



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☒ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 560 E I30 ROCKWALL, TX 75032

Subdivision _____

Lot _____

Block _____

General Location OLD LOGAN'S ROADHOUSE LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning RETAIL/RESTAURANT

Current Use RETAIL

Proposed Zoning RETAIL

Proposed Use RETAIL

Acreage _____

Lots [Current] _____

Lots [Proposed] _____

- ☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

☐ Owner JASON POTTS

☒ Applicant TRITON GENERAL CONTRACTOR

Contact Person JASON POTTS

Contact Person MEG MURPHY

Address 1160 HORIZON RD

Address 609 S GOLIAD ST #1101

City, State & Zip ROCKWALL, TX 75032

City, State & Zip ROCKWALL, TX 75032

Phone 972-771-0650

Phone 469-931-2267

E-Mail JASON.POTTS@LIFETIMEWM.COM

E-Mail MMURPHY@TRITONGC.COM

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JASON POTTS [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 20 day of OCTOBER, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is requested or in response to a request for public information."

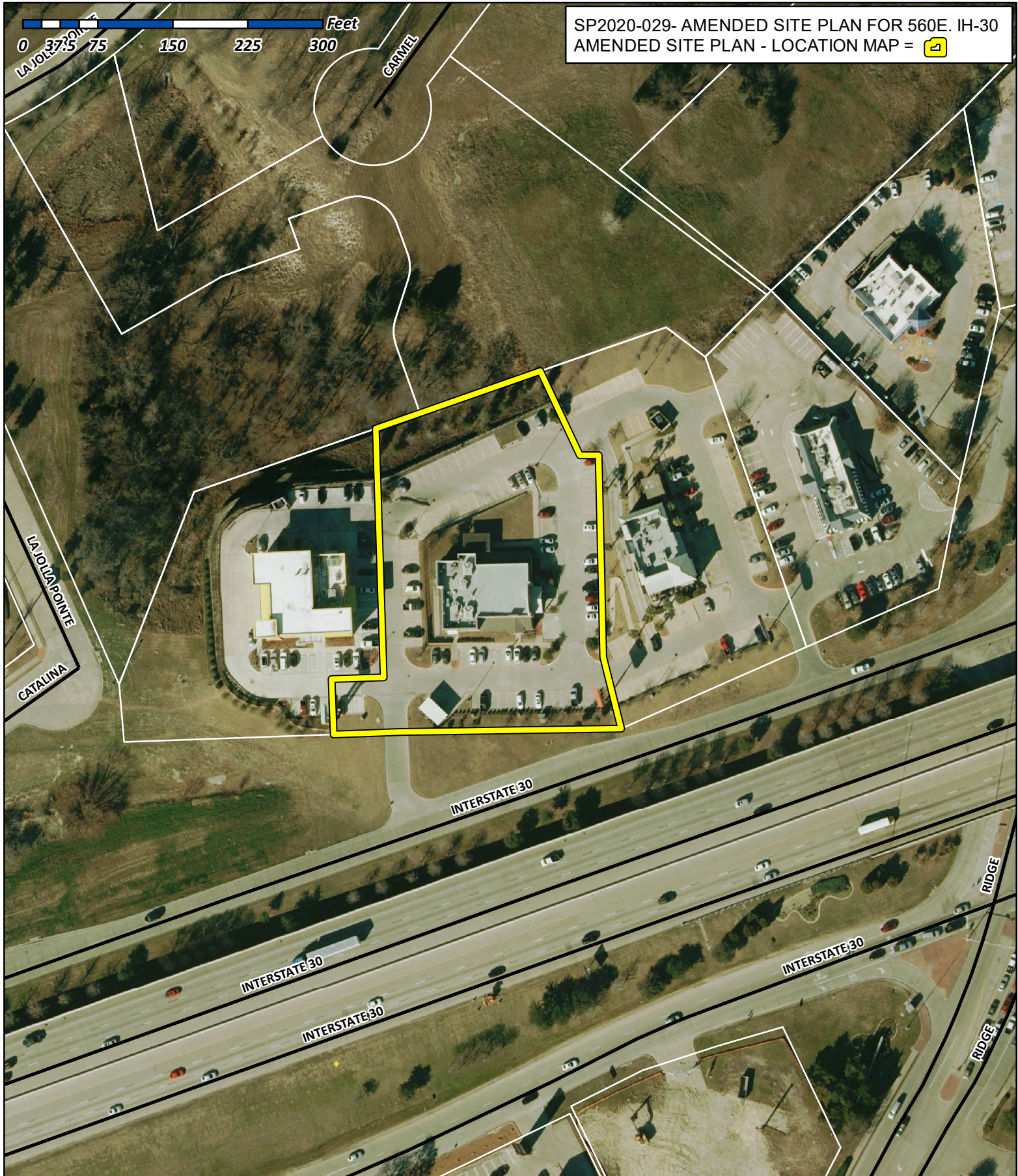
Given under my hand and seal of office on this the 20 day of OCTOBER, 20 20.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 5.10.24



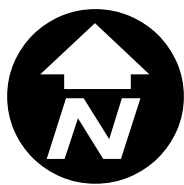
SP2020-029- AMENDED SITE PLAN FOR 560E. IH-30
AMENDED SITE PLAN - LOCATION MAP = 



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.



10/20/2020

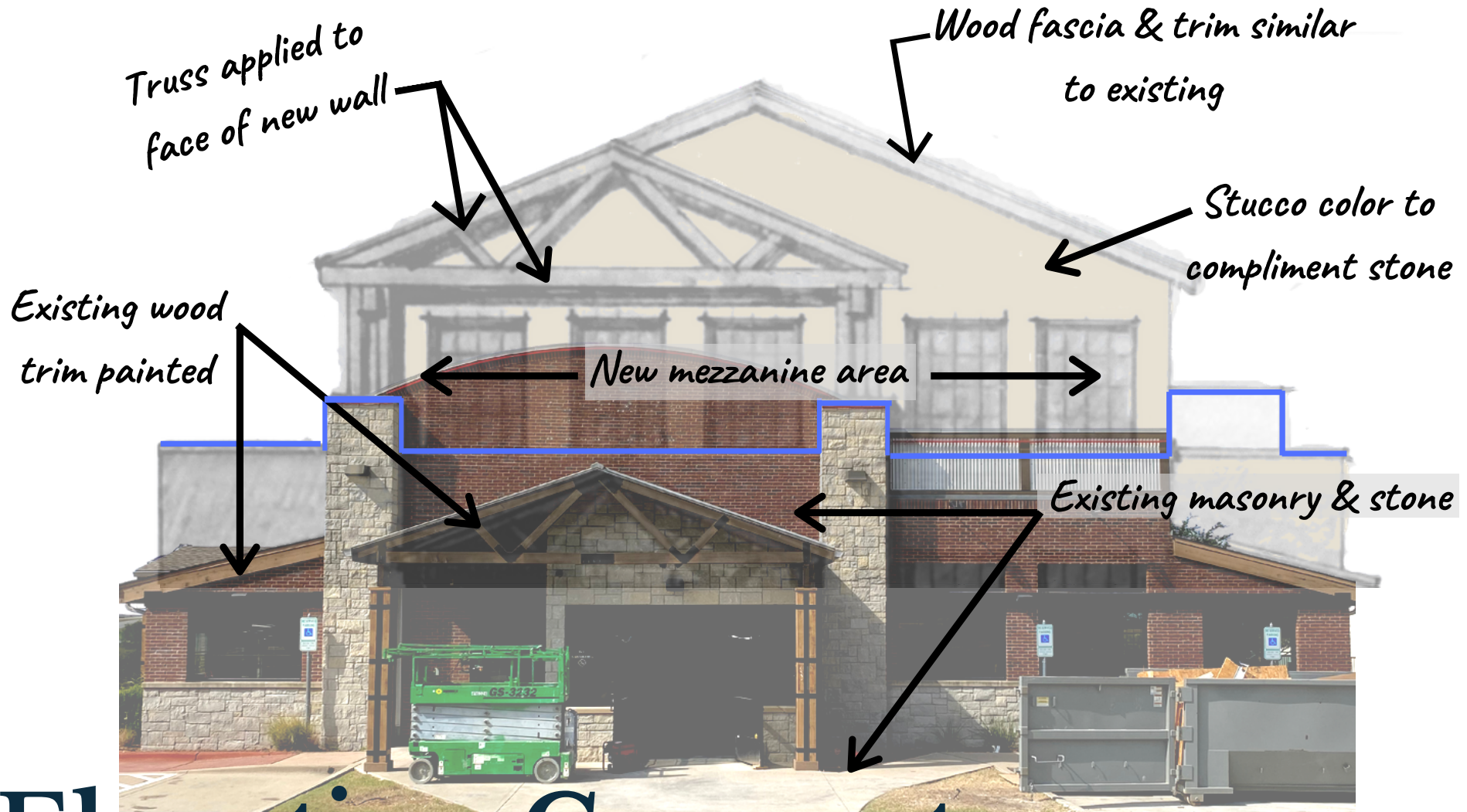
Ryan,

Attached you will find a "crude", yet accurate landscape plan for the property located at 560 E I-30. The former Logan's Roadhouse. I have also attached picture for your reference. For the open areas in the beds we will have seasonal color but don't plan on adding any additional material unless staff has further requirements or recommendations.

As far as us keeping the property up to standards, Anna and I have been on the Rockwall County Master Gardeners tour two separate years. We have already had all the trees pruned and overgrown areas behind the building backing up to the hotel have been cleaned and trimmed.

Please feel free to reach out should you need additional information,

Jason Potts, Manager
LOTL Holdings, LLC.
214-662-8803
Jason.potts@lifetimewm.com

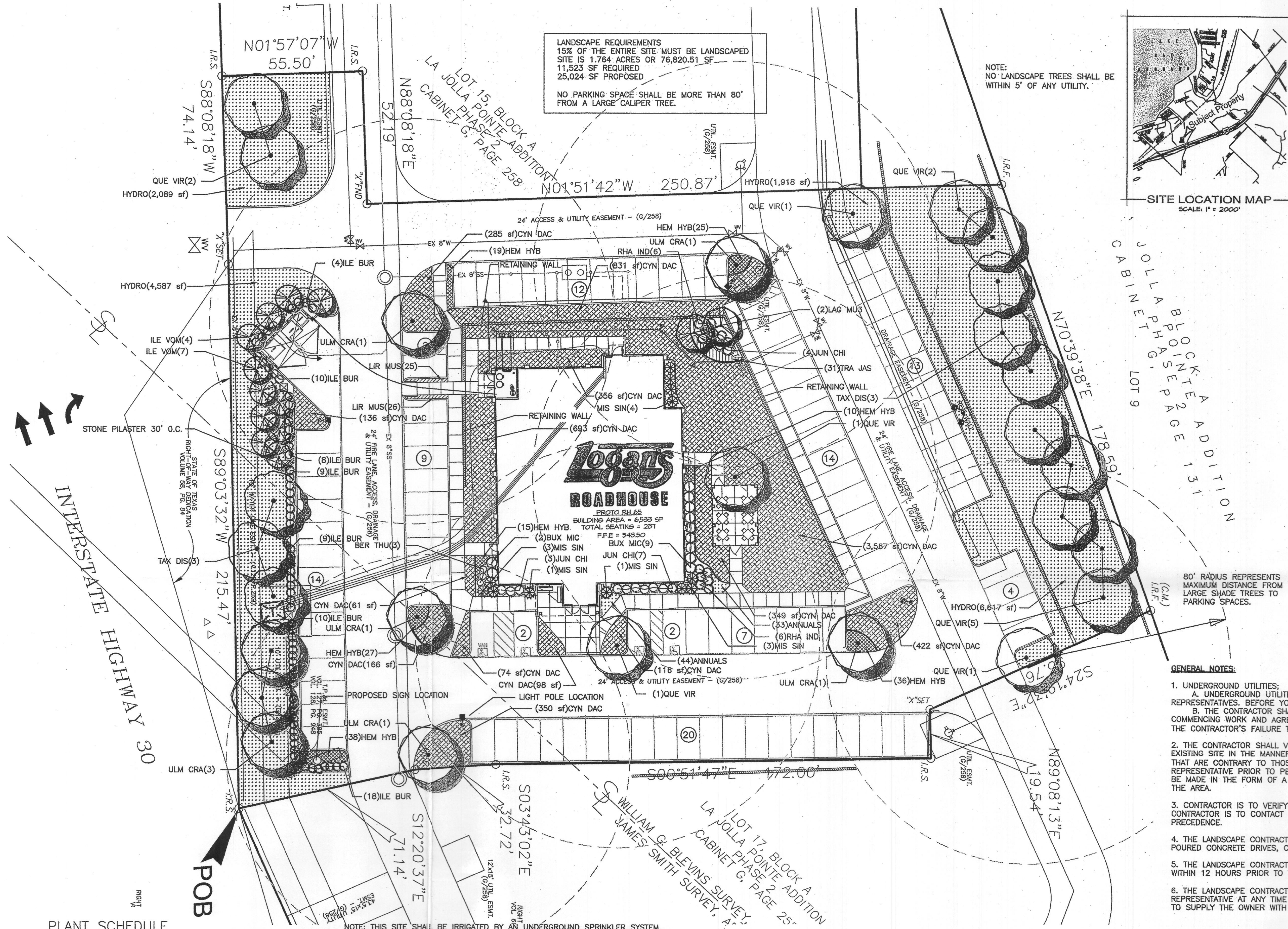


East Elevation Concept





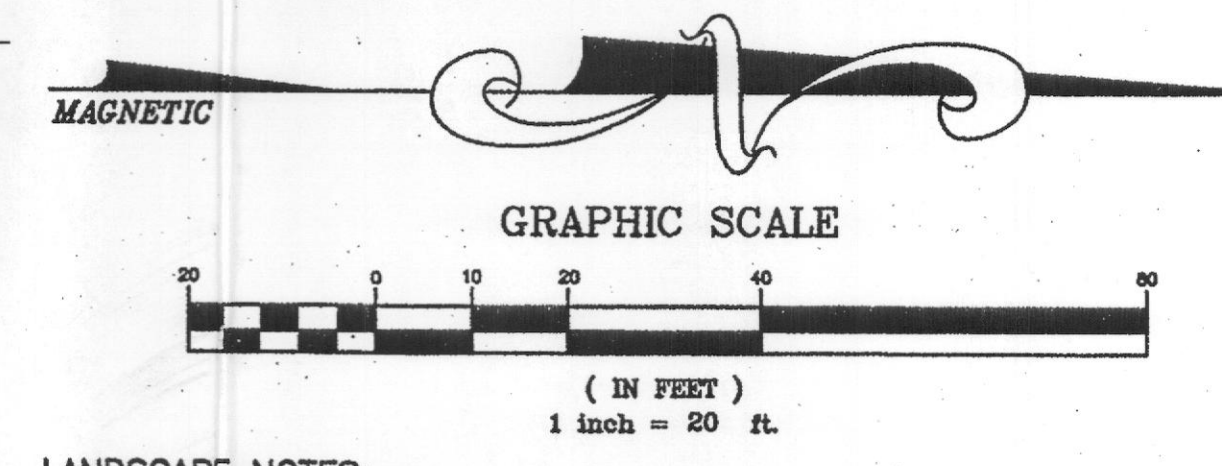
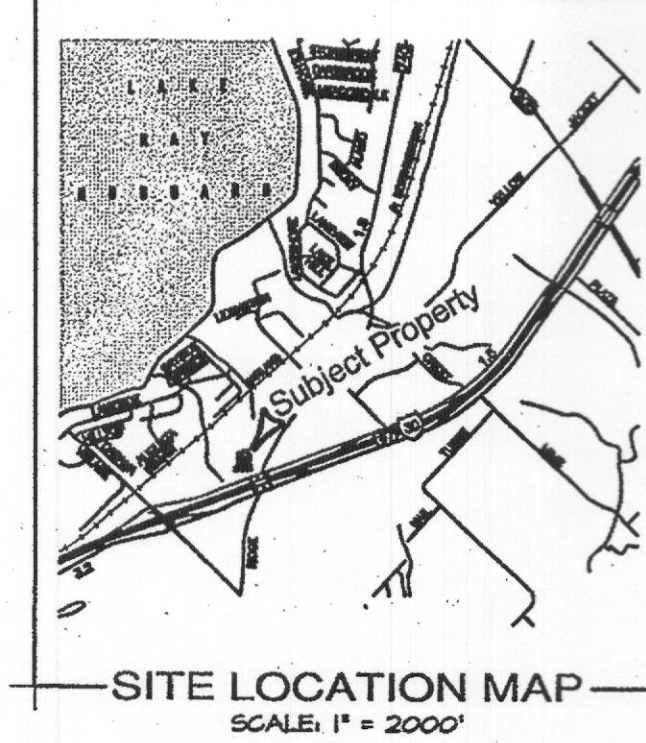




LANDSCAPE REQUIREMENTS
15% OF THE ENTIRE SITE MUST BE LANDSCAPED
SITE IS 1.764 ACRES OR 76,820.51 SF
11,523 SF REQUIRED
25,024 SF PROPOSED

NO PARKING SPACE SHALL BE MORE THAN 80'
FROM A LARGE CALIPER TREE.

NOTE:
NO LANDSCAPE TREES SHALL BE
WITHIN 5' OF ANY UTILITY.



- LANDSCAPE NOTES:**
1. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF THE PLANTS.
 2. PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS, INCLUDING SPRAYING "ROUND-UP" OR APPROVED SUBSTITUTE TO KILL ACTIVELY GROWING PLANTS. PLANT BEDS SHALL BE PREPARED AS CALLED FOR IN THE SPECIFICATIONS.
 3. ALL OTHER DISTURBED AREAS ARE TO BE SEED OR SODDED AS PER THE PLANS. ADDITIONAL SEEDING OR SODDING, IF REQUIRED, WILL BE AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 4. PLANTING BEDS SHALL HAVE A FOUR (4) INCH SHREDDED HARDWOOD BARK MULCH OVER THE ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 5. PRIOR TO PLANTING, ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
 6. ALL TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF ONE (1) PART PEAT MOSS, THREE (3) PARTS NATIVE OR APPROVED TOPSOIL AND ONE (1) PART SAND, THOROUGHLY MIXED. SAMPLE OF MIXTURE TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 7. PLANT GROUNDCOVER & ANNUAL BEDS IN SAME MIXTURE AS SHRUBS. AFTER PLANTING & MULCHING, WATER AREAS TO POINT OF SATURATION.
 8. ALL PLANTED AREAS ARE TO BE FERTILIZED WITH GRANULAR FERTILIZER. LANDSCAPE CONTRACTOR IS TO PROVIDE SOIL TEST RESULTS AND PROPOSED FERTILIZER APPLICATION RATES TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
 9. ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60 1-CURRENT ADDITION).
 10. SPRAY TREES AND SHRUBS WITH AN ANTI-DESICCANT IF FOLIAGE IS PRESENT.
 11. EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN THE SAME MANNER AS DECIDUOUS MATERIAL IS PLANTED.
 12. DO NOT PRUNE ANY PLANT MATERIAL UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 13. ALL LANDSCAPE MATERIAL SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION. MATERIALS MAY BE VIEWED AT LANDSCAPE CONTRACTOR'S HOLDING SITE OR AT THIS SITE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF THE AVAILABILITY OF THE MATERIALS TO BE INSPECTED.
 14. ALL MATERIALS INSPECTED ON THE SITE AND FOUND TO BE UNACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF INSPECTION.
 15. FIELD CHANGES MUST BE APPROVED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
 16. EXISTING PLANT MATERIAL IS TO BE EVALUATED BY THE LANDSCAPE ARCHITECT FOR POSSIBLE RELOCATION ON SITE. THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK.
 17. ALL PLANT MATERIAL SHALL BE SUPPLIED BY APPROPRIATE SOURCES TO PREVENT UNDUE STRESS OR PROLONGED ACCLIMATIZATION WHICH WOULD INHIBIT PLANT GROWTH.
 18. LANDSCAPE CONTRACTOR IS TO VERIFY PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST. IF DISCREPANCIES OCCUR, LANDSCAPE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
 19. IF NO METAL EDGING IS TO BE USED (SEE PLANS), PROVIDE 4" DEEP CONTINUOUS MULCHED TRENCH AT EDGE BETWEEN BED & TURF. LOCATE 6" FROM DRIPLINE OF OUTER ROW OF SHRUBS, OR AT EDGE OF GROUNDCOVER.

- GENERAL NOTES:**
1. UNDERGROUND UTILITIES:
A. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL TEXAS ONE CALL SYSTEM 1-800-245-4545.
B. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
 2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO INSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
 3. CONTRACTOR IS TO VERIFY ALL QUANTITIES SHOWN ON PLAN AND IN LIST. IF DISCREPANCIES OCCUR, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
 4. THE LANDSCAPE CONTRACTOR WILL BE HELD FINANCIALLY LIABLE FOR ANY DAMAGE CAUSED TO NEWLY POURED CONCRETE DRIVES, CURBING, OR SIDEWALKS BY THE INSTALLATION OF THE IRRIGATION SYSTEM.
 5. THE LANDSCAPE CONTRACTOR IS TO PERFORM A THOROUGH CLEANUP AND QUALITY CONTROL INSPECTION WITHIN 12 HOURS PRIOR TO THE V.I.P. GRAND OPENING OF THE RESTAURANT.
 6. THE LANDSCAPE CONTRACTOR IS SUBJECT TO RANDOM INSPECTIONS BY THE OWNER AND/OR OWNER'S REPRESENTATIVE AT ANY TIME DURING THE INSTALLATION PROCESS. THE CONTRACTOR MAY ALSO BE REQUIRED TO SUPPLY THE OWNER WITH A COMPLETE SET OF PHOTOGRAPHS PRIOR TO PAYMENT.

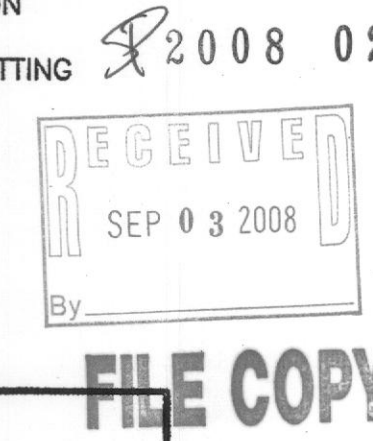
PLANT SCHEDULE

TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE	REMARKS	SHRUBS	QTY	BOTANICAL	COMMON	CONT	SPREAD	SPACING	REMARKS
ILE VOM	11	ILEX VOMITORIA	YAPON HOLLY	B&B	1" CAL	6" MIN	MULTI-TRUNK, 3 CANES	MIS SIN	12	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	CONT	36" MIN HT	AS SHOWN	FULL PLANT
LAG MU3	2	LAGERSTROEMIA INDICA 'MUSKOGEE'	MULTI-TRUNKED MUSKOGEE CRAPPE MYRTLE	B&B	1" CAL	10" MIN HT	MIN. 3 CANES, MATCHED TREES	RHA IND	12	RHAPHIOLEPIS INDICA 'CLARA'	CLARA INDIAN HAWTHORNE SHRUB	CONT	12"-18" MIN	30" O.C.	FULL PLANT
QUE VIR	13	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B&B	4" CAL	16'-18" HT	MATCHED TREES, STRAIGHT TRUNK	GROUND COVERS	QTY	BOTANICAL	COMMON	CONT			REMARKS
TAX DIS	6	TAXODIUM DISTICHUM	BALD CYPRESS	B&B	4" CAL	16'-18" HT	MATCHED TREES, STRAIGHT TRUNK	ANNUALS	77	ANNUALS		4" POT@ 12" OC			CHOOSE FROM LIST BY SEASON
ULM CRA	8	ULMUS CRASSIFOLIA	CEDAR ELM	B&B	4" CAL	16'-18" HT	MATCHED TREES	CYN DAC	7,504 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			LAY WITHIN 36 HOURS OF CUTTING
SHRUBS	QTY	BOTANICAL	COMMON	CONT	SPREAD	HT	REMARKS	HEM HYB	170	HEMEROCALLIS HYBRID 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL@ 18" OC			FULL PLANT
BER THU	3	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT	12" MIN HT	30" O.C.	FULL PLANT	LIR MUS	51	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE	4" POT@ 12" OC			FULL PLANT
BUX MIC	11	BUXUS MICROPHYLLA 'GREEN VELVET'	GREEN VELVET BOXWOOD	B & B	24" MIN HT	48" OC	FULL PLANT	TRA JAS	31	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	4" POT@ 18" OC			EVERGREEN
ILE BUR	68	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	B & B	30" MIN. HT.	48" OC	FULL PLANT	HYDROSEED	QTY	BOTANICAL	COMMON	CONT			REMARKS
JUN CHI	14	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA'	COMPACTA PFITZER	B & B	24" MIN. SPREAD	48" OC	FULL PLANT	HYDRO	15,211 SF	CYNODON DACTYLON	BERMUDA GRASS	SEED			

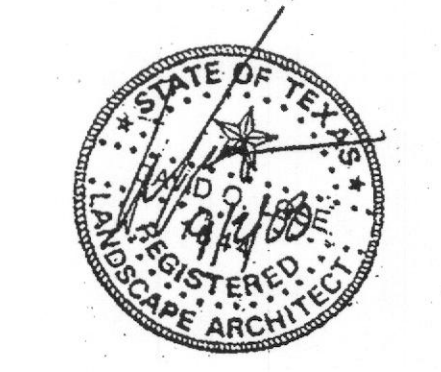
NOTE: APPROXIMATELY 122 LF OF PERMALOC CLEANLINE ALUMINUM EDGING TO BE USED AROUND BUILDING LANDSCAPE ONLY. PERIMETER LANDSCAPE IS TO BE TRENCH EDGING. SEE SHEET LP3 FOR EDGING DETAILS.

ANNUAL LIST:

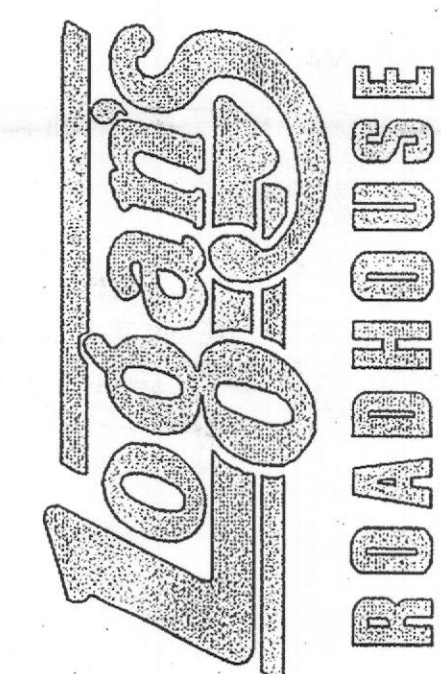
Spring	- Pansy
Summer	- Begonia, Salvia, Marigold, Impatiens, Verbena
Fall	- Chrysanthemum, Ornamental Kale
Winter	- Ornamental Kale



LA
LOSE & ASSOCIATES, INC.
1914 6th Avenue North, Suite 200
Nashville, TN 37208
(615) 245-0040



3011 Armory Dr., Suite 300
Nashville, Tennessee 37204
Phone: (615) 885-9056



Location:
I-30 FRONTAGE ROAD
ROCKWALL, TEXAS

Job Number:
LA# 08148
Revisions:
1 07-21-08
2 08-25-08
3 04-02-08

2008 027

LP1

Site Landscape Plan
July 10, 2008
PROTO RH65

LA JOLLA POINTE
ADDITION
PHASE 2
CABINET G, PAGE 258
OPRRECT

N 70°39'38" E

BLOCK A

LOT 16

WILLIAMS
ABSTRACT NO. 9
SURVEY

N 89°08'13" E
19.54'

- Palms
- Grasses
- Yucca
- Boxwoods
- Holly shrubs
- Yaupon Holly
- Multi-trunk
- Cedar Elm
- Oak
- Cyprus
- Creeper
- Trees

Cedar
Burford Holly
shrubs

Boxwoods

Red Yucca

Burford
Holly shrubs

Mulch
Grasses

palm
Boxwoods

Burford
Holly shrubs

Multi-trunk Yaupon
Holly

Grass

18" E
9'

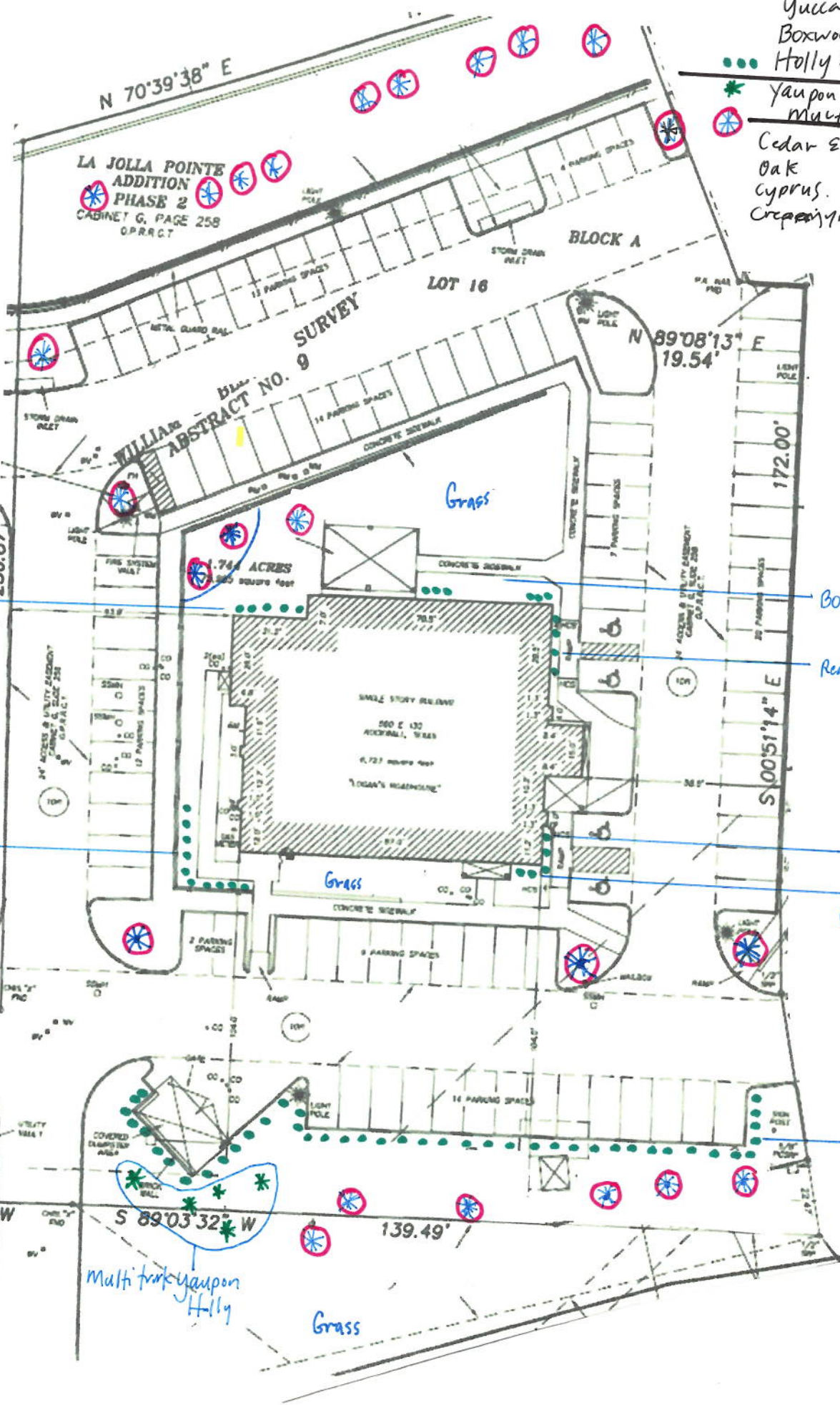
8°08'18" W
74.14'

S 89°03'32" W

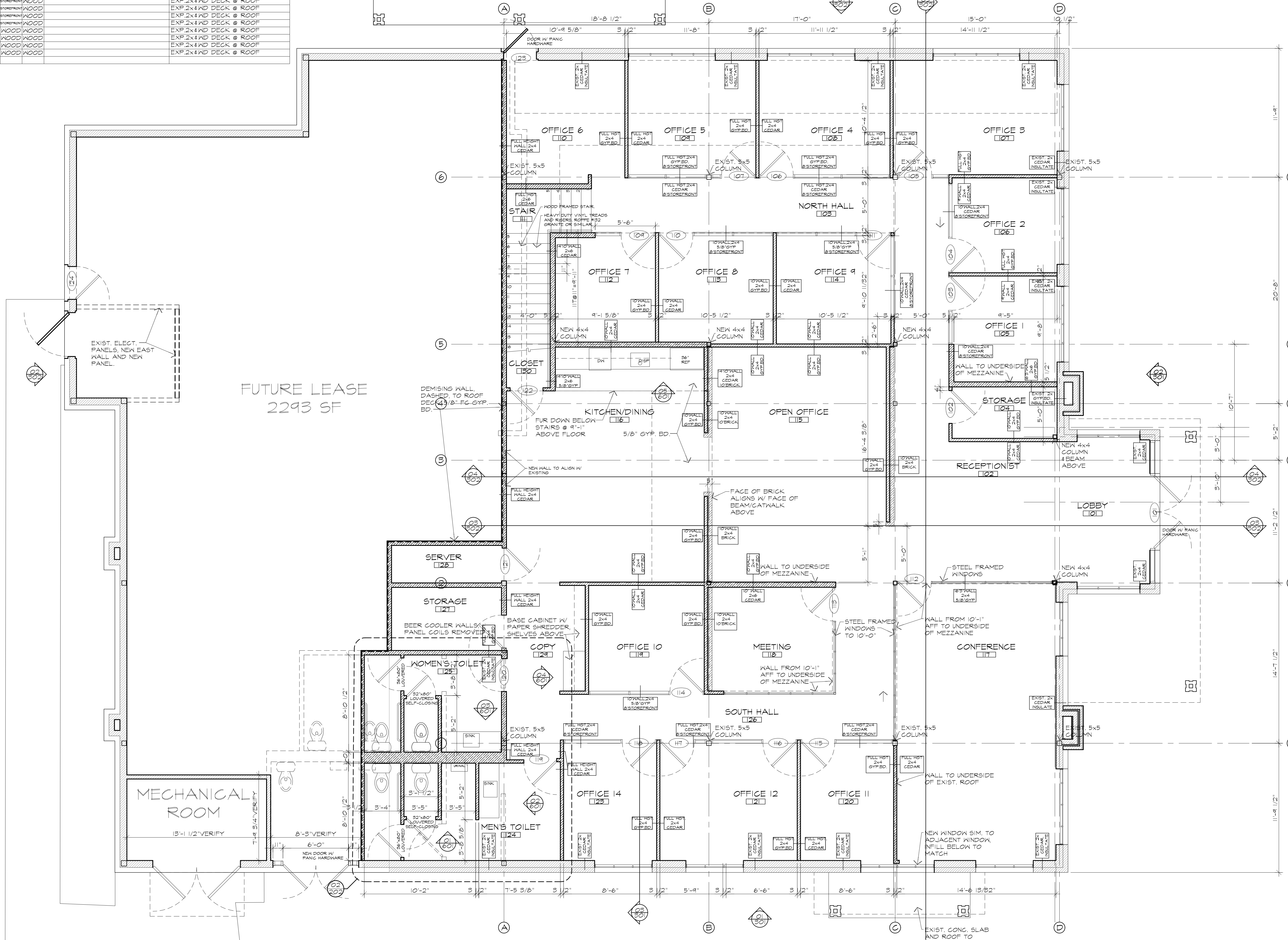
139.49'

172.00'

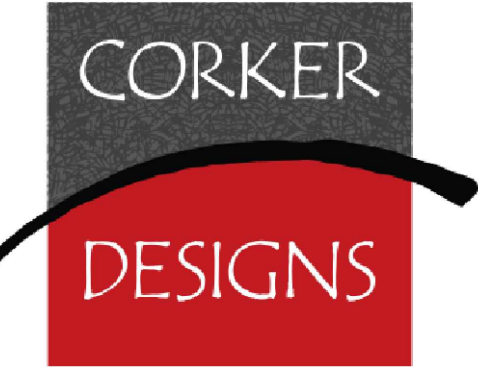
100°51'14" E



ROOM FINISH SCHEDULE									
ROOM NUMBER	ROOM	FLOOR FINISH	BASE	NORTH	EAST	SOUTH	WEST	CEILINGS	
101	LOBBY	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	BRICK	EXIST. KD.	
102	RECEPTIONIST	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
103	NORTH HALL	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
104	STORAGE	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
105	OFFICE 1	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
106	OFFICE 2	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
107	OFFICE 3	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
108	OFFICE 4	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
109	OFFICE 5	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
110	OFFICE 6	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
111	STAIR	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
112	OFFICE 7	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
113	OFFICE 8	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
114	OFFICE 9	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
115	OPEN OFFICE	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
116	KITCHEN/DINING	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
117	CONFERENCE	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
118	MEETING	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
119	OFFICE 10	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
120	OFFICE 11	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
121	OFFICE 12	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
122	NOT USED	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
123	OFFICE 14	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
124	MENS TOILET	FORCELAIN TILE	TILE	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
125	WOMEN'S TOILET	FORCELAIN TILE	TILE	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
126	SOUTH HALL	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
127	STORAGE	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
128	SERVER	CONCRETE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
129	COPY	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
130	CLOSET	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
131	MECHANICAL ROOM	CONCRETE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
132	STAIR	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
133	OFFICE 13	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
134	OFFICE 14	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
135	OFFICE 15	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
136	OFFICE 16	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
137	OFFICE 17	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
138	OFFICE 18	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
139	OFFICE 19	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
140	OFFICE 20	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
141	OFFICE 21	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
142	OFFICE 22	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
143	OFFICE 23	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
144	OFFICE 24	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
145	OFFICE 25	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
146	OFFICE 26	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
147	OFFICE 27	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
148	OFFICE 28	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
149	OFFICE 29	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
150	OFFICE 30	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	

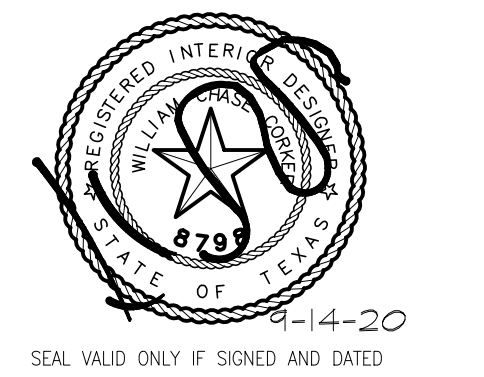


DOOR SCHEDULE									
DOOR NUMBER	LOCATION	DOOR SIZE	DOOR SWING	DOOR TYPE	DOOR HARDWARE	NOTES			
101	LOBBY	3'4"X10'	LH	EXT/GLASS	SECURITY/DEADBOLT	EXIST. DOORS			
102	STORAGE	3'0"X8'0"	LH	1 3/4" SC	PASSAGE/DEADBOLT				
103	OFFICE 1	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
104	OFFICE 2	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
105	OFFICE 3	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
106	OFFICE 4	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
107	OFFICE 5	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
108	NOT USED								
109	OFFICE 7	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
110	OFFICE 8	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
111	OFFICE 9	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
112	CONFERENCE 117	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
113	MEETING 118	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
114	OFFICE 10	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
115	OFFICE 11	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR	EXIST. RE-USED			
116	OFFICE 12	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
117	OFFICE 13	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
118	OFFICE 14	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
119	NEWS TOILET	1 3/4" SC	LH	1 3/4" SC	CLOSER/RUSH PLATE				
120	WOMEN'S TOILET	3'0"X8'0"	RH	1 3/4" SC	CLOSER/RUSH PLATE				
121	SERVER	3'0"X8'0"	LH	1 3/4" SC	PASSAGE/DEADBOLT				
122	CLOSET	3'0"X8'0"	RH	1 3/4" SC	PASSAGE/DEADBOLT				
123	EXTERIOR PATIO	3'4"X10'	RH	STOREFRONT	PASSAGE/DEADBOLT	EXIST. DOORS			
124	EXTERIOR WEST	3'0"X10'	RH	1 3/4" MTL	EXT. SECURITY/PANIC HDNR				
131	OFFICE M1	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
132	OFFICE M2	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
133	OFFICE M3	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
134	OFFICE M4	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
135	OFFICE M5	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
136	OFFICE M6	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
137	OFFICE M7	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
138	OFFICE M8	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				



CORKER DESIGNS LLC
9402 Peninsula Drive
Dallas, Texas 75218
214.321.6121
corkerdesigns.com

RELEASE DATE:
OCTOBER 5, 2020
PERMIT/CONST.REV.N
REVISION:



LIFETIME CO's OFFICES
560 I-30
Rockwall, Texas 75771

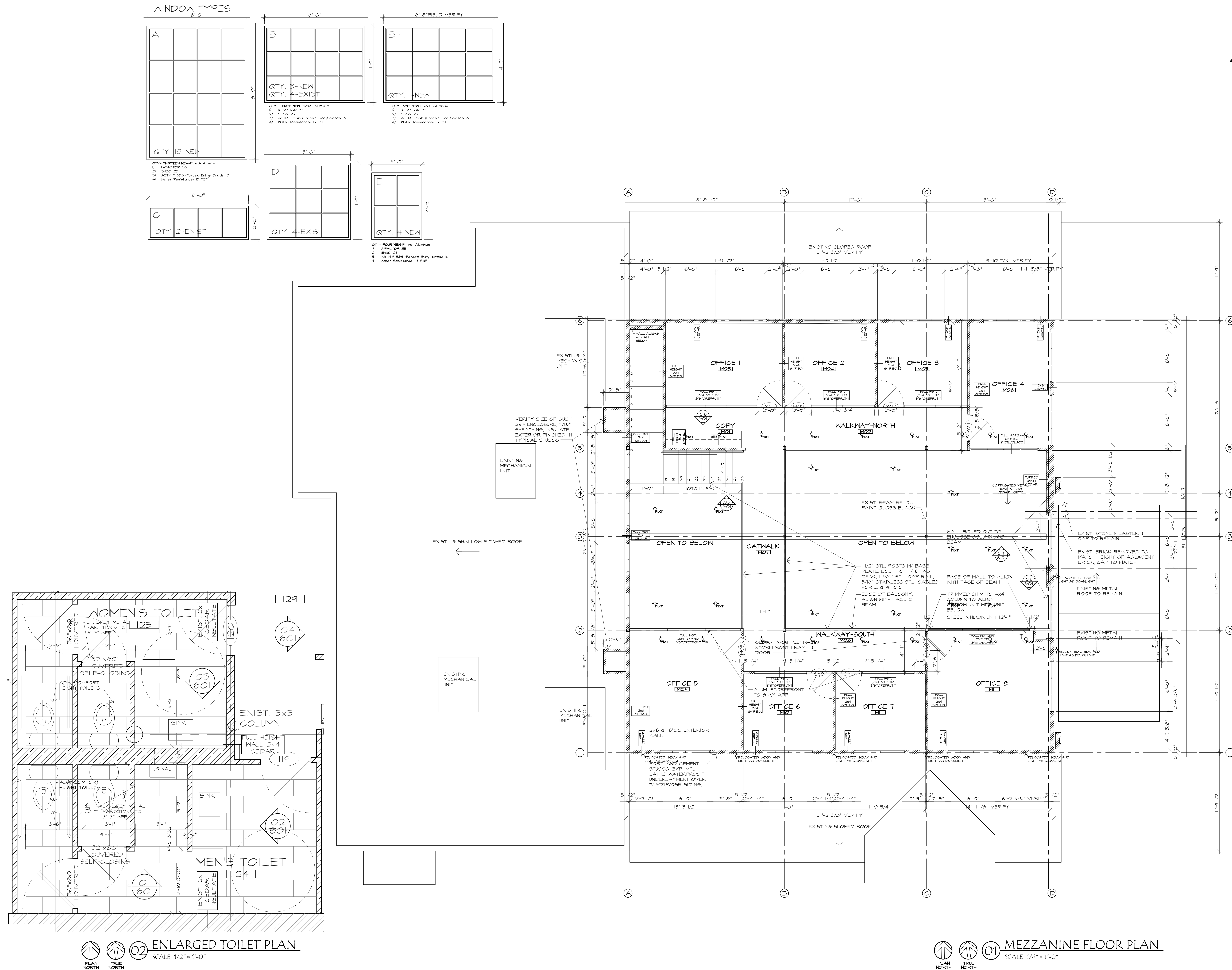


LIFETIME CO's OFFICES
560 1-30
Rockwall, Texas 75771

2.02
MEZZANINE FLOOR PLAN

SHEET NUMBER

2.02















DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☒ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 560 E I30 ROCKWALL, TX 75032

Subdivision _____

Lot _____

Block _____

General Location OLD LOGAN'S ROADHOUSE LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning RETAIL/RESTAURANT

Current Use RETAIL

Proposed Zoning RETAIL

Proposed Use RETAIL

Acreage _____

Lots [Current] _____

Lots [Proposed] _____

- ☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

☐ Owner JASON POTTS

☒ Applicant TRITON GENERAL CONTRACTOR

Contact Person JASON POTTS

Contact Person MEG MURPHY

Address 1160 HORIZON RD

Address 609 S GOLIAD ST #1101

City, State & Zip ROCKWALL, TX 75032

City, State & Zip ROCKWALL, TX 75032

Phone 972-771-0650

Phone 469-931-2267

E-Mail JASON.POTTS@LIFETIMEWM.COM

E-Mail MMURPHY@TRITONGC.COM

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JASON POTTS [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 20 day of OCTOBER, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is requested or in response to a request for public information."

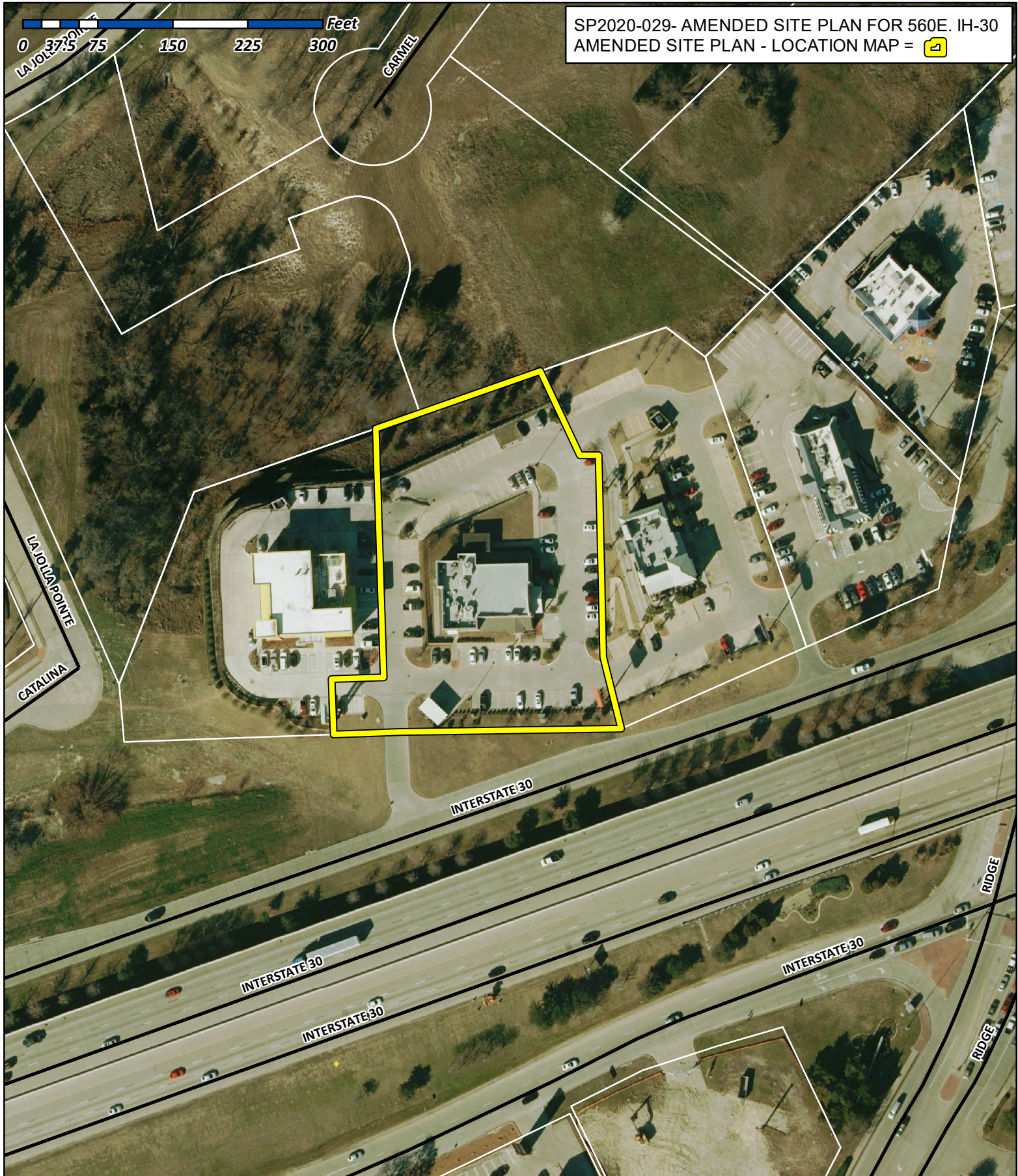
Given under my hand and seal of office on this the 20 day of OCTOBER, 20 20.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 5.10.24



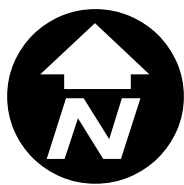
SP2020-029- AMENDED SITE PLAN FOR 560E. IH-30
AMENDED SITE PLAN - LOCATION MAP = 



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.



10/20/2020

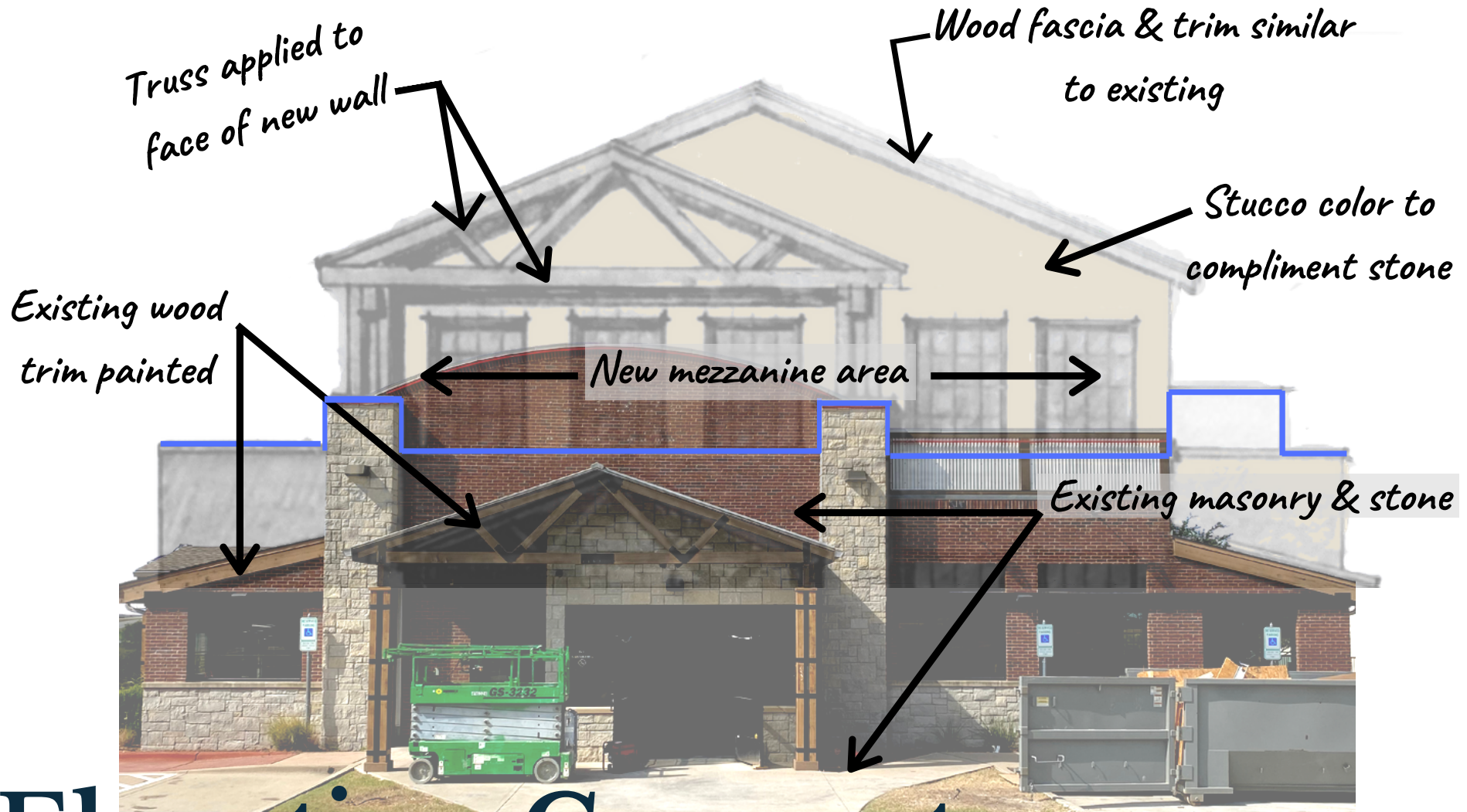
Ryan,

Attached you will find a "crude", yet accurate landscape plan for the property located at 560 E I-30. The former Logan's Roadhouse. I have also attached picture for your reference. For the open areas in the beds we will have seasonal color but don't plan on adding any additional material unless staff has further requirements or recommendations.

As far as us keeping the property up to standards, Anna and I have been on the Rockwall County Master Gardeners tour two separate years. We have already had all the trees pruned and overgrown areas behind the building backing up to the hotel have been cleaned and trimmed.

Please feel free to reach out should you need additional information,

Jason Potts, Manager
LOTL Holdings, LLC.
214-662-8803
Jason.potts@lifetimewm.com

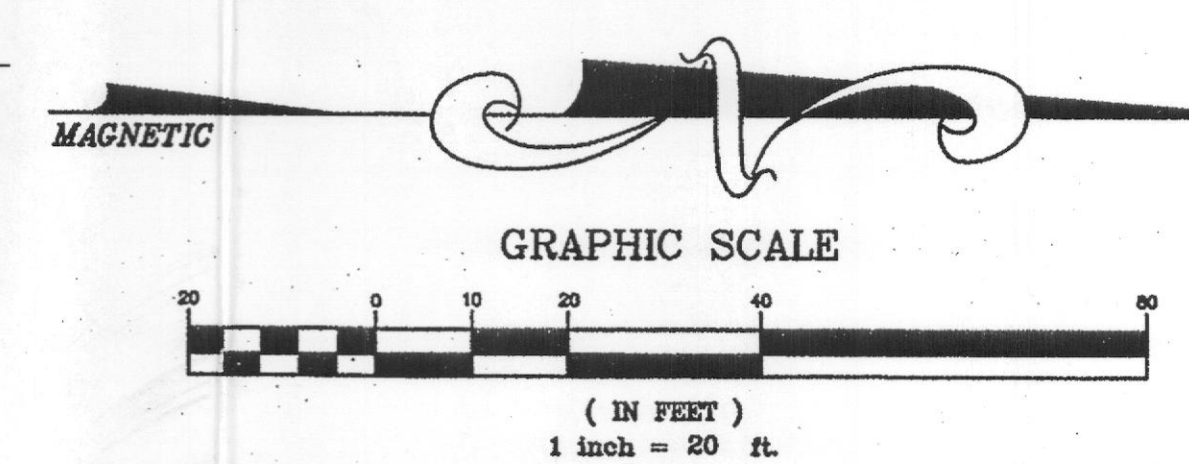
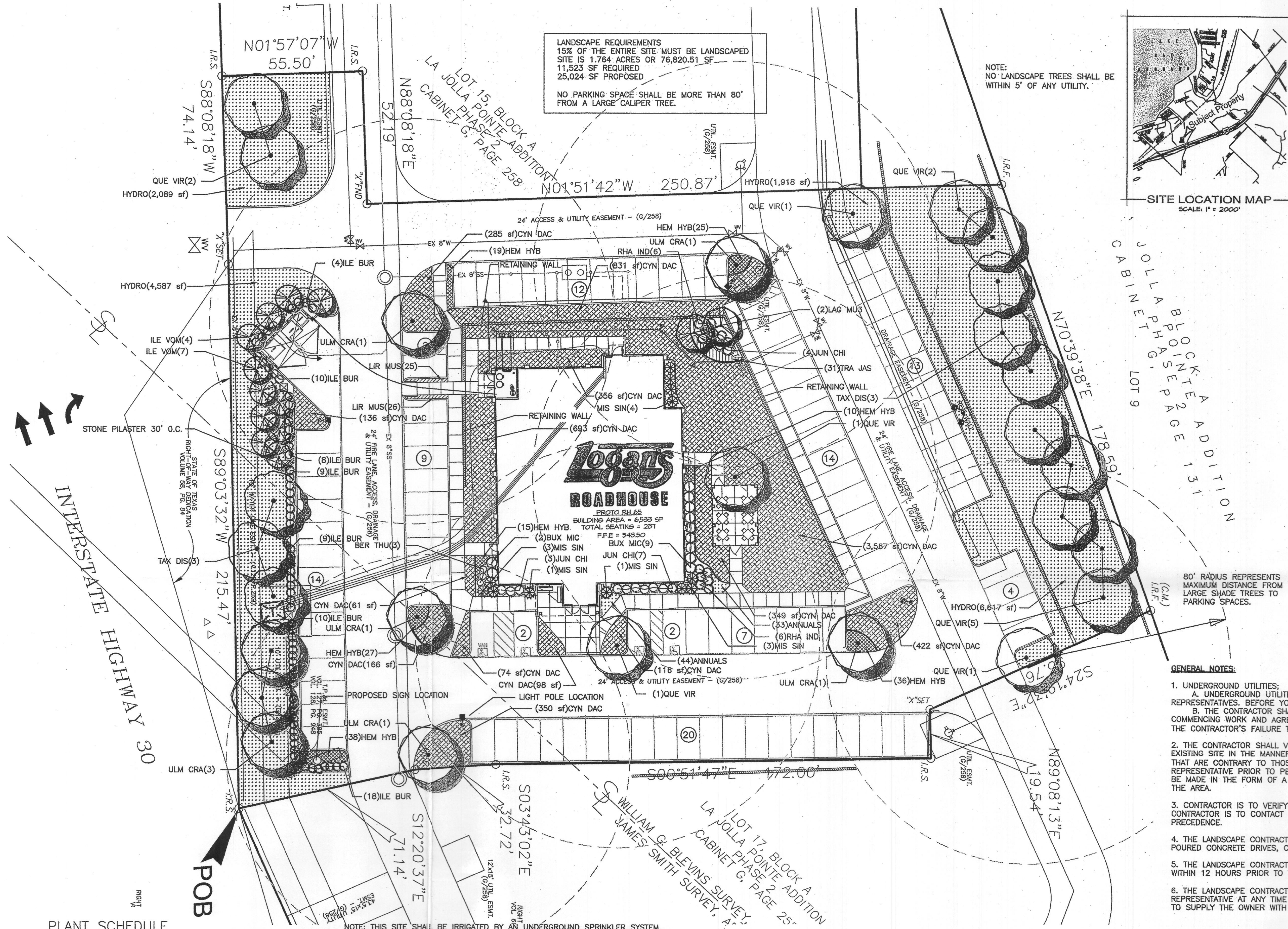


East Elevation Concept









- LANDSCAPE NOTES:**
1. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF THE PLANTS.
 2. PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS, INCLUDING SPRAYING "ROUND-UP" OR APPROVED SUBSTITUTE TO KILL ACTIVELY GROWING PLANTS. PLANT BEDS SHALL BE PREPARED AS CALLED FOR IN THE SPECIFICATIONS.
 3. ALL OTHER DISTURBED AREAS ARE TO BE SEED OR SODDED AS PER THE PLANS. ADDITIONAL SEEDING OR SODDING, IF REQUIRED, WILL BE AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 4. PLANTING BEDS SHALL HAVE A FOUR (4) INCH SHREDDED HARDWOOD BARK MULCH OVER THE ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 5. PRIOR TO PLANTING, ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
 6. ALL TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF ONE (1) PART PEAT MOSS, THREE (3) PARTS NATIVE OR APPROVED TOPSOIL AND ONE (1) PART SAND, THOROUGHLY MIXED. SAMPLE OF MIXTURE TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 7. PLANT GROUNDCOVER & ANNUAL BEDS IN SAME MIXTURE AS SHRUBS. AFTER PLANTING & MULCHING, WATER AREAS TO POINT OF SATURATION.
 8. ALL PLANTED AREAS ARE TO BE FERTILIZED WITH GRANULAR FERTILIZER. LANDSCAPE CONTRACTOR IS TO PROVIDE SOIL TEST RESULTS AND PROPOSED FERTILIZER APPLICATION RATES TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
 9. ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60 1-CURRENT ADDITION).
 10. SPRAY TREES AND SHRUBS WITH AN ANTI-DESICCANT IF FOLIAGE IS PRESENT.
 11. EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN THE SAME MANNER AS DECIDUOUS MATERIAL IS PLANTED.
 12. DO NOT PRUNE ANY PLANT MATERIAL UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 13. ALL LANDSCAPE MATERIAL SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION. MATERIALS MAY BE VIEWED AT LANDSCAPE CONTRACTOR'S HOLDING SITE OR AT THIS SITE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF THE AVAILABILITY OF THE MATERIALS TO BE INSPECTED.
 14. ALL MATERIALS INSPECTED ON THE SITE AND FOUND TO BE UNACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF INSPECTION.
 15. FIELD CHANGES MUST BE APPROVED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
 16. EXISTING PLANT MATERIAL IS TO BE EVALUATED BY THE LANDSCAPE ARCHITECT FOR POSSIBLE RELOCATION ON SITE. THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK.
 17. ALL PLANT MATERIAL SHALL BE SUPPLIED BY APPROPRIATE SOURCES TO PREVENT UNDUE STRESS OR PROLONGED ACCLIMATIZATION WHICH WOULD INHIBIT PLANT GROWTH.
 18. LANDSCAPE CONTRACTOR IS TO VERIFY PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST. IF DISCREPANCIES OCCUR, LANDSCAPE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
 19. IF NO METAL EDGING IS TO BE USED (SEE PLANS), PROVIDE 4" DEEP CONTINUOUS MULCHED TRENCH AT EDGE BETWEEN BED & TURF. LOCATE 6" FROM DRIPLINE OF OUTER ROW OF SHRUBS, OR AT EDGE OF GROUNDCOVER.

- GENERAL NOTES:**
1. UNDERGROUND UTILITIES:
A. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL TEXAS ONE CALL SYSTEM 1-800-245-4545.
B. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
 2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO INSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
 3. CONTRACTOR IS TO VERIFY ALL QUANTITIES SHOWN ON PLAN AND IN LIST. IF DISCREPANCIES OCCUR, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
 4. THE LANDSCAPE CONTRACTOR WILL BE HELD FINANCIALLY LIABLE FOR ANY DAMAGE CAUSED TO NEWLY POURED CONCRETE DRIVES, CURBING, OR SIDEWALKS BY THE INSTALLATION OF THE IRRIGATION SYSTEM.
 5. THE LANDSCAPE CONTRACTOR IS TO PERFORM A THOROUGH CLEANUP AND QUALITY CONTROL INSPECTION WITHIN 12 HOURS PRIOR TO THE V.I.P. GRAND OPENING OF THE RESTAURANT.
 6. THE LANDSCAPE CONTRACTOR IS SUBJECT TO RANDOM INSPECTIONS BY THE OWNER AND/OR OWNER'S REPRESENTATIVE AT ANY TIME DURING THE INSTALLATION PROCESS. THE CONTRACTOR MAY ALSO BE REQUIRED TO SUPPLY THE OWNER WITH A COMPLETE SET OF PHOTOGRAPHS PRIOR TO PAYMENT.

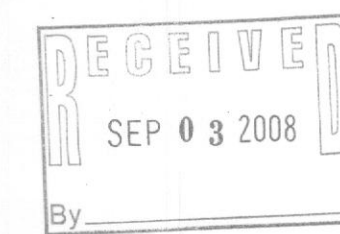
PLANT SCHEDULE

TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE	REMARKS	SHRUBS	QTY	BOTANICAL	COMMON	CONT	SPREAD	SPACING	REMARKS
ILE VOM	11	ILEX VOMITORIA	YAPON HOLLY	B&B	1" CAL	6" MIN	MULTI-TRUNK, 3 CANES	MIS SIN	12	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	CONT	36" MIN HT	AS SHOWN	FULL PLANT
LAG MU3	2	LAGERSTROEMIA INDICA 'MUSKOGEE'	MULTI-TRUNKED MUSKOGEE CRAPPE MYRTLE	B&B	1" CAL	10" MIN HT	MIN. 3 CANES, MATCHED TREES	RHA IND	12	RHAPHIOLEPIS INDICA 'CLARA'	CLARA INDIAN HAWTHORNE SHRUB	CONT	12"-18" MIN	30" O.C.	FULL PLANT
QUE VIR	13	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B&B	4" CAL	16'-18" HT	MATCHED TREES, STRAIGHT TRUNK	GROUND COVERS	QTY	BOTANICAL	COMMON	CONT			REMARKS
TAX DIS	6	TAXODIUM DISTICHUM	BALD CYPRESS	B&B	4" CAL	16'-18" HT	MATCHED TREES, STRAIGHT TRUNK	ANNUALS	77	ANNUALS		4" POT@ 12" OC			CHOOSE FROM LIST BY SEASON
ULM CRA	8	ULMUS CRASSIFOLIA	CEDAR ELM	B&B	4" CAL	16'-18" HT	MATCHED TREES	CYN DAC	7,504 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			LAY WITHIN 36 HOURS OF CUTTING
SHRUBS	QTY	BOTANICAL	COMMON	CONT	SPREAD	SIZE	REMARKS	HEM HYB	170	HEMEROCALLIS HYBRID 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL@ 18" OC			FULL PLANT
BER THU	3	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT	12" MIN HT	30" O.C.	FULL PLANT	LIR MUS	51	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE	4" POT@ 12" OC			FULL PLANT
BUX MIC	11	BUXUS MICROPHYLLA 'GREEN VELVET'	GREEN VELVET BOXWOOD	B & B	24" MIN HT	48" OC	FULL PLANT	TRA JAS	31	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	4" POT@ 18" OC			EVERGREEN
ILE BUR	68	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	B & B	30" MIN. HT.	48" OC	FULL PLANT	HYDROSEED	QTY	BOTANICAL	COMMON	CONT			REMARKS
JUN CHI	14	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA'	COMPACTA PFITZER	B & B	24" MIN. SPREAD	48" OC	FULL PLANT	HYDRO	15,211 SF	CYNODON DACTYLON	BERMUDA GRASS	SEED			

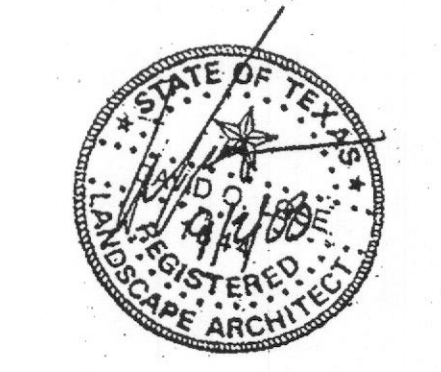
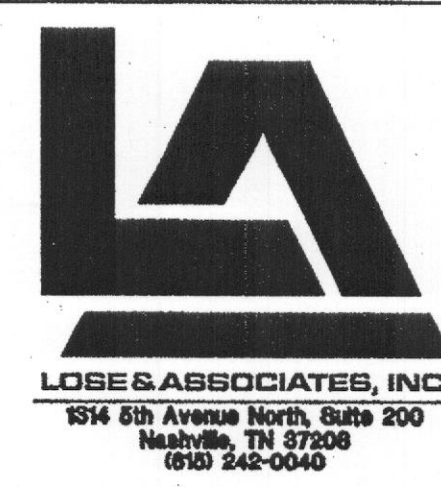
NOTE: APPROXIMATELY 122 LF OF PERMALOC CLEANLINE ALUMINUM EDGING TO BE USED AROUND BUILDING LANDSCAPE ONLY. PERIMETER LANDSCAPE IS TO BE TRENCH EDGING. SEE SHEET LP3 FOR EDGING DETAILS.

ANNUAL LIST:

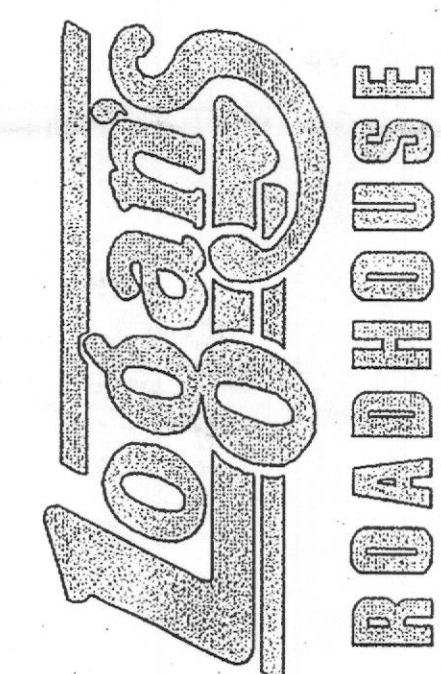
Spring	- Pansy
Summer	- Begonia, Salvia, Marigold, Impatiens, Verbena
Fall	- Chrysanthemum, Ornamental Kale
Winter	- Ornamental Kale



FILE COPY



3011 Armory Dr., Suite 300
Nashville, Tennessee 37204
Phone: (615) 885-9056



Location:
1-30 FRONTAGE ROAD
ROCKWALL, TEXAS

Job Number:
LA# 08148
Revisions:
1 07-21-08
2 08-25-08
3 04-02-08

2008 027
LP1
Site Landscape Plan
July 10, 2008
PROTO RH65

LA JOLLA POINTE
ADDITION
PHASE 2
CABINET G, PAGE 258
OPRRECT

N 70°39'38" E

BLOCK A

LOT 16

WILLIAMS
ABSTRACT NO. 9
SURVEY

N 89°08'13" E
19.54'

- Palms
- Grasses
- Yucca
- Boxwoods
- Holly shrubs
- Yaupon Holly
- Multi-trunk
- Cedar Elm
- Oak
- Cyprus
- Creeper
- Trees

Grass

Cedar
Burford Holly
shrubs

Boxwoods

Red Yucca

Burford
Holly shrubs

Mulch
Grasses

palm
Boxwoods

Burford
Holly shrubs

Multi-trunk Yaupon
Holly

Grass

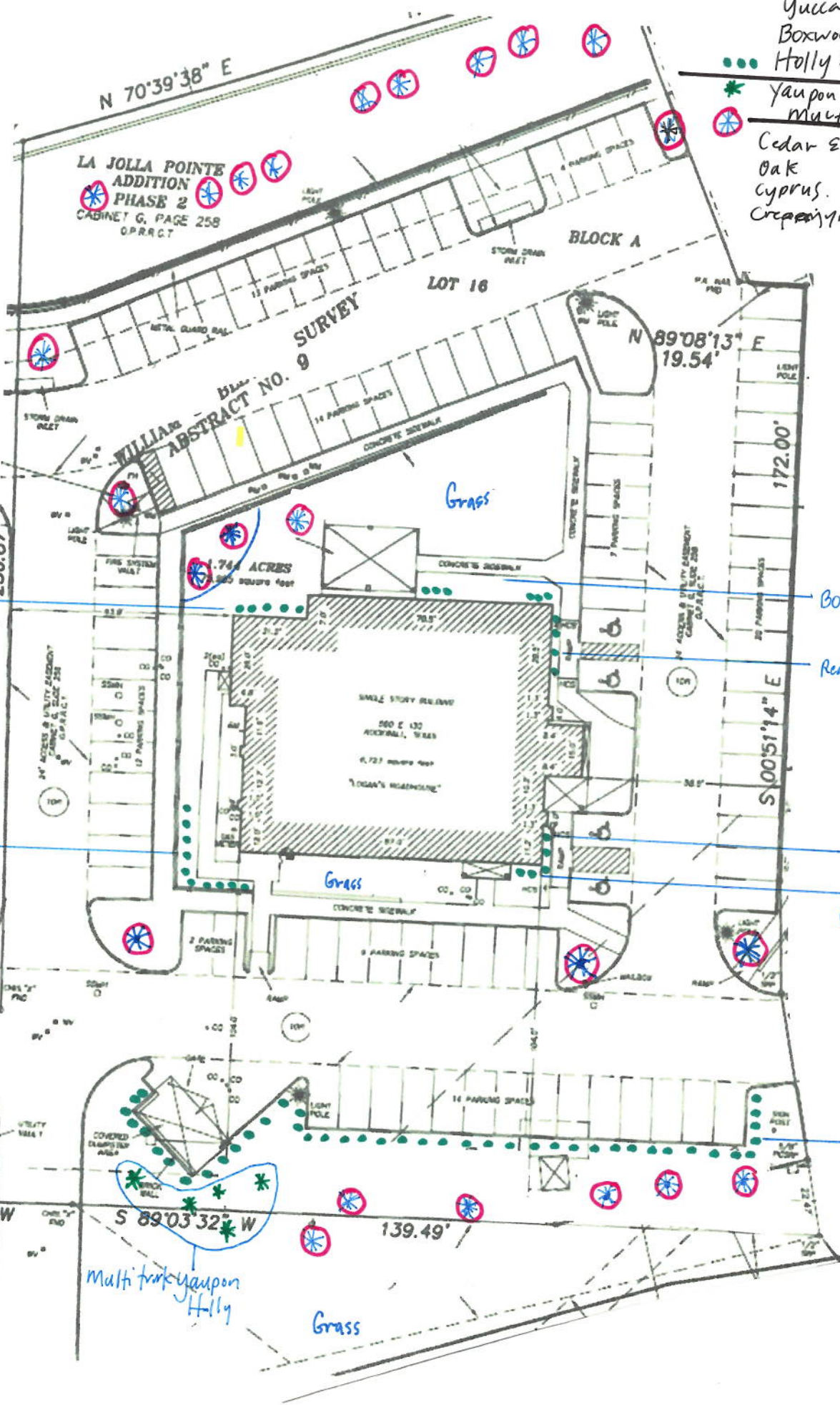
18" E
9'

S 89°03'32" W
74.14'

139.49'

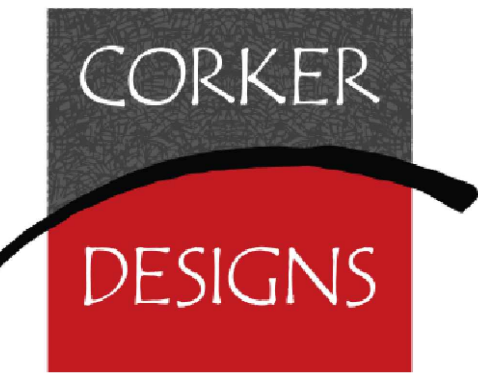
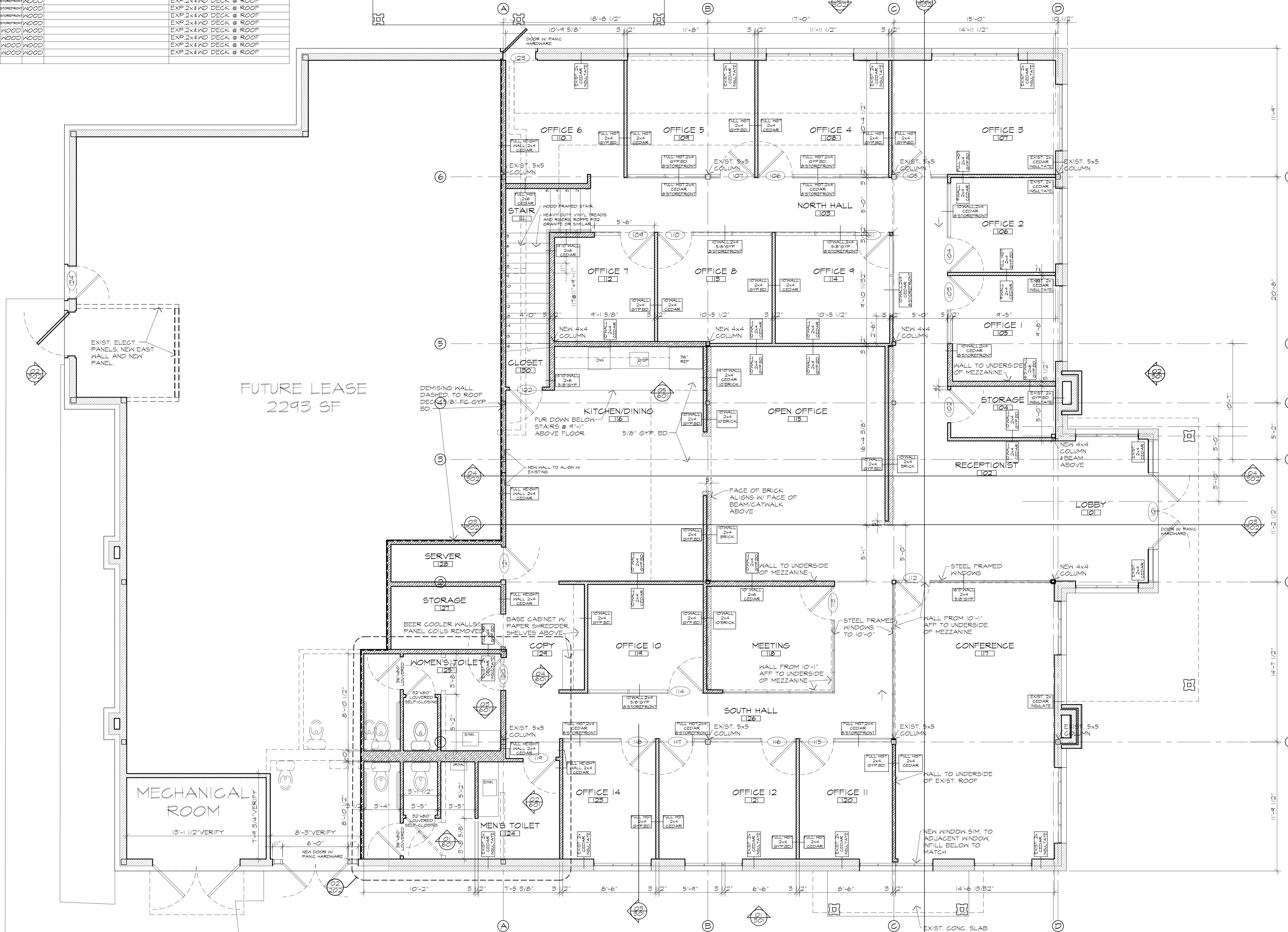
172.00'

S 100°51'14" E



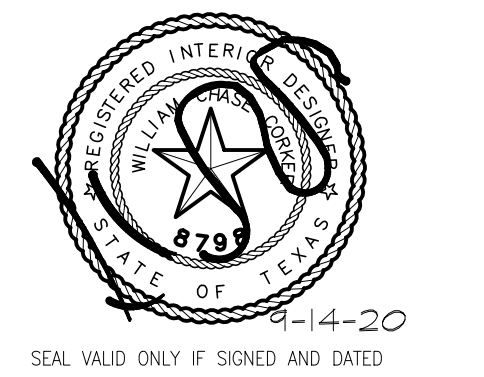
ROOM FINISH SCHEDULE									
ROOM NUMBER	ROOM	FLOOR FINISH	BASE	NORTH	EAST	SOUTH	WEST	CEILINGS	
101	LOBBY	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	BRICK	EXIST. KD.	
102	RECEPTIONIST	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
103	NORTH HALL	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
104	STORAGE	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
105	OFFICE 1	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
106	OFFICE 2	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
107	OFFICE 3	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXIST. KD. GLG. JOISTS	
108	OFFICE 4	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXIST. KD. GLG. JOISTS	
109	OFFICE 5	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXIST. KD. GLG. JOISTS	
110	OFFICE 6	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXIST. KD. GLG. JOISTS	
111	STAIR	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	ROFPE VINYL TREAD/RISER #152	
112	OFFICE 7	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
113	OFFICE 8	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
114	OFFICE 9	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
115	OPEN OFFICE	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD. @ MEZZANINE	
116	KITCHEN/DINING	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD. @ MEZZANINE	
117	CONFERENCE	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	NEW GYP. EXIST. KD. GLG. JOISTS	
118	MEETING	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
119	OFFICE 10	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
120	OFFICE 11	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXIST. KD. GLG. JOISTS	
121	OFFICE 12	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXIST. KD. GLG. JOISTS	
122	NOT USED								
123	OFFICE 14	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXIST. KD. GLG. JOISTS	
124	MENS TOILET	FORCELAIN TILE	TILE	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
125	WOMEN'S TOILET	FORCELAIN TILE	TILE	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
126	SOUTH HALL	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
127	STORAGE	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
128	SERVER	CONCRETE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
129	COPY	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
130	CLOSET	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
101	COPY	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
102	OFFICE 1	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
103	OFFICE 2	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
104	OFFICE 3	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
105	OFFICE 4	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
106	OFFICE 5	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
107	OFFICE 6	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
108	OFFICE 7	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
109	OFFICE 8	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	

DOOR SCHEDULE									
DOOR NUMBER	LOCATION	DOOR SIZE	DOOR SWING	DOOR TYPE	DOOR HARDWARE	NOTES			
101	LOBBY	3'4"X10'	LH	EXT/GLASS	SECURITY/DEADBOLT	EXIST. DOORS			
102	STORAGE	3'0"x8'0"	LH	1 3/4" SC	PASSAGE/DEADBOLT				
103	OFFICE 1	3'0"x8'0"	LH	STOREFRONT	PRIVACY HDNR				
104	OFFICE 2	3'0"x8'0"	RH	STOREFRONT	PRIVACY HDNR				
105	OFFICE 3	3'0"x8'0"	RH	STOREFRONT	PRIVACY HDNR				
106	OFFICE 4	3'0"x8'0"	RH	STOREFRONT	PRIVACY HDNR				
107	OFFICE 5	3'0"x8'0"	LH	STOREFRONT	PRIVACY HDNR				
108	NOT USED								
109	OFFICE 7	3'0"x8'0"	RH	STOREFRONT	PRIVACY HDNR				
110	OFFICE 8	3'0"x8'0"	LH	STOREFRONT	PRIVACY HDNR				
111	OFFICE 9	3'0"x8'0"	LH	STOREFRONT	PRIVACY HDNR				
112	CONFERENCE 117	3'0"x8'0"	RH	STOREFRONT	PRIVACY HDNR				
113	MEETING 118	3'0"x8'0"	RH	STOREFRONT	PRIVACY HDNR				
114	OFFICE 10	3'0"x8'0"	RH	STOREFRONT	PRIVACY HDNR				
115	OFFICE 11	3'0"x8'0"	RH	STOREFRONT	PRIVACY HDNR	EXIST. RE-USED			
116	OFFICE 12	3'0"x8'0"	LH	STOREFRONT	PRIVACY HDNR				
117	OFFICE 13	3'0"x8'0"	RH	STOREFRONT	PRIVACY HDNR				
118	OFFICE 14	3'0"x8'0"	LH	STOREFRONT	PRIVACY HDNR				
119	NEWS TOILET	1 3/4" SC	LH	1 3/4" SC	CLOSER/RUSH PLATE				
120	WOMEN'S TOILET	3'0"x8'0"	RH	1 3/4" SC	CLOSER/RUSH PLATE				
121	SERVER	3'0"x8'0"	LH	1 3/4" SC	PASSAGE/DEADBOLT				
122	CLOSET	3'0"x8'0"	RH	1 3/4" SC	PASSAGE/DEADBOLT				
123	EXTERIOR PATIO	3'4"X10'	RH	STOREFRONT	PASSAGE/DEADBOLT	EXIST. DOORS			
124	EXTERIOR WEST	3'0"X10'	RH	1 3/4" MTL	EXT. SECURITY/PANIC HDNR				
101	OFFICE M1	3'0"x8'0"	RH	STOREFRONT	PRIVACY HDNR				
102	OFFICE M2	3'0"x8'0"	LH	STOREFRONT	PRIVACY HDNR				
103	OFFICE M3	3'0"x8'0"	LH	STOREFRONT	PRIVACY HDNR				
104	OFFICE M4	3'0"x8'0"	RH	STOREFRONT	PRIVACY HDNR				
105	OFFICE M5	3'0"x8'0"	RH	STOREFRONT	PRIVACY HDNR				
106	OFFICE M6	3'0"x8'0"	LH	STOREFRONT	PRIVACY HDNR				
107	OFFICE M7	3'0"x8'0"	RH	STOREFRONT	PRIVACY HDNR				
108	OFFICE M8	3'0"x8'0"	LH	STOREFRONT	PRIVACY HDNR				



CORKER DESIGNS LLC
9402 Peninsula Drive
Dallas, Texas 75218
214.321.6121
corkerdesigns.com

RELEASE DATE:
OCTOBER 5, 2020
PERMIT/CONST.REV.N
REVISION:



LIFETIME CO's OFFICES
560 I-30
Rockwall, Texas 75771

SHEET NUMBER
2.01
2nd FLOOR PLAN

SEPTEMBER 8, 2020 PERMIT REVIEW

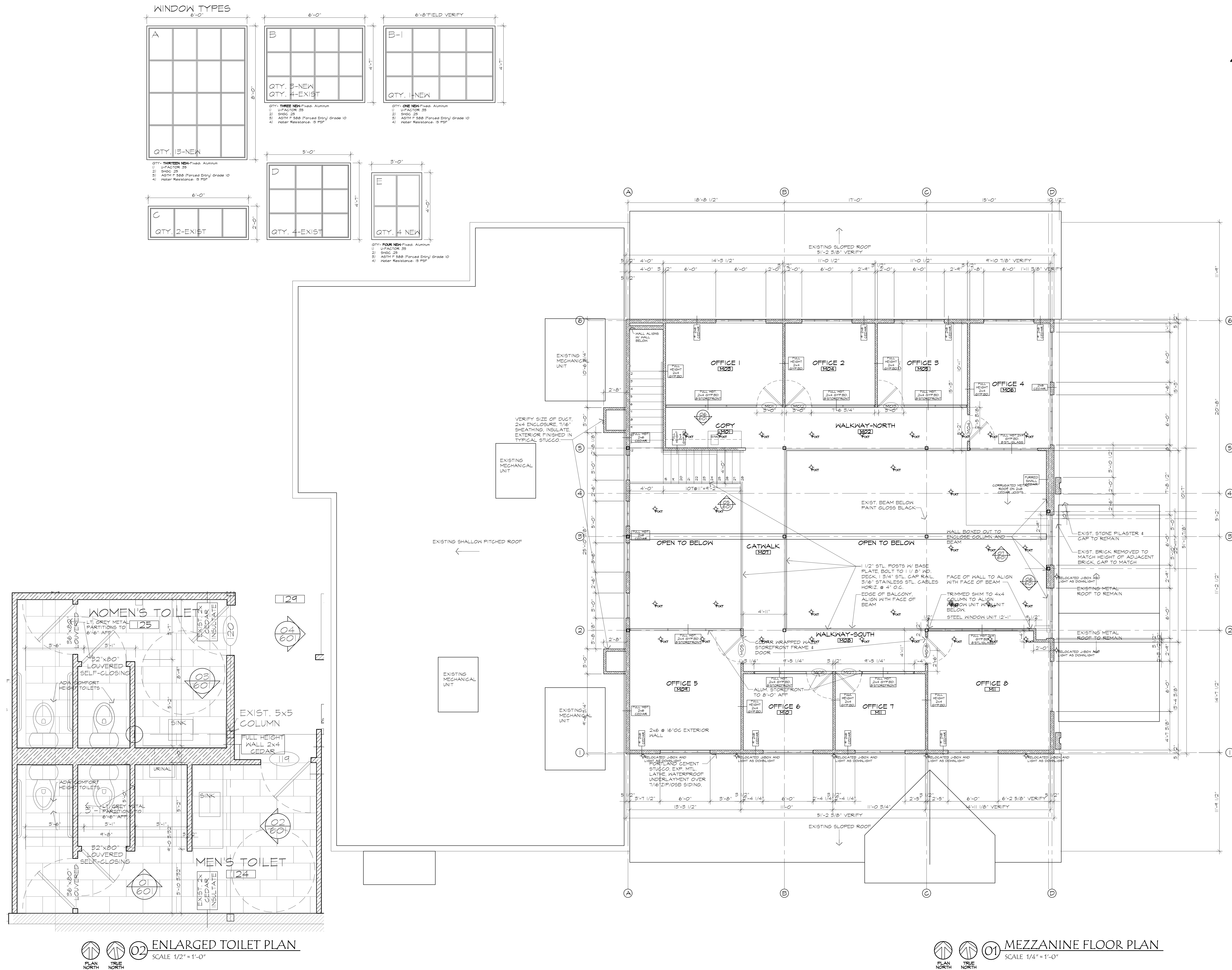


LIFETIME CO's OFFICES
560 1-30
Rockwall, Texas 75771

2.02
MEZZANINE FLOOR PLAN

SHEET NUMBER

2.02















CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: October 27, 2020

SUBJECT: SP2020-029; *Amended Site Plan for 560 E. IH-30*

On August 26, 2008, the Planning and Zoning Commission approved a site plan [Case No. SP2008-027] for a Logan's Roadhouse restaurant on the subject property, which is a 1.346-acre parcel of land addressed as 560 E. IH-30. This action came after the Architectural Review Board (ARB) recommended approval of the site plan and building elevations as submitted. This project was ultimately constructed and issued a Certificate of Occupancy (CO) [CO2009-0105] on July 16, 2009. The restaurant operated as a Logan's Roadhouse restaurant until November 2018 (*according to the water records*) went the restaurant went out of business. The building has remained vacant since the restaurant went out of business.

Recently, the new owner of the property -- *Jason Potts* -- approached staff to discuss the possibility of converting this restaurant into an office building. The only changes to the subject property proposed by the applicant relate to adding a second floor and mezzanine area onto the new building. Since this property is located within the IH-30 Overlay (IH-30 OV) District and was originally reviewed by the Architectural Review Board (ARB), any changes to the exterior of the building will require the ARB's recommendation and the Planning and Zoning Commission's approval. The changes being minor in nature, staff has placed this item on the consent agenda pending a positive recommendation from the ARB; however, should the ARB request changes be made to the exterior of the building the item will need to be removed from the consent agenda and acted upon at the November 10, 2020 Planning and Zoning Commission meeting.

Staff should note that in reviewing this case it was determined that a couple of trees required by the original landscape plan had been removed from the site. Staff has requested that the applicant bring the proposed property into conformance with this approved landscape plan prior to the issuance of a Certificate of Occupancy (CO) for the office building. Another aspect of the property that is not in compliance with the City's current codes is the location of the dumpster enclosure. Staff has requested that the applicant consider removing this and constructing a dumpster enclosure at the rear of the property; however, this is considered to be a legally non-conforming structure and the applicant is not required to move this structure.

Attached to this memorandum is a full list of staff's comments for this case. Should the Planning and Zoning Commission choose to approve this case, staff is proposing the following conditions of approval:

- (1) The applicant will be required to provide two (2) canopy trees that are a minimum of four (4) inches in DBH, and six (6) accent trees that are a minimum of four (4) feet in height prior to the issuance of a building permit (*see attached comments*);
- (2) The applicant shall submit a photometric plan or a letter stating that no new exterior light fixtures will be installed on the site prior to the issuance of a building permit;
- (3) The applicant will need to obtain a building permit prior to commencing the renovations to the exterior of the building; and
- (4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 10/23/2020

PROJECT NUMBER: SP2020-029
PROJECT NAME: Amended Site Plan for 560 E. IH-30
SITE ADDRESS/LOCATIONS: 560 E INTERSTATE 30, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Discuss and consider a request by Reese Baez of Triton General Contractors on behalf of Jason Potts of Cambridge Court, LLC for the approval of an Amended Site Plan to convert an existing restaurant into an office building on a 1.346-acre tract of land identified as Lot 16, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated with the IH-30 Overlay (IH-30 OV) District, addressed as 560 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/23/2020	Approved w/ Comments

10/23/2020: SP2020-029; Site Plan for 560 E. IH-30

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

I.1 This request is for the approval of a Amended Site Plan to convert an existing restaurant into an office building on a 1.346-acre tract of land identified as Lot 16, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated with the IH-30 Overlay (IH-30 OV) District, and addressed as 560 E. IH-30.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmler@rockwall.com.

M.3 For reference, include the case number (SP2020-029) in the lower right-hand corner of all pages on future submittals.

M.4 Staff has reviewed the approved landscape plan and determined that the site is missing two (2) canopy trees (i.e. Southern Live Oaks) and six (6) accent trees (i.e. Dwarf Buford Holly). These trees will need to be replaced prior to the issuance of a Certificate of Occupancy (CO).

I.5 Please note that the dumpster enclosure built with this building is considered to be legally non-conforming as it currently is situated adjacent to the frontage road and encroaches into the front yard building setback. This structure should be brought into conformance by moving it to the rear of the subject property and facing the doors away from any public rights-of-way; however, this is not a requirement of this request.

M.6 Please provide a Photometric Plan or a letter stating that no new exterior light fixtures will be installed on the site.

M.7 Prior to being released to submit a building permit a final copy of all site plan materials shall be submitted and shall have the required signature block on each page. This will have to be signed by the Director of Planning and Zoning and the Chairman of the Planning and Zoning Commission. A copy of the required signature block is in the development application packet.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Please make revisions for this case as soon as possible. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 27, 2020.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/22/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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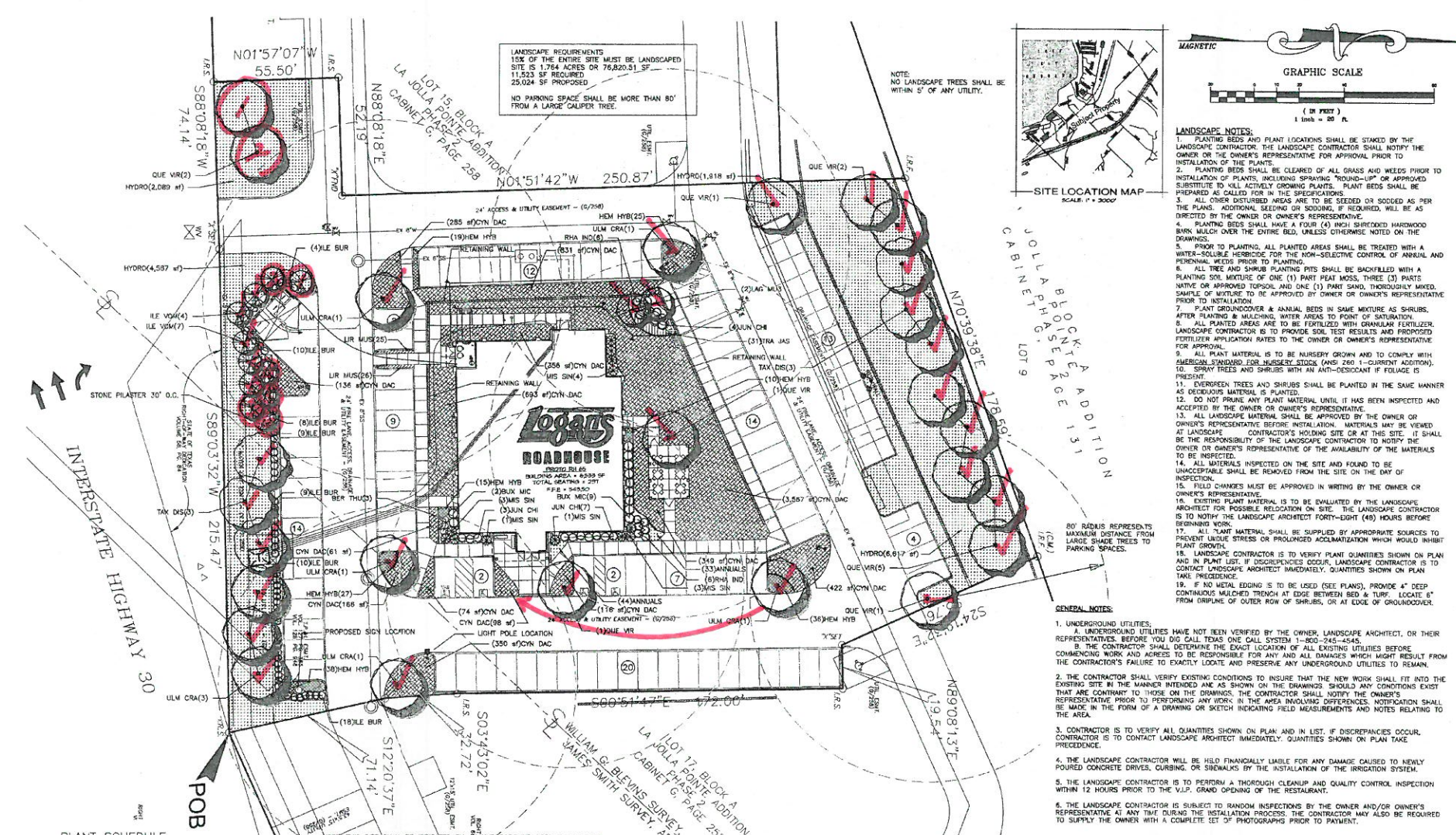
BUILDING	Rusty McDowell	10/22/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/21/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/21/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	10/22/2020	Approved w/ Comments

- 10/22/2020: • Consider ground wash lighting or directional lights in the grass areas on the edges of the parking lots and shrubs to eliminate any shadows or areas that a person might be capable of hiding.
- Consider directional lighting at the front of business (West Side) where the wrought iron fence is in place.
 - Consider replacing all exiting exterior lighting building and use industry standard or high grade lighting.
 - Consider lighting in recessed areas (exterior) of the building to eliminate any shadows or places someone could hide.
 - Consider lighting in or around dumpsters to eliminate shadowed areas for individuals to hide and/or commit crimes including assault, robbery, ID theft, etc.
 - Consider parabolic mirror(s) to provide a light of sight for anyone who may be hiding inside the area.
 - Consider the addition of bollards to the front and sides of the complex to prevent accidents and vehicles being used to break into the businesses.
 - Consider all existing and new exterior doors being equipped with alarm contact sensors and all new and existing windows with glass break sensors.
 - Consider window laminate that will reduce sun exposure and reduce ability to break or breach glass on the building.
 - Consider motion sensor alarms inside the business and motion activated lighting for the interior.
 - Consider security cameras on the exterior of the building that provide 360 degree coverage. This would also reduce potential liability to the business from false claims of injury at the rear and far sides of the complex. Cameras should be IR capable and industry standard or higher.
 - Consider camera monitors for the rear and South doors of the business to ensure that employees will have a complete and unobstructed view prior to exiting the business.
 - Considering clearing brush especially on the South side of the business and trimming existing trees up to 7' and any additional bushes trimmed down to 3'.
 - Can discuss CPTED for the interior including exterior/interior door locking systems, alarms, motion sensors, fire/money safes, safe rooms, window coatings, signage, safe rooms, employee drills, etc.
 - More than willing to speak directly with the business owners or developers about the property. Recommendations are minimal at this time without knowing many aspects of the businesses and speaking directly with the owners/architect(s).

The implementation of all or any portion of the considerations are NO guarantee or assurance that crime will not occur or that the property will be crime-proof. The considerations should, however, reduce the probability of crime if the strategies and recommendations are properly applied and consistently maintained. Any changes should still meet with the City of Rockwall's building code, code of ordinances and fire code.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	10/23/2020	N/A
No Comments			

6 = ACCENT TREES (4' IN HEIGHT)
2 = CANOPY TREES (4-INCH CALIPER)



PLANT SCHEDULE

TREES	QTY	BOTANICAL	COMMON	QTY	BOTANICAL	COMMON	QTY	BOTANICAL	COMMON	QTY
ILE VOM	11	ILEX VOMITORIA	COMMON	1	ILEX VOMITORIA	COMMON	1	ILEX VOMITORIA	COMMON	1
LAC MUS	2	LAGERSTROEMIA INDICA 'MUSKOGEE'	MULTI-TRUNKED MUSKOGEE CAPE MYRTLE	9/8B	1' CAL	10' MIN HT	MIN. 3 CANES, MATCHED TREES			
QUE VR	13	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	9/8B	4' CAL	16'-18' HT	MATCHED TREES, STRAIGHT TRUNK			
TAX DIS	6	TAXODIUM DISTICHUM	BALD CYPRESS	9/8B	4' CAL	16'-18' HT	MATCHED TREES, STRAIGHT TRUNK			
ULM CRA	8	ULMUS CRASSIFOLIA	CEDAR ELM	9/8B	4' CAL	16'-18' HT	MATCHED TREES			
SUBURS	8	BOTANICAL	COMMON	1	SEALING	30' O.C.	REMARKS			
BER THU	3	BERBERIS THUNBERGII 'CRIMSON PYRAM'	CRIMSON PYRAM BARBERRY	9/8B	24" MIN HT	48" OC	FULL PLANT			
BUX MIC	11	BUXUS MICROPHYLLA 'GREEN VELVET'	GREEN VELVET BOXWOOD	9/8B	24" MIN HT	48" OC	FULL PLANT			
ILE BUR	68	ILEX CORNUTA 'BURFORDI NANA'	DWARF BURFORD HOLLY	9/8B	30" MIN HT	48" OC	FULL PLANT			
JUN CHI	14	JUNIPERUS CHINENSIS 'PETERIANNA COMPACTA'	COMPACTA PETER	9/8B	24" MIN. SPREAD	48" OC	FULL PLANT			

SHRUBS	QTY	BOTANICAL	COMMON	QTY	BOTANICAL	COMMON	QTY	BOTANICAL	COMMON	QTY
MIS SIN	12	MISCANTHUS SINENSIS 'GRACILINUS'	COMMON	1	MISCANTHUS SINENSIS 'GRACILINUS'	COMMON	1	MISCANTHUS SINENSIS 'GRACILINUS'	COMMON	1
RHA IND	12	RHAPHIDOPHYLLON INDICA 'CLARA'	CLARA INDIAN Hawthorne SHRUB	CONT	12'-18" MIN. 30" O.C.	FULL PLANT				
GROUND COVERS	QTY	BOTANICAL	COMMON	QTY	BOTANICAL	COMMON	QTY	BOTANICAL	COMMON	QTY
ANNUALS	77	ANNUALS	COMMON	1	ANNUALS	COMMON	1	ANNUALS	COMMON	1
CYN DAC	7,504 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD	12'-18" MIN. 30" O.C.	FULL PLANT				
HEM HYB	170	HEMEROCALLIS HYBRID 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	18" OC	FULL PLANT				
ULM MUS	51	ULMUS MICROPHYLLA 'MAJESTIC'	MAJESTIC ULMOIDEA	4" POT	12" OC	FULL PLANT				
TRA JAS	31	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	4" POT	18" OC	EVERGREEN				
HYDROSEED	QTY	BOTANICAL	COMMON	QTY	BOTANICAL	COMMON	QTY	BOTANICAL	COMMON	QTY
HYDRO	15,211 SF	HYDROSEED	COMMON	1	HYDROSEED	COMMON	1	HYDROSEED	COMMON	1

NOTE: APPROXIMATELY 122 LB OF PERMALOC CLEANLINE ALUMINUM EDGING TO BE USED AROUND BUILDING LANDSCAPE ONLY. PERIMETER LANDSCAPE IS TO BE TRENCH EDGING. SEE SHEET LPS FOR EDGING DETAILS.

Location:
1-30 FRONTAGE ROAD
ROCKHALL, TEXAS

Job Number:
LA# 0214B

Revisions:
1 07-21-08
2 08-25-08
3 02-02-09

Site Landscape Plan
July 10, 2008
PROT0 RH65



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☒ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 560 E I30 ROCKWALL, TX 75032

Subdivision _____

Lot _____

Block _____

General Location OLD LOGAN'S ROADHOUSE LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning RETAIL/RESTAURANT

Current Use RETAIL

Proposed Zoning RETAIL

Proposed Use RETAIL

Acreage _____

Lots [Current] _____

Lots [Proposed] _____

☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

☐ Owner JASON POTTS

☒ Applicant TRITON GENERAL CONTRACTOR

Contact Person JASON POTTS

Contact Person MEG MURPHY

Address 1160 HORIZON RD

Address 609 S GOLIAD ST #1101

City, State & Zip ROCKWALL, TX 75032

City, State & Zip ROCKWALL, TX 75032

Phone 972-771-0650

Phone 469-931-2267

E-Mail JASON.POTTS@LIFETIMEWM.COM

E-Mail MMURPHY@TRITONGC.COM

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JASON POTTS [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 20 day of OCTOBER, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is requested or in response to a request for public information."

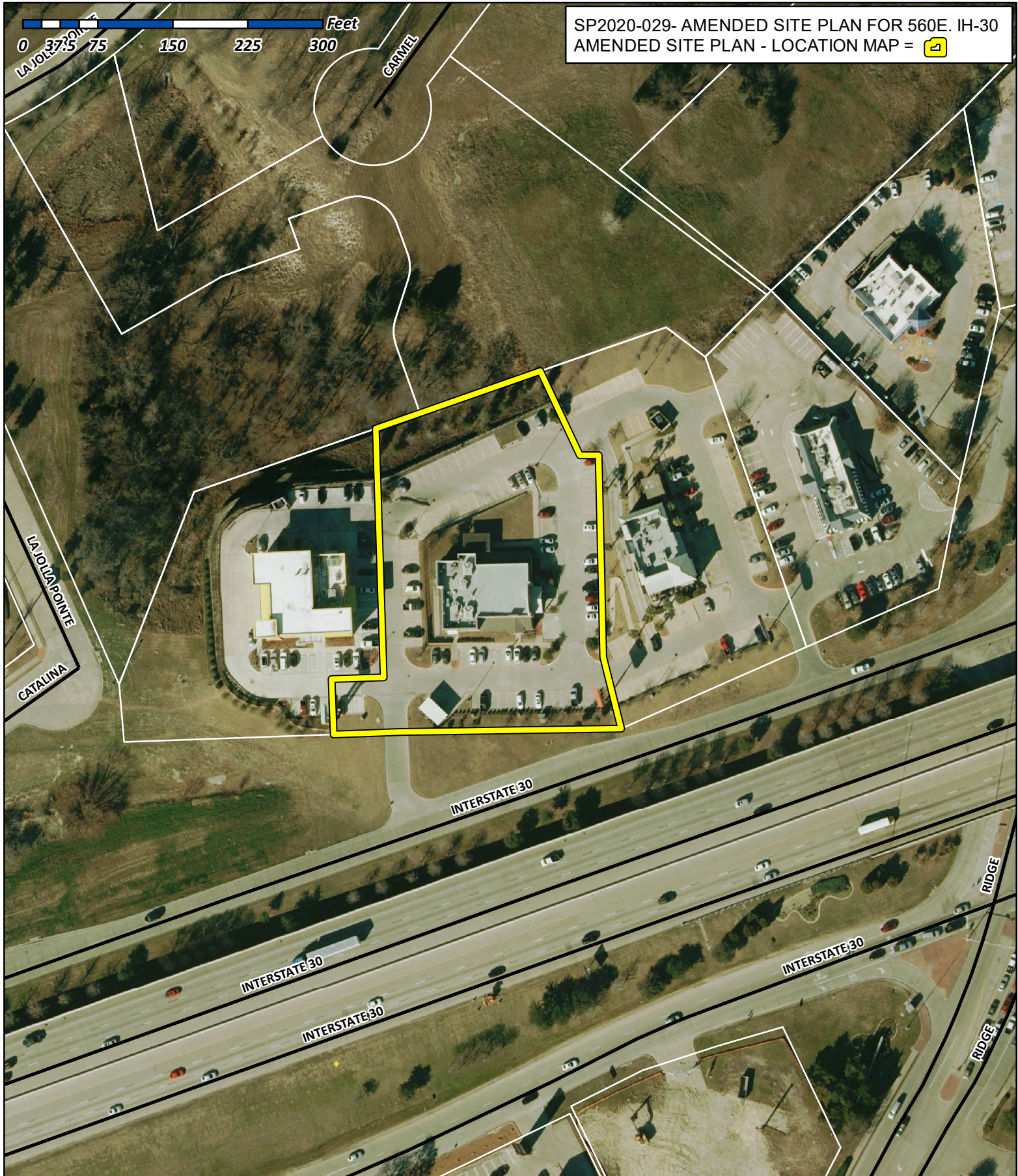
Given under my hand and seal of office on this the 20 day of OCTOBER, 20 20.

Owner's Signature

Notary Public in and for the State of Texas



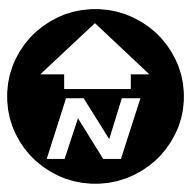
My Commission Expires 5.10.24



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.



10/20/2020

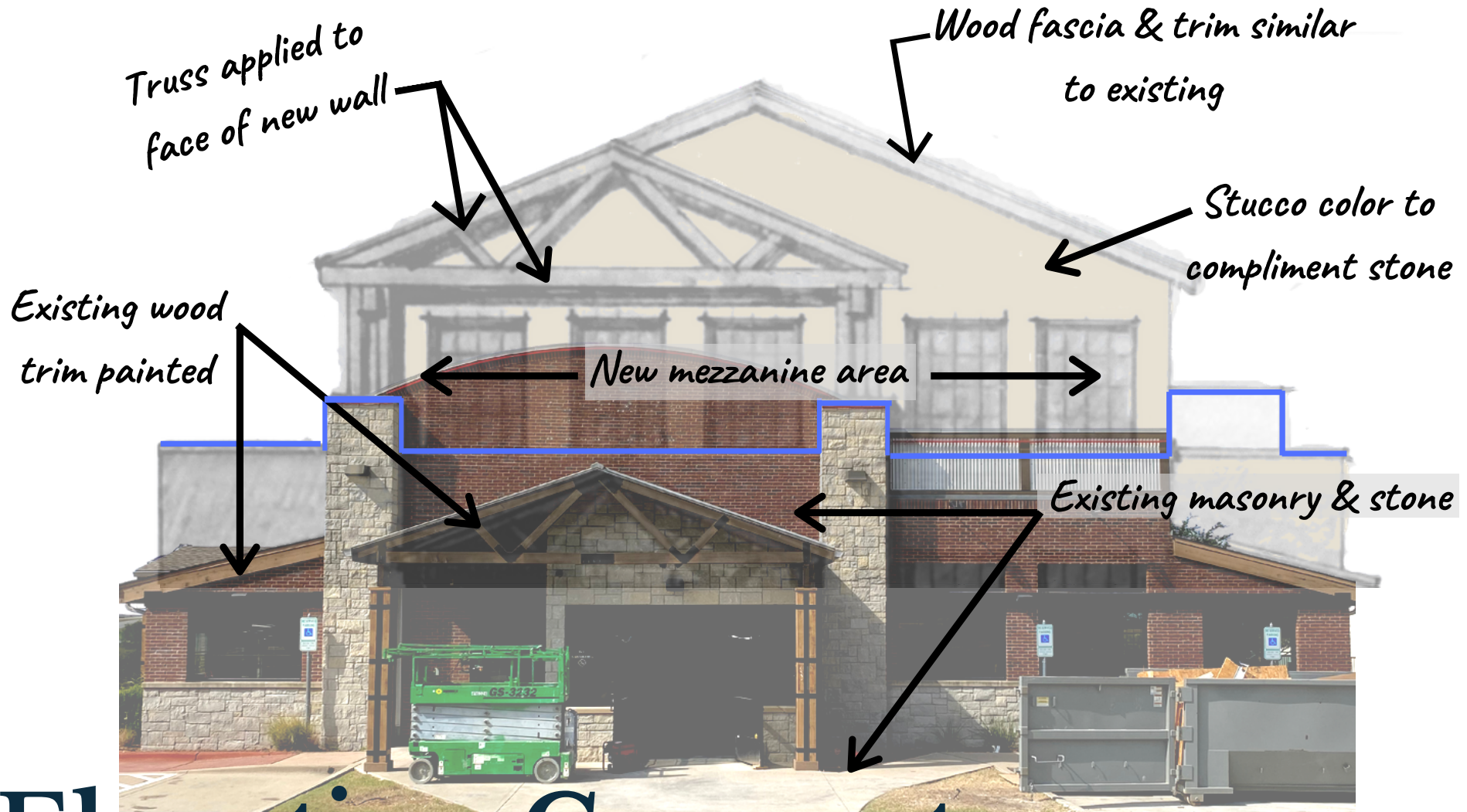
Ryan,

Attached you will find a "crude", yet accurate landscape plan for the property located at 560 E I-30. The former Logan's Roadhouse. I have also attached picture for your reference. For the open areas in the beds we will have seasonal color but don't plan on adding any additional material unless staff has further requirements or recommendations.

As far as us keeping the property up to standards, Anna and I have been on the Rockwall County Master Gardeners tour two separate years. We have already had all the trees pruned and overgrown areas behind the building backing up to the hotel have been cleaned and trimmed.

Please feel free to reach out should you need additional information,

Jason Potts, Manager
LOTL Holdings, LLC.
214-662-8803
Jason.potts@lifetimewm.com

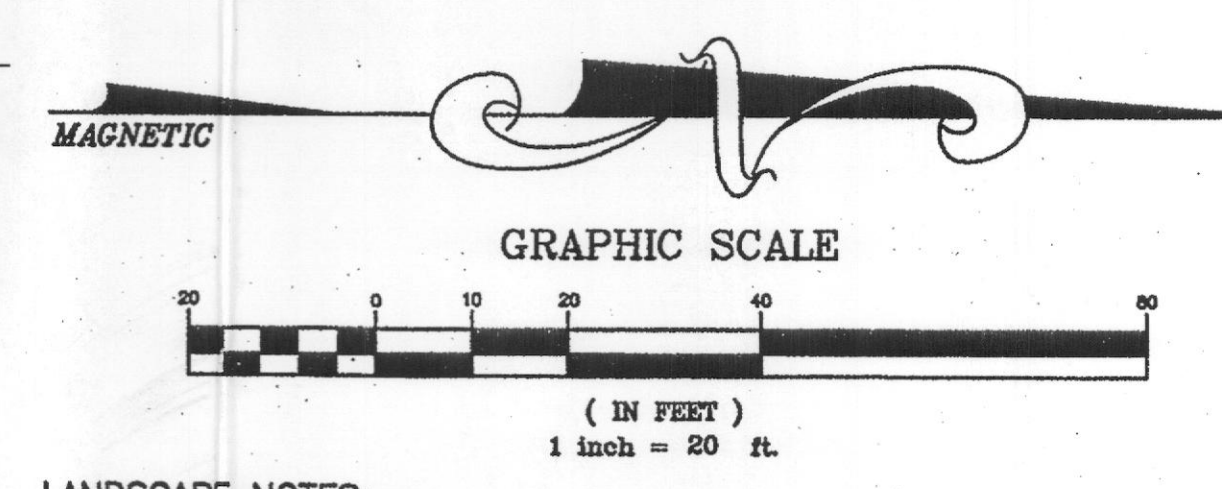
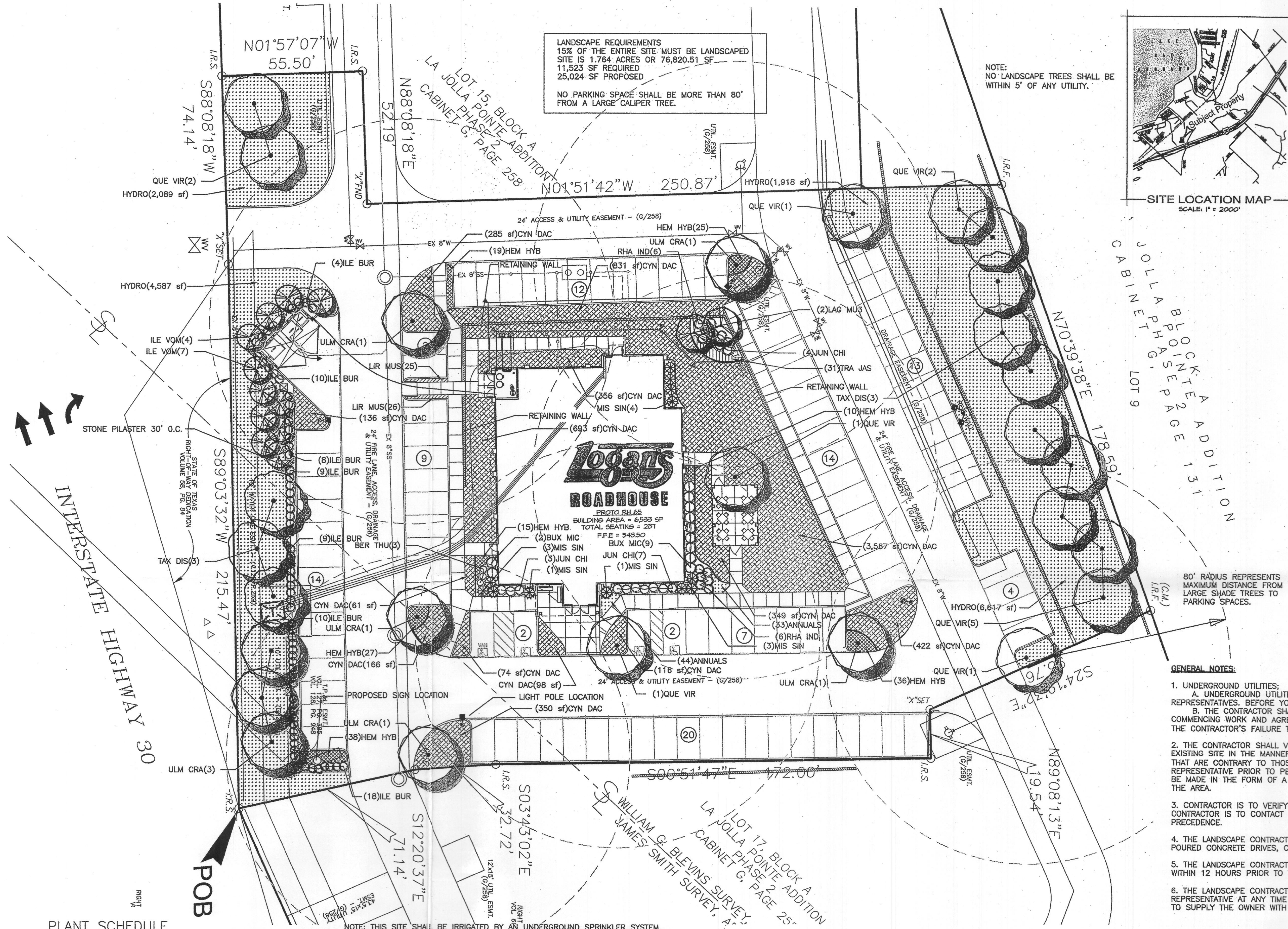


East Elevation Concept









- LANDSCAPE NOTES:**
1. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF THE PLANTS.
 2. PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS, INCLUDING SPRAYING "ROUND-UP" OR APPROVED SUBSTITUTE TO KILL ACTIVELY GROWING PLANTS. PLANT BEDS SHALL BE PREPARED AS CALLED FOR IN THE SPECIFICATIONS.
 3. ALL OTHER DISTURBED AREAS ARE TO BE SEED OR SODDED AS PER THE PLANS. ADDITIONAL SEEDING OR SODDING, IF REQUIRED, WILL BE AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 4. PLANTING BEDS SHALL HAVE A FOUR (4) INCH SHREDDED HARDWOOD BARK MULCH OVER THE ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 5. PRIOR TO PLANTING, ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
 6. ALL TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF ONE (1) PART PEAT MOSS, THREE (3) PARTS NATIVE OR APPROVED TOPSOIL AND ONE (1) PART SAND, THOROUGHLY MIXED. SAMPLE OF MIXTURE TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 7. PLANT GROUNDCOVER & ANNUAL BEDS IN SAME MIXTURE AS SHRUBS. AFTER PLANTING & MULCHING, WATER AREAS TO POINT OF SATURATION.
 8. ALL PLANTED AREAS ARE TO BE FERTILIZED WITH GRANULAR FERTILIZER. LANDSCAPE CONTRACTOR IS TO PROVIDE SOIL TEST RESULTS AND PROPOSED FERTILIZER APPLICATION RATES TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
 9. ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60 1-CURRENT ADDITION).
 10. SPRAY TREES AND SHRUBS WITH AN ANTI-DESICCANT IF FOLIAGE IS PRESENT.
 11. EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN THE SAME MANNER AS DECIDUOUS MATERIAL IS PLANTED.
 12. DO NOT PRUNE ANY PLANT MATERIAL UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 13. ALL LANDSCAPE MATERIAL SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION. MATERIALS MAY BE VIEWED AT LANDSCAPE CONTRACTOR'S HOLDING SITE OR AT THIS SITE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF THE AVAILABILITY OF THE MATERIALS TO BE INSPECTED.
 14. ALL MATERIALS INSPECTED ON THE SITE AND FOUND TO BE UNACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF INSPECTION.
 15. FIELD CHANGES MUST BE APPROVED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
 16. EXISTING PLANT MATERIAL IS TO BE EVALUATED BY THE LANDSCAPE ARCHITECT FOR POSSIBLE RELOCATION ON SITE. THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK.
 17. ALL PLANT MATERIAL SHALL BE SUPPLIED BY APPROPRIATE SOURCES TO PREVENT UNDUE STRESS OR PROLONGED ACCLIMATIZATION WHICH WOULD INHIBIT PLANT GROWTH.
 18. LANDSCAPE CONTRACTOR IS TO VERIFY PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST. IF DISCREPANCIES OCCUR, LANDSCAPE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
 19. IF NO METAL EDGING IS TO BE USED (SEE PLANS), PROVIDE 4" DEEP CONTINUOUS MULCHED TRENCH AT EDGE BETWEEN BED & TURF. LOCATE 6" FROM DRIPLINE OF OUTER ROW OF SHRUBS, OR AT EDGE OF GROUNDCOVER.

- GENERAL NOTES:**
1. UNDERGROUND UTILITIES:
A. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL TEXAS ONE CALL SYSTEM 1-800-245-4545.
B. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
 2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO INSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
 3. CONTRACTOR IS TO VERIFY ALL QUANTITIES SHOWN ON PLAN AND IN LIST. IF DISCREPANCIES OCCUR, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
 4. THE LANDSCAPE CONTRACTOR WILL BE HELD FINANCIALLY LIABLE FOR ANY DAMAGE CAUSED TO NEWLY POURED CONCRETE DRIVES, CURBING, OR SIDEWALKS BY THE INSTALLATION OF THE IRRIGATION SYSTEM.
 5. THE LANDSCAPE CONTRACTOR IS TO PERFORM A THOROUGH CLEANUP AND QUALITY CONTROL INSPECTION WITHIN 12 HOURS PRIOR TO THE V.I.P. GRAND OPENING OF THE RESTAURANT.
 6. THE LANDSCAPE CONTRACTOR IS SUBJECT TO RANDOM INSPECTIONS BY THE OWNER AND/OR OWNER'S REPRESENTATIVE AT ANY TIME DURING THE INSTALLATION PROCESS. THE CONTRACTOR MAY ALSO BE REQUIRED TO SUPPLY THE OWNER WITH A COMPLETE SET OF PHOTOGRAPHS PRIOR TO PAYMENT.

PLANT SCHEDULE

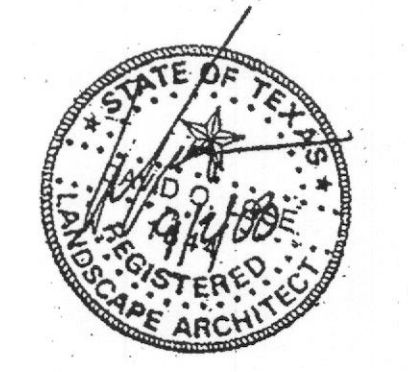
TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE	REMARKS	SHRUBS	QTY	BOTANICAL	COMMON	CONT	SPREAD	SPACING	REMARKS
ILE VOM	11	ILEX VOMITORIA	YAPON HOLLY	B&B	1" CAL	6" MIN	MULTI-TRUNK, 3 CANES	MIS SIN	12	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	CONT	36" MIN HT	AS SHOWN	FULL PLANT
LAG MU3	2	LAGERSTROEMIA INDICA 'MUSKOGEE'	MULTI-TRUNKED MUSKOGEE CRAPPE MYRTLE	B&B	1" CAL	10" MIN HT	MIN. 3 CANES, MATCHED TREES	RHA IND	12	RHAPHIOLEPIS INDICA 'CLARA'	CLARA INDIAN HAWTHORNE SHRUB	CONT	12"-18" MIN	30" O.C.	FULL PLANT
QUE VIR	13	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B&B	4" CAL	16'-18" HT	MATCHED TREES, STRAIGHT TRUNK	ANNUALS	77	ANNUALS	COMMON	CONT	4" POT@ 12" OC		REMARKS CHOOSE FROM LIST BY SEASON
TAX DIS	6	TAXODIUM DISTICHUM	BALD CYPRESS	B&B	4" CAL	16'-18" HT	MATCHED TREES, STRAIGHT TRUNK	CYN DAC	7,504 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			LAY WITHIN 36 HOURS OF CUTTING
ULM CRA	8	ULMUS CRASSIFOLIA	CEDAR ELM	B&B	4" CAL	16'-18" HT	MATCHED TREES	HEM HYB	170	HEMEROCALLIS HYBRID 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL@ 18" OC			FULL PLANT
SHRUBS	QTY	BOTANICAL	COMMON	CONT	SPREAD	SIZE	REMARKS	LIR MUS	51	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE	4" POT@ 12" OC			FULL PLANT
BER THU	3	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT	12" MIN HT	30" O.C.	FULL PLANT	TRA JAS	31	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	4" POT@ 18" OC			EVERGREEN
BUX MIC	11	BUXUS MICROPHYLLA 'GREEN VELVET'	GREEN VELVET BOXWOOD	B & B	24" MIN HT	48" OC	FULL PLANT	HYDROSEED	QTY	BOTANICAL	COMMON	CONT			REMARKS
ILE BUR	68	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	B & B	30" MIN. HT.	48" OC	FULL PLANT	HYDRO	15,211 SF	CYNODON DACTYLON	BERMUDA GRASS	CONT			
JUN CHI	14	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA'	COMPACTA PFITZER	B & B	24" MIN. SPREAD	48" OC	FULL PLANT								

NOTE: APPROXIMATELY 122 LF OF PERMALOC CLEANLINE ALUMINUM EDGING TO BE USED AROUND BUILDING LANDSCAPE ONLY. PERIMETER LANDSCAPE IS TO BE TRENCH EDGING. SEE SHEET LP3 FOR EDGING DETAILS.

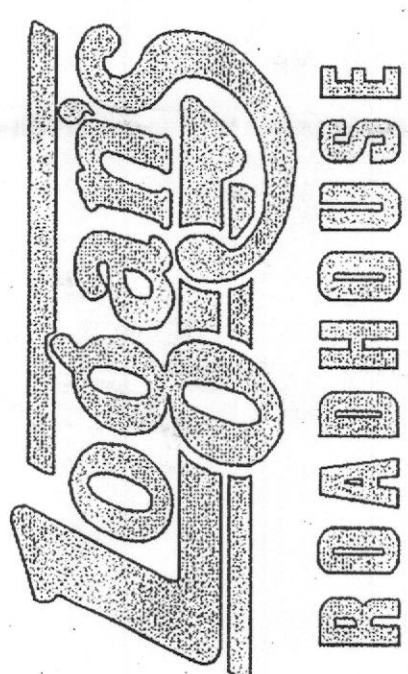
ANNUAL LIST:

Spring	- Pansy
Summer	- Begonia, Salvia, Marigold, Impatiens, Verbena
Fall	- Chrysanthemum, Ornamental Kale
Winter	- Ornamental Kale

LA
LOSE & ASSOCIATES, INC.
1814 6th Avenue North, Suite 200
Nashville, TN 37208
(615) 245-0040

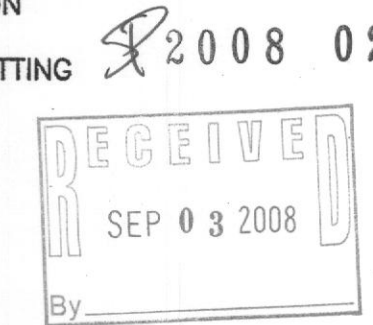


3011 Armory Dr., Suite 300
Nashville, Tennessee 37204
Phone: (615) 885-9056



Location:
I-30 FRONTAGE ROAD
ROCKWALL, TEXAS

Job Number:
LA# 08148
Revisions:
1 07-21-08
2 08-25-08
3 04-02-08



FILE COPY

LP1
Site Landscape Plan
July 10, 2008
PROTO RH65

LA JOLLA POINTE
ADDITION
PHASE 2
CABINET G, PAGE 258
OPRRECT

N 70°39'38" E

BLOCK A

LOT 16

WILLIAMS
ABSTRACT NO. 9
SURVEY

N 89°08'13" E
19.54'

- Palms
- Grasses
- Yucca
- Boxwoods
- Holly shrubs
- Yaupon Holly
- Multi-trunk
- Cedar Elm
- Oak
- Cypress
- Creeping juniper
- Trees

Grass

1.74 ACRES
380,000 SQUARE FEET

Grass

Boxwoods

Red Yucca

Muhly Grasses

palm
Boxwoods

Burford
Holly shrubs

Cedar
Burford Holly
shrubs

Burford
Holly shrubs

Multi-trunk Yaupon
Holly

Grass

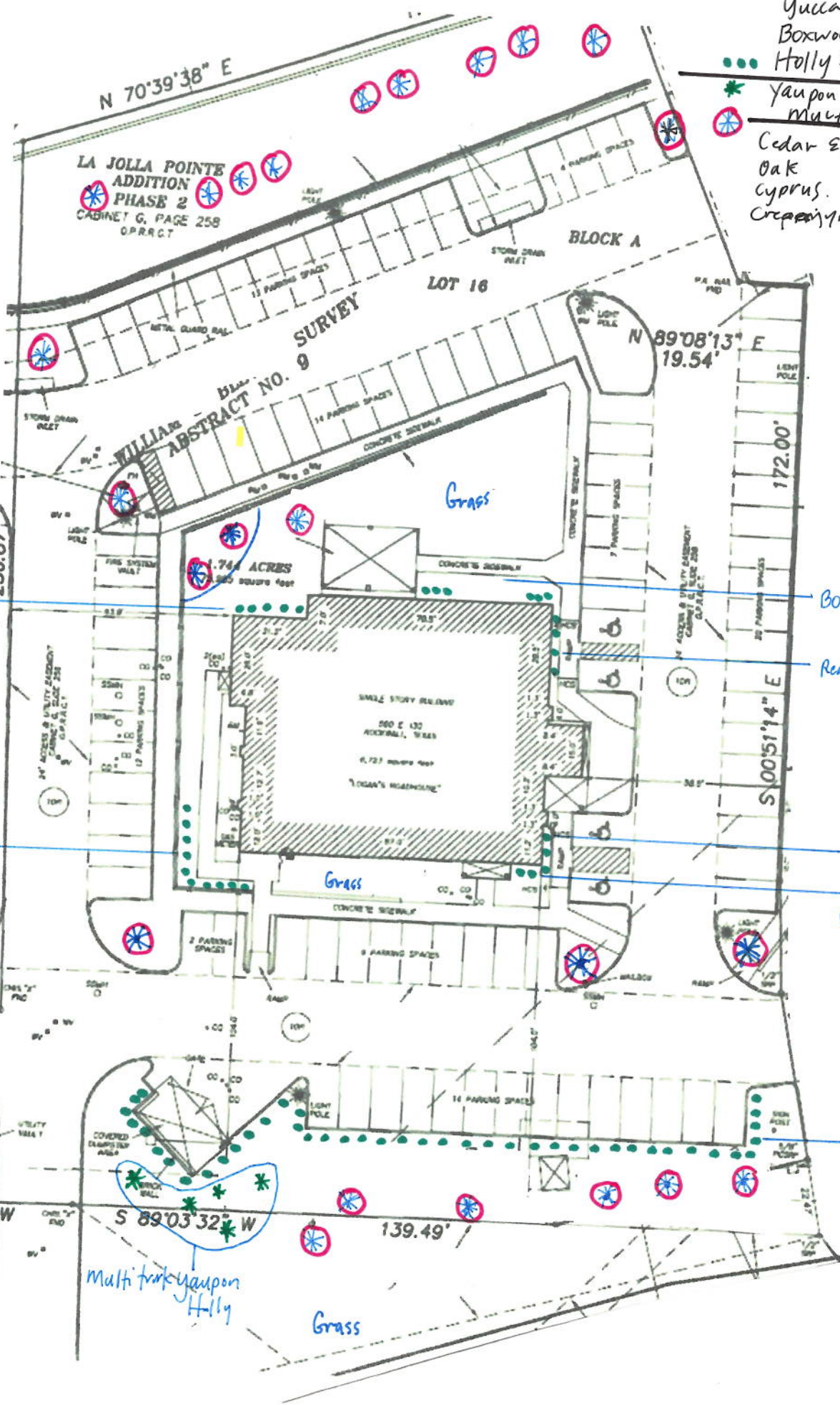
18" E
9'

S 89°03'32" W
74.14'

139.49'

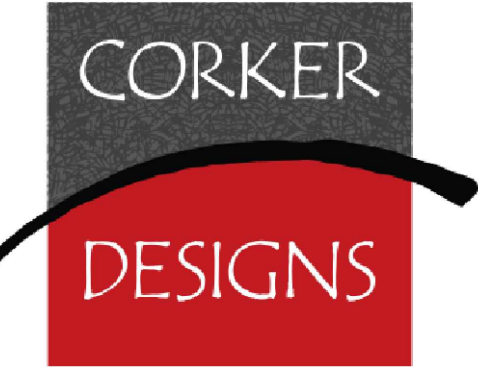
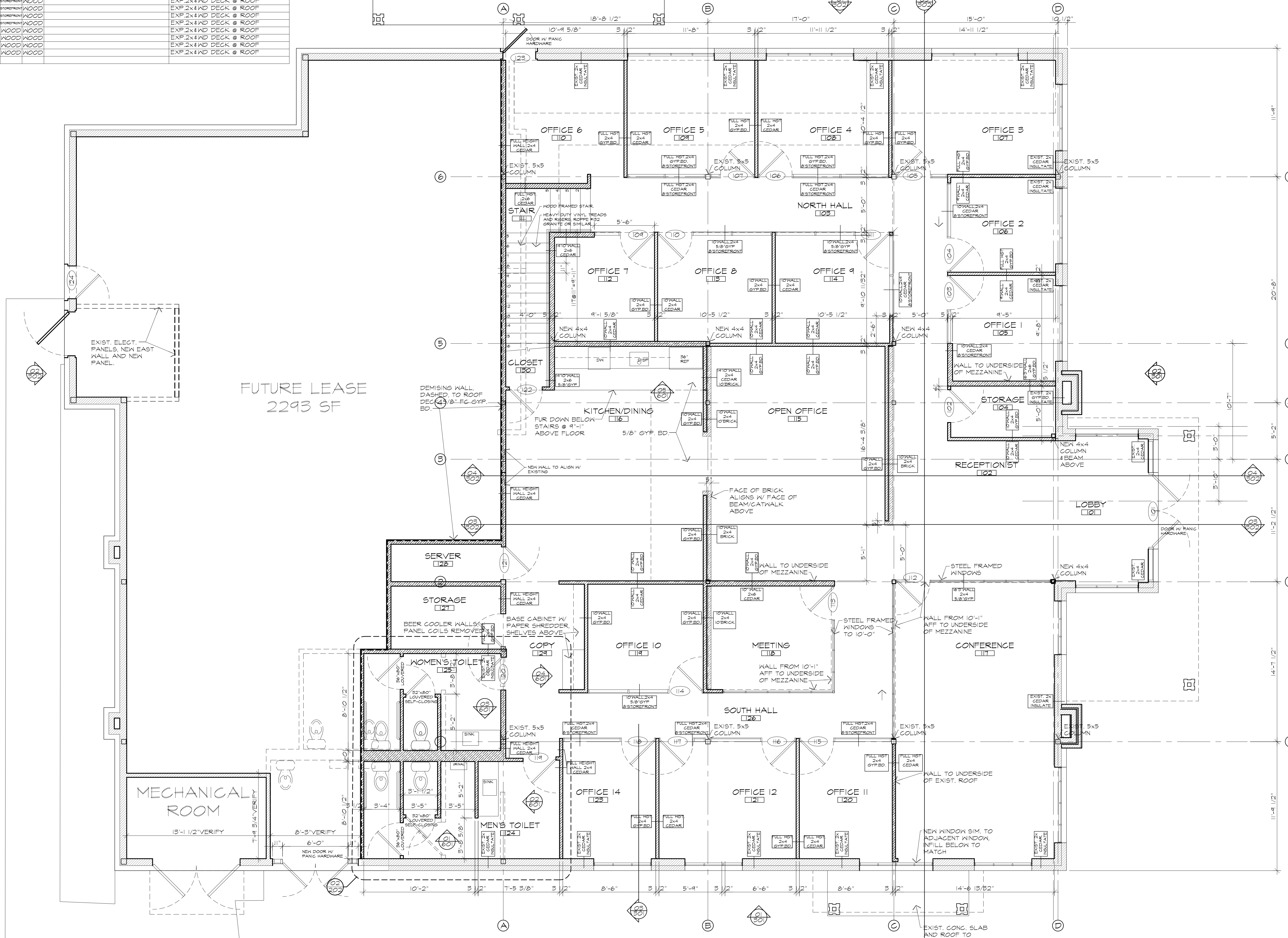
172.00'

S 100°51'14" E



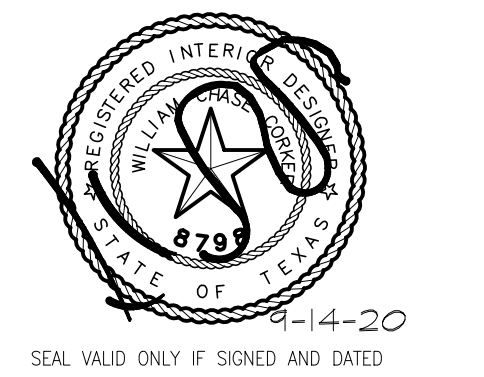
ROOM FINISH SCHEDULE									
ROOM NUMBER	ROOM	FLOOR FINISH	BASE	NORTH	EAST	SOUTH	WEST	CEILINGS	
101	LOBBY	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	BRICK	EXIST. KD.	
102	RECEPTIONIST	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
103	NORTH HALL	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
104	STORAGE	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
105	OFFICE 1	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
106	OFFICE 2	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
107	OFFICE 3	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXIST. KD. GLG & JOISTS	
108	OFFICE 4	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXIST. KD. GLG & JOISTS	
109	OFFICE 5	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXIST. KD. GLG & JOISTS	
110	OFFICE 6	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXIST. KD. GLG & JOISTS	
111	STAIR	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	ROFPE VINYL TREAD/RISER #152	
112	OFFICE 7	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
113	OFFICE 8	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
114	OFFICE 9	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
115	OPEN OFFICE	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD. @ MEZZANINE	
116	KITCHEN/DINING	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD. @ MEZZANINE	
117	CONFERENCE	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	NEW GYP @ EXIST. KD. GLG & JOISTS	
118	MEETING	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
119	OFFICE 10	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
120	OFFICE 11	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXIST. KD. GLG & JOISTS	
121	OFFICE 12	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXIST. KD. GLG & JOISTS	
122	NOT USED								
123	OFFICE 14	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXIST. KD. GLG & JOISTS	
124	MENS TOILET	FORCELAIN TILE	TILE	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
125	WOMEN'S TOILET	FORCELAIN TILE	TILE	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
126	SOUTH HALL	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
127	STORAGE	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
128	SERVER	CONCRETE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
129	COPY	VINYL TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ MEZZANINE	
130	CLOSET	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	5/8" GYP BD.	
101	COPY	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
102	OFFICE 1	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
103	OFFICE 2	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
104	OFFICE 3	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
105	OFFICE 4	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
106	OFFICE 5	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
107	OFFICE 6	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
108	OFFICE 7	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	
109	OFFICE 8	CARPET TILE	WOOD TYP	WOOD	WOOD	WOOD	WOOD	EXP 2x4 KD DECK @ ROOF	

DOOR SCHEDULE									
DOOR NUMBER	LOCATION	DOOR SIZE	DOOR SWING	DOOR TYPE	DOOR HARDWARE	NOTES			
101	LOBBY	3'4"X10'	LH	EXT/GLASS	SECURITY/DEADBOLT	EXIST. DOORS			
102	STORAGE	3'0"X8'0"	LH	1 3/4" SC	PASSAGE/DEADBOLT				
103	OFFICE 1	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
104	OFFICE 2	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
105	OFFICE 3	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
106	OFFICE 4	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
107	OFFICE 5	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
108	NOT USED								
109	OFFICE 7	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
110	OFFICE 8	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
111	OFFICE 9	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
112	CONFERENCE 117	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
113	MEETING 118	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
114	OFFICE 10	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
115	OFFICE 11	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR	EXIST. RE-USED			
116	OFFICE 12	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
117	OFFICE 13	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
118	OFFICE 14	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
119	NEWS TOILET	1 3/4" SC	LH	1 3/4" SC	CLOSER/RUSH PLATE				
120	WOMEN'S TOILET	3'0"X8'0"	RH	1 3/4" SC	CLOSER/RUSH PLATE				
121	SERVER	3'0"X8'0"	LH	1 3/4" SC	PASSAGE/DEADBOLT				
122	CLOSET	3'0"X8'0"	RH	1 3/4" SC	PASSAGE/DEADBOLT				
123	EXTERIOR PATIO	3'4"X10'	RH	STOREFRONT	PASSAGE/DEADBOLT	EXIST. DOORS			
124	EXTERIOR WEST	3'0"X10'	RH	1 3/4" MTL	EXT. SECURITY/PANIC HDNR				
101	OFFICE M1	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
102	OFFICE M2	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
103	OFFICE M3	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
104	OFFICE M4	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
105	OFFICE M5	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
106	OFFICE M6	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				
107	OFFICE M7	3'0"X8'0"	RH	STOREFRONT	PRIVACY HDNR				
108	OFFICE M8	3'0"X8'0"	LH	STOREFRONT	PRIVACY HDNR				



CORKER DESIGNS LLC
9402 Peninsula Drive
Dallas, Texas 75218
214.321.6121
corkerdesigns.com

RELEASE DATE:
OCTOBER 5, 2020
PERMIT/CONST.REV.N
REVISION:



LIFETIME CO's OFFICES
560 I-30
Rockwall, Texas 75771

SHEET NUMBER

2.01
2nd FLOOR PLAN

SEPTEMBER 8, 2020 PERMIT REVIEW

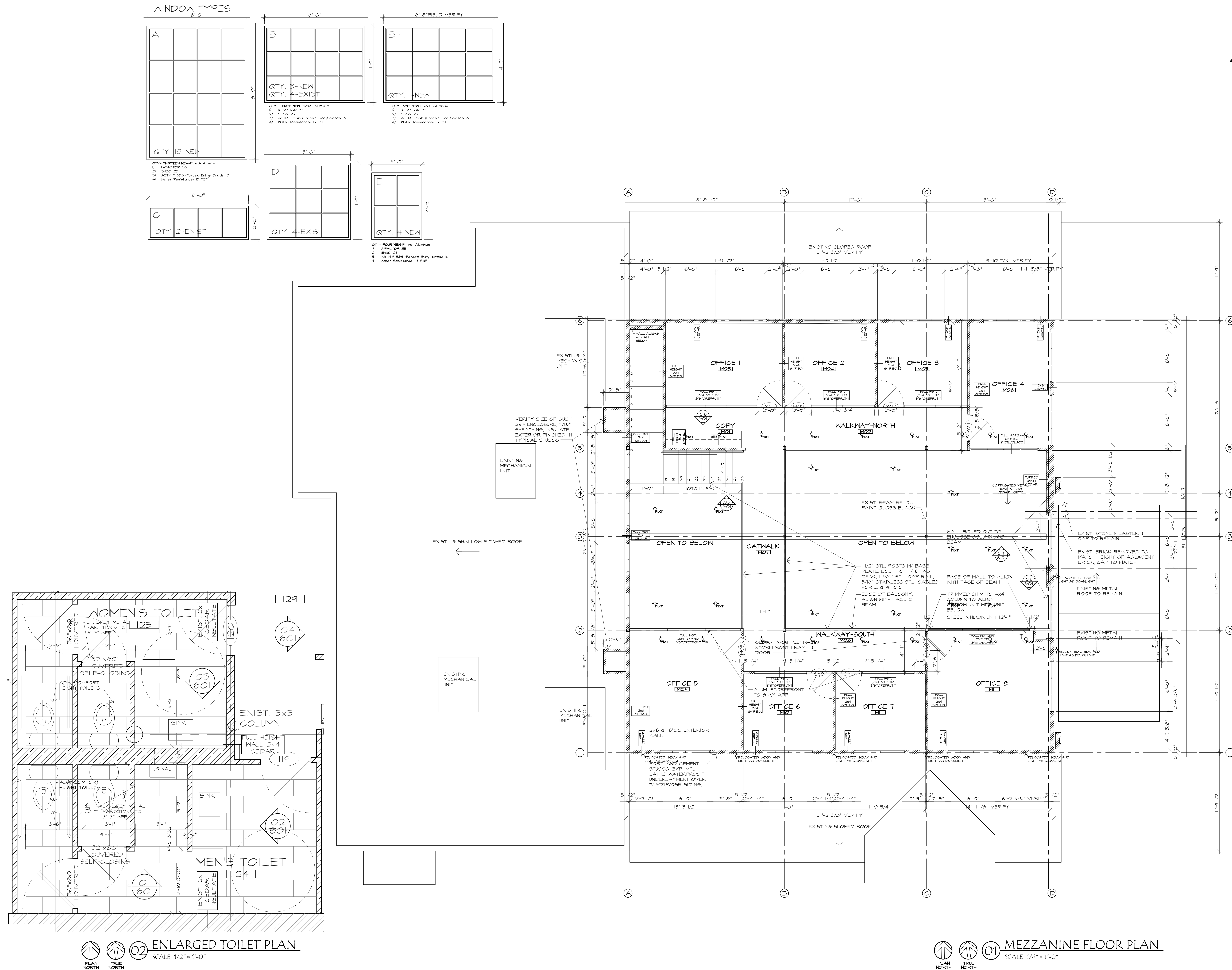


LIFETIME CO's OFFICES
560 1-30
Rockwall, Texas 75771

2.02
MEZZANINE FLOOR PLAN

SHEET NUMBER

2.02















November 2, 2020

TO: Meg Murphy
Triton General Contractor
609 S. Goliad Street, Suite 1101
Rockwall, Texas 75032

CC: Jason Potts
1160 Horizon Road
Rockwall, Texas 75032

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2020-029; Amended Site Plan for 560 E. IH-30

Ms. Murphy:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on October 27, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) The applicant will be required to provide two (2) canopy trees that are a minimum of four (4) inches in DBH, and six (6) accent trees that are a minimum of four (4) feet in height prior to the issuance of a building permit (see attached comments);
- (2) The applicant shall submit a photometric plan or a letter stating that no new exterior light fixtures will be installed on the site prior to the issuance of a building permit;
- (3) The applicant will need to obtain a building permit prior to commencing the renovations to the exterior of the building; and
- (4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On October 27, 2020, the Planning and Zoning Commission approved the amended site plan by a vote of 7-0.

Prior to receiving a building permit from the Building Inspections Department, you will need to submit bonded and digital copies of the site plan showing that all outstanding comments have been addressed. Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me at (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning