PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2018-012 **P&Z DATE**_____ **CC DATE**_____ **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

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

SITE PLAN APPLICATION
☐ SITE PLAN
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN
☐ PHOTOMETRIC PLAN
☐ BUILDING ELEVATIONS
☐ MATERIAL SAMPLES
☐ COLOR RENDERING

PLATTING APPLICATION
☐ MASTER PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ REPLAT
☐ ADMINISTRATIVE/MINOR PLAT
☐ VACATION PLAT
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☐ APPLICATIONS
- ☐ RECIEPT
- ☐ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPTER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

_____

_____

_____

_____

_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2018-012

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

DIRECTOR OF PLANNING: [signature]
CITY ENGINEER: [signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[✓] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address	TOWNSEND DRIVE, ROCKWALL, TX, 75087				
Subdivision	BJT LEWIS TRACT 8		Lot		Block
General Location	0255-0000-0008-00-0R				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD86 (ORDINANCE NO. 17-62)		Current Use	UNDEVELOPED LAND	
Proposed Zoning	PD86 (ORDINANCE NO. 17-62)		Proposed Use	SENIOR INDEPENDENT LIVING COMMUNITY	
Acreage	10.3103	Lots [Current]	1	Lots [Proposed]	1

[ ] ***Required for Plats:*** *By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.*

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

[✓] Owner	Cameron & Cameron	[✓] Applicant	ALDERS ROCKWALL SIL PROPERTY, LLC
Contact Person	ROB CAMERON	Contact Person	BART TINSLEY
Address	13858 Hot Springs	Address	1625 CLARKE SPRINGS DRIVE
City, State & Zip	Frisco, TX 75035	City, State & Zip	ALLEN, TEXAS 75002
Phone	2147899143	Phone	4694461276
E-Mail	RCAMERON@TOLLBROTHERSINC.COM	E-Mail	BART@ALDER-GROUP.COM

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Robert Cameron [*Owner/Applicant Name*] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ 456.21 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 11 *day of* May *, 20* 18 *. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

Given under my hand and seal of office on this the 11 *day of* May *, 20* 18 *.*

Owner's/Applicant's Signature [signature]

Notary Public in and for the State of Texas Elizabeth Morgan

My Commission Expires 02-28-21

NOTARY PUBLIC STATE OF TEXAS
ELIZABETH A. MORGAN
NOTARY PUBLIC - STATE OF TEXAS
ID# 1078404-7
COMM. EXP. 02-28-2021

RECEIPT

Project Number: SP2018-012
Job Address: TOWNSEND DR
ROCKWALL, TX 75087

Receipt Number: B79440
Printed: 5/14/2018 12:03 pm

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	$ 456.21

Total Fees Paid: **$ 456.21**
Date Paid: 5/14/2018 12:00:00AM
Paid By: BART TINSLEY
Pay Method: CHECK 3147
Received By: LM

DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745
Email: Planning@Rockwall.com

Internal Review: Amy Williams, Engineering
Ariana Hargrove, Fire
Russell McDowell, Building

From: Planning & Zoning Department -- David Gonzales

Date: 6/6/2018

Please review the attached revised plans and have your comments input into CRW no later than this Friday. Planning staff will assemble all comments received in time for our regularly scheduled Planning and Zoning Commission Meeting to be held on 6/12/2018 at 6:00 p.m. in the City Council chambers. If you have any questions, please contact the Planning & Zoning Department at (972) 771-7745.

Project Number:	**SP2018-012**
Project Name:	**Alders at Rockwall [REVISED PLANS]**
Project Type:	**SITE PLAN**
Applicant Name:	**ALDERS AT ROCKWALL SIL PROPERTY, LLC**
Owner Name:	**CAMERON, & CAMERON**
Project Description:	**Discuss and consider a request by Bart Tinsley of Adlers Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a site plan for a multi-family apartment complex on a 10.3103-acre portion of a larger 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.**

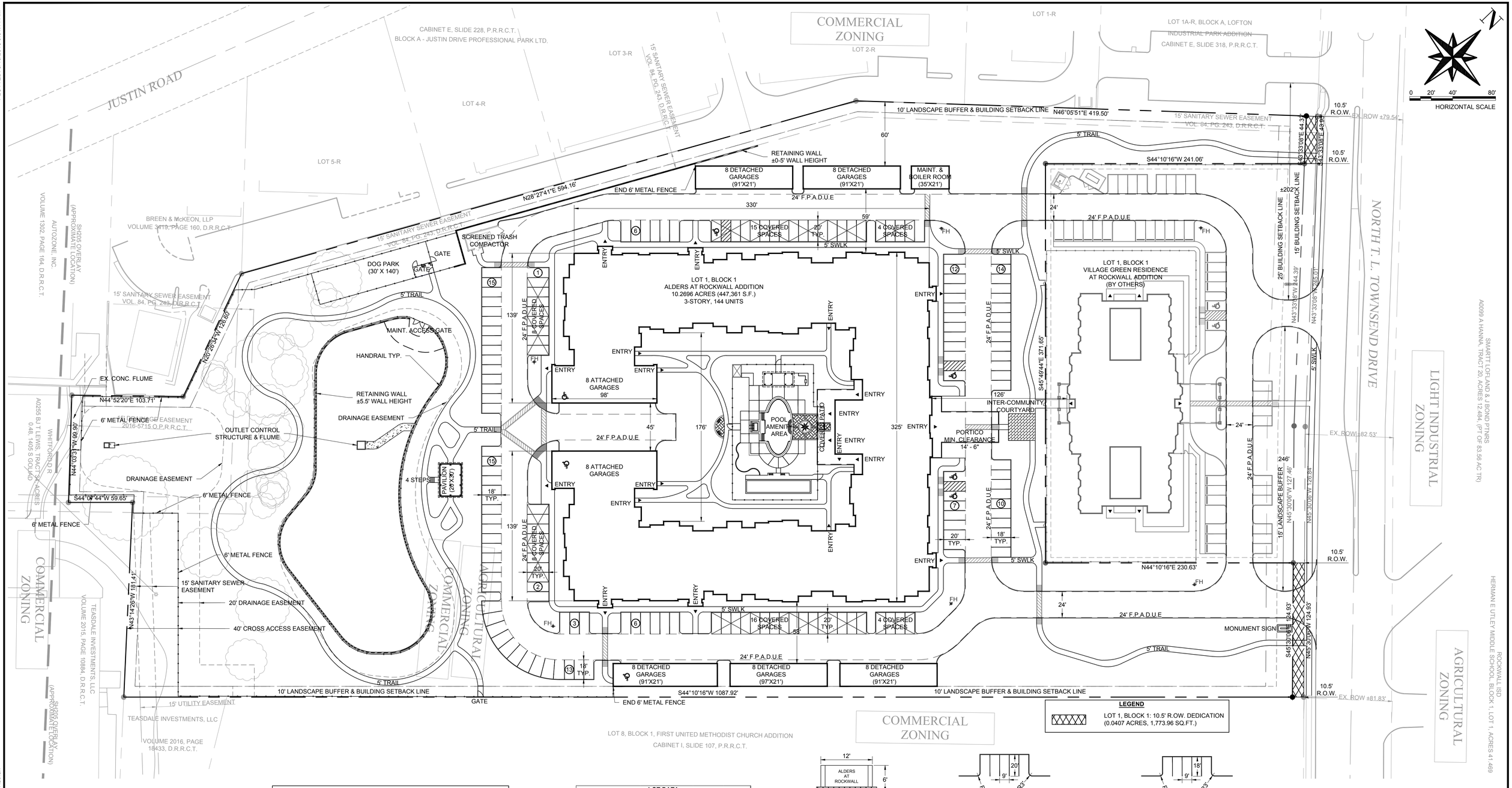


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

PLOTTED: 5/10/2018 9:31:11 AM



LEGEND

LOT 1, BLOCK 1: 10.5' R.O.W. DEDICATION (0.0407 ACRES, 1,773.96 SQ.FT.)

GENERAL NOTES:

1. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
2. F.P.A.D.U.E STANDS FOR FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
3. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL OF THE DETENTION AND DRAINAGE SYSTEMS.
6. DUMPSTERS/TRASH COMPACTORS SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
7. ALL PROPOSED UTILITY EASEMENTS ARE TO BE 20' WIDE.
8. ARCHITECTURAL STANDARDS TO MEET CITY OF ROCKWALL STANDARDS.
9. ALL FIRE LANES TO BE 6" THICK CLASS 'C' REINFORCED CONCRETE 6.0 SACK MINIMUM CEMENT, 3,600 PSI MINIMUM 28-DAY CONCRETE STRENGTH WITH #3 BARS AT 24" ON CENTER.
10. PARKING PAVEMENT TO BE MINIMUM 5" 3000 PSI CONCRETE

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980 - 7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE

P:\PR56211\Cadd\Models\Civil\C-SP0001.dwg 5/10/2018 9:30:11 AM Miller, Nathan

ALDERS AT ROCKWALL BUILDING DATA

Rockwall SIL

PROJECT TABULATION

Site Acreage	*
Project Density	#VALUE!

05/09/18

UNIT DATA:

Unit Description	A2 1Br/1B	A3 1Br/1B	B1 2Br/2B	B1a 2Br/2B	B2 2Br/2B	B3 2Br/2B	Totals/ Average	Net S.F.	Gross S.F.
Total Number	60	24	12	12	6	24	144		
Net Square Footage (Rentrs)	721	802	1,264	873	875	968	855		
Gross Square Footage	800	856	1,357	1,047	1,047	1,045	925		
Percent of Total	41.67	16.67	8.33	8.33	4.17	16.67	100		
Unit Net Totals	43,246	19,248	15,408	13,076	5,838	23,232	123,648		
Unit Gross Totals	51,808	20,496	16,284	12,564	6,282	25,080	133,104		

Not square footage includes all conditioned area included within the perimeter exterior walls of a unit. This number does not include private interior stairs and stair foyer. Gross square footage when applied to the unit data, includes the unit gross square footage, the garage square footage and misc. square footage (mechanical closets) to result in a total gross square footage per building. Private garages are not included in this number. Gross square footage when applied to the building data, includes the unit gross square footage, the garage square footage and misc. square footage (mechanical closets) to result in a total gross square footage per building.

BUILDING DATA:

	A2 1Br/1B	A3 1Br/1B	B1 2Br/2B	B1a 2Br/2B	B2 2Br/2B	B3 2Br/2B	Total Units/ Number of Buildings	Total Net S.F. per Building	Total Unit Gross S.F. per Building	Average S.F. Misc. S.F. per Building/per Building	Total Gross S.F. per Building
Bldg. Number	Bldg. Type										
Type I		18	6		3		3	27	21,600		
	Elev. SR	1	1		1		1	3	3,924	0	0	43,794
Type II		12	6		3	3	3	27	22,326		
	Elev. SR	1	1		1	1	1	3	3,924	0	0	48,282
Type III		6		6			6	18	17,898		
	Elev. SR	1		1			1	3	3,924			38,424
Leasing Office	Club						0		14,182	18,657		18,657

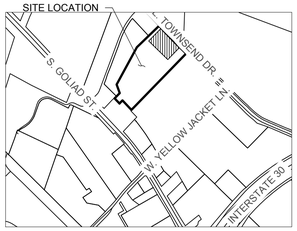
	Total A2	Total A3	Total B1	Total B1a	Total B2	Total B3	Unit Total	Total Buildings	Total Project Net S.F.	Total Unit/Total Misc. Gross S.F.	Total Project Gross S.F.
Attached											
1	18	6	3		3		30	1	137,700	140,923	0
2	12	6		3	3	3	27	1	123,948	140,923	0
3	6		6			6	18	1	82,632	140,923	0
4	12	6		3	3	3	27	1	123,948	140,923	0
5	6		6			6	18	1	82,632	140,923	0
6	12	6		3	3	3	27	1	123,948	140,923	0
	66	24	15	9	12	21	147		674,808	845,538	0

SITE DATA

LOT DATA

	LOT I, BLOCK I (ALDERS AT ROCKWALL ADDITION)	
LOT DATA		
GROSS LOT AREA	10.3107	ACRES
R.O.W. DEDICATION	0.0407	ACRES
NET LOT AREA	10.2700	ACRES
LOT DENSITY	14	UNITS/ACRE
MAX NUMBER OF UNITS	144	UNITS
PARKING TABLE		
PARKING RATIO	1.50	
GARAGES	56	25.9% SPACES
COVERED	55	25.5% SPACES
SURFACE	105	48.6% SPACES
TOTAL PARKING PROVIDED	216	100.0% SPACES
ADA ACCESSIBLE (2% MIN.)	7	3.2% SPACES
LOT COVERAGE		
BUILDING COVERAGE	1.89	18.3% ACRES
PAVING COVERAGE	2.39	23.2% ACRES
TOTAL OPEN SPACE PROVIDED	6.03	58.5% ACRES

VICINITY MAP
NOT TO SCALE



MONUMENT SIGN

TYPICAL BUILDING ADJACENT PARKING SPACE

TYPICAL PARKING SPACE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CLIENT/CITY REVIEW UNDER THE AUTHORITY OF THOMAS A. LUNZMAN, P.E. 122259 MAY 11, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ARCHITECT:
ARCHITETTURA, INC.
808 18TH STREET,
PLANO, TEXAS 75074
CONTACT: FRANK POLLACIA
PHONE: (972) 509-0088

SURVEYOR:
MILLER SURVEYING, INC.
430 MID CITIES BLVD.,
HURST, TEXAS 76054
CONTACT: JASON RAWLINGS
PHONE: (817) 577-1052

OWNER:
CAMERON & CAMERON
6808 DENALI DRIVE
McKINNEY, TEXAS 75070
CONTACT: ROB CAMERON
PHONE: (214) 789-9143

APPLICANT:
ALDERS ROCKWALL SIL PROPERTY, LLC
1625 CLARKE SPRINGS DRIVE
ALLEN, TEXAS 75002
CONTACT: BART TINSLEY
PHONE: (469) 446-1276

SITE PLAN

FOR

"ALDERS AT ROCKWALL"

LOT 1, BLOCK 1
ALDERS AT ROCKWALL ADDITION
A 10.27 ACRE TRACT IN
ROCKWALL, TEXAS
ROCKWALL COUNTY, TEXAS

MAY 11, 2018

CASE NUMBER: (Z2017-051)

15' SANITARY SEWER EASEMENT
VOL. 84, PG. 243, D.R.R.C.T.

VOL. 84, PG. 243, D.R.R.C.T.

BUFFER TREE, TYP.
(NOTE: TREE PLANTED OUTSIDE OF BUFFER DUE TO EASEMENT)

BUFFER TREE, TYP.
(NOTE: TREE PLANTED OUTSIDE OF BUFFER DUE TO EASEMENT)

10' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

Cross in concrete found

Sanitary Manhole
Rim 582.6 FL 564.6

Sanitary Manhole Sanitary Manhole
Rim 583.6 FL 564 Rim 583.4

EX. 8" S/S @ ±0.44%

EX. 8" S/S @ ±0.25%

EX. ROW ±80

EX. ROW ±83

EX. ROW ±82

N46°06'22"E 430.00'

N28°21'41"E 594.16'

END OF FENCE

6' TALL WROUGHT IRON FENCE, TYP.

PARKING TREE, TYP.

POOL AREA

FH

MATCHLINE SEE SHEET L0.02

VISIBILITY TRIANGLE, TYP.

MONUMENT SIGN
(REF. CIVIL)

S44°10'16"W 1098.41

LOT 8, BLOCK 1, FIRST UNITED METHODIST CHURCH ADDITION
CABINET I, SLIDE 107, P.R.R.C.T.

COMMERCIAL ZONING

AGRICULTURAL ZONING

LIGHT INDUSTRIAL ZONING

AGRICULTURAL ZONING

SMARTT, LOFLAND & J BOND PTNRS
A0099 A HANNA, TRACT 20, ACRES
12.484, (PT OF 83.56 AC TR)

ROCKWALL ISD
HERMAN E UTLEY MIDDLE SCHOOL, BLOCK
1, LOT 1, ACRES 41.469

N. T. L. TOWNSEND DRIVE

Case #:Z2017-051

REVISIONS
COMMENTS
DATE

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
05/11/18

ALDERS AT ROCKWALL

ROCKWALL, TEXAS

LANDSCAPE / TREESCAPE PLAN

SCALE:
0 30 45

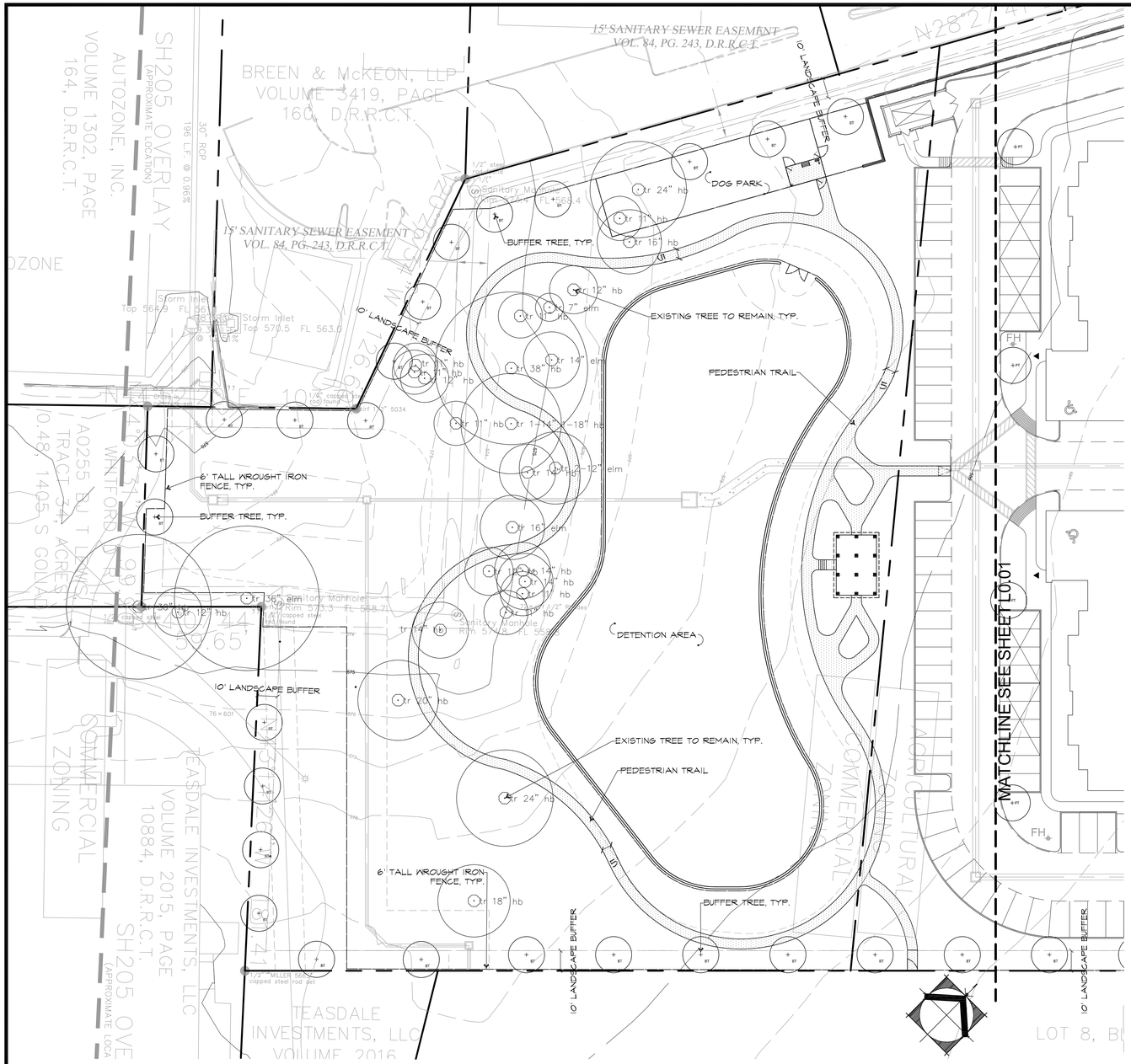
DATE:
05/11/18

BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Road
Heritage Square, Ste P
Austin, TX 78746
P 512 366 5359
F 512 369 3496

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BENKENDORFER+ASSOCIATES, LLC

L0.01

PROJECT # 045-05



LANDSCAPE REQUIREMENTS

Zoning: Planned Development District

Area Requirements

	Required	Provided
Total Site Area	N/A	447,329 sq. ft.
Minimum Landscape area (20% of lot area)	89,465.8 sq. ft.	≥ 89,465.8 sq. ft.
(447,329)(.20) =89,465.8 sq. ft.		

Landscape Buffer

Fifteen (15) foot buffers. (T.L Townsend Drive)	3 trees (4" cal.)	3 Trees ("BT") (4" cal.)
A minimum of (1) canopy tree per 50-feet linear feet of buffer area. Total lenght of buffer = 169 ft. (169 / 50) = 3.38 trees		
Ten (10) foot buffers. (North, South and Wesrt Boundary)		
A minimum of (1) canopy tree per 50-feet linear feet of buffer area.		
Total lenght of buffer (North)= 1,014 ft. (1014 / 50) = 20.28 trees	20 trees (4" cal.)	20 Trees ("BT") (4" cal.)
Total lenght of buffer (South)= 1,088 ft. (1088 / 50) = 21.76 trees	22 trees (4" cal.)	22 Trees ("BT") (4" cal.)
Total lenght of buffer (West)= 571 ft. (571 / 50) = 11,42 trees	12 trees (4" cal.)	12 Trees ("BT") (4" cal.)

Parking Lot Landscaping

One (1) Canopy tree per teen (10) parking spaces shall be provided. trees shall be planted within the required parking island or within 20-feet of a parking space.		
Total Parking Spaces (excluding garages) = 160		
(160/10) = 16 trees	16 trees (4" cal.)	16 Trees ("PT") (4" cal.)

Landscaping Standards

All required Canopy / Shade trees within this development shall be a minimum of four (4) caliper inches and all Accent/ Ornamental / Under-Story trees shall be a minimum of (4) feet in height at time of planting.

Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, or other permanent barriers.

The owner shall be responsible for the health and vitality of plant material through irrigation of all landscape areas, turf, and plant material, and shall,
- provide a moisture level in an amount and frequency adequate to sustain growght of the plant materials on a permanent basis.
- be in place and operational at the time of landscape inspection for certificate of occupancy.
- be mainteined and kept operational at all times to provide for efficient water distribution.

Irrigation Methods: One of the following irrigation methos shall be used to ensure adequate watering of plant material in landscape areas:
- Conventional system. An automatic or manual underground irrigation system which may be a conventional spray or bubbler type heads.
- Drip or Leaky-pipe system. An automatic or manual underground irrigation system in conjuction with water-saving system such as a drip or leaky pipe system.
- Temporary and aboveground watering. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use temporary and above ground system, and shall be required to provide irrigation for the first two growing seasons only.

PROTECTED TREE LIST

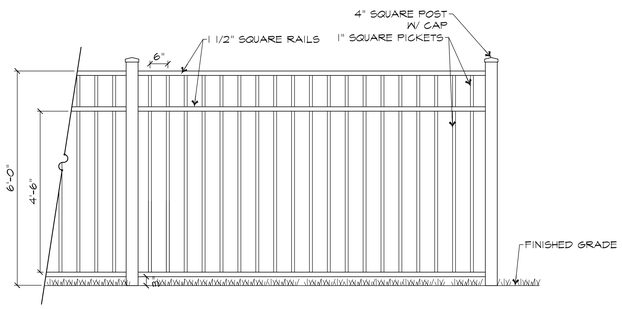
Species	Size (in)	Removed
Hackberry (14,18)	25	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	12	NO
Hackberry	12	NO
Hackberry	12	NO
Hackberry	12	NO
Elm	14	NO
Hackberry	14	NO
Hackberry	14	NO
Hackberry	14	NO
Hackberry	14	NO
Elm	16	NO
Hackberry	16	NO
Hackberry	18	NO
Elm (12,12)	18	NO
Hackbeery	20	NO
Hackberry	24	NO
Hackberry	24	NO
Elm	36	NO
Hackberry	36	NO
Hackberry	38	NO
Elm	7	NO

APPLICANT:

ALDERS ROCKWALL SIL PROPERTY, LLC
1625 CLARKE SPRINGS DRIVE
ALLEN, TEXAS 75002
CONTACT: BART TINSLEY
PHONE: (469)446-1276

PREPARED BY:

BENKENDORFER+ASSOCIATES
2901 BEE CAVE RD.
SUITE P
AUSTIN, TEXAS 78746
(512) 366-5259

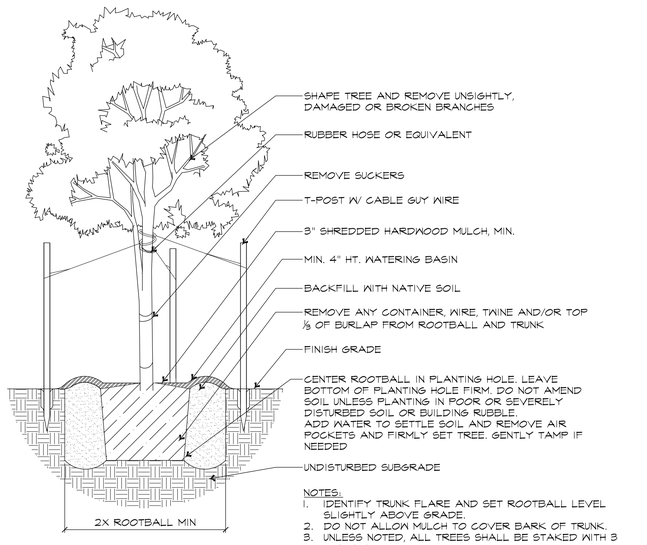


PERIMETER WROGHT IRON FENCE
ELEVATION SCALE: 1/2 "= 1'-0"

PROPOSED PLANT LIST

SHADE TREES

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME
Min. 4" Caliper	73	Shumard Oak	Quercus shumardi
		Live Oak	Quercus virginiana
		Cedar Elm	Ulmus crassifolia
		Chinkapin Oak	Quercus muhlenbergi
		Bald Cypress	Taxodium distichum



NOTES:
1. IDENTIFY TRUNK FLARE AND SET ROOTBALL LEVEL SLIGHTLY ABOVE GRADE.
2. DO NOT ALLOW MULCH TO COVER BARK OF TRUNK.
3. UNLESS NOTED, ALL TREES SHALL BE STAKED WITH 3 T-POSTS.
4. TREES PLANTED ADJACENT TO AN ACCESSIBLE ROUTES AND/OR ACCESSIBLE AREAS SHALL NOT HAVE LIMBS BELOW 80" ABOVE FINISH GRADE.

TREE PLANTING
SECTION / ELEVATION N.T.S

Case #:Z2017-051

REVISIONS
COMMENTS
DATE

REGISTERED LANDSCAPE ARCHITECT BENJAMIN D. MILLER 2376 STATE OF TEXAS 05/11/18

ALDERS AT ROCKWALL

ROCKWALL, TEXAS

LANDSCAPE / TREESCAPE PLAN, NOTES & SPECIFICATIONS

SCALE:
0 30 45

DATE:
05/11/18

BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Road P 512 366 5359
Heritage Square, Ste P
Austin, TX 78746 F 512 369 3465

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Benkendorfer+Associates, LLC

L0.02

PROJECT # 045-05

LANDSCAPE REQUIREMENTS

Zoning: Planned Development District

Area Requirements

	Required	Provided
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REVISIONS
COMMENTS
DATE

REGISTERED LANDSCAPE ARCHITECT
BRENT WASSMER
6456
STATE OF TEXAS
05/11/18

ALDERS AT ROCKWALL

ROCKWALL, TEXAS

OPEN SPACE / AMENITY PLAN

SCALE:

0 30 45

DATE:
05/11/18

BENKENDORFER + ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING

2901 Bee Cave Road
Heritage Square, Ste P
Austin, TX 78746

P 512 366 5359
F 512 369 3465

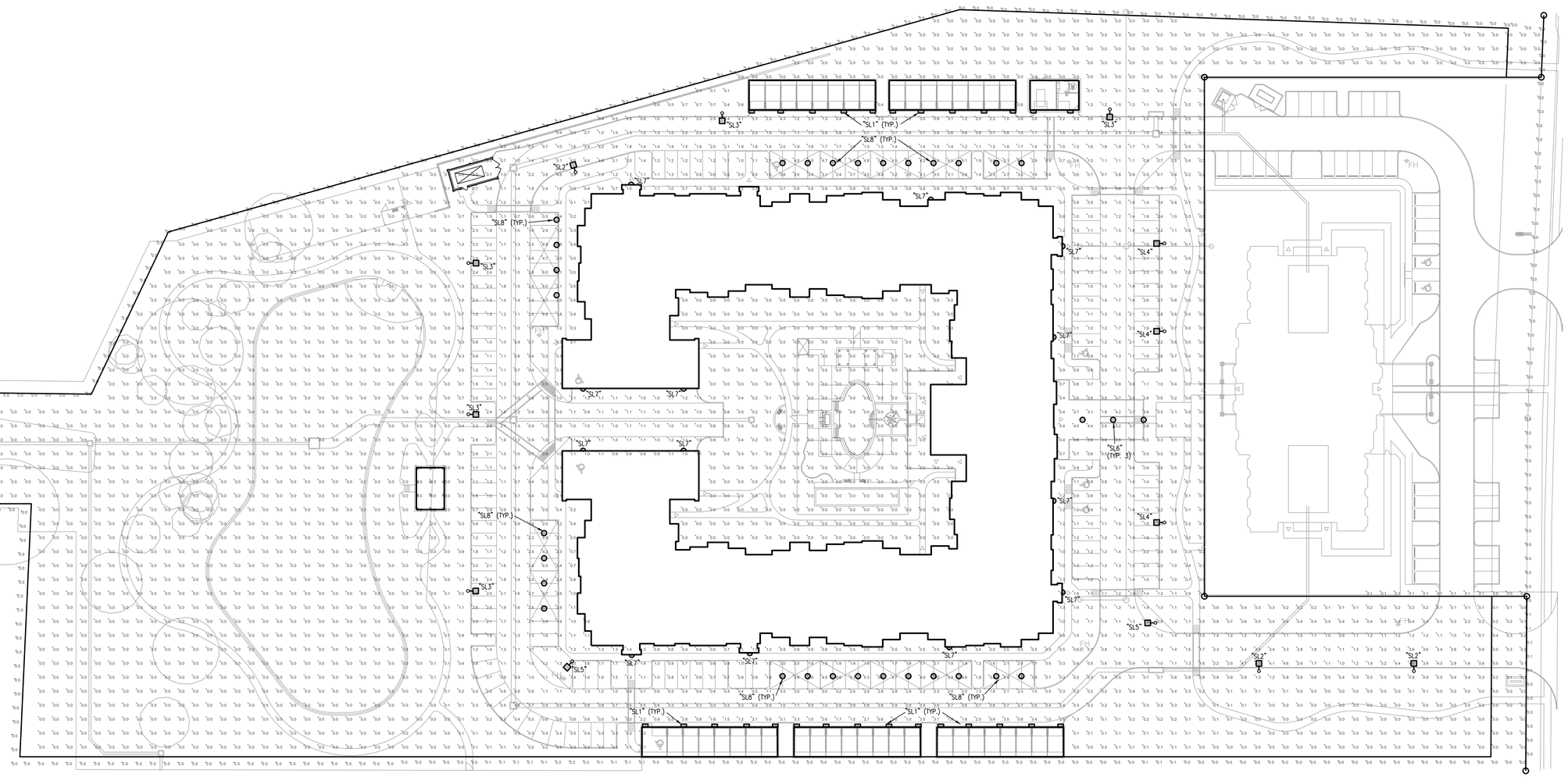
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L0.03

PROJECT # 045-05

Case #: Z2017-051

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NORTH

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

SITE LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS					REMARKS
			RECESS	SURFACE	WALL		LED	FLOUR.	HID	CODE	QUANTITY	
SL1	RAB	ENTRA12Y			X	BLACK	X			876LUM/14W	1	4
SL2	LUMARK	PRV-A25-D-UNV-T2-BZ-7030-HSS		POLE	X	BLACK	X			10,204LUM/87W	1	1, 2
SL3	LUMARK	PRV-A25-D-UNV-T3-BZ-7030-HSS		POLE	X	BLACK	X			10,292LUM/87W	1	1, 2
SL4	LUMARK	PRV-A25-D-UNV-T4-BZ-7030-HSS		POLE		BLACK	X			10,261LUM/87W	1	1, 2
SL5	LUMARK	PRV-A25-D-UNV-T5-BZ-7030-HSS		POLE		BLACK	X			10,627LUM/87W	1	1, 2
SL6	WILLIAMS	L45-L20C-830-CS-W-AC/CAL-WET/CC	X			BLACK	X			1,500LUM/26W	1	5
SL7	MCGRAW EDISON	ISW-E01-LED-E1-BL3-7030			X	BLACK	X			2,702LUM/25W	1	3
SL8	RAB	CLED26Y		X		BLACK	X			2,285LUM/29W	1	6

REMARKS:
1 MOUNT ON 20' RSS POLE, WITH HANDHOLE AND BASE COVER.
2 PROVIDE WITH SCREW-IN BASE FOR 90 MPH WIND RATING, 1.3 GUST FACTOR.
3 MOUNT AT 16FT AFG.
4 MOUNT AT 7FT AFG.
5 MOUNT IN CANOPY.
6 MOUNT UNDER CARPORT.

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
PARKING	1.7 fc	7.1 fc	0.2 fc	35.5:1	8.5:1

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. F-9639

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LSA PROJECT NO. 1804003

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05-10-18

Project No. 160302

Issue Drawing Log

16 Feb 2018	Issue for Permit

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Sheet Title:
- PHOTOMETRICS

Drawing No.
E0.01

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ENTRA12Y

RAB



Affordable, high-performance, low-maintenance LED doorway light. Suitable for mounting heights up to 10', and replaces 70W high pressure sodium. 100,000-Hour LED lifespan. 5-Year warranty.

Color: Bronze Weight: 3.0 lbs

Project:	Type: "SL1"
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	12W
120V:	0.3A	Color Temp:	3000K
208V:	0.3A	Color Accuracy:	84 CRI
240V:	0.3A	L70 Lifespan:	100000
277V:	0.3A	Lumens:	876
Input Watts:	14W	Efficacy:	62 LPW
Efficiency:	85%		

Technical Specifications

Listings

UL Listing:
Suitable for wet locations as downlight. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:
ENTRA™ is ADA Compliant.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:
Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures

Back Housing:
Die-cast aluminum.

Lens/Housing Cover:
Vandal resistant polycarbonate molded housing cover and lens.

Mounting:
Heavy die cast aluminum with 1/2" back knockout and mounting template for mounting to 4" box.

Recommended Mounting Height:
Up to 10 ft.

Reflectors (2):
White aluminum reflector topped with vacuum metalized polycarbonate LED reflector.

Gaskets:
High-temperature silicone

Finish:
Formulated for high-durability and long lasting color.

Green Technology:
Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LED:
12W multi-chip, long life LED.

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Correlated Color Temp. (Nominal CCT):
3000K

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Electrical

Driver:
Constant Current, Class 2, 100-277V, 50/60Hz, 4kV Surge Protection, 350mA, 100-240VAC: 0.3 - 0.15 A, 277VAC: 0.15 A, Power Factor: 98.6%.

THD:
10.5 at 120V

Other

Patents:
The design of the ENTRA™ is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Equivalency:
Replaces 70W HPS.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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Lumark

Catalog #		Type
Project		"SL2, 3, 4, 5"
Comments		Date
Prepared by		

DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 62%, the Prevail fixture replaces 150-450W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 18,900 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480Y Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Controls
The Prevail LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming (MSP/DIM) operation. The optional LumaWatt Pro system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty
Five-year warranty.

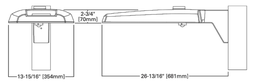


PRV PREVAIL

LED

AREA / SITE / ROADWAY LUMINAIRE

DIMENSIONS



CERTIFICATION DATA
UL and cUL Wet Location Listed
IP65-Rated
3G Vibration Rated
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.75

SHIPPING DATA
Approximate Net Weight:
20 lbs. (9.09 kgs.)

*www.designlights.org

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4.5" ROUND LED DOWNLIGHT — L45 LED

CATALOG #:	TYPE: "SL6"
PROJECT:	NOTES:

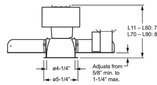
EXAMPLE: L45 - L40C/835 - CS/M - OPTIONS - DIM - 120
(SERIES / LUMEN PACKAGE / CRI & CCT / REFLECTOR DET. FINISH / OPTIONS / DRIVER / VOLTAGE)



FEATURES

- Rated for >50,000 hours at 70% lumen maintenance (L70).
- Module lumens from 1100 to 9000.
- 2700K, 3000K, 3500K, or 4000K color temperatures, minimum 80 or 90 CRI.
- LED module and driver accessible from below ceiling plane for ease of maintenance (up to 4000 lumens).
- Optional system-integrated emergency LED driver available.
- Optional wet location under covered ceiling available when specified with ___/CAL or ___/CCS option.
- Finned, extruded aluminum, passive heat sink dissipates heat for superior thermal management.
- Delivers quality illumination in a small 4.5" aperture.
- Integral pan throat field-adjusts to accommodate ceilings up to 1-1/4" thick.
- Self-flanged aluminum reflector offers maximum optical performance and provides crisp, clean installation without unsightly light leaks.
- Adjustable hanger brackets for bar hangers standard.
- Sturdy one-piece pan construction.
- This fixture is proudly made in the USA.

CROSS SECTION



Pan Size: 12" x 18-1/4"
Ceiling Cutout: ø4-3/4"

ORDERING INFORMATION

SERIES
L45 4.5" Round Downlight

LED PACKAGE
Nominal lumens based on CS reflector color and W distribution. See page 2 for fixture performance data.

EXAMPLE: L40C/835				
LUMEN PACKAGE	NOMINAL LUMENS	MINIMUM CRI	MINIMUM CCT	AVERAGE SYSTEM WATTAGE
L11C	1000	8 = 80 9 = 90	27=2700K 30=3000K 35=3500K 40=4000K	15
L15C	1100			19
L20C	1500			26
L30C	2200			35
L40C	2900			39
L50C*	3100			51
L60C*	3500			64
L70C*	4200			82
L80C*	5800			72
L90C*	5900			80

*Top access required for driver maintenance.

REFLECTOR FINISH

CS	Clear semi-specular (standard)
CG	Champagne gold
GD	Gold
PW	Pewter
SG	Satin-glow
SPC	Clear specular
STR	Straw
WH	Painted white reflector, textured (cannot be used with ___/CAL or ___/CDS)
WT	Wheat

DISTRIBUTION[1]

W	60° Wide
M	40° Medium
N	30° Narrow

OPTIONS

EM/12W	12-watt emergency battery (top access required)
EM/7W	7-watt emergency battery (top access required)
NWT	Matte white trim
AC/CAL	Accent cone with clear acrylic lens (wide distribution only)
MB/CAL	Micro-baffle with clear acrylic lens (wide distribution only)
AC/CGS	Accent cone with clear glass lens (wide distribution only)
MB/CGS	Micro-baffle with clear glass lens (wide distribution only)
LAD	Acrylic luminous disk (CS reflector only)
LADG	Acrylic luminous disk open (CS reflector only)
LAR	Acrylic luminous ring (CS reflector only)
WET/CC	Wet location, covered ceiling listed (when specified with ___/CAL or ___/CDS options).
WW	Wall wash (wide distribution only; not available with sloped adapter options; AC, MB, AC/____ or MB/____)

DRIVER
Additional dimming drivers available, see Technical Info.

DRV	Driver prewired for non-dimming applications
DIM	10% dimming driver prewired for 0-10V low voltage applications

VOLTAGE

120	120V
277	277V

[1] Beam angle/distribution does not account for options/accessories such as accent cone with lens, wall wash, acrylic accent rings, or alternate reflector finishes. Actual beam angle/distribution may vary. Consult factory with complete model number for approximate values.

McGraw-Edison

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #		Type
Project		"SL7"
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

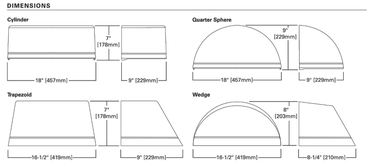
Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

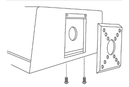
Warranty
Five-year warranty.



DIMENSIONS



HOOK-N-LOCK MOUNTING



ISC/ISS/IST/ISW
IMPACT ELITE LED

1 - 2 LightBARs
Solid State LED

WALL MOUNT LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

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CLED26Y

RAB



LED ceiling light with precision optics deliver smooth and uniform distribution. Ideal for retail settings, workspace lighting and other applications requiring a high output commercial grade downlight.

Color: Bronze Weight: 18.0 lbs

Project:	Type: "SL8"
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	26W
120V:	0.30A	Color Temp:	3000K
208V:	0.17A	Color Accuracy:	84 CRI
240V:	0.15A	L70 Lifespan:	100000
277V:	0.13A	Lumens:	2285
Input Watts:	29W	Efficacy:	80 LPW
Efficiency:	91%		

Technical Specifications

Listings

UL Listing:
Suitable for Wet Locations. Covered Ceiling Mount Only.

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:
High-output, long-life LEDs.

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:
Driver, Constant Current, Class 2, 100V-277V, 50/60 Hz, 6kv Surge Protection, 720mA, 100-277VAC 0.4 Amps., Power Factor 98.7%.

THD:
14.7% at 120V

Construction

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Thermal Management:
Optimized using computational fluid dynamics software to ensure long LED and driver lifespan.

Housing:
Precision die-cast aluminum housing and lens frame.

Lens:
Clear tempered glass lens

Gaskets:
High-temperature silicone

Finish:
Formulated for high-durability and long lasting color.

Green Technology:
Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

Patents:
The design of CLED26 is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:
B1 U1 G0

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Senior Living at Rockwall
Rockwall, Texas

Senior Living at Rockwall LLC.

STATE OF TEXAS
RICHARD ROSS BEARD III
93120
LICENSED PROFESSIONAL ENGINEER
05-10-18

Project No. **160302**

Issue Drawing Log

16 Feb 2018 Issue for Permit

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. F-9639

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LSA PROJECT NO. 1804003

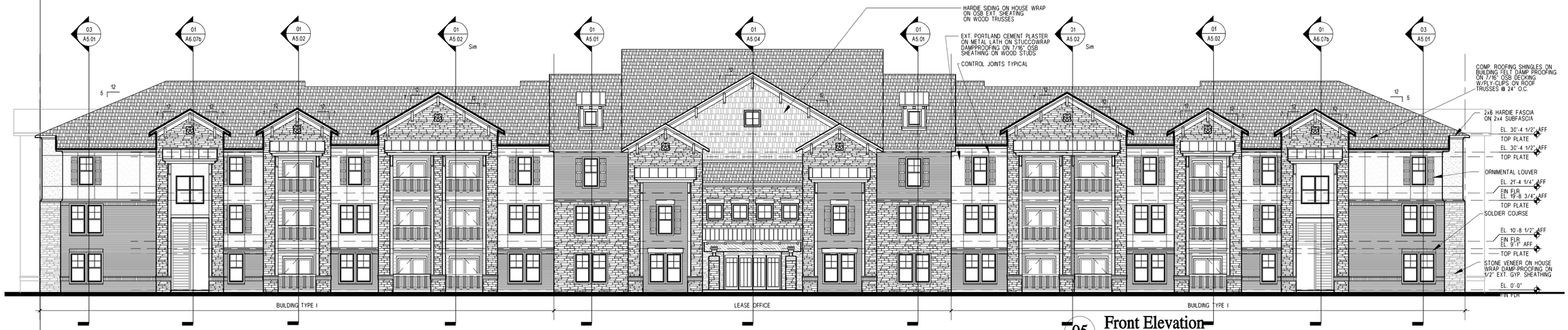
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Sheet Title:
SITE DETAILS

Drawing No.
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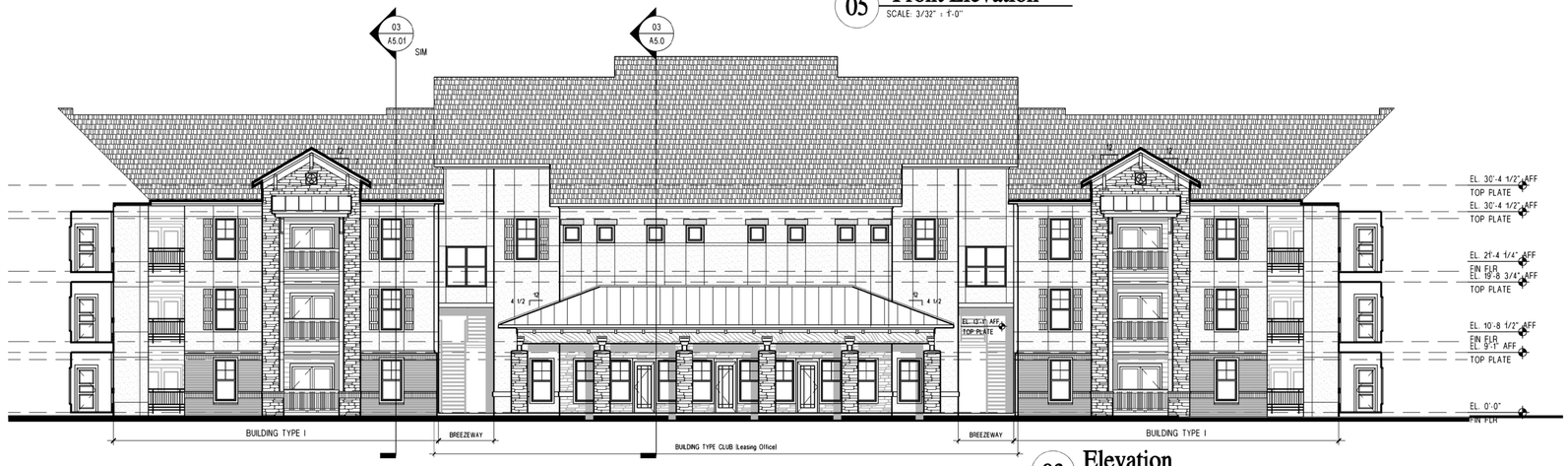
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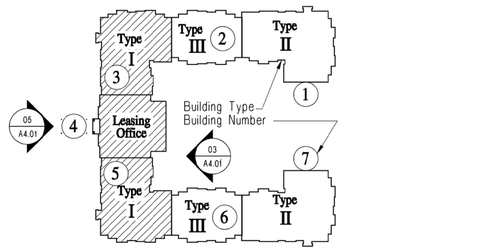
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SCALE: 3/32" = 1'-0"



03 Elevation

SCALE: 3/32" = 1'-0"



Key Plan

No Scale

Alders at Rockwall

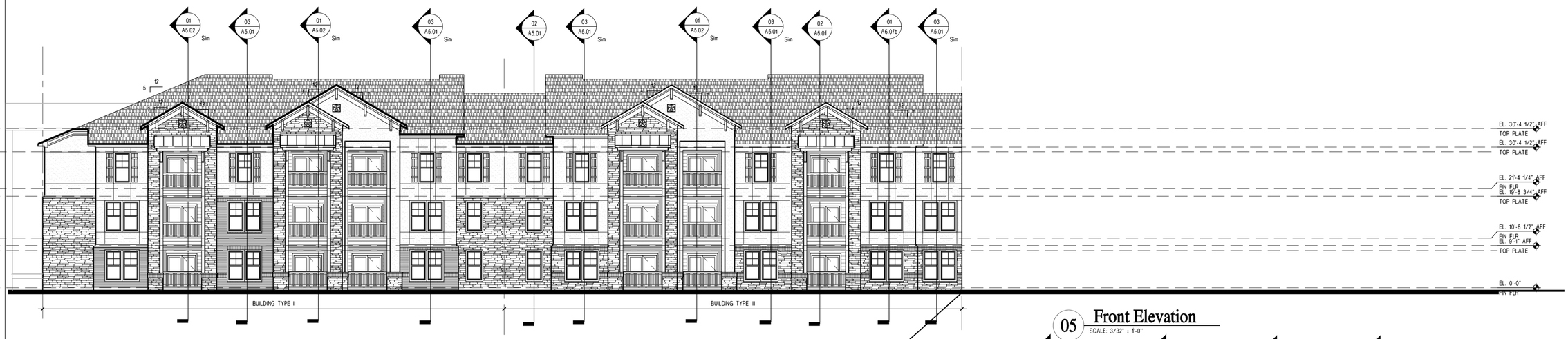
100% Masonry Products including Face Brick, Stone, Stucco and Hardie Siding

5' 15' 30'

SCALE: 3/32" = 1'-0"

architettura

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plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com



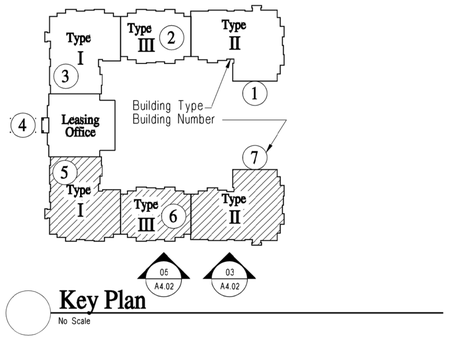
05 Front Elevation

SCALE: 3/32" = 1'-0"



03 Elevation

SCALE: 3/32" = 1'-0"



Key Plan

No Scale

Alders at Rockwall

100% Masonry Products including Face Brick, Stone, Stucco and Hardie Siding

5' 15' 30'

SCALE: 3/32" = 1'-0"

architettura

architettura inc.
808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com



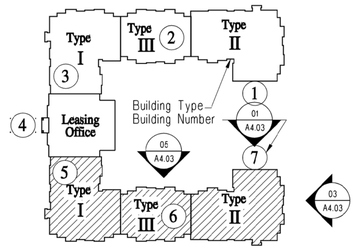
Front Elevation

SCALE: 3/32" = 1'-0"



03 Elevation

SCALE: 3/32" = 1'-0"



Key Plan

No Scale

Alders at Rockwall

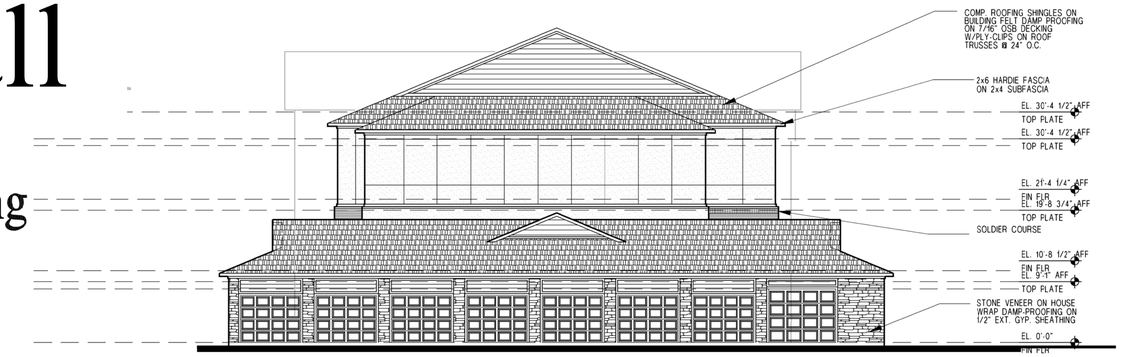
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SCALE: 3/32" = 1'-0"

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01 Elevation

SCALE: 3/32" = 1'-0"



09 Front Elevation



Alders at Rockwall

03 Elevation



05 Front Elevation



Alders at Rockwall

03 Elevation

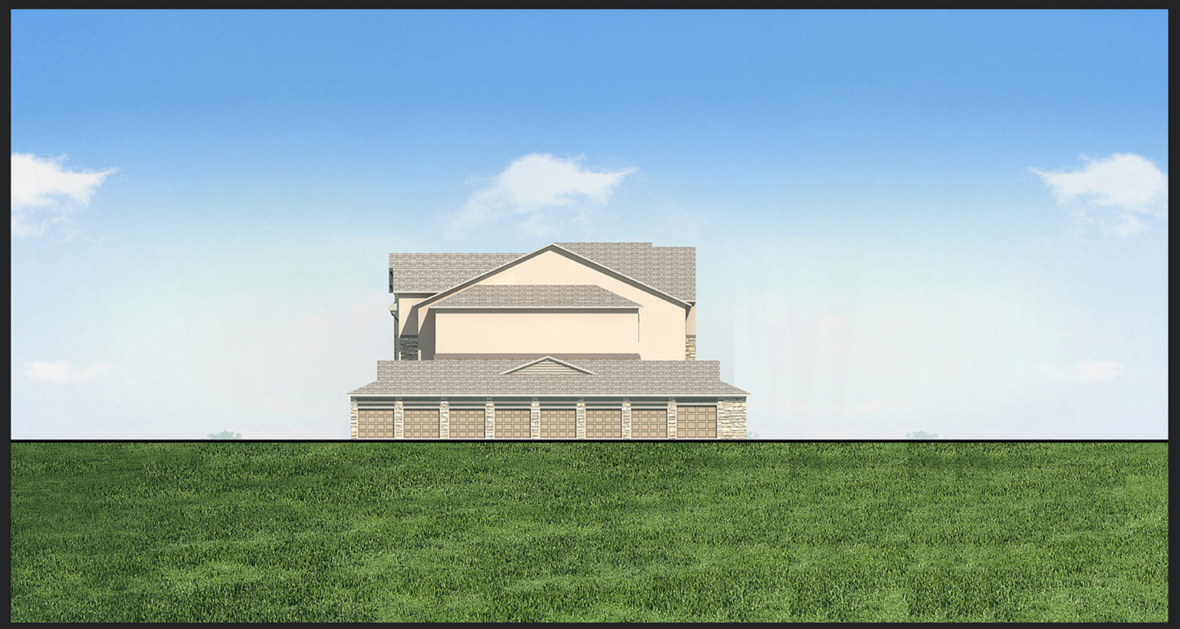


Alders at Rockwall

05 Front Elevation



03 Elevation



01 Elevation

Alders at Rockwall

Alders at Rockwall



Stone (1)	Face Brick (2)	SW 2822 (3)	SW 2827 (4)	SW 2841 (5)	SW 7033 (6)	Weatherwood (7)	Mustang (8)	Sandstone (9)
Rattlesnake Chopped	Olde Towne	Downing Sand	Colonial Revival Stone	Weathered Shingle	Brain Storm Bronze	Shingles	Bronze	Window Color











Rockwall Senior Living LLC
1625 Clarke Spring Dr.
Allen, Texas 75002

City of Rockwall

Project Plan Review History

Project Number	SP2018-012	**Owner**	CAMERON, & CAMERON	**Applied**	5/14/2018 LM
Project Name	Alders at Rockwall	**Applicant**	ALDERS AT ROCKWALL SIL PROPERTY, LLC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	PD			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
TOWNSEND DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
JUSTIN DRIVE PROFESSIONAL PARK	8	NULL	8	0255-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/14/2018	5/21/2018	5/16/2018	2	APPROVED	
ENGINEERING	Amy Williams	5/14/2018	5/21/2018	5/18/2018	4	COMMENTS	See Comments

(5/18/2018 9:20 AM AW)
- Detention is required. Show/label on plan
- 4% Engineering Inspection Fees
- Impact Fees
- Driveway approaches must be built to the same thickness and strength as Townsend
- 8" water line must loop through the site
- The 16" existing water line is a steel cylinder
-$110.47/lf street pro-rata along Townsend
- Need to show existing and proposed water, sewer, and detention
- Need to show distances between existing driveways and proposed as well as proposed to proposed driveways (min 100')
- Need to dedicate right-of-way to equal 85'
- No retaining walls allowed in detention pond
- 3,600 psi concrete is min. 6.5 sack mix and 3,000 psi concrete is 5.5 sack mix
- All public right-of-ways to be sodded
- Retaining wall to be 5' from utility easement
- No structures in easements including garage overhangs and portico
- Dead end parking must have 15' turnaround
- Need to show distances between existing driveways and proposed as well as proposed to proposed driveways (min 100')
- Build 5' sidewalk along Townsend

Landscape Plan
Add note: No trees to be planted within 5' of any utility
Move tree out of utility easement (see markup)
All right-of-ways to be sodded

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	5/14/2018	5/21/2018	5/18/2018	4	COMMENTS	see commets
Show location of Fire Department Connection (FDC): FDC shall be facing and visible from the fire lane. FDC must be within 100-feet of a fire hydrant. FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access.(5/18/2018 4:04 PM AA)							
GIS	Lance Singleton	5/14/2018	5/21/2018				
PLANNING	David Gonzales	5/14/2018	5/21/2018	5/23/2018	9	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Bart Tinsley of Adlers Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a site plan for a multi-family apartment complex on a 10.3103-acre portion of a larger 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday June 5, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

* Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of building permits. As a note, plat mylars must be received for filing purposes prior to release of any building permits.
3. Label site plan documents with "Case No. SP2018-012" at the lower right corner of all plan and resubmit.
4. Provide adjacent property owner information and remove all zoning labels (i.e. Commercial Zoning, Agricultural Zoning, etc.) on all plans when resubmitting.
5. All exterior signage requires submittal and approval of a separate permit through the Building Inspections Department. Remove monument sign from all plans.
6. Dog Park requires submittal and approval of a separate permit from the Animal Services Department. See Code of Ordinances, Article X.
7. No retaining wall in detention pond. See engineering mark-ups.

** Please address the following Planning Comments for each plan submitted:

PD Site Plan:
1. Label and dimension (ROW width) North T. L. Townsend Drive. 2. Use a lighter scaled line for Lot 1 (i.e. Village Green Residence) to distinguish between lots/developments.
3. Verify parking count, appears to be off by two (2) spaces. Correct Lot Data Table to read 217 Total Parking Spaces.
4. Where are HVAC units located? See screening requirements in PD and provide appropriate screening for all units.
5. Include description in LEGEND for F.P.A.D.U.E (i.e. firelane, public access, drainage & utility easement, etc.)
6. Label all trash receptacles and provide detail of dumpster enclosure-- minimum 8-ft enclosures walls with exterior walls matching the primary structure and a self latching gate mechanism.

Landscape/Treescape Plan:

1. Remove monument sign from plans -- requires separate permitting process.
2. Are there any other types of plant materials being used for this site?
3. Remove zoning lables (Commercial Zoning, Agricultural Zoning, etc.) from all plans.
4. Change case no. lable to read SP2018-012.
5. See engineering note regarding tree located within easement (remove).

Photometric Plan:

1. Cut Sheets: the Entra12Y doorway light fixture as shown (unshielded light source) maximum wattage not to exceed 15 watts in order to control glare. If this fixtures' bulb exceeds this, it must be a sheilded, with a maximum one-inch reveal.

2. Other than item no. 1 as listed, the plan as submitted meets or exceeds the intent of the standards established by the UDC

Building Elevations:

1. Requries a recommendation from the Architectural Review Board (ARB) forwarded to the Planning and Zoning Commission for consideration.
2. Provide calculations for all exterior materials (i.e. stone, brick, stucco, hardie board, etc.) for each facade.
3. Provide a materials sample board for ARB review.
4. Provide a label for each plan (black & white and color) indicating the direction each elevation is facing (i.e. north, south, east, or west).

Open Space Master Plan:
1. To be considered by the Parks Board on June 5, 2018 with their recommendation forwarded to the City Council for approval
2. Provide a legend for all amenties and label (i.e. clubhouse, pool, trails, open space %, etc.).
3. Provide adjacent property owner information and remove zoning classification labels
4. Dog Park requires submittal and approval of a separate permit through the Animal Services

*** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the PD Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

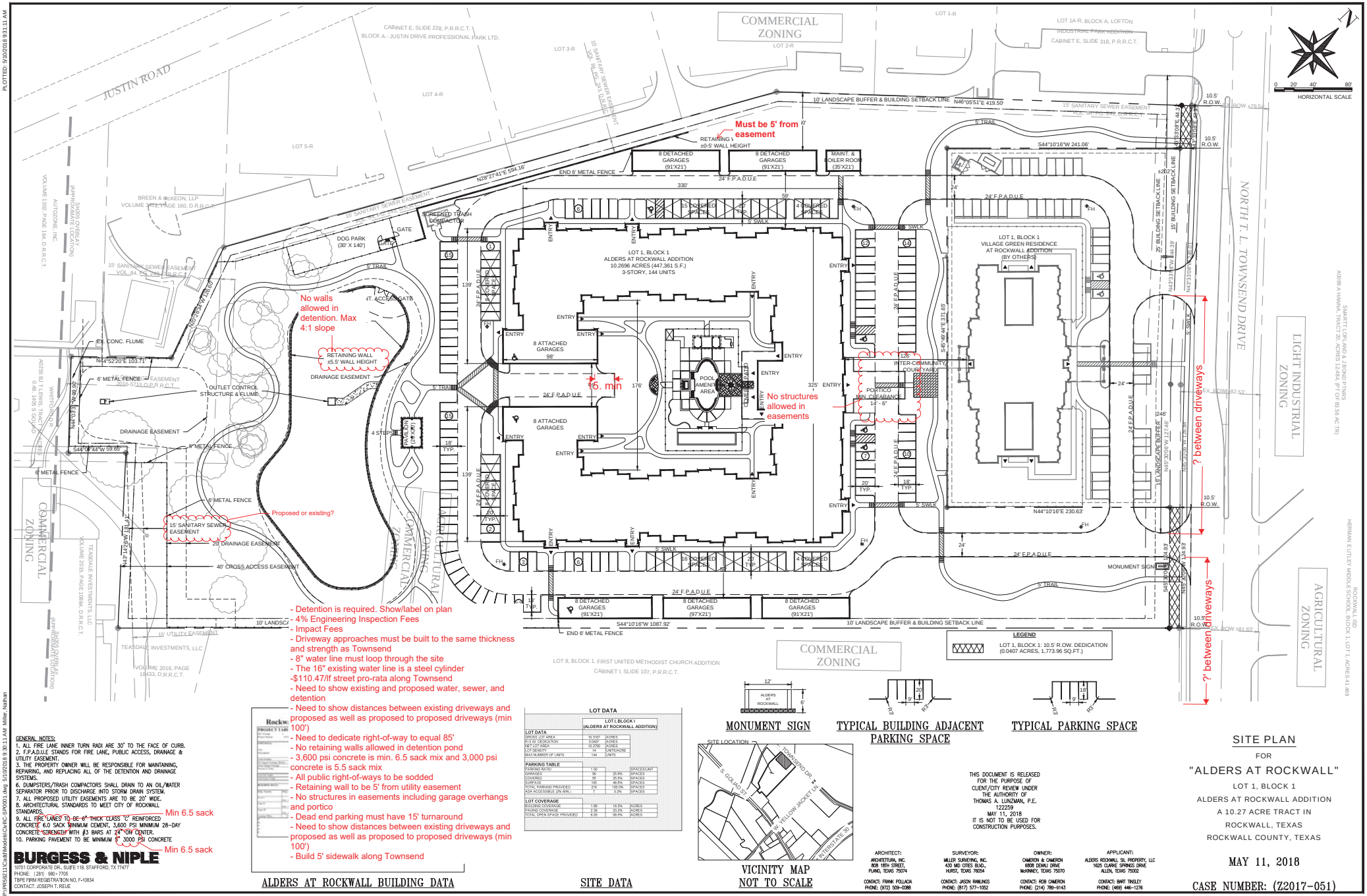
Meeting Dates to Attend:

Architectural Review Board: May 29, 2018 (5:00p.m.) [To provide recommendations to applicant]
Planning - Work Session: May 29, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Parks Board: June 5, 2018 (6:00p.m.) [To provide recommendations to applicant/P&Z]

Architectural Review Board: June 12, 2018 (5:00p.m.) [To provide recommendations to applicant/P&Z]
Planning - Action: June 12, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: June 18, 2018 (6:00 p.m.) [OPEN SPACE PLAN, (VARIANCE AND EXCEPTION REQUESTS) ONLY]



- Detention is required. Show/label on plan
- 4% Engineering Inspection Fees
- Impact Fees
- Driveway approaches must be built to the same thickness and strength as Townsend
- 8" water line must loop through the site
- The 16" existing water line is a steel cylinder
-$110.47/lf street pro-rata along Townsend
- Need to show existing and proposed water, sewer, and detention
- Need to show distances between existing driveways and proposed as well as proposed to proposed driveways (min 100')
- Need to dedicate right-of-way to equal 85'
- No retaining walls allowed in detention pond
- 3,600 psi concrete is min. 6.5 sack mix and 3,000 psi concrete is 5.5 sack mix
- All public right-of-ways to be sodded
- Retaining wall to be 5' from utility easement
- No structures in easements including garage overhangs and portico
- Dead end parking must have 15' turnaround
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- Build 5' sidewalk along Townsend

GENERAL NOTES:
1. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
2. F.P.A.D.U.E STANDS FOR FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
3. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL OF THE DETENTION AND DRAINAGE SYSTEMS.
6. DUMPSTERS/TRASH COMPACTORS SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
7. ALL PROPOSED UTILITY EASEMENTS ARE TO BE 20' WIDE.
8. ARCHITECTURAL STANDARDS TO MEET CITY OF ROCKWALL STANDARDS.
9. ALL FIRE LANES TO BE 6" THICK CLASS 'C' REINFORCED CONCRETE 6.0 SACK MINIMUM CEMENT, 3,600 PSI MINIMUM 28-DAY CONCRETE STRENGTH WITH #3 BARS AT 24" O/N CENTER.
10. PARKING PAVEMENT TO BE MINIMUM 6" 3000 PSI CONCRETE.

Min 6.5 sack
Min 6.5 sack

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980-1705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE

ALDERS AT ROCKWALL BUILDING DATA

SITE DATA

LOT DATA

	LOT I, BLOCK I (ALDERS AT ROCKWALL ADDITION)		
LOT DATA			
GROSS LOT AREA	10.3707	ACRES	
R.O.W. DEDICATION	0.0407	ACRES	
NET LOT AREA	10.2700	ACRES	
LOT DENSITY	14	UNITS/ACRE	
MAX NUMBER OF UNITS	144	UNITS	
PARKING TABLE			
PARKING RATIO	1.50		SPACES/UNIT
GARAGES	99	20.9%	SPACES
COVERED	55	25.5%	SPACES
SURFACE	100	48.6%	SPACES
TOTAL PARKING PROVIDED	216	100.0%	SPACES
ADA ACCESSIBLE (2% MIN.)	7	3.2%	SPACES
LOT COVERAGE			
BUILDING COVERAGE	1.66	16.3%	ACRES
PAVING COVERAGE	2.58	25.2%	ACRES
TOTAL OPEN SPACE PROVIDED	6.03	58.5%	ACRES

VICINITY MAP
NOT TO SCALE

MONUMENT SIGN

TYPICAL BUILDING ADJACENT PARKING SPACE

TYPICAL PARKING SPACE

LEGEND
LOT 1, BLOCK 1: 10.5' R.OW. DEDICATION (0.0407 ACRES, 1,773.96 SQ.FT.)

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CLIENT/CITY REVIEW UNDER THE AUTHORITY OF THOMAS A. LUNZMAN, P.E. 122259 MAY 11, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

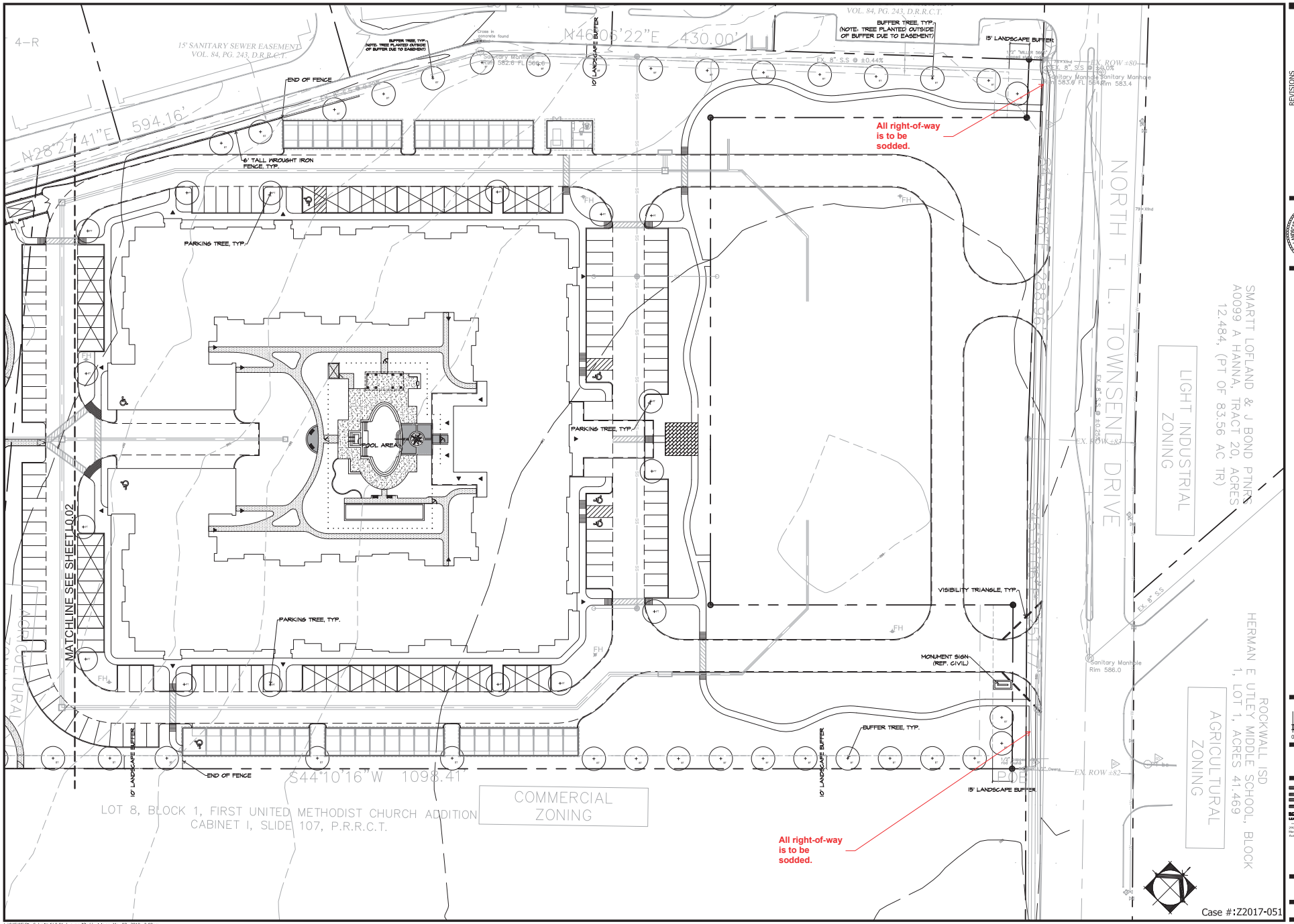
ARCHITECT:	SURVEYOR:	OWNER:	APPLICANT:
ARCHITETURA, INC. 808 18TH STREET, PLANO, TEXAS 75074	MILLER SURVEYING, INC. 420 MID CITIES BLVD., HURST, TEXAS 76054	CAMERON & CAMERON 6808 EKWILI DRIVE McKINNEY, TEXAS 75070	ALDERS ROCKWALL SH, PROPERTY, LLC 1625 CLARKE SPRINGS DRIVE ALLEN, TEXAS 75002
CONTACT: FRANK POLLACIA PHONE: (972) 509-0088	CONTACT: JASON RAWLINGS PHONE: (817) 577-1052	CONTACT: ROB CAMERON PHONE: (214) 789-9143	CONTACT: BART TINSLEY PHONE: (469) 446-1276

SITE PLAN
FOR
"ALDERS AT ROCKWALL"
LOT 1, BLOCK 1
ALDERS AT ROCKWALL ADDITION
A 10.27 ACRE TRACT IN
ROCKWALL, TEXAS
ROCKWALL COUNTY, TEXAS

MAY 11, 2018

CASE NUMBER: (Z2017-051)

PLOTTED: 5/10/2018 9:31:11 AM
P:\PR\5621\1\Cad\Models\CivilC-SP0001.dwg 5/10/2018 9:30:11 AM Miller, Nathan



REVISIONS
COMMENTS
DATE

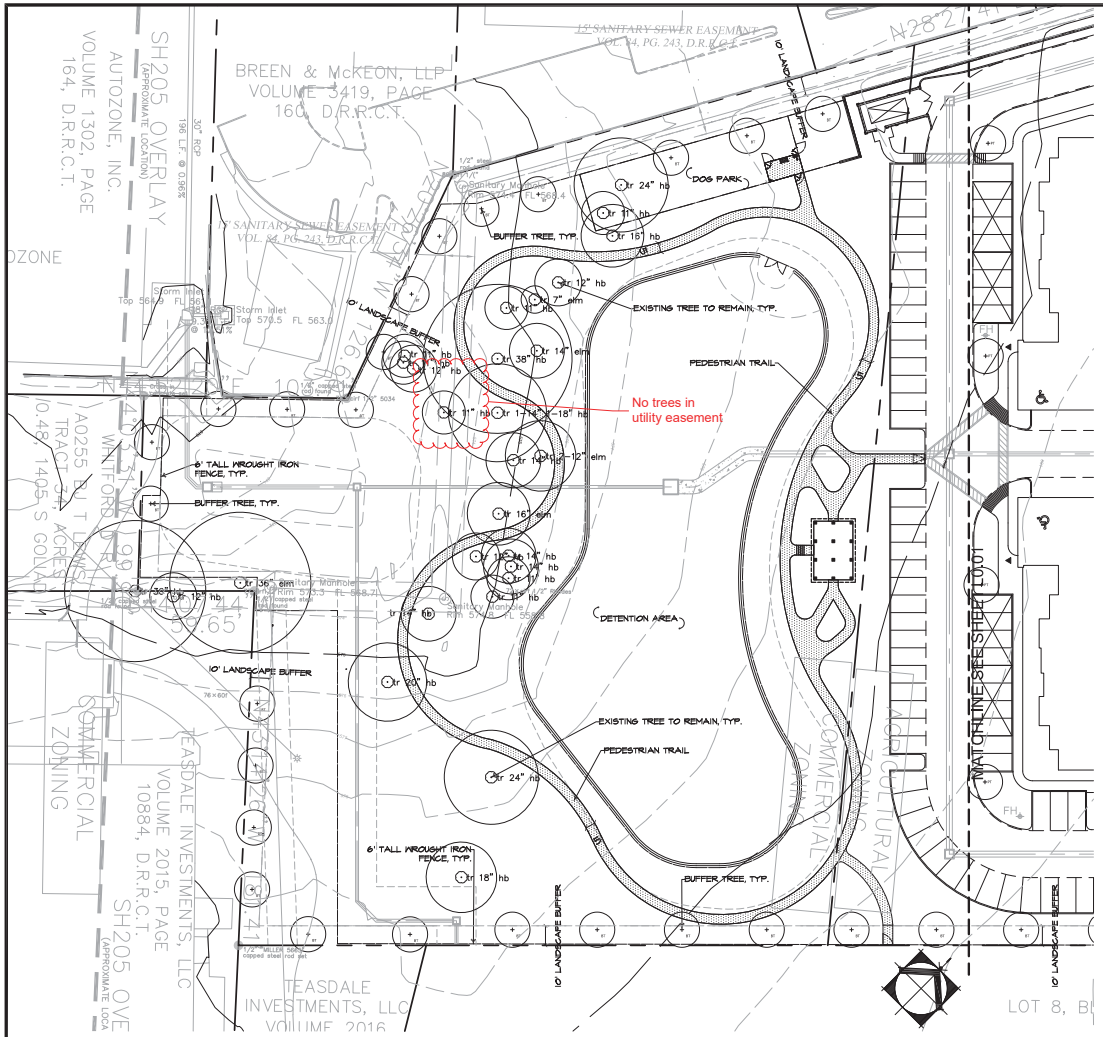
ALDERS AT ROCKWALL
ROCKWALL, TEXAS
LANDSCAPE / TREESCAPE PLAN

SCALE: 0 30 45
DATE: 05/11/18

BENKENDORFER + ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Road, Building Square, Ste D, Austin, TX 78746
P 512 366 0369
F 512 366 0445

L0.01
PROJECT # 045-05

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LANDSCAPE REQUIREMENTS

Zoning: Planned Development District

Area Requirements

	Required	Provided
Total Site Area	N/A	447,329 sq. ft.
Minimum Landscape area (20% of lot area) (447,329)(.20) =89,465.8 sq. ft.	89,465,8 sq. ft.	≥ 89,465,8 sq. ft.

Landscape Buffer

Fifteen (15) foot buffers. (T.L Townsend Drive) A minimum of (1) canopy tree per 50-feet linear feet of buffer area. Total lenght of buffer = 169 ft. (169 / 50) = 3.38 trees	3 trees (4" cal.)	3 Trees ("BT") (4" cal.)
Ten (10) foot buffers. (North, South and Wesrt Boundary) A minimum of (1) canopy tree per 50-feet linear feet of buffer area.		
Total lenght of buffer (North)= 1,014 ft. (1014 / 50) = 20.28 trees	20 trees (4" cal.)	20 Trees ("BT") (4" cal.)
Total lenght of buffer (South)= 1,088 ft. (1088 / 50) = 21.76 trees	22 trees (4" cal.)	22 Trees ("BT") (4" cal.)
Total lenght of buffer (West)= 571 ft. (571 / 50) = 11.42 trees	12 trees (4" cal.)	12 Trees ("BT") (4" cal.)

Parking Lot Landscaping

One (1) Canopy tree per teen (10) parking spaces shall be provided. trees shall be planted within the required parking island or within 20-feet of a parking space.

Total Parking Spaces (excluding garages) = 160

(160/10) = 16 trees	16 trees (4" cal.)	16 Trees ("PT") (4" cal.)

Landscaping Standards

All required Canopy / Shade trees within this development shall be a minimum of four (4) caliper inches and all Accent/ Ornamental / Under-Story trees shall be a minimum of (4) feet in height at time of planting.

Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, or other permanent barriers.

The owner shall be responsible for the health and vitality of plant material through irrigation of all landscape areas, turf, and plant material, and shall.

- provide a moisture level in an amount and frequency adequate to sustain growght of the plant materials on a permanent basis,
- be in place and operational at the time of landscape inspection for certificate of occupancy.
- be maintained and kept operational at all times to provide for efficient water distribution.

Irrigation Methods: One of the following irrigation methos shall be used to ensure adequate watering of plant material in landscape areas:

- Conventional system. An automatic or manual underground irrigation system which may be a conventional spray or bubbler type heads.
- Drip or Leaky-pipe system. An automatic or manual underground irrigation system in conjuction with water-saving system such as a drip or leaky pipe system.
- Temporary and aboveground watering. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use temporary and above ground system, and shall be required to provide irrigation for the first two growing seasons only.

PROTECTED TREE LIST		
Species	**Size (In)**	**Removed**
Hackberry (14,18)	25	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	12	NO
Hackberry	12	NO
Hackberry	12	NO
Hackberry	12	NO
Elm	14	NO
Hackberry	14	NO
Hackberry	14	NO
Hackberry	14	NO
Hackberry	14	NO
Elm	16	NO
Hackberry	16	NO
Hackberry	18	NO
Elm (12,12)	18	NO
Hackbeery	20	NO
Hackberry	24	NO
Hackberry	24	NO
Elm	36	NO
Hackberry	36	NO
Hackberry	38	NO
Elm	7	NO

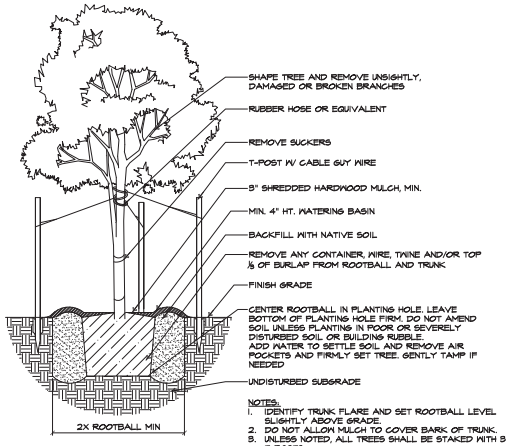
APPLICANT:

ALDERS ROCKWALL SIL PROPERTY, LLC
1625 CLARKE SPRINGS DRIVE
ALLEN, TEXAS 75002
CONTACT: BART TINSLEY
PHONE: (469)446-1276

PREPARED BY:

BENKENDORFER+ASSOCIATES
2901 BEE CAVE RD.
SUITE P
AUSTIN, TEXAS 78746
(512) 366-5259

Add note: No trees to be planted within 5' of any utility



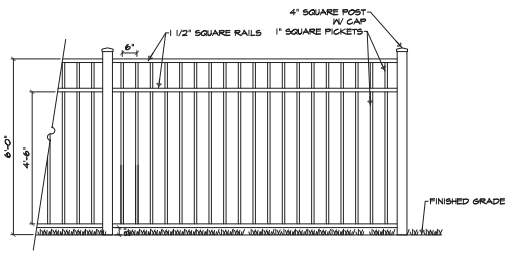
NOTES:
1. IDENTIFY TRUNK FLARE AND SET ROOTBALL LEVEL SLIGHTLY ABOVE GRADE.
2. DO NOT ALLOW MULCH TO COVER BARK OF TRUNK.
3. UNLESS NOTED, ALL TREES SHALL BE STAKED WITH 3 T-POSTS.
4. TREES PLANTED ADJACENT TO AN ACCESSIBLE ROUTES AND/OR ACCESSIBLE AREAS SHALL NOT HAVE LIMBS BELOW 80" ABOVE FINISH GRADE.

TREE PLANTING
SECTION / ELEVATION
N.T.S

PROPOSED PLANT LIST

SHADE TREES

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME
+ Min. 4" Caliper	73	Shumard Oak	Quercus shumardi
		Live Oak	Quercus virginiana
		Cedar Elm	Ulmus crassifolia
		Chinkapin Oak	Quercus muhlenbergi
		Bald Cypress	Taxodium distichum



PERIMETER WROGHT IRON FENCE
ELEVATION
SCALE: 1/2" = 1'-0"

Case #:Z2017-051

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REVISIONS
COMMENTS
DATE

ALDERS AT ROCKWALL
ROCKWALL, TEXAS
LANDSCAPE / TREESCAPE PLAN, NOTES & SPECIFICATIONS

SCALE:
0 30 45

DATE:
05/11/18

BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Road, Heritage Square, Ste P, Austin, TX 78746
P 512 366 5259
F 512 366 5445

L0.02

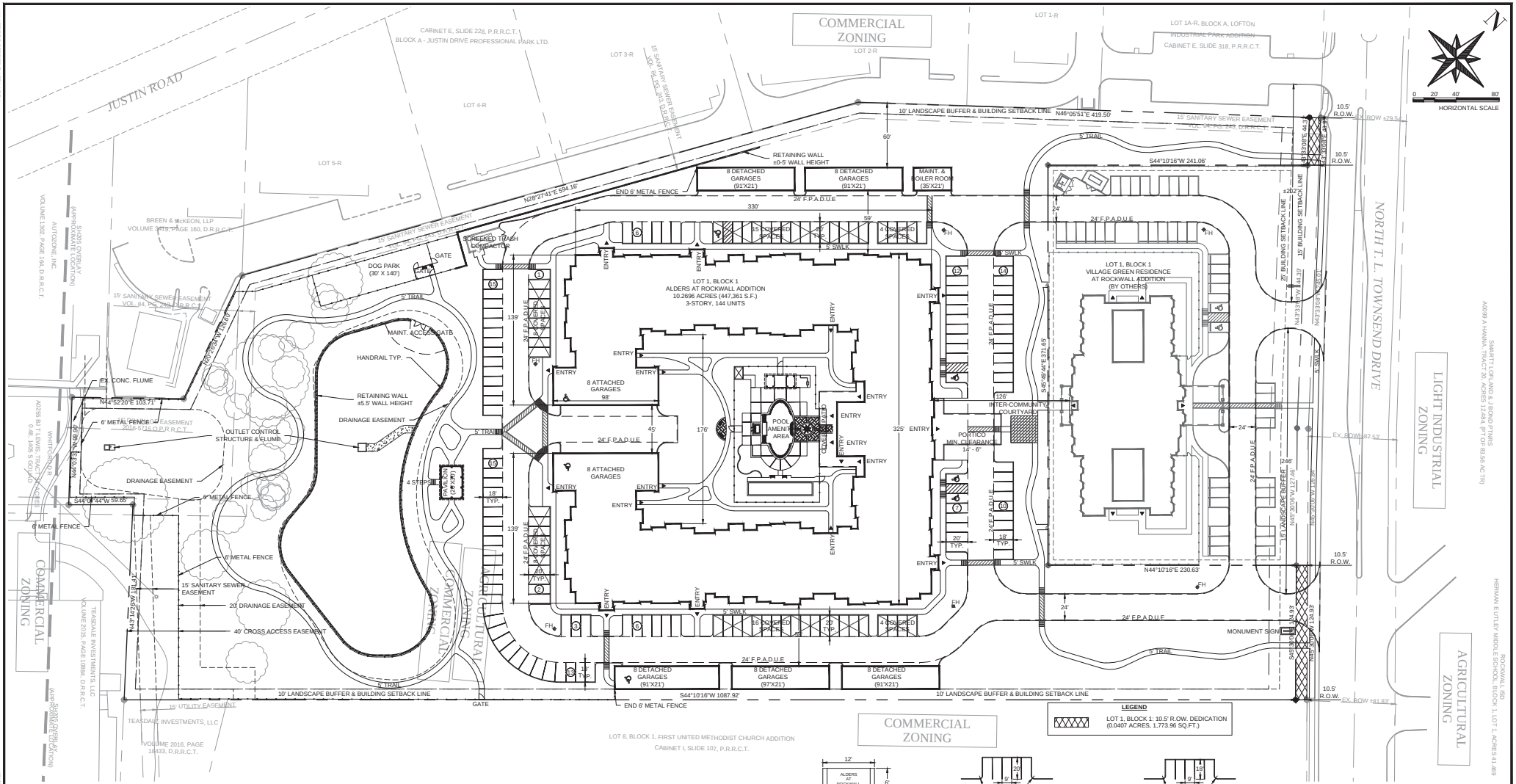
PROJECT # 045-05



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

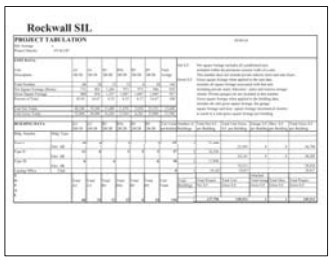


LEGEND

LOT 1, BLOCK 1: 10.5' R.O.W. DEDICATION (0.0407 ACRES, 1,773.96 SQ.FT.)

GENERAL NOTES:
1. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
2. F.P.A.D.U.E STANDS FOR FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
3. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL OF THE DETENTION AND DRAINAGE SYSTEMS.
6. DUMPSTERS/TRASH COMPACTORS SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
7. ALL PROPOSED UTILITY EASEMENTS ARE TO BE 20' WIDE.
8. ARCHITECTURAL STANDARDS TO MEET CITY OF ROCKWALL STANDARDS.
9. ALL FIRE LANES TO BE 6" THICK CLASS 'C' REINFORCED CONCRETE 6.0 SACK MINIMUM CEMENT, 3,600 PSI MINIMUM 28-DAY CONCRETE STRENGTH WITH #3 BARS AT 24" ON CENTER.
10. PARKING PAVEMENT TO BE MINIMUM 5" 3000 PSI CONCRETE

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980-1705
TBPE FIRM REGISTRATION NO. F-10934
CONTACT: JOSEPH T. REUE

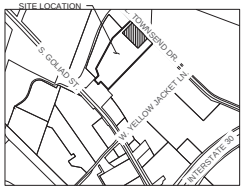


ALDERS AT ROCKWALL BUILDING DATA

LOT DATA

	LOT 1, BLOCK 1 (ALDERS AT ROCKWALL ADDITION)	
LOT DATA		
GROSS LOT AREA	10.3707	ACRES
P.O.W. DEDICATION	0.0407	ACRES
NET LOT AREA	10.2700	ACRES
LOT DENSITY	14	UNITS/ACRE
MAX NUMBER OF UNITS	144	UNITS
PARKING TABLE		
PARKING RATIO	1.50	SPACES/UNIT
GARAGES	99	25.9% SPACES
COVERED	55	25.5% SPACES
SURFACE	100	46.6% SPACES
TOTAL PARKING PROVIDED	216	100.0% SPACES
ADA ACCESIBLE (3% MIN.)	7	3.2% SPACES
LOT COVERAGE		
BUILDING COVERAGE	1.66	16.3% ACRES
PAVING COVERAGE	2.38	23.2% ACRES
TOTAL OPEN SPACE PROVIDED	6.05	58.5% ACRES

SITE DATA



VICINITY MAP
NOT TO SCALE

MONUMENT SIGN

TYPICAL BUILDING ADJACENT PARKING SPACE

TYPICAL PARKING SPACE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CLIENT/CITY REVIEW UNDER THE AUTHORITY OF THOMAS A. LUNZMAN, P.E. 122259 MAY 11, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ARCHITECT:	SURVEYOR:	OWNER:	APPLICANT:
ARCHITETURA, INC. 808 18TH STREET, PLANO, TEXAS 75074	MILLER SURVEYING, INC. 420 MID CITIES BLVD., HURST, TEXAS 76054	CAMERON & CAMERON 6808 EKWILI DRIVE McKINNEY, TEXAS 75070	ALDERS ROCKWALL SIL PROPERTY, LLC 1625 CLARKE SPRINGS DRIVE ALLEN, TEXAS 75002
CONTACT: FRANK POLLACIA PHONE: (972) 509-0088	CONTACT: JASON RAWLINGS PHONE: (817) 577-1052	CONTACT: ROB CAMERON PHONE: (214) 789-9143	CONTACT: BART TINSLEY PHONE: (469) 446-1276

SITE PLAN

FOR

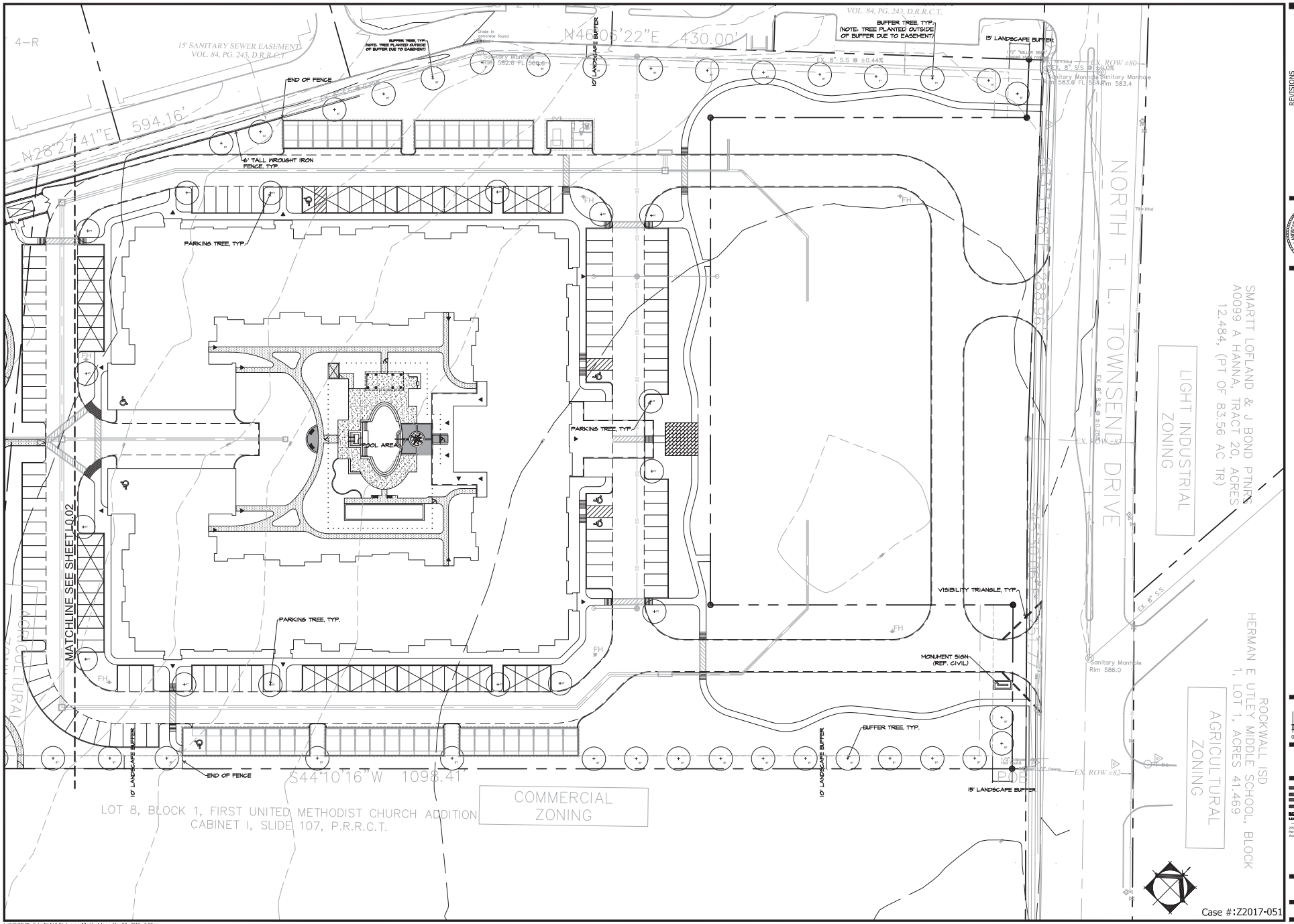
"ALDERS AT ROCKWALL"

LOT 1, BLOCK 1
ALDERS AT ROCKWALL ADDITION
A 10.27 ACRE TRACT IN
ROCKWALL, TEXAS
ROCKWALL COUNTY, TEXAS

MAY 11, 2018

CASE NUMBER: (Z2017-051)

PLOTTED: 5/10/2018 9:31:11 AM
P:\PR\5621\1\Cad\Models\Civil\C-SP0001.dwg 5/10/2018 9:30:11 AM Miller, Nathan



REVISIONS
COMMENTS
DATE

ALDERS AT ROCKWALL

ROCKWALL, TEXAS

LANDSCAPE / TREESCAPE PLAN

SCALE:
0 30 45

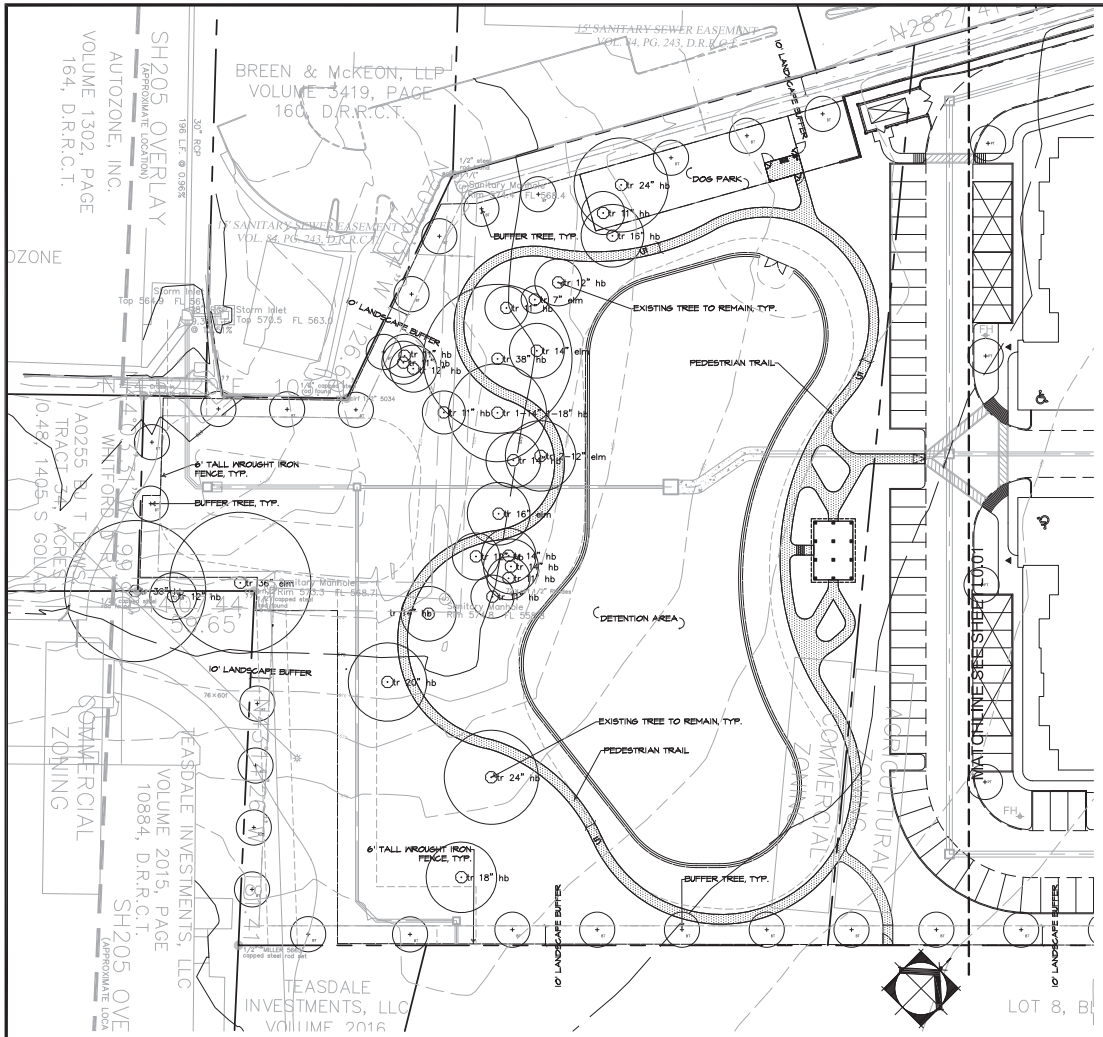
DATE:
05/11/18

BENKENDORFER + ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Road
Hastings Square, Ste D
Austin, TX 78746
P 512 366 0369
F 512 366 0445

L0.01

PROJECT # 045-05

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LANDSCAPE REQUIREMENTS

Zoning: Planned Development District

Area Requirements

	Required	Provided
Total Site Area	N/A	447,329 sq. ft.
Minimum Landscape area (20% of lot area) (447,329)(.20) =89,465.8 sq. ft.	89,465,8 sq. ft.	≥ 89,465,8 sq. ft.

Landscape Buffer

Fifteen (15) foot buffers. (T.L Townsend Drive) A minimum of (1) canopy tree per 50-feet linear feet of buffer area. Total lenght of buffer = 169 ft. (169 / 50) = 3.38 trees	3 trees (4" cal.)	3 Trees ("BT") (4" cal.)
Ten (10) foot buffers. (North, South and Wesrt Boundary) A minimum of (1) canopy tree per 50-feet linear feet of buffer area.		
Total lenght of buffer (North)= 1,014 ft. (1014 / 50) = 20.28 trees	20 trees (4" cal.)	20 Trees ("BT") (4" cal.)
Total lenght of buffer (South)= 1,088 ft. (1088 / 50) = 21.76 trees	22 trees (4" cal.)	22 Trees ("BT") (4" cal.)
Total lenght of buffer (West)= 571 ft. (571 / 50) = 11.42 trees	12 trees (4" cal.)	12 Trees ("BT") (4" cal.)

Parking Lot Landscaping

One (1) Canopy tree per teen (10) parking spaces shall be provided. trees shall be planted within the required parking island or within 20-feet of a parking space.

Total Parking Spaces (excluding garages) = 160

(160/10) = 16 trees	16 trees (4" cal.)	16 Trees ("PT") (4" cal.)

Landscaping Standards

All required Canopy / Shade trees within this development shall be a minimum of four (4) caliper inches and all Accent/ Ornamental / Under-Story trees shall be a minimum of (4) feet in height at time of planting.

Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, or other permanent barriers.

The owner shall be responsible for the health and vitality of plant material through irrigation of all landscape areas, turf, and plant material, and shall.

- provide a moisture level in an amount and frequency adequate to sustain growght of the plant materials on a permanent basis,
- be in place and operational at the time of landscape inspection for certificate of occupancy.
- be maintained and kept operational at all times to provide for efficient water distribution.

Irrigation Methods: One of the following irrigation methos shall be used to ensure adequate watering of plant material in landscape areas:

- Conventional system. An automatic or manual underground irrigation system which may be a conventional spray or bubbler type heads.
- Drip or Leaky-pipe system. An automatic or manual underground irrigation system in conjuction with water-saving system such as a drip or leaky pipe system.
- Temporary and aboveground watering. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use temporary and above ground system, and shall be required to provide irrigation for the first two growing seasons only.

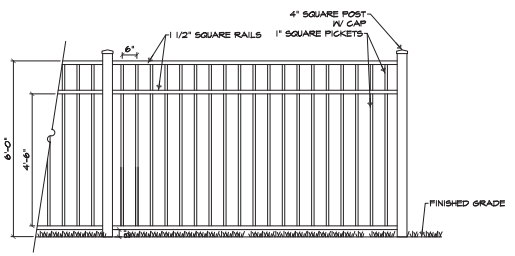
PROTECTED TREE LIST		
Species	**Size (In)**	**Removed**
Hackberry (14,18)	25	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	12	NO
Hackberry	12	NO
Hackberry	12	NO
Hackberry	12	NO
Elm	14	NO
Hackberry	14	NO
Hackberry	14	NO
Hackberry	14	NO
Hackberry	14	NO
Elm	16	NO
Hackberry	16	NO
Hackberry	18	NO
Elm (12,12)	18	NO
Hackbeery	20	NO
Hackberry	24	NO
Hackberry	24	NO
Elm	36	NO
Hackberry	36	NO
Hackberry	38	NO
Elm	7	NO

APPLICANT:

ALDERS ROCKWALL SIL PROPERTY, LLC
1625 CLARKE SPRINGS DRIVE
ALLEN, TEXAS 75002
CONTACT: BART TINSLEY
PHONE: (469)446-1276

PREPARED BY:

BENKENDORFER+ASSOCIATES
2901 BEE CAVE RD.
SUITE P
AUSTIN, TEXAS 78746
(512) 366-5259

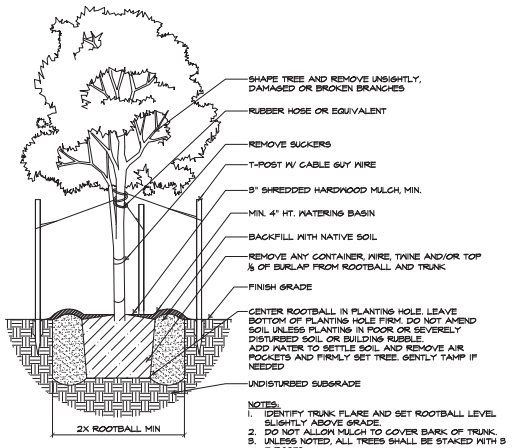


PERIMETER WROGHT IRON FENCE
ELEVATION
SCALE: 1/2 " = 1'-0"

PROPOSED PLANT LIST

SHADE TREES

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME
+ Min. 4" Caliper	73	Shumard Oak	Quercus shumardi
		Live Oak	Quercus virginiana
		Cedar Elm	Ulmus crassifolia
		Chinkapin Oak	Quercus muhlenbergi
		Bald Cypress	Taxodium distichum



NOTES:
1. IDENTIFY TRUNK FLARE AND SET ROOTBALL LEVEL SLIGHTLY ABOVE GRADE.
2. DO NOT ALLOW MULCH TO COVER BARK OF TRUNK.
3. UNLESS NOTED, ALL TREES SHALL BE STAKED WITH 3 T-POSTS.
4. TREES PLANTED ADJACENT TO AN ACCESSIBLE ROUTES AND/OR ACCESSIBLE AREAS SHALL NOT HAVE LIMBS BELOW 80" ABOVE FINISH GRADE.

TREE PLANTING
SECTION / ELEVATION
N.T.S

Case #:Z2017-051

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REVISIONS
COMMENTS
DATE

ALDERS AT ROCKWALL
ROCKWALL, TEXAS
LANDSCAPE / TREESCAPE PLAN, NOTES & SPECIFICATIONS

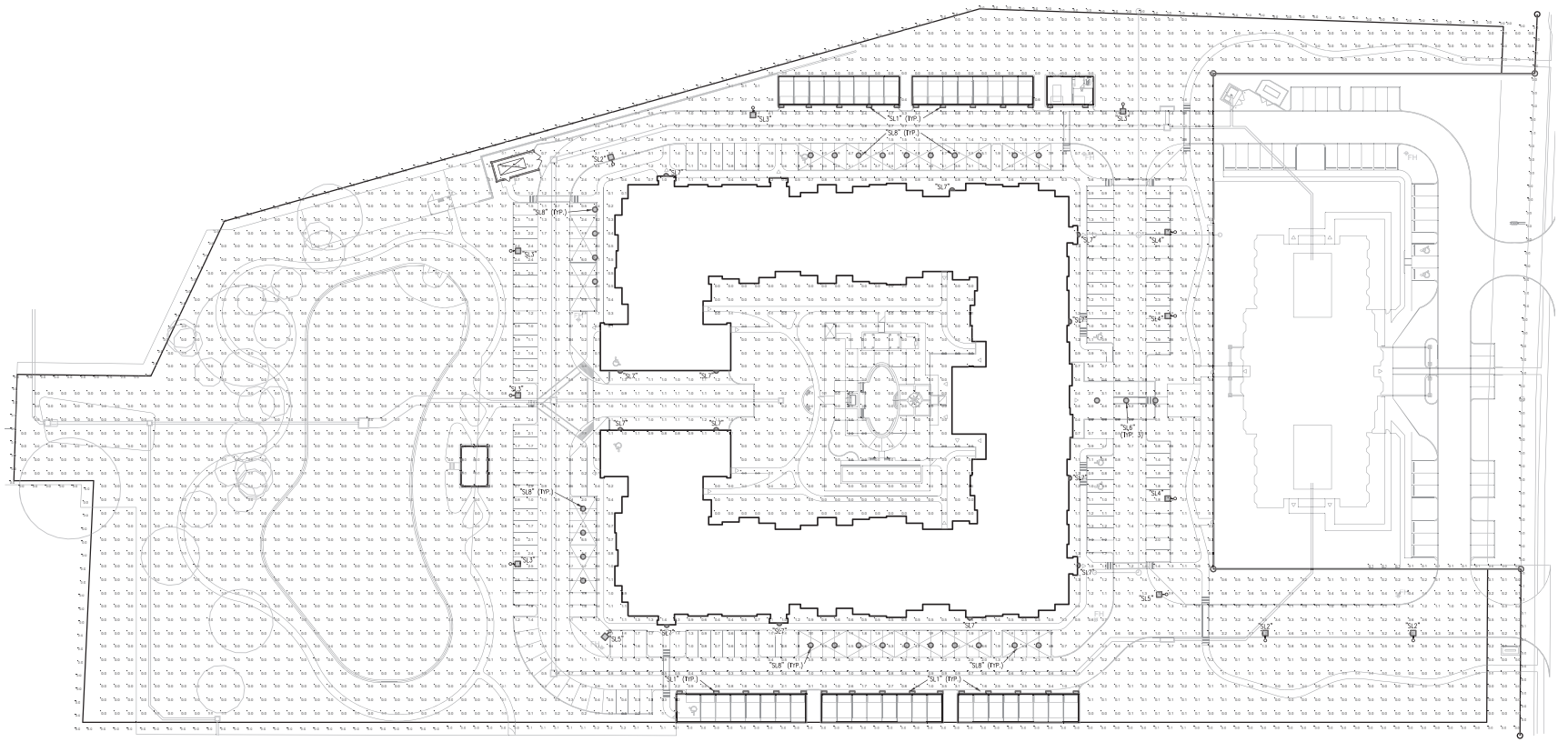
SCALE: 0 30 45

DATE: 05/11/18

BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Road, Heritage Square, Ste P, Austin, TX 78746
P 512 366 5259
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L0.02

PROJECT # 045-05



NORTH

1 PHOTOMETRIC SITE PLAN

1" = 40'-0"

SITE LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS					REMARKS
			RECESS	SURFACE	WALL		LED	FLOUR.	HID	CODE	QUANTITY	
SL1	RAB	ENTRA12Y			X	BLACK	X			876LUM/14W	1	4
SL2	LUMARK	PRV-A25-D-UNV-T2-BZ-7030-HSS		POLE	X	BLACK	X			10,204LUM/87W	1	1, 2
SL3	LUMARK	PRV-A25-D-UNV-T3-BZ-7030-HSS		POLE	X	BLACK	X			10,292LUM/87W	1	1, 2
SL4	LUMARK	PRV-A25-D-UNV-T4-BZ-7030-HSS		POLE		BLACK	X			10,261LUM/87W	1	1, 2
SL5	LUMARK	PRV-A25-D-UNV-T5-BZ-7030-HSS		POLE		BLACK	X			10,627LUM/87W	1	1, 2
SL6	WILLIAMS	L4S-L20C-830-CS-W-AC/CAL-WET/CC	X			BLACK	X			1,500LUM/26W	1	5
SL7	MCGRAW EDISON	ISW-E01-LED-E1-BL3-7030			X	BLACK	X			2,702LUM/25W	1	3
SL8	RAB	CLED26Y		X		BLACK	X			2,285LUM/29W	1	6

REMARKS:

1 MOUNT ON 20' RSS POLE, WITH HANDHOLE AND BASE COVER.
2 PROVIDE WITH SCREW-IN BASE FOR 90 MPH WIND RATING, 1.3 GUST FACTOR.
3 MOUNT AT 16FT AFG.
4 MOUNT AT 7FT AFG.
5 MOUNT IN CANOPY.
6 MOUNT UNDER CARPORT.

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
PARKING	1.7 fc	7.1 fc	0.2 fc	35.5:1	8.5:1

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. F-9639

LS&A Saltmer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3074
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com

LSA PROJECT NO. 1804003

Senior Living at Rockwall
Rockwall, Texas

Senior Living at Rockwall LLC.

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STATE OF TEXAS
RICHARD ROSS STAINBROOK
90120
LICENSED
PROFESSIONAL ENGINEER
05-10-18

Project No. 160302

Issue Drawing Log

16 Feb 2018 Issue for Permit

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- PHOTOMETRICS

Drawing No.
E0.01

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ENTRA12Y

RAB

Project: Type: "SL1"

Prepared By: Date:

Driver Info

Type	Constant Current
120V	0.3A
208V	0.3A
240V	0.3A
277V	0.3A
Input Watts	14W
Efficiency	88%

LED Info

Watts	12W
Color Temp	3000K
Color Accuracy	3k CRI
L70 Lifespan	125000
Lumens	918
Efficacy	62 LPW

Affordable, high-performance, low-maintenance LED doorway light. Suitable for mounting heights up to 10', and replaces 70W high pressure sodium. 100,000 Hour LED lifespan. 5 Year warranty.

Color: Bronze Weight: 3.0 lbs

Technical Specifications

Listings

UL Listing:
Suitable for wet locations as downlight. Suitable for mounting within 1.2m (4ft) of the ground

ADA Compliant:
ENTRA™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:
Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures

Back Housing:
Die-cast aluminum.

Lens/Housing Cover:
Vandal resistant polycarbonate molded housing cover and lens.

Mounting:
Heavy die cast aluminum with 1/2" back knockout and mounting template for mounting to 4" box.

Recommended Mounting Height:

Reflectors (2):
White aluminum reflector topped with vacuum metalized polycarbonate LED reflector.

Gaskets:
High-temperature silicone

Finish:
Formulated for high-durability and long lasting color.

Green Technology:
Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LED:
12W multi-chip, long life LED.

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Correlated Color Temp. (Nominal CCT):
3000K

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Consistency:

Electrical

Driver:
Constant Current, Class 2, 100-277V, 50/60Hz, 4kV Surge Protection, 350mA, 105-240VAC, 0.3 - 0.15 A, 277VAC, 0.15 A, Power Factor: 98.8%

THD:
10.5 at 120V

Other

Patents:
The design of the ENTRA™ is protected by patents pending in US, Canada, China, Taiwan and Mexico

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Equivalency:
RAB values USA-manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for this product to be made BAA compliant.

Buy American Act Compliance:

Need help? Text help line: (888) RAB-1499 Email: sales@rabweb.com Website: www.rabweb.com

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Page 1 of 2



Lumark

DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A variety of mounting options are available for retrofit, one-for-one retrofit and new installations. With energy savings greater than 62%, the Prevail fixture replaces 150-400W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

Catalog #	Type
Project	"SL2, 3, 4, 5"
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs and drivers to the rear of the fixture. The fixture is IP66 and 5G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the severest application.

Optics
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions. Type II and III ranging from 6,100 to 18,900 nominal lumens. Light engine consists of 12 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 277V systems. Includes 6kV/3kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate comms capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-Pin twistlock photocontrol receptacle and NEMA 7-Pin twistlock photocontrol receptacles are available as options.

Controls
The Prevail LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in on/ off (MSP) and bi-level dimming (MSPDIM) operation. The optional Lumanet Pro system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with set screws for a quick and easy installation. The universal, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty
Five-year warranty.

PRV PREVAIL

LED

AREA / SITE / ROADWAY LUMINAIRE

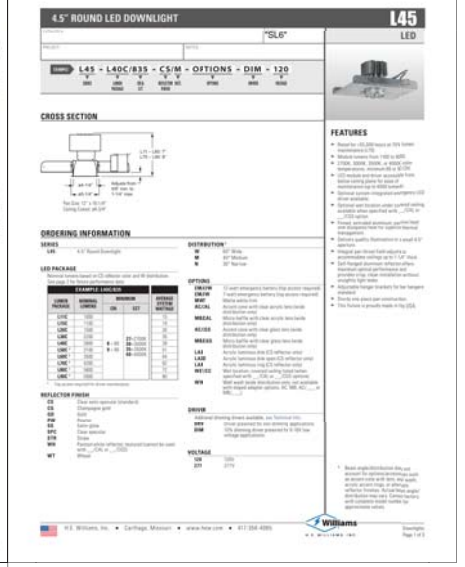
CERTIFICATION DATA

ENERGY DATA

SHIPPING DATA

DIMENSIONS

EATON



4.5" ROUND LED DOWNLIGHT

L45

LED

"SL6"

L45 - L40C/835 - CS/M - OPTIONS - DIM - 120

CROSS SECTION

FEATURES

ORDERING INFORMATION

SERIES

LED PACKAGE

REFLECTOR FINISH

DISTRIBUTION

OPTIONS

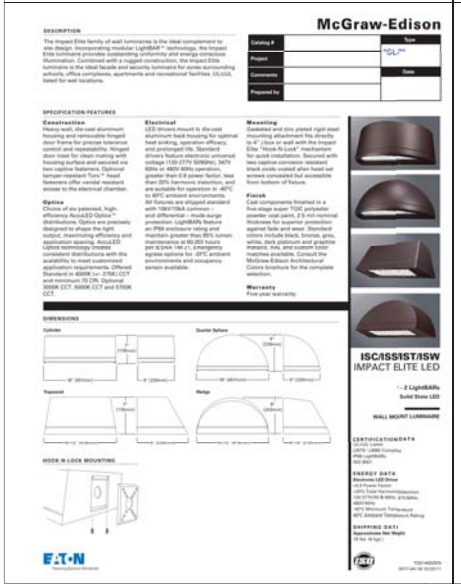
DRIVER

VOLTAGE

H.E. Williams, Inc. • Carthage, Missouri • www.hew.com • 417.358.4895

Williams

Page 1 of 3



McGraw-Edison

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaires provides outstanding conformity and energy-conscious performance. Constructed with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #	Type
Project	"CL*"
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely engineered to fully utilize LED output, maximizing efficiency and application spacing. AccuLED Optics terminology insures consistent distributions with the availability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA (optimal – differential – mode surge protection. LightBARs feature an L70 calculated life rating of greater than 85% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black cords routed after head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. Ask, and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

DIMENSIONS

Cylinder

Ducter Sphere

Trapezoid

Wedge

HOOK-N-LOCK MOUNTING

ISC/ISS1ST/ISW

IMPACT ELITE LED

- 2 LightBARs
- Solid State LED

WALL MOUNT LUMINAIRE

CERTIFICATION DATA

ENERGY DATA

SHIPPING DATA

EATON



CLED26Y

RAB

Project: Type: "SL6"

Prepared By: Date:

Driver Info

Type	Constant Current
120V	0.36A
208V	0.17A
240V	0.15A
277V	0.13A
Input Watts	26W
Efficiency	91%

LED Info

Watts	26W
Color Temp	3000K
Color Accuracy	84 CRI
L70 Lifespan	100000
Lumens	2,283
Efficacy	82 LPW

LED ceiling light with precision optics deliver smooth and uniform distribution. Ideal for retail settings, workspace lighting and other applications requiring a high output commercial grade downlight.

Color: Bronze Weight: 18.0 lbs

Technical Specifications

Listings

UL Listing:
Suitable for Wet Locations. Covered Ceiling Mount Only.

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:
High-output, long-life LEDs

Color Consistency:
5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
Meets range of ANSI Chromaticity Quadrangles and follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products. ANSI C78.377-2017.

Electrical

Driver:
Driver, Constant Current, Class 2, 100-277V, 50/60 Hz, 6kv Surge Protection, 700mA, 105-277VAC 0.4 Amps, Power Factor 98.7%.

THD:
<4.7% at 120V

Construction

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Thermal Management:
Optimized using computational fluid dynamics software to ensure long LED and driver lifespan.

Housing:
Precision die-cast aluminum housing and lens frame

Lens:

Gaskets:
High-temperature silicone

Finish:
Formulated for high-durability and long lasting color.

Green Technology:
Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

Patents:
The design of CLEDR is protected by patents pending in US, Canada, China, Taiwan and Mexico

Buy American Act Compliance:
RAB values USA-manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for this product to be made BAA compliant.

Optical

BUG Rating:
B1 U1 G2

Need help? Text help line: (888) RAB-1499 Email: sales@rabweb.com Website: www.rabweb.com

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Page 1 of 2

Senior Living at Rockwall
Rockwall, Texas

Senior Living at Rockwall LLC.

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pollacia@architectura-inc.com

RICHARD ROSS BRANSCUM
93120
LICENSED
ARCHITECT
05-10-18

Project No. 160302

Issue Drawing Log

16 Feb 2018 Issue for Permit

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. F-9639

LS&A Saltmer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3939 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3074
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com

LSA PROJECT NO. 1804003

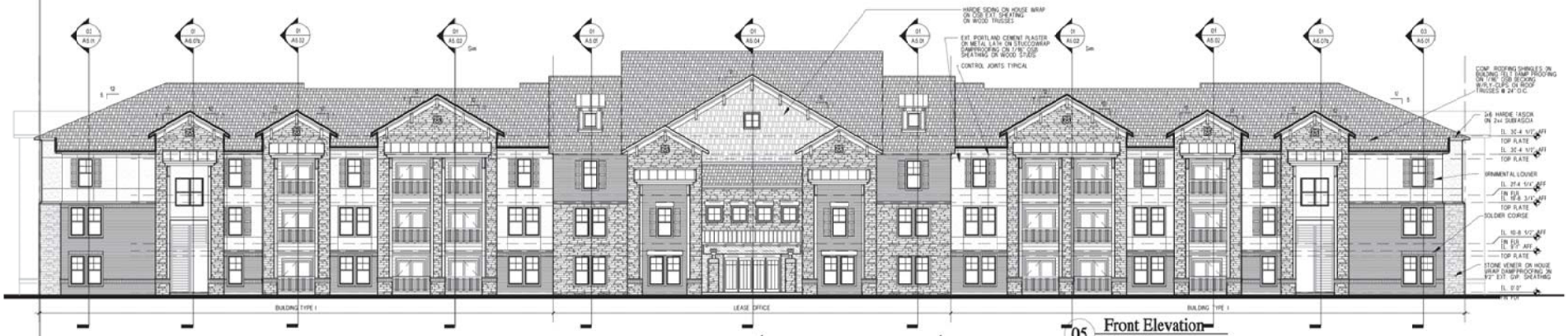
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Sheet Title:
SITE DETAILS

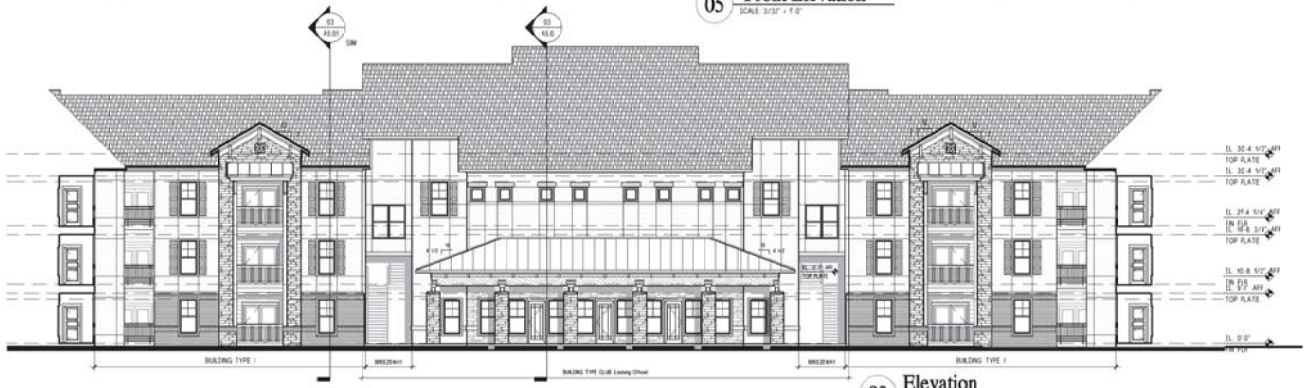
Drawing No.
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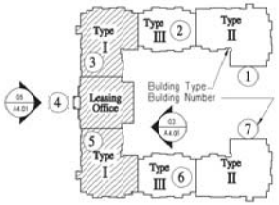
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05 Front Elevation
SCALE: 3/32" = 1'-0"



03 Elevation
SCALE: 3/32" = 1'-0"



Key Plan
No Scale

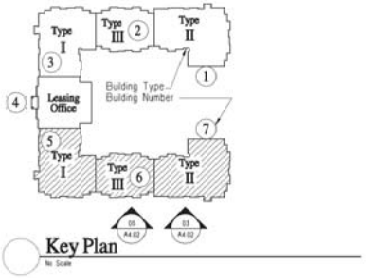
Alders at Rockwall

100% Masonry Products including
Face Brick, Stone, Stucco and Hardie Siding

5' 15' 30'
SCALE: 3/32" = 1'-0"

architettura
architettura inc.
808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com







Alders at Rockwall

100% Masonry Products including
Face Brick, Stone, Stucco and Hardie Siding

5' 15' 30'

SCALE: 3/32" = 1'-0"

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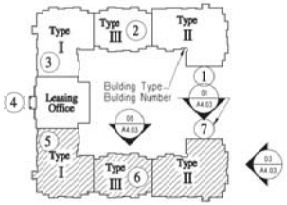
Front Elevation

SCALE: 3/32" = 1'-0"



03 Elevation

SCALE: 3/32" = 1'-0"

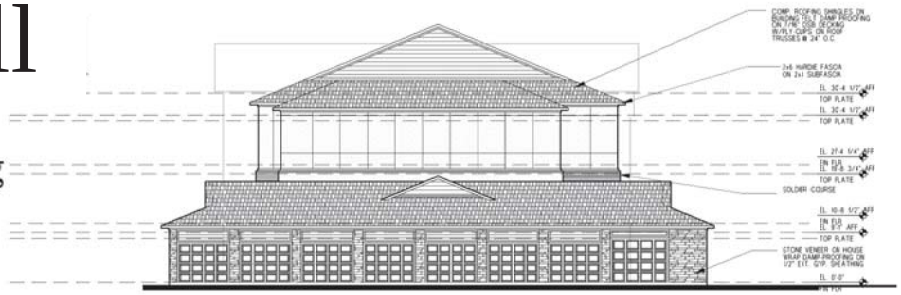


Key Plan

No Scale

Alders at Rockwall

100% Masonry Products including Face Brick, Stone, Stucco and Hardie Siding



01 Elevation

SCALE: 3/32" = 1'-0"

5' 15' 30'

SCALE: 3/32" = 1'-0"

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09 Front Elevation



Alders at Rockwall

03 Elevation



05 Front Elevation



Alders at Rockwall

03 Elevation



Alders at Rockwall

05 Front Elevation

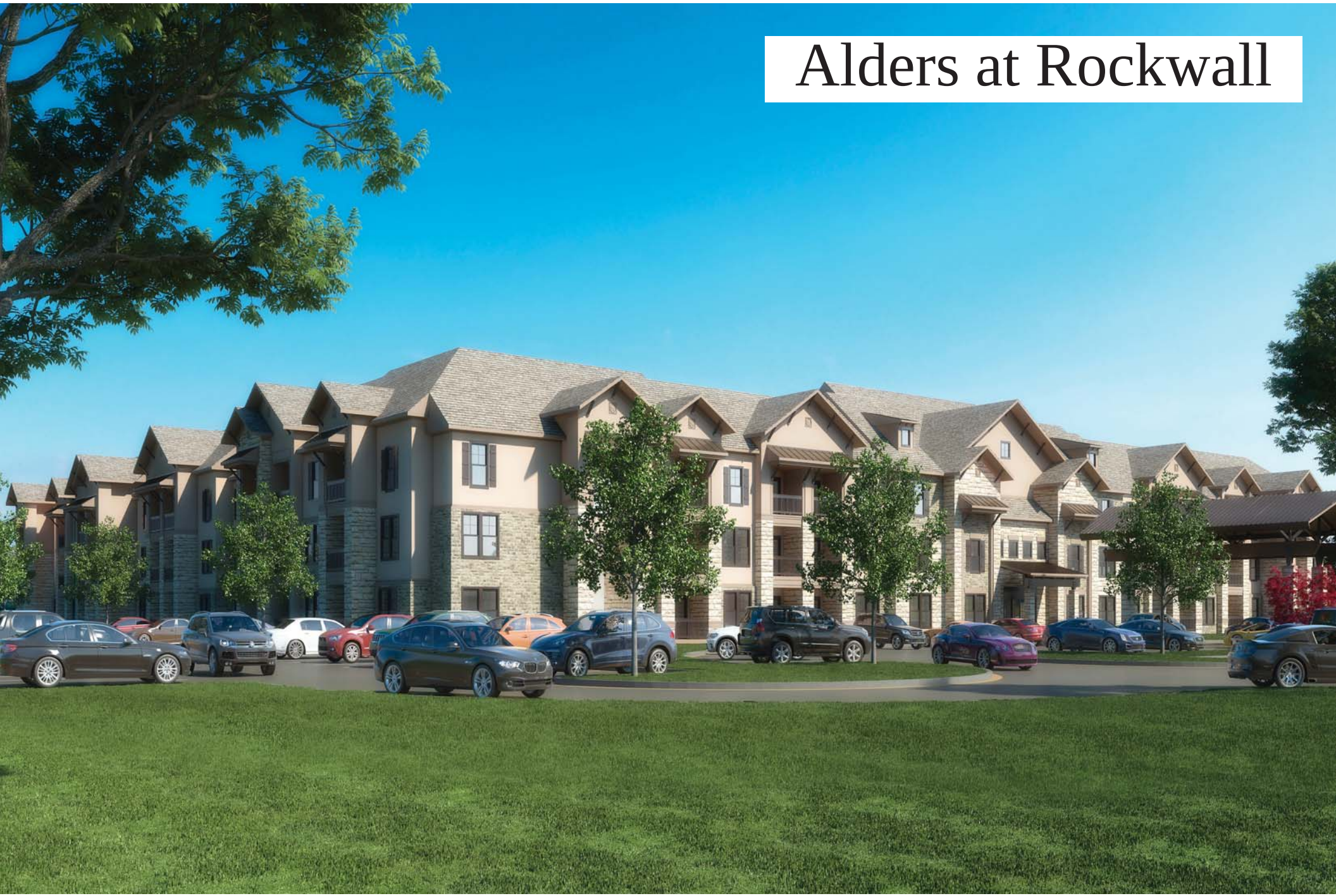


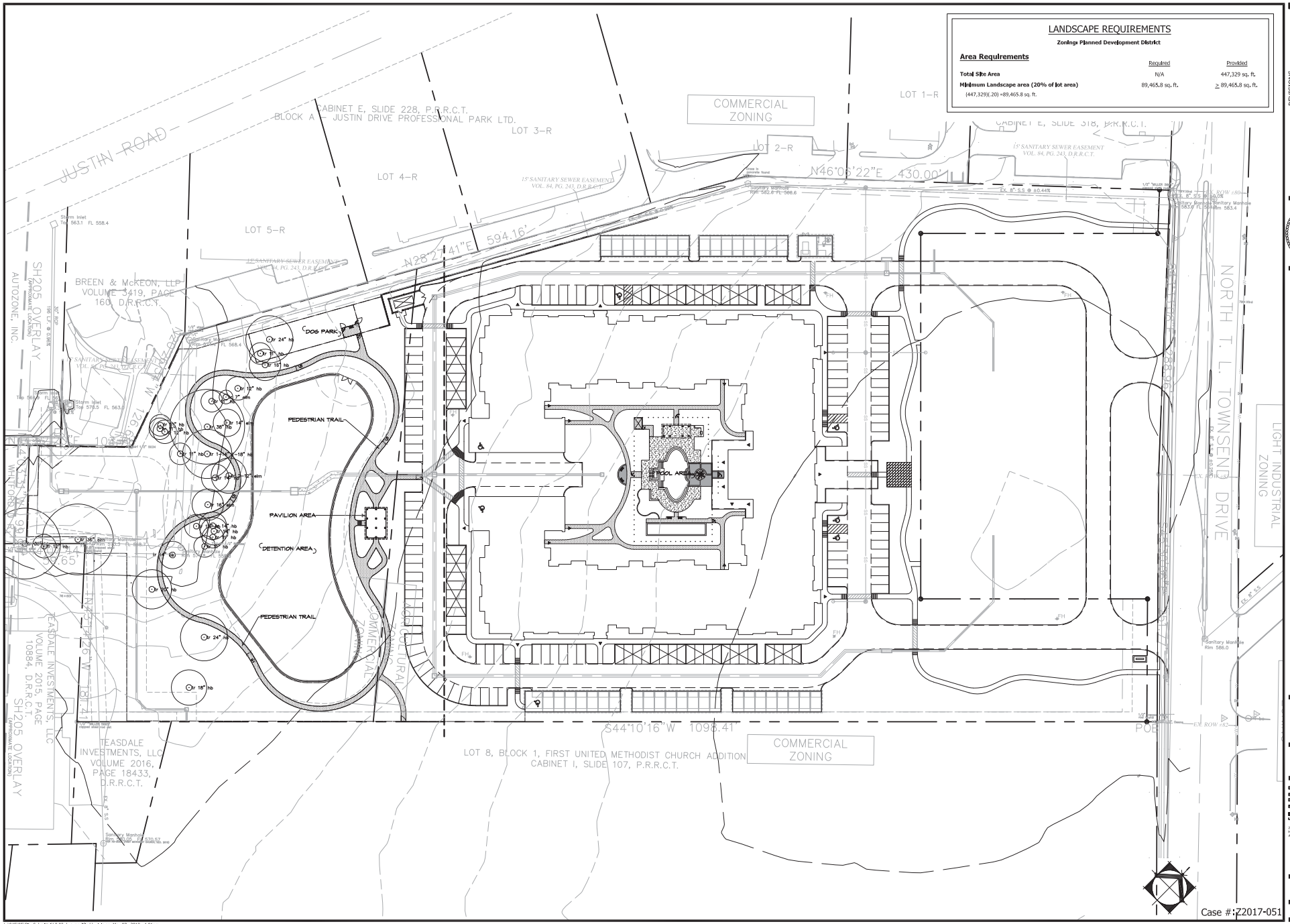
03 Elevation



01 Elevation

Alders at Rockwall





REVISIONS
COMMENTS
DATE

ALDERS AT ROCKWALL
ROCKWALL, TEXAS
OPEN SPACE / AMENITY PLAN

SCALE:
0 30 45

DATE:
05/11/18

BENKENDORFER + ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Road, Building Square, Ste D, Austin, TX 78746
P 512 366 0369
F 512 366 0445

L0.03

PROJECT # 045-05

L:\045\05\City Submittal\L0.03.dwg modified by lois on May 07, 2018 - 4:01pm

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/12/2018

APPLICANT: Bart Tinsley of *Alders Rockwall SIL Property, LLC*

AGENDA ITEM: **SP2018-012;** *Site Plan for Multi-Family Apartment Complex*

SUMMARY:

Discuss and consider a request by Bart Tinsley of Alders Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a site plan for a multi-family apartment complex on a 10.3103-acre portion of a larger 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

PURPOSE:

On May 11, 2018, the applicant submitted an application for a site plan showing the proposed layout for a 144-unit multi-family apartment complex that will be developed on a 10.3103-acre portion of a larger 12.40-acre tract of land. The development will be constructed simultaneously with a 30-unit memory care facility [*SP2018-013*] on the remainder portion of the tract. It should be noted that a conveyance plat [*P2018-013*] was approved by the City Council on June 4, 2018 for the purpose of subdividing the 12.40-acre tract into two (2) lots and conveying *Lot 1* (*i.e. memory care facility*) of the proposed subdivision. The subject property is situated within the SH-205 OV, is south of the intersection of TL Townsend Drive and Justin Road, and is zoned Planned Development District 86 (*PD-86*).

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Planned Development District 86 (*PD-86*), the proposed use (*i.e. multi-family apartment complex*) is permitted in compliance with the standards established by Ordinance 17-62, and will not require any additional approvals by the Planning and Zoning Commission or City Council. The submitted site plan, open space master plan, building elevations, landscape plan, treescape plan, and photometric plan conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 86 (PD-86), with the exception of a recommendation from the Architectural Review Board (ARB) and the items listed in the *Recommendation* section of this case memo. The following is a summary of the density and dimensional requirements for the subject property.

Lot Dimensional Requirements	*MF-14*
Minimum Lot Width	60’
Minimum Lot Depth	100’
Minimum Lot Area	10,000 SF
Minimum Lot Area/Unit	2,000 SF
Minimum Front Yard Building Setback	25’
Minimum Side Yard Building Setback	10’
Minimum Rear Yard Building Setback	10’
Minimum Front Yard Carport/Parking Setback	15’
Minimum Side Yard Carport/Parking Setback	10’
Minimum Rear Yard Carport/Parking Setback	10’
Minimum Separation Between Main Buildings [1]	20’
Minimum Separation Between a Main Structure to an Accessory Structure	10’
Maximum Height [2]	3-story[2]
Maximum Lot Coverage	45%

Minimum Landscape	20%
Minimum Open Space [3]	20%

General Notes:

[1]: The minimum separation between two (2) buildings without doors or windows on facing walls shall be a minimum of 15-feet.

[2]: 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, roof element, or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof (*i.e. 40-ft for the multi-family unit complex*) if it is gable, hip or gambrel roof. Maximum height shall not exceed 3-*stories or 60-feet overall height for the multi-family complex and 1-story or 30-feet overall height for the memory care facility*.

[3]: The minimum open space area will be calculated based on the gross area of the lot, and will include both active and passive recreational areas.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On May 29, 2018, the Architectural Review Board (ARB) reviewed the submitted building elevations. The ARB made a recommendation that the applicant provide a materials sample board that demonstrates a complimentary architectural theme for the apartment complex and memory care facilities. The ARB will forward a recommendation to the Planning and Zoning Commission on June 12, 2018.

PARKS BOARD RECOMMENDATION:

On June 6, the Parks Board approved a recommendation to accept the open space plan and site plan as presented. Additionally, the Parks Board recommended approval of the park amenities and that the fees can be used to provide amenity within the development. The Parks Board also ruled that although the park amenities will be privately owned, they are to remain open to the public; however, this does not constitute City acceptance of public park land and facilities. The Board did recommend that the proposed trail system should be eight (8)-foot wide and the park area should be irrigated turf. As a note, the proposed dog park must comply with City ordinances -- *submittal and approval of a permit through the Animal Services Department* -- and more particular to establishing a 500-foot distance from any residential dwelling unit.

- The developer is to pay the cash-in-lieu of land fees required in the amount of $16,416 [*i.e. 144 units @ $114.00 per dwelling unit*] and are due at the time of final plat.
- The developer is to pay the pro-rata equipment fees required in the amount of $130,464 [*i.e. 144 units @ $906.00 per dwelling unit*] and are due at the time of final plat.
- In accordance with the Mandatory Parkland Dedication Ordinance the cash-in-lieu of land and pro-rata equipment fees totaling $146,880 are estimated and assumed to be collected in the year 2018. These fees are subject to change if final platted after the year 2018.

To verify that the amenity package is equal to the assessed fees the applicant will need to submit a detailed open space master plan outlining the proposed amenity package and corresponding cost.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the site plan and recommend approval of the open space master plan, staff would offer 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 a building permit.

2) The development shall be required to adhere to the fees and any other recommendations that will be assessed by the Parks Board at the time of final plat.

3) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the 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.

City of Rockwall

Project Plan Review History

Revised Staff Comments Highlighted

Project Number	SP2018-012	**Owner**	CAMERON, & CAMERON	**Applied**	5/14/2018	LM
Project Name	Alders at Rockwall	**Applicant**	ALDERS AT ROCKWALL SIL PROPERTY, LLC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype	PD			**Expired**		
Status	P&Z HEARING			**Status**	6/6/2018	DG

Site Address	City, State Zip	Zoning
1196 N T L TOWNSEND DR	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
JUSTIN DRIVE PROFESSIONAL PARK	8	NULL	8	0255-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/14/2018	5/21/2018	5/16/2018	2	APPROVED	
ENGINEERING	Amy Williams	5/14/2018	5/21/2018	5/18/2018	4	COMMENTS	See Comments

(5/18/2018 9:20 AM AW)
- Detention is required. Show/label on plan
- 4% Engineering Inspection Fees
- Impact Fees
- Driveway approaches must be built to the same thickness and strength as Townsend
- 8" water line must loop through the site
- The 16" existing water line is a steel cylinder
-$110.47/lf street pro-rata along Townsend
- Need to show existing and proposed water, sewer, and detention
- Need to show distances between existing driveways and proposed as well as proposed to proposed driveways (min 100')
- Need to dedicate right-of-way to equal 85'
- No retaining walls allowed in detention pond
- 3,600 psi concrete is min. 6.5 sack mix and 3,000 psi concrete is 5.5 sack mix
- All public right-of-ways to be sodded
- Retaining wall to be 5' from utility easement
- No structures in easements including garage overhangs and portico
- Dead end parking must have 15' turnaround
- Need to show distances between existing driveways and proposed as well as proposed to proposed driveways (min 100')
- Build 5' sidewalk along Townsend

Landscape Plan
Add note: No trees to be planted within 5' of any utility
Move tree out of utility easement (see markup)
All right-of-ways to be sodded

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	6/7/2018	6/14/2018	6/7/2018		COMMENTS	See Comments
(6/7/2018 8:21 AM AW) Sewer easement on the southwestern property to be 20' wide See markup for utilities							
FIRE	Ariana Hargrove	5/14/2018	5/21/2018	5/18/2018	4	COMMENTS	see commets
Show location of Fire Department Connection (FDC): FDC shall be facing and visible from the fire lane. FDC must be within 100-feet of a fire hydrant. FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access.(5/18/2018 4:04 PM AA)							
GIS	Lance Singleton	5/14/2018	5/21/2018	5/24/2018	10	APPROVED	See Comments
(5/24/2018 11:42 AM LS) Address Assignment will be: Lot 2: 1196 N T L TOWNSEND DR, ROCKWALL TX 75087 (Alders at Rockwall)							
Parks Board	WENDY YOUNG	6/7/2018	6/14/2018	6/7/2018		APPROVED	See comments
(6/7/2018 12:45 PM WY) ----Recommend approval of open space plan and site plan and accept as presented. *Park amenities will be privately owned, but remain open to the public, but does not constitute City acceptance of public park land and facilities. *Trail should be 8' wide concrete. * Park area should be irrigated turf. * Dog park must comply with City ordinances particularly 500' away from any residential dwelling unit. ---Recommend approval of $114 per dwelling unit for pro-rata equp fees totaling $160, 416and $906 per dwelling unit for cash in lieu of land fees totaling $130,464 for a complete total of $290,880, in accordance with the Mandatory Parkland Dedication Ordinance. Fee estimate applies only to 2018 and are subject to change in future years. (6/8/2018 9:38 AM WY) Correction to fees Pro-rata equp fees should be $16,416. Completel total would then be $146,880.							
PLANNING	David Gonzales	5/14/2018	5/21/2018	5/23/2018	9	COMMENTS	See comments

Discuss and consider a request by Bart Tinsley of Adlers Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a site plan for a multi-family apartment complex on a 10.3103-acre portion of a larger 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday June 5, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

* Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of building permits. As a note, plat mylars must be received for filing purposes prior to release of any building permits.
3. Label site plan documents with "Case No. SP2018-012" at the lower right corner of all plan and resubmit.
4. Provide adjacent property owner information and remove all zoning labels (i.e. Commercial Zoning, Agricultural Zoning, etc.) on all plans when resubmitting.
5. All exterior signage requires submittal and approval of a separate permit through the Building Inspections Department. Remove monument sign from all plans.
6. Dog Park requires submittal and approval of a separate permit from the Animal Services Department. See Code of Ordinances, Article X.
7. No retaining wall in detention pond. See engineering mark-ups.

** Please address the following Planning Comments for each plan submitted:

PD Site Plan:
1. Label and dimension (ROW width) North T. L. Townsend Drive. 2. Use a lighter scaled line for Lot 1 (i.e. Village Green Residence) to distinguish between lots/developments.
3. Verify parking count, appears to be off by two (2) spaces. Correct Lot Data Table to read 217 Total Parking Spaces.
4. Where are HVAC units located? See screening requirements in PD and provide appropriate screening for all units.
5. Include description in LEGEND for F.P.A.D.U.E (i.e. firelane, public access, drainage & utility easement, etc.)
6. Label all trash receptacles and provide detail of dumpster enclosure-- minimum 8-ft enclosures walls with exterior walls matching the primary structure and a self latching gate mechanism.

Landscape/Treescape Plan:

1. Remove monument sign from plans -- requires separate permitting process.
2. Are there any other types of plant materials being used for this site?
3. Remove zoning lables (Commercial Zoning, Agricultural Zoning, etc.) from all plans.
4. Change case no. lable to read SP2018-012.
5. See engineering note regarding tree located within easement (remove).

Photometric Plan:

1. Cut Sheets: the Entra12Y doorway light fixture as shown (unshielded light source) maximum wattage not to exceed 15 watts in order to control glare. If this fixtures' bulb exceeds this, it must be a sheilded, with a maximum one-inch reveal.

2. Other than item no. 1 as listed, the plan as submitted meets or exceeds the intent of the standards established by the UDC

Building Elevations:

1. Requries a recommendation from the Architectural Review Board(ARB) forwarded to the Planning and Zoning Commission for consideration
2. Provide calculations for all exterior materials (i.e. stone, brick, stucco, hardie board, etc.) for each facade.
3. Provide a materials sample board for ARB review.
4. Provide a label for each plan (black & white and color) indicating the direction each elevation is facing (i.e. north, south, east, or west).

Open Space Master Plan:
1. To be considered by the Parks Board on June 5, 2018 with their recommendation forwarded to the City Council for approval
2. Provide a legend for all amenties and label (i.e. clubhouse, pool, trails, open space %, etc.).
3. Provide adjacent property owner information and remove zoning classification labels
4. Dog Park requires submittal and approval of a separate permit through the Animal Services

*** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the PD Site Plan request If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

Meeting Dates to Attend:

Architectural Review Board: May 29, 2018 (5:00p.m.) [To provide recommendations to applicant]
Planning - Work Session: May 29, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Parks Board: June 5, 2018 (6:00p.m.) [To provide recommendations to applicant/P&Z]

Architectural Review Board: June 12, 2018 (5:00p.m.) [To provide recommendations to applicant/P&Z]
Planning - Action: June 12, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: June 18, 2018 (6:00 p.m.) [OPEN SPACE PLAN, (VARIANCE AND EXCEPTION REQUESTS) ONLY]

PLANNING	David Gonzales	6/7/2018	6/15/2018	6/8/2018	1	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

The following staff comments are to be addressed and resubmitted no later than Tuesday June 19, 2018. Please provide two large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff:

* Planning Department General Comments:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of building permits. As a note, plat mylars must be received for filing purposes prior to release of any building permits.
3. All exterior signage requires submittal and approval of a separate permit through the Building Inspections Department. Remove depiction of monument sign for memory care facility from all plans.
4. Dog Park requires submittal and approval of a separate permit from the Animal Services Department. See Code of Ordinances, Article X.

** Please address the following Planning Comments for each revised plan:

Site Plan:
1. Verify parking count, appears to be off by one (1) space (i.e. add additional space).
2. Dumpster enclosure exterior walls are to match the primary structure. Must be natural stone and not cultured stone.

Landscape/Treescape Plan:

1. Indicate proposed plant materials -- other than trees -- on plans.

Photometric Plan:
1. The plan as submitted meets or exceeds the intent of the standards established by the UDC

Building Elevations:
1. Requries a recommendation from the Architectural Review Board(ARB) forwarded to the Planning and Zoning Commission for consideration

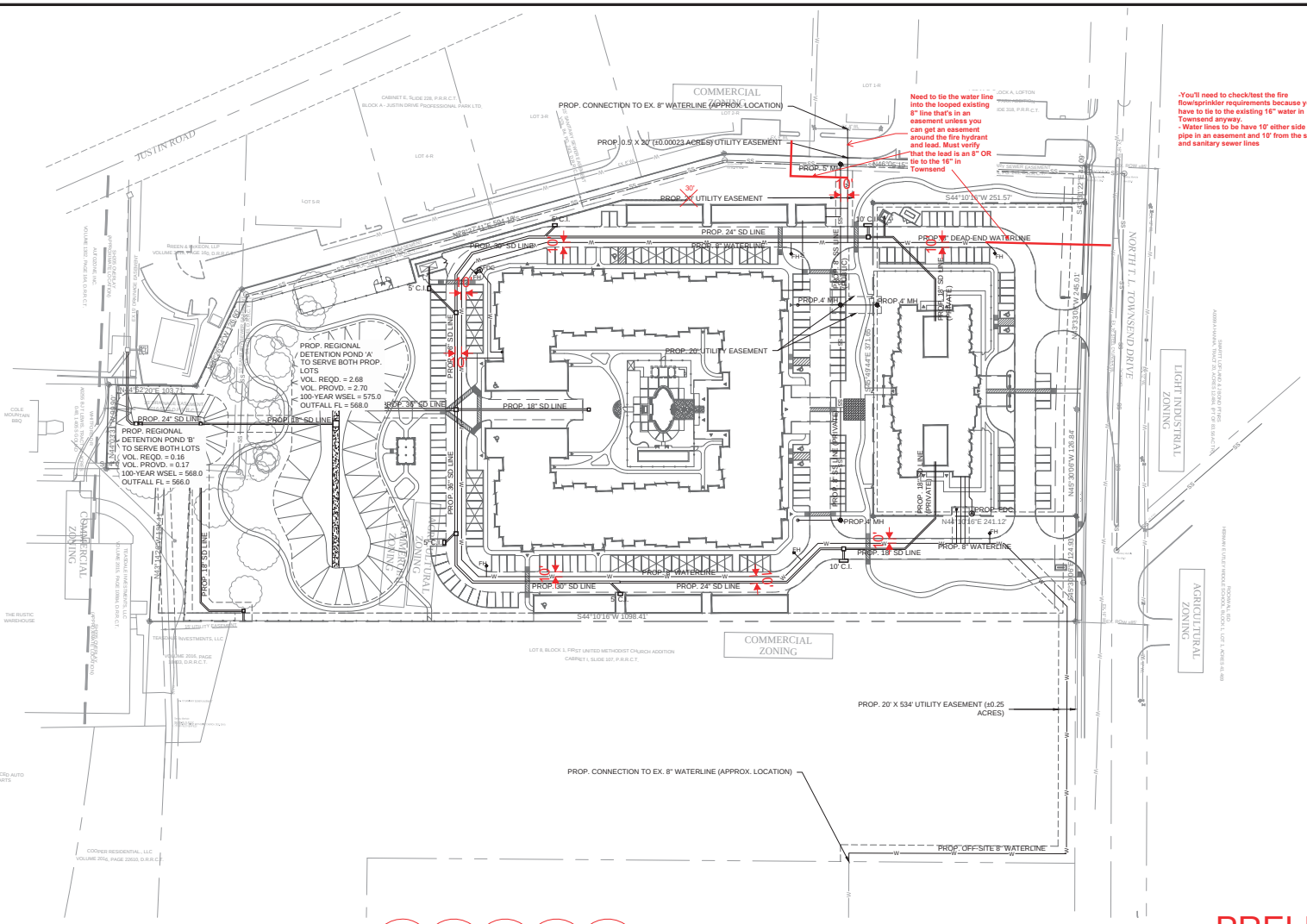
Open Space Master Plan:
1. Parks Board recommendation to be forwarded to the City Council for approval

*** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the PD Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICPwith the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

Meeting Dates to Attend:

Architectural Review Board: June 12, 2018 (5:00p.m.) [To provide recommendations to applicant/P&Z]
Planning - Action: June 12, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: June 18, 2018 (6:00 p.m.) [OPEN SPACE PLAN ONLY]



FOR DISCUSSION PURPOSES ONLY

PRELIMINARY

UTILITY EXHIBIT

FOR

"ALDERS AT ROCKWALL"

&

VILLAGE GREEN RESIDENCE AT ROCKWALL

ROCKWALL, TEXAS

ROCKWALL COUNTY, TEXAS

JUNE 5, 2018

CASE NUMBER: (Z2017-051)

GENERAL NOTES:
1. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
2. F.P.A.D.U.E STANDS FOR FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
3. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL OF THE DETENTION AND DRAINAGE SYSTEMS.
6. DUMPSTERS/TRASH COMPACTORS SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
7. ALL PROPOSED UTILITY EASEMENTS ARE TO BE 20' WIDE.
8. ARCHITECTURAL STANDARDS TO MEET CITY OF ROCKWALL STANDARDS.
9. ALL FIRE LANES TO BE 6" THICK CLASS 'C' REINFORCED CONCRETE 6.0 SACK MINIMUM CEMENT, 3,600 PSI MINIMUM 28-DAY CONCRETE STRENGTH WITH #3 BARS AT 24" ON CENTER.
10. PARKING PAVEMENT TO BE MINIMUM 5" 3000 PSI CONCRETE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CLIENT/CITY REVIEW UNDER THE AUTHORITY OF THOMAS A. LUNZMAN, P.E. 122259 JUNE 5, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980-7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE

ARCHITECT:
ARCHITETTURA, INC.
808 18TH STREET,
PLANO, TEXAS 75074
CONTACT: FRANK POLLACIA
PHONE: (972) 509-0088

SURVEYOR:
MILLER SURVEYING, INC.
420 MID CITIES BLVD.,
HURST, TEXAS 76054
CONTACT: JASON RAWLINGS
PHONE: (817) 577-1052

OWNER:
CAMERON & CAMERON
6808 DEWALI DRIVE
McKINNEY, TEXAS 75070
CONTACT: ROB CAMERON
PHONE: (214) 789-9143

APPLICANT:
ALDERS ROCKWALL SIL PROPERTY, LLC
1625 CLARKE SPRINGS DRIVE
ALLEN, TEXAS 75002
CONTACT: BART TINSLEY
PHONE: (469) 446-1276

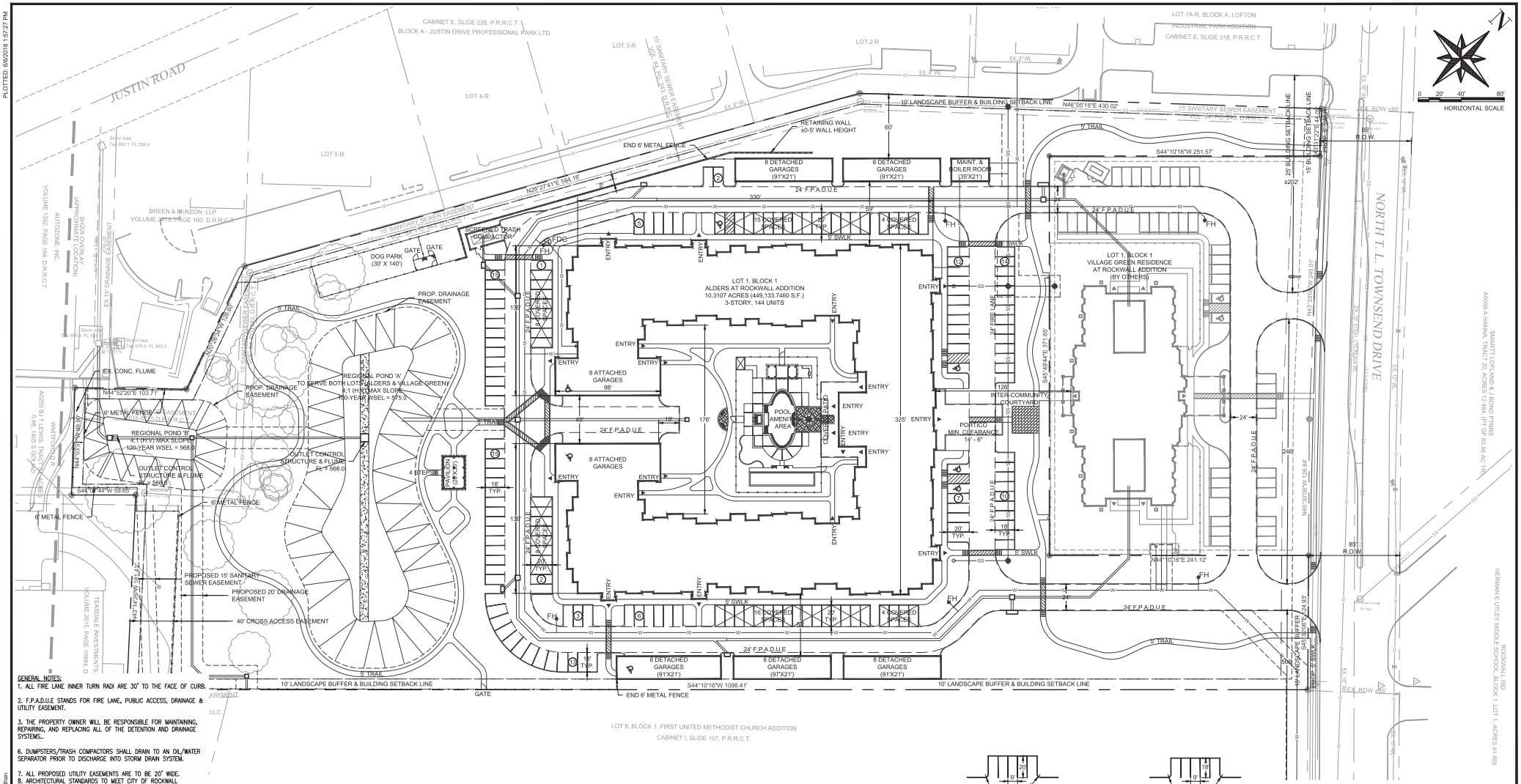
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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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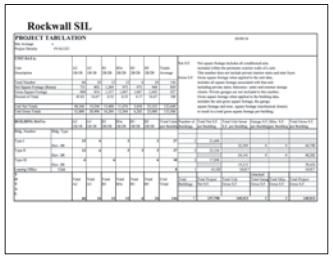


GENERAL NOTES:

1. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
2. F.P.A.D.U.E STANDS FOR FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
3. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL OF THE DETENTION AND DRAINAGE SYSTEMS..
6. DUMPSTERS/TRASH COMPACTORS SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
7. ALL PROPOSED UTILITY EASEMENTS ARE TO BE 20' WIDE.
8. ARCHITECTURAL STANDARDS TO MEET CITY OF ROCKWALL STANDARDS.
9. ALL FIRE LANES TO BE 6" THICK CLASS 'C' REINFORCED CONCRETE 6.5 SACK MINIMUM CEMENT, 3,600 PSI MINIMUM 28-DAY CONCRETE STRENGTH WITH #3 BARS AT 24" ON CENTER.
10. PARKING PAVEMENT TO BE MINIMUM 5" 3000 PSI CONCRETE. MINIMUM 5.5 SACK MIX.
11. 10.5' OF R.O.W. WAS DEDICATED TO THE CITY OF ROCKWALL IN 2007 FOR THE CONSTRUCTION OF TOWNSEND DRIVE (85' R.O.W.)
12. PROPOSED REGIONAL PONDS TO SERVE BOTH LOT 1, BLOCK 1, ALDERS AT ROCKWALL AND LOT 1, BLOCK 1 VILLAGE GREEN RESIDENCE AT ROCKWALL.
13. ALL PUBLIC R.O.W.S TO BE SODDED.
14. SEE UTILITIES EXHIBIT FOR DETAILS.
15. HVAC UNITS TO BE PLACED ON ROOF OF BUILDING WITH SCREENING WALLS HIDING THEM FROM VIEW

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980 - 7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE

ALDERS AT ROCKWALL BUILDING DATA



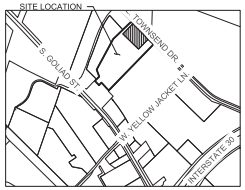
SITE DATA

LOT DATA: LOT 1 (ALDERS AT ROCKWALL)

LOT 1, BLOCK 1 (ALDERS AT ROCKWALL ADDITION)

LOT DATA			
LOT AREA:	10.3107		ACRES
LOT DENSITY:	14		UNITS/ACRE
MAX NUMBER OF UNITS:	144		UNITS
PARKING TABLE			
PARKING RATIO:	1.50		SPACES/UNIT
GARAGES:	56	25.8%	SPACES
COVERED:	55	25.3%	SPACES
SURFACE:	106	48.8%	SPACES
TOTAL PARKING PROVIDED:	217	100.0%	SPACES
ADA ACCESSIBLE (2% MIN.):	7	3.2%	SPACES
LOT COVERAGE			
BUILDING COVERAGE:	1.89	18.3%	ACRES
PAVING COVERAGE:	1.92	18.6%	ACRES
TOTAL OPEN SPACE PROVIDED:	6.50	63.1%	ACRES

VICINITY MAP
NOT TO SCALE



TYPICAL BUILDING ADJACENT PARKING SPACE

TYPICAL PARKING SPACE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CLIENT/CITY REVIEW UNDER THE AUTHORITY OF THOMAS A. LUNZMAN, P.E. 122259 JUNE 5, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

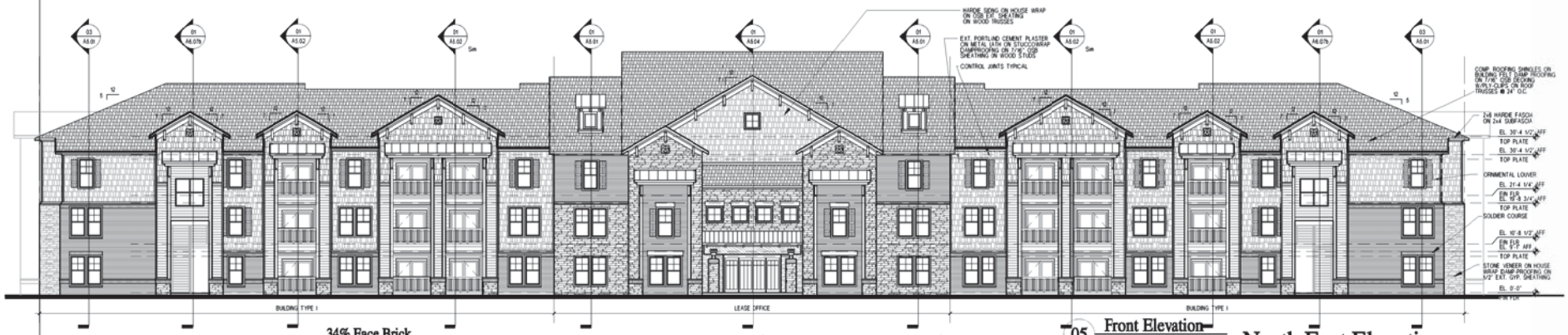
ARCHITECT:	SURVEYOR:	OWNER:	APPLICANT:
ARCHITETURA, INC. 808 18TH STREET, PLANO, TEXAS 75074	MILLER SURVEYING, INC. 420 MID CITIES BLVD., HURST, TEXAS 76054	CAMERON & CAMERON 6808 EDNALI DRIVE McKINNEY, TEXAS 75070	ALDERS ROCKWALL SIL PROPERTY, LLC 1625 CLARKE SPRINGS DRIVE ALLEN, TEXAS 75002
CONTACT: FRANK POLLACIA PHONE: (972) 509-0088	CONTACT: JASON RAWLINGS PHONE: (817) 577-1052	CONTACT: ROB CAMERON PHONE: (214) 789-9143	CONTACT: BART TINSLEY PHONE: (469) 446-1276

SITE PLAN
FOR
"ALDERS AT ROCKWALL"
LOT 1, BLOCK 1
ALDERS AT ROCKWALL ADDITION
A 10.3107 ACRE TRACT IN
ROCKWALL, TEXAS
ROCKWALL COUNTY, TEXAS

JUNE 5, 2018

CASE NUMBER: (SP2018-012)

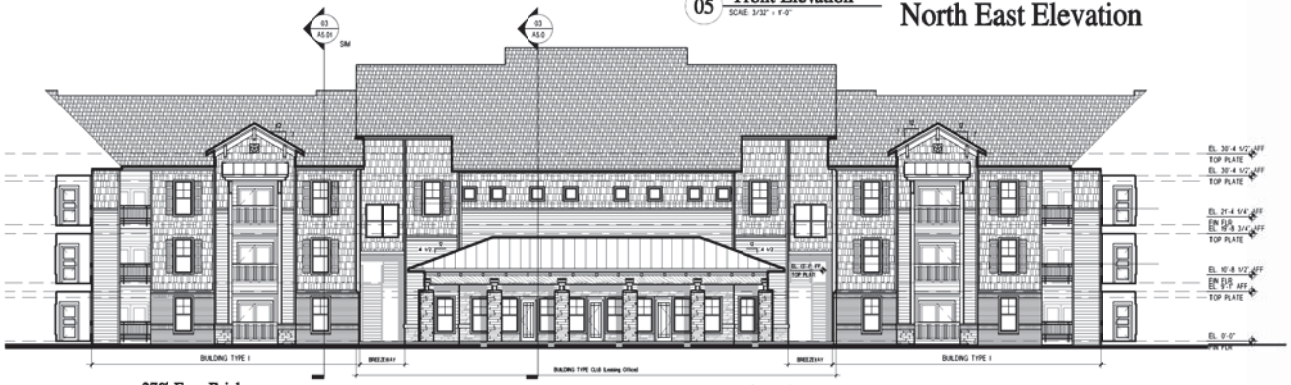
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P:\PR5621\1\Cadd\Models\Civil\C-SP0001.dwg, 6/6/2018 1:56:18 PM, Miller, Nathan



34% Face Brick
30% Cement Fiber Siding
36% Stone

05 Front Elevation
SCALE: 3/32" = 1'-0"

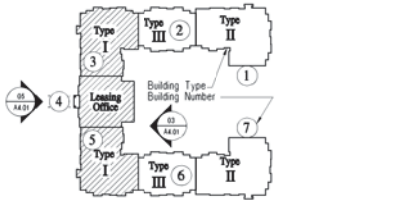
North East Elevation



27% Face Brick
61% Cement Fiber Siding
12% Stone

03 Elevation
SCALE: 3/32" = 1'-0"

South West Elevation



Key Plan
No Scale

Senior Living at Rockwall

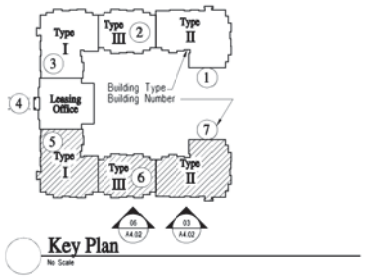
100% Masonry Products including
Face Brick, Stone, Stucco and Hardie Siding

5' 15' 30'
SCALE: 3/32" = 1'-0"

architettura
architettura inc.
808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com



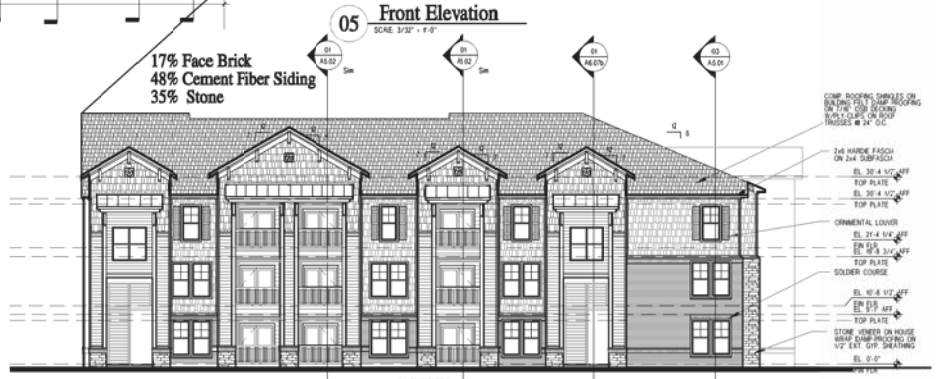
North West Elevation



Key Plan
No Scale

17% Face Brick
48% Cement Fiber Siding
35% Stone

05 Front Elevation
SCALE: 3/32" = 1'-0"



North West Elevation

03 Elevation
SCALE: 3/32" = 1'-0"

Senior Living at Rockwall

100% Masonry Products including
Face Brick, Stone, Stucco and Hardie Siding

5' 15' 30'

SCALE: 3/32" = 1'-0"

architettura

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Senior Living at Rockwall

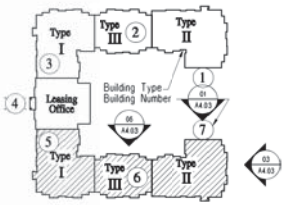
100% Masonry Products including
Face Brick, Stone, Stucco and Hardie Siding



South East Elevation

12% Face Brick
48% Cement Fiber Siding
40% Stone

Front Elevation
SCALE: 3/32" = 1'-0"



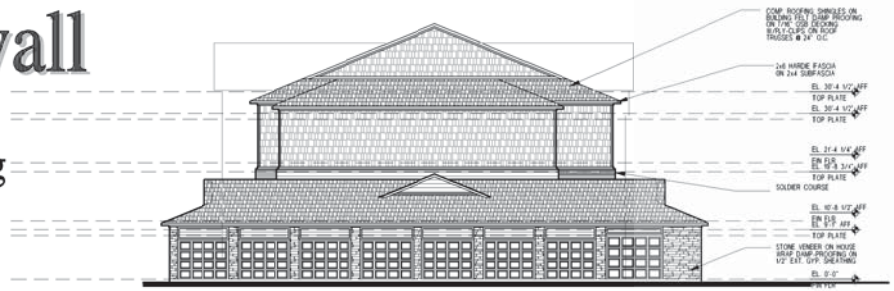
Key Plan
No Scale



South West Elevation

17% Face Brick
43% Cement Fiber Siding
40% Stone

03 Elevation
SCALE: 3/32" = 1'-0"



0% Face Brick
79% Cement Fiber Siding
21% Stone

01 Elevation
SCALE: 3/32" = 1'-0"

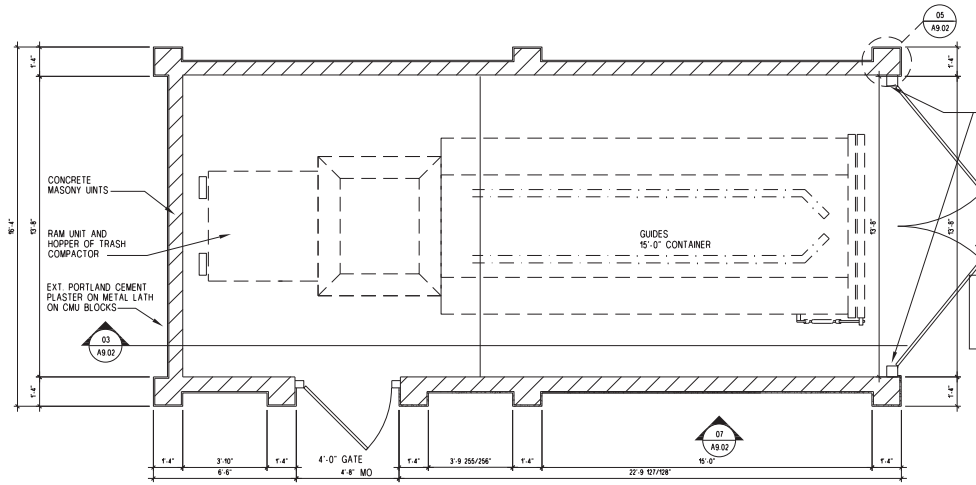
South East Elevation

5' 15' 30'

SCALE: 3/32" = 1'-0"

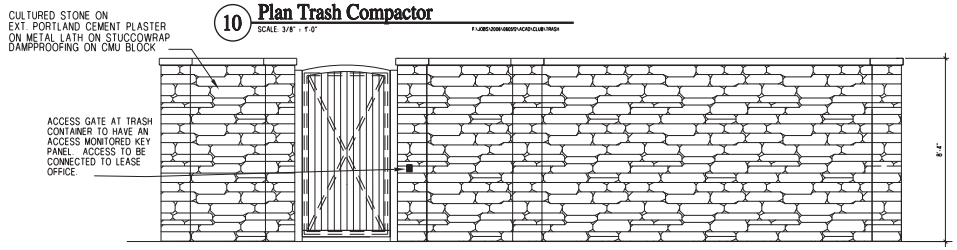
architettura

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808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com



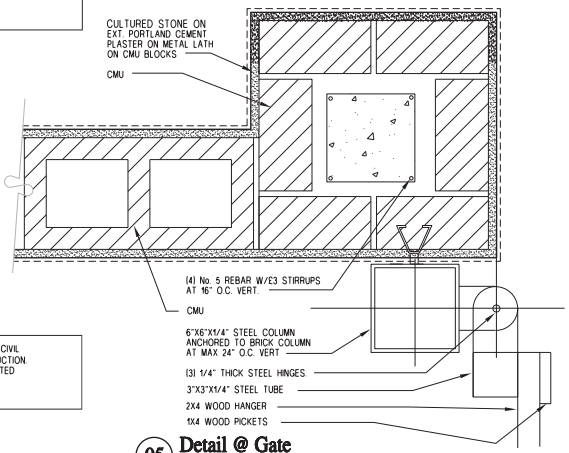
10 Plan Trash Compactor

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



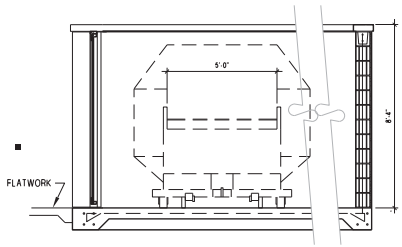
07 Elevation Entry Side

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



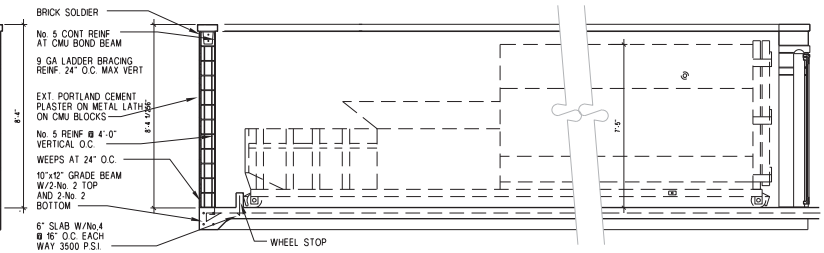
05 Detail @ Gate

SCALE: 3" = 1'-0"



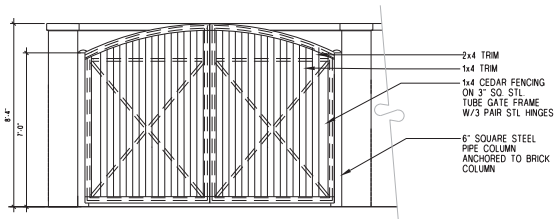
04 End Elevation

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



03 Side Elevation

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



01 Front Gate

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

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Directory: F:\Jobs\2016\160302\ACAD\ File: A9.04.dwg Date: November 02, 2017 3:34 pm SCALE: 1/8" = 1'-0" By: MattRD Xref's: ['24X36' 'SCAL' 'TRASH']

Senior Living at Rockwall
Rockwall, Texas

Senior Living at Rockwall LLC.

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pollacia@architectura-inc.com

Project No. 160302

Issue Drawing Log

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Sheet Title:
Trash Compactor

Drawing No.
A9.04

HUD Signature Block

Architect	Owner	Contractor	Bonding



ALDERS AT ROCKWALL

09 Front Elevation



03 Elevation



ALDERS AT ROCKWALL

05 Front Elevation



03 Elevation



ALDERS AT ROCKWALL

05 Front Elevation

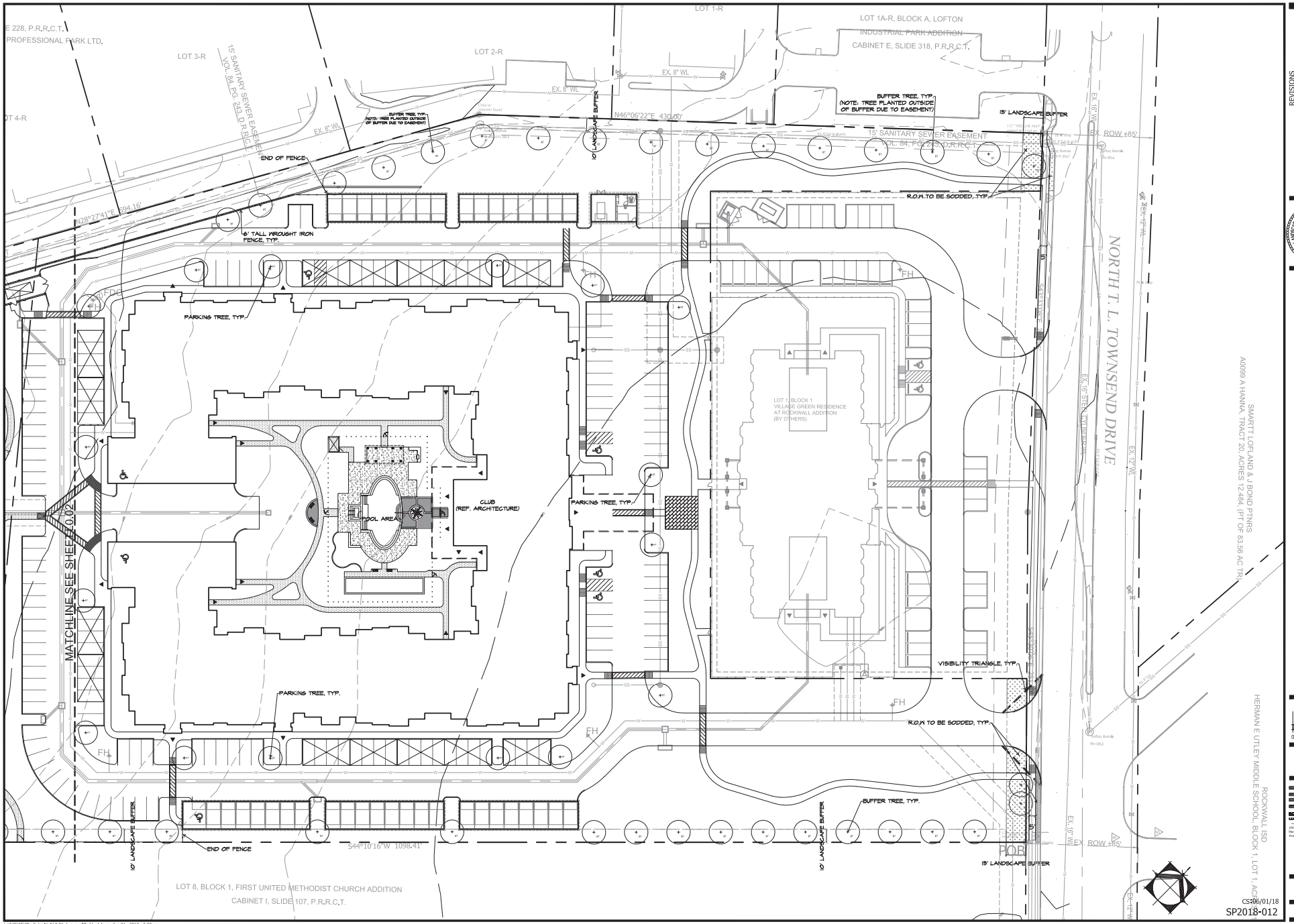


03 Elevation



01 Elevation


ALDERS
AT ROCKWALL



REVISIONS
COMMENTS
DATE

ALDERS AT ROCKWALL
ROCKWALL, TEXAS
LANDSCAPE / TREESCAPE PLAN

SCALE:
0 30 45

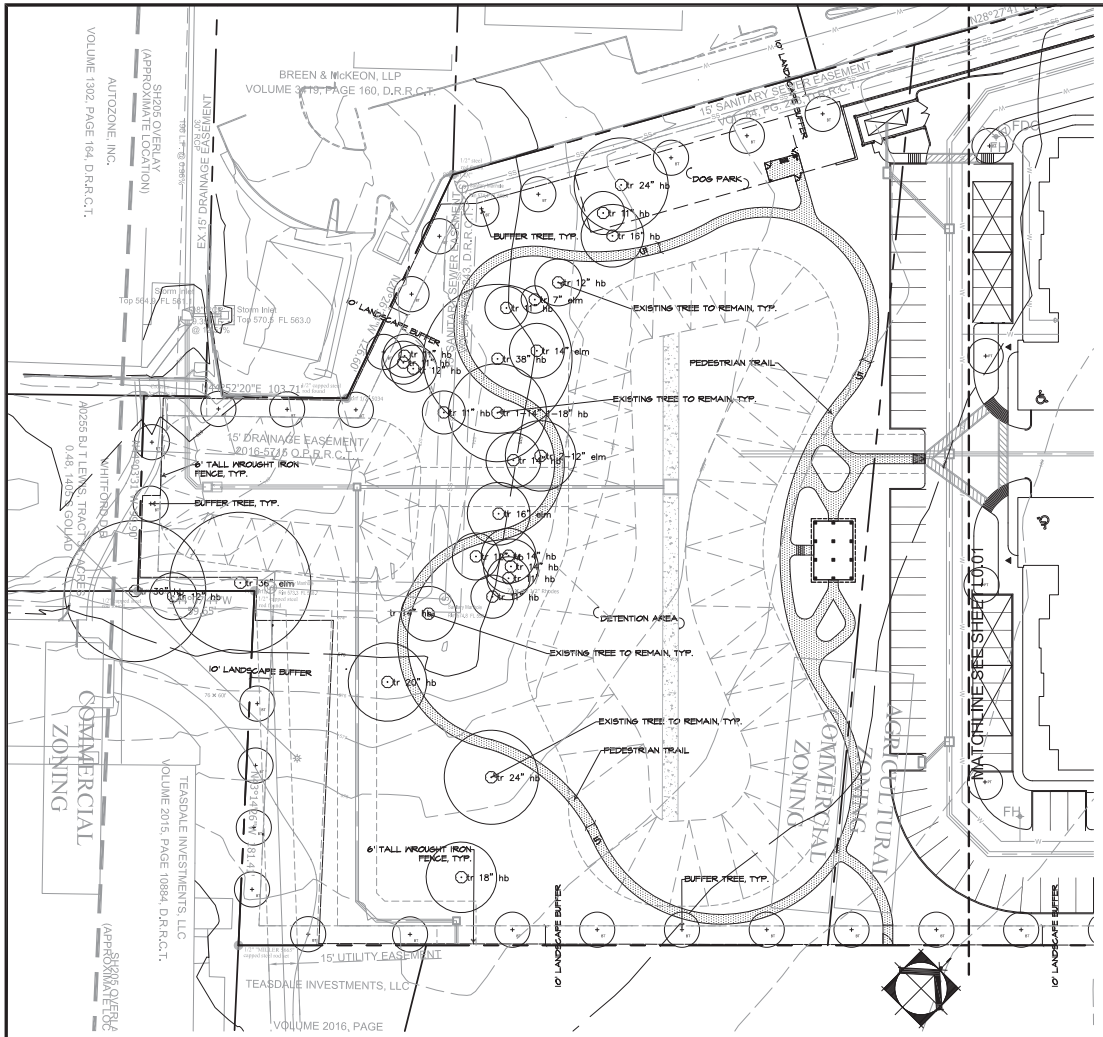
DATE:
05/11/18

BENKENDORFER + ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Road
Hastings Square, Ste D
Austin, TX 78746
P 512 366 0369
F 512 366 0445

L0.01
PROJECT # 045-05

CS:06/01/18
SP2018-012

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LANDSCAPE REQUIREMENTS

Zoning: Planned Development District

Area Requirements

	Required	Provided
Total Site Area	N/A	447,329 sq. ft.
Minimum Landscape area (20% of lot area) (447,329)(.20) =89,465.8 sq. ft.	89,465,8 sq. ft.	≥ 89,465,8 sq. ft.

Landscape Buffer

Fifteen (15) foot buffers. (T.L Townsend Drive) A minimum of (1) canopy tree per 50-feet linear feet of buffer area. Total lenght of buffer = 169 ft. (169 / 50) = 3.38 trees	3 trees (4" cal.)	3 Trees ("BT") (4" cal.)
Ten (10) foot buffers. (North, South and Wesrt Boundary) A minimum of (1) canopy tree per 50-feet linear feet of buffer area.		
Total lenght of buffer (North)= 1,014 ft. (1014 / 50) = 20.28 trees	20 trees (4" cal.)	20 Trees ("BT") (4" cal.)
Total lenght of buffer (South)= 1,088 ft. (1088 / 50) = 21.76 trees	22 trees (4" cal.)	22 Trees ("BT") (4" cal.)
Total lenght of buffer (West)= 571 ft. (571 / 50) = 11.42 trees	12 trees (4" cal.)	12 Trees ("BT") (4" cal.)

Parking Lot Landscaping

One (1) Canopy tree per teen (10) parking spaces shall be provided. trees shall be planted within the required parking island or within 20-feet of a parking space.

Total Parking Spaces (excluding garages) = 160

(160/10) = 16 trees	16 trees (4" cal.)	16 Trees ("PT") (4" cal.)

Landscaping Standards

All required Canopy / Shade trees within this development shall be a minimum of four (4) caliper inches and all Accent/ Ornamental / Under-Story trees shall be a minimum of (4) feet in height at time of planting.

Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, or other permanent barriers.

The owner shall be responsible for the health and vitality of plant material through irrigation of all landscape areas, turf, and plant material, and shall.

- provide a moisture level in an amount and frequency adequate to sustain growght of the plant materials on a permanent basis,
- be in place and operational at the time of landscape inspection for certificate of occupancy.
- be maintained and kept operational at all times to provide for efficient water distribution.

Irrigation Methods: One of the following irrigation methos shall be used to ensure adequate watering of plant material in landscape areas:

- Conventional system. An automatic or manual underground irrigation system which may be a conventional spray or bubbler type heads.
- Drip or Leaky-pipe system. An automatic or manual underground irrigation system in conjuction with water-saving system such as a drip or leaky pipe system.
- Temporary and aboveground watering. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use temporary and above ground system, and shall be required to provide irrigation for the first two growing seasons only.

PROTECTED TREE LIST		
Species	**Size (In)**	**Removed**
Hackberry (14,18)	25	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	12	NO
Hackberry	12	NO
Hackberry	12	NO
Hackberry	12	NO
Elm	14	NO
Hackberry	14	NO
Hackberry	14	NO
Hackberry	14	NO
Hackberry	14	NO
Elm	16	NO
Hackberry	16	NO
Hackberry	18	NO
Elm (12,12)	18	NO
Hackbeery	20	NO
Hackberry	24	NO
Hackberry	24	NO
Elm	36	NO
Hackberry	36	NO
Hackberry	38	NO
Elm	7	NO

APPLICANT:

ALDERS ROCKWALL SIL PROPERTY, LLC
1625 CLARKE SPRINGS DRIVE
ALLEN, TEXAS 75002
CONTACT: BART TINSLEY
PHONE: (469)446-1276

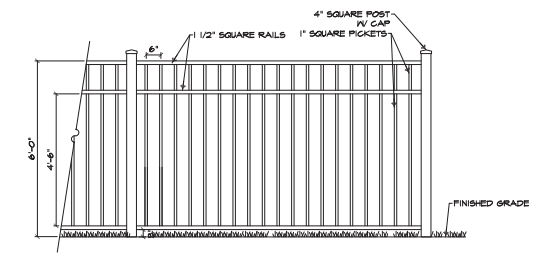
PREPARED BY:

BENKENDORFER+ASSOCIATES
2901 BEE CAVE RD.
SUITE P
AUSTIN, TEXAS 78746
(512) 366-5259

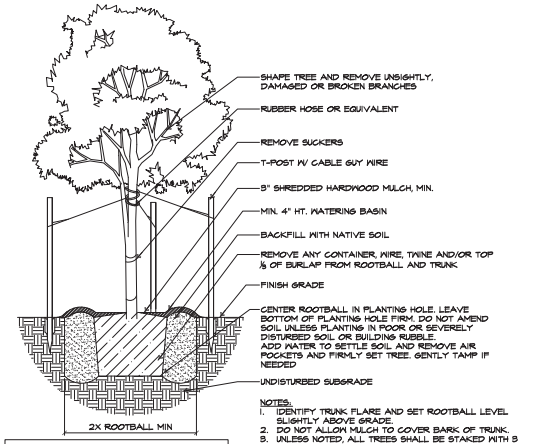
PROPOSED PLANT LIST

SHADE TREES

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME
+ Min. 4" Caliper	73	Shumard Oak	Quercus shumardi
		Live Oak	Quercus virginiana
		Cedar Elm	Ulmus crassifolia
		Chinkapin Oak	Quercus muhlenbergi
		Bald Cypress	Taxodium distichum



PERIMETER WROGHT IRON FENCE
ELEVATION
SCALE: 1/2 " = 1'-0"



***Note:** No trees to be planted within 5' of any utility line.*

NOTES:
1. IDENTIFY TRUNK FLARE AND SET ROOTBALL LEVEL SLIGHTLY ABOVE GRADE.
2. DO NOT ALLOW MULCH TO COVER BARK OF TRUNK.
3. UNLESS NOTED, ALL TREES SHALL BE STAKED WITH 3 T-POSTS.
4. TREES PLANTED ADJACENT TO AN ACCESSIBLE ROUTES AND/OR ACCESSIBLE AREAS SHALL NOT HAVE LIMBS BELOW 80" ABOVE FINISH GRADE.

TREE PLANTING
SECTION / ELEVATION
N.T.S

CS:06/01/18
SP2018-012

REVISIONS
COMMENTS
DATE

ALDERS AT ROCKWALL
ROCKWALL, TEXAS
LANDSCAPE / TREESCAPE PLAN, NOTES & SPECIFICATIONS

SCALE:
0 30 45

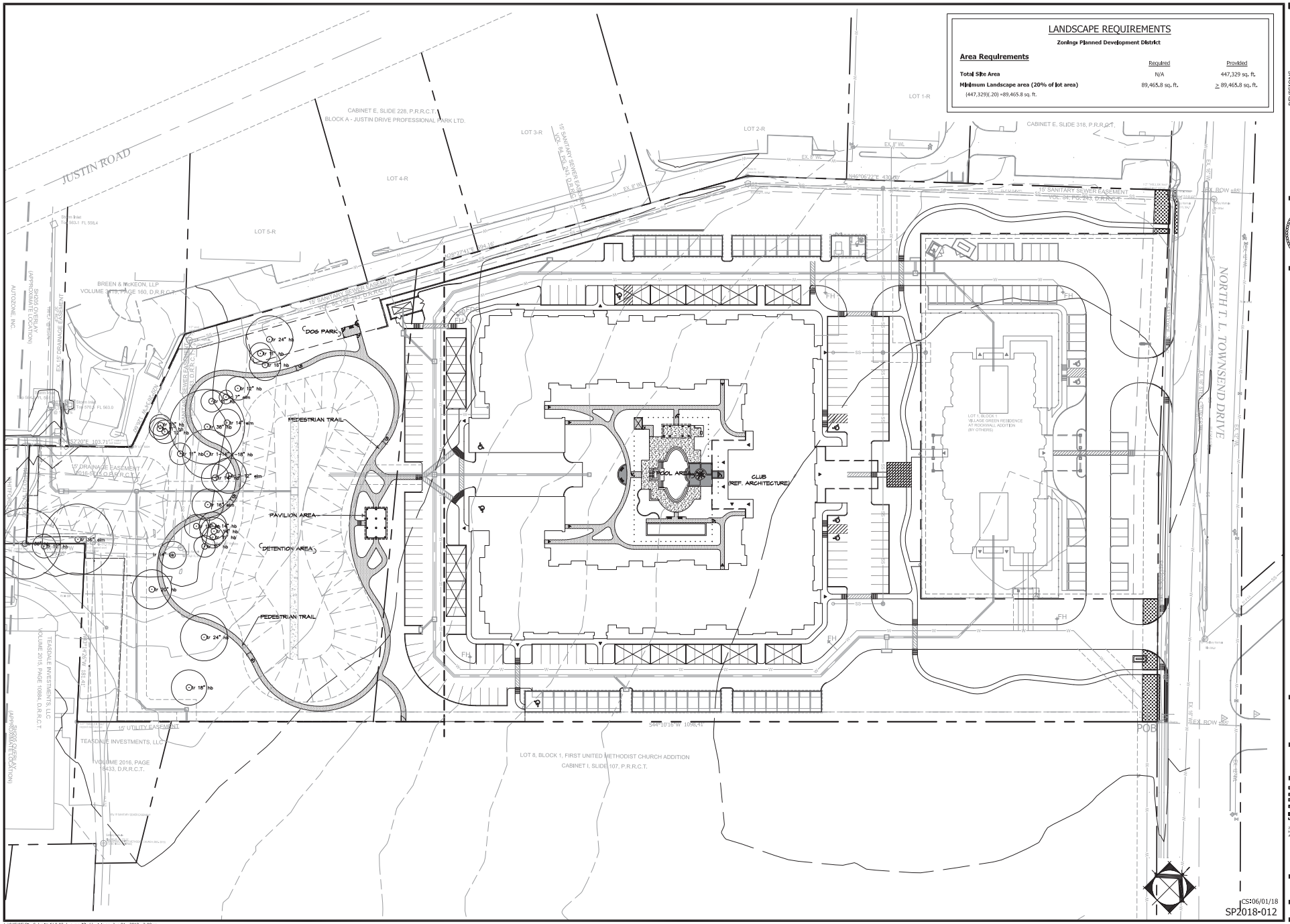
DATE:
05/11/18

BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Road
Hastings Square, Ste P
Austin, TX 78746
P 512 366 5259
F 512 366 5445

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L0.02

PROJECT # 045-05



REVISIONS
COMMENTS
DATE

ALDERS AT ROCKWALL

ROCKWALL, TEXAS

OPEN SPACE / AMENITY PLAN

SCALE:

0 40 60

DATE:

05/11/18

BENKENDORFER + ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING

2901 Bee Cave Road
Hastings Square, Ste D
Austin, TX 78746

P 512 366 0369
F 512 366 0445

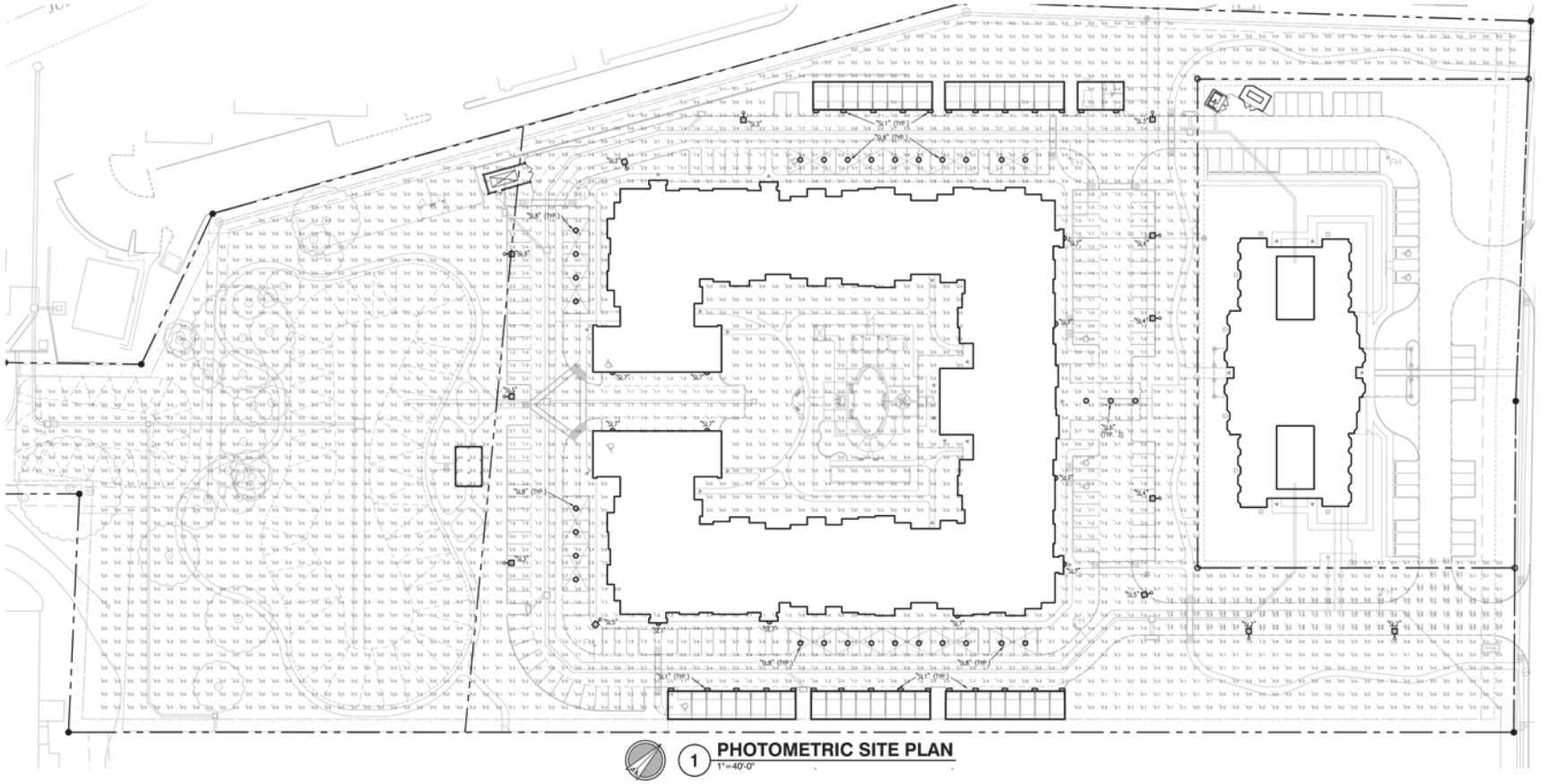
L0.03

PROJECT # 045-05

CS:06/01/18

SP2018-012

L:\045\05\City Submittal\L0.03.dwg modified by lds on Jun 01, 2018 - 2:08pm



NORTH

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

SITE LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS					REMARKS
			RECESS	SURFACE	WALL		LED	FLOUR.	HID	CODE	QUANTITY	
SL1	RAB	ENTRA12Y			X	BLACK	X			876LUM/14W	1	4
SL2	LUMARK	PRV-A25-D-UNV-T2-BZ-7030-HSS		POLE	X	BLACK	X			10,204LUM/87W	1	1, 2
SL3	LUMARK	PRV-A25-D-UNV-T3-BZ-7030-HSS		POLE	X	BLACK	X			10,292LUM/87W	1	1, 2
SL4	LUMARK	PRV-A25-D-UNV-T4-BZ-7030-HSS		POLE		BLACK	X			10,261LUM/87W	1	1, 2
SL5	LUMARK	PRV-A25-D-UNV-TS-BZ-7030-HSS		POLE		BLACK	X			10,627LUM/87W	1	1, 2
SL6	WILLIAMS	L4S-L20C-830-C5-W-AC/CAL-WET/CC	X			BLACK	X			1,500LUM/26W	1	5
SL7	MCGRAW EDISON	ISW-E01-LED-E1-BL3-7030			X	BLACK	X			2,702LUM/25W	1	3
SL8	RAB	CLED26Y		X		BLACK	X			2,285LUM/29W	1	6

REMARKS:
1 MOUNT ON 20' RSS POLE, WITH HANDHOLE AND BASE COVER.
2 PROVIDE WITH SCREW-IN BASE FOR 90 MPH WIND RATING, 1.3 GUST FACTOR.
3 MOUNT AT 16FT AFG.
4 MOUNT AT 7FT AFG.
5 MOUNT IN CANOPY.
6 MOUNT UNDER CARPORT.

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
PARKING	1.7 fc	7.2 fc	0.2 fc	36.0:1	8.5:1

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. F-9639

LS&A Lattimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3674
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com

LSA PROJECT NO. 1604003

Senior Living at Rockwall
Rockwall, Texas

Senior Living at Rockwall LLC.

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STATE OF TEXAS
RICHARD ROSS POLLACIA
93120
LICENSED PROFESSIONAL ENGINEER
06-05-18

Project No. 160302

Issue Drawing Log

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Sheet Title
- PHOTOMETRICS

Drawing No.
E0.01

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ENTRA12Y

RAB



Project:	Type: "SL1"
Prepared By:	Date:

Affordable, high-performance, low-maintenance LED doorway light. Suitable for mounting heights up to 15' and replaces 70W high pressure sodium. 100,000-hour LED lifespan. 5-Year warranty.

Color: Bronze — Weight: 3.0 lbs

Driver Info

Type:	Constant Current
120V:	0.2A
208V:	0.2A
240V:	0.2A
277V:	0.2A
Input Watts:	14W
Efficiency:	89%

LED Info

Watts:	12W
Color Temp:	3000K
Color Accuracy:	84 CRI
L70 Lifespan:	100000
Lumens:	975
Efficacy:	82 LPW

Technical Specifications

Listings

UL Listing:
Suitable for wet locations as downlight. Suitable for mounting within 1 2in (4ft) of the ground.

ADA Compliant:
ENTRA™ is ADA Compliant.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction:

IP Rating:
Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures

Back Housing:
Die-cast aluminum

Lens/Housing Cover:
Vandal resistant polycarbonate molded housing cover and lens.

Mounting:
Heavy die-cast aluminum with 1/2" back knockout and mounting template for mounting to 4" box.

Recommended Mounting Height:
Up to 15 ft.

Reflectors (2):
White aluminum reflector topped with vacuum metalized polycarbonate LED reflector.

Gaskets:
High-temperature silicone

Finish:
Formulated for high-durability and long-lasting color.

Green Technology:
Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LED:
12W multi-chip, long life LED

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Correlated Color Temp. (Nominal CCT):
3000K

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 4kV Surge Protection, 3000mA, 100-240VAC: 0.2 - 0.15 A, 277VAC: 0.15 A, Power Factor: 98.6%

THD:
10.5 at 120V

Other

Patents:
The design of the ENTRA™ is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Equivalency:
Replaces 70W HPS.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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Lumark

Catalog #	Type: "SL2, 3, 4, 5"
Project	
Comments	Date:
Prepared by	

DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending design. Utilizing Precision Micro Optics (PMO) technology, Prevail delivers unparalleled uniformity, resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 60%, the Prevail fixture replaces 150-400W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.



PRV PREVAIL

LED

AREA / SITE / ROADWAY LUMINAIRE

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted to direct contact with the casting to promote low operating temperatures and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one piece silicone gasket seals the door to the fixture housing. The optics is mounted to a single-piece aluminum heat sink that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions to fit lumen packages ranging from 8,100 to 19,800 nominal lumens. Light will not escape through optics as it is in 0 cd at 0 degrees (180) as mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/86,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field-or factory installed.

Electrical
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with >1% failure rate. Available in 120-277V 50/60Hz, 347-480V 50/60Hz. Luminaire with 480V is compatible for use with 480Y/ 277V systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Controls
The Prevail LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in any orifi (MSP/DIM) operation. The optional LumaWatt Pro system is best described as a peer-to-peer wireless network of luminaire integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty
Five-year warranty.

CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66 Rated
SC Vibration Rated
ISO 9001
RoHS Compliant with SolarBuy®

ENERGY DATA
Photocontrol-LED Driver
0-10 Power Factor
<20% Total Harmonic Distortion
120-277VAC 50/60Hz
347-480VAC 50/60Hz
40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
30 lbs. (9.08 kgs.)

DLC



*Lumark designs lighting.

4.5" ROUND LED DOWNLIGHT — L45 LED

SERIES	DISTRIBUTION*
L45 4.5" Round Downlight	10 60° Wide 20 40° Medium 30 20° Narrow

LED PACKAGE

Nominal lumens based on CC reflector color and 80 distribution. For detail CU for fixtures in other configurations.

EXAMPLE: L45/835					
LUMEN PACKAGE	NOMINAL WATTAGE	MEDIUM			
		CRI	CCT		
L745	7W				
L1045	11W				
L1245	13W				
L1445	15W				
L1745	17W				
L1845	19W	8 = 80	27 = 2700K		
L2045	21W	9 = 90	30 = 3000K		
L2345	23W		35 = 3500K		
L2545	25W		40 = 4000K		
L2745	27W		50 = 5000K		
L3045	30W				
L3445	34W				
L3845	38W				

*Not all lumen packages are offered in all distributions.

REFLECTOR FINISH

CS	Clear satin (standard)
CG	Champagne gold
GS	Gold
PW	Polaris
SG	Satin glow
SPC	Clear specular
WG	White glow
WW	Painted white reflector, painted bezel to match (CW, W, CSS)
WT	White

OPTIONS

EM/10W	10 watt emergency battery (not always required) 1 watt emergency battery has shorter rapid/full white strobe time.
EL/10L	Accent lens with clear acrylic lens bands (distribution only)
MB/ALL	White baffle with clear acrylic lens bands (distribution only)
AL/CSS	Accent lens with clear glass lens bands (distribution only)
MB/CSS	White baffle with clear glass lens bands (distribution only)
LA3	Acrylic luminous dot (CS reflector only)
LA3/L	Acrylic luminous dot with (CS reflector only)
LA9	Acrylic luminous ring (CS reflector only)
WHT/CC	Wire harness - standard white (long lead)
WH	Wire leads inside junction box, 6" (standard)
WH/SW	Wire leads inside junction box, 6", (available with keyed adapter options, XC, MB, AC, ____, or MB/____)

DRIVER

Additional dimming drivers available, see Technical Info.

DRV	Driver prewired for non-dimming applications
DIM	0-10V dimming driver prewired for 0-10V low voltage applications

VOLTAGE

120	120V
277	277V

FEATURES

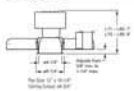
- Rated for >50,000 hours at 70% lumen maintenance (L70)
- Models comes from 700 to 4000 lumens
- 2700K, 3000K, 3500K, or 4000K color temperatures, minimum 80 or 90 CRI
- LED module and driver accessible from below ceiling plane for ease of maintenance and fixture upgrades
- Optional factory-integrated emergency LED driver available
- Optional anti-backlight white powder coating (available when specified with ____CAL or CLO/C options)
- Trimless and color-matched, stainless steel spring clips secure reflector to fixture for thermal management
- Sidewall-quality illumination in a small 4.5" aperture
- Integral gull-wing/ field-adjust to accommodate ceiling cuts from 3" to 5" thick
- Field-changeable reflectors offering maximum optical performance and possibilities (clear, color, translucent) without tools/light type/ color
- Adjustable hanger brackets for bar hangers standard
- Flat trim plate gives panel uniformity
- The fixture is proudly made in the USA

ORDERING INFORMATION

EXAMPLE: L45 - L40C/835 - CS/M - OPTIONS - DIM - 120

L45	L40C/	835	CS/	M - OPTIONS	DIM	120
SERIES	LUMEN PACKAGE	CRI/CCT	REFLECTOR FINISH	MOUNTING	DRIVER	VOLTAGE

CROSS SECTION



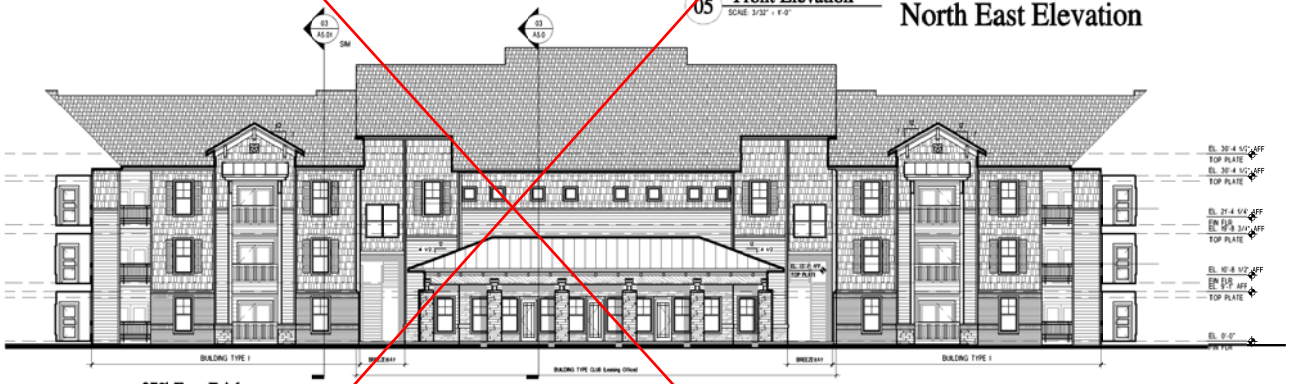
1.75" – 4.85" T
1.75" – 4.85" W
Adjustable Frame T
3/8" Max. Ceiling Cutout
1/4" – 1/2"
Flange
Flange
Trim Ring
Trim Ring
Fixture
Fixture
Ceiling Surface
Ceiling Surface
Flange
Trim Ring
Fixture
Ceiling Surface
Flange
Trim Ring
Fixture
Ceiling Surface
Flange
Trim Ring
Fixture



34% Face Brick
30% Cement Fiber Siding
36% Stone

05 Front Elevation
SCALE: 3/32" = 1'-0"

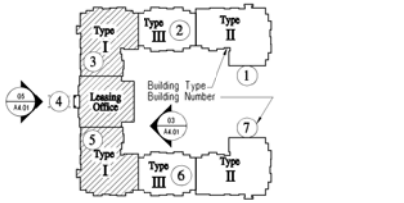
North East Elevation



27% Face Brick
61% Cement Fiber Siding
12% Stone

03 Elevation
SCALE: 3/32" = 1'-0"

South West Elevation



Key Plan
No Scale

Senior Living at Rockwall

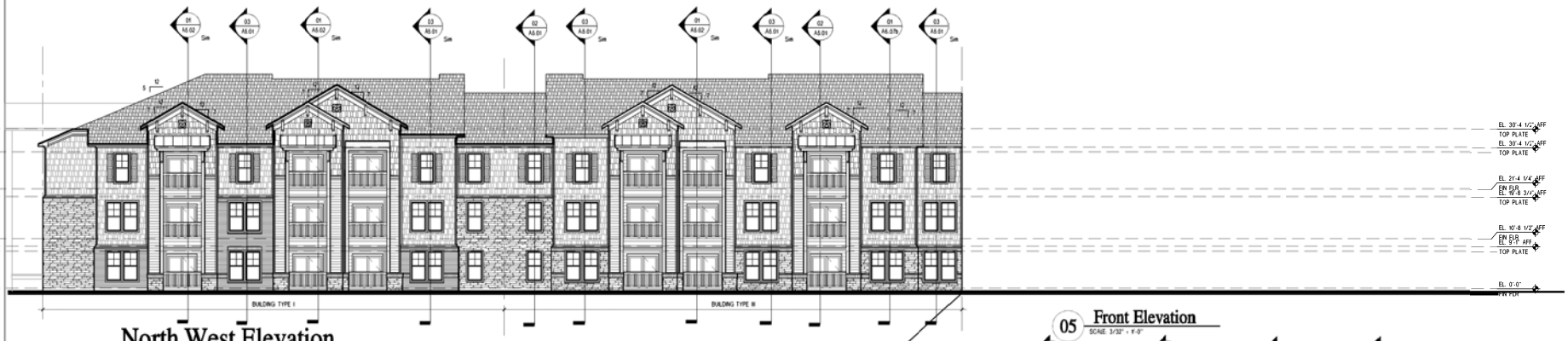
100% Masonry Products including
Face Brick, Stone, Stucco and Hardie Siding

architettura

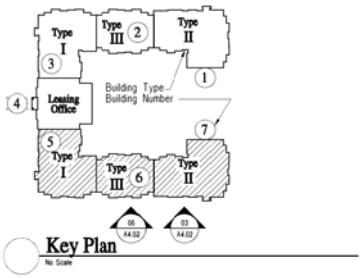
architettura inc.
808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com

5' 15' 30'

SCALE: 3/32" = 1'-0"



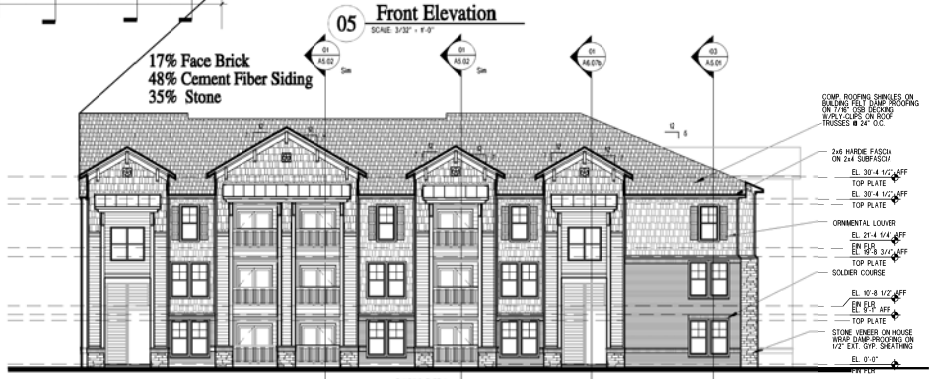
North West Elevation



Key Plan
No Scale

17% Face Brick
48% Cement Fiber Siding
35% Stone

05 Front Elevation
SCALE: 3/32" = 1'-0"



North West Elevation

03 Elevation
SCALE: 3/32" = 1'-0"

Senior Living at Rockwall

100% Masonry Products including
Face Brick, Stone, Stucco and Hardie Siding

5' 15' 30'

SCALE: 3/32" = 1'-0"

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South East Elevation

12% Face Brick
48% Cement Fiber Siding
40% Stone

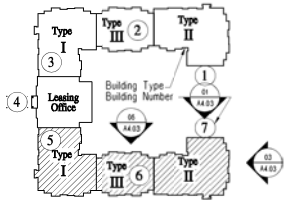
Front Elevation
SCALE: 3/32" = 1'-0"



South West Elevation

17% Face Brick
43% Cement Fiber Siding
40% Stone

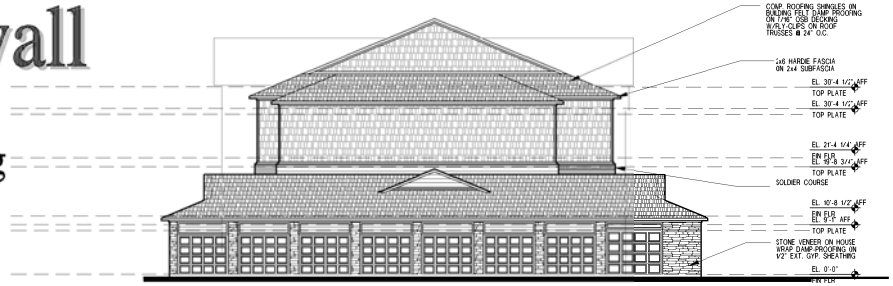
03 Elevation
SCALE: 3/32" = 1'-0"



Key Plan
No Scale

Senior Living at Rockwall

100% Masonry Products including Face Brick, Stone, Stucco and Hardie Siding



0% Face Brick
79% Cement Fiber Siding
21% Stone

01 Elevation
SCALE: 3/32" = 1'-0"

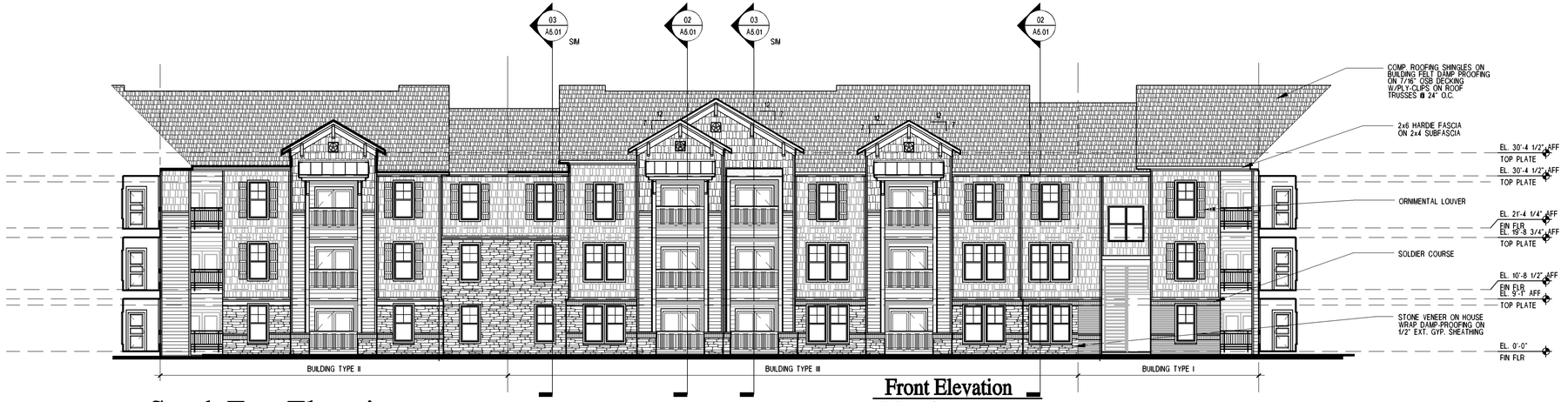
South East Elevation

5' 15' 30'

SCALE: 3/32" = 1'-0"

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South East Elevation

12% Face Brick
48% Cement Fiber Siding
40% Stone

Front Elevation

SCALE: 3/32" = 1'-0"

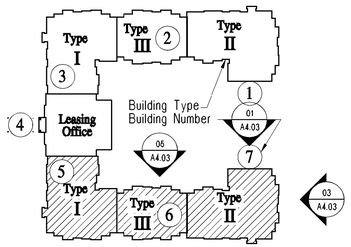


South West Elevation

17% Face Brick
43% Cement Fiber Siding
40% Stone

03 Elevation

SCALE: 3/32" = 1'-0"



Key Plan

No Scale

Senior Living at Rockwall

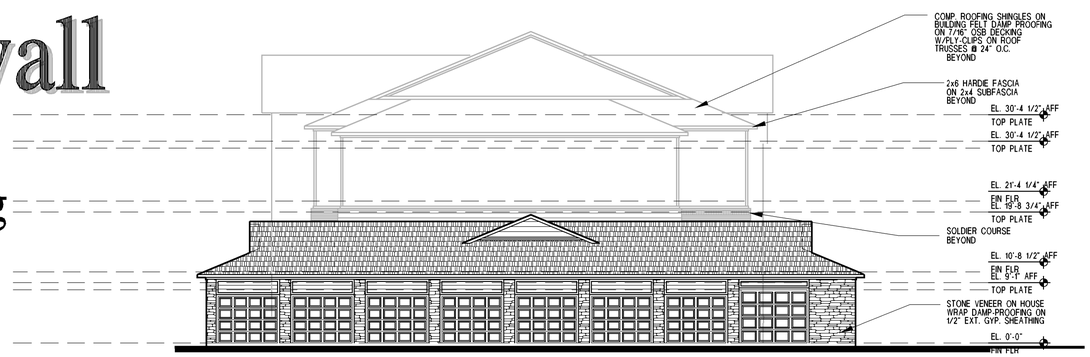
100% Masonry Products including Face Brick, Stone, Stucco and Hardie Siding

5' 15' 30'

SCALE: 3/32" = 1'-0"

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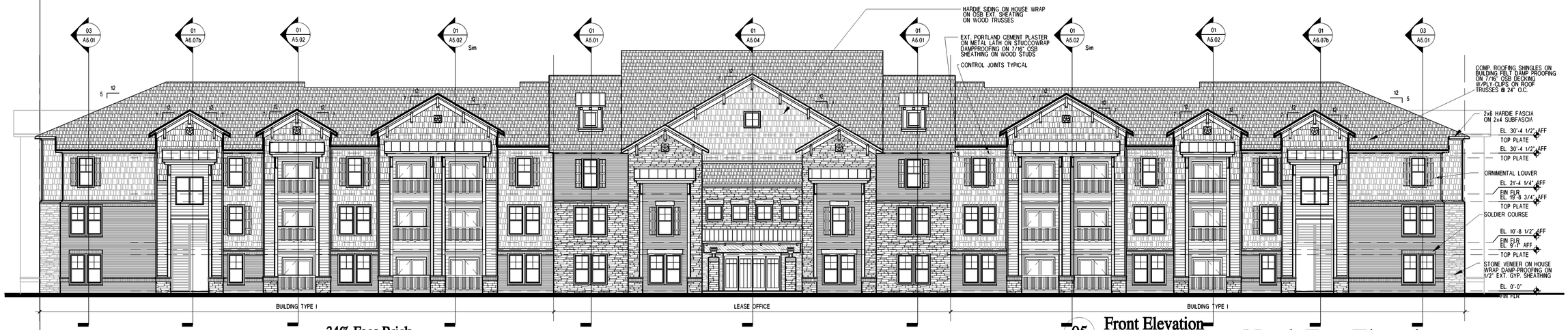


0% Face Brick
21% Cement Fiber Siding
79% Stone

01 Elevation

SCALE: 3/32" = 1'-0"

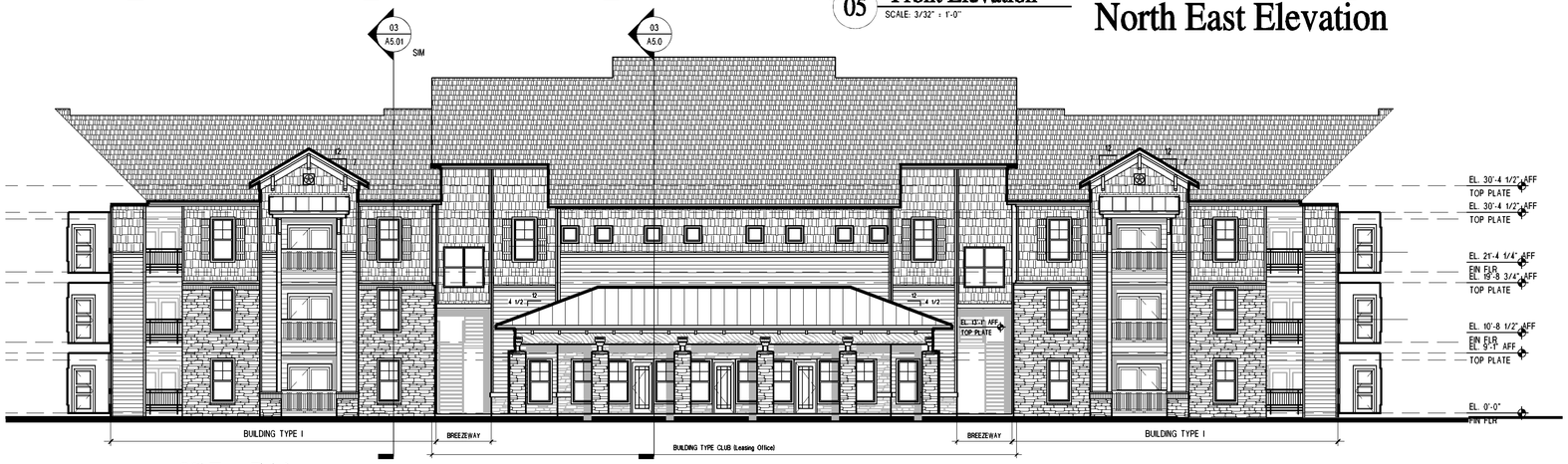
South East Elevation



34% Face Brick
30% Cement Fiber Siding
36% Stone

05 Front Elevation
SCALE: 3/32" = 1'-0"

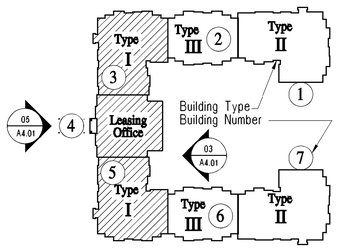
North East Elevation



2% Face Brick
48% Cement Fiber Siding
50% Stone

03 Elevation
SCALE: 3/32" = 1'-0"

South West Elevation



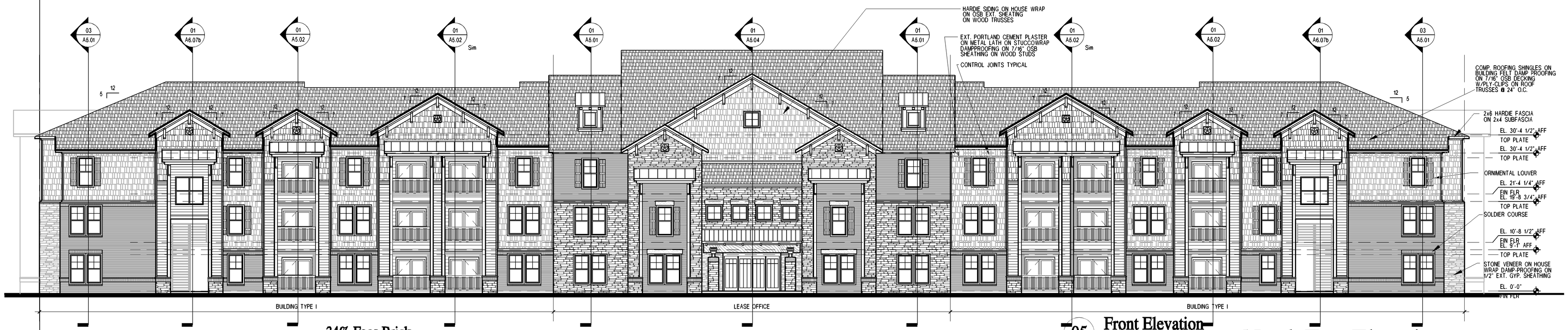
Key Plan
No Scale

5' 15' 30'
SCALE: 3/32" = 1'-0"

Senior Living at Rockwall

100% Masonry Products including Face Brick, Stone, Stucco and Hardie Siding

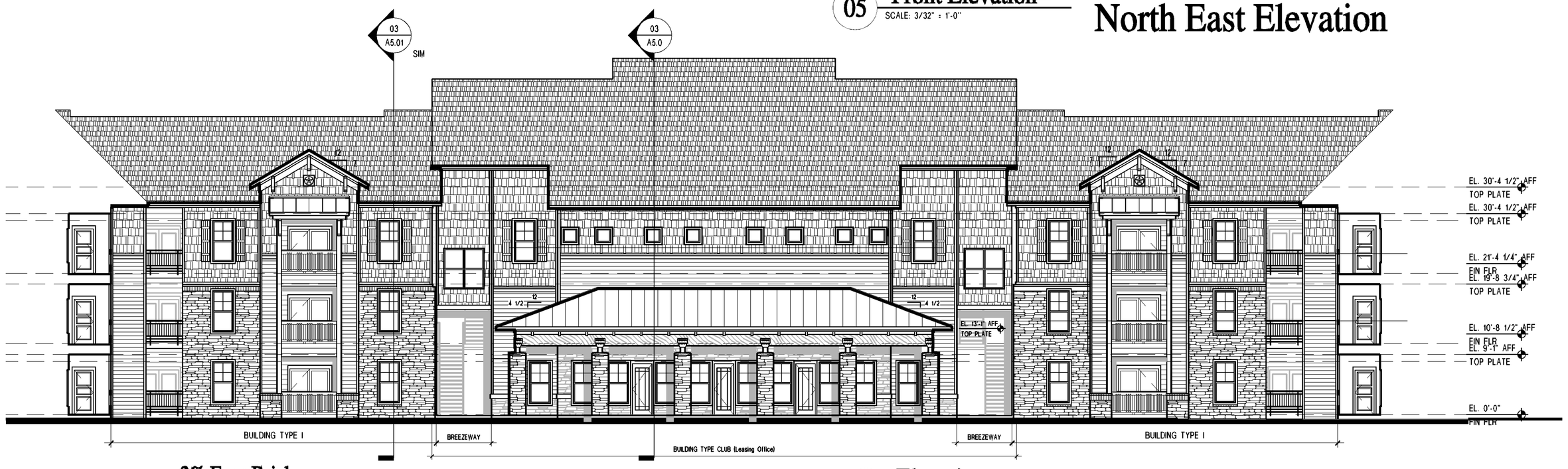
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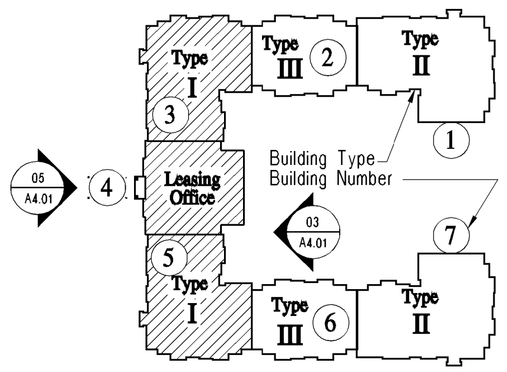
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SCALE: 3/32" = 1'-0"

South West Elevation



Key Plan
No Scale

Senior Living at Rockwall

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5' 15' 30'
SCALE: 3/32" = 1'-0"

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t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com



ALDERS AT ROCKWALL

09 Front Elevation



03 Elevation



ALDERS AT ROCKWALL

05 Front Elevation



03 Elevation



ALDERS AT ROCKWALL

05 Front Elevation



03 Elevation



01 Elevation


ALDERS
AT ROCKWALL

ARTICLE X. - DOG PARKS

DIVISION 1. - GENERALLY

Sec. 6-301. - Purpose.

The purpose of this article is to provide guidelines for site selection, design, operation and maintenance of off-leash dog parks in the city.

Sec. 6-302. - Off-leash dog park defined.

An off-leash dog park is a contained public area where dog owners may allow their dogs to run off leash in open spaces.

Secs. 6-303—6-322. - Reserved.

DIVISION 2. - PERMITS

Sec. 6-323. - Required.

The city may issue a permit for a fenced area where people can allow their dogs to run, play and socialize with other dogs off leash. A permit must be obtained from the animal services department.

Sec. 6-324. - Fees; plans to be submitted; contents.

(a) The permit fee shall be $250.00

(b) Plans must be submitted to the animal services department for review and consideration. The plans must include the following information:

(1) A site plan showing the proposed location for the park.

(2) Detailed plans for the fencing materials and the fenced area location.

(3) Plans showing the required watering provisions for the animals.

(4) A responsible party must be listed on the permit and contact information provided to the city.

Sec. 6-325. - Site selection criteria.

(a) Site selection shall be reviewed and approved by the city council.

(b) Off-leash areas in parks shall be located a minimum of 500 feet from a residential dwelling unit.

(c) Off-leash areas shall provide two separate areas for large dogs and small dogs. Large dogs are 40 pounds or more and over the height of 12 inches at the shoulder. Small dogs are under 40 pounds and under 12 inches at the shoulder.

Sec. 6-326. - Fencing/security.

(a) All fencing material must be vinyl-coated, six-foot in height and a minimum of nine gauge.

(b) A double gate system shall be installed to reduce the chance of dogs escaping owners when leaving or ente leash area.

(c) Self-closing gates shall be used to aid in keeping dogs from escaping owners.

Sec. 6-327. - General rules.

(a) Owners must have visible pet waste disposal materials at all times and must pick up their dog's waste before leaving the park area.

(b) The park must be kept clean in compliance with section 6-11. Animal owners using the park and the person or association designated as the responsible party are liable.

(c) Dogs must display vaccination tags.

(d) Dogs belonging to city residents must display city registration tags issued by animal services.

(e) No dog previously classified by animal services as a dangerous dog shall be allowed to enter the park.

(f) Park users and dog owners assume all risk related to dog park use.

(g) Owners waive liability to the city for any injury or damage caused to or by pets while using the park.

(h) Owners are liable for damage or injury inflicted by their dogs.

(i) Dogs must be kept on secured leash until inside the double-gated entry.

(j) The dog must remain under the immediate personal supervision and command of the owner or handler.

(k) Any dog exhibiting aggressive behavior must be removed immediately.

(l) The dog park shall maintain operational hours between 8:00 a.m. to dusk and the hours must be posted.

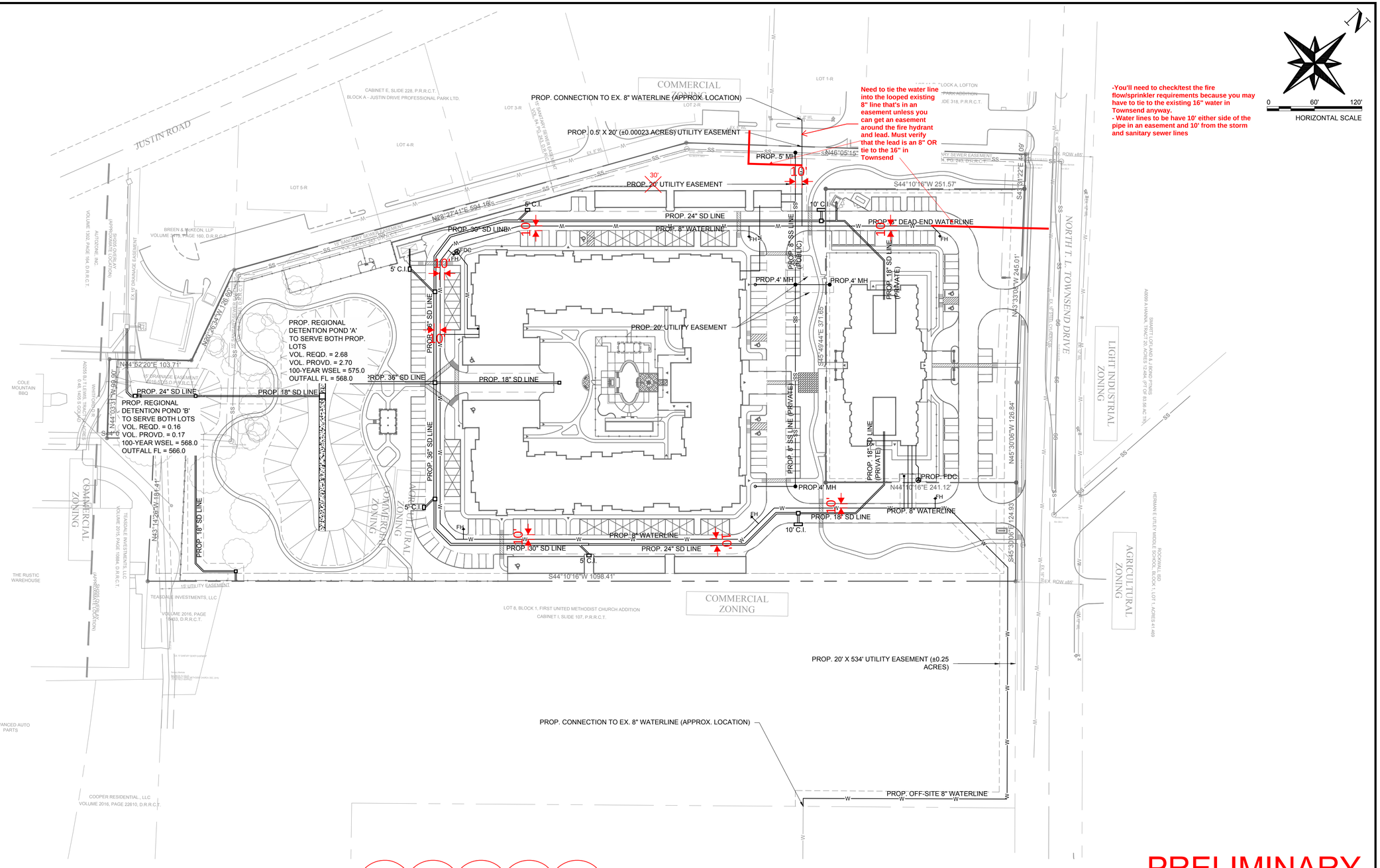
(m) No puppies under four months of age shall be allowed in the park.

(n) Dogs in heat are not allowed in the park.

(o) All children must be under strict supervision and an adult must accompany children under the age of 12 years.

(p) Signage regarding the rules, hours of operation and maintenance must be posted on the park fence, near the park entrance for each off-leash area.

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-You'll need to check/test the fire flow/sprinkler requirements because you may have to tie to the existing 16" water in Townsend anyway.
- Water lines to be have 10' either side of the pipe in an easement and 10' from the storm and sanitary sewer lines

FOR DISCUSSION PURPOSES ONLY

GENERAL NOTES:
1. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
2. F.P.A.D.U.E STANDS FOR FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
3. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL OF THE DETENTION AND DRAINAGE SYSTEMS.
6. DUMPSTERS/TRASH COMPACTORS SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
7. ALL PROPOSED UTILITY EASEMENTS ARE TO BE 20' WIDE.
8. ARCHITECTURAL STANDARDS TO MEET CITY OF ROCKWALL STANDARDS.
9. ALL FIRE LANES TO BE 6" THICK CLASS 'C' REINFORCED CONCRETE 6.0 SACK MINIMUM CEMENT, 3,600 PSI MINIMUM 28-DAY CONCRETE STRENGTH WITH #3 BARS AT 24" ON CENTER.
10. PARKING PAVEMENT TO BE MINIMUM 5" 3000 PSI CONCRETE

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980-7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CLIENT/CITY REVIEW UNDER THE AUTHORITY OF THOMAS A. LUNZMAN, P.E. 122259 JUNE 5, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PRELIMINARY

UTILITY EXHIBIT

FOR

"ALDERS AT ROCKWALL"

&

VILLAGE GREEN RESIDENCE AT ROCKWALL

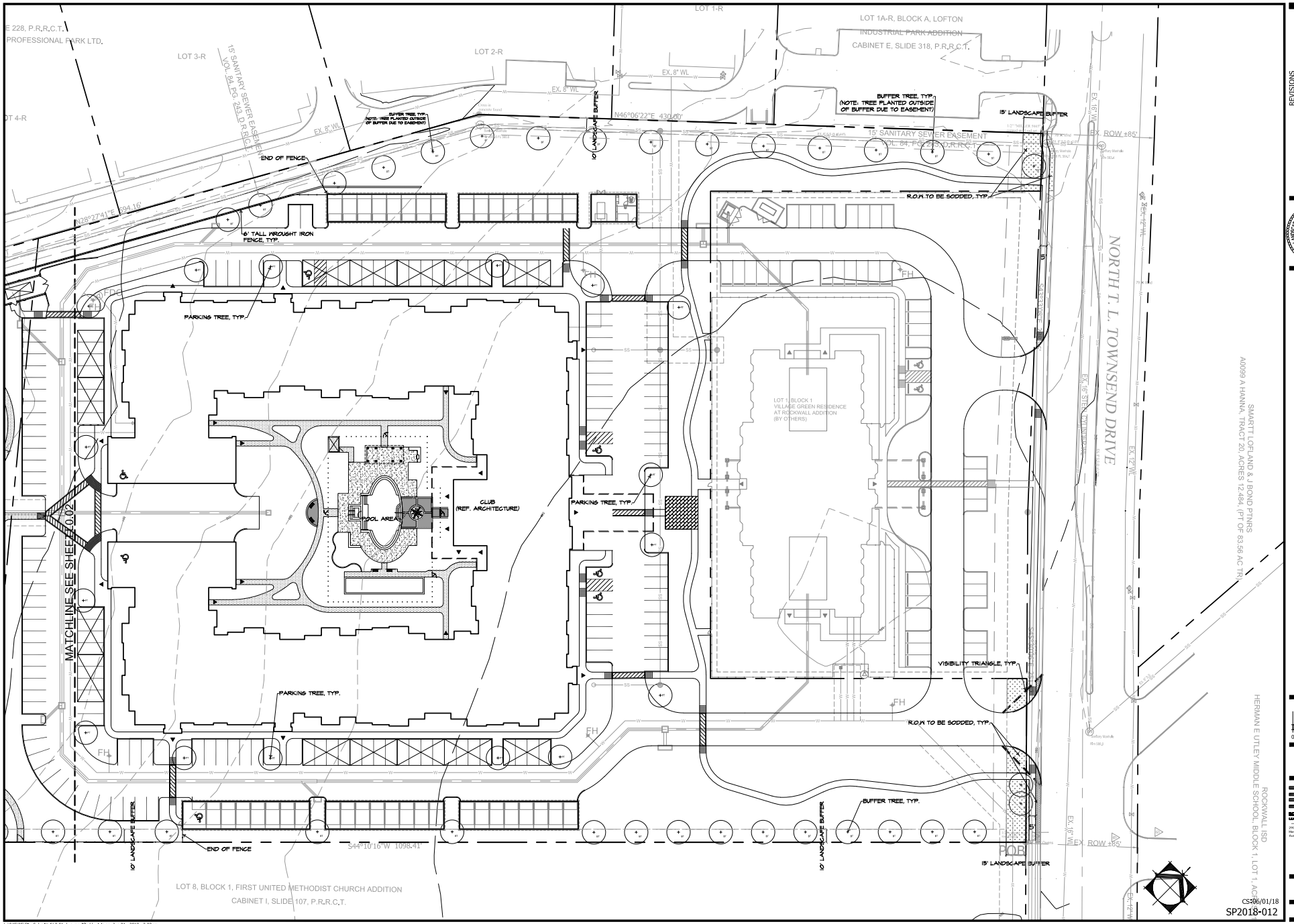
ROCKWALL, TEXAS
ROCKWALL COUNTY, TEXAS

JUNE 5, 2018

CASE NUMBER: (Z2017-051)

ARCHITECT:	SURVEYOR:	OWNER:	APPLICANT:
ARCHITETTURA, INC. 808 18TH STREET, PLANO, TEXAS 75074 CONTACT: FRANK POLLACIA PHONE: (972) 509-0088	MILLER SURVEYING, INC. 430 MID CITIES BLVD., HURST, TEXAS 76054 CONTACT: JASON RAWLINGS PHONE: (817) 577-1052	CAMERON & CAMERON 6808 DENALI DRIVE McKINNEY, TEXAS 75070 CONTACT: ROB CAMERON PHONE: (214) 789-9143	ALDERS ROCKWALL SIL PROPERTY, LLC 1625 CLARKE SPRINGS DRIVE ALLEN, TEXAS 75002 CONTACT: BART TINSLEY PHONE: (469) 446-1276

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REVISIONS
COMMENTS
DATE

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
06/01/18

ALDERS AT ROCKWALL

ROCKWALL, TEXAS

LANDSCAPE / TREESCAPE PLAN

SCALE:
0 30 45

DATE:
05/11/18

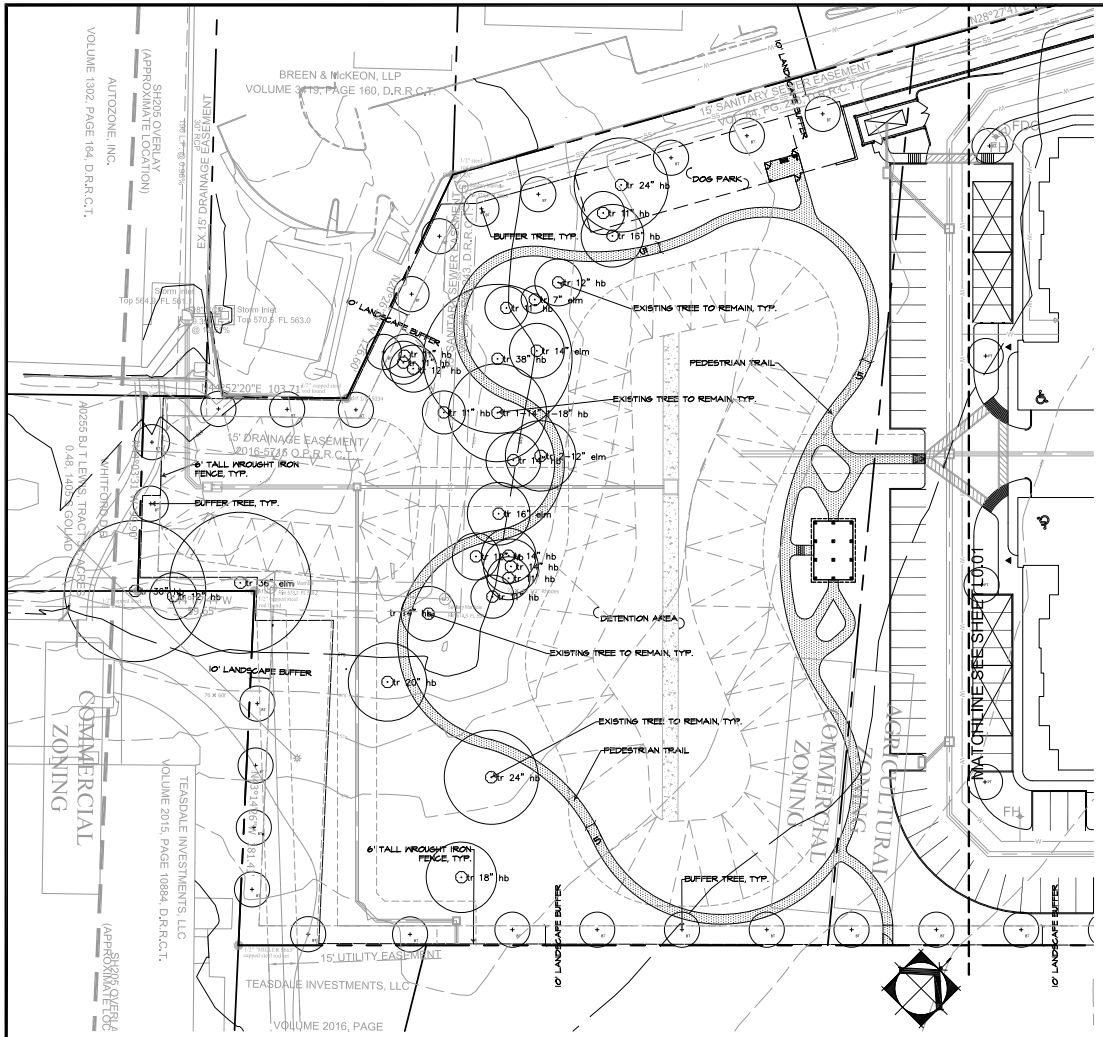
BENKENDORFER + ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Road, Building D, Austin, TX 78746
P 512 366 0369
F 512 366 0445

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PROJECT # 045-05

CS:06/01/18
SP2018-012

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LANDSCAPE REQUIREMENTS

Zoning: Planned Development District

Area Requirements

	Required	Provided
Total Site Area	N/A	447,329 sq. ft.
Minimum Landscape area (20% of lot area) (447,329)(.20) =89,465.8 sq. ft.	89,465,8 sq. ft.	≥ 89,465,8 sq. ft.

Landscape Buffer

Fifteen (15) foot buffers. (T.L Townsend Drive) A minimum of (1) canopy tree per 50-feet linear feet of buffer area. Total lenght of buffer = 169 ft. (169 / 50) = 3.38 trees	3 trees (4" cal.)	3 Trees ("BT") (4" cal.)
Ten (10) foot buffers. (North, South and Wesrt Boundary) A minimum of (1) canopy tree per 50-feet linear feet of buffer area.		
Total lenght of buffer (North)= 1,014 ft. (1014 / 50) = 20,28 trees	20 trees (4" cal.)	20 Trees ("BT") (4" cal.)
Total lenght of buffer (South)= 1,088 ft. (1088 / 50) = 21.76 trees	22 trees (4" cal.)	22 Trees ("BT") (4" cal.)
Total lenght of buffer (West)= 571 ft. (571 / 50) = 11.42 trees	12 trees (4" cal.)	12 Trees ("BT") (4" cal.)

Parking Lot Landscaping

One (1) Canopy tree per teen (10) parking spaces shall be provided. trees shall be planted within the required parking island or within 20-feet of a parking space.

Total Parking Spaces (excluding garages) = 160

(160/10) = 16 trees	16 trees (4" cal.)	16 Trees ("PT") (4" cal.)

Landscaping Standards

All required Canopy / Shade trees within this development shall be a minimum of four (4) caliper inches and all Accent/ Ornamental / Under-Story trees shall be a minimum of (4) feet in height at time of planting.

Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, or other permanent barriers.

The owner shall be responsible for the health and vitality of plant material through irrigation of all landscape areas, turf, and plant material, and shall.

- provide a moisture level in an amount and frequency adequate to sustain growght of the plant materials on a permanent basis.
- be in place and operational at the time of landscape inspection for certificate of occupancy.
- be maintained and kept operational at all times to provide for efficient water distribution.

Irrigation Methods: One of the following irrigation methos shall be used to ensure adequate watering of plant material in landscape areas:

- Conventional system. An automatic or manual underground irrigation system which may be a conventional spray or bubbler type heads.
- Drip or Leaky-pipe system. An automatic or manual underground irrigation system in conjuction with water-saving system such as a drip or leaky pipe system.
- Temporary and aboveground watering. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use temporary and above ground system, and shall be required to provide irrigation for the first two growing seasons only.

PROTECTED TREE LIST		
Species	**Size (In)**	**Removed**
Hackberry (14,18)	25	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	12	NO
Hackberry	12	NO
Hackberry	12	NO
Hackberry	12	NO
Elm	14	NO
Hackberry	14	NO
Hackberry	14	NO
Hackberry	14	NO
Hackberry	14	NO
Elm	16	NO
Hackberry	16	NO
Hackberry	18	NO
Elm (12,12)	18	NO
Hackbeery	20	NO
Hackberry	24	NO
Hackberry	24	NO
Elm	36	NO
Hackberry	36	NO
Hackberry	38	NO
Elm	7	NO

APPLICANT:

ALDERS ROCKWALL SIL PROPERTY, LLC
1625 CLARKE SPRINGS DRIVE
ALLEN, TEXAS 75002
CONTACT: BART TINSLEY
PHONE: (469)446-1276

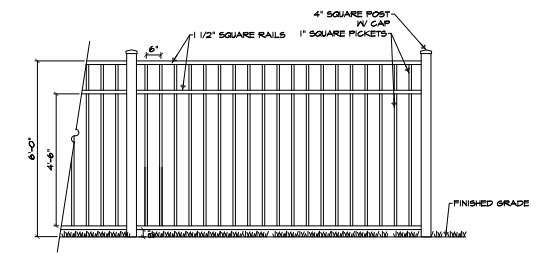
PREPARED BY:

BENKENDORFER+ASSOCIATES
2901 BEE CAVE RD.
SUITE P
AUSTIN, TEXAS 78746
(512) 366-5259

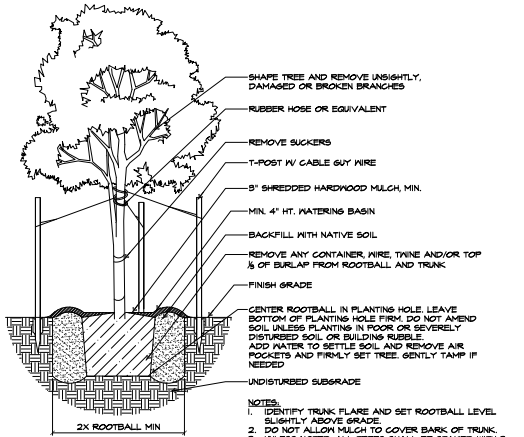
PROPOSED PLANT LIST

SHADE TREES

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME
+ Min. 4" Caliper	73	Shumard Oak	Quercus shumardi
		Live Oak	Quercus virginiana
		Cedar Elm	Ulmus crassifolia
		Chinkapin Oak	Quercus muhlenbergi
		Bald Cypress	Taxodium distichum



PERIMETER WROGHT IRON FENCE
ELEVATION
SCALE: 1/2 " = 1'-0"



***Note:** No trees to be planted within 5' of any utility line.*

NOTES:
1. IDENTIFY TRUNK FLARE AND SET ROOTBALL LEVEL SLIGHTLY ABOVE GRADE.
2. DO NOT ALLOW MULCH TO COVER BARK OF TRUNK.
3. UNLESS NOTED, ALL TREES SHALL BE STAKED WITH 3 T-POSTS.
4. TREES PLANTED ADJACENT TO AN ACCESSIBLE ROUTES AND/OR ACCESSIBLE AREAS SHALL NOT HAVE LIMBS BELOW 80" ABOVE FINISH GRADE.

TREE PLANTING
SECTION / ELEVATION
N.T.S

CS:06/01/18
SP2018-012

REVISIONS
COMMENTS
DATE

ALDERS AT ROCKWALL

ROCKWALL, TEXAS

LANDSCAPE / TREESCAPE PLAN, NOTES & SPECIFICATIONS

SCALE:
0 30 45

DATE:
05/11/18

BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE PLANNING
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PROJECT # 045-05

BURGESS & NIPLE

10701 Corporate Drive, Suite 118 | Stafford, TX 77477 | 281.980.7705

June 5, 2018

David Gonzales
Rockwall City Hall – Planning & Zoning Division
385 South Goliad Street
Rockwall, Texas 75087

Re: Alders at Rockwall Resubmittal
Re-submittal #1 – Site Plan (SP2018-012)

David Gonzales,

We have received city comments dated May 29, 2018 pertaining to the Site Plan for Alders at Rockwall. We revised the plans per staff comments below and offer the following responses and revisions in **bold**. Please note that these plans may also reflect changes made per comments received from the developer.

Alders at Rockwall – Site Plan – Resubmittal #1

ENGINEERING (Amy Williams, Director of Public Works / City Engineer, (972) 771-7746)

1. Detention is required Show/label on plan. **Noted, shown on site plan.**
2. 4% Engineering inspection fees. **Noted, will comply.**
3. Impact Fees. **Noted, will comply.**
4. Driveway approaches must be built to the same thickness and strength as Townsend Drive. **Noted, will comply.**
5. 8" water line must loop through site. **Noted, waterline shown on plans.**
6. The 16" existing water line is a steel cylinder. **Noted, will comply.**
7. $110.47/lf street pro-rata along Townsend. **Noted, will comply.**
8. Need to show existing and proposed water, sewer and detention. **Noted, will comply.**
9. Need to show distances between existing driveways and proposed as well as proposed to proposed driveways (min. 100'). **Noted, will comply.**
10. Need to dedicate right-of-way to equal 85'. **Noted, right-of-way dedicated in 2007 equal to 85'.**
11. No retaining walls allowed in detention pond. **Noted, pond revised to grade at 4:1.**
12. 3,600 psi concrete is min. 6.5 sack mix and 3,00 psi concrete is 5.5 sack mix. **Noted, will comply.**
13. All public right-of-ways to be sodded. **Noted, note added to site plan.**
14. Retaining wall to be 5' from utility easement. **Noted, retaining wall moved 5' from easement.**
15. No structures in easement including garage overhangs and portico. **Noted, garages moved away from easement.**
16. Dead end parking must have 15' turn-around. **Noted, will comply.**
17. Build 5' sidewalk along Townsend Drive. **Noted, called out on plans.**

Landscape/ Treescape Plan:

1. Add note: "No trees to be planted within 5' of any utility easement. **Note has been added to plans.**

2. Move tree out of utility easement (see markup). **Trees located within easements are currently existing trees.**
3. All right-of-ways to be sodded. **Noted, sod has been added to the ROW.**

FIRE (Ariana Hargrove, Fire Marshall, (972) 771-7774)

1. Show location of Fire Department Connection (FDC). **Noted, FDC shown on site plan.**
2. FDC shall be facing and visible from the fire lane. **Noted, will comply.**
3. FDC must be within 100-feet of a fire hydrant. **Noted, will comply.**
4. FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access. **Noted, will comply.**

Planning Department (David Gonzales, Senior Planner, (972) 771-7745)

1. Adherence to Engineering and Fire Department standards shall be required. **Noted, will comply.**
2. Submittal and approval of a civil engineering plans and final plat prior to issuance of building permits. As a note plat mylars must be received for filing purposes prior to release of any building permits. **Noted, will comply.**
3. Label site plan documents with "Case No. SP2018-012" at the lower right corner of all plan and resubmit. **Noted, will comply.**
4. Provide adjacent property owner information and remove all zoning labels (i.e. commercial zoning, agricultural zoning, etc.) on all plans when resubmitting. **Noted, will comply.**
5. All exterior signage requires submittal and approval of a separate permit through the building inspections department. Remove monument sign from all plans. **Noted, will comply.**
6. Dog park requires submittal and approval of a separate permit from the animal services department. See code of ordinances, article x. **Noted will comply.**
7. No retaining walls in detention pond. **Noted, will comply.**

PD Site Plan:

1. Label and dimension (ROW width) North T.L. Townsend Drive. Use a lighter scaled line for lot 1 (i.e Village Green Residence) to distinguish between lots/developments. **Noted, will comply.**
2. Verify parking count, appears to be off by two spaces. Correct lot data table to read 217 total parking spaces. **Noted, will comply.**
3. Where are HVAC units located? See screening requirements in PD and provide appropriate screening for all units. **Noted, HVAC units will be on the roof and screened according to the PD.**
4. Include description in legend for F.P.A.D.U.E. (Fire lane, public access, drainage & utility easements, etc.) **Noted, description added to the notes on the site plan.**
5. Label all trash receptacles and provide detail of dumpster enclosure – minimum 8-ft enclosure walls with exterior walls matching the primary structure and a self-latching gate mechanism. **Noted, Dumpster detail added with resubmittal.**

Landscape/ Treescape Plan:

1. Remove monument sign from plans – requires separate permitting process. **Noted, sign has been removed from plans.**
2. Are there any other types of plant materials being used for this site? **There will be additional plantings at time of construction.**

3. Remove zoning labels (commercial zoning, agricultural zoning, etc.) from all plans. **Noted, zoning has been removed.**
4. Change case no. label to read SP2018-012. **Noted, label adjusted.**
5. See engineering note regarding tree located within easement (remove). **Trees marked on plan are existing.**

Photometric Plan:

1. Cut sheets: the entra12y doorway light fixture as shown (unshielded light source) maximum wattage not to exceed 15 watts in order to control glare. If this fixtures bulb exceeds this, it must be a shielded, with a maximum one-inch reveal. **Noted, The submitted fixture is 12-14 watts which is below the 15-watt required threshold for non-cutoff fixtures. All other fixtures are full cutoff.**

Building Elevations:

1. Requires a recommendation from the ARB forwarded to the P&Z commission for consideration. **Noted, will submit for consideration.**
2. Provide calculations for all exterior materials. **Noted, calculations added to elevations.**
3. Provide a materials sample board for ARB review. **Noted, materials sample board submitted for review.**
4. Provide a label for each plan (B&W and Color) indicating the direction each elevation is facing (i.e. north, south, east or west). **Noted, labels added to the elevations.**

Open Space Master Plan:

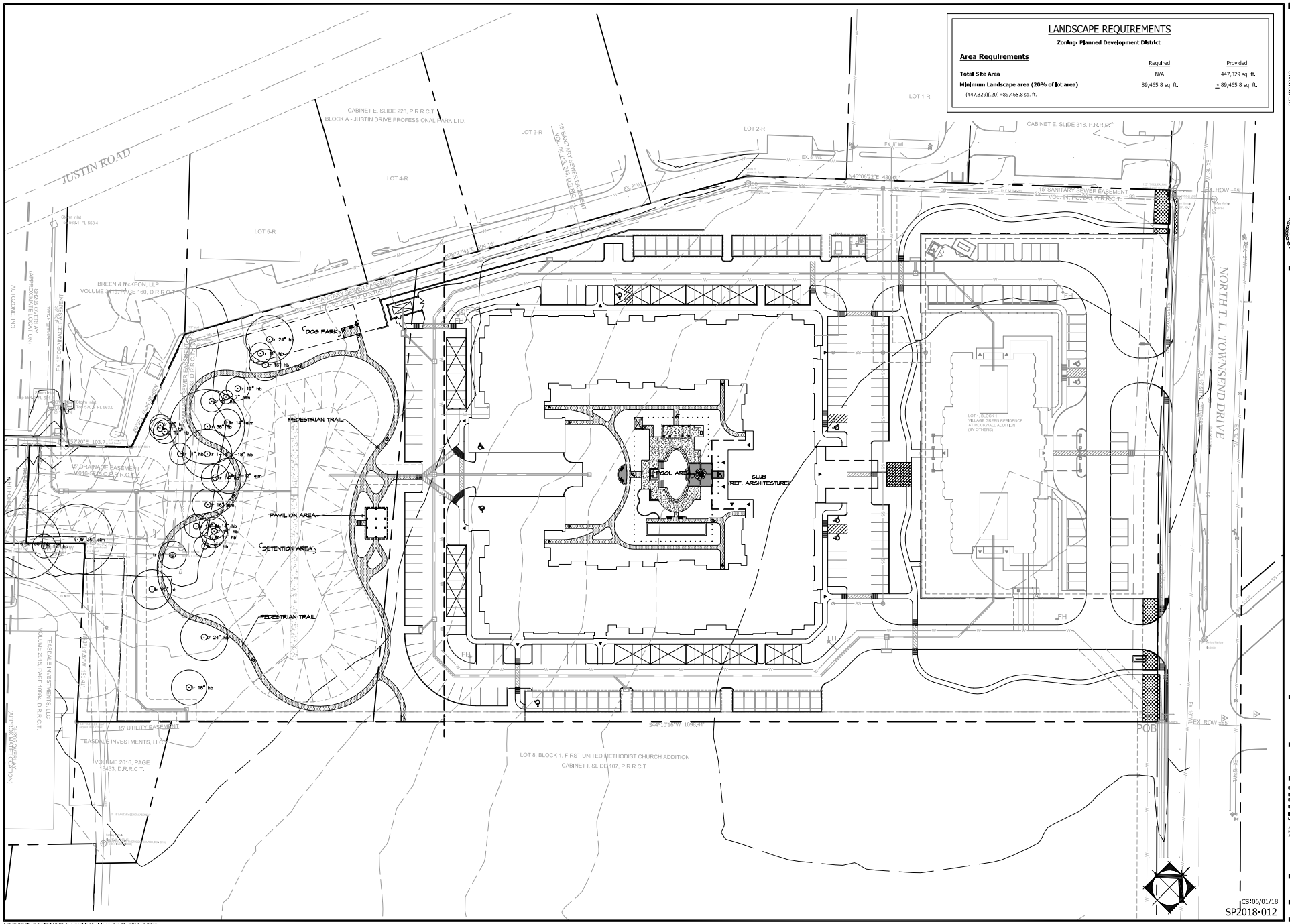
1. To be considered by the parks board on June 5th with their recommendation forwarded to the city council for approval. **Noted, will be submitted for review.**
2. Provide a legend for all amenities and label (i.e. clubhouse, pool, trails, open space %, etc.). **Labels has been provided. More than 20% open space provided.**
3. Provide adjacent property owner information and remove zoning classification labels. **Noted, information has been provided.**
4. Dog park requires submittal and approval of a separate permit through the animal services. **Noted, will comply.**

We hope you find these revisions acceptable, should you have any questions or concerns regarding this information please do not hesitate to contact me at 281-980-7705 Ext. 6303 or at nathan.miller@burgessniple.com. Thank you for your continued review and coordination on this project, it is greatly appreciated.

Sincerely,



Nathan Miller, E.I.T.
Burgess & Niple, Inc.
TBPE Firm No. F-10834



REVISIONS
COMMENTS
DATE

ALDERS AT ROCKWALL

ROCKWALL, TEXAS

OPEN SPACE / AMENITY PLAN

SCALE:

0 40 60

DATE:

05/11/18

BENKENDORFER + ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING

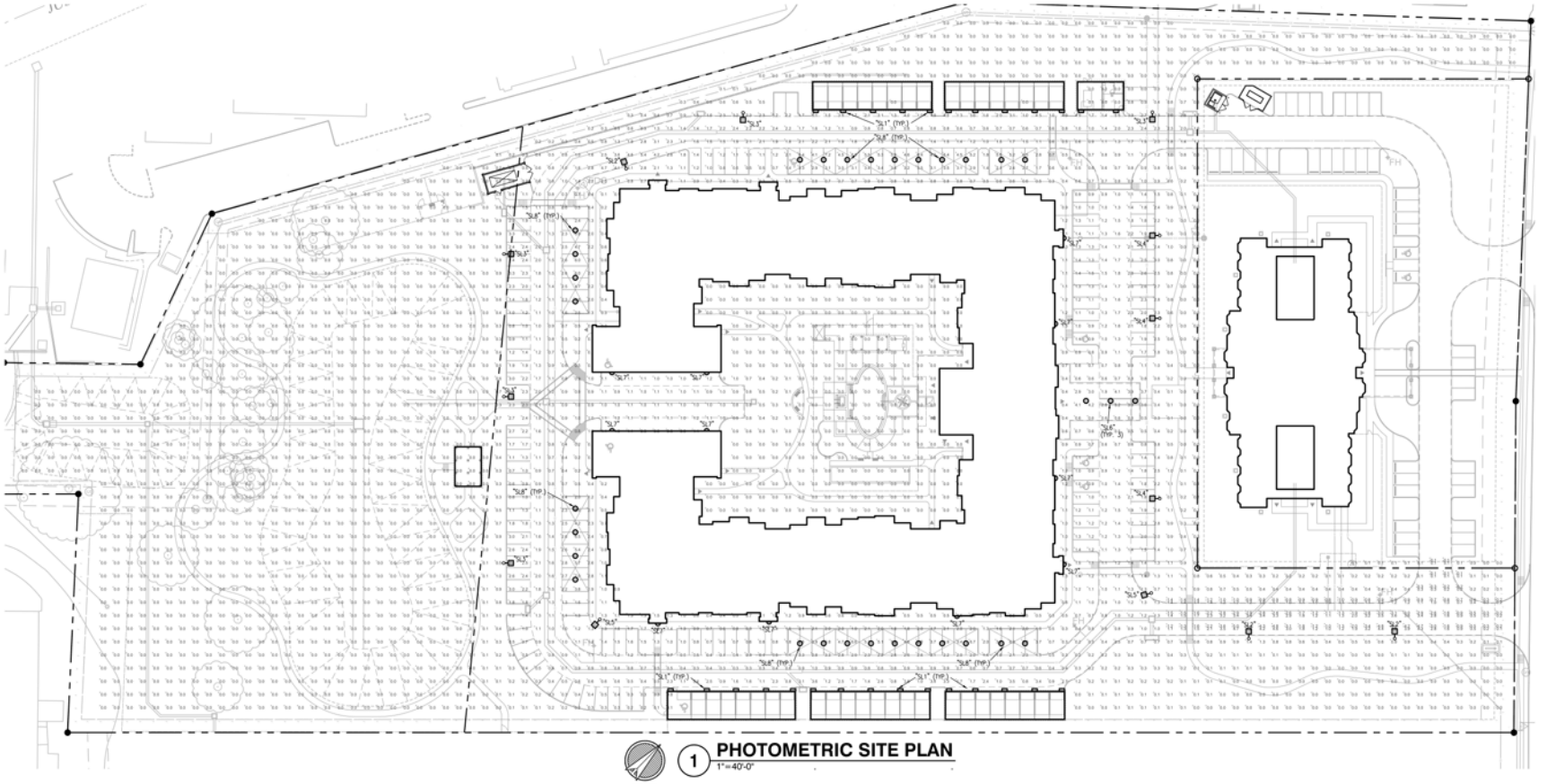
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PROJECT # 045-05

CS:06/01/18

SP2018-012

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

NORTH

SITE LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS					REMARKS
			RECESS	SURFACE	WALL		LED	FLOUR.	HID	CODE	QUANTITY	
SL1		ENTRA12Y			X	BLACK	X			876LUM/14W	1	4
SL2	LUMARK	PRV-A25-D-UNV-T2-BZ-7030-HSS		POLE	X	BLACK	X			10,204LUM/87W	1	1, 2
SL3	LUMARK	PRV-A25-D-UNV-T3-BZ-7030-HSS		POLE	X	BLACK	X			10,292LUM/87W	1	1, 2
SL4	LUMARK	PRV-A25-D-UNV-T4-BZ-7030-HSS		POLE		BLACK	X			10,261LUM/87W	1	1, 2
SL5	LUMARK	PRV-A25-D-UNV-T5-BZ-7030-HSS		POLE		BLACK	X			10,627LUM/87W	1	1, 2
SL6	WILLIAMS	L4S-L20C-830-CS-W-AC/CAL-WET/CC	X			BLACK	X			1,500LUM/26W	1	5
SL7	MCGRAW EDISON	ISW-E01-LED-E1-BL3-7030			X	BLACK	X			2,702LUM/25W	1	3
SL8	RAB	CLED26Y		X		BLACK	X			2,285LUM/29W	1	6

REMARKS:

1 MOUNT ON 20' RSS POLE, WITH HANDHOLE AND BASE COVER.
2 PROVIDE WITH SCREW-IN BASE FOR 90 MPH WIND RATING, 1.3 GUST FACTOR.
3 MOUNT AT 16FT AFG.
4 MOUNT AT 7FT AFG.
5 MOUNT IN CANOPY.
6 MOUNT UNDER CARPORT.

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
PARKING	1.7 fc	7.2 fc	0.2 fc	36.0:1	8.5:1

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. F-9639

LS&A Luttmer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3674
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com
LSA PROJECT NO. 1804003

Senior Living at Rockwall
Rockwall, Texas

Senior Living at Rockwall LLC.

architettura
architettura inc.
808 16th Street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com

RICHARD ROSS BEARMOFF
93120
LICENSED PROFESSIONAL ENGINEER
06-05-18

Project No. 160302

Issue Drawing Log

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Sheet Title
- PHOTOMETRICS

Drawing No.
E0.01

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ENTRA12Y

RAB



Project:	Type: "SL1"
Prepared By:	Date:

Affordable, high-performance, low-maintenance LED doorway light. Suitable for mounting heights up to 15', and replaces 70W high pressure sodium. 100,000-Hour LED lifespan. 5-Year warranty.

Color: Bronze — Weight: 3.5 lbs

Driver Info

Type:	Constant Current
120V:	0.2A
208V:	0.3A
240V:	0.3A
277V:	0.3A
Input Watts:	14W
Efficiency:	95%

LED Info

Watts:	12W
Color Temp:	3000K
Color Accuracy:	84 CRI
L70 Lifespan:	100000
Lumens:	870
Efficacy:	62 LPW

Technical Specifications

Listings

UL Listing: Suitable for wet locations as downlight. Suitable for mounting within 1 3in (4ft) of the ground

ADA Compliant: ENTRA™ is ADA Compliant.

IESNA LM-79 & LM-80 Testing: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction:

IP Rating: Ingress Protection rating of IP66 for dust and water

Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature: Suitable for use in 40°C (104°F) ambient temperatures

Back Housing: Die-cast aluminum

Lens/Housing Cover: Vandal-resistant polycarbonate molded housing cover and lens.

Mounting: Heavy die cast aluminum with 1/2" back knockout and mounting template for mounting to 4" box.

Recommended Mounting Height: Up to 15 ft.

Reflectors (2): White aluminum reflector topped with vacuum metalized polycarbonate LED reflector.

Gaskets: High-temperature silicone

Finish: Formulated for high-durability and long lasting color.

Green Technology: Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LED: 12W multi-chip, long life LED

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Correlated Color Temp. (Nominal CCT): 3000K

Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Consistency: 5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Electrical

Driver: Constant Current, Class 2, 120-277V, 50/60Hz, 4kV Surge Protection, 350mA, 100-240VAC: 0.3 - 0.15 A, 277VAC: 0.15 A, Power Factor: 95.6%

THD: 10.5 at 120V

Other:

Patents: The design of the ENTRA™ is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Equivalency: Replaces 70W HPS.

Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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Lumark

DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modular design. Using the latest LED technology, the Prevail luminaire delivers unparalleled uniformity, resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 60%, the Prevail fixture replaces 150-400W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

Catalog #	Type: "SL2, 3, 4, 5"
Project	
Comments	Date:
Prepared by	

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperatures and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one piece silicone gasket seals the door to the fixture housing. The optics is mounted to the door assembly to protect it from the elements kept from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 8,100 to 18,800 (4000K). Multiple mounting configurations consist of 1 or 2 high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/86,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347-480V 50/60Hz. Fixture options 480V is compatible for use with 480Y Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Controls
The Prevail LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in on/ off (MSP) and bi-level dimming (MSP/DIM) operation. The optional LumaWatt Pro system is best described as a peer-to-peer wireless network of luminaire integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Both mount and mast arm mounting options are available. Mast arm adapter fits 2-7/8" O.D. tenons.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.



PRV PREVAIL

LED

AREA / SITE / ROADWAY LUMINAIRE

CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66 Rated
3G Vibration Rated
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277VAC or 347-480V, 50/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
31 lbs. (14 kgs.)



*www.designlights.org

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4.5" ROUND LED DOWNLIGHT

L45 LED

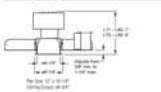
Project	*SL6*
Catalog	Notes

Example: L45 - L40C/835 - CS/M - OPTIONS - DIM - 120

L45	L40C	835	CS/M	OPTIONS	DIM	120
SERIES	LUMEN PACKAGE	CRI	COLOR SELECTABLE	OPTIONS	DIMMING	VOLTAGE



CROSS SECTION



ORDERING INFORMATION

SERIES
L45 4.5" Round Downlight

LED PACKAGE
Nominal lumens based on CC reflector color and W distribution. See page 2 for lumens per watt data.

EXAMPLE: L40C/835					
LUMEN PACKAGE	NOMINAL LUMENS	WHITE/BLACK CRI			
		CRI	CCT		
L27C	700				
L30C	1100				
L35C	1500				
L40C	2000				
L50C	2400	8 = 80	27 = 2700		
L60C	3000	9 = 90	30 = 3000		
L70C	3100		35 = 3500		
L80C	3400		40 = 4000		
L90C	3700		50 = 5000		
L92C	3800		65 = 6500		
L95C	3900				
L97C	4000				
L98C	4100				
L99C	4200				

For shorter separation between luminaires

REFLECTOR FINISH
CS Clear semi-specular (standard)
CB Champagne gold
GD Gold
PW Pewter
SL Satin silver
SPC Clear specular
WH White
WW Painted white-reflector, painted trimring (to be used with ___/CW, or ___/CSW)
WT White

DISTRIBUTION*
10 10° Wide
40 40° Medium
70 70° Narrow

OPTIONS
EM/10W Emergency battery pack (0-10V driver required) 7-watt emergency battery that shows required 90-min egress time.
EM/7W Emergency battery pack (0-10V driver required) 7-watt emergency battery that shows required 90-min egress time.
WHT Accent ring with clear acrylic lens (wide distribution only)
BLK Accent ring with clear acrylic lens (wide distribution only)
BBC/CL Black baffle with clear acrylic lens (wide distribution only)
BBC/GL Accent cone with clear glass lens (wide distribution only)
BBC/OPL Accent cone with clear glass lens (wide distribution only)
BBC/CGS Accent cone with clear glass lens (wide distribution only)
LSO Acrylic luminous dot (CC reflector only)
LSOG Acrylic luminous dot (CC reflector only)
LSS Acrylic luminous ring (CC reflector only)
SBT/CC Surface mounted back box (standard) (not required with ___/CW, or ___/CSW below)
WH Mid-sized textile dome trim ring, not available with impact adapter options, XC, MD, XCL, or MDL

DRIVER
Additional dimming drivers available, see Section 010.

VOLTAGE
120 120V
277 277V

* Beam angles/distributions does not account for optional accessories such as accent cone and trim, wall wash, acrylic accent rings, or aftermarket reflector finishes. Actual beam angles/ distributions may vary. Contact Technical Support for complete photometric number for applicable values.

McGraw-Edison

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy conscious performance in a rugged, cast aluminum housing. The Impact Elite luminaire is the ideal facade and wall mounted luminaire for multi-use/building schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #	Type: "SL7"
Project	
Comments	Date:
Prepared by	

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx® head fasteners offer vandal resistant access to the electrical chamber.

Optics
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All luminaires are shipped standard with 10kV/10kA surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 85% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and die- plated rigid steel mounting attachment fits directly to 4" j-box or wall with the impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion- resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

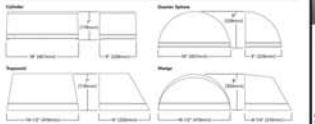


ISC/ISS/IST/ISW
IMPACT ELITE LED

1 - 2 Light/Alfa
Solid State LED

WALL MOUNT LUMINAIRE

DIMENSIONS



DOOR IN LOCK MOUNTING



CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 Lightbars
ISO 9001

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277VAC & 480v, 347V/480v, 50/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
14 lbs. (6 kgs.)

T3M1466SR
2017-04-19 14:05:11

CLED26Y

RAB



Project	Type: "SL8"
Prepared By:	Date:

LED ceiling light with precision optics deliver smooth and uniform distribution. Ideal for retail settings, workspace lighting and other applications requiring a high output commercial grade downlight.

Color: Bronze — Weight: 19.6 lbs

Driver Info

Type:	Constant Current
120V:	0.3A
208V:	0.17A
240V:	0.15A
277V:	0.13A
Input Watts:	26W
Efficiency:	91%

LED Info

Watts:	26W
Color Temp:	3000K
Color Accuracy:	84 CRI
L70 Lifespan:	100000
Lumens:	2280
Efficacy:	90 LPW

Technical Specifications

Listings

UL Listing: Suitable for Wet Locations. Covered Ceiling Mount Only.

Dark Sky Approved: The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs: High-output, long-life LEDs

Color Consistency: 5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver: Driver, Constant Current, Class 2, 100V-277V, 50/60 Hz, 6kv Surge Protection, 720mA, 100-277VAC: 0.4 Amps., Power Factor: 98.7%

THD: 14.7% at 120V

Construction

Maximum Ambient Temperature: Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)

Thermal Management: Optimized using computational fluid dynamics software to ensure long LED and driver lifespan.

Housing: Precision die-cast aluminum housing and lens frame.

Lens: Clear tempered glass lens

Gaskets: High-temperature silicone

Finish: Formulated for high-durability and long lasting color.

Green Technology: Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other:

Patents: The design of CLED26 is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating: B1 U1 G0

architettura
architettura inc.
808 Ridge Oak Trail
Rockwall, Texas 75087
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com

RICHARD ROSS STAINBROOK
93120
LICENSED PROFESSIONAL ENGINEER
06-05-19

Project No. 160302

Issue Drawing Log

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Sheet Title:
SITE DETAILS

Drawing No.
E0.02

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. F-9639

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CONSULTING ENGINEERS
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Topeka, Kansas 66614-3674
Telephone: (785) 233-3252
FAX: (785) 233-0647
Email: lsapa@lsapa.com
LSA PROJECT NO. 1904000

Senior Living at Rockwall
Rockwall, Texas

Senior Living at Rockwall LLC.

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City of Rockwall

Project Plan Review History

Revised Staff Comments Highlighted

Project Number	SP2018-012	**Owner**	CAMERON, & CAMERON	**Applied**	5/14/2018	LM
Project Name	Alders at Rockwall	**Applicant**	ALDERS AT ROCKWALL SIL PROPERTY, LLC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype	PD			**Expired**		
Status	P&Z HEARING			**Status**	6/6/2018	DG

Site Address	City, State Zip	Zoning
1196 N T L TOWNSEND DR	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
JUSTIN DRIVE PROFESSIONAL PARK	8	NULL	8	0255-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/14/2018	5/21/2018	5/16/2018	2	APPROVED	
ENGINEERING	Amy Williams	5/14/2018	5/21/2018	5/18/2018	4	COMMENTS	See Comments

(5/18/2018 9:20 AM AW)
- Detention is required. Show/label on plan
- 4% Engineering Inspection Fees
- Impact Fees
- Driveway approaches must be built to the same thickness and strength as Townsend
- 8" water line must loop through the site
- The 16" existing water line is a steel cylinder
-$110.47/lf street pro-rata along Townsend
- Need to show existing and proposed water, sewer, and detention
- Need to show distances between existing driveways and proposed as well as proposed to proposed driveways (min 100')
- Need to dedicate right-of-way to equal 85'
- No retaining walls allowed in detention pond
- 3,600 psi concrete is min. 6.5 sack mix and 3,000 psi concrete is 5.5 sack mix
- All public right-of-ways to be sodded
- Retaining wall to be 5' from utility easement
- No structures in easements including garage overhangs and portico
- Dead end parking must have 15' turnaround
- Need to show distances between existing driveways and proposed as well as proposed to proposed driveways (min 100')
- Build 5' sidewalk along Townsend

Landscape Plan
Add note: No trees to be planted within 5' of any utility
Move tree out of utility easement (see markup)
All right-of-ways to be sodded

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	6/7/2018	6/14/2018	6/7/2018		COMMENTS	See Comments
(6/7/2018 8:21 AM AW) Sewer easement on the southwestern property to be 20' wide See markup for utilities							
FIRE	Ariana Hargrove	5/14/2018	5/21/2018	5/18/2018	4	COMMENTS	see commets
Show location of Fire Department Connection (FDC): FDC shall be facing and visible from the fire lane. FDC must be within 100-feet of a fire hydrant. FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access.(5/18/2018 4:04 PM AA)							
GIS	Lance Singleton	5/14/2018	5/21/2018	5/24/2018	10	APPROVED	See Comments
(5/24/2018 11:42 AM LS) Address Assignment will be: Lot 2: 1196 N T L TOWNSEND DR, ROCKWALL TX 75087 (Alders at Rockwall)							
Parks Board	WENDY YOUNG	6/7/2018	6/14/2018	6/7/2018		APPROVED	See comments
(6/7/2018 12:45 PM WY) ----Recommend approval of open space plan and site plan and accept as presented. *Park amenities will be privately owned, but remain open to the public, but does not constitute City acceptance of public park land and facilities. *Trail should be 8' wide concrete. * Park area should be irrigated turf. * Dog park must comply with City ordinances particularly 500' away from any residential dwelling unit. ---Recommend approval of $114 per dwelling unit for pro-rata equp fees totaling $160, 416and $906 per dwelling unit for cash in lieu of land fees totaling $130,464 for a complete total of $290,880, in accordance with the Mandatory Parkland Dedication Ordinance. Fee estimate applies only to 2018 and are subject to change in future years. (6/8/2018 9:38 AM WY) Correction to fees Pro-rata equp fees should be $16,416. Completel total would then be $146,880.							
PLANNING	David Gonzales	5/14/2018	5/21/2018	5/23/2018	9	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Bart Tinsley of Adlers Rockwall SIL Property, LLC on behalf of Rob Cameron of Cameron & Cameron for the approval of a site plan for a multi-family apartment complex on a 10.3103-acre portion of a larger 12.40-acre tract of land identified as Tract 8 of the B. J. T. Lewis, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of TL Townsend Drive and Justin Road, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday June 5, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

* Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of building permits. As a note, plat mylars must be received for filing purposes prior to release of any building permits.
3. Label site plan documents with "Case No. SP2018-012" at the lower right corner of all plan and resubmit.
4. Provide adjacent property owner information and remove all zoning labels (i.e. Commercial Zoning, Agricultural Zoning, etc.) on all plans when resubmitting.
5. All exterior signage requires submittal and approval of a separate permit through the Building Inspections Department. Remove monument sign from all plans.
6. Dog Park requires submittal and approval of a separate permit from the Animal Services Department. See Code of Ordinances, Article X.
7. No retaining wall in detention pond. See engineering mark-ups.

** Please address the following Planning Comments for each plan submitted:

PD Site Plan:
1. Label and dimension (ROW width) North T. L. Townsend Drive. 2. Use a lighter scaled line for Lot 1 (i.e. Village Green Residence) to distinguish between lots/developments.
3. Verify parking count, appears to be off by two (2) spaces. Correct Lot Data Table to read 217 Total Parking Spaces.
4. Where are HVAC units located? See screening requirements in PD and provide appropriate screening for all units.
5. Include description in LEGEND for F.P.A.D.U.E (i.e. firelane, public access, drainage & utility easement, etc.)
6. Label all trash receptacles and provide detail of dumpster enclosure-- minimum 8-ft enclosures walls with exterior walls matching the primary structure and a self latching gate mechanism.

Landscape/Treescape Plan:

1. Remove monument sign from plans -- requires separate permitting process.
2. Are there any other types of plant materials being used for this site?
3. Remove zoning lables (Commercial Zoning, Agricultural Zoning, etc.) from all plans.
4. Change case no. lable to read SP2018-012.
5. See engineering note regarding tree located within easement (remove).

Photometric Plan:

1. Cut Sheets: the Entra12Y doorway light fixture as shown (unshielded light source) maximum wattage not to exceed 15 watts in order to control glare. If this fixtures' bulb exceeds this, it must be a sheilded, with a maximum one-inch reveal.

2. Other than item no. 1 as listed, the plan as submitted meets or exceeds the intent of the standards established by the UDC

Building Elevations:

1. Requries a recommendation from the Architectural Review Board(ARB) forwarded to the Planning and Zoning Commission for consideration
2. Provide calculations for all exterior materials (i.e. stone, brick, stucco, hardie board, etc.) for each facade.
3. Provide a materials sample board for ARB review.
4. Provide a label for each plan (black & white and color) indicating the direction each elevation is facing (i.e. north, south, east, or west).

Open Space Master Plan:
1. To be considered by the Parks Board on June 5, 2018 with their recommendation forwarded to the City Council for approval
2. Provide a legend for all amenties and label (i.e. clubhouse, pool, trails, open space %, etc.).
3. Provide adjacent property owner information and remove zoning classification labels
4. Dog Park requires submittal and approval of a separate permit through the Animal Services

*** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the PD Site Plan request If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

Meeting Dates to Attend:

Architectural Review Board: May 29, 2018 (5:00p.m.) [To provide recommendations to applicant]
Planning - Work Session: May 29, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Parks Board: June 5, 2018 (6:00p.m.) [To provide recommendations to applicant/P&Z]

Architectural Review Board: June 12, 2018 (5:00p.m.) [To provide recommendations to applicant/P&Z]
Planning - Action: June 12, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: June 18, 2018 (6:00 p.m.) [OPEN SPACE PLAN, (VARIANCE AND EXCEPTION REQUESTS) ONLY]

PLANNING	David Gonzales	6/7/2018	6/15/2018	6/8/2018	1	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

The following staff comments are to be addressed and resubmitted no later than Tuesday June 19, 2018. Please provide two large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff:

* Planning Department General Comments:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of building permits. As a note, plat mylars must be received for filing purposes prior to release of any building permits.
3. All exterior signage requires submittal and approval of a separate permit through the Building Inspections Department. Remove depiction of monument sign for memory care facility from all plans.
4. Dog Park requires submittal and approval of a separate permit from the Animal Services Department. See Code of Ordinances, Article X.

** Please address the following Planning Comments for each revised plan:

Site Plan:
1. Verify parking count, appears to be off by one (1) space (i.e. add additional space).
2. Dumpster enclosure exterior walls are to match the primary structure. Must be natural stone and not cultured stone.

Landscape/Treescape Plan:

1. Indicate proposed plant materials -- other than trees -- on plans.

Photometric Plan:
1. The plan as submitted meets or exceeds the intent of the standards established by the UDC

Building Elevations:
1. Requries a recommendation from the Architectural Review Board(ARB) forwarded to the Planning and Zoning Commission for consideration.

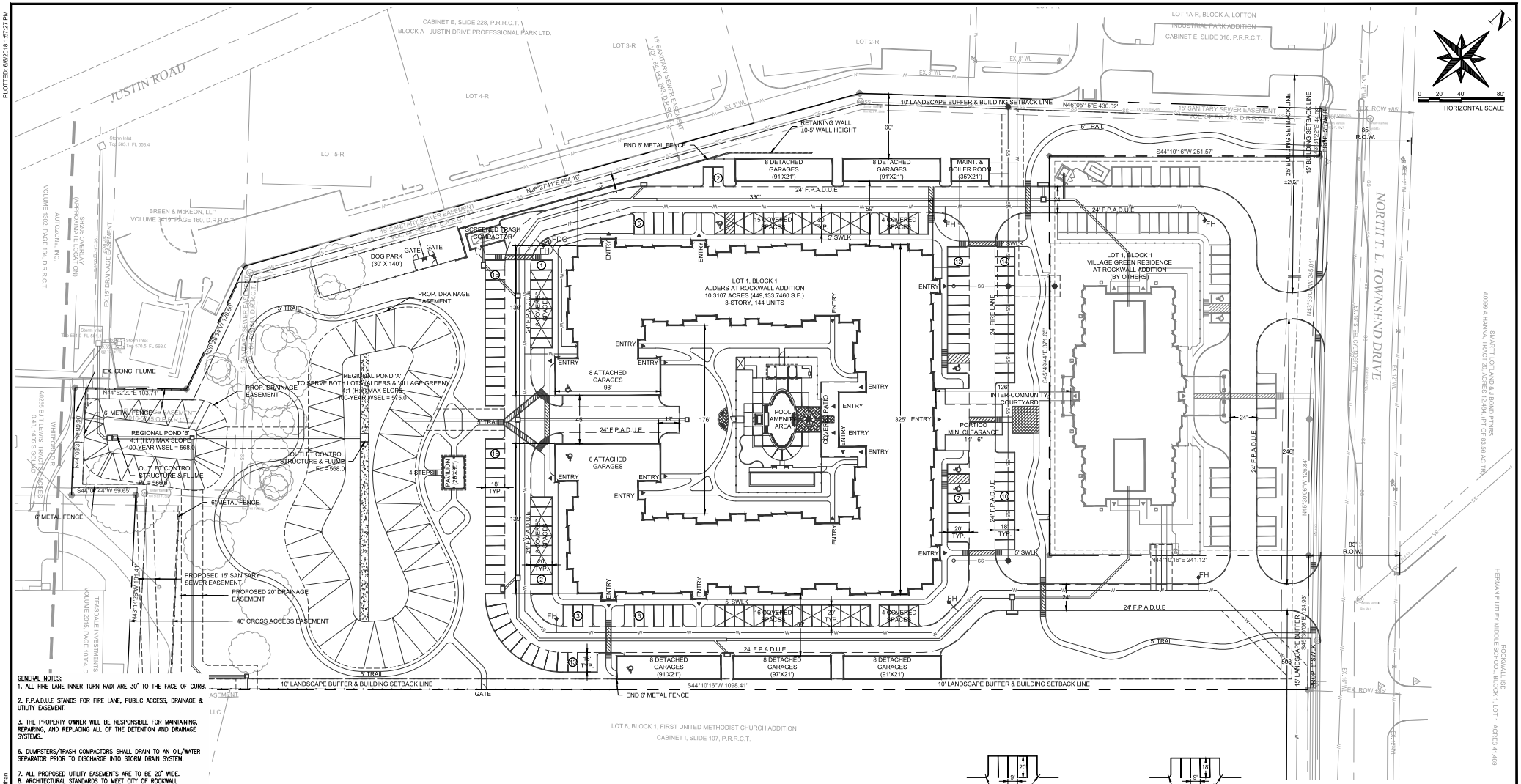
Open Space Master Plan:
1. Parks Board recommendation to be forwarded to the City Council for approval

*** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the PD Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICPwith the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

Meeting Dates to Attend:

Architectural Review Board: June 12, 2018 (5:00p.m.) [To provide recommendations to applicant/P&Z]
Planning - Action: June 12, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

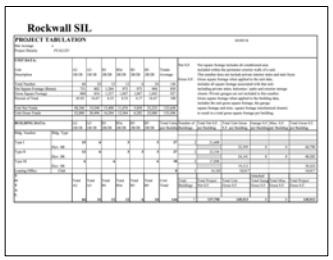
City Council - Action: June 18, 2018 (6:00 p.m.) [OPEN SPACE PLAN ONLY]



GENERAL NOTES:

1. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
2. F.P.A.D.U.E STANDS FOR FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
3. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL OF THE DETENTION AND DRAINAGE SYSTEMS..
6. DUMPSTERS/TRASH COMPACTORS SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
7. ALL PROPOSED UTILITY EASEMENTS ARE TO BE 20' WIDE.
8. ARCHITECTURAL STANDARDS TO MEET CITY OF ROCKWALL STANDARDS.
9. ALL FIRE LANES TO BE 6" THICK CLASS 'C' REINFORCED CONCRETE 6.5 SACK MINIMUM CEMENT, 3,600 PSI MINIMUM 28-DAY CONCRETE STRENGTH WITH #3 BARS AT 24" ON CENTER.
10. PARKING PAVEMENT TO BE MINIMUM 5" 3000 PSI CONCRETE. MINIMUM 5.5 SACK MIX.
11. 10.5' OF R.O.W. WAS DEDICATED TO THE CITY OF ROCKWALL IN 2007 FOR THE CONSTRUCTION OF TOWNSEND DRIVE (85' R.O.W.)
12. PROPOSED REGIONAL PONDS TO SERVE BOTH LOT 1, BLOCK 1, ALDERS AT ROCKWALL AND LOT 1, BLOCK 1 VILLAGE GREEN RESIDENCE AT ROCKWALL.
13. ALL PUBLIC R.O.W.S TO BE SODDED.
14. SEE UTILITIES EXHIBIT FOR DETAILS.
15. HVAC UNITS TO BE PLACED ON ROOF OF BUILDING WITH SCREENING WALLS HIDING THEM FROM VIEW

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980 - 7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE



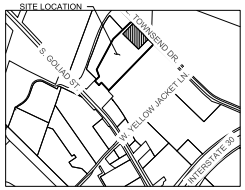
ALDERS AT ROCKWALL BUILDING DATA

LOT DATA: LOT 1 (ALDERS AT ROCKWALL)

LOT 1, BLOCK 1 (ALDERS AT ROCKWALL ADDITION)

LOT DATA			
LOT AREA:	10.3107		ACRES
LOT DENSITY:	14		UNITS/ACRE
MAX NUMBER OF UNITS:	144		UNITS
PARKING TABLE			
PARKING RATIO:	1.50		SPACES/UNIT
GARAGES:	56	25.8%	SPACES
COVERED:	55	25.3%	SPACES
SURFACE:	106	48.8%	SPACES
TOTAL PARKING PROVIDED:	217	100.0%	SPACES
ADA ACCESSIBLE (2% MIN.):	7	3.2%	SPACES
LOT COVERAGE			
BUILDING COVERAGE:	1.89	18.3%	ACRES
PAVING COVERAGE:	1.92	18.6%	ACRES
TOTAL OPEN SPACE PROVIDED:	6.50	63.1%	ACRES

SITE DATA



VICINITY MAP
NOT TO SCALE

TYPICAL BUILDING ADJACENT PARKING SPACE

TYPICAL PARKING SPACE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CLIENT/CITY REVIEW UNDER THE AUTHORITY OF THOMAS A. LUNZMAN, P.E. 122259 JUNE 5, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ARCHITECT:	SURVEYOR:	OWNER:	APPLICANT:
ARCHITETURA, INC. 808 18TH STREET, PLANO, TEXAS 75074	MILLER SURVEYING, INC. 420 MID CITIES BLVD., HURST, TEXAS 76054	CAMERON & CAMERON 6808 DENALI DRIVE McKINNEY, TEXAS 75070	ALDERS ROCKWALL SIL PROPERTY, LLC 1625 CLARKE SPRINGS DRIVE ALLEN, TEXAS 75002
CONTACT: FRANK POLLACIA PHONE: (972) 509-0088	CONTACT: JASON RAWLINGS PHONE: (817) 577-1052	CONTACT: ROB CAMERON PHONE: (214) 789-9143	CONTACT: BART TINSLEY PHONE: (469) 446-1276

SITE PLAN

FOR

"ALDERS AT ROCKWALL"

LOT 1, BLOCK 1
ALDERS AT ROCKWALL ADDITION
A 10.3107 ACRE TRACT IN
ROCKWALL, TEXAS
ROCKWALL COUNTY, TEXAS

JUNE 5, 2018

CASE NUMBER: (SP2018-012)

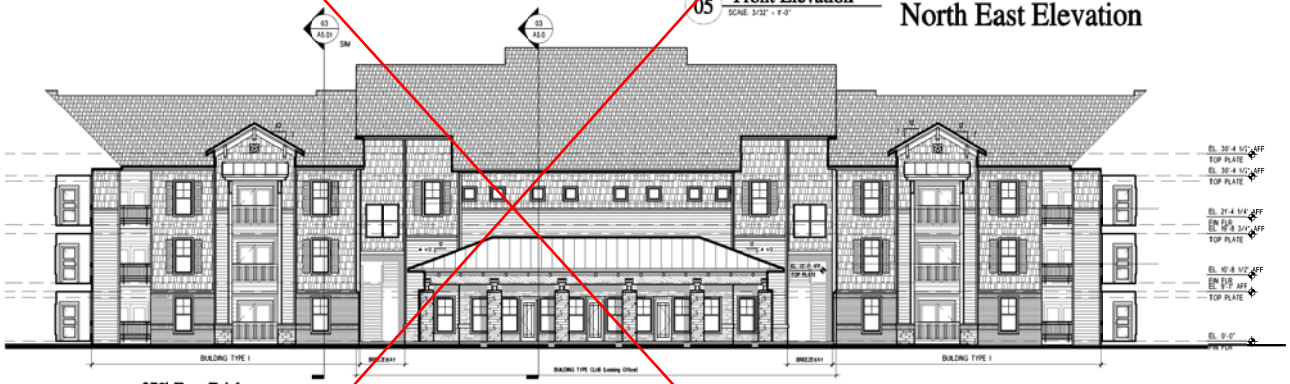
PLOTTED: 6/6/2018 1:57:27 PM
P:\PR5622\11\Cadd\Models\Civil\C-SP0001.dwg, 6/6/2018 1:56:18 PM, Miller, Nathan



34% Face Brick
30% Cement Fiber Siding
36% Stone

05 Front Elevation
SCALE: 3/32" = 1'-0"

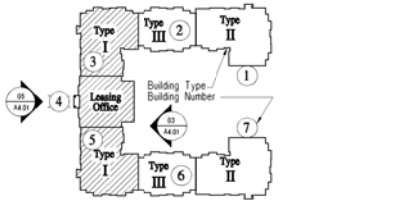
North East Elevation



27% Face Brick
61% Cement Fiber Siding
12% Stone

03 Elevation
SCALE: 3/32" = 1'-0"

South West Elevation



Key Plan
No Scale

Senior Living at Rockwall

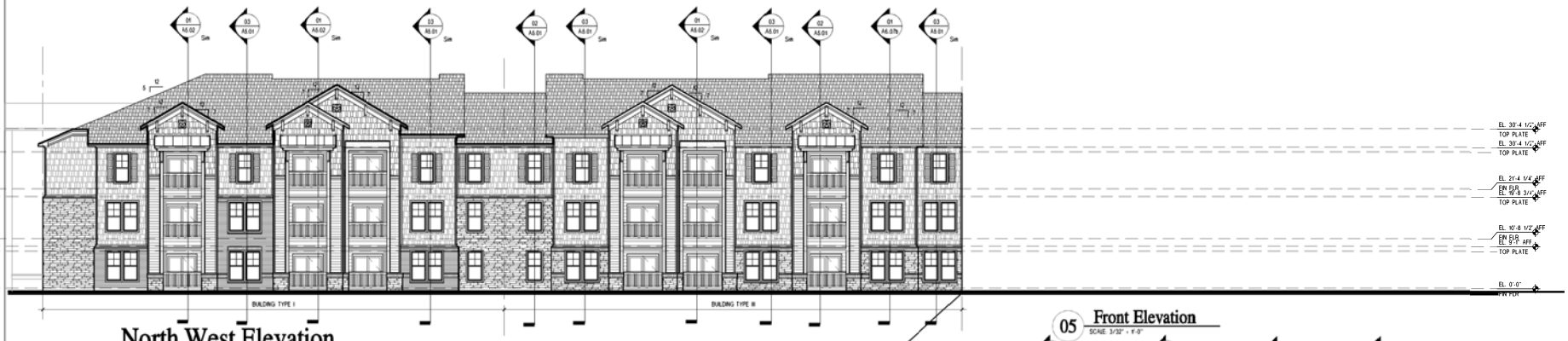
100% Masonry Products including
Face Brick, Stone, Stucco and Hardie Siding

architettura

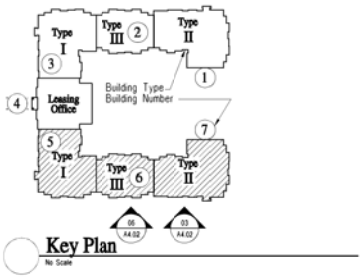
architettura inc.
808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com

5' 15' 30'

SCALE: 3/32" = 1'-0"



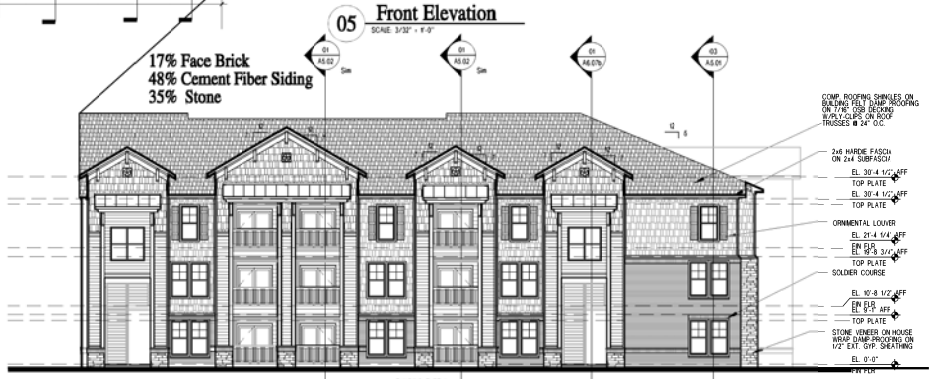
North West Elevation



Key Plan
No Scale

17% Face Brick
48% Cement Fiber Siding
35% Stone

05 Front Elevation
SCALE: 3/32" = 1'-0"



North West Elevation

03 Elevation
SCALE: 3/32" = 1'-0"

Senior Living at Rockwall

100% Masonry Products including
Face Brick, Stone, Stucco and Hardie Siding

5' 15' 30'

SCALE: 3/32" = 1'-0"

architettura

architettura inc.
808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com



South East Elevation

12% Face Brick
48% Cement Fiber Siding
40% Stone

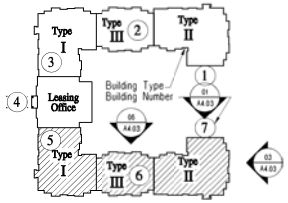
Front Elevation
SCALE: 3/32" = 1'-0"



South West Elevation

17% Face Brick
43% Cement Fiber Siding
40% Stone

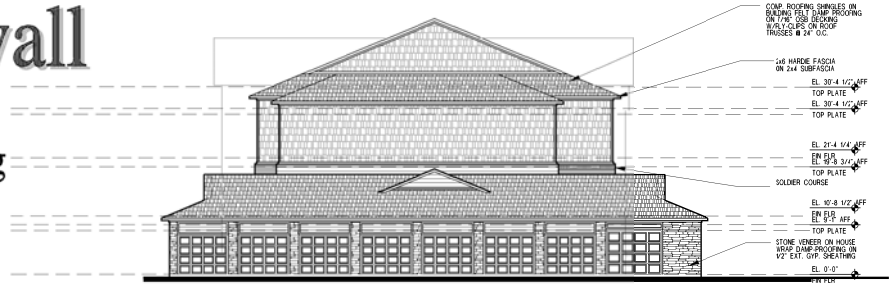
03 Elevation
SCALE: 3/32" = 1'-0"



Key Plan
No Scale

Senior Living at Rockwall

100% Masonry Products including Face Brick, Stone, Stucco and Hardie Siding



0% Face Brick
79% Cement Fiber Siding
21% Stone

01 Elevation
SCALE: 3/32" = 1'-0"

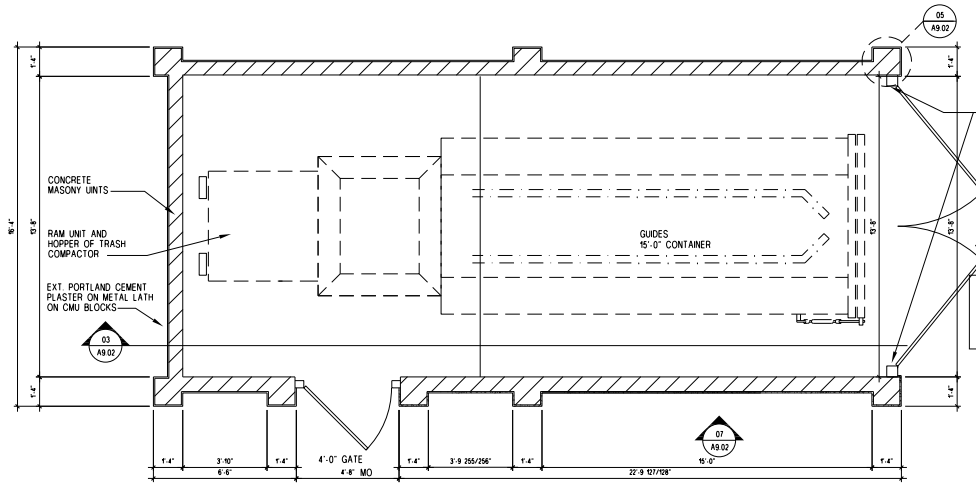
South East Elevation

5' 15' 30'

SCALE: 3/32" = 1'-0"

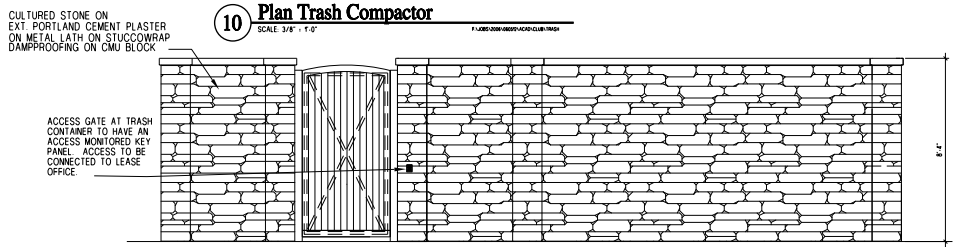
architettura

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808 18th street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com



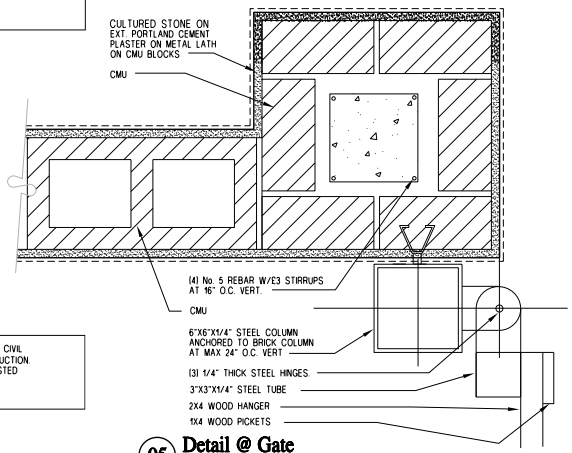
10 Plan Trash Compactor

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



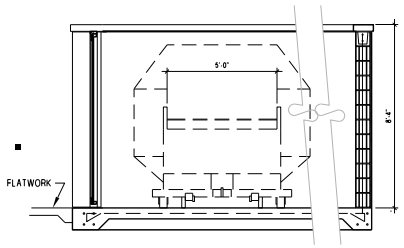
07 Elevation Entry Side

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



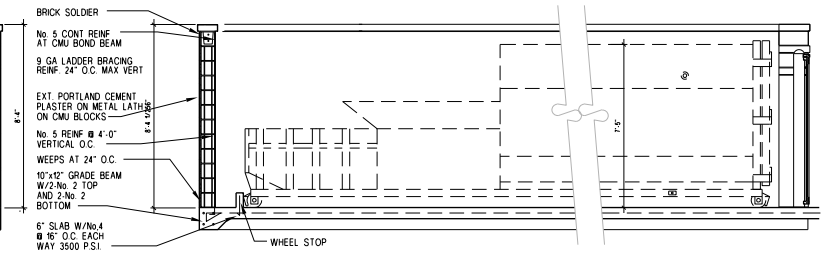
05 Detail @ Gate

SCALE: 3" = 1'-0"



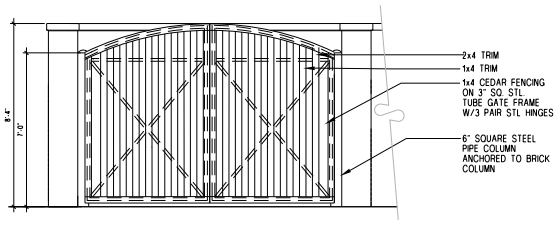
04 End Elevation

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



03 Side Elevation

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



01 Front Gate

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

Senior Living at Rockwall
Rockwall, Texas

Senior Living at Rockwall LLC.

architectura
architectura inc.
808 18th St.
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architectura-inc.com

Project No. 160302

Issue Drawing Log

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Sheet Title:
Trash Compactor

Drawing No.
A9.04

HUD Signature Block

Architect	Owner	Contractor	Bonding

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Directory: F:\Jobs\2016\160302\ACAD\ File: A9.04.dwg Date: November 02, 2017 3:34 pm SCALE: 1/8" = 1'-0" By: MattTo Xref's: ['24X36']= 'SCAL' 'TRASH01'



ALDERS AT ROCKWALL

09 Front Elevation



03 Elevation



ALDERS AT ROCKWALL

05 Front Elevation



03 Elevation



ALDERS AT ROCKWALL

05 Front Elevation

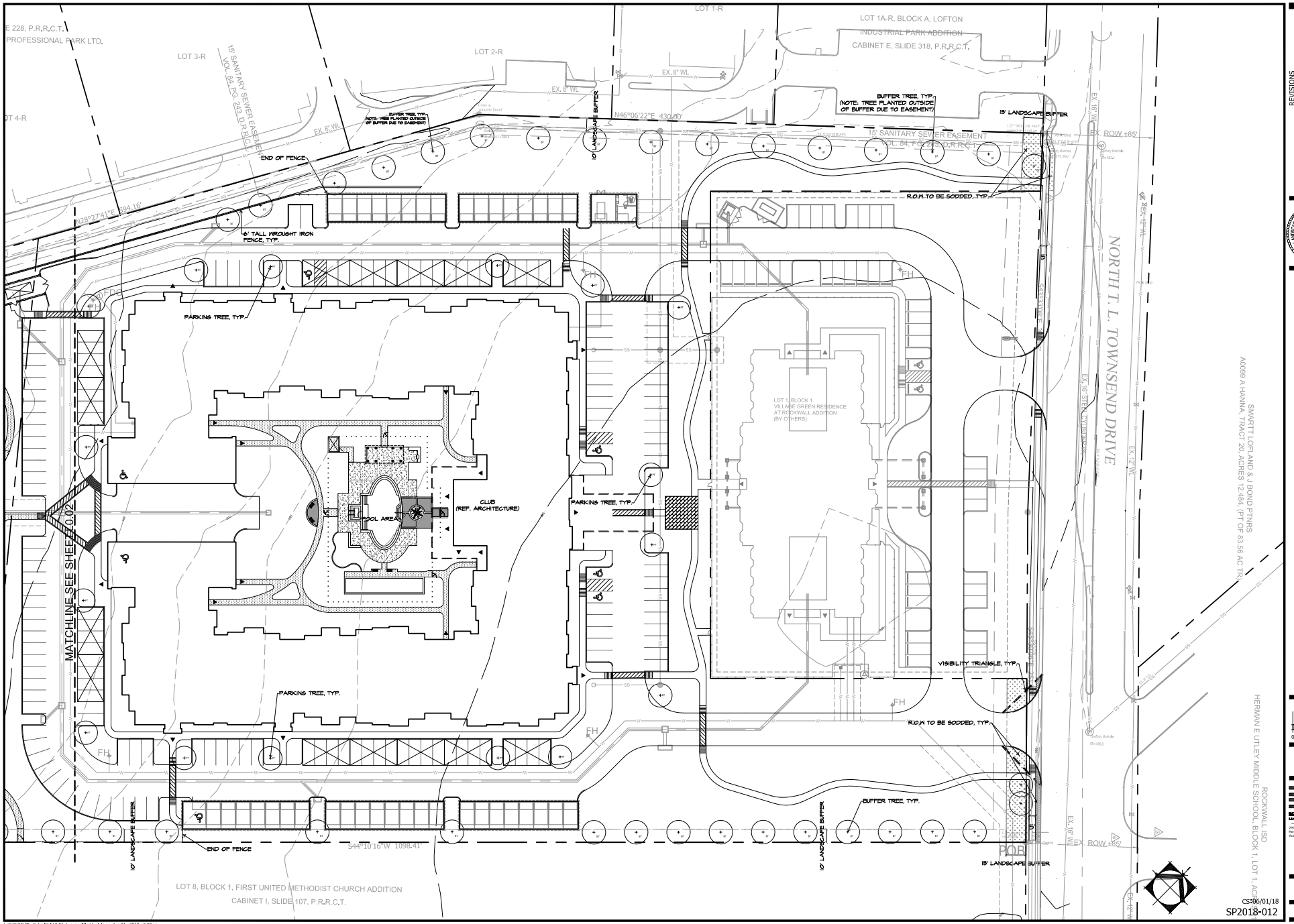


03 Elevation



01 Elevation


ALDERS
AT ROCKWALL



REVISIONS
COMMENTS
DATE

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
06/01/18

ALDERS AT ROCKWALL

ROCKWALL, TEXAS

LANDSCAPE / TREESCAPE PLAN

SCALE:
0 30 45

DATE:
05/11/18

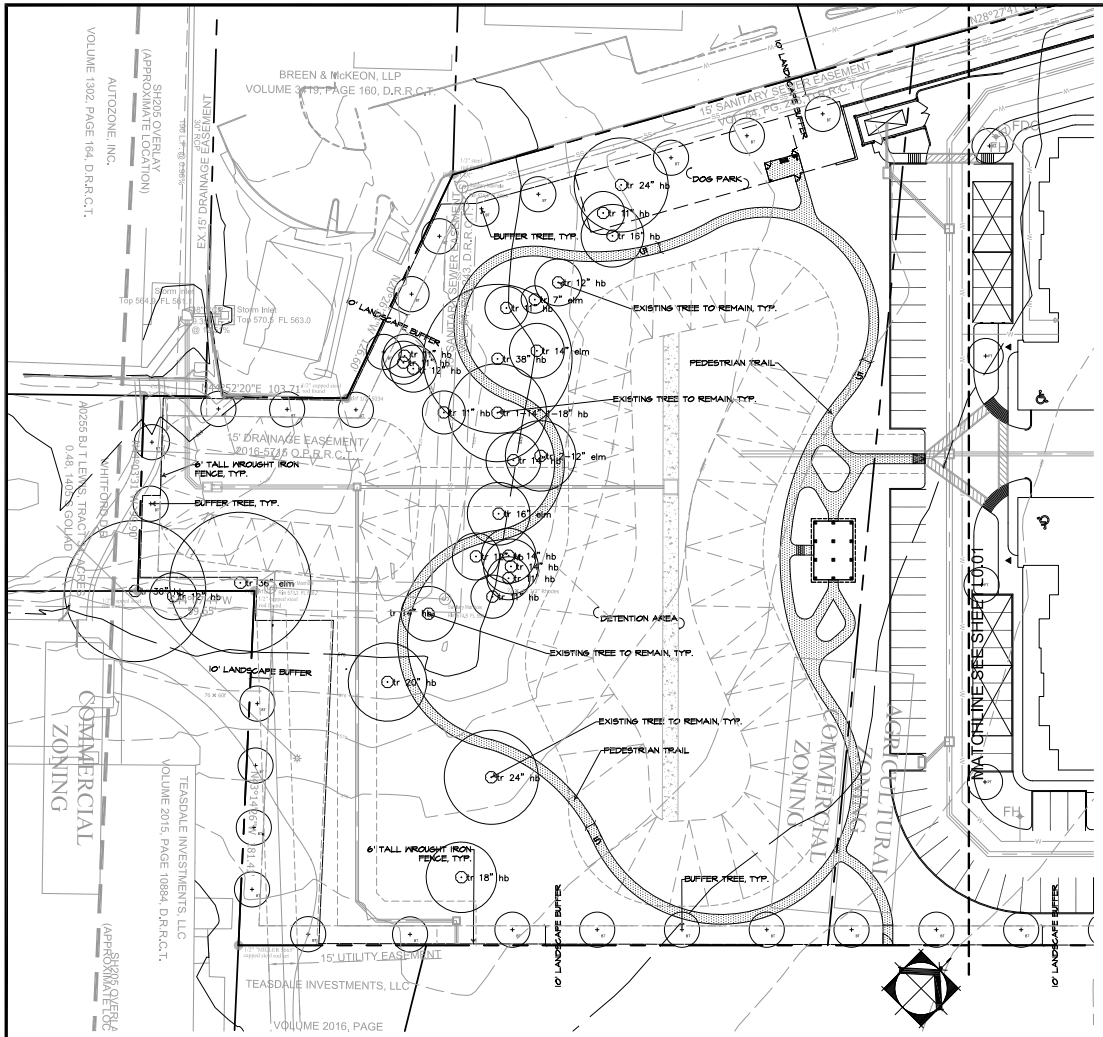
BENKENDORFER + ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Road, Building D, Austin, TX 78746
P 512 366 0369
F 512 366 0445

L0.01

PROJECT # 045-05

CS:06/01/18
SP2018-012

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LANDSCAPE REQUIREMENTS

Zoning: Planned Development District

Area Requirements

	Required	Provided
Total Site Area	N/A	447,329 sq. ft.
Minimum Landscape area (20% of lot area) (447,329)(.20) =89,465.8 sq. ft.	89,465,8 sq. ft.	≥ 89,465,8 sq. ft.

Landscape Buffer

Fifteen (15) foot buffers. (T.L Townsend Drive) A minimum of (1) canopy tree per 50-feet linear feet of buffer area. Total lenght of buffer = 169 ft. (169 / 50) = 3.38 trees	3 trees (4" cal.)	3 Trees ("BT") (4" cal.)
Ten (10) foot buffers. (North, South and Wesrt Boundary) A minimum of (1) canopy tree per 50-feet linear feet of buffer area.		
Total lenght of buffer (North)= 1,014 ft. (1014 / 50) = 20,28 trees	20 trees (4" cal.)	20 Trees ("BT") (4" cal.)
Total lenght of buffer (South)= 1,088 ft. (1088 / 50) = 21.76 trees	22 trees (4" cal.)	22 Trees ("BT") (4" cal.)
Total lenght of buffer (West)= 571 ft. (571 / 50) = 11.42 trees	12 trees (4" cal.)	12 Trees ("BT") (4" cal.)

Parking Lot Landscaping

One (1) Canopy tree per teen (10) parking spaces shall be provided. trees shall be planted within the required parking island or within 20-feet of a parking space.

Total Parking Spaces (excluding garages) = 160

(160/10) = 16 trees	16 trees (4" cal.)	16 Trees ("PT") (4" cal.)

Landscaping Standards

All required Canopy / Shade trees within this development shall be a minimum of four (4) caliper inches and all Accent/ Ornamental / Under-Story trees shall be a minimum of (4) feet in height at time of planting.

Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, or other permanent barriers.

The owner shall be responsible for the health and vitality of plant material through irrigation of all landscape areas, turf, and plant material, and shall.

- provide a moisture level in an amount and frequency adequate to sustain growght of the plant materials on a permanent basis.
- be in place and operational at the time of landscape inspection for certificate of occupancy.
- be maintained and kept operational at all times to provide for efficient water distribution.

Irrigation Methods: One of the following irrigation methos shall be used to ensure adequate watering of plant material in landscape areas:

- Conventional system. An automatic or manual underground irrigation system which may be a conventional spray or bubbler type heads.
- Drip or Leaky-pipe system. An automatic or manual underground irrigation system in conjuction with water-saving system such as a drip or leaky pipe system.
- Temporary and aboveground watering. Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use temporary and above ground system, and shall be required to provide irrigation for the first two growing seasons only.

PROTECTED TREE LIST		
Species	**Size (In)**	**Removed**
Hackberry (14,18)	25	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	11	NO
Hackberry	12	NO
Hackberry	12	NO
Hackberry	12	NO
Hackberry	12	NO
Elm	14	NO
Hackberry	14	NO
Hackberry	14	NO
Hackberry	14	NO
Hackberry	14	NO
Elm	16	NO
Hackberry	16	NO
Hackberry	18	NO
Elm (12,12)	18	NO
Hackbeery	20	NO
Hackberry	24	NO
Hackberry	24	NO
Elm	36	NO
Hackberry	36	NO
Hackberry	38	NO
Elm	7	NO

APPLICANT:

ALDERS ROCKWALL SIL PROPERTY, LLC
1625 CLARKE SPRINGS DRIVE
ALLEN, TEXAS 75002
CONTACT: BART TINSLEY
PHONE: (469)446-1276

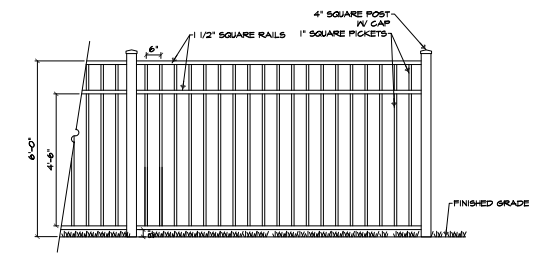
PREPARED BY:

BENKENDORFER+ASSOCIATES
2901 BEE CAVE RD.
SUITE P
AUSTIN, TEXAS 78746
(512) 366-5259

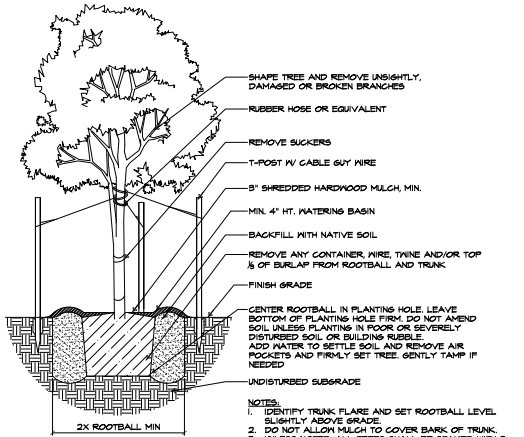
PROPOSED PLANT LIST

SHADE TREES

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME
+ Min. 4" Caliper	73	Shumard Oak	Quercus shumardi
		Live Oak	Quercus virginiana
		Cedar Elm	Ulmus crassifolia
		Chinkapin Oak	Quercus muhlenbergi
		Bald Cypress	Taxodium distichum



PERIMETER WROGHT IRON FENCE
ELEVATION
SCALE: 1/2 " = 1'-0"



***Note:** No trees to be planted within 5' of any utility line.*

NOTES:
1. IDENTIFY TRUNK FLARE AND SET ROOTBALL LEVEL SLIGHTLY ABOVE GRADE.
2. DO NOT ALLOW MULCH TO COVER BARK OF TRUNK.
3. UNLESS NOTED, ALL TREES SHALL BE STAKED WITH 3 T-POSTS.
4. TREES PLANTED ADJACENT TO AN ACCESSIBLE ROUTES AND/OR ACCESSIBLE AREAS SHALL NOT HAVE LIMBS BELOW 80" ABOVE FINISH GRADE.

TREE PLANTING
SECTION / ELEVATION
N.T.S

CS:06/01/18
SP2018-012

REVISIONS
COMMENTS
DATE

ALDERS AT ROCKWALL

ROCKWALL, TEXAS

LANDSCAPE / TREESCAPE PLAN, NOTES & SPECIFICATIONS

SCALE:
0 30 45

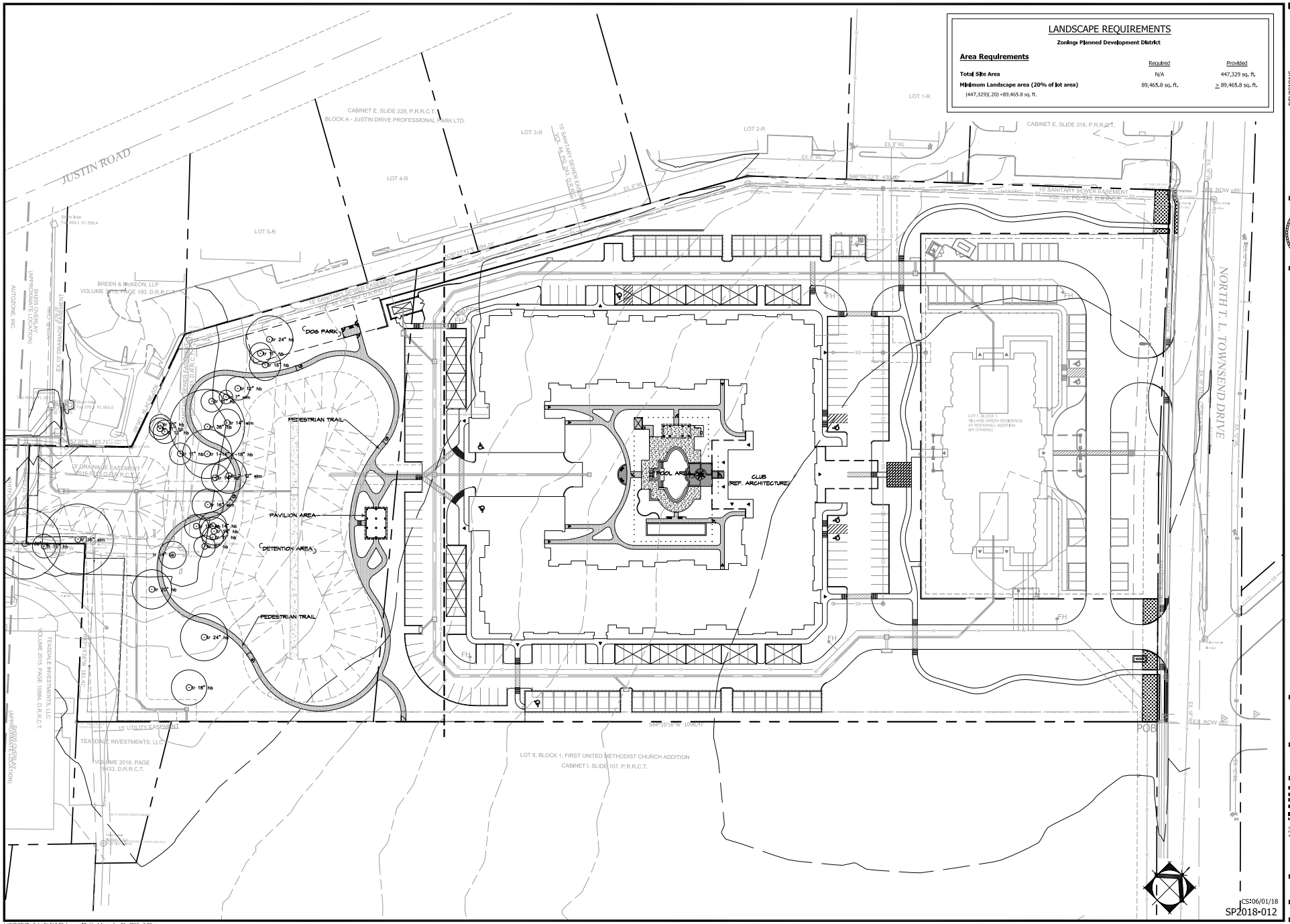
DATE:
05/11/18

BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE PLANNING
2901 Bee Cave Road
Hastings Square, Ste P
Austin, TX 78746
P 512 366 5259
F 512 366 5445

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L0.02

PROJECT # 045-05



REVISIONS
COMMENTS
DATE

ALDERS AT ROCKWALL

ROCKWALL, TEXAS

OPEN SPACE / AMENITY PLAN

SCALE:

0 40 60

DATE:

05/11/18

BENKENDORFER + ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING
2901 Bee Cave Road
Hastings Square, Ste D
Austin, TX 78746
P 512 366 0369
F 512 366 0445

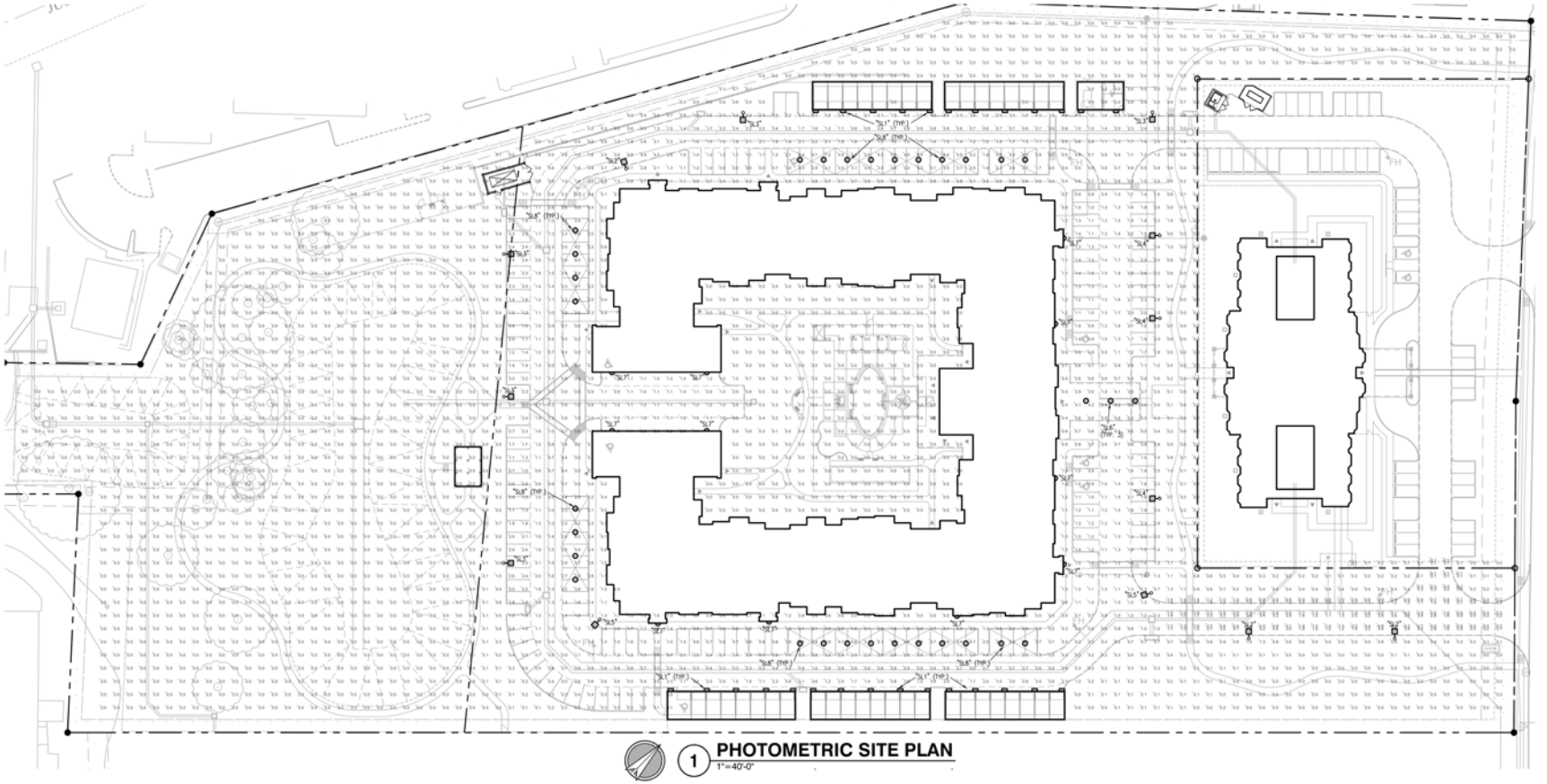
L0.03

PROJECT # 045-05

CS:06/01/18

SP2018-012

L:\045\05\City Submittal\L0.03.dwg modified by lds on Jun 01, 2018 - 2:08pm



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

NORTH

SITE LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS					REMARKS
			RECESS	SURFACE	WALL		LED	FLOUR.	HID	CODE	QUANTITY	
SL1		ENTRA12Y			X	BLACK	X			876LUM/14W	1	4
SL2	LUMARK	PRV-A25-D-UNV-T2-BZ-7030-HSS		POLE	X	BLACK	X			10,204LUM/87W	1	1, 2
SL3	LUMARK	PRV-A25-D-UNV-T3-BZ-7030-HSS		POLE	X	BLACK	X			10,292LUM/87W	1	1, 2
SL4	LUMARK	PRV-A25-D-UNV-T4-BZ-7030-HSS		POLE		BLACK	X			10,261LUM/87W	1	1, 2
SL5	LUMARK	PRV-A25-D-UNV-T5-BZ-7030-HSS		POLE		BLACK	X			10,627LUM/87W	1	1, 2
SL6	WILLIAMS	L4S-L20C-830-CS-W-AC/CAL-WET/CC	X			BLACK	X			1,500LUM/26W	1	5
SL7	MCGRAW EDISON	ISW-E01-LED-E1-BL3-7030			X	BLACK	X			2,702LUM/25W	1	3
SL8	RAB	CLED26Y		X		BLACK	X			2,285LUM/29W	1	6

REMARKS:

1 MOUNT ON 20' RSS POLE, WITH HANDHOLE AND BASE COVER.
2 PROVIDE WITH SCREW-IN BASE FOR 90 MPH WIND RATING, 1.3 GUST FACTOR.
3 MOUNT AT 16FT AFG.
4 MOUNT AT 7FT AFG.
5 MOUNT IN CANOPY.
6 MOUNT UNDER CARPORT.

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
PARKING	1.7 fc	7.2 fc	0.2 fc	36.0:1	8.5:1

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. F-9639

LS&A Luttmer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3674
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com
LSA PROJECT NO. 1804003

Senior Living at Rockwall
Rockwall, Texas

Senior Living at Rockwall LLC.

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architettura inc.
808 16th Street
plano, texas 75074
t. 972.509.0088 f. 972.509.0022
pollacia@architettura-inc.com

RICHARD ROSS BEARMOFF
93120
LICENSED PROFESSIONAL ENGINEER
06-05-18

Project No. 160302

Issue Drawing Log

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Sheet Title
- PHOTOMETRICS

Drawing No.
E0.01

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ENTRA12Y

RAB



Project:	Type: "SL1"
Prepared By:	Date:

Affordable, high-performance, low-maintenance LED doorway light. Suitable for mounting heights up to 15', and replaces 70W high pressure sodium. 100,000-Hour LED lifespan. 5-Year warranty.

Color: Bronze — Weight: 3.5 lbs

Driver Info

Type:	Constant Current
120V:	0.2A
208V:	0.3A
240V:	0.3A
277V:	0.3A
Input Watts:	14W
Efficiency:	95%

LED Info

Watts:	12W
Color Temp:	3000K
Color Accuracy:	84 CRI
L70 Lifespan:	100000
Lumens:	870
Efficacy:	62 LPW

Technical Specifications

Listings

UL Listing: Suitable for wet locations as downlight. Suitable for mounting within 1 3in (4ft) of the ground

ADA Compliant: ENTRA™ is ADA Compliant.

IESNA LM-79 & LM-80 Testing: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction:

IP Rating: Ingress Protection rating of IP66 for dust and water

Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature: Suitable for use in 40°C (104°F) ambient temperatures

Back Housing: Die-cast aluminum

Lens/Housing Cover: Vandal-resistant polycarbonate molded housing cover and lens.

Mounting: Heavy die cast aluminum with 1/2" back knockout and mounting template for mounting to 4" box.

Recommended Mounting Height: Up to 15 ft.

Reflectors (2): White aluminum reflector topped with vacuum metalized polycarbonate LED reflector.

Gaskets: High-temperature silicone

Finish: Formulated for high-durability and long lasting color.

Green Technology: Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LED: 12W multi-chip, long life LED

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Correlated Color Temp. (Nominal CCT): 3000K

Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Consistency: 5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Electrical

Driver: Constant Current, Class 2, 120-277V, 50/60Hz, 4kV Surge Protection, 350mA, 100-240VAC: 0.3 - 0.15 A, 277VAC: 0.15 A, Power Factor: 95.6%

THD: 10.5 at 120V

Other:

Patents: The design of the ENTRA™ is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Equivalency: Replaces 70W HPS.

Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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Lumark

DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modular design. Using the latest LED technology, the Prevail luminaire delivers unparalleled uniformity, resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 60%, the Prevail fixture replaces 150-400W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

Catalog #	Type: "SL2, 3, 4, 5"
Project	
Comments	Date:
Prepared by	

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperatures and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one piece silicone gasket seals the door to the fixture housing. The optics is mounted to the door assembly to protect it from the elements kept from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 8,100 to 18,800 (4000K). Multiple mounting configurations consist of 1 or 2 high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/86,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347-480V 60Hz. Fixture is configured 480V is compatible for use with 480Y Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Controls
The Prevail LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in on/ off (MSP) and bi-level dimming (MSP/DIM) operation. The optional LumaWatt Pro system is best described as a peer-to-peer wireless network of luminaire integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Both mount and mast arm mounting options are available. Mast arm adapter fits 2-7/8" O.D. tenons.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.



PRV PREVAIL

LED

AREA / SITE / ROADWAY LUMINAIRE

CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66 Rated
3G Vibration Rated
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277VAC or 347-480V, 50/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
31 lbs. (14 kgs.)



*www.designlights.org

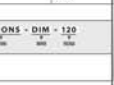
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4.5" ROUND LED DOWNLIGHT

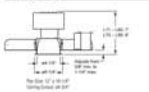
L45 LED

	"SL6"

Example: L45 - L40C/835 - CS/M - OPTIONS - DIM - 120



CROSS SECTION



FEATURES

- Rated for >50,000 hours at 70% lumen maintenance (L70)
- Models comes from 1100 to 4000 lumens, 2700K, 3000K, 3500K, or 4000K color temperatures, minimum 80 or 90 CRI
- LED module and driver accessible from below ceiling plane for ease of maintenance and fixture serviceability
- Optional ruggedized integrated emergency LED driver available
- Fixtures with traditional visible downlight trim/flange when specified with ____CAL or ____CAL trim
- Flushed, and color-anchored, stainless steel trim with integral heat for superior thermal management
- Optional quality illumination in a small 3.5" aperture
- Integral spin-thread field-adjustable focus mechanism for tight beam (10°, 15°, 25°, 40°, 60°)
- Self-flanged aluminum reflector offers maximum optical performance and provides crisp, clean illumination without unsightly light leaks
- Adjustable hanger brackets for bar hangers standard
- Tool-less glass pan-mounted lenses
- The fixture is proudly made in the USA

ORDERING INFORMATION

SERIES
L45 4.5" Round Downlight

LED PACKAGE
Nominal lumens based on CC reflector color and 4K distribution. See page 2 for lumens by distribution and color.

EXAMPLE: L45/835

LUMEN PACKAGE	NOMINAL WATTAGE	MINIMUM			RATINGS SYSTEM RATTING
		CRI	CCT		
L11S	10W				15
L15S	11W				15
L20S	15W				15
L25S	22W		27 = 2700		30
L30S	26W	8 = 80	30 = 3000		30
L35S	31W	9 = 90	35 = 3500		30
L40S	37W		40 = 4000		30
L45S	42W				30
L50S	47W				30
L60S	56W				30
L80S	74W				30

For shorter separation between luminaires

REFLECTOR FINISH
CS Clear semi-specular (standard)
CG Champagne gold
GD Gold
PW Pewter
SG Satin gloss
SPC Clear specular
WH White
WW Painted white-reflector, painted bezel to be used with ____CAL or ____CEN
WT White

DISTRIBUTION*
10 10° Wide
40 40° Medium
60 60° Narrow

OPTIONS
EM/10W Lumen emergency battery that senses required 1-watt emergency battery that senses required
EM/7W Lumen emergency battery that senses required
WHT White trim
BC/CAL Accent cone with clear acrylic lens (wide distribution only)
MBC/CAL White baffle with clear acrylic lens (wide distribution only)
AC/CEN Accent cone with clear glass lens (wide distribution only)
MBC/CEN White baffle with clear glass lens (wide distribution only)
LAD Acrylic luminous dot (CC reflector only)
LADG Acrylic luminous dot (CC reflector only)
LAD Acrylic luminous ring (CC reflector only)
WHTCC Matching white trim ring for CC reflector (not field installable) ____CAL or ____CEN (specify)
WW Mid-spec textile trim/bezel kits, not available with impact adapter options, XC, MB, AC, ____or ____

VOLTAGE
120 120V
277 277V

DRIVER
Additional dimming drivers available, see Technical Info.
DRV Driver powered for non-dimming applications
DIM Dimming driver powered for 0-10V low voltage applications

* Beam angles/distributions does not account for optional accessories such as accent cone and trim, wall wash, acrylic accent rings, or aftermarket reflector finishes. Actual beam angles/distributions may vary. Contact factory and complete photometric number for approximate values.

McGraw-Edison

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to elite design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy conscious performance in a rugged, durable, and rugged package. The Impact Elite luminaire is the ideal facade and exterior luminaire for hotels and building schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #	Type: "SL7"
Project	
Comments	Date:
Prepared by	

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx® head fasteners offer vandal resistant access to the electrical chamber.

Optics
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. Au/s fixtures are shipped standard with 10kV/10kA surge protection. Luminaire-to-wire surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 85% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

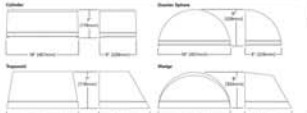


ISC/ISS/IST/ISW
IMPACT ELITE LED

1 - 2 Light/Alfa
Solid State LED

WALL MOUNT LUMINAIRE

DIMENSIONS



DOOR IN LOCK MOUNTING



CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 Luminaire
ISO 9001

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
100-277VAC & 480v, 347V/480v, 50/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
34 lbs. (15 kgs.)

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CLED26Y

RAB



Project	Type: "SL8"
Prepared By:	Date:

LED ceiling light with precision optics deliver smooth and uniform distribution. Ideal for retail settings, workspace lighting and other applications requiring a high output commercial grade downlight.

Color: Bronze — Weight: 19.6 lbs

Driver Info

Type:	Constant Current
120V:	0.3A
208V:	0.17A
240V:	0.15A
277V:	0.13A
Input Watts:	26W
Efficiency:	91%

LED Info

Watts:	26W
Color Temp:	3000K
Color Accuracy:	84 CRI
L70 Lifespan:	100000
Lumens:	2280
Efficacy:	90 LPW

Technical Specifications

Listings

UL Listing: Suitable for Wet Locations. Covered Ceiling Mount Only.

Dark Sky Approved: The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs: High-output, long-life LEDs

Color Consistency: 5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver: Driver, Constant Current, Class 2, 100V-277V, 50/60 Hz, 6kv Surge Protection, 720mA, 100-277VAC: 0.4 Amps., Power Factor: 98.7%

THD: 14.7% at 120V

Construction

Maximum Ambient Temperature: Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)

Thermal Management: Optimized using computational fluid dynamics software to ensure long LED and driver lifespan.

Housing: Precision die-cast aluminum housing and lens frame

Lens: Clear tempered glass lens

Gaskets: High-temperature silicone

Finish: Formulated for high-durability and long lasting color.

Green Technology: Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other:

Patents: The design of CLED26 is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating: B1 U1 G0

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Senior Living at Rockwall
Rockwall, Texas

Senior Living at Rockwall LLC.

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STATE OF TEXAS
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PROFESSIONAL ENGINEER
06-05-19

Project No. 160302

Issue Drawing Log

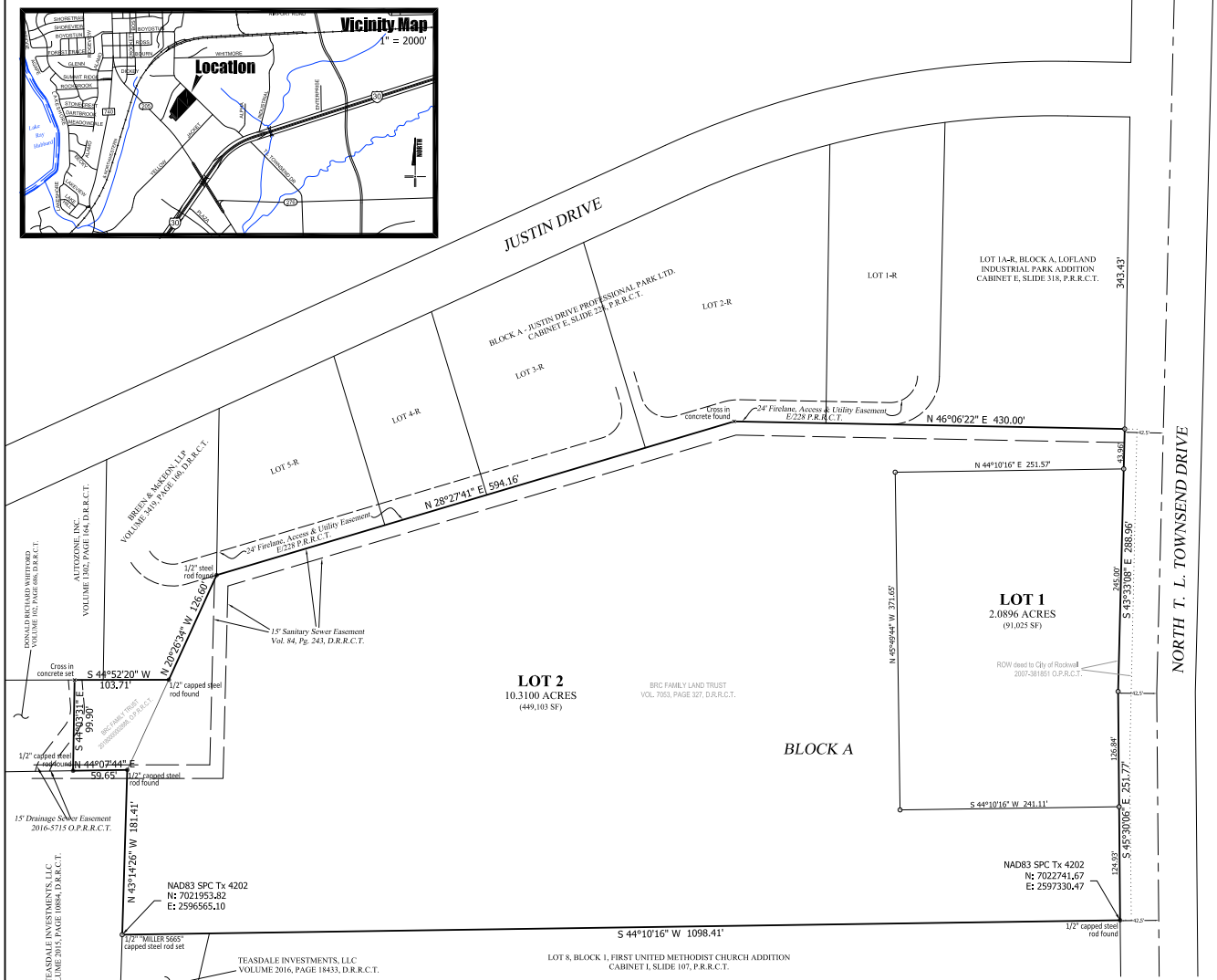
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO. F-9639

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LSA PROJECT NO. 1804000

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Sheet Title:
SITE DETAILS

Drawing No.
E0.02



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission — Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____day of _____, 20_____

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

WITNESS OUR HANDS, this _____day of _____, 20_____

Mayor, City of Rockwall — City Secretary — City Engineer

NOTES PER CITY OF ROCKWALL:

a. This Final Plat is for conveyance purposes only and not for the development of the subject property.

b. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the City Ordinance and State law.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Jason B. Rawlings
Texas Registered Professional Land Surveyor
No. 5665

NOTE: THIS PLAT APPROVED AND FILED FOR CONVEYANCE PURPOSES ONLY.

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS BRC Family Trust is the current sole owner of a tract of land out of the B. J. Lewis Survey, Abstract No. 225 and situated in the City of Rockwall, Rockwall County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas, in March 2017, said tract being the same tract of land described in the deed to BCR Family Land Trust recorded in Document No. 2012-00480248, of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch capped steel rod found for the most easterly corner of said Cameron tract, said rod being in the southwesterly right-of-way line of North T. L. Townsend Drive, and being the most northerly corner of Lot 8, Block 1, First United Methodist Church Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet I, Slide 107, of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 10 minutes 16 seconds West with the northwesterly boundary line of said Lot 8, a distance of 1098.41 feet to a ½ inch capped "MILLER 5665" steel rod set for the most westerly corner thereof, and also being in the northeasterly boundary line of the same tract of land described in the deed to Teasdale Investments, LLC., recorded in Volume 2015, Page 10884, of the Deed Records of Rockwall County, Texas;

THENCE North 43 degrees 14 minutes 26 seconds West with the northeasterly boundary line of said Teasdale tract a distance of 181.41 feet to a ½ inch capped steel rod found for the most northerly corner of the said Teasdale tract;

THENCE South 44 degrees 07 minutes 44 seconds West a distance of 59.65 feet to a ½ inch capped steel rod found;

THENCE North 44 degrees 03 minutes 31 seconds West a distance of 99.90 feet to a cross in concrete set;

THENCE North 44 degrees 52 minutes 20 seconds East a distance of 103.71 feet to a ½ inch capped steel rod found;

THENCE North 20 degrees 26 minutes 34 seconds West a distance of 126.60 feet to a ½ inch capped steel rod found for the most southerly corner of Lot 5-R, Block A, Justin Drive Professional Park, LTD, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 228 of the Plat Records of Rockwall County, Texas;

THENCE North 28 degrees 27 minutes 41 seconds East with the southeasterly boundary line of said Block A a distance of 594.16 feet to a cross in concrete found for an angle point therein;

THENCE North 46 degrees 06 minutes 22 seconds East continuing with said southeasterly boundary line a distance of 430.00 feet to a ½ inch capped "MILLER 5665" steel rod set for the most easterly corner of Lot 1A-R, Block A, Lofton Industrial Park Addition, an addition to the City of Rockwall, Rockwall County, Texas recorded in Cabinet E, Slide 318 of the Plat Records of Rockwall County, Texas, said rod being in the said southwesterly right-of-way line of North T. L. Townsend Drive;

THENCE South 43 degrees 33 minutes 08 seconds East with said southwesterly right-of-way line a distance of 288.96 feet to a ½ inch capped "MILLER 5665" steel rod set;

THENCE South 45 degrees 30 minutes 06 seconds East continuing with said southwesterly right-of-way line a distance of 251.77 feet to the point of beginning and containing 12.400 acres of land more or less;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 1 and Lot 2, Block A, Rockwall Senior Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

_____
Donald Robert Cameron, Trustee
BRC Family Land Trust

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Donald Robert Cameron, trustee for the BRC Family Land Trust, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20 _____ .

_____
Notary Public in and for the State of Texas
My Commission Expires:_____

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

Owner:
BRC Family Land Trust
Donald Robert Cameron, Trustee
6808 Denali Drive
McKinney, Texas 75070
214-789-9143
Email: rcameron@tollbrothersinc.com

Applicant:
Alders Rockwall SIL Property, LLC
Bart Tinsley
1625 Clarke Springs Drive
Allen, Texas 75002
469-446-1276
Email: bart@alder-group.com

Engineer:
Burgess & Niple
Joseph T. Reue, P.E.
10701 Corporate Drive, Suite 118 I
Stafford, Texas 77477
281-980-7705 x6301
Email: joseph.reue@burgessniple.com

MILLER Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
millersurvey.net

FINAL PLAT

Being a Conveyance Plat establishing two lots known as

ROCKWALL SENIORS ADDITION

LOT 1 AND LOT 2, BLOCK A

An addition to the City of Rockwall, Rockwall County, Texas

Being 12.400 acres of land out of the

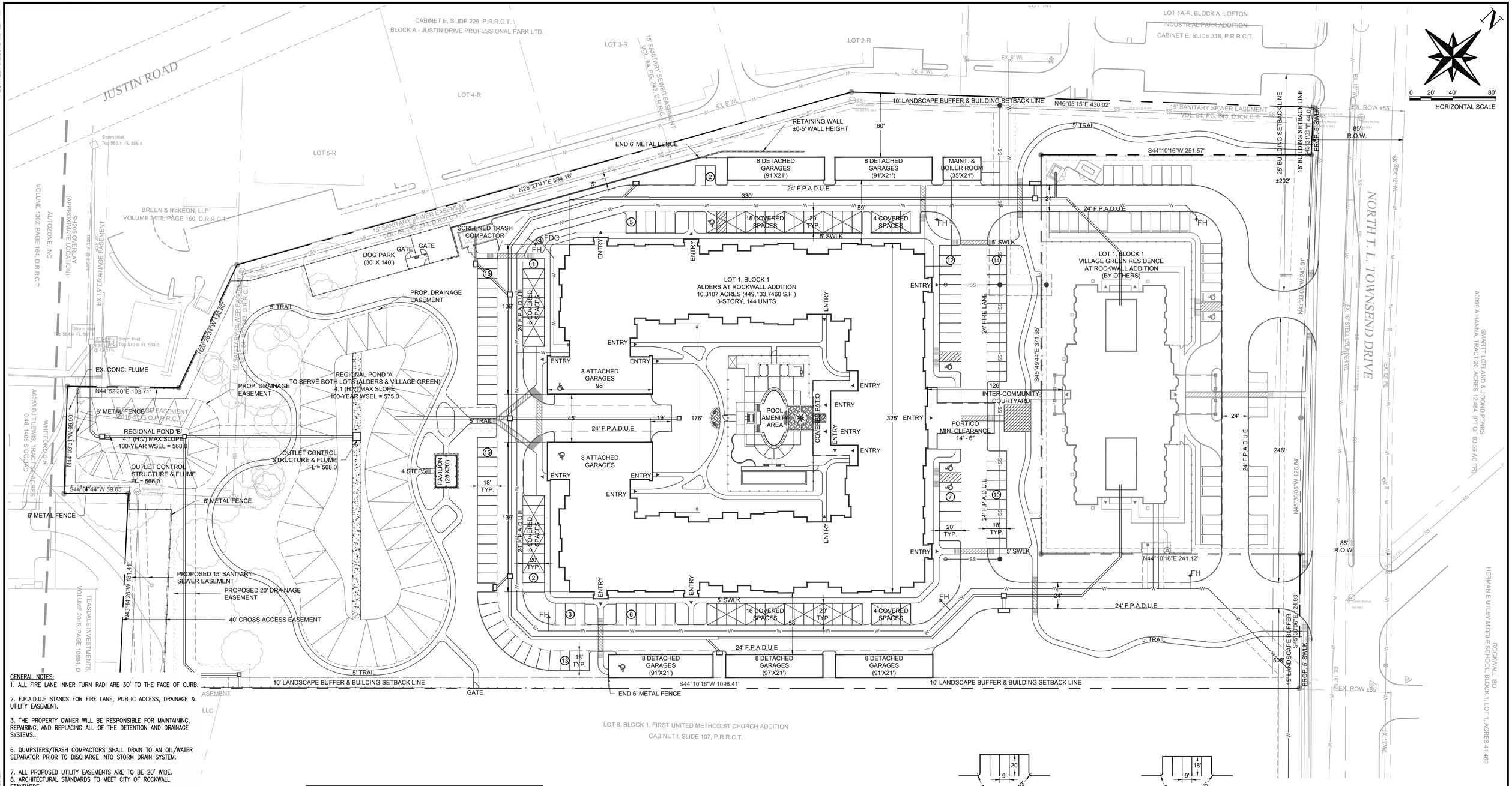
B. J. LEWIS SURVEY, ABSTRACT NO. 325

Prepared May 2018

City Case No. P2018-013

Job No. 17016 • Plot File 17016 Conveyance Plat

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GENERAL NOTES:

1. ALL FIRE LANE INNER TURN RADI ARE 30' TO THE FACE OF CURB.
2. F.P.A.D.U.E STANDS FOR FIRE LANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT.
3. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL OF THE DETENTION AND DRAINAGE SYSTEMS..
6. DUMPSTERS/TRASH COMPACTORS SHALL DRAIN TO AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE INTO STORM DRAIN SYSTEM.
7. ALL PROPOSED UTILITY EASEMENTS ARE TO BE 20' WIDE.
8. ARCHITECTURAL STANDARDS TO MEET CITY OF ROCKWALL STANDARDS.
9. ALL FIRE LANES TO BE 6" THICK CLASS 'C' REINFORCED CONCRETE 6.5 SACK MINIMUM CEMENT, 3,600 PSI MINIMUM 28-DAY CONCRETE STRENGTH WITH #3 BARS AT 24" ON CENTER.
10. PARKING PAVEMENT TO BE MINIMUM 5" 3000 PSI CONCRETE. MINIMUM 5.5 SACK MIX.
11. 10.5' OF R.O.W. WAS DEDICATED TO THE CITY OF ROCKWALL IN 2007 FOR THE CONSTRUCTION OF TOWNSEND DRIVE (85' R.O.W.)
12. PROPOSED REGIONAL PONDS TO SERVE BOTH LOT 1, BLOCK 1, ALDERS AT ROCKWALL AND LOT 1, BLOCK 1 VILLAGE GREEN RESIDENCE AT ROCKWALL.
13. ALL PUBLIC R.O.W.S TO BE SODDED.
14. SEE UTILITIES EXHIBIT FOR DETAILS.
15. HVAC UNITS TO BE PLACED ON ROOF OF BUILDING WITH SCREENING WALLS HIDING THEM FROM VIEW

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980-7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE

P:\PROJ\62111\Caddd\Models\Civil\C-SP0001.dwg 6/6/2018 1:56:18 PM Miller, Nathan

Rockwall SIL

PROJECT TABULATION 05/09/18

Prop Acreage:
Project Density: #VALUE!

ZONE DATA:

Unit Description	A2 1br/1B	A3 1br/1B	B1 2br/2B	B2a 2br/2B	B3 2br/2B	B5 2br/2B	Totals/ Averages	Net S.F. Gross S.F.
Total Number	66	6	6	12	6	48	144	
Net Square Footage (Rentn)	721	882	1,284	973	972	968	859	
Gross Square Footage	866	934	1,517	1,047	1,043	927		
Percent of Total	45.83	16.67	8.33	8.33	4.17	16.67	100	
Total Net Totals	65,266	19,388	15,406	11,676	5,829	23,232	123,669	
Total Gross Totals	72,809	20,496	18,204	12,564	6,251	25,080	133,906	

Net square footage includes all conditioned area included within the perimeter exterior walls of a unit. This number does not include private interior stairs and stair foyer.
Gross square footage when applied to a unit, includes all square footage associated with that unit including private stairs, balconies / patio and exterior storage closets. Private garages are not included in this number.
Gross square footage when applied to the building data, includes the unit gross square footage, the garage square footage and misc. square footage (mechanical closets) to result in a total gross square footage per building.

BUILDING DATA:

Bldg. Number	Bldg. Type	A2 1br/1B	A3 1br/1B	B1 2br/2B	B2a 2br/2B	B3 2br/2B	B5 2br/2B	Total Units per Building	Number of Buildings	Total Net S.F. per Building	Total Unit Gross S.F. per Building	Vantage S.F. Misc. S.F. per Building	Total Gross S.F. per Building
Type I		18	6		6		6	36		21,669			
	Elev. SR										22,999	0	44,668
Type II		18	6		6		6	36		22,224			
	Elev. SR										24,141	0	46,365
Type III		6		6		6		18		17,808			
	Elev. SR										19,213		37,021
Leasing Office	Club							6		14,102	14,817		14,817

	Total Buildings	Total Net S.F.	Total Gross S.F.	Total Unit Gross S.F.	Attached Total Garage	Total Misc.	Total Project Gross S.F.
A	66	131,538	145,513	0	0	0	145,513
B	66	131,538	145,513	0	0	0	145,513
C	12	23,784	26,304	0	0	0	26,304
D	12	23,784	26,304	0	0	0	26,304
E	6	11,892	13,152	0	0	0	13,152
F	6	11,892	13,152	0	0	0	13,152
G	48	95,136	105,216	0	0	0	105,216
H	144	285,408	315,648	0	0	0	315,648
J	144	285,408	315,648	0	0	0	315,648
K	144	285,408	315,648	0	0	0	315,648
L	144	285,408	315,648	0	0	0	315,648
M	144	285,408	315,648	0	0	0	315,648
N	144	285,408	315,648	0	0	0	315,648
P	144	285,408	315,648	0	0	0	315,648

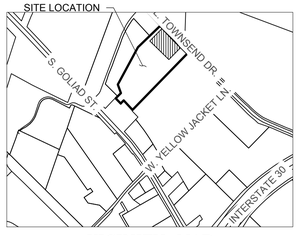
ALDERS AT ROCKWALL BUILDING DATA

LOT DATA: LOT 1 (ALDERS AT ROCKWALL)

LOT I, BLOCK I (ALDERS AT ROCKWALL ADDITION)

LOT DATA			
LOT AREA:	10.3107		ACRES
LOT DENSITY:	14		UNITS/ACRE
MAX NUMBER OF UNITS:	144		UNITS
PARKING TABLE			
PARKING RATIO:	1.50		SPACES/UNIT
GARAGES:	56	25.8%	SPACES
COVERED:	55	25.3%	SPACES
SURFACE:	106	48.8%	SPACES
TOTAL PARKING PROVIDED:	217	100.0%	SPACES
ADA ACCESSIBLE (2% MIN.):	7	3.2%	SPACES
LOT COVERAGE			
BUILDING COVERAGE:	1.89	18.3%	ACRES
PAVING COVERAGE:	1.92	18.6%	ACRES
TOTAL OPEN SPACE PROVIDED:	6.50	63.1%	ACRES

SITE DATA



VICINITY MAP
NOT TO SCALE

TYPICAL BUILDING ADJACENT PARKING SPACE

TYPICAL PARKING SPACE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CLIENT/CITY REVIEW UNDER THE AUTHORITY OF THOMAS A. LUNZMAN, P.E. 122259 JUNE 5, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ARCHITECT:	SURVEYOR:	OWNER:	APPLICANT:
ARCHITETTURA, INC. 808 18TH STREET, PLANO, TEXAS 75074	MILLER SURVEYING, INC. 430 MID CITIES BLVD., HURST, TEXAS 76054	CAMERON & CAMERON 6808 (BENAU) DRIVE McKINNEY, TEXAS 75070	ALDERS ROCKWALL SIL PROPERTY, LLC 1625 CLARKE SPRINGS DRIVE ALLEN, TEXAS 75002
CONTACT: FRANK POLLACIA PHONE: (972) 509-0088	CONTACT: JASON RAWLINGS PHONE: (817) 577-1052	CONTACT: ROB CAMERON PHONE: (214) 789-9143	CONTACT: BART TINSLEY PHONE: (469) 446-1276

SITE PLAN

FOR

"ALDERS AT ROCKWALL"

LOT 1, BLOCK 1
ALDERS AT ROCKWALL ADDITION
A 10.3107 ACRE TRACT IN
ROCKWALL, TEXAS
ROCKWALL COUNTY, TEXAS

JUNE 5, 2018

CASE NUMBER: (SP2018-012)