHER ENGINEERING
TX FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH: 806-701-5109
WWW.FINCHERENG.COM

CRADDOCK ARCHITECTURE

551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001 Date 12.10.2025

SITE PLAN - PHOTOMETRICS

Scale: As indicated

E101

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	16001 La Jolla Point Drive				
SUBDIVISION	La Jolla Pointe Addition	LOT	3R	BLOCK	A
GENERAL LOCATION	Intersection of La Jolla Pointe Drive and Carmel Circle				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - Commercial		CURRENT USE	Office / Undeveloped	
PROPOSED ZONING	C - Commercial		PROPOSED USE	Office & Commercial	
ACREAGE	5.108 acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Fire House RE LLC, Shipman Fire Group	☒ APPLICANT	Cross Engineering Consultants, Inc.
CONTACT PERSON	Clay Shipman	CONTACT PERSON	Jonathan Hake, P.E.
ADDRESS	160 [redacted]		[redacted]
CITY, STATE & ZIP	[redacted]	C	
PHONE			
E-MAIL			

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Shipman [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 $ $352.16, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 1ST DAY OF DECEMBER, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

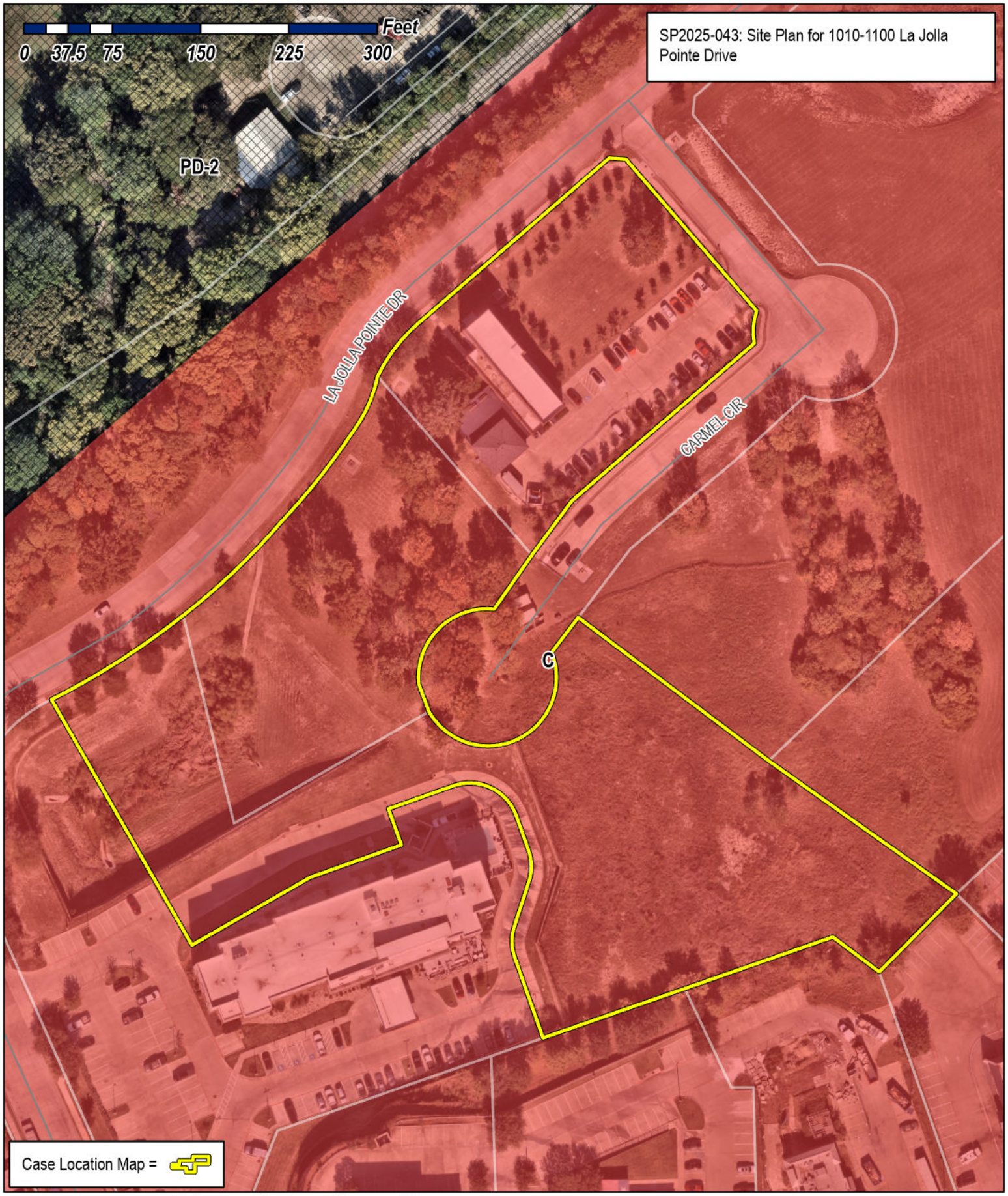
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1 DAY OF DECEMBER, 2025

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amber Peabody

NOTARY PUBLIC STATE OF TEXAS
Amber Peabody
My Commission Expires
5/9/2028
Notary ID 130652676

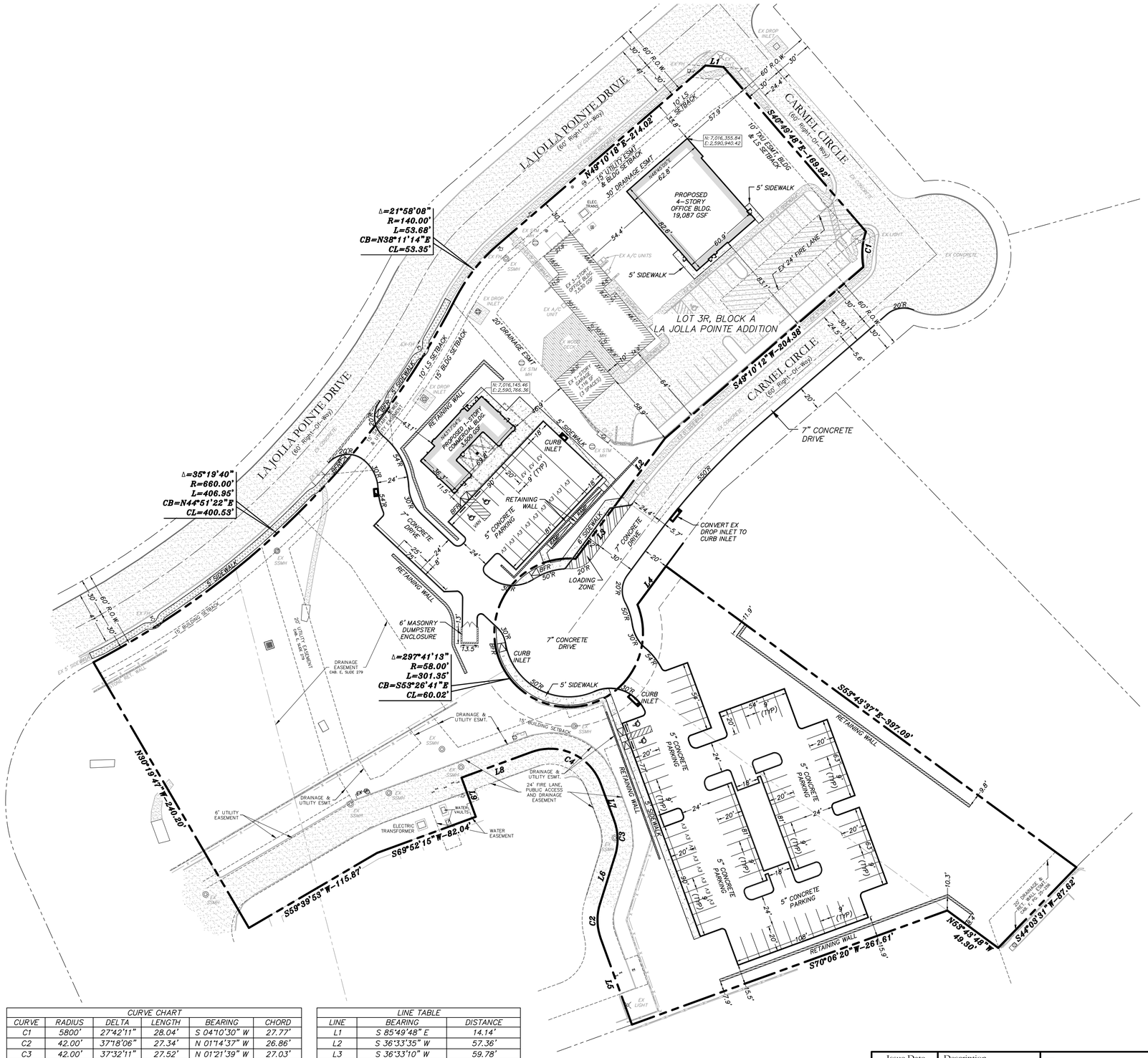
MY COMMISSION EXPIRES 5/9/28

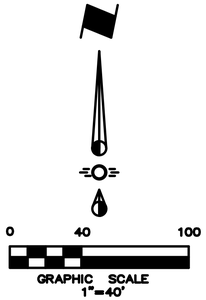


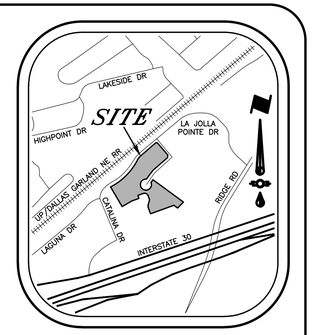
City of Rockwall

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

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







VICINITY MAP
NTS

LEGEND

- Ex. Concrete Pavement
- Prop. Conc. Sidewalk (Private)
- Prop. Conc. Sidewalk (Public)
- Loading Space
- Ex. Fire Hydrant
- Wheelstop (Typical)
- BFR Barrier Free Ramp

SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104 Acres	(222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF

OWNER:
Shipman Fire Protection
1020 La Jolla Pointe Drive
Rockwall, Texas 75087
Phone (682) 223-1922
Contact: Clay Shipman

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

SURVEYOR:
Burns Surveying
2701 Sunset Ridge Dr., Suite 303
Rockwall, Texas 75032
Phone (214) 326-1090
Contact: Barry S. Rhodes

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STOP!
CALL BEFORE YOU DIG
Texas811 Know what's below.
(@ least 72 hours prior to digging)

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	5800'	27°42'11"	28.04'	S 04°10'30" W	27.77'
C2	42.00'	37°18'06"	27.34'	N 01°14'37" W	26.86'
C3	42.00'	37°32'11"	27.52'	N 01°21'39" W	27.03'
C4	42.00'	90°00'11"	65.98'	N 65°07'40" W	59.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°49'48" E	14.14'
L2	S 36°33'35" W	57.36'
L3	S 36°33'10" W	59.78'
L4	N 36°33'10" E	37.33'
L5	N 19°53'40" W	71.61'
L6	N 17°24'26" E	39.61'
L7	N 20°07'45" W	30.65'
L8	S 69°52'15" W	58.34'
L9	S 20°07'45" E	32.50'

PREPARED DATE: 12/12/2025

Issue Date	Description
1 12/12/2025	
2	
3	
4	
5	
6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 12/12/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN

SHIPMAN FIRE BUILDING & COFFEE SHOP
1020 LA JOLLA POINTE DRIVE
LOT 3R, BLOCK A - LA JOLLA POINTE ADDITION
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
CITY OF ROCKWALL, TEXAS
CASE NO. SP2025-xxx

Sheet No. SP

Project No. 25078

25078 SHIPMAN FIRE BUILDING & COFFEE SHOP

25078 SITE PLAN.dwg

2 WEST SIDE ELEVATION

1/8" = 1'-0"

1 SOUTH ELEVATION

1/8" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		5,531	
MASONRY			
	BRICK & CAST STONE	5,066	91.6%
	3 PART STUCCO	464	8.4%
EAST ELEVATION		6,551	
MASONRY			
	BRICK & CAST STONE	6,188	94.5%
	3 PART STUCCO	363	5.5%

		AREA	%
SOUTH ELEVATION		4,701	
MASONRY			
	BRICK & CAST STONE	4,432	94.3%
	3 PART STUCCO	269	5.7%
WEST ELEVATION		6,625	
MASONRY			
	BRICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	609	9.2%

GRAPHIC SCALE:

0 8' 16' 24' 32'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/9/2025 9:26:20 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

10.14.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION		
#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 10.14.25

EXTERIOR ELEVATIONS

Scale: As indicated

A600

2 EAST SIDE ELEVATION

1/8" = 1'-0"

1 NORTH ELEVATION

1/8" = 1'-0"

MATERIAL CALCULATIONS	AREA	%
NORTH ELEVATION	5,531	
MASONRY		
BRICK & CAST STONE	5,066	91.6%
3 PART STUCCO	464	8.4%
EAST ELEVATION	6,551	
MASONRY		
BRICK & CAST STONE	6,188	94.5%
3 PART STUCCO	363	5.5%

	AREA	%
SOUTH ELEVATION	4,701	
MASONRY		
BRICK & CAST STONE	4,432	94.3%
3 PART STUCCO	269	5.7%
WEST ELEVATION	6,625	
MASONRY		
BRICK & CAST STONE	6,016	90.8%
3 PART STUCCO	609	9.2%

GRAPHIC SCALE:

0 8' 16' 24' 32'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/9/2025 9:26:28 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

10.14.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION		
#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 10.14.25

EXTERIOR ELEVATIONS

Scale: As indicated

A601

2 SOUTH ELEVATION

1/4" = 1'-0"

1 WEST SIDE ELEVATION

1/4" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
	WOOD	514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
	WOOD	231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
	WOOD	726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
	WOOD	259	21.4%

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/9/2025 9:28:28 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT · PHILLIP RAY CRADDOCK JR · 19207 · STATE OF TEXAS

9.11.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002
Date 9.5.25

Architectural Building Elevations

Scale: As indicated

A603

2 NORTH ELEVATION

1/4" = 1'-0"

1 EAST SIDE ELEVATION

1/4" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
	WOOD	514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
	WOOD	231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
	WOOD	726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
	WOOD	259	21.4%

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/9/2025 9:28:36 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19207 STATE OF TEXAS

9.11.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION		
#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002
Date 9.5.25

Architectural Building Elevations

Scale: As indicated

A604

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/9/2025 9:30:02 AM

CRADDOCK
ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR.
19207
STATE OF TEXAS

10.14.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION		
#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 10.14.25

PERSPECTIVES

Scale: 1" = 1'-0"

A602

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/9/2025 9:28:37 AM

CRADDOCK ARCHITECTURE

STATE OF TEXAS
PHILLIP RAY CRADDOCK JR
9207
REGISTERED ARCHITECT

9.11.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002
Date 9.5.25

PERSPECTIVES

Scale: 1" = 1'-0"

A605

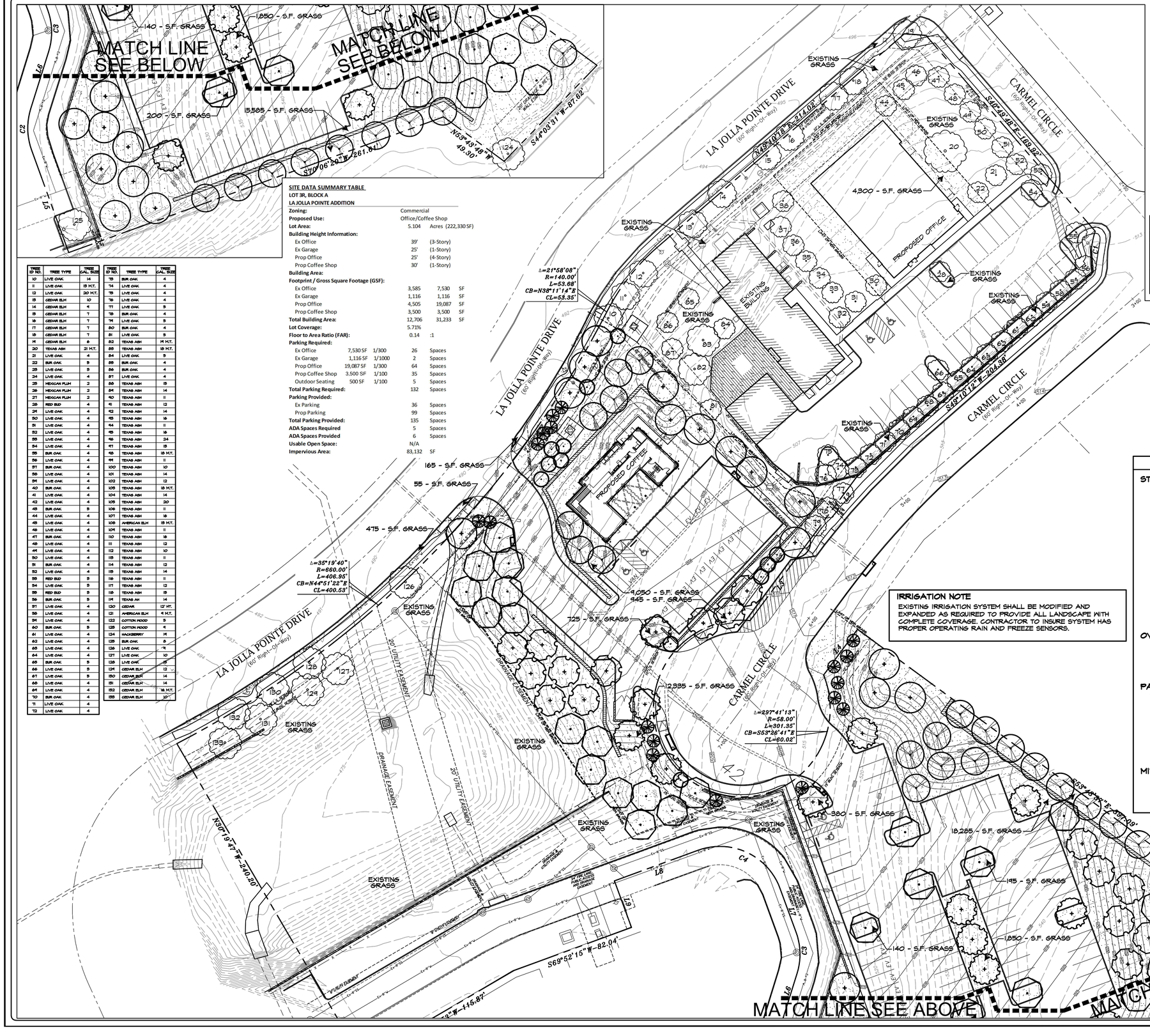
TREE ID NO.	TREE TYPE	TREE CAL. SIZE
10	LIVE OAK	14
11	LIVE OAK	18 MT.
12	LIVE OAK	20 MT.
13	CEDAR ELM	10
14	CEDAR ELM	9
15	CEDAR ELM	7
16	CEDAR ELM	7
17	CEDAR ELM	7
18	CEDAR ELM	7
19	CEDAR ELM	6
20	TEXAS ASH	21 MT.
21	LIVE OAK	4
22	BUR OAK	5
23	LIVE OAK	5
24	LIVE OAK	4
25	MEXICAN PLUM	2
26	MEXICAN PLUM	2
27	MEXICAN PLUM	2
28	RED BUD	4
29	LIVE OAK	4
30	LIVE OAK	4
31	LIVE OAK	4
32	LIVE OAK	4
33	LIVE OAK	4
34	LIVE OAK	4
35	BUR OAK	4
36	LIVE OAK	4
37	BUR OAK	4
38	LIVE OAK	4
39	LIVE OAK	5
40	RED BUD	5
41	LIVE OAK	4
42	LIVE OAK	4
43	BUR OAK	5
44	LIVE OAK	4
45	LIVE OAK	4
46	LIVE OAK	4
47	BUR OAK	4
48	LIVE OAK	4
49	LIVE OAK	4
50	LIVE OAK	4
51	BUR OAK	4
52	LIVE OAK	4
53	RED BUD	5
54	LIVE OAK	5
55	RED BUD	5
56	BUR OAK	5
57	LIVE OAK	4
58	LIVE OAK	4
59	LIVE OAK	4
60	BUR OAK	5
61	LIVE OAK	4
62	LIVE OAK	4
63	LIVE OAK	4
64	LIVE OAK	4
65	BUR OAK	5
66	LIVE OAK	5
67	LIVE OAK	5
68	LIVE OAK	4
69	LIVE OAK	4
70	BUR OAK	4
71	LIVE OAK	4
72	LIVE OAK	4

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
73	BUR OAK	4
74	LIVE OAK	4
75	LIVE OAK	4
76	LIVE OAK	5
77	LIVE OAK	5
78	BUR OAK	4
79	LIVE OAK	5
80	BUR OAK	4
81	LIVE OAK	5
82	TEXAS ASH	19 MT.
83	TEXAS ASH	18 MT.
84	LIVE OAK	5
85	BUR OAK	4
86	BUR OAK	4
87	LIVE OAK	4
88	TEXAS ASH	15
89	TEXAS ASH	14
90	TEXAS ASH	11
91	TEXAS ASH	12
92	TEXAS ASH	14
93	TEXAS ASH	16
94	TEXAS ASH	11
95	TEXAS ASH	18
96	TEXAS ASH	24
97	TEXAS ASH	13
98	TEXAS ASH	15 MT.
99	TEXAS ASH	11
100	TEXAS ASH	10
101	TEXAS ASH	14
102	TEXAS ASH	12
103	TEXAS ASH	18 MT.
104	TEXAS ASH	14
105	TEXAS ASH	20
106	TEXAS ASH	11
107	TEXAS ASH	18
108	AMERICAN ELM	15 MT.
109	TEXAS ASH	11
110	TEXAS ASH	16
111	TEXAS ASH	12
112	TEXAS ASH	10
113	TEXAS ASH	11
114	TEXAS ASH	12
115	TEXAS ASH	14
116	TEXAS ASH	11
117	TEXAS ASH	12
118	TEXAS ASH	13
119	TEXAS ASH	14
120	CEDAR	12" MT.
121	AMERICAN ELM	9 MT.
122	COTTON WOOD	9
123	COTTON WOOD	9
124	HACKBERRY	19
125	BUR OAK	9
126	LIVE OAK	9
127	LIVE OAK	10
128	LIVE OAK	8
129	CEDAR ELM	12
130	CEDAR ELM	14
131	CEDAR ELM	14
132	CEDAR ELM	16 MT.
133	CEDAR ELM	10"

SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104 Acres	(222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF



LARGE CANOPY TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
16		BUR OAK	Quercus macrocarpa	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
33		CEDAR ELM	Ulmus crassifolia	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
23		LIVE OAK	Quercus virginiana	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
34		CHINESE PISTACHE	Pistacia chinensis	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
13		RED OAK	Quercus buckleyi	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT

ACCENT TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
12		TEXAS RED BUD	Cercis canadensis 'Texensis'	2" caliper, 6' Ht./5' spread min., 30 dallon, Single Trunk Min., full , bushy tree formed, specimen.
18		MEXICAN PLUM	Prunus mexicana	2" caliper, 6' Ht./5' spread min., 30 dallon, Single Trunk Min., full , bushy tree formed, specimen.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LANDSCAPE TABULATIONS

STREET BUFFER TREES
ONE CANOPY TREE AND ONE ACCENT TREE PER 50 L.F. STREET FRONTAGE

LA JOLLA POINTE DRIVE	
FRONTAGE L.F.	674.65 L.F.
REQUIRED CANOPY BUFFER TREES (675 / 50 = 13.5)	14 TREES
STREET CANOPY BUFFER TREES PROVIDED (14 EXISTING LIVE OAK AND CEDAR ELM + 6 PROPOSED)	20 TREES
REQUIRED ACCENT BUFFER TREES (675 / 50 = 13.5)	14 TREES
STREET ACCENT BUFFER TREES PROVIDED	14 TREES
CARMEL CIRCLE	
FRONTAGE L.F.	858.00 L.F.
REQUIRED CANOPY BUFFER TREES (858 / 50 = 17.2)	18 TREES
STREET CANOPY BUFFER TREES PROVIDED (26 EXISTING LIVE OAK AND BUR OAK + 7 PROPOSED)	33 TREES
REQUIRED ACCENT BUFFER TREES (858 / 50 = 17.2)	18 TREES
STREET ACCENT BUFFER TREES PROVIDED (2 EXISTING + 16 PROPOSED)	18 TREES

OVERALL LANDSCAPE AREA
REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING

OVERALL SITE 5.108 ACRES	222,446 S.F.
REQUIRED SITE LANDSCAPE AREA (222,446 x 20%)	44,500 S.F.
SITE LANDSCAPE AREA PROVIDED	88,132 S.F.

PARKING LOT LANDSCAPE AREA
REQUIRED 5% LANDSCAPE WITHIN PARKING LOTS.

OVERALL PARKING AND DRIVE ISLES	48,400 S.F.
REQUIRED PARKING LANDSCAPE AREA (48,400 x 5%)	2,420 S.F.
PARKING LANDSCAPE AREA PROVIDED	+5,885 S.F.
PARKING SPACES PROVIDED	135
REQUIRED CANOPY PARKING TREES (135 / 10 = 13.5)	14 TREES
PARKING CANOPY TREES PROVIDED	+35 TREES

MITIGATION TREES
473 CALIPER INCHES OF PROTECTED TREES REMOVED

REQUIRED MITIGATION CANOPY TREES (473 / 4 = 118.2)	119 TREES
MITIGATION CANOPY TREES PROVIDED	119 TREES

IRRIGATION NOTE
EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND EXPANDED AS REQUIRED TO PROVIDE ALL LANDSCAPE WITH COMPLETE COVERAGE. CONTRACTOR TO INSURE SYSTEM HAS PROPER OPERATING RAIN AND FREEZE SENSORS.

TURF GRASS

44,600 S.F.	S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

208 TREE PRESERVED

0 15 30 60
SCALE: 1" = 30'-0"

NORTH

Date:
Revisions:
#

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-09-2025

Shipman Fire Building
& Coffee Shop
Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Landscape Plan

Sheet Number: L1 of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

LANDSCAPING

PART 1 - GENERAL

1.1 SCOPE:

Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Lawns
C. Earthwork
D. General Requirements

1.3 QUALITY ASSURANCE:

A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
D. Employ only qualified personnel familiar with required work.
E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):
   1. Provide source of off-site soil (if Required For Job)to the Owners representative for the purpose of soil investigation.
   2. Take random representative soil samples from areas to be planted.
   3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.
F. File Certificate of Inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

1.4 REFERENCED STANDARDS:

A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
B. Hortus Third, 1976 - Cornell University - Plant nomenclature.
C. ASTM - American Standard Testing Material - Sharp sand.

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:

A. Delivery:
   1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
   2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
   3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with sand dust or other approved material.
   4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
   5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
   6. Remove rejected plant material immediately from site.

1.6 JOB CONDITIONS:

A. Planting Restrictions:
   Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
B. Utilities:
   1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
   2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
   3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

1.7 WARRANTY:

A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owners Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.
C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.

1.8 MAINTENANCE:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, clearing and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

2.1 PLANTS:

A. Quantities: The drawings and specifications are complementary: anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
B. Plants shall be equal to well formed No. 1 grade or better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

A. Peat Moss: Commercial sphagnum moss or hyphum peat.
B. Pre mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.
C. Sandy Loam:
   1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign
   2. Physical properties as follows:
      Clay - between 7-27 percent
      Silt - between 28-50 percent
      Sand - less than 52 percent
D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-33.

2.3 COMMERCIAL FERTILIZER:

A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.

2.4 MULCH:

Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

3.1 CONDITION OF SURFACES:

A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.

3.2 SHRUB PLANTING

A. All shrubs to be pocket planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sandloam.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.3 GROUNDCOVER PLANTING

A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
   1. 1 part sandy loam
      1 part peat moss
      1 part sharp sand
      Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.4 TREE PLANTING:

A. Stake tree locations for Owners Representative approval prior to digging.
B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
C. After excavation of tree pits, review water percolation.
   If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturers recommendations. Complete backfilling and form a saucer around the tree.
G. Completely fill each tree saucer with mulch to a depth of two inches.
H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

3.5 SEASONAL COLOR PLANTING:

A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand- rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage area. Remove trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. Keep walk and driveway area clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

1.1 SCOPE:

Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.

Redo any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Landscaping

1.3 MAINTENANCE OF GRASS:

The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing lan spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.

1.4 JOB CONDITIONS:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.

1.5 SCHEDULE:

A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determind by owner, under favorable climatic conditions.
C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial rye under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)
D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.

1.6 ACCEPTANCE:

The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

PART 2 - MATERIALS

2.1 TOPSOIL:

A. (If specified on the plans as a requirement)Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonable free of weeds and foreign grasses. Topsoil containing dallisgrass or nutgrass shall be rejected.
B. Physical properties as follows:
   Clay - between 7-27 percent
   Silt - between 28-50 percent
   Sand - less than 52 percent

2.2 GRASS:

A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.
B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.
C. Annual Ryegrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.

2.3 FERTILIZER:

Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.

A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
B. Second application: 3:1:2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

3.1 PREPARATION:

A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
B. Leave areas free of weeds and ready for final grading.
C. Provide barricades around scarified areas to prevent compaction by construction vehicles.

3.2 FINAL GRADING:

A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
B. Provide finish grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.

3.3 HERBICIDE:

Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.

3.4 FERTILIZER:

A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.

3.5 HYDROMULCH/SEEDING:

A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.
B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
C. Add tackifier to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
D. Use a 4' x 8' batter board against bed areas.

3.6 MECHANICAL SEEDING:

Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre or 350 pounds of Ryegrass per acre. Use grass drill, brillion seeder, or viking roller.

3.7 SOLID SOD:

A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs.per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

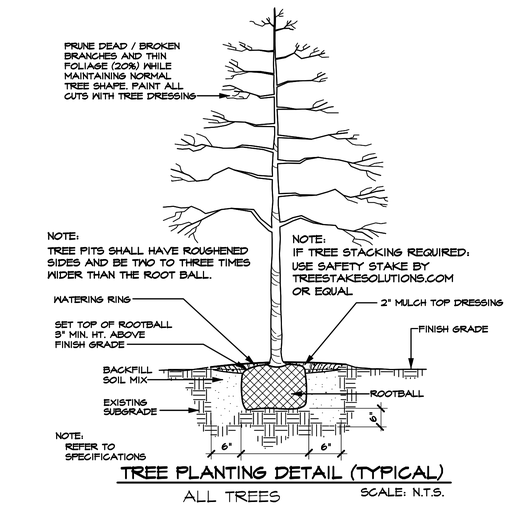
3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:

A. Watering:
   1. Water lawn areas immediately after grassing operation.
   2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
   3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
B. Replanting/Erosion Control:
   1. Correct any erosion that may occur during the establishment of grass.
   2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
   3. A stand of grass will be defined as a uniform cover of actively growing turf.
C. Mowing/Weed Control:
   1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.
   2. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.

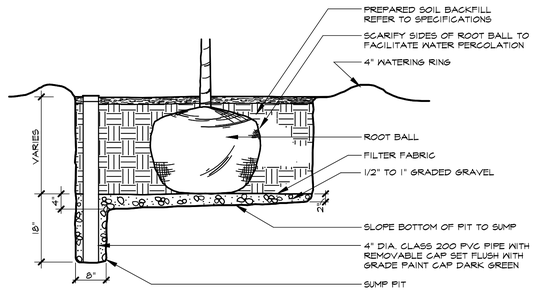
3.9 CLEANUP:

During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

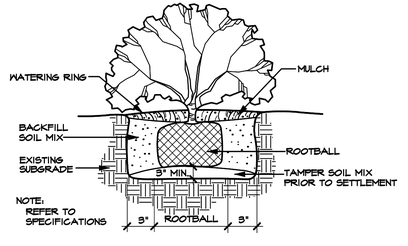
END OF LAWN SECTION



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



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



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

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale N.T.S.
Drawn By: JDG
Date 12-09-2025

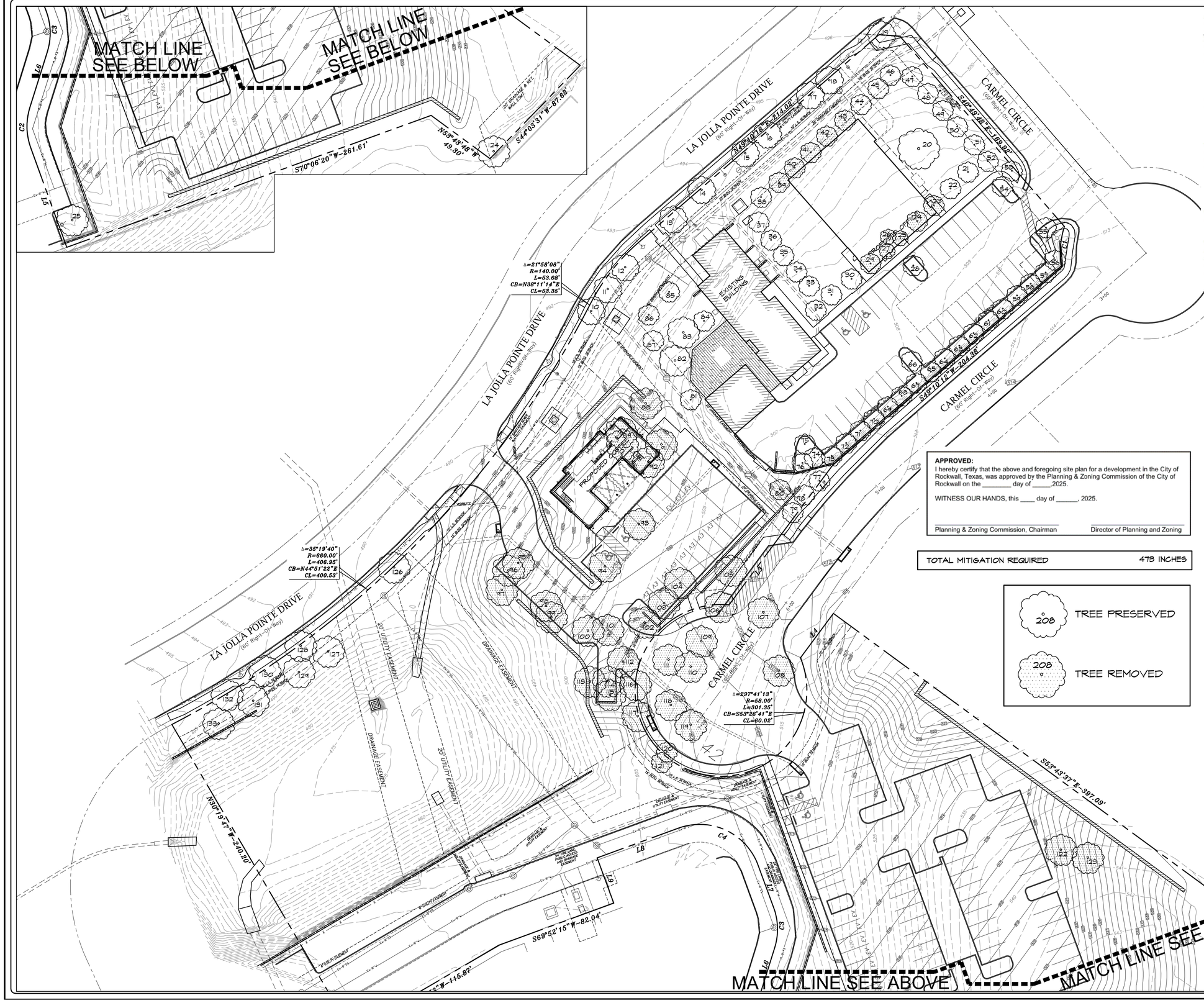
Shipman Fire Building
& Coffee Shop
Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Landscape Specifications

Sheet Number: L2 of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104 Acres	(222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

TOTAL MITIGATION REQUIRED 473 INCHES

208 TREE PRESERVED

208 TREE REMOVED

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
10	LIVE OAK	14
11	LIVE OAK	13 M.T.
12	LIVE OAK	20 M.T.
13	CEDAR ELM	10
14	CEDAR ELM	9
15	CEDAR ELM	7
16	CEDAR ELM	7
17	CEDAR ELM	7
18	CEDAR ELM	7
19	CEDAR ELM	6
20	TEXAS ASH	21 M.T.
21	LIVE OAK	4
22	BUR OAK	5
23	LIVE OAK	5
24	LIVE OAK	4
25	MEXICAN PLUM	2
26	MEXICAN PLUM	2
27	MEXICAN PLUM	2
28	RED BUD	4
29	LIVE OAK	4
30	LIVE OAK	4
31	LIVE OAK	4
32	LIVE OAK	4
33	LIVE OAK	4
34	LIVE OAK	4
35	BUR OAK	4
36	LIVE OAK	4
37	BUR OAK	4
38	LIVE OAK	4
39	LIVE OAK	4
40	BUR OAK	4
41	LIVE OAK	4
42	LIVE OAK	4
43	BUR OAK	5
44	LIVE OAK	4
45	LIVE OAK	4
46	LIVE OAK	4
47	BUR OAK	4
48	LIVE OAK	4
49	LIVE OAK	4
50	LIVE OAK	4
51	BUR OAK	4
52	LIVE OAK	4
53	RED BUD	3
54	LIVE OAK	3
55	RED BUD	3
56	BUR OAK	5
57	LIVE OAK	4
58	LIVE OAK	4
59	LIVE OAK	4
60	BUR OAK	5
61	LIVE OAK	4
62	LIVE OAK	4
63	LIVE OAK	4
64	LIVE OAK	4
65	BUR OAK	5
66	LIVE OAK	5
67	LIVE OAK	5
68	LIVE OAK	4
69	LIVE OAK	4
70	BUR OAK	4
71	LIVE OAK	4
72	LIVE OAK	4

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
73	BUR OAK	4
74	LIVE OAK	4
75	LIVE OAK	4
76	LIVE OAK	4
77	LIVE OAK	5
78	BUR OAK	4
79	LIVE OAK	5
80	BUR OAK	4
81	LIVE OAK	5
82	TEXAS ASH	19 M.T.
83	TEXAS ASH	18 M.T.
84	LIVE OAK	5
85	BUR OAK	4
86	BUR OAK	4
87	LIVE OAK	4
88	TEXAS ASH	15
89	TEXAS ASH	14
90	TEXAS ASH	11
91	TEXAS ASH	12
92	TEXAS ASH	14
93	TEXAS ASH	16
94	TEXAS ASH	11
95	TEXAS ASH	16
96	TEXAS ASH	24
97	TEXAS ASH	13
98	TEXAS ASH	18 M.T.
99	TEXAS ASH	11
100	TEXAS ASH	10
101	TEXAS ASH	14
102	TEXAS ASH	12
103	TEXAS ASH	18 M.T.
104	TEXAS ASH	14
105	TEXAS ASH	20
106	TEXAS ASH	11
107	TEXAS ASH	16
108	AMERICAN ELM	13 M.T.
109	TEXAS ASH	11
110	TEXAS ASH	16
111	TEXAS ASH	12
112	TEXAS ASH	10
113	TEXAS ASH	11
114	TEXAS ASH	12
115	TEXAS ASH	14
116	TEXAS ASH	11
117	TEXAS ASH	12
118	TEXAS ASH	15
119	TEXAS AH	14
120	CEDAR	12" HT.
121	AMERICAN ELM	9 M.T.
122	COTTON WOOD	5
123	COTTON WOOD	9
124	HACKBERRY	14
125	BUR OAK	8
126	LIVE OAK	9
127	LIVE OAK	10
128	LIVE OAK	15
129	CEDAR ELM	12
130	CEDAR ELM	14
131	CEDAR ELM	14
132	CEDAR ELM	16 M.T.
133	CEDAR ELM	10

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-09-2025

Shipman Fire Building & Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Treescape Plan

Sheet Number: TS1 of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
10	LIVE OAK	14	PRESERVED	4	N	N	N	0
11	LIVE OAK	13 M.T.	PRESERVED	4	N	N	N	0
12	LIVE OAK	20 M.T.	PRESERVED	4	N	N	N	0
13	CEDAR ELM	10	PRESERVED	4	N	N	N	0
14	CEDAR ELM	9	PRESERVED	4	N	N	N	0
15	CEDAR ELM	7	PRESERVED	4	N	N	N	0
16	CEDAR ELM	7	PRESERVED	4	N	N	N	0
17	CEDAR ELM	7	PRESERVED	4	N	N	N	0
18	CEDAR ELM	7	PRESERVED	4	N	N	N	0
19	CEDAR ELM	6	PRESERVED	4	N	N	N	0
20	TEXAS ASH	21 M.T.	PRESERVED	4	N	N	N	0
21	LIVE OAK	4	PRESERVED	4	N	N	N	0
22	BUR OAK	5	PRESERVED	4	N	N	N	0
23	LIVE OAK	3	REMOVED	4	N	N	N	0
24	LIVE OAK	4	REMOVED	4	N	N	N	4
25	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
26	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
27	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
28	RED BUD	4	PRESERVED	4	N	N	N	0
29	LIVE OAK	4	REMOVED	4	N	N	N	4
30	LIVE OAK	4	PRESERVED	4	N	N	N	0
31	LIVE OAK	4	PRESERVED	4	N	N	N	0
32	LIVE OAK	4	PRESERVED	4	N	N	N	0
33	LIVE OAK	4	PRESERVED	4	N	N	N	0
34	LIVE OAK	4	PRESERVED	4	N	N	N	0
35	BUR OAK	4	PRESERVED	4	N	N	N	0
36	LIVE OAK	4	PRESERVED	4	N	N	N	0
37	BUR OAK	4	PRESERVED	4	N	N	N	0
38	LIVE OAK	4	PRESERVED	4	N	N	N	0
39	LIVE OAK	4	REMOVED	4	N	N	N	4
40	BUR OAK	4	REMOVED	4	N	N	N	4
41	LIVE OAK	4	REMOVED	4	N	N	N	4
42	LIVE OAK	4	REMOVED	4	N	N	N	4
43	BUR OAK	5	REMOVED	4	N	N	N	5
44	LIVE OAK	4	PRESERVED	4	N	N	N	0
45	LIVE OAK	4	PRESERVED	4	N	N	N	0
46	LIVE OAK	4	PRESERVED	4	N	N	N	0
47	BUR OAK	4	PRESERVED	4	N	N	N	0
48	LIVE OAK	4	PRESERVED	4	N	N	N	0
49	LIVE OAK	4	PRESERVED	4	N	N	N	0
50	LIVE OAK	4	PRESERVED	4	N	N	N	0
51	BUR OAK	4	PRESERVED	4	N	N	N	0
52	LIVE OAK	4	PRESERVED	4	N	N	N	0
53	RED BUD	3	PRESERVED	4	N	N	N	0
54	LIVE OAK	3	PRESERVED	4	N	N	N	0
55	RED BUD	3	PRESERVED	4	N	N	N	0
56	BUR OAK	5	PRESERVED	4	N	N	N	0
57	LIVE OAK	4	PRESERVED	4	N	N	N	0
58	LIVE OAK	4	PRESERVED	4	N	N	N	0
59	LIVE OAK	4	PRESERVED	4	N	N	N	0
60	BUR OAK	5	PRESERVED	4	N	N	N	0
61	LIVE OAK	4	PRESERVED	4	N	N	N	0
62	LIVE OAK	4	PRESERVED	4	N	N	N	0
63	LIVE OAK	4	PRESERVED	4	N	N	N	0
64	LIVE OAK	4	PRESERVED	4	N	N	N	0
65	BUR OAK	5	PRESERVED	4	N	N	N	0
66	LIVE OAK	3	PRESERVED	4	N	N	N	0
67	LIVE OAK	5	PRESERVED	4	N	N	N	0
68	LIVE OAK	4	PRESERVED	4	N	N	N	0
69	LIVE OAK	4	PRESERVED	4	N	N	N	0
70	BUR OAK	4	PRESERVED	4	N	N	N	0
71	LIVE OAK	4	PRESERVED	4	N	N	N	0
72	LIVE OAK	4	PRESERVED	4	N	N	N	0
			TOTAL COLUMN MITIGATION REQUIRED					29 INCHES

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
73	BUR OAK	4	PRESERVED	4	N	N	N	0
74	LIVE OAK	4	PRESERVED	4	N	N	N	0
75	LIVE OAK	4	PRESERVED	4	N	N	N	0
76	LIVE OAK	4	PRESERVED	4	N	N	N	0
77	LIVE OAK	5	PRESERVED	4	N	N	N	0
78	BUR OAK	4	PRESERVED	4	N	N	N	0
79	LIVE OAK	5	PRESERVED	4	N	N	N	0
80	BUR OAK	4	REMOVED	4	N	N	N	4
81	LIVE OAK	5	PRESERVED	4	N	N	N	0
82	TEXAS ASH	19 M.T.	PRESERVED	4	N	N	N	0
83	TEXAS ASH	18 M.T.	PRESERVED	4	N	N	N	0
84	LIVE OAK	5	PRESERVED	4	N	N	N	0
85	BUR OAK	4	PRESERVED	4	N	N	N	0
86	BUR OAK	4	PRESERVED	4	N	N	N	0
87	LIVE OAK	4	PRESERVED	4	N	N	N	0
88	TEXAS ASH	15	REMOVED	4	N	N	N	15
89	TEXAS ASH	14	REMOVED	2	N	N	Y	0
90	TEXAS ASH	11	REMOVED	4	N	N	N	11
91	TEXAS ASH	12	REMOVED	4	N	N	N	12
92	TEXAS ASH	14	REMOVED	4	N	N	N	14
93	TEXAS ASH	16	REMOVED	4	N	N	N	16
94	TEXAS ASH	11	REMOVED	4	N	N	N	11
95	TEXAS ASH	16	REMOVED	4	N	N	N	16
96	TEXAS ASH	24	REMOVED	4	N	N	N	24
97	TEXAS ASH	13	REMOVED	4	N	N	N	13
98	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
99	TEXAS ASH	11	REMOVED	4	N	N	N	11
100	TEXAS ASH	10	REMOVED	4	N	N	N	10
101	TEXAS ASH	14	REMOVED	4	N	N	N	14
102	TEXAS ASH	12	REMOVED	4	N	N	N	12
103	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
104	TEXAS ASH	14	REMOVED	4	N	N	N	14
105	TEXAS ASH	20	REMOVED	4	N	N	N	20
106	TEXAS ASH	11	REMOVED	4	N	N	N	11
107	TEXAS ASH	16	REMOVED	4	N	N	N	16
108	AMERICAN ELM	13 M.T.	REMOVED	4	N	N	N	13
109	TEXAS ASH	11	REMOVED	4	N	N	N	11
110	TEXAS ASH	16	REMOVED	4	N	N	N	16
111	TEXAS ASH	12	REMOVED	4	N	N	N	12
112	TEXAS ASH	10	REMOVED	4	N	N	N	10
113	TEXAS ASH	11	REMOVED	4	N	N	N	11
114	TEXAS ASH	12	REMOVED	4	N	N	N	12
115	TEXAS ASH	14	REMOVED	4	N	N	N	14
116	TEXAS ASH	11	REMOVED	4	N	N	N	11
117	TEXAS ASH	12	REMOVED	4	N	N	N	12
118	TEXAS ASH	15	REMOVED	4	N	N	N	15
119	TEXAS AH	14	REMOVED	4	N	N	N	14
120	CEDAR	12' HT.	REMOVED	4	N	N	N	4
121	AMERICAN ELM	9 M.T.	REMOVED	4	N	N	N	9
122	COTTON WOOD	5	REMOVED	4	N	N	N	0
123	COTTON WOOD	9	REMOVED	4	N	N	N	0
124	HACKBERRY	19	PRESERVED	4	N	N	N	0
125	BUR OAK	8	PRESERVED	4	N	N	N	0
126	LIVE OAK	9	PRESERVED	4	N	N	N	0
127	LIVE OAK	10	PRESERVED	4	N	N	N	0
128	LIVE OAK	15	PRESERVED	4	N	N	N	0
129	CEDAR ELM	12	PRESERVED	4	N	N	N	0
130	CEDAR ELM	14	PRESERVED	4	N	N	N	0
131	CEDAR ELM	14	PRESERVED	4	N	N	N	0
132	CEDAR ELM	16 M.T.	PRESERVED	4	N	N	N	0
133	CEDAR ELM	10	PRESERVED	4	N	N	N	0
			TOTAL COLUMN MITIGATION REQUIRED					444 INCHES

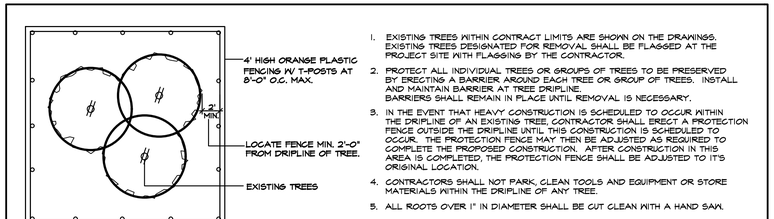
TOTAL MITIGATION REQUIRED	473 INCHES

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning



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

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-09-2025

Shipman Fire Building & Coffee Shop

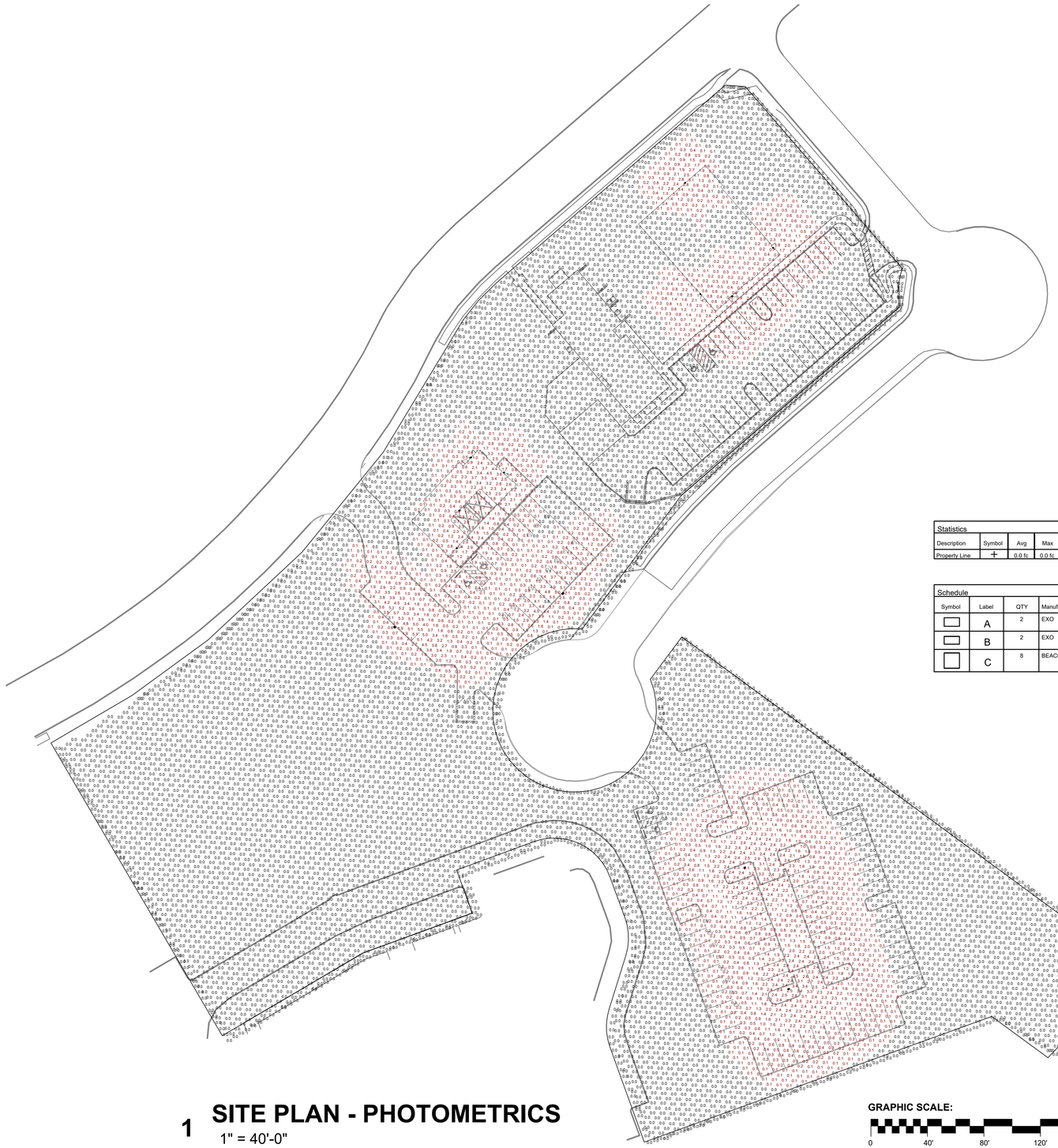
Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Treescape Plan

Sheet Number: TS2 of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
▭	A	2	EXO	ASL1-160L-100-4K7-3-BC	AIRO MICROSTRIKE	1	8270	1	90
▭	B	2	EXO	ASL1-160L-100-4K7-5QW		1	12073	1	87.6
▢	C	8	BEACON	GEO1-24L-20-4K7-4W	GeoPack OutDoor Wall-Pack w/ Type IV Lens	1	2465	1	19.9

1 SITE PLAN - PHOTOMETRICS

1" = 40'-0"

Plan View

GRAPHIC SCALE:

0 40' 80' 120' 160'

PLAN NORTH

TRUE NORTH

CRADDOCK ARCHITECTURE

PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

STATE OF TEXAS
KAYDEE PARKER
133630
LICENSED
PROFESSIONAL ENGINEER
12-10-2025

FINCHER ENGINEERING
TX FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH: 806-701-5109
WWW.FINCHERENG.COM

CRADDOCK ARCHITECTURE

551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001 Date 12.10.2025

SITE PLAN - PHOTOMETRICS

Scale: As indicated

E101

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:	January 13, 2026
APPLICANT:	Jonathan Hake, *Cross Engineering Consultants, Inc.*
CASE NUMBER:	SP2025-043; Site Plan for an *Office Building* and a *Restaurant*

SUMMARY

Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of Clay Shipman of Shipman Fire Protection for the approval of a *Site Plan* for an *Office Building* and *Restaurant* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lot 19, Block A, La Jolla Pointe Addition and Lot 10, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1010-1100 La Jolla Pointe Drive, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on November 7, 1960 by *Ordinance No. 60-04* [*Case No. A1960-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. At some point between the time of annexation and January 3, 1972, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On July 17, 2018, the City Council approved a site plan [*i.e. Case No. SP2018-016*] for the subject property depicting the location of a three (3) story office building and one (1) story garage. On December 3, 2018, the City Council approved a replat [*Case No. P2018-039*] for the subject property creating Lot 3, Block A, La Jolla Pointe Addition, Phase 2. According to the Rockwall Central Appraisal District (RCAD), there is a three (3) story office building and a 1,116 SF parking garage, that were constructed in 2019, situated on the subject property. Since 2019, the subject property has remained the same. On November 3, 2025, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2025-064*] to allow a structure that exceeds 60-feet in height in a Commercial (C) District.

PURPOSE

On September 12, 2025, the applicant -- Jonathan Hake, *Cross Engineering Consultants, Inc.* -- submitted an application requesting a *Site Plan* for an *Office Building* and *Restaurant* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1010-1100 La Jolla Pointe Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. North of this right-of-way is Phase 3 of the Lakeside Village Subdivision, which consists of 118 single-family residential lots. This subdivision was established in 1972 and is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

South: Directly south of the subject property is a 4.584-acre parcel of land (*i.e. Lot 22, Block A, La Jolla Pointe Addition*), which is zoned Commercial (C) District and is currently vacant. Beyond this are several parcels of land developed with restaurants (*i.e. Steak N Shake, IHOP, Waffle House, Velvet Taco, and Snuffers*) that are zoned Commercial

(C) District. South of these parcels is the westbound frontage road of IH-30, followed by the main lanes of IH-30, and the eastbound frontage road for IH-30.

East: Directly east of the subject property is a 4.584-acre parcel of land (*i.e. Lot 22, Block A, La Jolla Pointe Addition*) which is zoned Commercial (C) District and is currently vacant. Beyond this is a 5.657-acre parcel of land (*i.e. Lot 23, Block A, La Jolla Pointe Addition*), which is zoned Commercial (C) District and is currently vacant. East of this parcel are three (3) parcels of land developed with *Office Buildings* (*i.e. Ebby Halliday, Allstate, Epstein & Kolacz*) and zoned Commercial (C) District. Beyond this is Ridge Road, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Following this is Phase 3 of the Lakeside Village Subdivision, which consists of 118 single-family residential lots. This subdivision was established in 1972 and is zoned Planned Development District 2 (PD-2) for single-family residential land uses. Beyond that is the take line for Lake Ray Hubbard which is zoned Agricultural (AG) District, followed by the corporate city limits for the City of Rockwall.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building* and *Restaurant without Drive-Through or Drive-In* are a permitted *by-right* land use in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property that is zoned Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=5.104-acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X= 214.02-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=169.92-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	*60-Feet; 91-feet by S-385*	*X≦91-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X≦31%; In Conformance*
Minimum Number of Parking Spaces	*Office Building: 1 Parking Space/300 SF = 63 Parking Spaces* *Restaurant: 1 Parking Space/100 SF = 35 Parking Spaces* *Total Additional Parking Required = 98*	*X=99; In Conformance*
Minimum Landscaping Percentage	*20%*	*X≦62.6%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X≦37.4%; In Conformance*

TREESCAPE PLAN

The Treescape Plan submitted by the applicant indicates the removal of 473 caliper inches of trees from the subject property as part of the proposed development. To offset the proposed tree removal, the applicant's landscape plan provides for the installation of 119 canopy trees, each being a minimum of four (4) caliper inches in size, which totals 476 caliper inches of tree being added to the subject property. Based on this, the proposed landscape plan meets the mitigation requirements of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office or Medical Office Building,* of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office Building* is defined as "(a) facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, Land Use Schedule, of Article 04, Permissible Uses, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building." In this case, the applicant is requesting an *Office Building*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 02.02(F)(30), *Restaurant without Drive Through or Drive In,* of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Restaurant without Drive Through or Drive In* is defined as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premise and does not provide facilities that allow the serving and consumption of food in personal vehicles on or near the restaurant premises. The term shall not include a bakery, pastry shop, meat market, or ice cream parlor if on-premises consumption of food is not allowed." In this case, the applicant is requesting a *Restaurant without Drive Through or Drive In*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan also generally conforms to the requirements of the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), excluding the exception being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

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

(1) *20% Stone Requirement*. According to Subsection 01.02(C)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades…" In this case, the office building and coffee shop show less than 20% stone on the buildings; however, staff should point out that the design scheme is consistent with the existing building on the subject property.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested exceptions. As compensatory measures for this case, the applicant has provided a letter outlining the following compensatory measures: [*1*] 100.00% masonry, [*2*] 62.60% landscaped area (*i.e. an increase of 42.60% over the required 20.00%*), [3] additional parking spaces, and [4] an outdoor patio space. With this being said, requests for exceptions to the *General Commercial District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *IH-30 Corridor District*. All of the property located within the *IH-30 Corridor District* is designated for the *Special Commercial (SC) Corridor* land use. The OURHometown Vision 2040 Comprehensive Plan describes the *Special Commercial (SC) Corridor* as being reserved for *Regional Centers*, which are described as being one (1) of the following four (4) models: *Strip Retail Center, Mixed-Use Center, Town Center, or Regional Designation Center*; however, the *Primary Land Uses* identified for this land use designation include *Corporate Office*. Based on this, the applicant's request is in conformance

with the *Future Land Use Plan*. Staff should also note that the *IH-30 Corridor District* is divided into three (3) *Corridor Zones* (*i.e. the Preservation, Opportunity, and Transitional Zones*). In this case, the subject property is located within a *Transitional Zone*, which is defined as "(a) segment of the existing corridor that is currently underutilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential." The subject property is currently vacant and is surrounded by single-story, single-tenant *Office Buildings* and *Restaurants*. Based on this, the proposed future development would appear to better conform to the *IH-30 Corridor Plan* contained in Appendix 'B', *Corridor Plans*, of the OURHometown Vision 2040 Comprehensive Plan than the existing development in the area.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) will review the building elevations and provide a recommendation to the Planning and Zoning Commission for the *January 13, 2026* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Site Plan* for an *Office Building* and *Restaurant* on the property, then staff would propose the following conditions of approval:

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

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

PROJECT COMMENTS

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

DATE: 12/19/2025

PROJECT NUMBER: SP2025-043
PROJECT NAME: Site Plan for 1600 La Jolla Pointe Drive
SITE ADDRESS/LOCATIONS: 1600 La Jolla Pointe Drive

CASE CAPTION: Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of Clay Shipman of Shipman Fire Protection for the approval of a Site Plan for an Office Building and Restaurant on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lot 19, Block A, La Jolla Pointe Addition and Lot 10, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1010-1100 La Jolla Pointe Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	12/19/2025	Approved w/ Comments

12/19/2025: SP2025-043; Site Plan for 1010-1100 La Jolla Pointe Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Site Plan for an Office Building and Restaurant on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lot 19, Block A, La Jolla Pointe Addition and Lot 10, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, and addressed as 1010-1100 La Jolla Pointe Drive.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (SP2025-043) in the lower right-hand corner of all pages on future submittals.
M.4 Site Plan.
(1) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings berms, or walls matching the main structure. (Subsection 01.05.C, Article 05, of the UDC) Please indicate on your site plan if there are any pad mounted utility equipment. Utility equipment will be subject to screening if found later at engineering or building permit.
(2) The loading zone cannot be placed within the right-of-way of Carmel Circle.
M.5 Building Elevations.
(1) For uniformity, please provide windows on the middle of the second floor on the front façade of the coffee shop. Staff will be making this recommendation to the Architectural Review Board (ARB).
(2) The buildings are cohesive with the existing buildings onsite. With the exception of the proposed coffee shop that is utilizing wood materials. Staff suggests replacing the wood material with the cast stone use on the proposed coffee shop building.
(3) Dash in the RTUs on the building elevations. RTUs will need to be screened from any view of the building.
(4) A minimum of 20% natural or quarried stone is required on all building façades. (Subsection 06.01(C)a.1, Article 05, UDC). This will require a variance from the Planning and Zoning Commission.
(5) The proposed office buildings' facades do not meet the Commercial Building Articulation Standards for wall projections. (Subsection 04.01.C, of Article 05, of the UDC) This will require an exception from the Planning and Zoning Commission.
M.6 Based on the materials submitted staff has identified the following exceptions and variances for this project:
(1) Primary and Secondary Articulation.
(2) 20% Stone Requirement

M.7 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC). Compensatory measures to consider:

1) 100% masonry materials (This is currently being met on the proposed office building and could be met on the proposed coffee shop if the wood material is replaced with cast stone.)

2) Additional Landscaping (This is currently being met)

3) Additional Parking Spaces (This is currently being met.)

M.8 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 January 6, 2026; 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 January 13, 2026 Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/public hearing meeting will be held on January 13, 2026.

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	12/18/2025	Approved w/ Comments

12/18/2025: 1. Need this no parking turn around area to be striped with "no parking" sign. Must be min 15' wide.

2. No loading zones in public ROW.

3. Complete the 41' B-B paving (approx. 17') to property line with the full cul-de-sac.

4. Need to install sidewalk around cul-de-sac to property line.

5. Cul-de-sac must meet City requirements...ROW radius of 57.5' and paving has a radius of 47.5'.

6. 5' sidewalk, 3' from back of curb.

7. Parallel parking are minimum 22'x9'

8. 8'

General Comments:

General Items:

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

Drainage Items:

- Detention has already been provided with this site.
- Existing flow patterns must be maintained. Site must outfall into the existing drainage ditch located on the north side of the property which ultimately drains to the existing wye inlet for site north of street. Caramel must follow flow must drain to ex. detention pond. Areas south of street must match Hyatt of Rockwall's drainage patterns and storm systems.
- Drainage may not be increased towards any direction.

- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main along La Jolla Pointe Drive available for use.
- There is an existing 10" sewer main along La Jolla Pointe Drive available for use.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.

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

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/17/2025	Needs Review

12/17/2025: Fire Department Access:
Provide confirmation that the existing fire lane exiting radius meets the minimum 30-foot turning radius required for aerial apparatus access.

Fire Department Connection (FDC):
Clearly indicate the location of the Fire Department Connection (FDC) on the site plan. The FDC shall be:

Readily visible and accessible from the fire lane or street

Located within 100 feet of an approved fire hydrant and within 50 feet of fire lane or street

Installed on the street side of the building or fire lane side, as applicable

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

GIS	Lance Singleton	12/15/2025	Approved w/ Comments

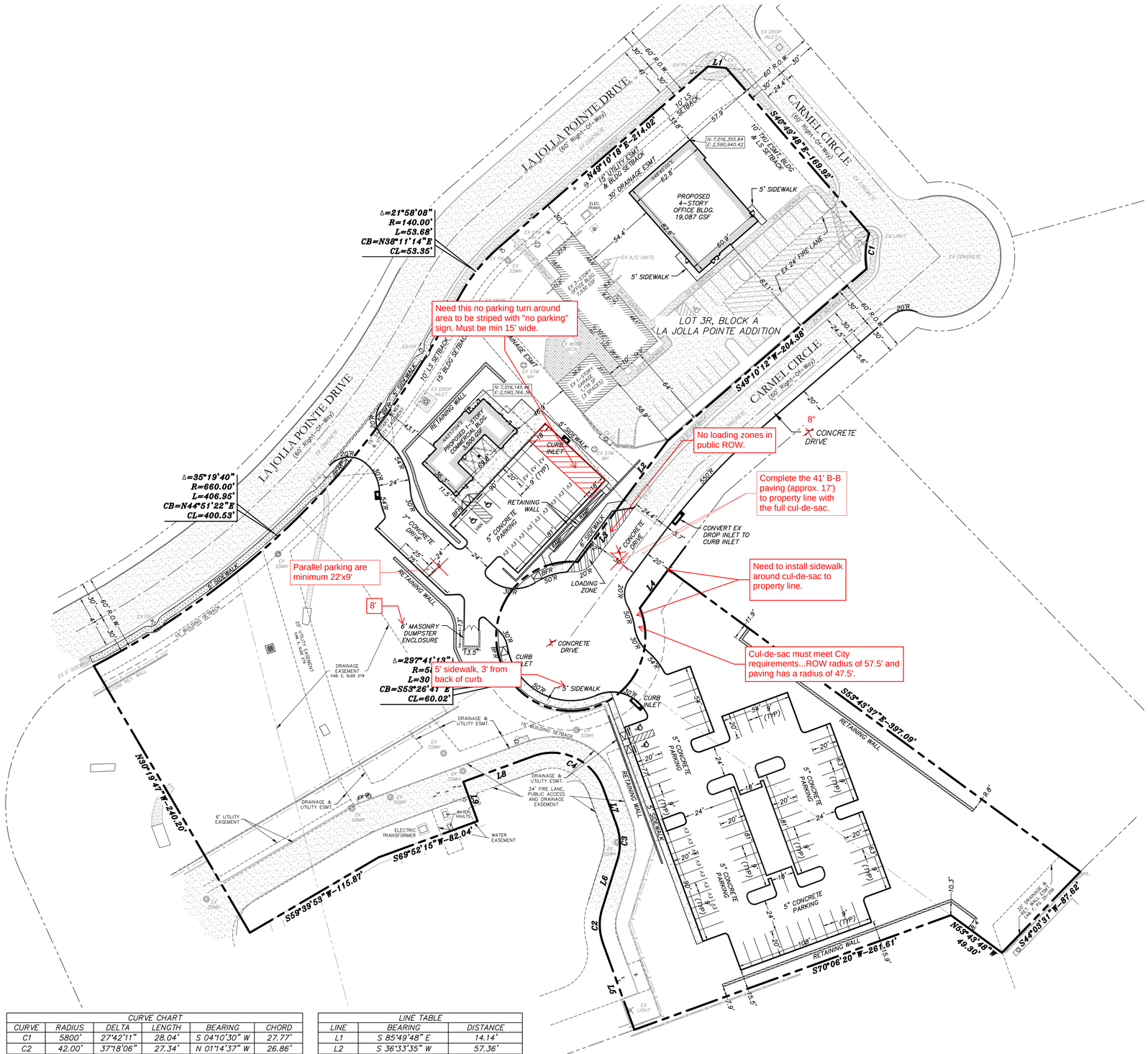
12/15/2025: New Addresses will be:
19087 GSF Building = 1010 La Jolla Pointe Dr, Rockwall, TX 75087
3500 GSF Building = 1100 La Jolla Pointe Dr, Rockwall, TX 75087
North Parking & Meter = 1100 La Jolla Pointe Dr, #B, Rockwall, TX 75087
South Parking & Meter = 1090 Carmel Circle, Rockwall, TX 75087

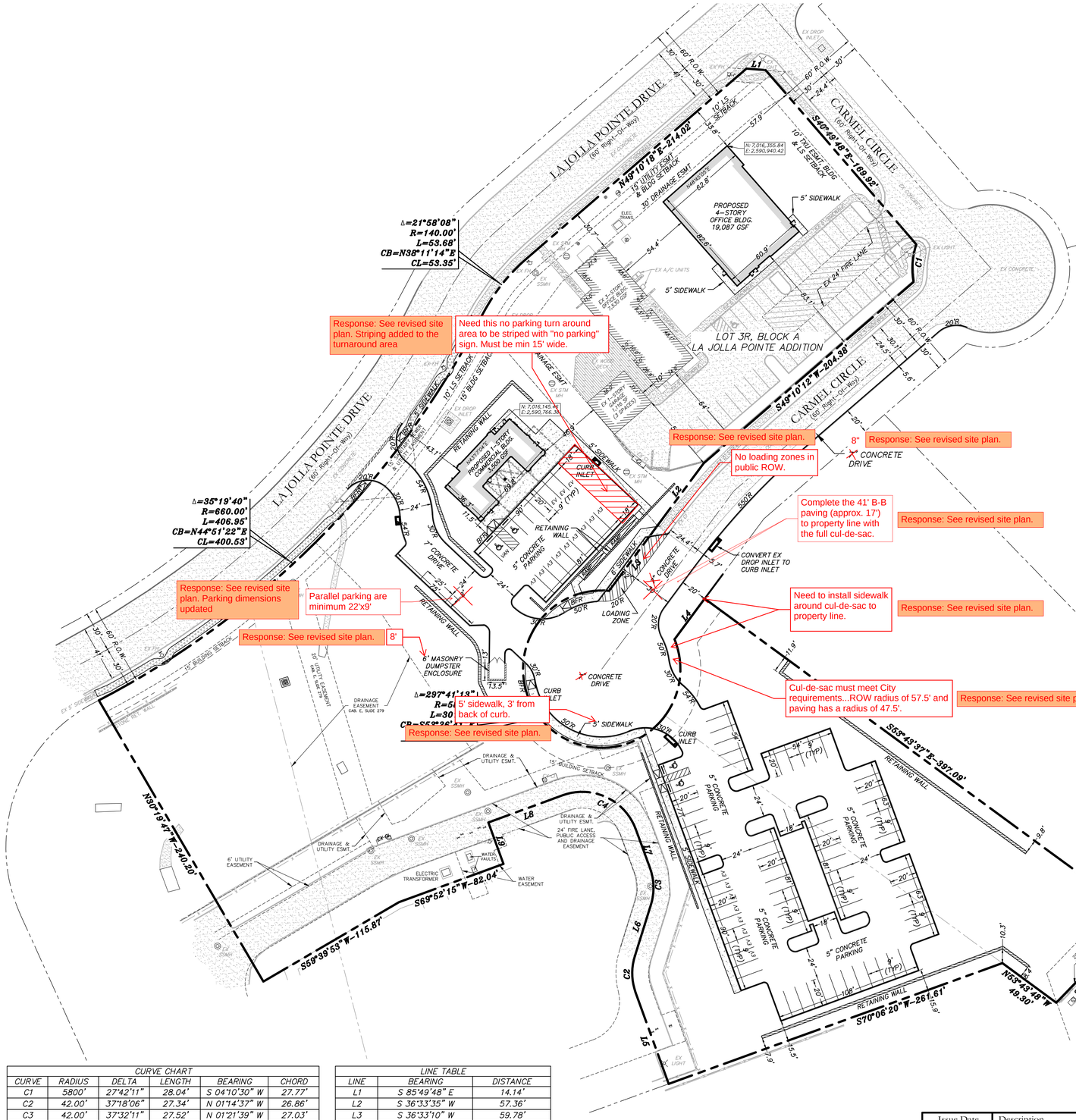
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/15/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/15/2025	Approved

No Comments


LA JOLLA POINTE DRIVE
(60' Right-Of-Way)
CARMEL CIRCLE
(60' Right-Of-Way)
PROPOSED 4-STORY OFFICE BLDG. 19,087 GSF
LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION
PROPOSED 5-STORY CONFERENCE CENTER 45,000 GSF
EX 24' FIRE LANE
5' SIDEWALK
RETAINING WALL
CURB INLET
CONCRETE DRIVE
LOADING ZONE
CONVERT EX DROP INLET TO CURB INLET
6' MASONRY DUMPSTER ENCLOSURE
EX A/C UNITS
EX 1-STORY OFFICE BLDG. 4,636 GSF
EX 1-STORY CANOPY 1,218 GSF
EX 1-STORY CANOPY 1,218 GSF



Response: See revised site plan. Striping added to the turnaround area

Need this no parking turn around area to be striped with "no parking" sign. Must be min 15' wide.

Response: See revised site plan.

No loading zones in public ROW.

Response: See revised site plan.

Complete the 41' B-B paving (approx. 17') to property line with the full cul-de-sac.

Response: See revised site plan.

Need to install sidewalk around cul-de-sac to property line.

Response: See revised site plan.

Cul-de-sac must meet City requirements...ROW radius of 57.5' and paving has a radius of 47.5'.

Response: See revised site plan.

Response: See revised site plan. Parking dimensions updated

Parallel parking are minimum 22'x9'

Response: See revised site plan.

8'

5' sidewalk, 3' from back of curb.

Response: See revised site plan.

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	5800'	27°42'11"	28.04'	S 04°10'30" W	27.77'
C2	42.00'	37°18'06"	27.34'	N 01°14'37" W	26.86'
C3	42.00'	37°32'11"	27.52'	N 01°21'39" W	27.03'
C4	42.00'	90°00'11"	65.98'	N 65°07'40" W	59.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°49'48" E	14.14'
L2	S 36°33'35" W	57.36'
L3	S 36°33'10" W	59.78'
L4	N 36°33'10" E	37.33'
L5	N 19°53'40" W	71.61'
L6	N 17°24'26" E	39.61'
L7	N 20°07'45" W	30.65'
L8	S 69°52'15" W	58.34'
L9	S 20°07'45" E	32.50'

Response: Noted

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees (Public Improvements)
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- All utilities must be underground.
- No structures or fences with easements.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

Response: Noted

Response: All drainage ends up in ex detention pond

Drainage Items:
- Detention has already been provided with this site.
- Existing flow patterns must be maintained. Site must outfall into the existing drainage ditch located on the north side of the property which ultimately drains to the existing wye inlet for site north of street. Caramel must follow flow must drain to ex. detention pond. Areas south of street must match Hyatt of Rockwall's drainage patterns and storm systems.
- Drainage may not be increased towards any direction.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Response: Utilities added

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main along La Jolla Pointe Drive available for use.
- There is an existing 10" sewer main along La Jolla Pointe Drive available for use.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.

Response: Noted

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

Response: Noted

Response: Turnaround provided

Response: Confirmed

Response: No proposed fire lanes

Response: No proposed fire lanes

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Response: Noted

Response: Noted

Response: Noted

OWNER:
Shipman Fire Protection
1020 La Jolla Pointe Drive
Rockwall, Texas 75087
Phone (682) 223-1922
Contact: Clay Shipman

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

SURVEYOR:
Burns Surveying
2701 Sunset Ridge Dr., Suite 303
Rockwall, Texas 75032
Phone (214) 326-1090
Contact: Barry S. Rhodes

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

STOP!
CALL BEFORE YOU DIG
Texas 811 Know what's below.
(@ least 72 hours prior to digging)

PREPARED DATE: 12/12/2025

Issue Date	Description
1 12/12/2025	
2	
3	
4	
5	
6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 12/12/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN

SHIPMAN FIRE BUILDING & COFFEE SHOP
1020 LA JOLLA POINTE DRIVE
LOT 3R, BLOCK A - LA JOLLA POINTE ADDITION
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
CITY OF ROCKWALL, TEXAS
CASE NO. SP2025-xxx

Sheet No. SP

Project No. 25078

25078 SITE PLAN.dwg

25078 SHIPMAN FIRE BUILDING & COFFEE SHOP

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	16001 La Jolla Point Drive				
SUBDIVISION	La Jolla Pointe Addition	LOT	3R	BLOCK	A
GENERAL LOCATION	Intersection of La Jolla Pointe Drive and Carmel Circle				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - Commercial		CURRENT USE	Office / Undeveloped	
PROPOSED ZONING	C - Commercial		PROPOSED USE	Office & Commercial	
ACREAGE	5.108 acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Fire House RE LLC, Shipman Fire Group	☒ APPLICANT	Cross Engineering Consultants, Inc.
CONTACT PERSON	Clay Shipman	CONTACT PERSON	Jonathan Hake, P.E.
ADDRESS	160 [redacted]		[redacted]
CITY, STATE & ZIP	[redacted]	C	
PHONE			
E-MAIL			

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Shipman [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 $ $352.16, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 1ST DAY OF DECEMBER, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

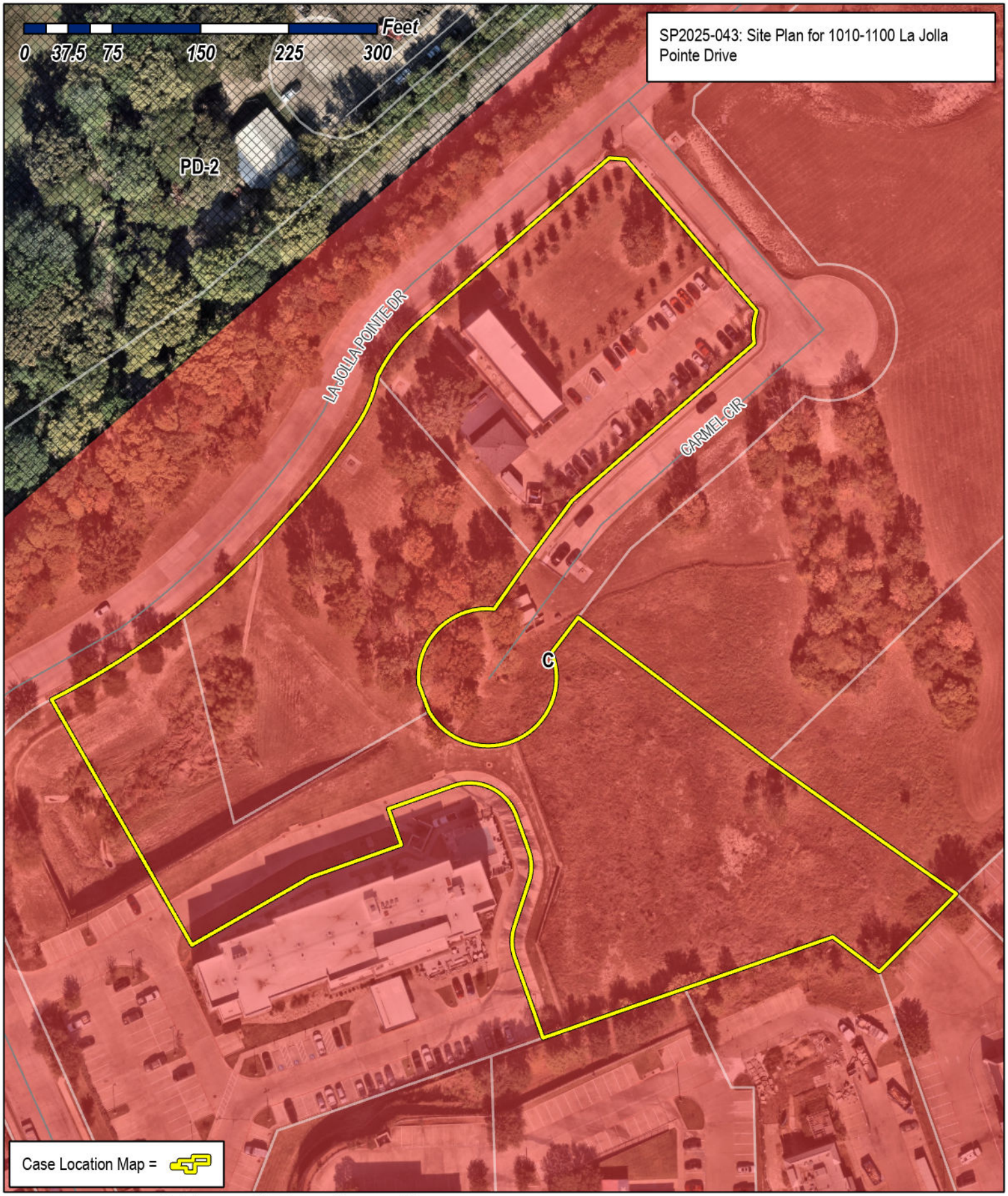
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1 DAY OF DECEMBER, 2025

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amber Peabody

NOTARY PUBLIC STATE OF TEXAS
Amber Peabody
My Commission Expires
5/9/2028
Notary ID 130652676

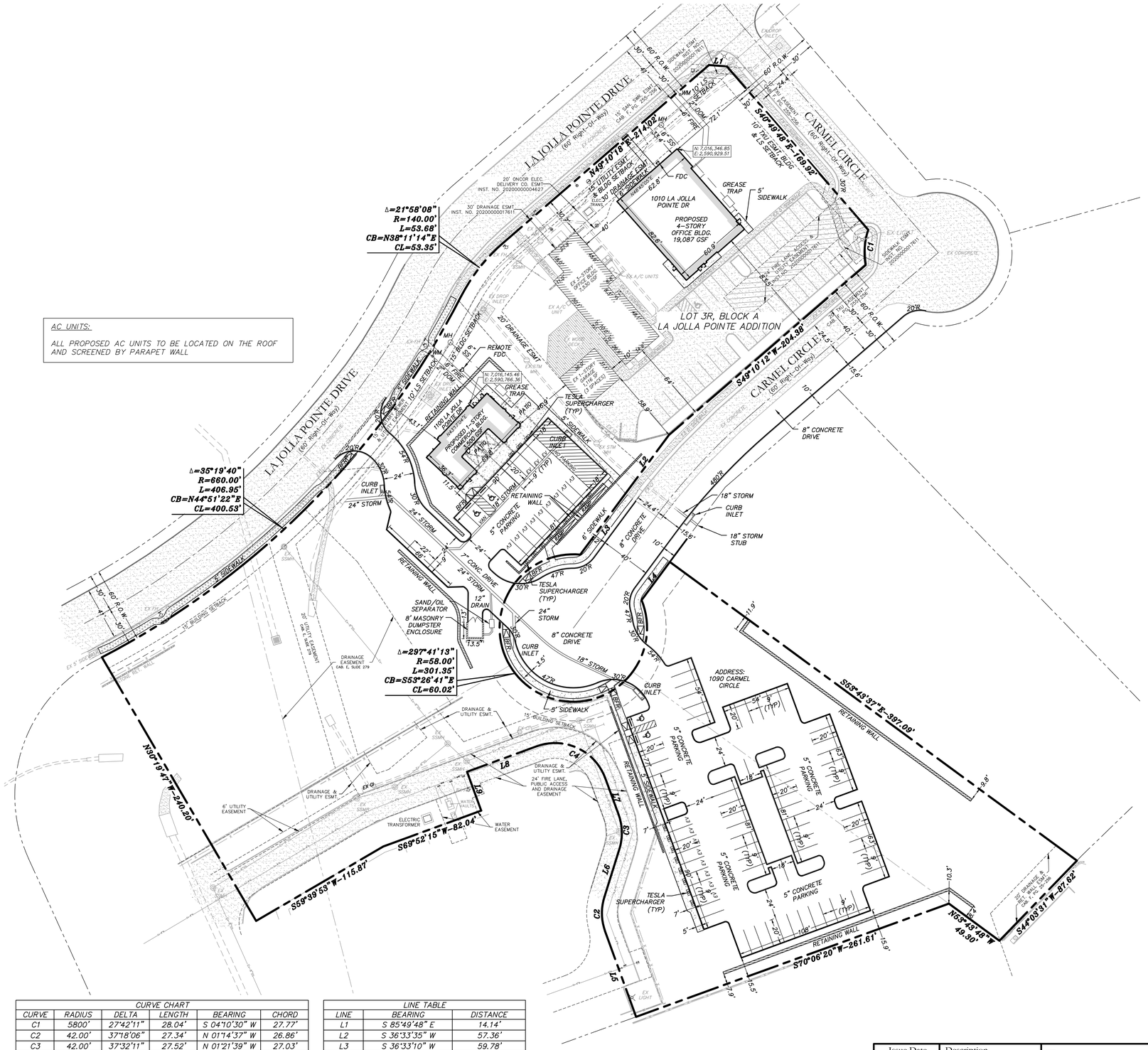
MY COMMISSION EXPIRES 5/9/28

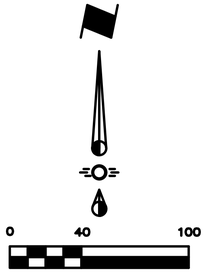


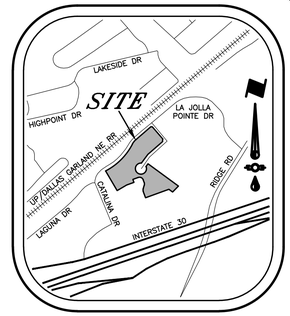
City of Rockwall

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

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







VICINITY MAP
NTS

AC UNITS:

ALL PROPOSED AC UNITS TO BE LOCATED ON THE ROOF AND SCREENED BY PARAPET WALL

LEGEND

- Ex. Concrete Pavement
- Prop. Conc. Sidewalk (Private)
- Prop. Conc. Sidewalk (Public)
- Loading Space
- Ex. Fire Hydrant
- Wheelstop (Typical)
- BFR Barrier Free Ramp

SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104	Acres (222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	5800'	27°42'11"	28.04'	S 04°10'30" W	27.77'
C2	42.00'	37°18'06"	27.34'	N 01°14'37" W	26.86'
C3	42.00'	37°32'11"	27.52'	N 01°21'39" W	27.03'
C4	42.00'	90°00'11"	65.98'	N 65°07'40" W	59.40'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85°49'48" E	14.14'
L2	S 36°33'35" W	57.36'
L3	S 36°33'10" W	59.78'
L4	N 36°33'10" E	37.33'
L5	N 19°53'40" W	71.61'
L6	N 17°24'26" E	39.61'
L7	N 20°07'45" W	30.65'
L8	S 69°52'15" W	58.34'
L9	S 20°07'45" E	32.50'

OWNER:
Shipman Fire Protection
1020 La Jolla Pointe Drive
Rockwall, Texas 75087
Phone (682) 223-1922
Contact: Clay Shipman

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

SURVEYOR:
Burns Surveying
2701 Sunset Ridge Dr., Suite 303
Rockwall, Texas 75032
Phone (214) 326-1090
Contact: Barry S. Rhodes

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STOP!
CALL BEFORE YOU DIG
Texas811 Know what's below.
(@ least 72 hours prior to digging)

PREPARED DATE: 01/06/2026

Issue Date	Description
1 12/12/2025	
2 01/06/2026	
3	
4	
5	
6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 01/06/2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN

SHIPMAN FIRE BUILDING & COFFEE SHOP
1020 LA JOLLA POINTE DRIVE
LOT 3R, BLOCK A - LA JOLLA POINTE ADDITION
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
CITY OF ROCKWALL, TEXAS
CASE NO. SP2025-043

Sheet No. SP

Project No. 25078

25078 SITE PLAN.dwg

25078 SHIPMAN FIRE BUILDING & COFFEE SHOP

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/29/2025 9:13:34 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR
19207
STATE OF TEXAS

12.29.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 10.14.25

PERSPECTIVES

Scale: 1" = 1'-0"

A602

2 WEST SIDE ELEVATION

1/8" = 1'-0"

1 SOUTH ELEVATION

1/8" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		5,531	
MASONRY			
	BRICK & CAST STONE	5,066	91.6%
	3 PART STUCCO	464	8.4%
EAST ELEVATION		6,551	
MASONRY			
	BRICK & CAST STONE	6,188	94.5%
	3 PART STUCCO	363	5.5%

		AREA	%
SOUTH ELEVATION		4,701	
MASONRY			
	BRICK & CAST STONE	4,432	94.3%
	3 PART STUCCO	269	5.7%
WEST ELEVATION		6,625	
MASONRY			
	BRICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	609	9.2%

GRAPHIC SCALE:

0 8' 16' 24' 32'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/29/2025 9:13:41 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

12.29.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION		
#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 10.14.25
Scale: As indicated

EXTERIOR ELEVATIONS

A600

2 EAST SIDE ELEVATION

1/8" = 1'-0"

1 NORTH ELEVATION

1/8" = 1'-0"

MATERIAL CALCULATIONS	AREA	%		AREA	%
NORTH ELEVATION	5,531		SOUTH ELEVATION	4,701	
MASONRY			MASONRY		
BRICK & CAST STONE	5,066	91.6%	BRICK & CAST STONE	4,432	94.3%
3 PART STUCCO	464	8.4%	3 PART STUCCO	269	5.7%
EAST ELEVATION	6,551		WEST ELEVATION	6,625	
MASONRY			MASONRY		
BRICK & CAST STONE	6,188	94.5%	BRICK & CAST STONE	6,016	90.8%
3 PART STUCCO	363	5.5%	3 PART STUCCO	609	9.2%

GRAPHIC SCALE:

0 8' 16' 24' 32'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/29/2025 9:13:48 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

12.29.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 10.14.25

EXTERIOR ELEVATIONS

Scale: As indicated

A601

2 SOUTH ELEVATION

1/4" = 1'-0"

1 WEST SIDE ELEVATION

1/4" = 1'-0"

MATERIAL CALCS:
100% MASONRY (BRICK AND CAST STONE)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/29/2025 9:36:44 AM

CRADDOCK ARCHITECTURE

12.29.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002
Date 9.5.25

EXTERIOR ELEVATIONS

Scale: As indicated

A603

2 NORTH ELEVATION

1/4" = 1'-0"

1 EAST SIDE ELEVATION

1/4" = 1'-0"

MATERIAL CALCS:
100% MASONRY (BRICK AND CAST STONE)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/29/2025 9:36:48 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19207 STATE OF TEXAS

12.29.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002
Date 9.5.25

EXTERIOR ELEVATIONS

Scale: As indicated

A604

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

12/29/2025 9:36:49 AM

CRADDOCK
ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR
19207
STATE OF TEXAS

12.29.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

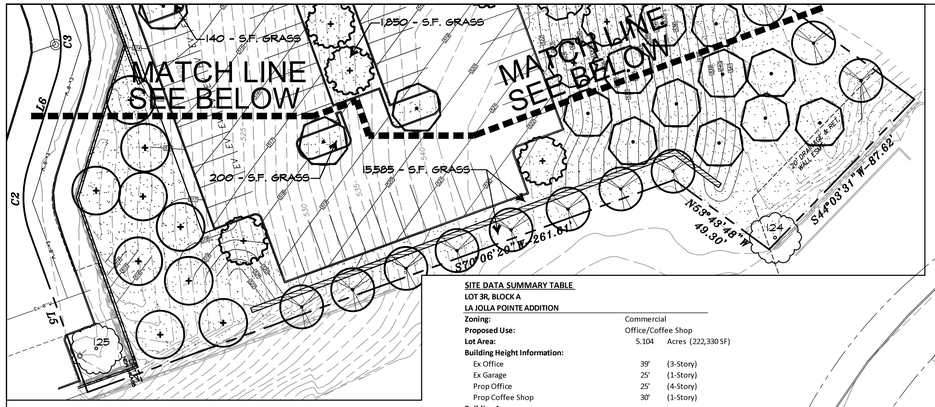
SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002
Date 9.5.25

PERSPECTIVES

Scale: 1" = 1'-0"

A605

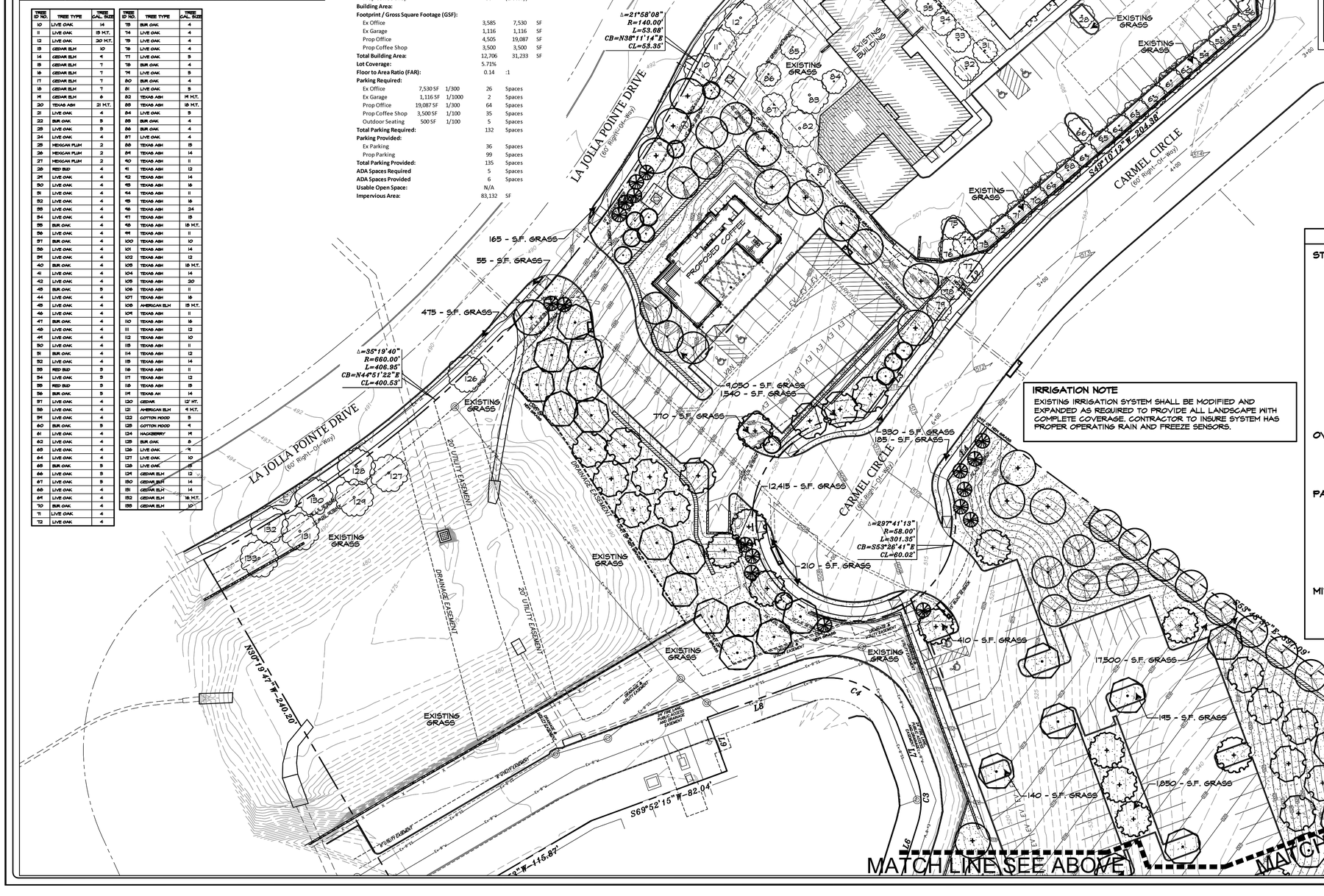


TREE ID NO.	TREE TYPE	TREE CAL. SIZE
10	LIVE OAK	14
11	LIVE OAK	18 MT.
12	LIVE OAK	20 MT.
13	CEDAR ELM	10
14	CEDAR ELM	9
15	CEDAR ELM	7
16	CEDAR ELM	7
17	CEDAR ELM	7
18	CEDAR ELM	7
19	CEDAR ELM	8
20	TEXAS ASH	21 MT.
21	LIVE OAK	4
22	BUR OAK	5
23	LIVE OAK	5
24	LIVE OAK	4
25	MEXICAN PLUM	2
26	MEXICAN PLUM	2
27	MEXICAN PLUM	2
28	RED BUD	4
29	LIVE OAK	4
30	LIVE OAK	4
31	LIVE OAK	4
32	LIVE OAK	4
33	LIVE OAK	4
34	LIVE OAK	4
35	BUR OAK	4
36	LIVE OAK	4
37	BUR OAK	4
38	LIVE OAK	4
39	LIVE OAK	4
40	BUR OAK	4
41	LIVE OAK	4
42	LIVE OAK	4
43	BUR OAK	5
44	LIVE OAK	4
45	LIVE OAK	4
46	LIVE OAK	4
47	BUR OAK	4
48	LIVE OAK	4
49	LIVE OAK	4
50	LIVE OAK	4
51	BUR OAK	4
52	LIVE OAK	4
53	RED BUD	5
54	LIVE OAK	5
55	RED BUD	5
56	BUR OAK	5
57	LIVE OAK	4
58	LIVE OAK	4
59	LIVE OAK	4
60	BUR OAK	5
61	LIVE OAK	4
62	LIVE OAK	4
63	LIVE OAK	4
64	LIVE OAK	4
65	BUR OAK	5
66	LIVE OAK	5
67	LIVE OAK	5
68	LIVE OAK	4
69	LIVE OAK	4
70	BUR OAK	4
71	LIVE OAK	4
72	LIVE OAK	4

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
73	BUR OAK	4
74	LIVE OAK	4
75	LIVE OAK	4
76	LIVE OAK	4
77	LIVE OAK	5
78	BUR OAK	4
79	LIVE OAK	5
80	BUR OAK	4
81	LIVE OAK	5
82	TEXAS ASH	14 MT.
83	TEXAS ASH	18 MT.
84	LIVE OAK	5
85	BUR OAK	4
86	BUR OAK	4
87	LIVE OAK	4
88	TEXAS ASH	15
89	TEXAS ASH	14
90	TEXAS ASH	11
91	TEXAS ASH	12
92	TEXAS ASH	14
93	TEXAS ASH	16
94	TEXAS ASH	11
95	TEXAS ASH	18
96	TEXAS ASH	24
97	TEXAS ASH	13
98	TEXAS ASH	18 MT.
99	TEXAS ASH	11
100	TEXAS ASH	10
101	TEXAS ASH	14
102	TEXAS ASH	12
103	TEXAS ASH	18 MT.
104	TEXAS ASH	14
105	TEXAS ASH	30
106	TEXAS ASH	11
107	TEXAS ASH	16
108	AMERICAN ELM	18 MT.
109	TEXAS ASH	11
110	TEXAS ASH	16
111	TEXAS ASH	12
112	TEXAS ASH	10
113	TEXAS ASH	11
114	TEXAS ASH	12
115	TEXAS ASH	14
116	TEXAS ASH	11
117	TEXAS ASH	12
118	TEXAS ASH	13
119	TEXAS ASH	14
120	CEDAR	12" MT.
121	AMERICAN ELM	4 MT.
122	COTTON WOOD	9
123	COTTON WOOD	9
124	HACKBERRY	11
125	BUR OAK	8
126	LIVE OAK	9
127	LIVE OAK	10
128	LIVE OAK	8
129	CEDAR ELM	12
130	CEDAR ELM	14
131	CEDAR ELM	14
132	CEDAR ELM	16 MT.
133	CEDAR ELM	10"

SITE DATA SUMMARY TABLE
LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104 Acres	(222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF



LARGE CANOPY TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
16		BUR OAK	Quercus macrocarpa	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
38		CEDAR ELM	Ulmus crassifolia	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
28		LIVE OAK	Quercus virginiana	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
34		CHINESE PISTACHE	Pistacia chinensis	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
13		RED OAK	Quercus buckleyi	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT

ACCENT TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
12		TEXAS RED BUD	Cercis canadensis 'Texensis'	2" caliper, 6' Ht./5' spread min., 30 Gallon, Single Trunk Min., full , bushy tree formed, specimen.
18		MEXICAN PLUM	Prunus mexicana	2" caliper, 6' Ht./5' spread min., 30 Gallon, Single Trunk Min., full , bushy tree formed, specimen.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LANDSCAPE TABULATIONS

STREET BUFFER TREES
ONE CANOPY TREE AND ONE ACCENT TREE PER 50 L.F. STREET FRONTAGE

LA JOLLA POINTE DRIVE

FRONTAGE L.F.	674.65 L.F.
REQUIRED CANOPY BUFFER TREES (675 / 50 = 13.5)	14 TREES
STREET CANOPY BUFFER TREES PROVIDED (14 EXISTING LIVE OAK AND CEDAR ELM + 6 PROPOSED)	20 TREES
REQUIRED ACCENT BUFFER TREES (675 / 50 = 13.5)	14 TREES
STREET ACCENT BUFFER TREES PROVIDED	14 TREES

CARMEL CIRCLE

FRONTAGE L.F.	858.00 L.F.
REQUIRED CANOPY BUFFER TREES (858 / 50 = 17.2)	18 TREES
STREET CANOPY BUFFER TREES PROVIDED (26 EXISTING LIVE OAK AND BUR OAK + 7 PROPOSED)	33 TREES
REQUIRED ACCENT BUFFER TREES (858 / 50 = 17.2)	18 TREES
STREET ACCENT BUFFER TREES PROVIDED (2 EXISTING + 16 PROPOSED)	18 TREES

OVERALL LANDSCAPE AREA

REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING	
OVERALL SITE 5.108 ACRES	222,446 S.F.
REQUIRED SITE LANDSCAPE AREA (222,446 x 20%)	44,500 S.F.
SITE LANDSCAPE AREA PROVIDED	88,132 S.F.

PARKING LOT LANDSCAPE AREA

REQUIRED 5% LANDSCAPE WITHIN PARKING LOTS.	
OVERALL PARKING AND DRIVE ISLES	48,400 S.F.
REQUIRED PARKING LANDSCAPE AREA (48,400 x 5%)	2,420 S.F.
PARKING LANDSCAPE AREA PROVIDED	+5,885 S.F.
PARKING SPACES PROVIDED	135
REQUIRED CANOPY PARKING TREES (135 / 10 = 13.5)	14 TREES
PARKING CANOPY TREES PROVIDED	+35 TREES

MITIGATION TREES
473 CALIPER INCHES OF PROTECTED TREES REMOVED

REQUIRED MITIGATION CANOPY TREES (472 / 4 = 118.0)	118 TREES
MITIGATION CANOPY TREES PROVIDED	119 TREES

IRRIGATION NOTE
EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND EXPANDED AS REQUIRED TO PROVIDE ALL LANDSCAPE WITH COMPLETE COVERAGE. CONTRACTOR TO INSURE SYSTEM HAS PROPER OPERATING RAIN AND FREEZE SENSORS.

TURF GRASS

45,850 S.F.	S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

208 TREE PRESERVED

0 15 30 60
SCALE: 1" = 30'-0"

NORTH

Date:	
Revisions:	
#	

Issued For:	CONSTRUCTION
Job No.	25137
Scale	1" = 30'-0"
Drawn By:	JDG
Date	12-30-2025

Shipman Fire Building & Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
12-30-25

Sheet Title: **Landscape Plan**

Sheet Number: L1 of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

LANDSCAPING

PART 1 - GENERAL

1.1 SCOPE:

Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Lawns
C. Earthwork
D. General Requirements

1.3 QUALITY ASSURANCE:

A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
D. Employ only qualified personnel familiar with required work.
E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):
   1. Provide source of off-site soil (if Required For Job)to the Owners representative for the purpose of soil investigation.
   2. Take random representative soil samples from areas to be planted.
   3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.
F. File Certificate of Inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

1.4 REFERENCED STANDARDS:

A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
B. Hortus Third, 1976 - Cornell University - Plant nomenclature.
C. ASTM - American Standard Testing Material - Sharp sand.

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:

A. Delivery:
   1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
   2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
   3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with sand dust or other approved material.
   4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
   5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
   6. Remove rejected plant material immediately from site.

1.6 JOB CONDITIONS:

A. Planting Restrictions:
   Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
B. Utilities:
   1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
   2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
   3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

1.7 WARRANTY:

A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owners Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.
C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.

1.8 MAINTENANCE:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, clearing and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

2.1 PLANTS:

A. Quantities: The drawings and specifications are complementary: anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
B. Plants shall be equal to well formed No. 1 grade or better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

A. Peat Moss: Commercial sphagnum moss or hyphum peat.
B. Pre mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.
C. Sandy Loam:
   1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign
   2. Physical properties as follows:
      Clay - between 7-27 percent
      Silt - between 28-50 percent
      Sand - less than 52 percent
D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-33.

2.3 COMMERCIAL FERTILIZER:

A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.

2.4 MULCH:

Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

3.1 CONDITION OF SURFACES:

A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.

3.2 SHRUB PLANTING

A. All shrubs to be pocket planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sandloam.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.3 GROUNDCOVER PLANTING

A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
   1. 1 part sandy loam
      1 part peat moss
      1 part sharp sand
      Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.4 TREE PLANTING:

A. Stake tree locations for Owners Representative approval prior to digging.
B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
C. After excavation of tree pits, review water percolation.
   If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturers recommendations. Complete backfilling and form a saucer around the tree.
G. Completely fill each tree saucer with mulch to a depth of two inches.
H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

3.5 SEASONAL COLOR PLANTING:

A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand- rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage area. Remove trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. Keep walk and driveway area clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

1.1 SCOPE:

Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.

Redo any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Landscaping

1.3 MAINTENANCE OF GRASS:

The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing lan spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.

1.4 JOB CONDITIONS:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.

1.5 SCHEDULE:

A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determind by owner, under favorable climatic conditions.
C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial rye under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)
D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.

1.6 ACCEPTANCE:

The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

PART 2 - MATERIALS

2.1 TOPSOIL:

A. (If specified on the plans as a requirement)Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonable free of weeds and foreign grasses. Topsoil containing dallisgrass or nutgrass shall be rejected.
B. Physical properties as follows:
   Clay - between 7-27 percent
   Silt - between 28-50 percent
   Sand - less than 52 percent

2.2 GRASS:

A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.
B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.
C. Annual Ryegrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.

2.3 FERTILIZER:

Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.

A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
B. Second application: 3:1:2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

3.1 PREPARATION:

A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
B. Leave areas free of weeds and ready for final grading.
C. Provide barricades around scarified areas to prevent compaction by construction vehicles.

3.2 FINAL GRADING:

A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
B. Provide finish grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.

3.3 HERBICIDE:

Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.

3.4 FERTILIZER:

A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.

3.5 HYDROMULCH/SEEDING:

A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.
B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
C. Add tackifier to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
D. Use a 4' x 8' batter board against bed areas.

3.6 MECHANICAL SEEDING:

Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre or 350 pounds of Ryegrass per acre. Use grass drill, brillion seeder, or viking roller.

3.7 SOLID SOD:

A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs.per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

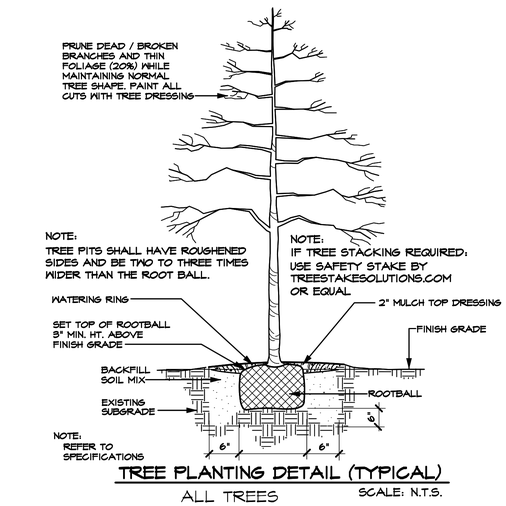
3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:

A. Watering:
   1. Water lawn areas immediately after grassing operation.
   2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
   3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
B. Replanting/Erosion Control:
   1. Correct any erosion that may occur during the establishment of grass.
   2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
   3. A stand of grass will be defined as a uniform cover of actively growing turf.
C. Mowing/Weed Control:
   1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.
   2. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.

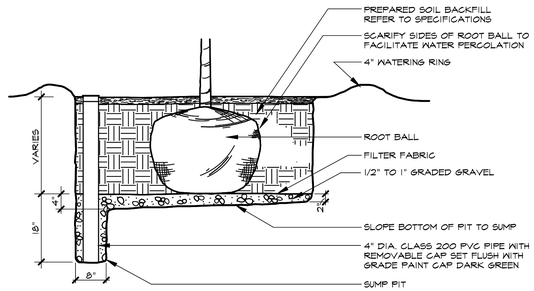
3.9 CLEANUP:

During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

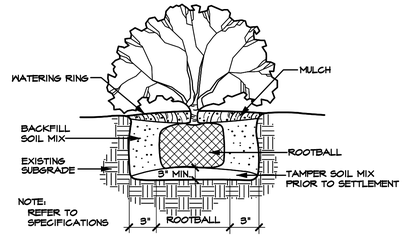
END OF LAWN SECTION



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



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



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

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale N.T.S.
Drawn By: JDG
Date 12-30-2025

Shipman Fire Building
& Coffee Shop
Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
12-30-25

Sheet Title: Landscape Specifications

Sheet Number: L2 of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

MATCH LINE SEE BELOW

MATCH LINE SEE BELOW

LA JOLLA POINTE DRIVE
(60' Right-Of-Way)

CARMEL CIRCLE
(60' Right-Of-Way)

PROPOSED OFFICE

EXISTING BUILDING

PROPOSED COFFEE SHOP

Δ=21°58'08"
R=140.00'
L=53.68'
CB=N38°11'14"E
CL=53.35'

Δ=35°19'40"
R=660.00'
L=406.95'
CB=N44°51'22"E
CL=400.53'

Δ=297°41'13"
R=58.00'
L=301.35'
CB=S63°26'41"E
CL=60.02'

N40°19'19"E-214.02'

S40°29'48"E-169.32'

S49°10'12"W-204.38'

S63°43'37"E-397.09'

N30°19'47"W-240.20'

S69°52'15"W-82.04'

N53°49'48"W-115.87'

S70°06'20"W-261.61'

S44°03'31"W-87.62'

20' UTILITY EASEMENT

DRAINAGE EASEMENT

20' UTILITY EASEMENT

DRAINAGE EASEMENT

20' UTILITY EASEMENT

20' FIRE LANE, PUBLIC ACCESS AND DRAINAGE EASEMENT

20' FIRE LANE, PUBLIC ACCESS AND DRAINAGE EASEMENT

MATCH LINE SEE ABOVE

MATCH LINE SEE ABOVE

SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104	Acres (222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

TOTAL MITIGATION REQUIRED 472 INCHES

208 TREE PRESERVED

208 TREE REMOVED

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
10	LIVE OAK	14
11	LIVE OAK	13 M.T.
12	LIVE OAK	20 M.T.
13	CEDAR ELM	10
14	CEDAR ELM	9
15	CEDAR ELM	7
16	CEDAR ELM	7
17	CEDAR ELM	7
18	CEDAR ELM	7
19	CEDAR ELM	6
20	TEXAS ASH	21 M.T.
21	LIVE OAK	4
22	BUR OAK	5
23	LIVE OAK	5
24	LIVE OAK	4
25	MEXICAN PLUM	2
26	MEXICAN PLUM	2
27	MEXICAN PLUM	2
28	RED BUD	4
29	LIVE OAK	4
30	LIVE OAK	4
31	LIVE OAK	4
32	LIVE OAK	4
33	LIVE OAK	4
34	LIVE OAK	4
35	BUR OAK	4
36	LIVE OAK	4
37	BUR OAK	4
38	LIVE OAK	4
39	BUR OAK	5
40	BUR OAK	4
41	LIVE OAK	4
42	LIVE OAK	4
43	BUR OAK	5
44	LIVE OAK	4
45	LIVE OAK	4
46	LIVE OAK	4
47	BUR OAK	4
48	LIVE OAK	4
49	LIVE OAK	4
50	LIVE OAK	4
51	BUR OAK	4
52	LIVE OAK	4
53	RED BUD	3
54	LIVE OAK	3
55	RED BUD	3
56	BUR OAK	5
57	LIVE OAK	4
58	LIVE OAK	4
59	LIVE OAK	4
60	BUR OAK	5
61	LIVE OAK	4
62	LIVE OAK	4
63	LIVE OAK	4
64	LIVE OAK	4
65	BUR OAK	5
66	LIVE OAK	5
67	LIVE OAK	5
68	LIVE OAK	4
69	LIVE OAK	4
70	BUR OAK	4
71	LIVE OAK	4
72	LIVE OAK	4

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
73	BUR OAK	4
74	LIVE OAK	4
75	LIVE OAK	4
76	LIVE OAK	4
77	LIVE OAK	5
78	BUR OAK	4
79	LIVE OAK	5
80	BUR OAK	4
81	LIVE OAK	5
82	TEXAS ASH	19 M.T.
83	TEXAS ASH	18 M.T.
84	LIVE OAK	5
85	BUR OAK	4
86	BUR OAK	4
87	LIVE OAK	4
88	TEXAS ASH	15
89	TEXAS ASH	14
90	TEXAS ASH	11
91	TEXAS ASH	12
92	TEXAS ASH	14
93	TEXAS ASH	16
94	TEXAS ASH	11
95	TEXAS ASH	16
96	TEXAS ASH	24
97	TEXAS ASH	13
98	TEXAS ASH	18 M.T.
99	TEXAS ASH	11
100	TEXAS ASH	10
101	TEXAS ASH	14
102	TEXAS ASH	12
103	TEXAS ASH	18 M.T.
104	TEXAS ASH	14
105	TEXAS ASH	20
106	TEXAS ASH	11
107	TEXAS ASH	16
108	AMERICAN ELM	13 M.T.
109	TEXAS ASH	11
110	TEXAS ASH	16
111	TEXAS ASH	12
112	TEXAS ASH	10
113	TEXAS ASH	11
114	TEXAS ASH	12
115	TEXAS ASH	14
116	TEXAS ASH	11
117	TEXAS ASH	12
118	TEXAS ASH	15
119	TEXAS AH	14
120	CEDAR	12' HT.
121	AMERICAN ELM	9 M.T.
122	COTTON WOOD	5
123	COTTON WOOD	9
124	HACKBERRY	19
125	BUR OAK	8
126	LIVE OAK	9
127	LIVE OAK	10
128	LIVE OAK	15
129	CEDAR ELM	12
130	CEDAR ELM	14
131	CEDAR ELM	14
132	CEDAR ELM	16 M.T.
133	CEDAR ELM	10

0 15 30 60
SCALE: 1" = 30'-0"

NORTH

Date:
Revisions:
#

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-30-2025

Shipman Fire Building & Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
LICENSED LANDSCAPE ARCHITECT
12-30-25

Sheet Title: Treescape Plan

Sheet Number: TS1 of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
10	LIVE OAK	14	PRESERVED	4	N	N	N	0
11	LIVE OAK	13 M.T.	PRESERVED	4	N	N	N	0
12	LIVE OAK	20 M.T.	PRESERVED	4	N	N	N	0
13	CEDAR ELM	10	PRESERVED	4	N	N	N	0
14	CEDAR ELM	9	PRESERVED	4	N	N	N	0
15	CEDAR ELM	7	PRESERVED	4	N	N	N	0
16	CEDAR ELM	7	PRESERVED	4	N	N	N	0
17	CEDAR ELM	7	PRESERVED	4	N	N	N	0
18	CEDAR ELM	7	PRESERVED	4	N	N	N	0
19	CEDAR ELM	6	PRESERVED	4	N	N	N	0
20	TEXAS ASH	21 M.T.	PRESERVED	4	N	N	N	0
21	LIVE OAK	4	PRESERVED	4	N	N	N	0
22	BUR OAK	5	PRESERVED	4	N	N	N	0
23	LIVE OAK	3	PRESERVED	4	N	N	N	0
24	LIVE OAK	4	REMOVED	4	N	N	N	4
25	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
26	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
27	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
28	RED BUD	4	PRESERVED	4	N	N	N	0
29	LIVE OAK	4	REMOVED	4	N	N	N	4
30	LIVE OAK	4	REMOVED	4	N	N	N	4
31	LIVE OAK	4	PRESERVED	4	N	N	N	0
32	LIVE OAK	4	PRESERVED	4	N	N	N	0
33	LIVE OAK	4	PRESERVED	4	N	N	N	0
34	LIVE OAK	4	PRESERVED	4	N	N	N	0
35	BUR OAK	4	PRESERVED	4	N	N	N	0
36	LIVE OAK	4	PRESERVED	4	N	N	N	0
37	BUR OAK	4	PRESERVED	4	N	N	N	0
38	LIVE OAK	4	PRESERVED	4	N	N	N	0
39	LIVE OAK	4	REMOVED	4	N	N	N	4
40	BUR OAK	4	REMOVED	4	N	N	N	4
41	LIVE OAK	4	REMOVED	4	N	N	N	4
42	LIVE OAK	4	REMOVED	4	N	N	N	4
43	BUR OAK	5	PRESERVED	4	N	N	N	0
44	LIVE OAK	4	PRESERVED	4	N	N	N	0
45	LIVE OAK	4	PRESERVED	4	N	N	N	0
46	LIVE OAK	4	PRESERVED	4	N	N	N	0
47	BUR OAK	4	PRESERVED	4	N	N	N	0
48	LIVE OAK	4	PRESERVED	4	N	N	N	0
49	LIVE OAK	4	PRESERVED	4	N	N	N	0
50	LIVE OAK	4	PRESERVED	4	N	N	N	0
51	BUR OAK	4	PRESERVED	4	N	N	N	0
52	LIVE OAK	4	PRESERVED	4	N	N	N	0
53	RED BUD	3	PRESERVED	4	N	N	N	0
54	LIVE OAK	3	PRESERVED	4	N	N	N	0
55	RED BUD	3	PRESERVED	4	N	N	N	0
56	BUR OAK	5	PRESERVED	4	N	N	N	0
57	LIVE OAK	4	PRESERVED	4	N	N	N	0
58	LIVE OAK	4	PRESERVED	4	N	N	N	0
59	LIVE OAK	4	PRESERVED	4	N	N	N	0
60	BUR OAK	5	PRESERVED	4	N	N	N	0
61	LIVE OAK	4	PRESERVED	4	N	N	N	0
62	LIVE OAK	4	PRESERVED	4	N	N	N	0
63	LIVE OAK	4	PRESERVED	4	N	N	N	0
64	LIVE OAK	4	PRESERVED	4	N	N	N	0
65	BUR OAK	5	PRESERVED	4	N	N	N	0
66	LIVE OAK	3	PRESERVED	4	N	N	N	0
67	LIVE OAK	5	PRESERVED	4	N	N	N	0
68	LIVE OAK	4	PRESERVED	4	N	N	N	0
69	LIVE OAK	4	PRESERVED	4	N	N	N	0
70	BUR OAK	4	PRESERVED	4	N	N	N	0
71	LIVE OAK	4	PRESERVED	4	N	N	N	0
72	LIVE OAK	4	PRESERVED	4	N	N	N	0
			TOTAL COLUMN MITIGATION REQUIRED					28 INCHES

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
73	BUR OAK	4	PRESERVED	4	N	N	N	0
74	LIVE OAK	4	PRESERVED	4	N	N	N	0
75	LIVE OAK	4	PRESERVED	4	N	N	N	0
76	LIVE OAK	4	PRESERVED	4	N	N	N	0
77	LIVE OAK	5	PRESERVED	4	N	N	N	0
78	BUR OAK	4	PRESERVED	4	N	N	N	0
79	LIVE OAK	5	PRESERVED	4	N	N	N	0
80	BUR OAK	4	REMOVED	4	N	N	N	4
81	LIVE OAK	5	PRESERVED	4	N	N	N	0
82	TEXAS ASH	19 M.T.	PRESERVED	4	N	N	N	0
83	TEXAS ASH	18 M.T.	PRESERVED	4	N	N	N	0
84	LIVE OAK	5	PRESERVED	4	N	N	N	0
85	BUR OAK	4	PRESERVED	4	N	N	N	0
86	BUR OAK	4	PRESERVED	4	N	N	N	0
87	LIVE OAK	4	PRESERVED	4	N	N	N	0
88	TEXAS ASH	15	REMOVED	4	N	N	N	15
89	TEXAS ASH	14	REMOVED	2	N	N	Y	0
90	TEXAS ASH	11	REMOVED	4	N	N	N	11
91	TEXAS ASH	12	REMOVED	4	N	N	N	12
92	TEXAS ASH	14	REMOVED	4	N	N	N	14
93	TEXAS ASH	16	REMOVED	4	N	N	N	16
94	TEXAS ASH	11	REMOVED	4	N	N	N	11
95	TEXAS ASH	16	REMOVED	4	N	N	N	16
96	TEXAS ASH	24	REMOVED	4	N	N	N	24
97	TEXAS ASH	13	REMOVED	4	N	N	N	13
98	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
99	TEXAS ASH	11	REMOVED	4	N	N	N	11
100	TEXAS ASH	10	REMOVED	4	N	N	N	10
101	TEXAS ASH	14	REMOVED	4	N	N	N	14
102	TEXAS ASH	12	REMOVED	4	N	N	N	12
103	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
104	TEXAS ASH	14	REMOVED	4	N	N	N	14
105	TEXAS ASH	20	REMOVED	4	N	N	N	20
106	TEXAS ASH	11	REMOVED	4	N	N	N	11
107	TEXAS ASH	16	REMOVED	4	N	N	N	16
108	AMERICAN ELM	13 M.T.	REMOVED	4	N	N	N	13
109	TEXAS ASH	11	REMOVED	4	N	N	N	11
110	TEXAS ASH	16	REMOVED	4	N	N	N	16
111	TEXAS ASH	12	REMOVED	4	N	N	N	12
112	TEXAS ASH	10	REMOVED	4	N	N	N	10
113	TEXAS ASH	11	REMOVED	4	N	N	N	11
114	TEXAS ASH	12	REMOVED	4	N	N	N	12
115	TEXAS ASH	14	REMOVED	4	N	N	N	14
116	TEXAS ASH	11	REMOVED	4	N	N	N	11
117	TEXAS ASH	12	REMOVED	4	N	N	N	12
118	TEXAS ASH	15	REMOVED	4	N	N	N	15
119	TEXAS AH	14	REMOVED	4	N	N	N	14
120	CEDAR	12' HT.	REMOVED	4	N	N	N	4
121	AMERICAN ELM	9 M.T.	REMOVED	4	N	N	N	9
122	COTTON WOOD	5	REMOVED	4	N	N	N	0
123	COTTON WOOD	9	REMOVED	4	N	N	N	0
124	HACKBERRY	19	PRESERVED	4	N	N	N	0
125	BUR OAK	8	PRESERVED	4	N	N	N	0
126	LIVE OAK	9	PRESERVED	4	N	N	N	0
127	LIVE OAK	10	PRESERVED	4	N	N	N	0
128	LIVE OAK	15	PRESERVED	4	N	N	N	0
129	CEDAR ELM	12	PRESERVED	4	N	N	N	0
130	CEDAR ELM	14	PRESERVED	4	N	N	N	0
131	CEDAR ELM	14	PRESERVED	4	N	N	N	0
132	CEDAR ELM	16 M.T.	PRESERVED	4	N	N	N	0
133	CEDAR ELM	10	PRESERVED	4	N	N	N	0
			TOTAL COLUMN MITIGATION REQUIRED					444 INCHES

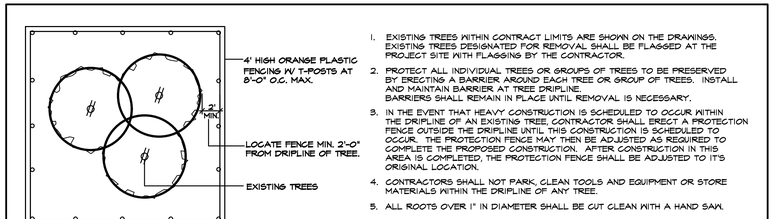
TOTAL MITIGATION REQUIRED	472 INCHES

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning



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

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

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-30-2025

Shipman Fire Building & Coffee Shop

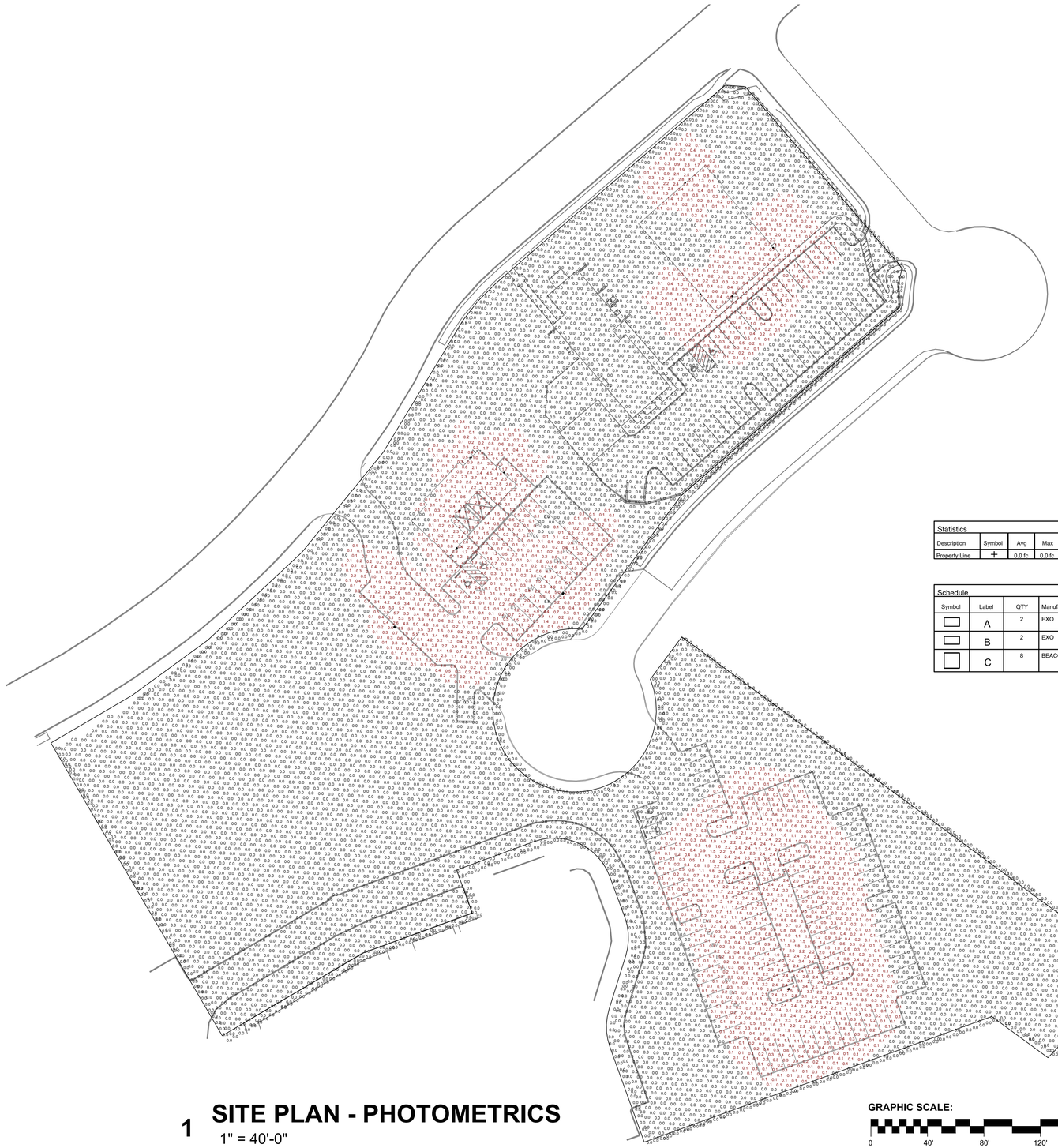
Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED
LANDSCAPE ARCHITECT
12-30-25

Sheet Title: Treescape Plan

Sheet Number: TS2 of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
▭	A	2	EXO	ASL1-160L-100-4K7-3-BC	AIRO MICROSTRIKE	1	8270	1	90
▭	B	2	EXO	ASL1-160L-100-4K7-5QW		1	12073	1	87.6
▢	C	8	BEACON	GEO1-24L-20-4K7-4W	GeoPack OutDoor Wall-Pack w/ Type IV Lens	1	2465	1	19.9

1 SITE PLAN - PHOTOMETRICS

1" = 40'-0"

Plan View

GRAPHIC SCALE:

0 40' 80' 120' 160'

PLAN NORTH

TRUE NORTH

CRADDOCK ARCHITECTURE

PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

STATE OF TEXAS
KAYDEE PARKER
133630
LICENSED
PROFESSIONAL ENGINEER
12-10-2025

FINCHER ENGINEERING
TX FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH: 806-701-5109
WWW.FINCHERENG.COM

CRADDOCK ARCHITECTURE

551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001 Date 12.10.2025

SITE PLAN - PHOTOMETRICS

Scale: As indicated

E101

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:	January 27, 2026
APPLICANT:	Jonathan Hake, *Cross Engineering Consultants, Inc.*
CASE NUMBER:	SP2025-043; Site Plan for an *Office Building* and a *Restaurant*

SUMMARY

Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of Clay Shipman of Shipman Fire Protection for the approval of a *Site Plan* for an *Office Building* and *Restaurant* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lot 19, Block A, La Jolla Pointe Addition and Lot 10, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1010-1100 La Jolla Pointe Drive, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on November 7, 1960 by *Ordinance No. 60-04* [*Case No. A1960-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. At some point between the time of annexation and January 3, 1972, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On July 17, 2018, the City Council approved a site plan [*i.e. Case No. SP2018-016*] for the subject property depicting the location of a three (3) story office building and one (1) story garage. On December 3, 2018, the City Council approved a replat [*Case No. P2018-039*] for the subject property creating Lot 3, Block A, La Jolla Pointe Addition, Phase 2. According to the Rockwall Central Appraisal District (RCAD), there is a three (3) story office building and a 1,116 SF parking garage, that were constructed in 2019, situated on the subject property. Since 2019, the subject property has remained the same. On November 3, 2025, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2025-064*] to allow a structure that exceeds 60-feet in height in a Commercial (C) District.

PURPOSE

On September 12, 2025, the applicant -- Jonathan Hake, *Cross Engineering Consultants, Inc.* -- submitted an application requesting a *Site Plan* for an *Office Building* and *Restaurant* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1010-1100 La Jolla Pointe Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. North of this right-of-way is Phase 3 of the Lakeside Village Subdivision, which consists of 118 single-family residential lots. This subdivision was established in 1972 and is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

South: Directly south of the subject property is a 4.584-acre parcel of land (*i.e. Lot 22, Block A, La Jolla Pointe Addition*), which is zoned Commercial (C) District and is currently vacant. Beyond this are several parcels of land developed with restaurants (*i.e. Steak N Shake, IHOP, Waffle House, Velvet Taco, and Snuffers*) that are zoned Commercial

(C) District. South of these parcels is the westbound frontage road of IH-30, followed by the main lanes of IH-30, and the eastbound frontage road for IH-30.

East: Directly east of the subject property is a 4.584-acre parcel of land (*i.e. Lot 22, Block A, La Jolla Pointe Addition*) which is zoned Commercial (C) District and is currently vacant. Beyond this is a 5.657-acre parcel of land (*i.e. Lot 23, Block A, La Jolla Pointe Addition*), which is zoned Commercial (C) District and is currently vacant. East of this parcel are three (3) parcels of land developed with *Office Buildings* (*i.e. Ebby Halliday, Allstate, Epstein & Kolacz*) and zoned Commercial (C) District. Beyond this is Ridge Road, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Following this is Phase 3 of the Lakeside Village Subdivision, which consists of 118 single-family residential lots. This subdivision was established in 1972 and is zoned Planned Development District 2 (PD-2) for single-family residential land uses. Beyond that is the take line for Lake Ray Hubbard which is zoned Agricultural (AG) District, followed by the corporate city limits for the City of Rockwall.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building* and *Restaurant without Drive-Through or Drive-In* are a permitted *by-right* land use in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property that is zoned Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=5.104-acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X= 214.02-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=169.92-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	*60-Feet; 91-feet by S-385*	*X≦91-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X≦31%; In Conformance*
Minimum Number of Parking Spaces	*Office Building: 1 Parking Space/300 SF = 63 Parking Spaces* *Restaurant: 1 Parking Space/100 SF = 35 Parking Spaces* *Total Additional Parking Required = 98*	*X=99; In Conformance*
Minimum Landscaping Percentage	*20%*	*X≦62.6%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X≦37.4%; In Conformance*

TREESCAPE PLAN

The Treescape Plan submitted by the applicant indicates the removal of 473 caliper inches of trees from the subject property as part of the proposed development. To offset the proposed tree removal, the applicant's landscape plan provides for the installation of 119 canopy trees, each being a minimum of four (4) caliper inches in size, which totals 476 caliper inches of tree being added to the subject property. Based on this, the proposed landscape plan meets the mitigation requirements of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office or Medical Office Building,* of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office Building* is defined as "(a) facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, Land Use Schedule, of Article 04, Permissible Uses, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building." In this case, the applicant is requesting an *Office Building*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 02.02(F)(30), *Restaurant without Drive Through or Drive In,* of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Restaurant without Drive Through or Drive In* is defined as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premise and does not provide facilities that allow the serving and consumption of food in personal vehicles on or near the restaurant premises. The term shall not include a bakery, pastry shop, meat market, or ice cream parlor if on-premises consumption of food is not allowed." In this case, the applicant is requesting a *Restaurant without Drive Through or Drive In*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan also generally conforms to the requirements of the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), excluding the exception being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

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

(1) *20% Stone Requirement*. According to Subsection 01.02(C)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades…" In this case, the office building and coffee shop show less than 20% stone on the buildings; however, staff should point out that the design scheme is consistent with the existing building on the subject property.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested exceptions. As compensatory measures for this case, the applicant has provided a letter outlining the following compensatory measures: [*1*] 100.00% masonry, [*2*] 62.60% landscaped area (*i.e. an increase of 42.60% over the required 20.00%*), [3] additional parking spaces, and [4] an outdoor patio space. With this being said, requests for exceptions to the *General Commercial District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *IH-30 Corridor District*. All of the property located within the *IH-30 Corridor District* is designated for the *Special Commercial (SC) Corridor* land use. The OURHometown Vision 2040 Comprehensive Plan describes the *Special Commercial (SC) Corridor* as being reserved for *Regional Centers*, which are described as being one (1) of the following four (4) models: *Strip Retail Center, Mixed-Use Center, Town Center, or Regional Designation Center*; however, the *Primary Land Uses* identified for this land use designation include *Corporate Office*. Based on this, the applicant's request is in conformance with the *Future Land Use Plan*. Staff should also note that the *IH-30 Corridor District* is divided into three (3) *Corridor Zones* (*i.e.*

the Preservation, Opportunity, and Transitional Zones). In this case, the subject property is located within a *Transitional Zone*, which is defined as "(a) segment of the existing corridor that is currently underutilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential." The subject property is currently vacant and is surrounded by single-story, single-tenant *Office Buildings* and *Restaurants*. Based on this, the proposed future development would appear to better conform to the *IH-30 Corridor Plan* contained in Appendix 'B', *Corridor Plans*, of the OURHometown Vision 2040 Comprehensive Plan than the existing development in the area.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations on January 13, 2026 and recommended the item be tabled to allow the applicant time to make the following recommendations: [*1*] add faux bricked in windows on the south elevation of the Coffee Shop and [*2*] remove the arch from the first three (3) tower elements. The Architectural Review Board (ARB) will review the building elevations again for conformance at the *January 27, 2026* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Site Plan* for an *Office Building* and *Restaurant* on the property, then staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On January 13, 2026, the Planning and Zoning Commission approved a motion to table this case to the *January 27, 2026* meeting by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	16001 La Jolla Point Drive				
SUBDIVISION	La Jolla Pointe Addition	LOT	3R	BLOCK	A
GENERAL LOCATION	Intersection of La Jolla Pointe Drive and Carmel Circle				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - Commercial		CURRENT USE	Office / Undeveloped	
PROPOSED ZONING	C - Commercial		PROPOSED USE	Office & Commercial	
ACREAGE	5.108 acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	Fire House RE LLC, Shipman Fire Group	☒ APPLICANT	Cross Engineering Consultants, Inc.
CONTACT PERSON	Clay Shipman	CONTACT PERSON	Jonathan Hake, P.E.
ADDRESS	160 [redacted]		[redacted]
CITY, STATE & ZIP	[redacted]	C	
PHONE			
E-MAIL			

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Shipman [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 $ $352.16, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 1ST DAY OF DECEMBER, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

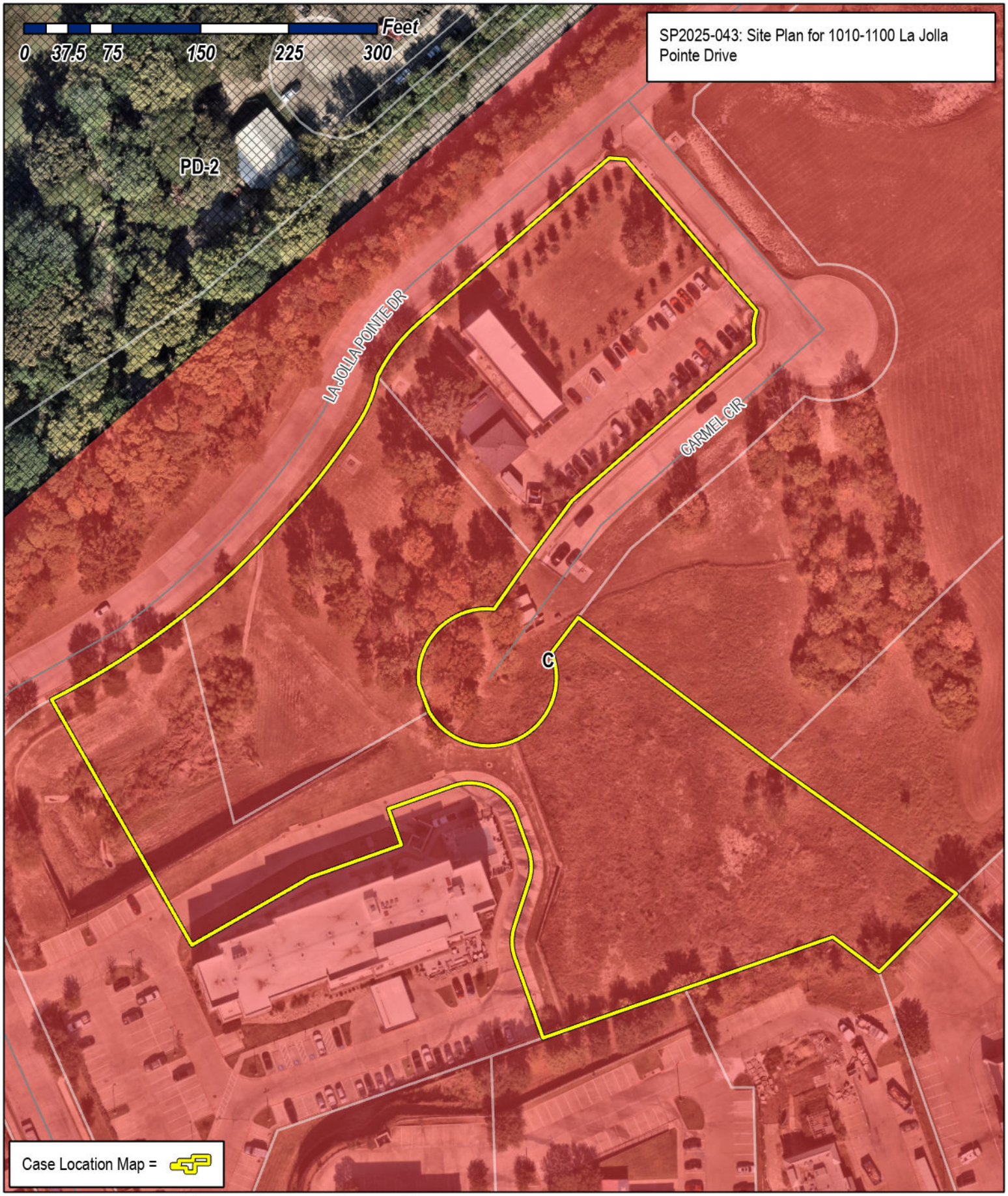
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1 DAY OF DECEMBER, 2025

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amber Peabody

NOTARY PUBLIC STATE OF TEXAS
Amber Peabody
My Commission Expires
5/9/2028
Notary ID 130652676

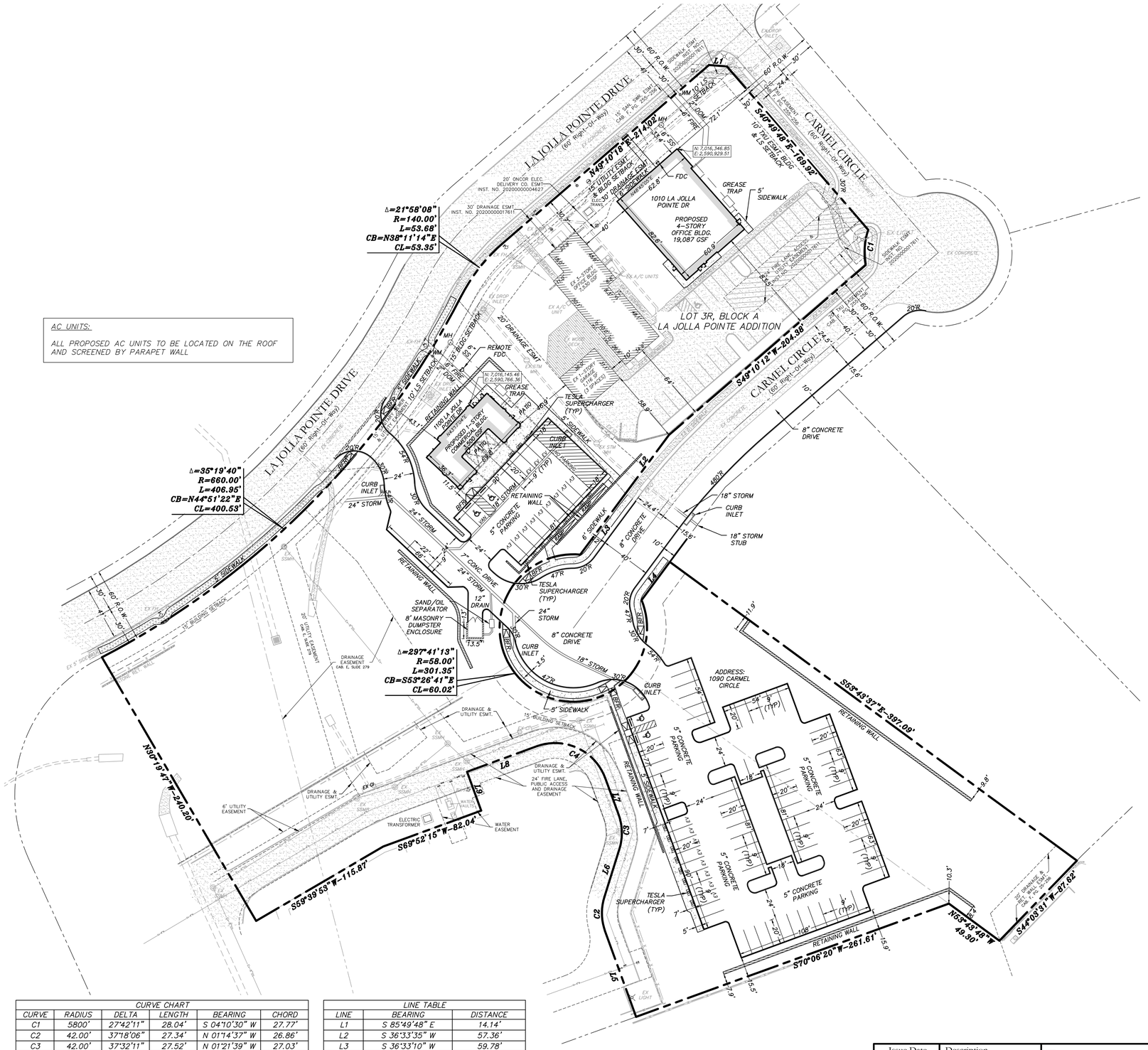
MY COMMISSION EXPIRES 5/9/28

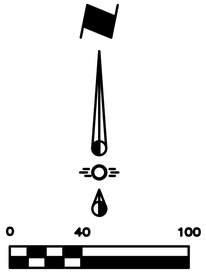


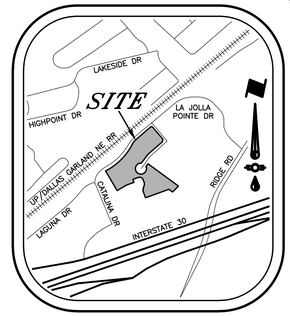
City of Rockwall

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

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







VICINITY MAP
NTS

AC UNITS:

ALL PROPOSED AC UNITS TO BE LOCATED ON THE ROOF AND SCREENED BY PARAPET WALL

LEGEND

- Ex. Concrete Pavement
- Prop. Conc. Sidewalk (Private)
- Prop. Conc. Sidewalk (Public)
- Loading Space
- Ex. Fire Hydrant
- Wheelstop (Typical)
- BFR Barrier Free Ramp

SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104	Acres (222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	5800'	27°42'11"	28.04'	S 04°10'30" W	27.77'
C2	42.00'	37°18'06"	27.34'	N 01°14'37" W	26.86'
C3	42.00'	37°32'11"	27.52'	N 01°21'39" W	27.03'
C4	42.00'	90°00'11"	65.98'	N 65°07'40" W	59.40'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85°49'48" E	14.14'
L2	S 36°33'35" W	57.36'
L3	S 36°33'10" W	59.78'
L4	N 36°33'10" E	37.33'
L5	N 19°53'40" W	71.61'
L6	N 17°24'26" E	39.61'
L7	N 20°07'45" W	30.65'
L8	S 69°52'15" W	58.34'
L9	S 20°07'45" E	32.50'

OWNER:
Shipman Fire Protection
1020 La Jolla Pointe Drive
Rockwall, Texas 75087
Phone (682) 223-1922
Contact: Clay Shipman

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

SURVEYOR:
Burns Surveying
2701 Sunset Ridge Dr., Suite 303
Rockwall, Texas 75032
Phone (214) 326-1090
Contact: Barry S. Rhodes

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

STOP!
CALL BEFORE YOU DIG
Texas811 Know what's below.
(@ least 72 hours prior to digging)

PREPARED DATE: 01/06/2026

Issue Date	Description
1 12/12/2025	
2 01/06/2026	
3	
4	
5	
6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 01/06/2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN

SHIPMAN FIRE BUILDING & COFFEE SHOP
1020 LA JOLLA POINTE DRIVE
LOT 3R, BLOCK A - LA JOLLA POINTE ADDITION
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
CITY OF ROCKWALL, TEXAS
CASE NO. SP2025-043

Sheet No. SP

Project No. 25078

25078 SITE PLAN.dwg

25078 SHIPMAN FIRE BUILDING & COFFEE SHOP

2 SOUTH ELEVATION

1/4" = 1'-0"

1 WEST SIDE ELEVATION

1/4" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
	WOOD	514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
	WOOD	231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
	WOOD	726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
	WOOD	259	21.4%

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 8:55:57 AM

CRADDOCK ARCHITECTURE

1.20.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

SHIPMAN'S COFFEE

REVISION

#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002
Date 1.20.2026

EXTERIOR ELEVATIONS

Scale: As indicated

A603

2 NORTH ELEVATION

1/4" = 1'-0"

1 EAST SIDE ELEVATION

1/4" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
	WOOD	514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
	WOOD	231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
	WOOD	726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
	WOOD	259	21.4%

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 8:56:02 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT · PHILLIP RAY CRADDOCK JR. · 19207 · RALEIGH TEXAS

1.20.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002 Date 1.20.2026

EXTERIOR ELEVATIONS

Scale: As indicated

A604

2 WEST SIDE ELEVATION

1/8" = 1'-0"

1 SOUTH ELEVATION

1/8" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		5,531	
MASONRY			
	BRICK & CAST STONE	5,066	91.6%
	3 PART STUCCO	464	8.4%
EAST ELEVATION		6,551	
MASONRY			
	BRICK & CAST STONE	6,188	94.5%
	3 PART STUCCO	363	5.5%

		AREA	%
SOUTH ELEVATION		4,701	
MASONRY			
	BRICK & CAST STONE	4,432	94.3%
	3 PART STUCCO	269	5.7%
WEST ELEVATION		6,625	
MASONRY			
	BRICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	609	9.2%

GRAPHIC SCALE:

0 8' 16' 24' 32'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 9:55:09 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

1.22.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2026 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION		
#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 10.14.25

EXTERIOR ELEVATIONS

Scale: As indicated

A600

2 EAST SIDE ELEVATION

1/8" = 1'-0"

1 NORTH ELEVATION

1/8" = 1'-0"

MATERIAL CALCULATIONS	AREA	%
NORTH ELEVATION	5,531	
MASONRY		
BRICK & CAST STONE	5,066	91.6%
3 PART STUCCO	464	8.4%
EAST ELEVATION	6,551	
MASONRY		
BRICK & CAST STONE	6,188	94.5%
3 PART STUCCO	363	5.5%

	AREA	%
SOUTH ELEVATION	4,701	
MASONRY		
BRICK & CAST STONE	4,432	94.3%
3 PART STUCCO	269	5.7%
WEST ELEVATION	6,625	
MASONRY		
BRICK & CAST STONE	6,016	90.8%
3 PART STUCCO	609	9.2%

GRAPHIC SCALE:

0 8' 16' 24' 32'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 9:55:18 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

1.22.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2026 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 10.14.25

EXTERIOR ELEVATIONS

Scale: As indicated

A601

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 8:56:03 AM

CRADDOCK ARCHITECTURE

STATE OF TEXAS REGISTERED ARCHITECT PHILLIP RAY CRADDOCK, JR 19207

1.20.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

SHIPMAN'S COFFEE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002
Date 1.20.2026

PERSPECTIVES

Scale: 1" = 1'-0"

A605

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

1/22/2026 9:55:18 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT · PHILLIP RAY CRADDOCK JR · 19207 · STATE OF TEXAS

1.22.2026
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2026 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

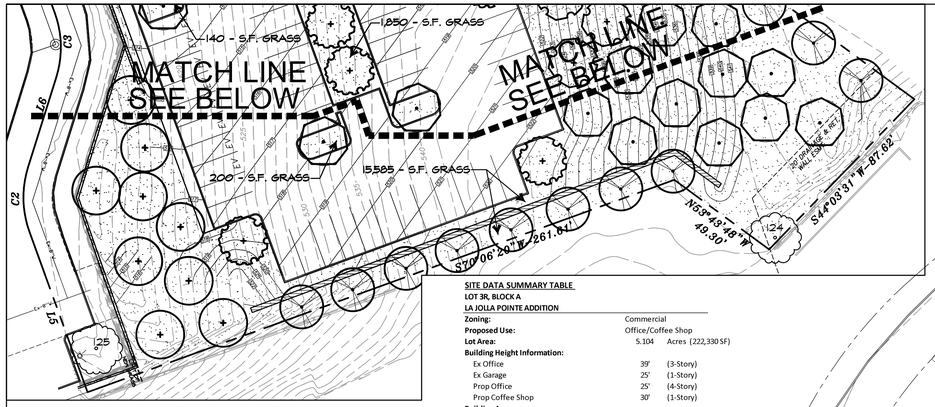
NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 10.14.25

PERSPECTIVES

Scale: 1" = 1'-0"

A602

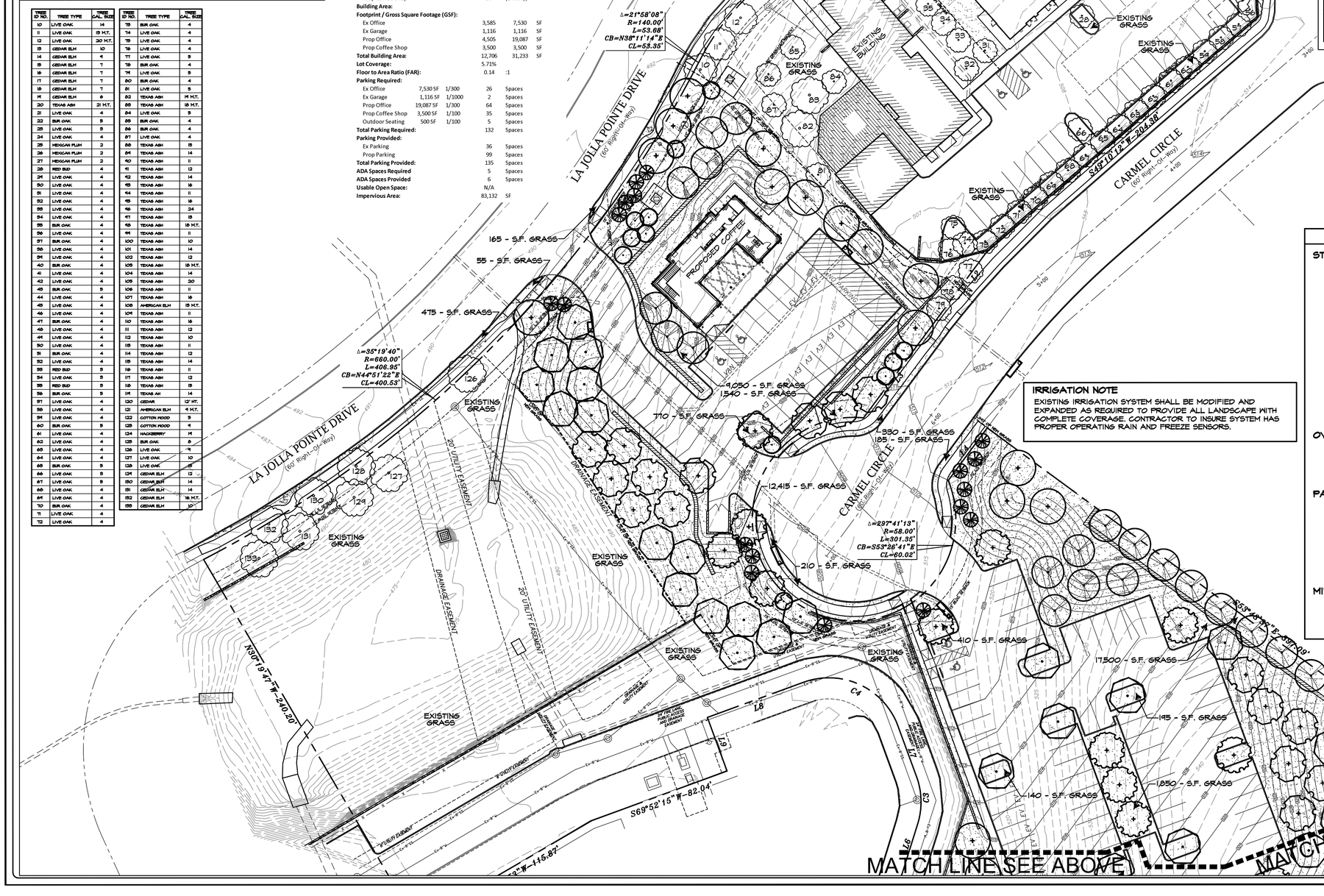


TREE ID NO.	TREE TYPE	TREE CAL. SIZE
10	LIVE OAK	14
11	LIVE OAK	18 MT.
12	LIVE OAK	20 MT.
13	CEDAR ELM	10
14	CEDAR ELM	9
15	CEDAR ELM	7
16	CEDAR ELM	7
17	CEDAR ELM	7
18	CEDAR ELM	7
19	CEDAR ELM	8
20	TEXAS ASH	21 MT.
21	LIVE OAK	4
22	BUR OAK	5
23	LIVE OAK	5
24	LIVE OAK	4
25	MEXICAN PLUM	2
26	MEXICAN PLUM	2
27	MEXICAN PLUM	2
28	RED BUD	4
29	LIVE OAK	4
30	LIVE OAK	4
31	LIVE OAK	4
32	LIVE OAK	4
33	LIVE OAK	4
34	LIVE OAK	4
35	BUR OAK	4
36	LIVE OAK	4
37	BUR OAK	4
38	LIVE OAK	4
39	LIVE OAK	4
40	BUR OAK	4
41	LIVE OAK	4
42	LIVE OAK	4
43	BUR OAK	5
44	LIVE OAK	4
45	LIVE OAK	4
46	LIVE OAK	4
47	BUR OAK	4
48	LIVE OAK	4
49	LIVE OAK	4
50	LIVE OAK	4
51	BUR OAK	4
52	LIVE OAK	4
53	RED BUD	5
54	LIVE OAK	5
55	RED BUD	5
56	BUR OAK	5
57	LIVE OAK	4
58	LIVE OAK	4
59	LIVE OAK	4
60	BUR OAK	5
61	LIVE OAK	4
62	LIVE OAK	4
63	LIVE OAK	4
64	LIVE OAK	4
65	BUR OAK	5
66	LIVE OAK	5
67	LIVE OAK	5
68	LIVE OAK	4
69	LIVE OAK	4
70	BUR OAK	4
71	LIVE OAK	4
72	LIVE OAK	4

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
73	BUR OAK	4
74	LIVE OAK	4
75	LIVE OAK	4
76	LIVE OAK	4
77	LIVE OAK	5
78	BUR OAK	4
79	LIVE OAK	5
80	BUR OAK	4
81	LIVE OAK	5
82	TEXAS ASH	14 MT.
83	TEXAS ASH	18 MT.
84	LIVE OAK	5
85	BUR OAK	4
86	BUR OAK	4
87	LIVE OAK	4
88	TEXAS ASH	15
89	TEXAS ASH	14
90	TEXAS ASH	11
91	TEXAS ASH	12
92	TEXAS ASH	14
93	TEXAS ASH	16
94	TEXAS ASH	11
95	TEXAS ASH	18
96	TEXAS ASH	24
97	TEXAS ASH	13
98	TEXAS ASH	18 MT.
99	TEXAS ASH	11
100	TEXAS ASH	10
101	TEXAS ASH	14
102	TEXAS ASH	12
103	TEXAS ASH	18 MT.
104	TEXAS ASH	14
105	TEXAS ASH	30
106	TEXAS ASH	11
107	TEXAS ASH	16
108	AMERICAN ELM	18 MT.
109	TEXAS ASH	11
110	TEXAS ASH	16
111	TEXAS ASH	12
112	TEXAS ASH	10
113	TEXAS ASH	11
114	TEXAS ASH	12
115	TEXAS ASH	14
116	TEXAS ASH	11
117	TEXAS ASH	12
118	TEXAS ASH	13
119	TEXAS ASH	14
120	CEDAR	12" MT.
121	AMERICAN ELM	4 MT.
122	COTTON WOOD	9
123	COTTON WOOD	9
124	HACKBERRY	11
125	BUR OAK	8
126	LIVE OAK	9
127	LIVE OAK	10
128	LIVE OAK	8
129	CEDAR ELM	12
130	CEDAR ELM	14
131	CEDAR ELM	14
132	CEDAR ELM	16 MT.
133	CEDAR ELM	10"

SITE DATA SUMMARY TABLE
LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104 Acres	(222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF



LARGE CANOPY TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
16		BUR OAK	Quercus macrocarpa	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
38		CEDAR ELM	Ulmus crassifolia	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
28		LIVE OAK	Quercus virginiana	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
34		CHINESE PISTACHE	Pistacia chinensis	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
13		RED OAK	Quercus buckleyi	4" caliper, 10'-12' Ht./ 6'-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT

ACCENT TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
12		TEXAS RED BUD	Cercis canadensis 'Texensis'	2" caliper, 6' Ht./5' spread min., 30 Gallon, Single Trunk Min., full , bushy tree formed, specimen.
18		MEXICAN PLUM	Prunus mexicana	2" caliper, 6' Ht./5' spread min., 30 Gallon, Single Trunk Min., full , bushy tree formed, specimen.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LANDSCAPE TABULATIONS

STREET BUFFER TREES
ONE CANOPY TREE AND ONE ACCENT TREE PER 50 L.F. STREET FRONTAGE

LA JOLLA POINTE DRIVE

FRONTAGE L.F.	674.65 L.F.
REQUIRED CANOPY BUFFER TREES (675 / 50 = 13.5)	14 TREES
STREET CANOPY BUFFER TREES PROVIDED (14 EXISTING LIVE OAK AND CEDAR ELM + 6 PROPOSED)	20 TREES
REQUIRED ACCENT BUFFER TREES (675 / 50 = 13.5)	14 TREES
STREET ACCENT BUFFER TREES PROVIDED	14 TREES

CARMEL CIRCLE

FRONTAGE L.F.	858.00 L.F.
REQUIRED CANOPY BUFFER TREES (858 / 50 = 17.2)	18 TREES
STREET CANOPY BUFFER TREES PROVIDED (26 EXISTING LIVE OAK AND BUR OAK + 7 PROPOSED)	33 TREES
REQUIRED ACCENT BUFFER TREES (858 / 50 = 17.2)	18 TREES
STREET ACCENT BUFFER TREES PROVIDED (2 EXISTING + 16 PROPOSED)	18 TREES

OVERALL LANDSCAPE AREA

REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING	
OVERALL SITE 5.108 ACRES	222,446 S.F.
REQUIRED SITE LANDSCAPE AREA (222,446 x 20%)	44,500 S.F.
SITE LANDSCAPE AREA PROVIDED	88,132 S.F.

PARKING LOT LANDSCAPE AREA

REQUIRED 5% LANDSCAPE WITHIN PARKING LOTS.	
OVERALL PARKING AND DRIVE ISLES	48,400 S.F.
REQUIRED PARKING LANDSCAPE AREA (48,400 x 5%)	2,420 S.F.
PARKING LANDSCAPE AREA PROVIDED	+5,885 S.F.
PARKING SPACES PROVIDED	135
REQUIRED CANOPY PARKING TREES (135 / 10 = 13.5)	14 TREES
PARKING CANOPY TREES PROVIDED	+35 TREES

MITIGATION TREES
473 CALIPER INCHES OF PROTECTED TREES REMOVED

REQUIRED MITIGATION CANOPY TREES (472 / 4 = 118.0)	118 TREES
MITIGATION CANOPY TREES PROVIDED	119 TREES

IRRIGATION NOTE
EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND EXPANDED AS REQUIRED TO PROVIDE ALL LANDSCAPE WITH COMPLETE COVERAGE. CONTRACTOR TO INSURE SYSTEM HAS PROPER OPERATING RAIN AND FREEZE SENSORS.

TURF GRASS

45,850 S.F.	S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

208 TREE PRESERVED

0 15 30 60
SCALE: 1" = 30'-0"

NORTH

Date:	
Revisions:	
#	

Issued For:	CONSTRUCTION
Job No.	25137
Scale	1" = 30'-0"
Drawn By:	JDG
Date	12-30-2025

Shipman Fire Building & Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
12-30-25

Sheet Title: **Landscape Plan**

Sheet Number: L1 of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

LANDSCAPING

PART 1 - GENERAL

1.1 SCOPE:

Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Lawns
C. Earthwork
D. General Requirements

1.3 QUALITY ASSURANCE:

A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
D. Employ only qualified personnel familiar with required work.
E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):
   1. Provide source of off-site soil (if Required For Job)to the Owners representative for the purpose of soil investigation.
   2. Take random representative soil samples from areas to be planted.
   3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.
F. File Certificate of Inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

1.4 REFERENCED STANDARDS:

A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
B. Hortus Third, 1976 - Cornell University - Plant nomenclature.
C. ASTM - American Standard Testing Material - Sharp sand.

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:

A. Delivery:
   1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
   2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
   3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with sand dust or other approved material.
   4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
   5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
   6. Remove rejected plant material immediately from site.

1.6 JOB CONDITIONS:

A. Planting Restrictions:
   Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
B. Utilities:
   1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
   2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
   3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

1.7 WARRANTY:

A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owners Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.
C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.

1.8 MAINTENANCE:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, clearing and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

2.1 PLANTS:

A. Quantities: The drawings and specifications are complementary: anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
B. Plants shall be equal to well formed No. 1 grade or better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

A. Peat Moss: Commercial sphagnum moss or hyphum peat.
B. Pre mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.
C. Sandy Loam:
   1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign
   2. Physical properties as follows:
      Clay - between 7-27 percent
      Silt - between 28-50 percent
      Sand - less than 52 percent
D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-33.

2.3 COMMERCIAL FERTILIZER:

A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.

2.4 MULCH:

Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

3.1 CONDITION OF SURFACES:

A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.

3.2 SHRUB PLANTING

A. All shrubs to be pocket planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sandloam.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.3 GROUNDCOVER PLANTING

A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
   1. 1 part sandy loam
      1 part peat moss
      1 part sharp sand
      Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.4 TREE PLANTING:

A. Stake tree locations for Owners Representative approval prior to digging.
B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
C. After excavation of tree pits, review water percolation.
   If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturers recommendations. Complete backfilling and form a saucer around the tree.
G. Completely fill each tree saucer with mulch to a depth of two inches.
H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

3.5 SEASONAL COLOR PLANTING:

A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand- rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage area. Remove trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. Keep walk and driveway area clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

1.1 SCOPE:

Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.

Redo any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Landscaping

1.3 MAINTENANCE OF GRASS:

The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing lan spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.

1.4 JOB CONDITIONS:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.

1.5 SCHEDULE:

A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determind by owner, under favorable climatic conditions.
C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial rye under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)
D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.

1.6 ACCEPTANCE:

The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

PART 2 - MATERIALS

2.1 TOPSOIL:

A. (If specified on the plans as a requirement)Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonable free of weeds and foreign grasses. Topsoil containing dallisgrass or nutgrass shall be rejected.
B. Physical properties as follows:
   Clay - between 7-27 percent
   Silt - between 28-50 percent
   Sand - less than 52 percent

2.2 GRASS:

A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.
B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.
C. Annual Ryegrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.

2.3 FERTILIZER:

Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.

A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
B. Second application: 3:1:2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

3.1 PREPARATION:

A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
B. Leave areas free of weeds and ready for final grading.
C. Provide barricades around scarified areas to prevent compaction by construction vehicles.

3.2 FINAL GRADING:

A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
B. Provide finish grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.

3.3 HERBICIDE:

Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.

3.4 FERTILIZER:

A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.

3.5 HYDROMULCH/SEEDING:

A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.
B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
C. Add tackifier to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
D. Use a 4' x 8' batter board against bed areas.

3.6 MECHANICAL SEEDING:

Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre or 350 pounds of Ryegrass per acre. Use grass drill, brillion seeder, or viking roller.

3.7 SOLID SOD:

A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs.per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

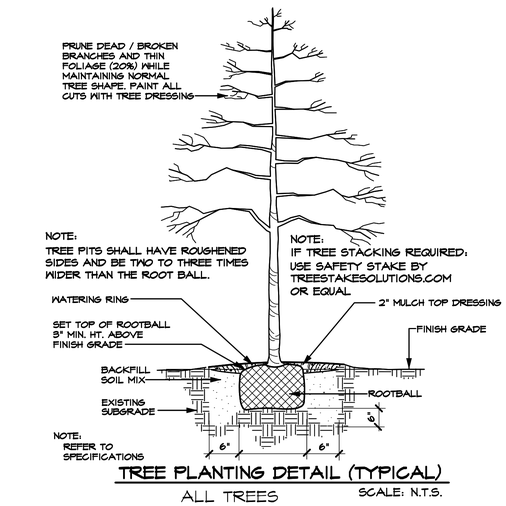
3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:

A. Watering:
   1. Water lawn areas immediately after grassing operation.
   2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
   3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
B. Replanting/Erosion Control:
   1. Correct any erosion that may occur during the establishment of grass.
   2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
   3. A stand of grass will be defined as a uniform cover of actively growing turf.
C. Mowing/Weed Control:
   1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.
   2. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.

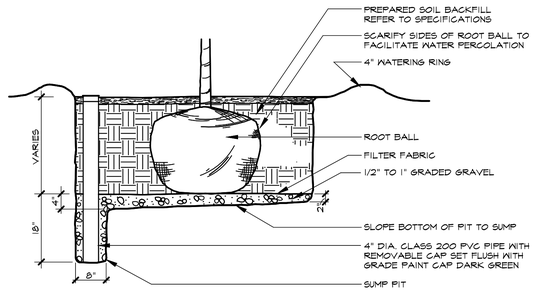
3.9 CLEANUP:

During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

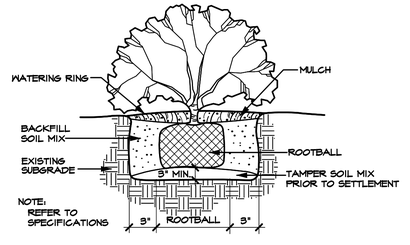
END OF LAWN SECTION



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



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



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

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale N.T.S.
Drawn By: JDG
Date 12-30-2025

Shipman Fire Building
& Coffee Shop
Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT
12-30-25

Sheet Title: Landscape Specifications

Sheet Number: L2 of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

MATCH LINE SEE BELOW

MATCH LINE SEE BELOW

LA JOLLA POINTE DRIVE
(60' Right-Of-Way)

CARMEL CIRCLE
(60' Right-Of-Way)

PROPOSED OFFICE

EXISTING BUILDING

PROPOSED COFFEE SHOP

Δ=21°58'08"
R=140.00'
L=53.68'
CB=N38°11'14"E
CL=53.35'

Δ=35°19'40"
R=660.00'
L=406.95'
CB=N44°51'22"E
CL=400.53'

Δ=297°41'13"
R=58.00'
L=301.35'
CB=S63°26'41"E
CL=60.02'

N40°19'19"E-214.02'

S40°29'48"E-169.32'

S49°10'12"W-204.38'

S63°43'37"E-397.09'

N30°19'47"W-240.20'

S69°52'15"W-82.04'

N53°49'48"W-115.87'

S70°06'20"W-261.61'

S44°03'31"W-87.62'

20' UTILITY EASEMENT

DRAINAGE EASEMENT

20' UTILITY EASEMENT

DRAINAGE EASEMENT

20' UTILITY EASEMENT

20' FIRE LANE, PUBLIC ACCESS AND DRAINAGE EASEMENT

20' FIRE LANE, PUBLIC ACCESS AND DRAINAGE EASEMENT

MATCH LINE SEE ABOVE

MATCH LINE SEE ABOVE

SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Zoning:			Commercial	
Proposed Use:			Office/Coffee Shop	
Lot Area:			5.104	Acres (222,330 SF)
Building Height Information:				
Ex Office			39'	(3-Story)
Ex Garage			25'	(1-Story)
Prop Office			25'	(4-Story)
Prop Coffee Shop			30'	(1-Story)
Building Area:				
Footprint / Gross Square Footage (GSF):				
Ex Office			3,585	7,530 SF
Ex Garage			1,116	1,116 SF
Prop Office			4,505	19,087 SF
Prop Coffee Shop			3,500	3,500 SF
Total Building Area:			12,706	31,233 SF
Lot Coverage:			5.71%	
Floor to Area Ratio (FAR):			0.14	:1
Parking Required:				
Ex Office	7,530 SF	1/300	26	Spaces
Ex Garage	1,116 SF	1/1000	2	Spaces
Prop Office	19,087 SF	1/300	64	Spaces
Prop Coffee Shop	3,500 SF	1/100	35	Spaces
Outdoor Seating	500 SF	1/100	5	Spaces
Total Parking Required:			132	Spaces
Parking Provided:				
Ex Parking			36	Spaces
Prop Parking			99	Spaces
Total Parking Provided:			135	Spaces
ADA Spaces Required			5	Spaces
ADA Spaces Provided			6	Spaces
Usable Open Space:			N/A	
Impervious Area:			83,132	SF

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

TOTAL MITIGATION REQUIRED 472 INCHES

208 TREE PRESERVED

208 TREE REMOVED

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
10	LIVE OAK	14
11	LIVE OAK	13 M.T.
12	LIVE OAK	20 M.T.
13	CEDAR ELM	10
14	CEDAR ELM	9
15	CEDAR ELM	7
16	CEDAR ELM	7
17	CEDAR ELM	7
18	CEDAR ELM	7
19	CEDAR ELM	6
20	TEXAS ASH	21 M.T.
21	LIVE OAK	4
22	BUR OAK	5
23	LIVE OAK	5
24	LIVE OAK	4
25	MEXICAN PLUM	2
26	MEXICAN PLUM	2
27	MEXICAN PLUM	2
28	RED BUD	4
29	LIVE OAK	4
30	LIVE OAK	4
31	LIVE OAK	4
32	LIVE OAK	4
33	LIVE OAK	4
34	LIVE OAK	4
35	BUR OAK	4
36	LIVE OAK	4
37	BUR OAK	4
38	LIVE OAK	4
39	BUR OAK	5
40	BUR OAK	4
41	LIVE OAK	4
42	LIVE OAK	4
43	BUR OAK	5
44	LIVE OAK	4
45	LIVE OAK	4
46	LIVE OAK	4
47	BUR OAK	4
48	LIVE OAK	4
49	LIVE OAK	4
50	LIVE OAK	4
51	BUR OAK	4
52	LIVE OAK	4
53	RED BUD	3
54	LIVE OAK	3
55	RED BUD	3
56	BUR OAK	5
57	LIVE OAK	4
58	LIVE OAK	4
59	LIVE OAK	4
60	BUR OAK	5
61	LIVE OAK	4
62	LIVE OAK	4
63	LIVE OAK	4
64	LIVE OAK	4
65	BUR OAK	5
66	LIVE OAK	5
67	LIVE OAK	5
68	LIVE OAK	4
69	LIVE OAK	4
70	BUR OAK	4
71	LIVE OAK	4
72	LIVE OAK	4

TREE ID NO.	TREE TYPE	TREE CAL. SIZE
73	BUR OAK	4
74	LIVE OAK	4
75	LIVE OAK	4
76	LIVE OAK	4
77	LIVE OAK	5
78	BUR OAK	4
79	LIVE OAK	5
80	BUR OAK	4
81	LIVE OAK	5
82	TEXAS ASH	19 M.T.
83	TEXAS ASH	18 M.T.
84	LIVE OAK	5
85	BUR OAK	4
86	BUR OAK	4
87	LIVE OAK	4
88	TEXAS ASH	15
89	TEXAS ASH	14
90	TEXAS ASH	11
91	TEXAS ASH	12
92	TEXAS ASH	14
93	TEXAS ASH	16
94	TEXAS ASH	11
95	TEXAS ASH	16
96	TEXAS ASH	24
97	TEXAS ASH	13
98	TEXAS ASH	18 M.T.
99	TEXAS ASH	11
100	TEXAS ASH	10
101	TEXAS ASH	14
102	TEXAS ASH	12
103	TEXAS ASH	18 M.T.
104	TEXAS ASH	14
105	TEXAS ASH	20
106	TEXAS ASH	11
107	TEXAS ASH	16
108	AMERICAN ELM	13 M.T.
109	TEXAS ASH	11
110	TEXAS ASH	16
111	TEXAS ASH	12
112	TEXAS ASH	10
113	TEXAS ASH	11
114	TEXAS ASH	12
115	TEXAS ASH	14
116	TEXAS ASH	11
117	TEXAS ASH	12
118	TEXAS ASH	15
119	TEXAS AH	14
120	CEDAR	12' HT.
121	AMERICAN ELM	9 M.T.
122	COTTON WOOD	5
123	COTTON WOOD	9
124	HACKBERRY	19
125	BUR OAK	8
126	LIVE OAK	9
127	LIVE OAK	10
128	LIVE OAK	15
129	CEDAR ELM	12
130	CEDAR ELM	14
131	CEDAR ELM	14
132	CEDAR ELM	16 M.T.
133	CEDAR ELM	10

0 15 30 60
SCALE: 1" = 30'-0"

NORTH

Date:
Revisions:
#

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-30-2025

Shipman Fire Building & Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
LICENSED LANDSCAPE ARCHITECT
12-30-25

Sheet Title: Treescape Plan

Sheet Number: TS1 of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
10	LIVE OAK	14	PRESERVED	4	N	N	N	0
11	LIVE OAK	13 M.T.	PRESERVED	4	N	N	N	0
12	LIVE OAK	20 M.T.	PRESERVED	4	N	N	N	0
13	CEDAR ELM	10	PRESERVED	4	N	N	N	0
14	CEDAR ELM	9	PRESERVED	4	N	N	N	0
15	CEDAR ELM	7	PRESERVED	4	N	N	N	0
16	CEDAR ELM	7	PRESERVED	4	N	N	N	0
17	CEDAR ELM	7	PRESERVED	4	N	N	N	0
18	CEDAR ELM	7	PRESERVED	4	N	N	N	0
19	CEDAR ELM	6	PRESERVED	4	N	N	N	0
20	TEXAS ASH	21 M.T.	PRESERVED	4	N	N	N	0
21	LIVE OAK	4	PRESERVED	4	N	N	N	0
22	BUR OAK	5	PRESERVED	4	N	N	N	0
23	LIVE OAK	3	PRESERVED	4	N	N	N	0
24	LIVE OAK	4	REMOVED	4	N	N	N	4
25	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
26	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
27	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
28	RED BUD	4	PRESERVED	4	N	N	N	0
29	LIVE OAK	4	REMOVED	4	N	N	N	4
30	LIVE OAK	4	REMOVED	4	N	N	N	4
31	LIVE OAK	4	PRESERVED	4	N	N	N	0
32	LIVE OAK	4	PRESERVED	4	N	N	N	0
33	LIVE OAK	4	PRESERVED	4	N	N	N	0
34	LIVE OAK	4	PRESERVED	4	N	N	N	0
35	BUR OAK	4	PRESERVED	4	N	N	N	0
36	LIVE OAK	4	PRESERVED	4	N	N	N	0
37	BUR OAK	4	PRESERVED	4	N	N	N	0
38	LIVE OAK	4	PRESERVED	4	N	N	N	0
39	LIVE OAK	4	REMOVED	4	N	N	N	4
40	BUR OAK	4	REMOVED	4	N	N	N	4
41	LIVE OAK	4	REMOVED	4	N	N	N	4
42	LIVE OAK	4	REMOVED	4	N	N	N	4
43	BUR OAK	5	PRESERVED	4	N	N	N	0
44	LIVE OAK	4	PRESERVED	4	N	N	N	0
45	LIVE OAK	4	PRESERVED	4	N	N	N	0
46	LIVE OAK	4	PRESERVED	4	N	N	N	0
47	BUR OAK	4	PRESERVED	4	N	N	N	0
48	LIVE OAK	4	PRESERVED	4	N	N	N	0
49	LIVE OAK	4	PRESERVED	4	N	N	N	0
50	LIVE OAK	4	PRESERVED	4	N	N	N	0
51	BUR OAK	4	PRESERVED	4	N	N	N	0
52	LIVE OAK	4	PRESERVED	4	N	N	N	0
53	RED BUD	3	PRESERVED	4	N	N	N	0
54	LIVE OAK	3	PRESERVED	4	N	N	N	0
55	RED BUD	3	PRESERVED	4	N	N	N	0
56	BUR OAK	5	PRESERVED	4	N	N	N	0
57	LIVE OAK	4	PRESERVED	4	N	N	N	0
58	LIVE OAK	4	PRESERVED	4	N	N	N	0
59	LIVE OAK	4	PRESERVED	4	N	N	N	0
60	BUR OAK	5	PRESERVED	4	N	N	N	0
61	LIVE OAK	4	PRESERVED	4	N	N	N	0
62	LIVE OAK	4	PRESERVED	4	N	N	N	0
63	LIVE OAK	4	PRESERVED	4	N	N	N	0
64	LIVE OAK	4	PRESERVED	4	N	N	N	0
65	BUR OAK	5	PRESERVED	4	N	N	N	0
66	LIVE OAK	3	PRESERVED	4	N	N	N	0
67	LIVE OAK	5	PRESERVED	4	N	N	N	0
68	LIVE OAK	4	PRESERVED	4	N	N	N	0
69	LIVE OAK	4	PRESERVED	4	N	N	N	0
70	BUR OAK	4	PRESERVED	4	N	N	N	0
71	LIVE OAK	4	PRESERVED	4	N	N	N	0
72	LIVE OAK	4	PRESERVED	4	N	N	N	0
			TOTAL COLUMN MITIGATION REQUIRED					28 INCHES

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
73	BUR OAK	4	PRESERVED	4	N	N	N	0
74	LIVE OAK	4	PRESERVED	4	N	N	N	0
75	LIVE OAK	4	PRESERVED	4	N	N	N	0
76	LIVE OAK	4	PRESERVED	4	N	N	N	0
77	LIVE OAK	5	PRESERVED	4	N	N	N	0
78	BUR OAK	4	PRESERVED	4	N	N	N	0
79	LIVE OAK	5	PRESERVED	4	N	N	N	0
80	BUR OAK	4	REMOVED	4	N	N	N	4
81	LIVE OAK	5	PRESERVED	4	N	N	N	0
82	TEXAS ASH	19 M.T.	PRESERVED	4	N	N	N	0
83	TEXAS ASH	18 M.T.	PRESERVED	4	N	N	N	0
84	LIVE OAK	5	PRESERVED	4	N	N	N	0
85	BUR OAK	4	PRESERVED	4	N	N	N	0
86	BUR OAK	4	PRESERVED	4	N	N	N	0
87	LIVE OAK	4	PRESERVED	4	N	N	N	0
88	TEXAS ASH	15	REMOVED	4	N	N	N	15
89	TEXAS ASH	14	REMOVED	2	N	N	Y	0
90	TEXAS ASH	11	REMOVED	4	N	N	N	11
91	TEXAS ASH	12	REMOVED	4	N	N	N	12
92	TEXAS ASH	14	REMOVED	4	N	N	N	14
93	TEXAS ASH	16	REMOVED	4	N	N	N	16
94	TEXAS ASH	11	REMOVED	4	N	N	N	11
95	TEXAS ASH	16	REMOVED	4	N	N	N	16
96	TEXAS ASH	24	REMOVED	4	N	N	N	24
97	TEXAS ASH	13	REMOVED	4	N	N	N	13
98	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
99	TEXAS ASH	11	REMOVED	4	N	N	N	11
100	TEXAS ASH	10	REMOVED	4	N	N	N	10
101	TEXAS ASH	14	REMOVED	4	N	N	N	14
102	TEXAS ASH	12	REMOVED	4	N	N	N	12
103	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
104	TEXAS ASH	14	REMOVED	4	N	N	N	14
105	TEXAS ASH	20	REMOVED	4	N	N	N	20
106	TEXAS ASH	11	REMOVED	4	N	N	N	11
107	TEXAS ASH	16	REMOVED	4	N	N	N	16
108	AMERICAN ELM	13 M.T.	REMOVED	4	N	N	N	13
109	TEXAS ASH	11	REMOVED	4	N	N	N	11
110	TEXAS ASH	16	REMOVED	4	N	N	N	16
111	TEXAS ASH	12	REMOVED	4	N	N	N	12
112	TEXAS ASH	10	REMOVED	4	N	N	N	10
113	TEXAS ASH	11	REMOVED	4	N	N	N	11
114	TEXAS ASH	12	REMOVED	4	N	N	N	12
115	TEXAS ASH	14	REMOVED	4	N	N	N	14
116	TEXAS ASH	11	REMOVED	4	N	N	N	11
117	TEXAS ASH	12	REMOVED	4	N	N	N	12
118	TEXAS ASH	15	REMOVED	4	N	N	N	15
119	TEXAS AH	14	REMOVED	4	N	N	N	14
120	CEDAR	12' HT.	REMOVED	4	N	N	N	4
121	AMERICAN ELM	9 M.T.	REMOVED	4	N	N	N	9
122	COTTON WOOD	5	REMOVED	4	N	N	N	0
123	COTTON WOOD	9	REMOVED	4	N	N	N	0
124	HACKBERRY	19	PRESERVED	4	N	N	N	0
125	BUR OAK	8	PRESERVED	4	N	N	N	0
126	LIVE OAK	9	PRESERVED	4	N	N	N	0
127	LIVE OAK	10	PRESERVED	4	N	N	N	0
128	LIVE OAK	15	PRESERVED	4	N	N	N	0
129	CEDAR ELM	12	PRESERVED	4	N	N	N	0
130	CEDAR ELM	14	PRESERVED	4	N	N	N	0
131	CEDAR ELM	14	PRESERVED	4	N	N	N	0
132	CEDAR ELM	16 M.T.	PRESERVED	4	N	N	N	0
133	CEDAR ELM	10	PRESERVED	4	N	N	N	0
			TOTAL COLUMN MITIGATION REQUIRED					444 INCHES

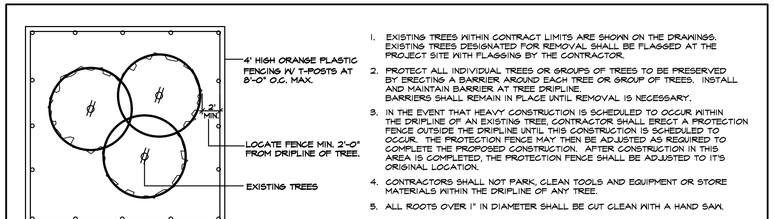
TOTAL MITIGATION REQUIRED	472 INCHES

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning



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

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

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25137
Scale 1" = 30'-0"
Drawn By: JDG
Date 12-30-2025

Shipman Fire Building & Coffee Shop

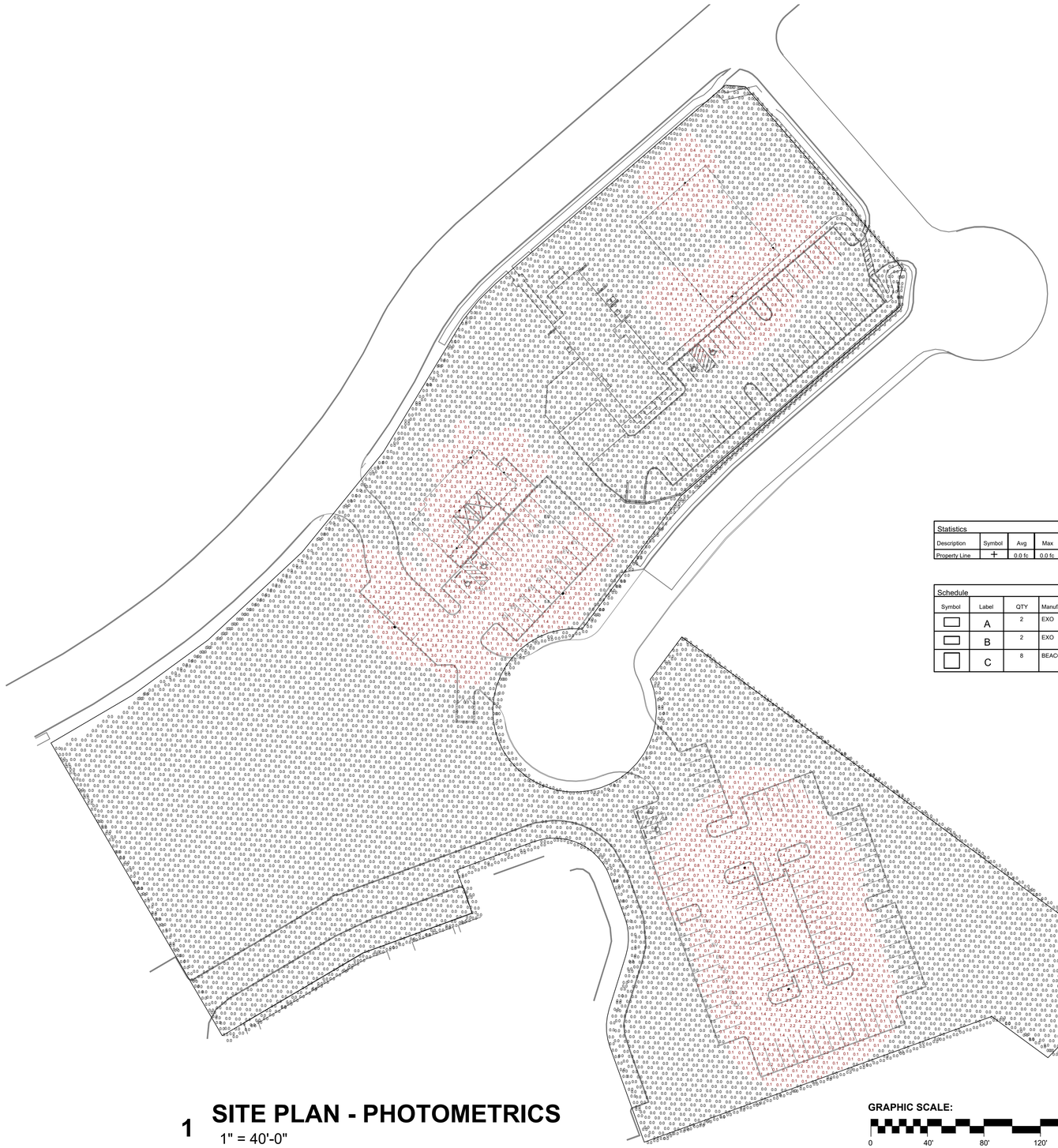
Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED
LANDSCAPE ARCHITECT
12-30-25

Sheet Title: Treescape Plan

Sheet Number: TS2 of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
▭	A	2	EXO	ASL1-160L-100-4K7-3-BC	AIRO MICROSTRIKE	1	8270	1	90
▭	B	2	EXO	ASL1-160L-100-4K7-5QW		1	12073	1	87.6
▢	C	8	BEACON	GEO1-24L-20-4K7-4W	GeoPack OutDoor Wall-Pack w/ Type IV Lens	1	2465	1	19.9

1 SITE PLAN - PHOTOMETRICS

1" = 40'-0"

Plan View

GRAPHIC SCALE:

0 40' 80' 120' 160'

PLAN NORTH

TRUE NORTH

CRADDOCK ARCHITECTURE

PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

STATE OF TEXAS
KAYDEE PARKER
133630
LICENSED
PROFESSIONAL ENGINEER
12-10-2025

FINCHER ENGINEERING
TX FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH: 806-701-5109
WWW.FINCHERENG.COM

CRADDOCK ARCHITECTURE

551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

COPYRIGHT 2025 - CRADDOCK ARCHITECTURE PLLC. FOR USE ONLY ON A SPECIFIC SITE.

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001 Date 12.10.2025

SITE PLAN - PHOTOMETRICS

Scale: As indicated

E101

DATE: January 29, 2026

TO: Jonathan Hake, P.E.
1720 W. Virginia
McKinney, Texas 75069

CC: Clay Shipman
16001 La Jolla Point Drive
Rockwall, Texas 75087

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2025-043; *Site Plan for 1010-1100 La Jolla Pointe Drive*

Jonathan:

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 January 13, 2026. The following is a record of all recommendations, voting records:

Architecture Review Board:
On January 13, 2026, the Architectural Review Board (ARB) approved a motion to recommend to table the Site Plan by a vote of 5-0, with Board Members

On January 27, 2026, the Architectural Review Board (ARB) approved a motion to recommend approval of the building elevations by a vote of 4-0, with Board Members McAngus, Dalton, and Kirkpatrick absent.

Planning and Zoning Commission
On January 13, 2026 the Planning and Zoning Commission approved a motion to table the *Site Plan* by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.

On January 27, 2026, the Planning and Zoning Commisssion approved a motion to approve the Site Plan by a vote of 5-0, with Commissioners Brock and Conway absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6488.

Sincerely,

Bethany Ross, *Senior Planner*
City of Rockwall Planning and Zoning Department