PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-008 P&Z DATE 04/13/21 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
- ☐ RECEIPT
- ☐ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER 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:_____

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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. SP2021-008

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] 328.80
- ☐ 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	5651 SH 276				
SUBDIVISION	NA		LOT	NA	BLOCK NA
GENERAL LOCATION	SOUTH SIDE OF SH 276 140' EAST OF SOUTHERN DRIVE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - COMMERCIAL	CURRENT USE	CHURCH
PROPOSED ZONING	C	PROPOSED USE	CHURCH
ACREAGE	3.94	LOTS [CURRENT]	1
		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	Rockwall Friendship Baptist Church	☐ APPLICANT	~~Rockwall Friendship Baptist~~ Church
CONTACT PERSON	Shanon Thomas	CONTACT PERSON	~~Shanon Thomas~~
ADDRESS	5651 SH 276	ADDRESS	THOMAS JONES TOMDEN ENGINEERING
CITY, STATE & ZIP	ROYSE CITY TX 75189	CITY, STATE & ZIP	5815 MEADOWCREST, DALLAS, 75230
PHONE	972-772-~~7850~~ 7520	PHONE	~~972-772-7520~~ 214.679.1679
E-MAIL	sthomas@RockwallFBC.org	E-MAIL	~~sthomas@RockwallFBC.org~~ TJONES@TOMDEN.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shanon Thomas [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 $ 328.80 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* February *20* 21 *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 11th DAY OF February 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS LaSandra Conley

LASANDRA CONLEY
NOTARY PUBLIC STATE OF TEXAS
Notary ID #5821168
My Commission Expires
September 24, 2022

MY COMMISSION EXPIRES 24 Sept. 2022

CHECKLIST FOR SITE PLAN SUBMITTALS

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

ROCKWALL FRIENDSHIP BAPTIST CHURCH

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

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☒	☐	TOMDEN ENGINEERING	§03.04, of Art. 11
✓ Landscape Plan	☒	☐	KENDALL LANDSCAPE	-
✓ Treescape Plan	☐	☒		-
✓ Photometric Plan	☒	☐	MATTHEW NICHOLS, P.E. OWT ARCHITECTS	-
✓ Building Elevations	☒	☐		-
Building Material Sample Board and Color Rendering of Building Elevations OWT TO SHIP DIRECT	☑	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☑	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted? NOT YET	☐	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☑	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☑	☐	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☑	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☑	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☑	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☑	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☑	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☑	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☑	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓Commercial	☑	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☐	☐	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

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

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

2.2 SITE PLAN: PARKING INFORMATION

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

2.3 SITE PLAN: SIGNAGE

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

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

2.4 SITE PLAN: SCREENING

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

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☐	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☐	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☐	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☐	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☐	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☐	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

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

2.4 SITE PLAN: SCREENING

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

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section 2.1 *Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☑	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☑	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☑	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☑	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☑	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

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

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section 2.1 *Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Buildings	☑	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☑	☐		§03.01.C, of Art. 09

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

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☐	☐	Provide the same site data information required in Section 2.1 *Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☐	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☐	☐	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☐	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☐	☐	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☐	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☐	☐	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☐	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☐	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☐	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☐	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

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

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

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☐	☐	Provide the same site data information required in Section 2.1 *Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☐	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☐	☐	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☐	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☐	☐	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☐	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☐	☐	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☐	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☐	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☐	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☐	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

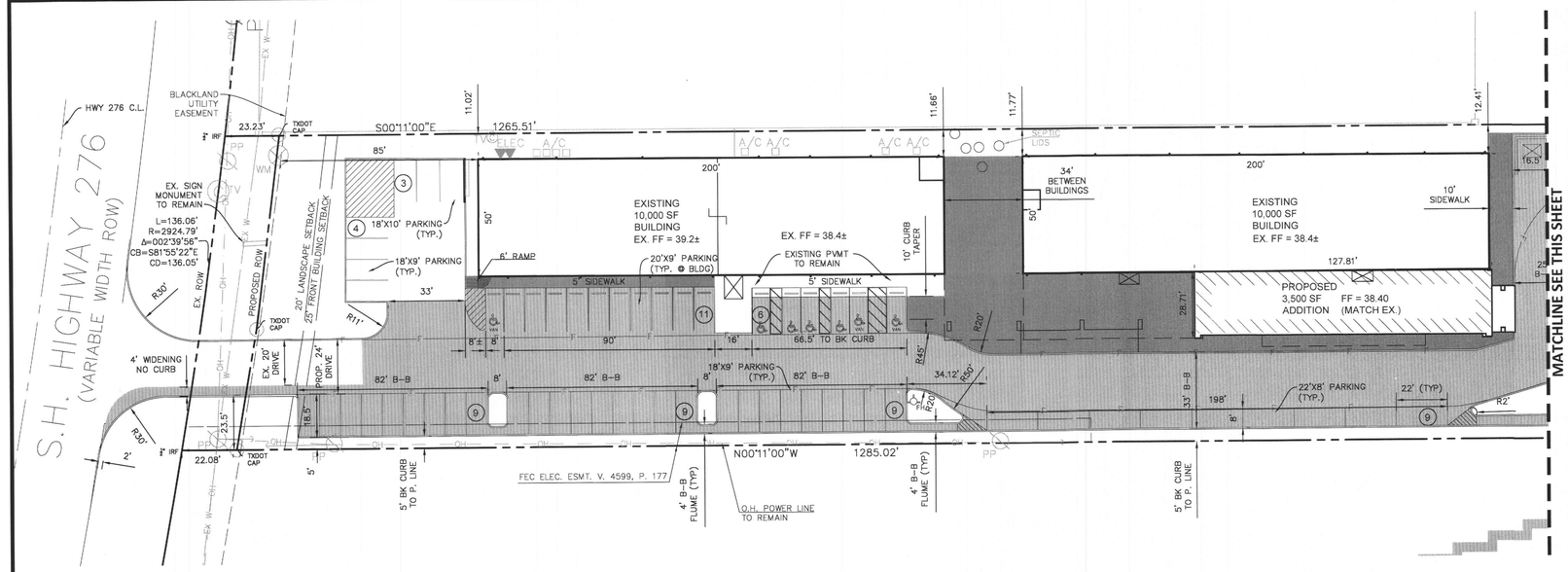
6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

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

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

6.2 BUILDING ELEVATIONS: INDUSTRIAL

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



0 15 30 60

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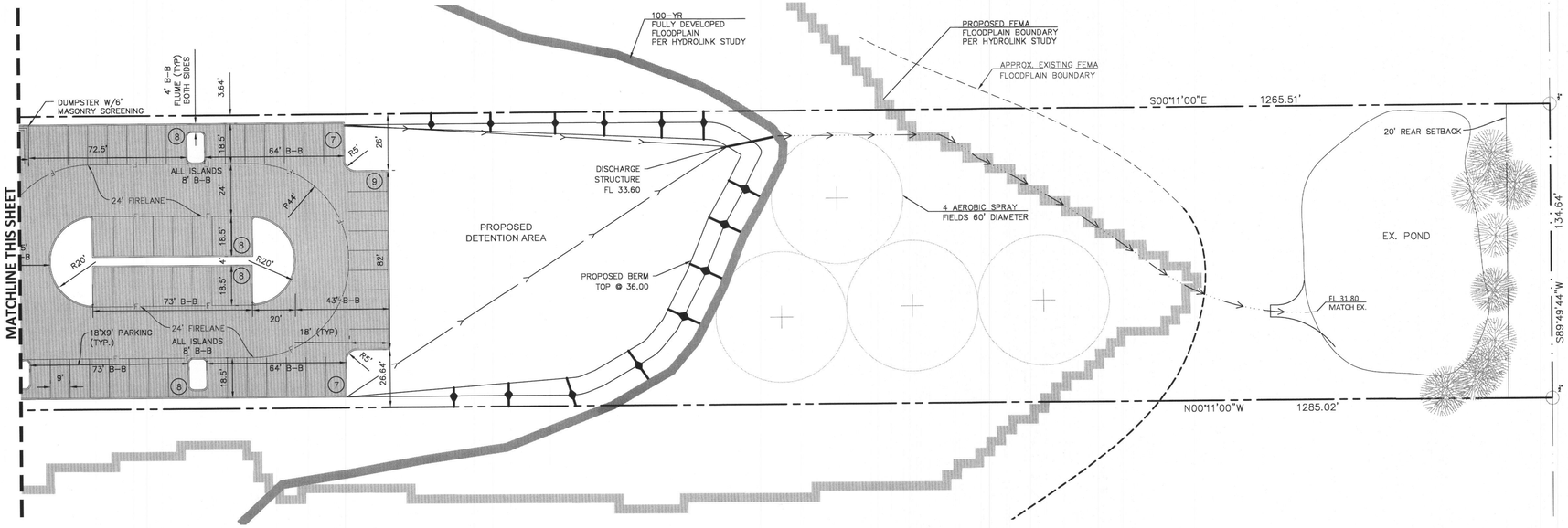


SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 11TH DAY OF FEBRUARY, 2021.

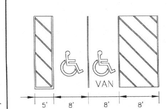
WITNESS OUR HANDS, THIS ____ DAY OF _____,

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

LEGEND

- PROPOSED 6" CONCRETE
- PROPOSED 4" CONCRETE
- PROPOSED STRIPING



CASE NO: SP 2021-

SITE PLAN
3.94 ACRES

ROCKWALL FRIENDSHIP BAPTIST CHURCH

VOL. 1084, PG. 266 D.R.R.C.T.

OWNER/DEVELOPER	SURVEYOR
ROCKWALL FRIENDSHIP BAPTIST CHURCH	H.D. FETTY LAND SURVEYOR, LLC
MR. SHANON THOMAS, SENIOR PASTOR	TRACY FETTY
5651 STATE HWY 276	6770 FM 1565
ROYSE CITY, TX 75189	ROYSE CITY, TEXAS 75189
972-772-7520	972-635-2255

PROJECT INFORMATION

NAME OF PROJECT	ROCKWALL FRIENDSHIP BAPTIST CHURCH
PROPOSED LAND USE	CHURCH
GENERAL	**PROPOSED**
ZONING DISTRICT	COMMERCIAL (C)
OVERLAY	SH 276 OVERLAY
OVERALL SITE	
TOTAL SITE AREA	3.94 AC.
IMPERVIOUS SURFACE	51.5% (2.03 AC)
PERVIOUS SURFACE AREA	48.5% (1.91 AC)
BUILDING	
ADDITIONAL SQUARE FOOTAGE	3,500 S.F.
TOTAL SQUARE FOOTAGE	23,500 S.F.
TOTAL GROSS INTENSITY (FAR)	0.14 OR 14%
SANCTUARY SEATING	400 SEATS
PROPERTY DEVELOPMENT REGULATIONS	
MAXIMUM LOT COVERAGE	60%
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60
MINIMUM LOT DEPTH	100
SETBACKS	
FRONT	25
REAR	20
SIDE	0
STRUCTURE HEIGHT	240' MAX
PARKING & ACCESS	
REQUIRED	
TOTAL PARKING (400 SEATS @ 1 PER 4 SEATS)	100
PROVIDED	
TOTAL PARKING	115
NO. OF HANDICAP (REGULAR)	4
NO. OF HANDICAP (VAN)	3

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT.
2. FIRE HYDRANTS TO BE LOCATED 5 FT FROM BACK OF CURB PER CITY STANDARDS.
3. LANDSCAPE SETBACKS PER SH 276 OVERLAY.
4. ALL NEW PAVING TO BE 5", 6" AND 7" CONCRETE

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TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DRWN BY

FRIENDSHIP BAPTIST CHURCH
5651 SH 276, ROCKWALL, TEXAS
SITE PLAN

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
SP1

611.009026.00

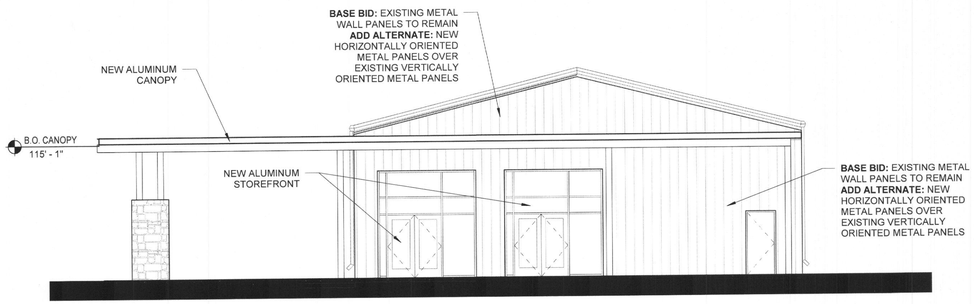
Plotted: 3/19/2021 11:09 AM Dwg Name: P:\611.009 Tom Jones Support\026 Friendship Baptist Church\Dwg\Dwg Plan Set Drawings\Plan Sets\SITE PLAN.dwg Plotted By: Michael Hurley

EXTERIOR FINISHES

BASIS OF DESIGN: BASE BID

STONE: ALAMO STONE, COLOR= ALAMO CREAM
FIBER CEMENT BOARD: HARDIE BOARD, COLOR= KHAKI BROWN
STOREFRONT: ALUMINUM, COLOR = BLACK
METAL WALL PANELS: BERRIDGE, COLOR = SIERRA TAN (EXISTING)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = FOREST GREEN (EXISTING)

ADD ALTERNATE:
INSTALLATION OF NEW HORIZONTALLY ORIENTED METAL WALL PANELS AND AN OVERLAY METAL ROOF PANEL SYSTEM TO THE ENTIRETY OF THE EXISTING BUILDINGS.
METAL WALL PANELS: BERRIDGE, COLOR = CITYSCAPE (ADD ALTERNATE)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = CHARCOAL GREY (ADD ALTERNATE)



SOUTH ELEVATION - BUILDING 01 | 4
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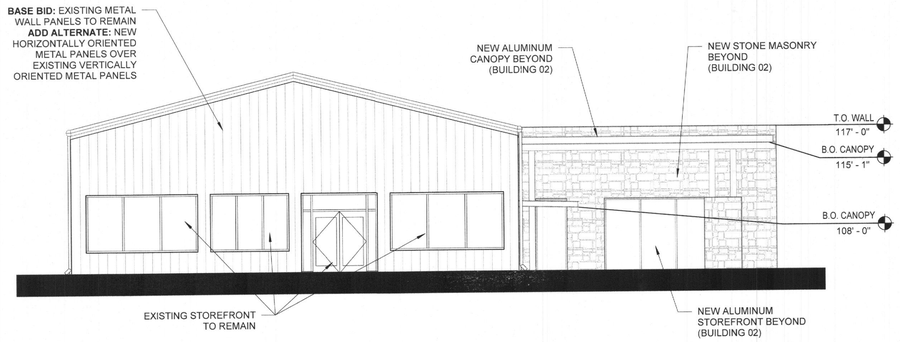

NORTH ELEVATION - BUILDING 01 | 3
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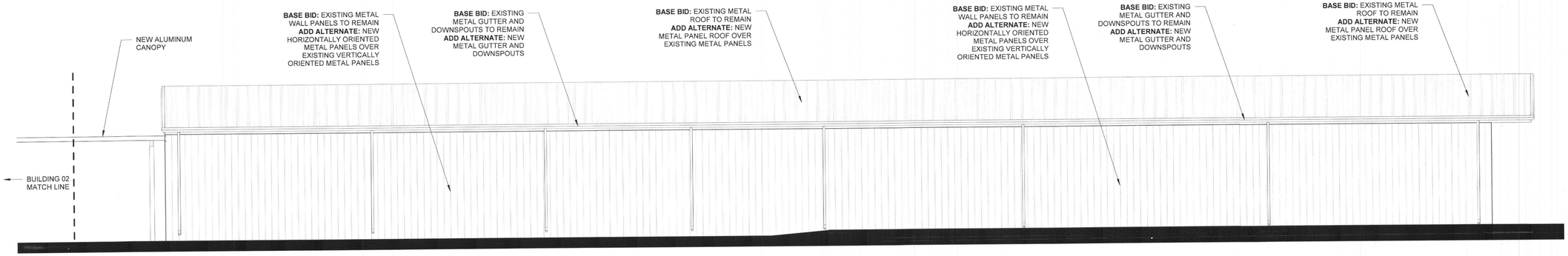

EAST ELEVATION - BUILDING 01 | 2
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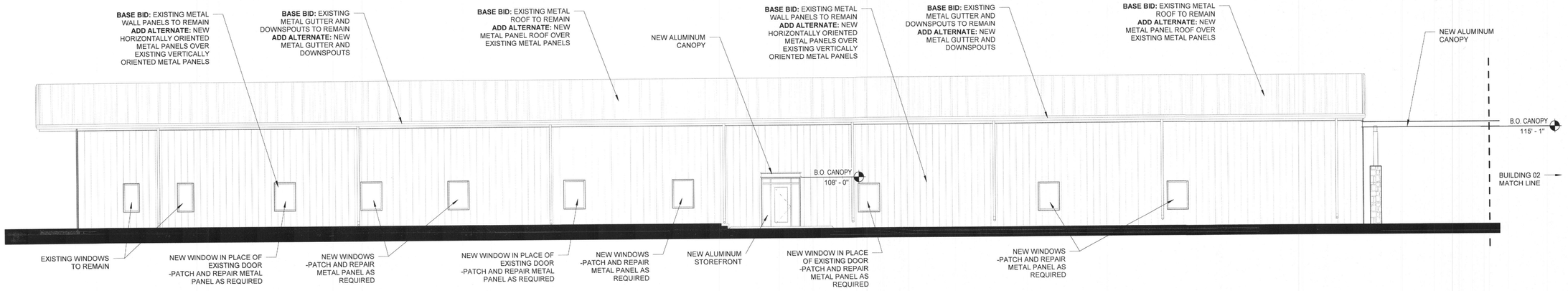

WEST ELEVATION - BUILDING 01 | 1
SCALE: 1/8" = 1'-0" | A3.00

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ANDREW OXLEY

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Revision Schedule		
Rev. #	Revision Description	Revision Date
1	Revision 1	Date 1

GOFF | COMPANIES

OWT. ARCHITECTS
509 PECAN STREET
SUITE 100
FORT WORTH, TX 76102
817.993.9844
www.owtarchitects.com

ROCKWALL FRIENDSHIP BAPTIST CHURCH

5651 TX-276
ROYSE CITY, TX 75189

2020-013-00
MARCH 5, 2021

EXTERIOR ELEVATIONS - BLDG 01

A3.00

EXTERIOR FINISHES

BASIS OF DESIGN: BASE BID

STONE: ALAMO STONE, COLOR= ALAMO CREAM
FIBER CEMENT BOARD: HARDIE BOARD, COLOR= KHAKI BROWN
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INSTALLATION OF NEW HORIZONTALLY ORIENTED METAL WALL PANELS AND AN OVERLAY METAL ROOF PANEL SYSTEM TO THE ENTIRETY OF THE EXISTING BUILDINGS.
METAL WALL PANELS: BERRIDGE, COLOR = CITYSCAPE (ADD ALTERNATE)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = CHARCOAL GREY (ADD ALTERNATE)

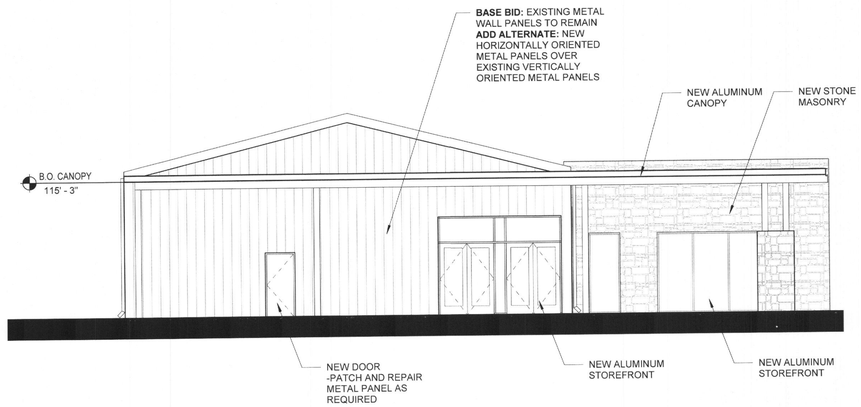
MASONRY CALCULATIONS

ADDITION ONLY:

NORTH: 355 SF
FIBER CEMENT BOARD = 0 (0%)
STONE = 355 (100%)
SOUTH: 248 SF
FIBER CEMENT BOARD = 0 (0%)
STONE = 248 (100%)
WEST: 1,193 SF
FIBER CEMENT BOARD = 638 (53.5%)
STONE = 555 (46.5%)
EAST: N/A

TOTAL: 1,796 SF
FIBER CEMENT BOARD = 638 (35.5%)
STONE = 1,158 (64.5%)

*TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.



N O R T H E L E V A T I O N - B U I L D I N G 0 2 — 4
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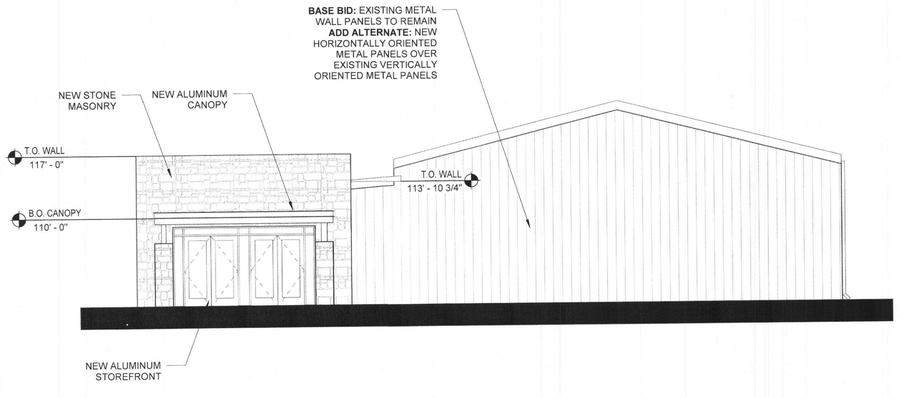

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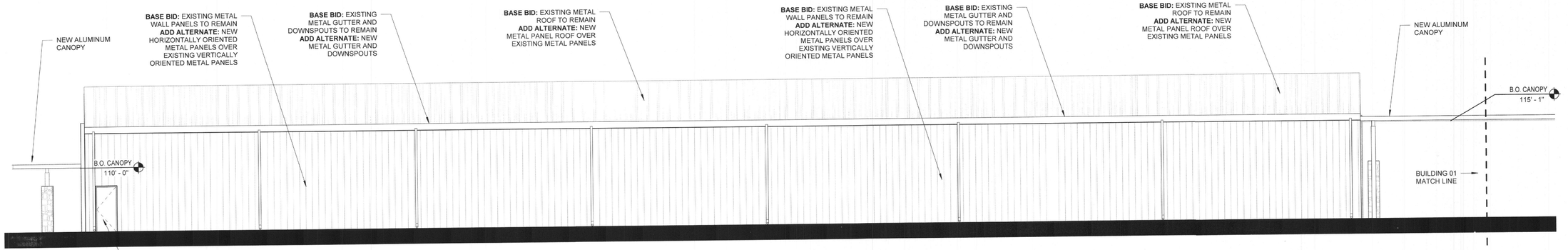

E A S T E L E V A T I O N - B U I L D I N G 0 2 — 2
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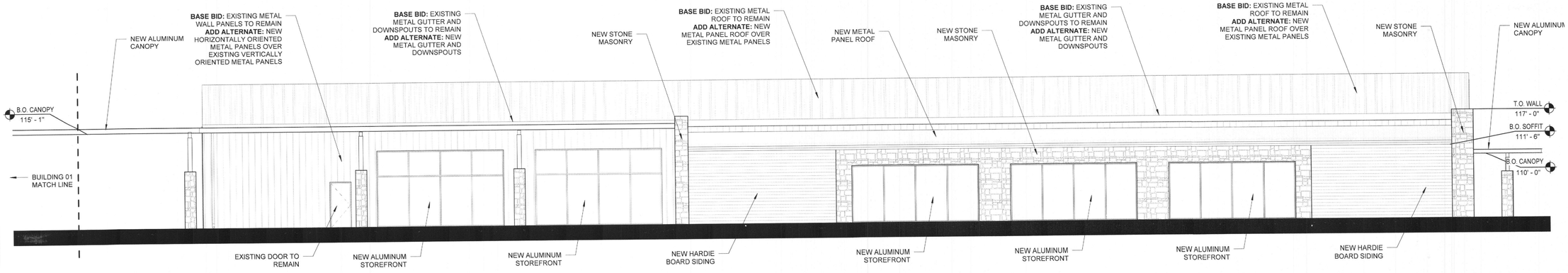

W E S T E L E V A T I O N - B U I L D I N G 0 2 — 1
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ROCKWALL FRIENDSHIP BAPTIST CHURCH

5651 TX-276
ROYSE CITY, TX 75189

2020-013-00
MARCH 5, 2021

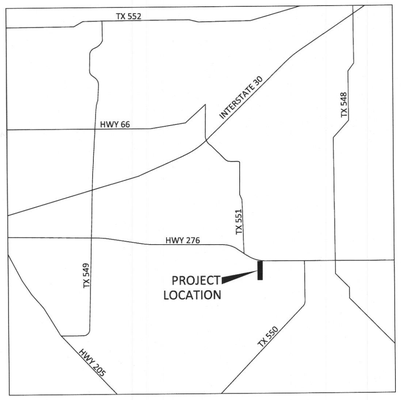
EXTERIOR ELEVATIONS - BLDG 01

A3.01

SITE DATA TABLE	
SITE AREA	3.94 ACRES 171,626 SF)
ZONING	F1
PROPOSED USE	CHURCH
BUILDING SIZE	23,500 SF
LOT COVERAGE	43%
FLOOR TO AREA RATIO	0.08 : 1
BUILDING HEIGHT	(1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	415 SEAT - 1 PER X 4 SEATS
PARKING REQUIRED	104 SPACES - 4 ADA
PARKING PROVIDED	140 SPACES - 9 HC

E | LOCATION MAP



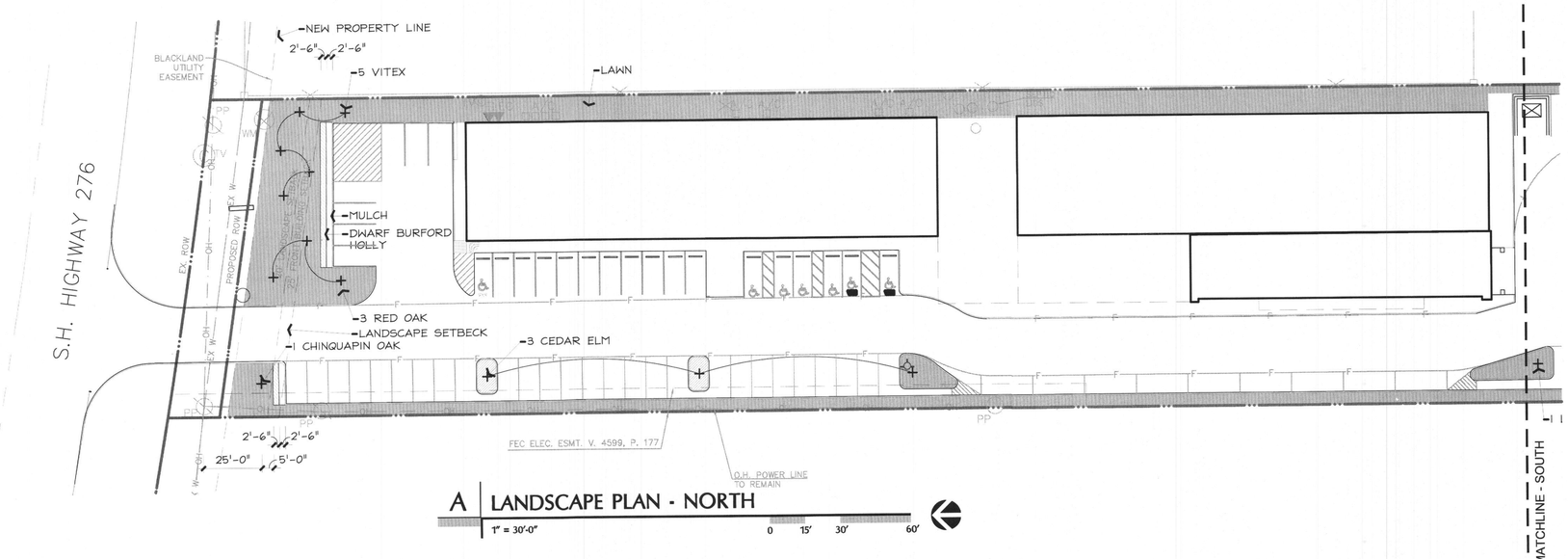
D | PLANTING GENERAL NOTES

1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.

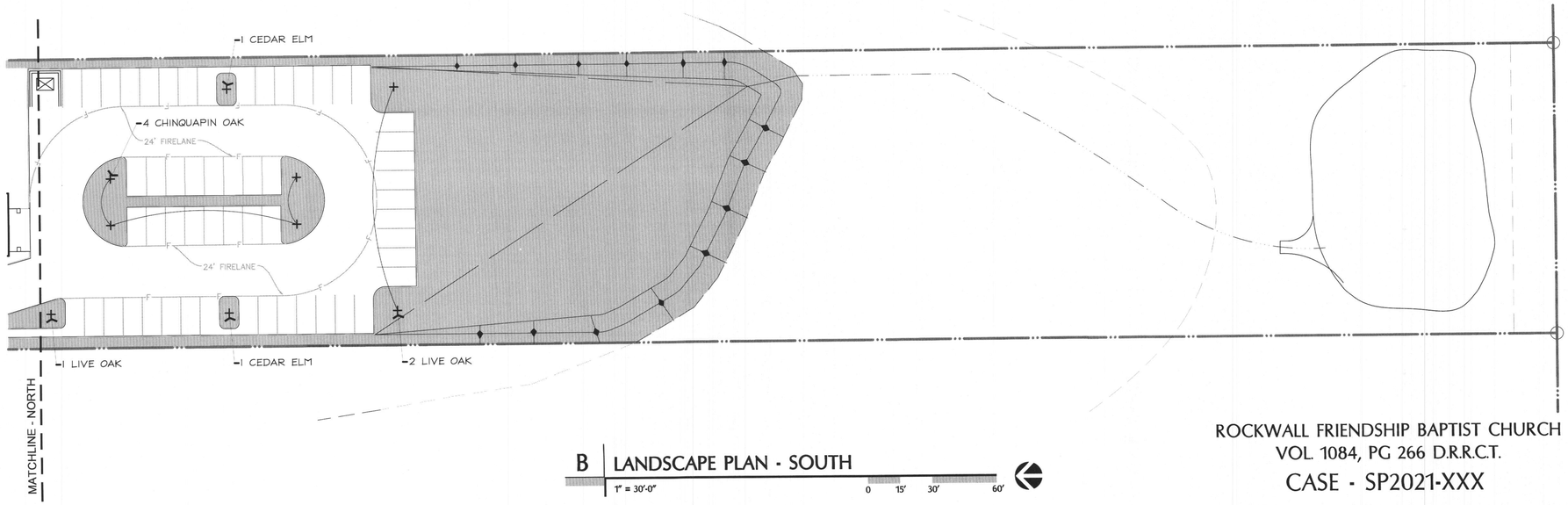
C | PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   6976 SANTA BARBARA
   DALLAS, TEXAS 75214
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY A LICENCES IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE. FOLLOW UDC REQUIREMENTS.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
4. IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.
5. NO TREES WITHIN 5' OF ANY UTILITIES.



A | LANDSCAPE PLAN - NORTH
1" = 30'-0" 0 15' 30' 60'



B | LANDSCAPE PLAN - SOUTH
1" = 30'-0" 0 15' 30' 60'

ROCKWALL FRIENDSHIP BAPTIST CHURCH
VOL. 1084, PG 266 D.R.R.C.T.
CASE - SP2021-XXX

KENDALL LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH

ROCKWALL, TEXAS

Seal

Revisions

Issue Date
18 March 2021

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.1

G | ORDINANCE REQUIREMENT

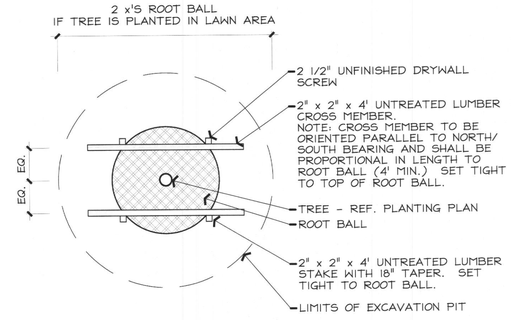
Mandatory Provisions

1. **15' landscape buffer**
   Provided.
2. **Screening of off-street loading areas**
   Provided.
3. **Residential Adjacency**
   6' masonry fencing — **n/a**
4. **Buffer landscaping**
   1 tree per 50' linear feet — 136 /50 — **3** 3" caliper trees required; **3** 3" caliper trees provided
5. **Parking lot landscaping**
   5% required — 75,000 *.05 — **3,750** required area; **4,228** provided area
6. **Open space**
   F1 Zoning — 171,626 *.08 — **13,730** square feet required; **74,052** square feet provided
7. **SH 270 Overlay District**
   Planting at Buffer — 136 / 50 — **3** 4" caliper trees required; **4** 4" caliper trees provided; 136 / 25 — **5** Accent Trees required; **5** Accent Trees provided

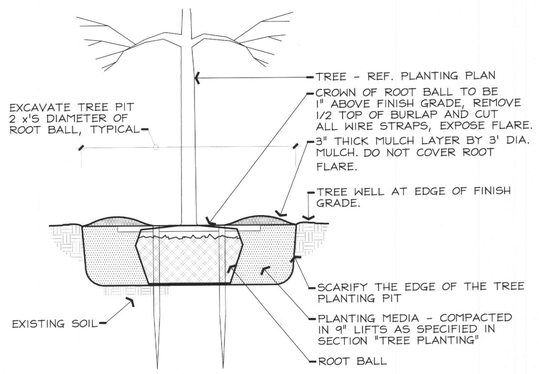
H | PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.
IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBILE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

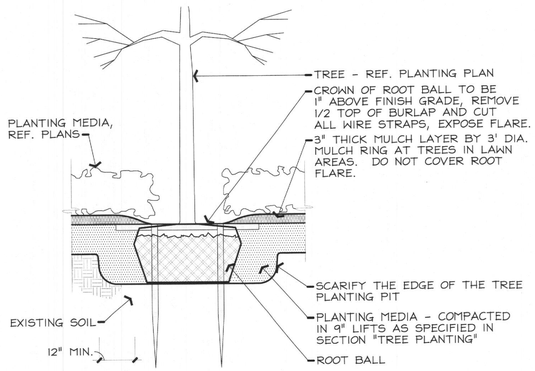
BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
QUERCUS ACUTISSIMA	SAWTOOTH OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
PISTACHIO CHINENSIS	PISTACHIO	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
GROUNDCOVER / PERINNEL			
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
LAWN			
CYNDON	SOLID SOD OR HYDROMULCH BERMUDA		



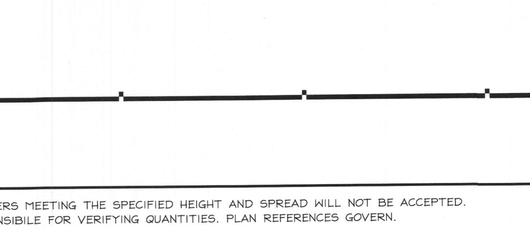
A | TYPICAL TREE STAKING - PLAN
1/2" = 1'-0" 0 2'



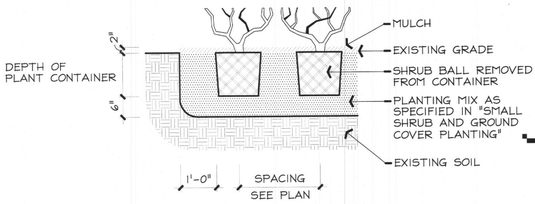
B | TREE PLANTING IN LAWN - SECTION
1/2" = 1'-0" 0 2'



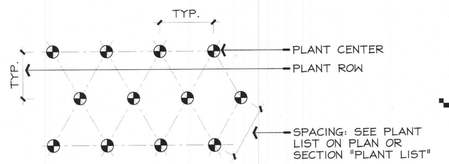
C | TREE PLANTING IN PLANTER - SECTION
1/2" = 1'-0" 0 2'



E | GROUNDCOVER PLANTING - SECTION
1 1/2" = 1'-0" 0 1'



F | SHRUB PLANTING - SECTION
1/2" = 1'-0" 0 2'



TYPICAL TRIANGULAR SPACING

D | PLANT SPACING - PLAN
1/2" = 1'-0" 0 2'

KENDALL
LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH
ROCKWALL, TEXAS

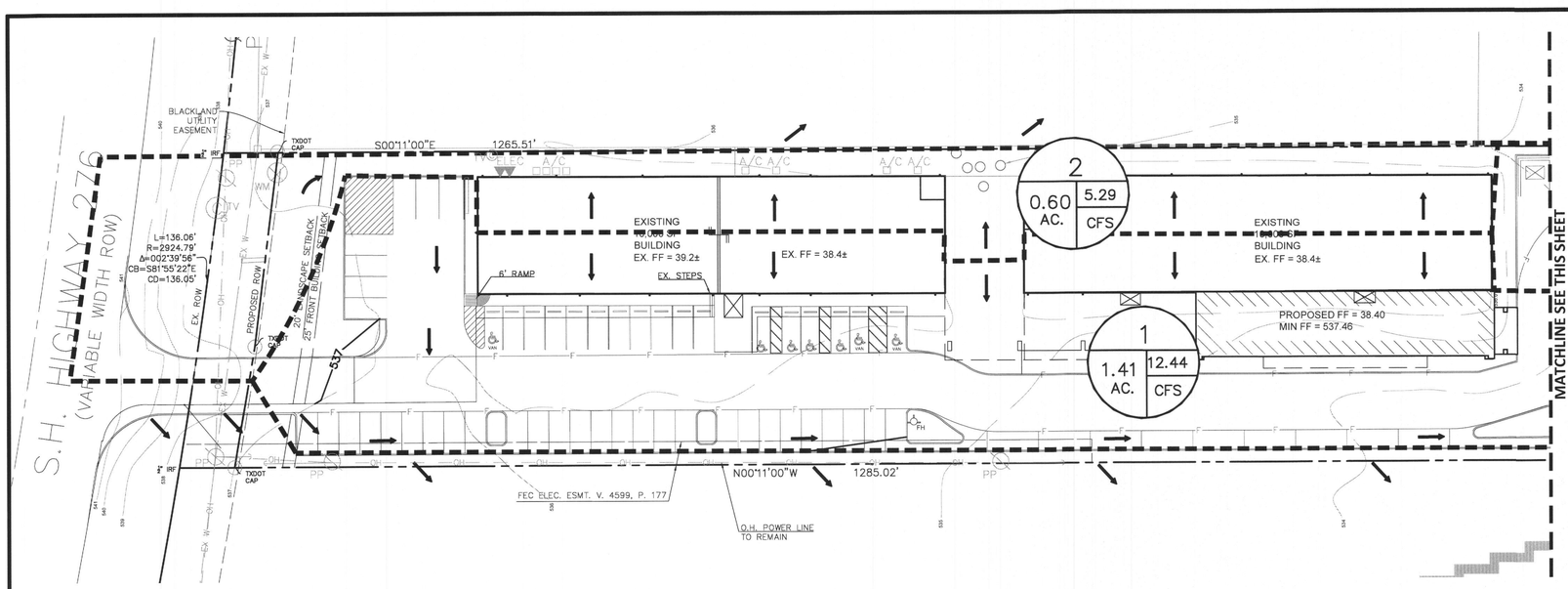
Seal

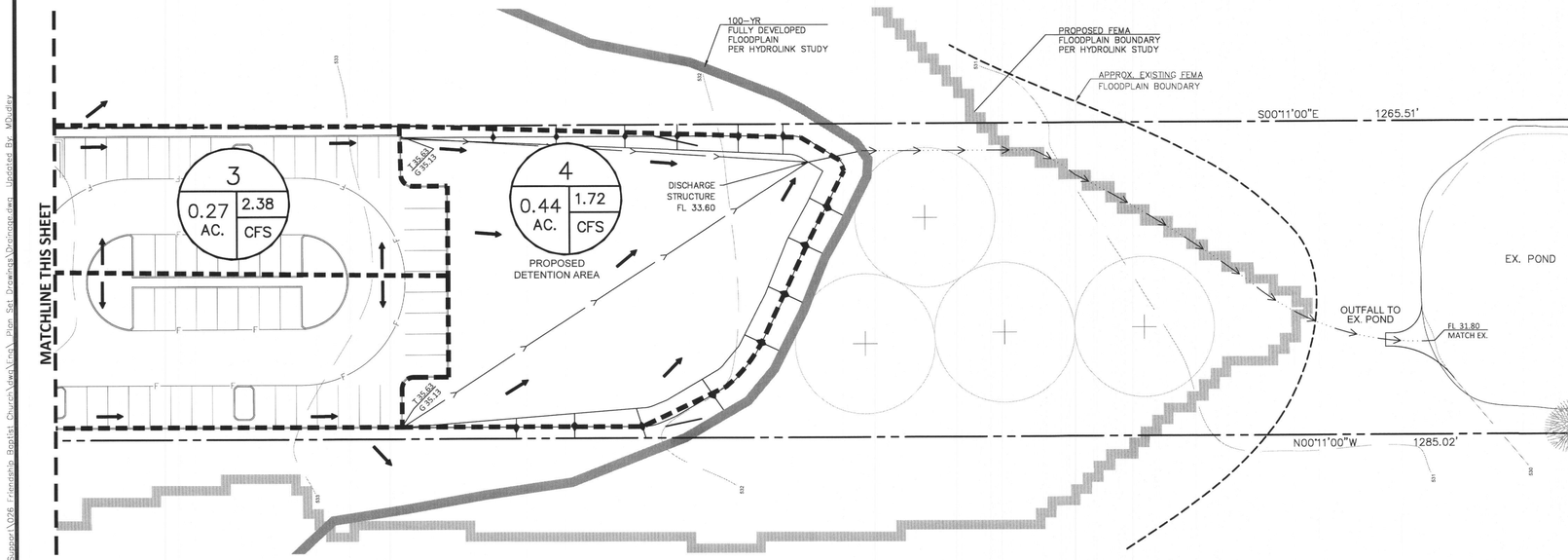
Revisions

Issue Date
18 March 2021

Sheet Name
LANDSCAPE DETAILS

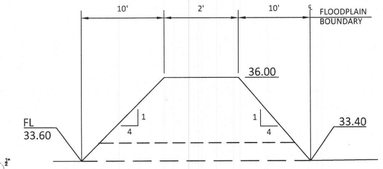
Sheet Number
L1.2





LEGEND

534	PROPOSED CONTOURS
536	EXISTING CONTOURS
→ · →	PROPOSED FLOWLINE
FF = XX.XX	FINISHED FLOOR ELEVATION



DETENTION POND SECTION @ OUTFALL

DETENTION POND
STAGE STORAGE TABLE

Stage (ft)	Elevation (ft)	Contour Area (sq ft)	Incremental Storage (cu ft)	Total Storage (cu ft)	Notes
0	533.6	-	-	-	Discharge F.L.
0.4	534	1780.7	712.3	712.3	
0.9	534.5	6920.4	3,460.2	4,172.5	
1.15	534.75	10000.00	2,500.0	6,672.5	Required Storage
1.4	535	14909.98	7,455.0	11,627.4	
1.9	535.5	1695.8	847.9	12,475.3	
2.03	535.63	17271.8	2,245.3	14,720.7	Top of Low Curb

DETENTION SIZING

1. MUST DETAIN FOR NEW DEVELOPMENT ONLY (1.33 ACRES)
2. C FACTOR PER ZONING (COMMERCIAL) = 0.9
3. EXISTING GRAVEL AREA = 73'x435' = 0.73 AC. @ C = 0.6
4. EXISTING GRASSED AREA = 135'x195' = 0.6 AC. @ C = 0.4
5. ALLOWABLE RUNOFF FROM NEW DEVELOPMENT
   - T_c = 20 MINUTES
   - $Q = I_{100} \times ((0.73 \times 0.6) + (0.6 \times 0.4))$
   - Q_A = 5.63 CFS
6. DEVELOPED RUNOFF FROM NEW DEVELOPMENT
   - T_c = 10 MINUTES
   - $Q = I_{100} \times 1.33 \times 0.9$
   - Q_D = 11.73 CFS

DRAINAGE AREA TABLE- 100 YEAR FLOOD

Area No.	Area (Acres)	C	T_c (MIN)	I_{100} (IN/HR)	Q_{100} (CFS)	COMMENTS
1	1.41	0.9	10	9.8	12.44	TO POND
2	0.6	0.9	10	9.8	5.29	TO OFFSITE
3	0.27	0.9	10	9.8	2.38	TO POND
4	0.44	0.4	10	9.8	1.72	GRASS/POND AREA

Storage Requirements

Duration (hours)	Duration (min)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Inflow Volume (cf)	Release Rate (cfs)	Outflow Volume (cf)	Inflow-Outflow (cf)	Required Storage (ac-ft)
0.08	5.00	10.90	13.05	3,914	5.63	4,223	-308	-0.007
0.17	10.00	9.80	11.73	7,038	5.63	5,067	1,971	0.045
0.25	15.00	9.00	10.77	9,696	5.63	5,912	3,784	0.087
0.33	20.00	8.30	9.94	11,922	5.63	6,756	5,166	0.119
0.50	30.00	6.90	8.26	14,867	5.63	8,445	6,422	0.147
0.67	**40.00**	**5.80**	**6.94**	**16,662**	**5.63**	**10,134**	**6,528**	**0.150**
0.83	50.00	5.00	5.99	17,955	5.63	11,823	6,132	0.141
1.00	60.00	4.50	5.39	19,391	5.63	13,512	5,879	0.135
1.17	70.00	4.00	4.79	20,110	5.63	15,201	4,909	0.113
1.33	80.00	3.70	4.43	21,259	5.63	16,890	4,369	0.100
1.50	90.00	3.50	4.19	22,623	5.63	18,579	4,044	0.093
2.00	120.00	2.90	3.47	24,993	5.63	23,646	1,347	0.031
2.50	150.00	2.30	2.75	24,778	5.63	28,713	-3,935	-0.090

Storage Capacity Required: 6528.24 cubic feet 0.15 acre-feet

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DRN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - DRAINAGE

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES
THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE: 03/19/2021

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
C4 OF 4

Plotted: 3/19/2021 11:07 AM Dwg Name: P:\611009 Tom Jones Support\026 Friendship Baptist Church\Civil\Civil\Plan Set Drawings\Drainage.dwg Updated By: MDudley

LEGEND

534	PROPOSED CONTOURS
534	EXISTING CONTOURS
	PROPOSED FLOWLINE
	FINISHED FLOOR ELEVATION

DETENTION POND SECTION @ OUTFALL

DETENTION POND
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5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DWN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - GRADING

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THOMAS P. JONES, P.E.

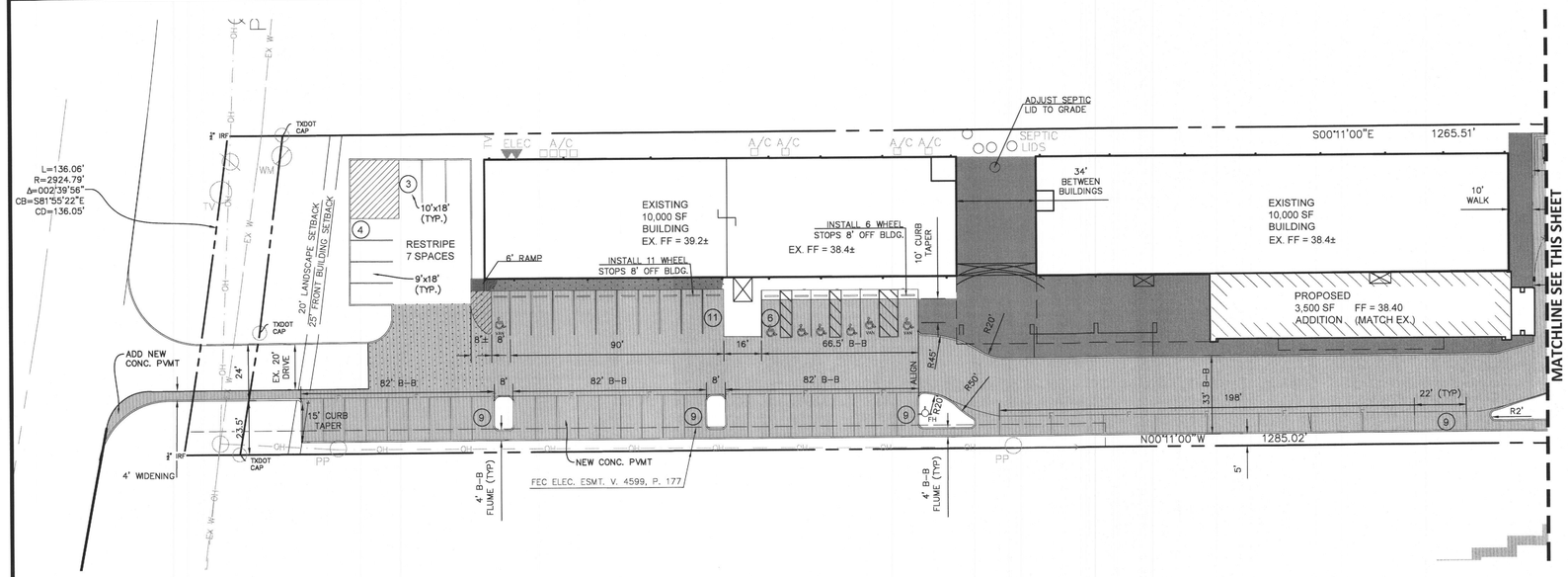
TEXAS P.E. No. 58887

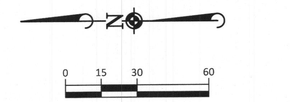
ISSUED THIS DATE:
03/19/2021

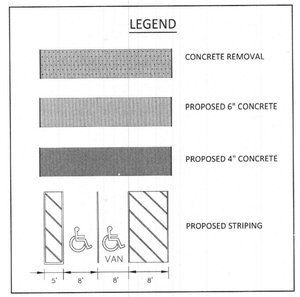
PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

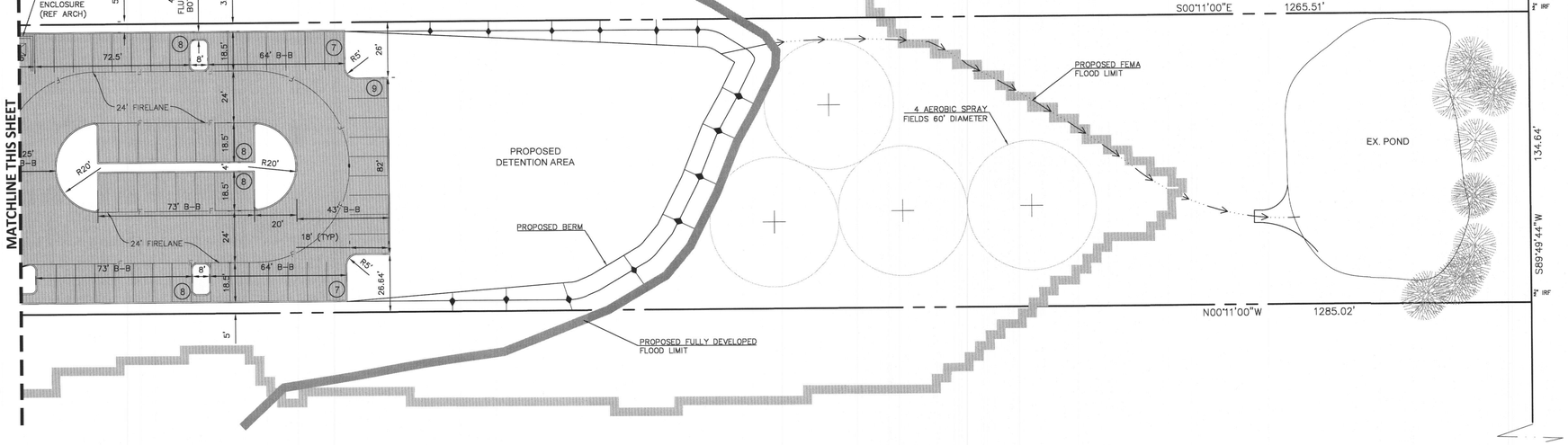
SHEET
C2 OF 4

Plotted: 3/19/2021 11:07 AM Dwg Name: P:\2019\019 Tom Jones Support\026 Friendship Baptist Church\Dwg\Civil\Plan Set Drawings\Grading.dwg Updated By: MDudley









NOTES

1. BOUNDARY & TOPO PER H.D. Fetty Land Surveyor, LLC DATED 8/31/2020 AND 11/16/20.
2. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT AND FACE OF BUILDING.
3. ALL RADII NOT SHOWN ARE 2' MEASURED AT BACK OF CURB.

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX. 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DWN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - PAVING

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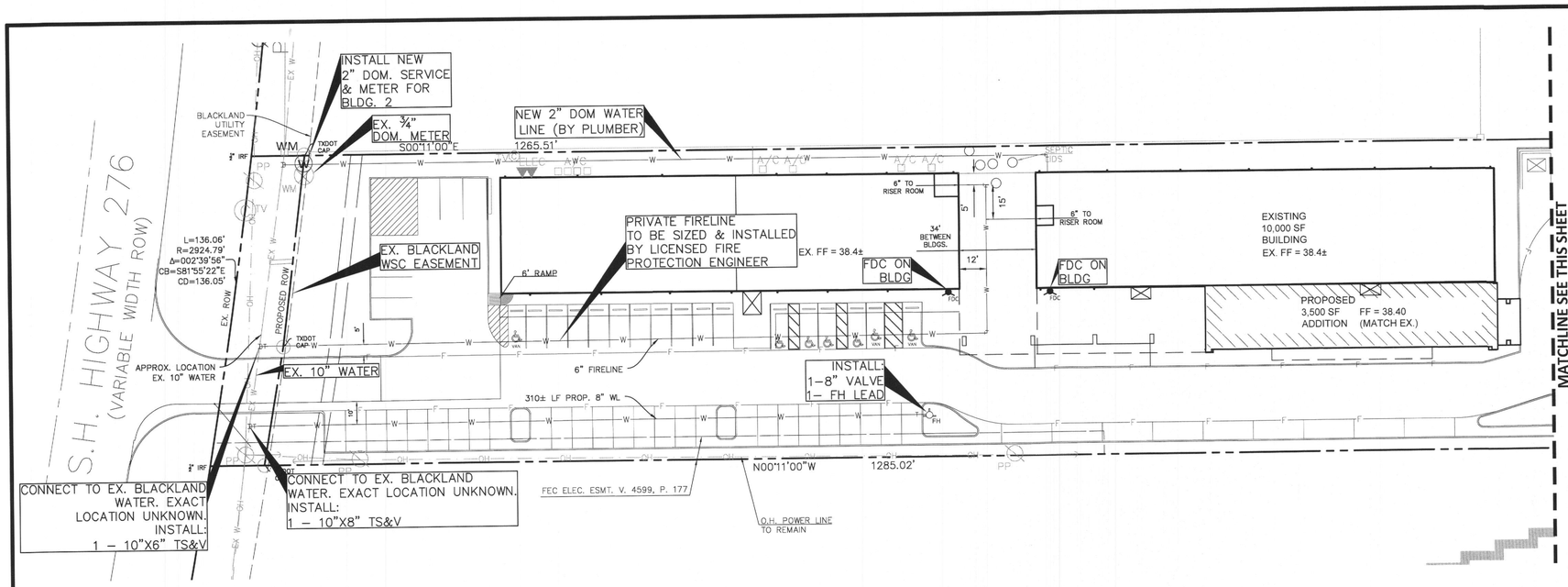
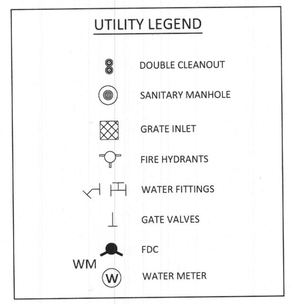
THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE:
03/19/2021

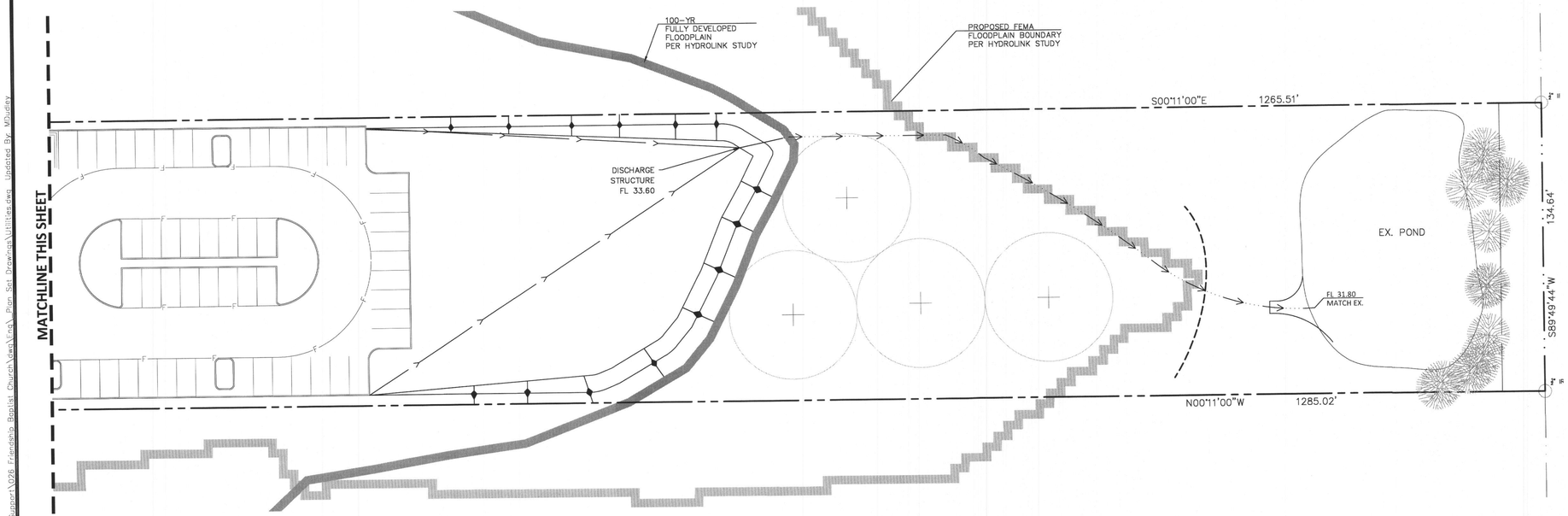
PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
C1 OF 4

Plotted: 3/19/2021 11:06 AM Dwg Name: P:\611009 Tom Jones Support\026 Friendship Baptist Church\Civil\Eng_From Sid Dreyfus\Paving.dwg Updated By: MDudley







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5815 MEADOWCREST
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tjones@tomden.com

DATE	REVISIONS	DRWN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - UTILITIES

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THOMAS P. JONES, P.E.

TEXAS P.E. No. 58887

ISSUED THIS DATE: 03/19/2021

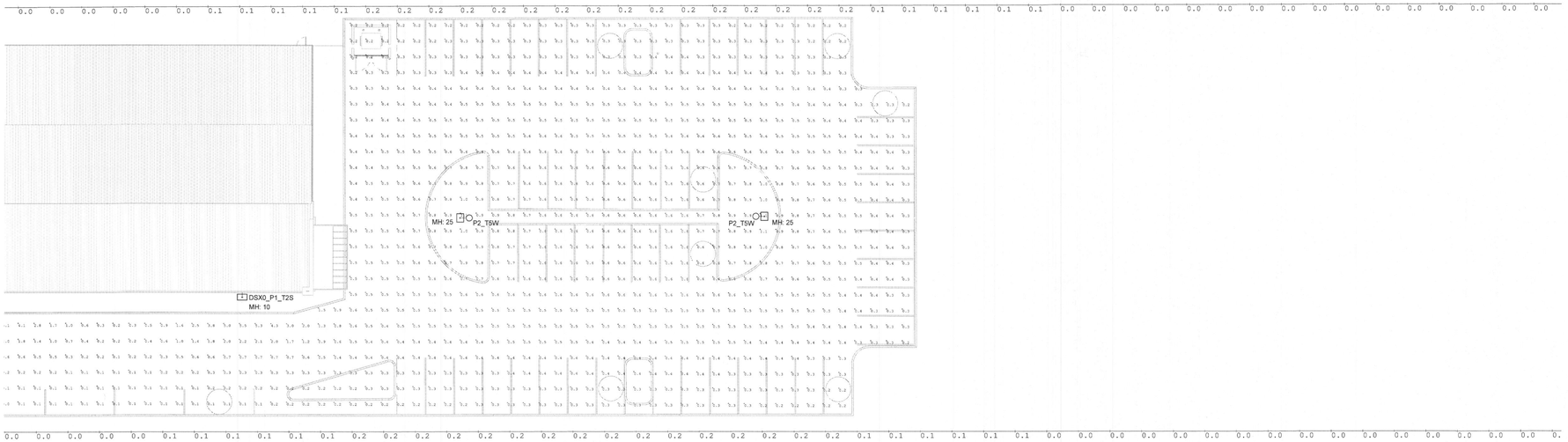
PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: TJC
DATE: 03/19/2021

SHEET
C3 OF 4

Plotted: 3/19/2021 11:06 AM Dwg Name: P:\614.009 Tom Jones Support\026 Friendship Baptist Church\Dwg\Eng\ Plan Set Drawings\Utilities.dwg Updated By: MDudley

2 SITE PHOTOMETRIC PLAN - NORTH

SCALE: 1" = 20'-0" 2/E0.2



Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Canopy	2.20	4.3	0.2	11.00	21.50
Parking	0.51	5.5	0.0	N.A.	N.A.
PropertyLineEast	0.05	0.2	0.0	N.A.	N.A.
PropertyLineNorth	0.10	0.1	0.1	1.00	1.00
PropertyLineSouth(beyond extent)	0.00	0.0	0.0	N.A.	N.A.
PropertyLineWest	0.07	0.2	0.0	N.A.	N.A.

Luminaire Schedule							
Tag	Qty	Manufacturer	Description	LLF	Lum. Lumens	Lum. Watts	Total Watts
P2_T5W	3	Lithonia Lighting	DSX1 LED P2 40K T5W MVOLT	0.850	9174	70	210
P2_T2S	1	Lithonia Lighting	DSX1 LED P2 40K T2S MVOLT	0.850	8922	70	70
DSX0_P1_T2S	3	Lithonia Lighting	DSX0 LED P1 40K T2S MVOLT	0.850	4725	38	114
P2_T3M	1	Lithonia Lighting	DSX1 LED P2 40K T3M MVOLT	0.850	8640	70	70
LDN4	6	Lithonia Lighting	LDN4CYL 40_10 LO4AR LSS	0.850	1047	10.58	63.48

NOTE: MOUNTING HEIGHT DENOTED IN FEET AT EACH LIGHT AS MH

1 SITE PHOTOMETRIC PLAN - SOUTH

SCALE: 1" = 20'-0" 1/E0.2

Revision Schedule		
Rev. #	Revision Description	Revision Date

STATE OF TEXAS
MATTHEW J. NICHOLS
104381
LICENSED
PROFESSIONAL ENGINEER

Mar 19, 2021

Matthew J. Nichols, P.E. (F-12018)
TX License # 104381

Matthew J. Nichols
teamofchoice.com
P.E.

SUITE 5517
1805 N 2ND ST
ROGERS, AR 72756

479-636-5004
JOB NO.: 25926
DESIGNED BY: MCR

ROCKWALL FRIENDSHIP

5651 TC-276
ROYSE CITY, TX 75189

2020-013-00
FEBRUARY 05, 2021

ELECTRICAL SITE PHOTOMETRIC PLAN

E0.2

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-008

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] 328.80
- ☐ 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	5651 SH 276				
SUBDIVISION	NA		LOT	NA	BLOCK NA
GENERAL LOCATION	SOUTH SIDE OF SH 276 140' EAST OF SOUTHERN DRIVE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - COMMERCIAL	CURRENT USE	CHURCH
PROPOSED ZONING	C	PROPOSED USE	CHURCH
ACREAGE	3.94	LOTS [CURRENT]	1
		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	Rockwall Friendship Baptist Church	☐ APPLICANT	~~Rockwall Friendship Baptist~~ Church
CONTACT PERSON	Shanon Thomas	CONTACT PERSON	~~Shanon Thomas~~
ADDRESS	5651 SH 276	ADDRESS	THOMAS JONES TOMDEN ENGINEERING
CITY, STATE & ZIP	ROYSE CITY TX 75189	CITY, STATE & ZIP	5815 MEADOWCREST, DALLAS, 75230
PHONE	972-772-~~7850~~ 7520	PHONE	~~972-772-7520~~ 214.679.1679
E-MAIL	sthomas@RockwallFBC.org	E-MAIL	~~sthomas@RockwallFBC.org~~ TJONES@TOMDEN.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shanon Thomas [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 $ 328.80 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* February *20* 21 *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."*

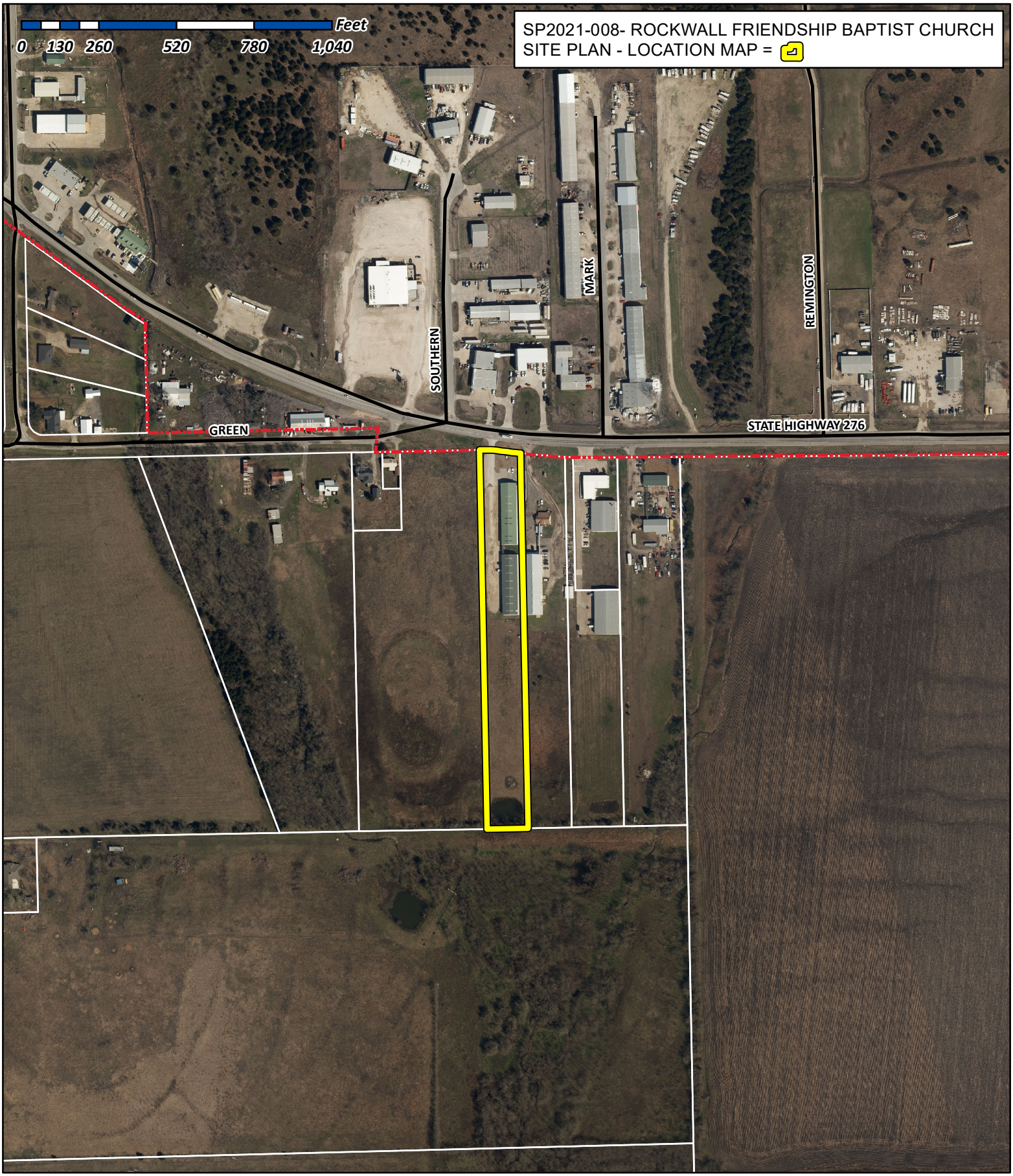
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF February 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS LaSandra Conley

LASANDRA CONLEY
NOTARY PUBLIC STATE OF TEXAS
Notary ID #5821168
My Commission Expires
September 24, 2022

MY COMMISSION EXPIRES 24 Sept. 2022



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.

CHECKLIST FOR SITE PLAN SUBMITTALS

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

ROCKWALL FRIENDSHIP BAPTIST CHURCH

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

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☒	☐	TOMDEN ENGINEERING	§03.04, of Art. 11
✓ Landscape Plan	☒	☐	KENDALL LANDSCAPE	-
✓ Treescape Plan	☐	☒		-
✓ Photometric Plan	☒	☐	MATTHEW NICHOLS, P.E. OWT ARCHITECTS	-
✓ Building Elevations	☒	☐		-
Building Material Sample Board and Color Rendering of Building Elevations OWT TO SHIP DIRECT	☑	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☑	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted? NOT YET	☐	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☑	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☑	☐	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☑	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☑	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☑	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☑	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☑	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☑	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☑	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓Commercial	☑	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☐	☐	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

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

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

2.2 SITE PLAN: PARKING INFORMATION

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

2.3 SITE PLAN: SIGNAGE

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

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

2.4 SITE PLAN: SCREENING

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

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☐	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☐	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☐	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☐	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☐	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☐	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

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

2.4 SITE PLAN: SCREENING

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

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section 2.1 *Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☑	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☑	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☑	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☑	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☑	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

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

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section 2.1 *Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Buildings	☑	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☑	☐		§03.01.C, of Art. 09

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

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☐	☐	Provide the same site data information required in Section 2.1 *Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☐	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☐	☐	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☐	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☐	☐	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☐	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☐	☐	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☐	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☐	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☐	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☐	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

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

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

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☐	☐	Provide the same site data information required in Section 2.1 *Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☐	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☐	☐	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☐	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☐	☐	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☐	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☐	☐	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☐	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☐	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☐	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☐	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

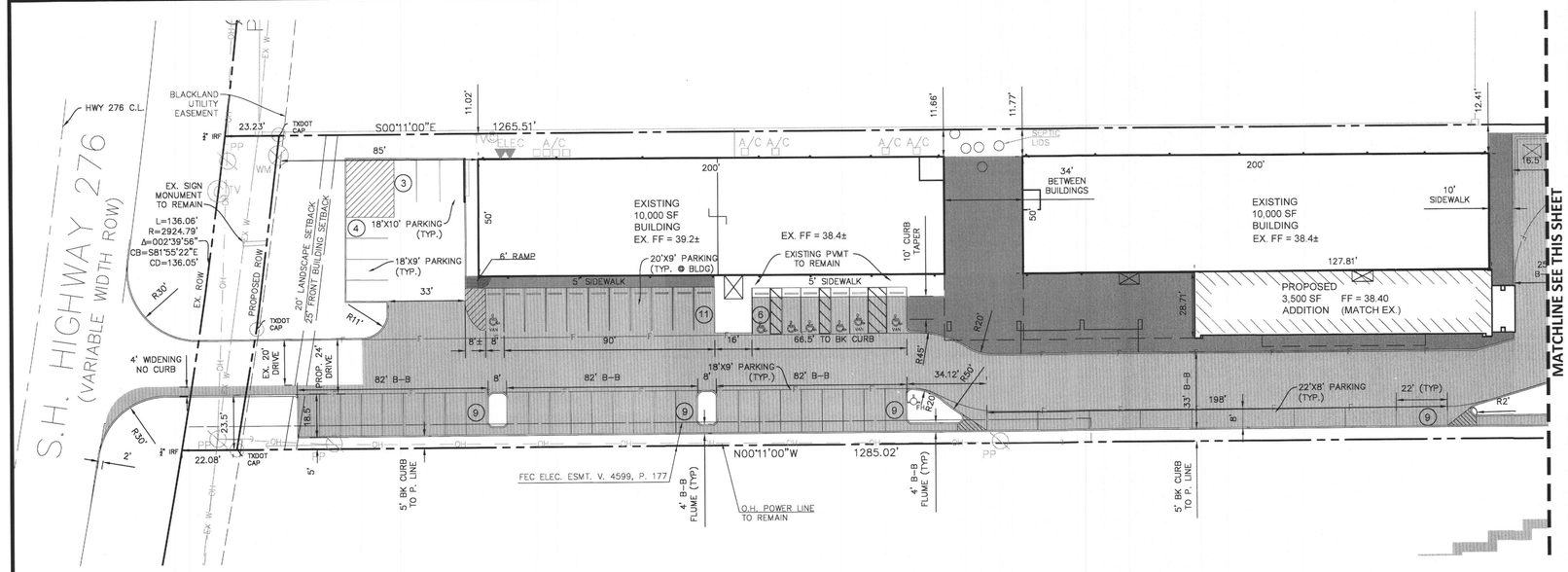
6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

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

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

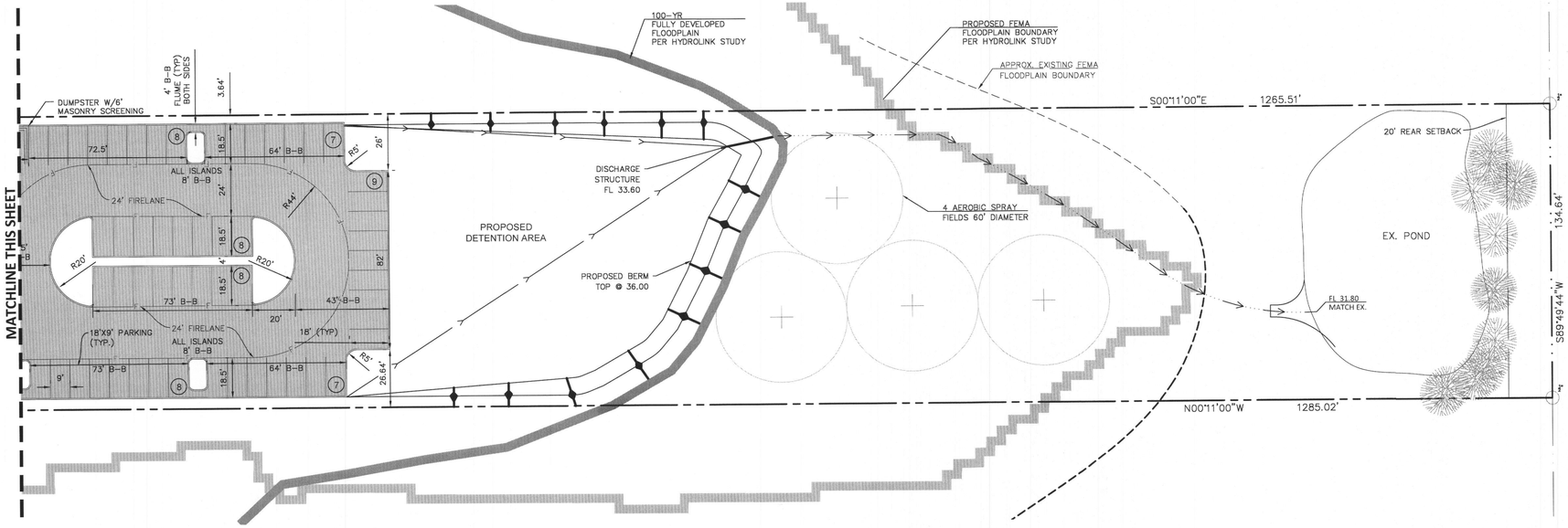
6.2 BUILDING ELEVATIONS: INDUSTRIAL

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



0 15 30 60

SCALE: 1"=30'



SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 11TH DAY OF FEBRUARY, 2021.

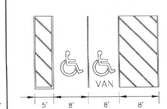
WITNESS OUR HANDS, THIS ____ DAY OF _____,

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

LEGEND

- PROPOSED 6" CONCRETE
- PROPOSED 4" CONCRETE
- PROPOSED STRIPING



CASE NO: SP 2021-

SITE PLAN
3.94 ACRES

ROCKWALL FRIENDSHIP BAPTIST CHURCH

VOL. 1084, PG. 266 D.R.R.C.T.

OWNER/DEVELOPER	SURVEYOR
ROCKWALL FRIENDSHIP BAPTIST CHURCH	H.D. FETTY LAND SURVEYOR, LLC
MR. SHANON THOMAS, SENIOR PASTOR	TRACY FETTY
5651 STATE HWY 276	6770 FM 1565
ROYSE CITY, TX 75189	ROYSE CITY, TEXAS 75189
972-772-7520	972-635-2255

PROJECT INFORMATION

NAME OF PROJECT	ROCKWALL FRIENDSHIP BAPTIST CHURCH
PROPOSED LAND USE	CHURCH
GENERAL	**PROPOSED**
ZONING DISTRICT	COMMERCIAL (C)
OVERLAY	SH 276 OVERLAY
OVERALL SITE	
TOTAL SITE AREA	3.94 AC.
IMPERVIOUS SURFACE	51.5% (2.03 AC)
PERVIOUS SURFACE AREA	48.5% (1.91 AC)
BUILDING	
ADDITIONAL SQUARE FOOTAGE	3,500 S.F.
TOTAL SQUARE FOOTAGE	23,500 S.F.
TOTAL GROSS INTENSITY (FAR)	0.14 OR 14%
SANCTUARY SEATING	400 SEATS
PROPERTY DEVELOPMENT REGULATIONS	
MAXIMUM LOT COVERAGE	60%
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60
MINIMUM LOT DEPTH	100
SETBACKS	
FRONT	25
REAR	20
SIDE	0
STRUCTURE HEIGHT	240' MAX
PARKING & ACCESS	
REQUIRED	
TOTAL PARKING (400 SEATS @ 1 PER 4 SEATS)	100
PROVIDED	
TOTAL PARKING	115
NO. OF HANDICAP (REGULAR)	4
NO. OF HANDICAP (VAN)	3

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT.
2. FIRE HYDRANTS TO BE LOCATED 5 FT FROM BACK OF CURB PER CITY STANDARDS.
3. LANDSCAPE SETBACKS PER SH 276 OVERLAY.
4. ALL NEW PAVING TO BE 5", 6" AND 7" CONCRETE

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TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DRWN BY

FRIENDSHIP BAPTIST CHURCH
5651 SH 276, ROCKWALL, TEXAS
SITE PLAN

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
SP1

611.009026.00

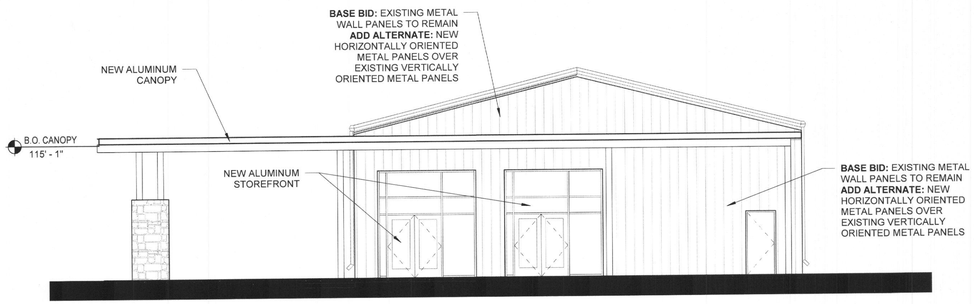
Plotted: 3/19/2021 11:09 AM Dwg Name: P:\611.009 Tom Jones Support\026 Friendship Baptist Church\Dwg\Dwg Plan Set Drawings\Plan Sets\SITE PLAN.dwg Plotted By: Michael Hurley

EXTERIOR FINISHES

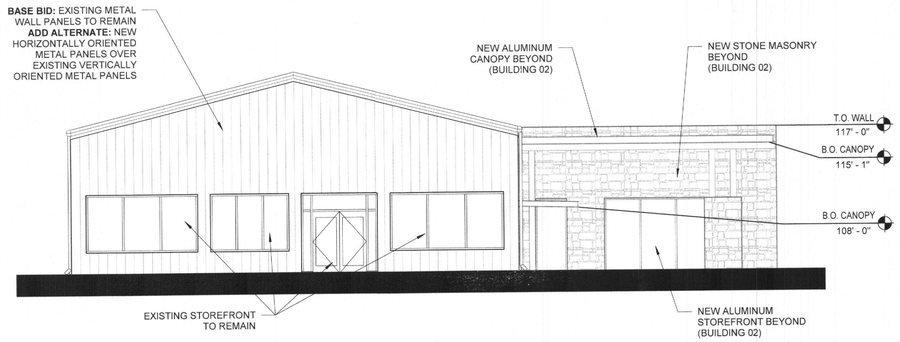
BASIS OF DESIGN: BASE BID

STONE: ALAMO STONE, COLOR= ALAMO CREAM
FIBER CEMENT BOARD: HARDIE BOARD, COLOR= KHAKI BROWN
STOREFRONT: ALUMINUM, COLOR = BLACK
METAL WALL PANELS: BERRIDGE, COLOR = SIERRA TAN (EXISTING)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = FOREST GREEN (EXISTING)

ADD ALTERNATE:
INSTALLATION OF NEW HORIZONTALLY ORIENTED METAL WALL PANELS AND AN OVERLAY METAL ROOF PANEL SYSTEM TO THE ENTIRETY OF THE EXISTING BUILDINGS.
METAL WALL PANELS: BERRIDGE, COLOR = CITYSCAPE (ADD ALTERNATE)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = CHARCOAL GREY (ADD ALTERNATE)



SOUTH ELEVATION - BUILDING 01 | 4
SCALE: 1/8" = 1'-0" | A3.00



NORTH ELEVATION - BUILDING 01 | 3
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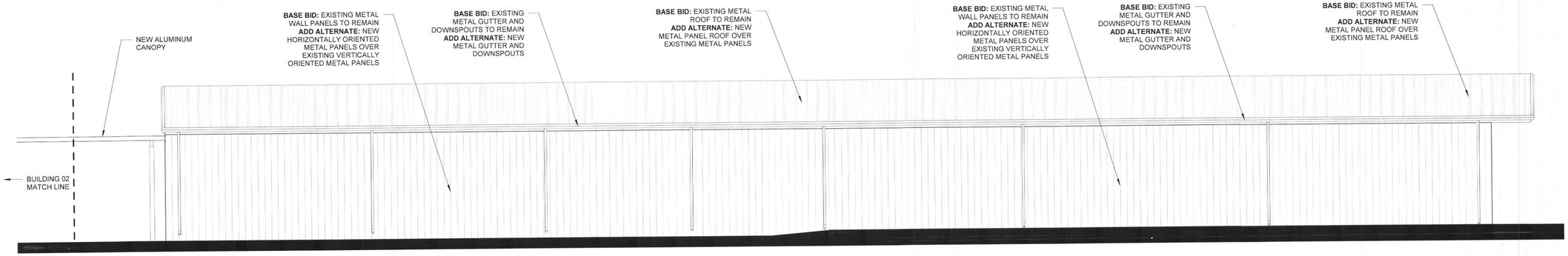

EAST ELEVATION - BUILDING 01 | 2
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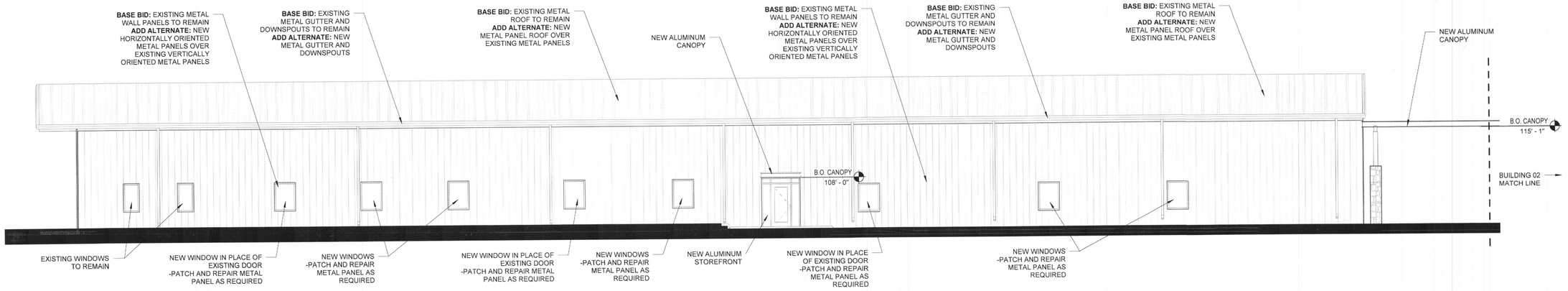

WEST ELEVATION - BUILDING 01 | 1
SCALE: 1/8" = 1'-0" | A3.00

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ANDREW OXLEY

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Revision Schedule		
Rev. #	Revision Description	Revision Date
1	Revision 1	Date 1

GOFF | COMPANIES

OWT. ARCHITECTS
509 PECAN STREET
SUITE 100
FORT WORTH, TX 76102
817.993.9844
www.owtarchitects.com

ROCKWALL FRIENDSHIP BAPTIST CHURCH

5651 TX-276
ROYSE CITY, TX 75189

2020-013-00
MARCH 5, 2021

EXTERIOR ELEVATIONS - BLDG 01

A3.00

EXTERIOR FINISHES

BASIS OF DESIGN: BASE BID

STONE: ALAMO STONE, COLOR= ALAMO CREAM
FIBER CEMENT BOARD: HARDIE BOARD, COLOR= KHAKI BROWN
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ADD ALTERNATE:
INSTALLATION OF NEW HORIZONTALLY ORIENTED METAL WALL PANELS AND AN OVERLAY METAL ROOF PANEL SYSTEM TO THE ENTIRETY OF THE EXISTING BUILDINGS.
METAL WALL PANELS: BERRIDGE, COLOR = CITYSCAPE (ADD ALTERNATE)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = CHARCOAL GREY (ADD ALTERNATE)

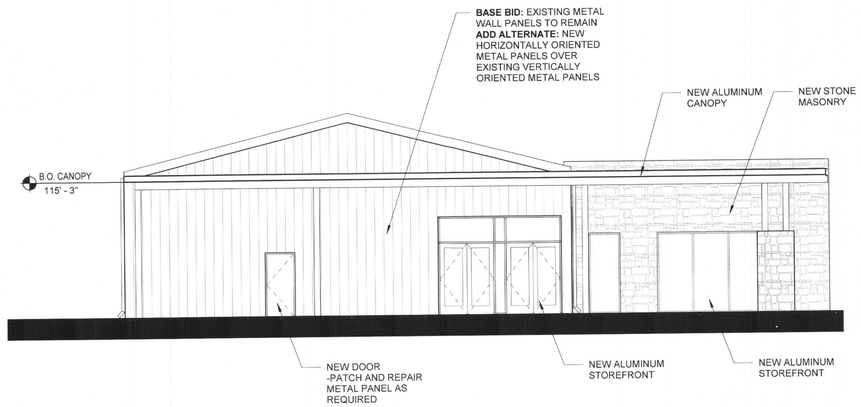
MASONRY CALCULATIONS

ADDITION ONLY:

NORTH: 355 SF
FIBER CEMENT BOARD = 0 (0%)
STONE = 355 (100%)
SOUTH: 248 SF
FIBER CEMENT BOARD = 0 (0%)
STONE = 248 (100%)
WEST: 1,193 SF
FIBER CEMENT BOARD = 638 (53.5%)
STONE = 555 (46.5%)
EAST: N/A

TOTAL: 1,796 SF
FIBER CEMENT BOARD = 638 (35.5%)
STONE = 1,158 (64.5%)

*TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.



N O R T H E L E V A T I O N - B U I L D I N G 0 2 — 4
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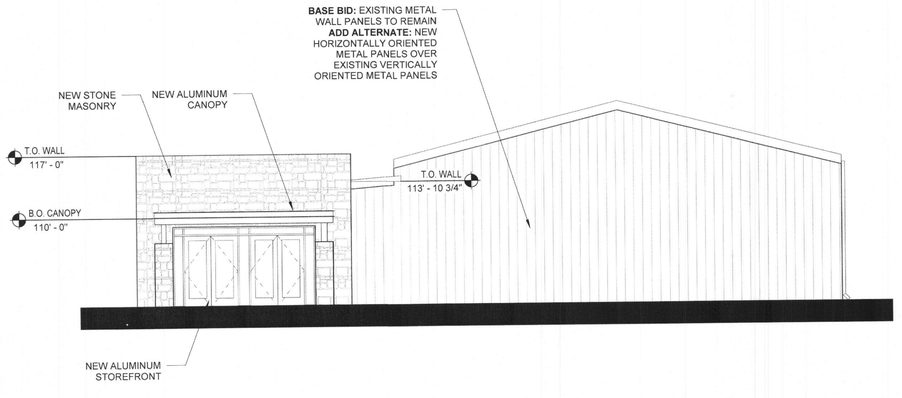

S O U T H E L E V A T I O N - B U I L D I N G 0 2 — 3
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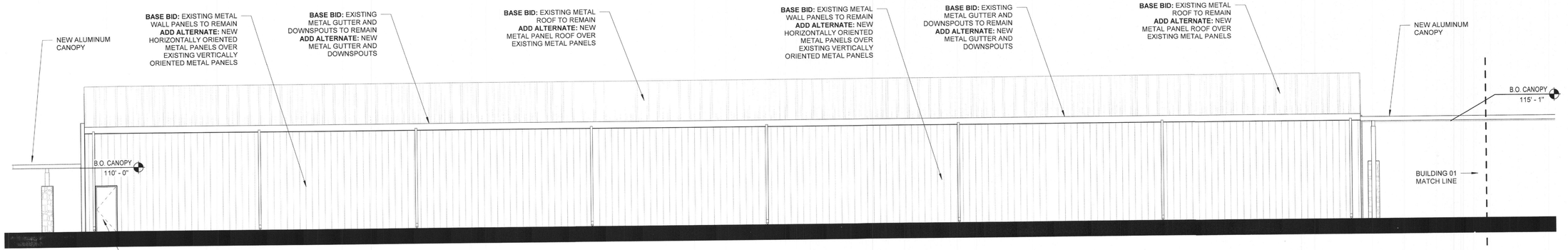

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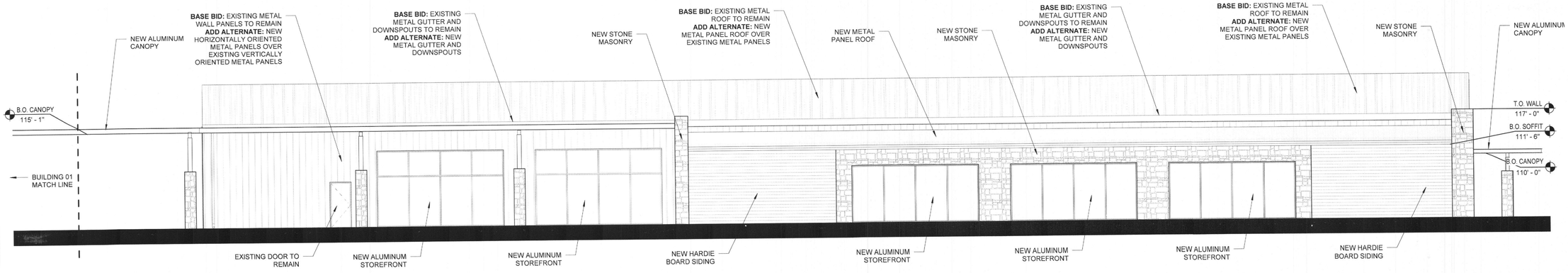

W E S T E L E V A T I O N - B U I L D I N G 0 2 — 1
SCALE: 1/8" = 1'-0" — A3.01

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ROCKWALL FRIENDSHIP BAPTIST CHURCH

5651 TX-276
ROYSE CITY, TX 75189

2020-013-00
MARCH 5, 2021

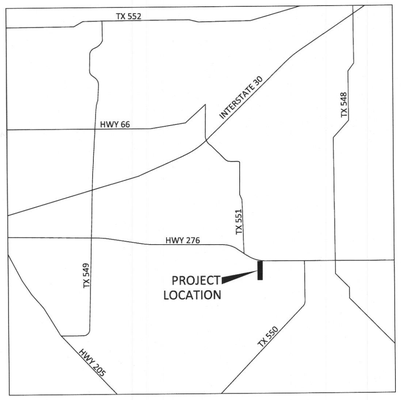
EXTERIOR ELEVATIONS - BLDG 01

A3.01

SITE DATA TABLE	
SITE AREA	3.94 ACRES 171,626 SF)
ZONING	F1
PROPOSED USE	CHURCH
BUILDING SIZE	23,500 SF
LOT COVERAGE	43%
FLOOR TO AREA RATIO	0.08 : 1
BUILDING HEIGHT	(1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	415 SEAT - 1 PER X 4 SEATS
PARKING REQUIRED	104 SPACES - 4 ADA
PARKING PROVIDED	140 SPACES - 9 HC

E | LOCATION MAP



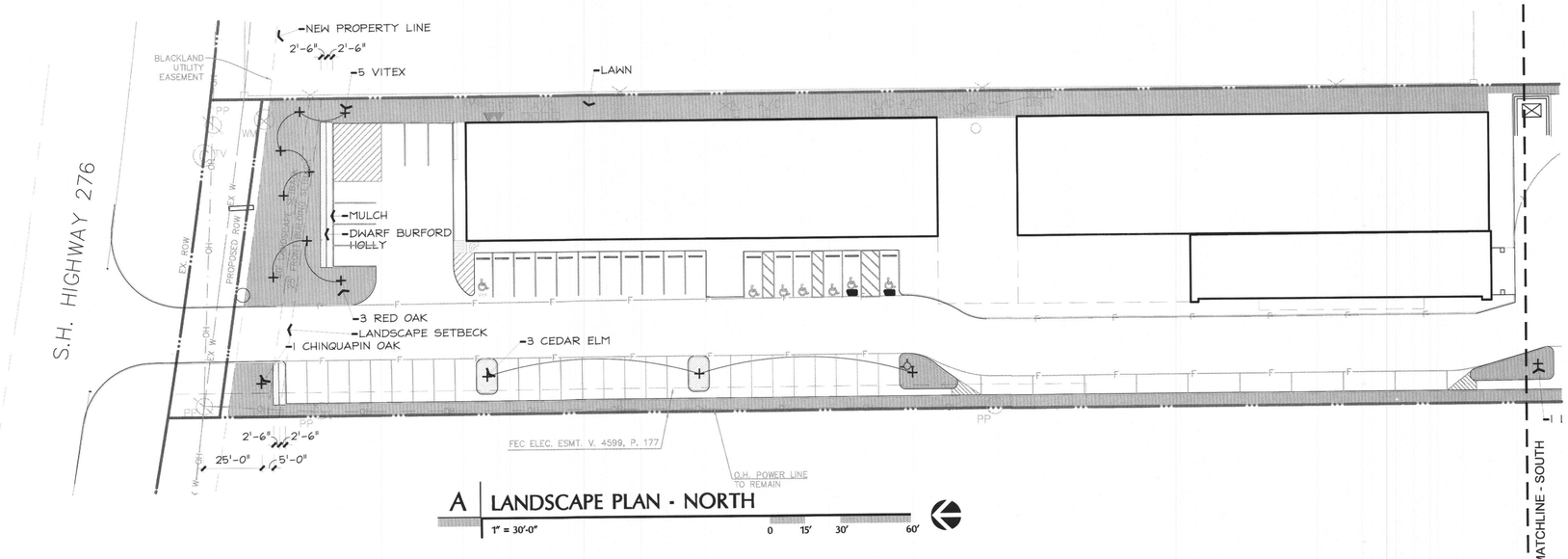
D | PLANTING GENERAL NOTES

1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.

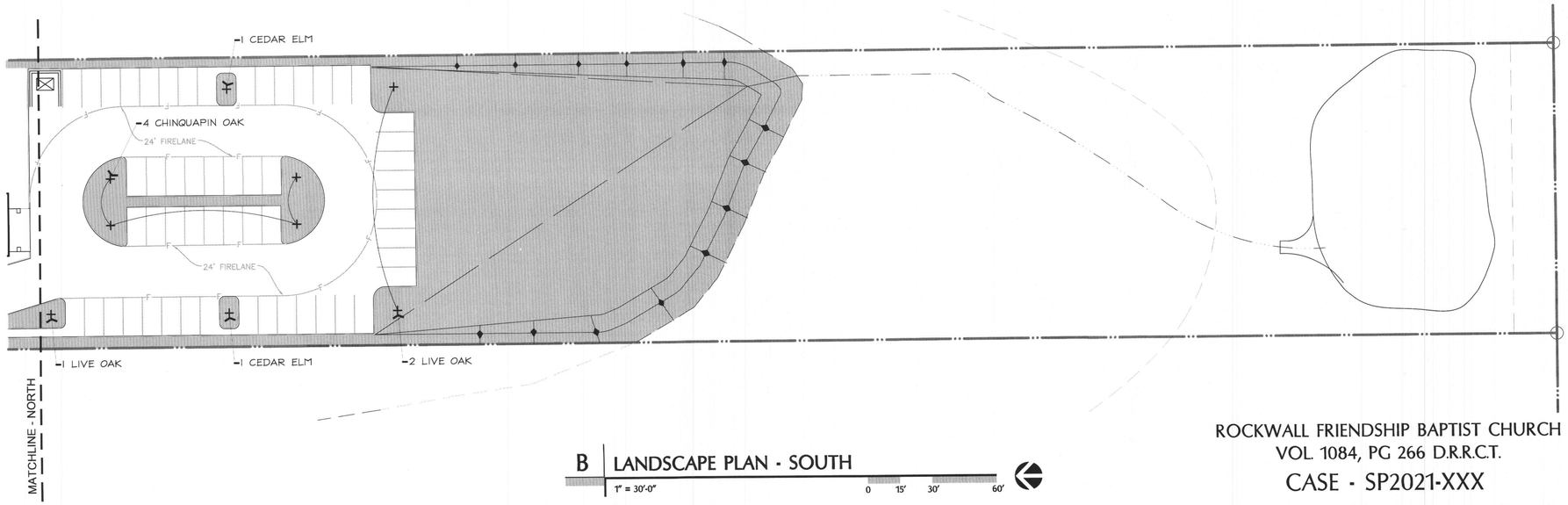
C | PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   6976 SANTA BARBARA
   DALLAS, TEXAS 75214
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY A LICENCES IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE. FOLLOW UDC REQUIREMENTS.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
4. IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.
5. NO TREES WITHIN 5' OF ANY UTILITIES.



A | LANDSCAPE PLAN - NORTH
1" = 30'-0" 0 15' 30' 60'



B | LANDSCAPE PLAN - SOUTH
1" = 30'-0" 0 15' 30' 60'

ROCKWALL FRIENDSHIP BAPTIST CHURCH
VOL. 1084, PG 266 D.R.R.C.T.
CASE - SP2021-XXX

KENDALL LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH

ROCKWALL, TEXAS

Seal

Revisions

Issue Date
18 March 2021

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.1

G | ORDINANCE REQUIREMENT

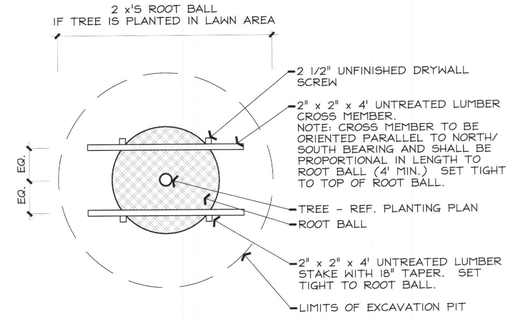
Mandatory Provisions

1. **15' landscape buffer**
   Provided.
2. **Screening of off-street loading areas**
   Provided.
3. **Residential Adjacency**
   6' masonry fencing — **n/a**
4. **Buffer landscaping**
   1 tree per 50' linear feet — 136 /50 — **3** 3" caliper trees required; **3** 3" caliper trees provided
5. **Parking lot landscaping**
   5% required — 75,000 *.05 — **3,750** required area; **4,228** provided area
6. **Open space**
   F1 Zoning — 171,626 *.08 — **13,730** square feet required; **74,052** square feet provided
7. **SH 270 Overlay District**
   Planting at Buffer — 136 / 50 — **3** 4" caliper trees required; **4** 4" caliper trees provided; 136 / 25 — **5** Accent Trees required; **5** Accent Trees provided

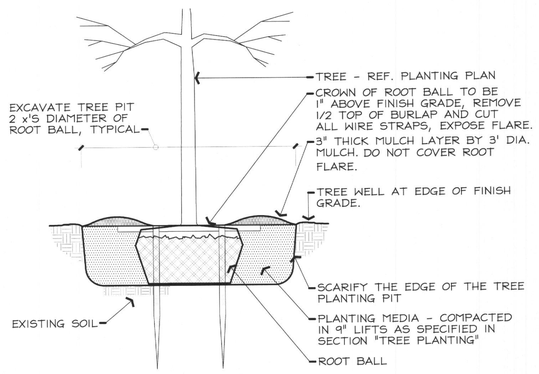
H | PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.
IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBILE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

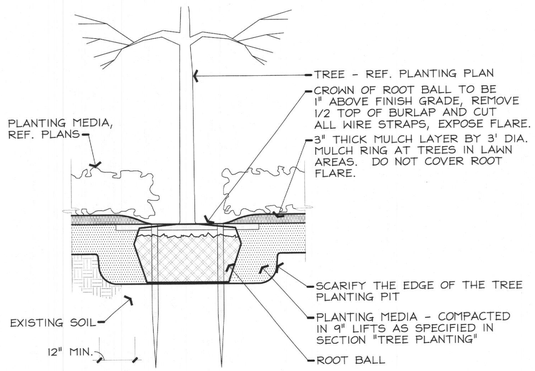
BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
QUERCUS ACUTISSIMA	SAWTOOTH OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
PISTACHIO CHINENSIS	PISTACHIO	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
GROUNDCOVER / PERINNEL			
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
LAWN			
CYNDON	SOLID SOD OR HYDROMULCH BERMUDA		



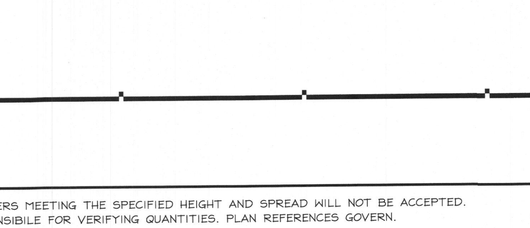
A | TYPICAL TREE STAKING - PLAN
1/2" = 1'-0" 0 2'



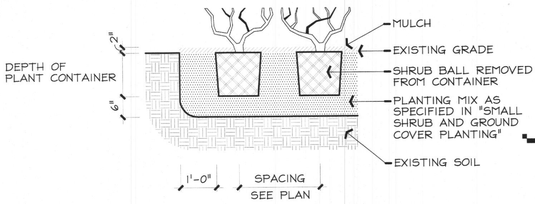
B | TREE PLANTING IN LAWN - SECTION
1/2" = 1'-0" 0 2'



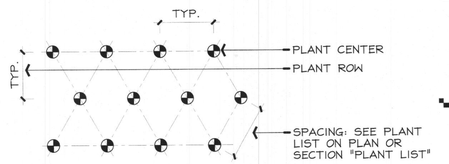
C | TREE PLANTING IN PLANTER - SECTION
1/2" = 1'-0" 0 2'



E | GROUNDCOVER PLANTING - SECTION
1 1/2" = 1'-0" 0 1'



F | SHRUB PLANTING - SECTION
1/2" = 1'-0" 0 2'



TYPICAL TRIANGULAR SPACING

D | PLANT SPACING - PLAN
1/2" = 1'-0" 0 2'

KENDALL
LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH
ROCKWALL, TEXAS

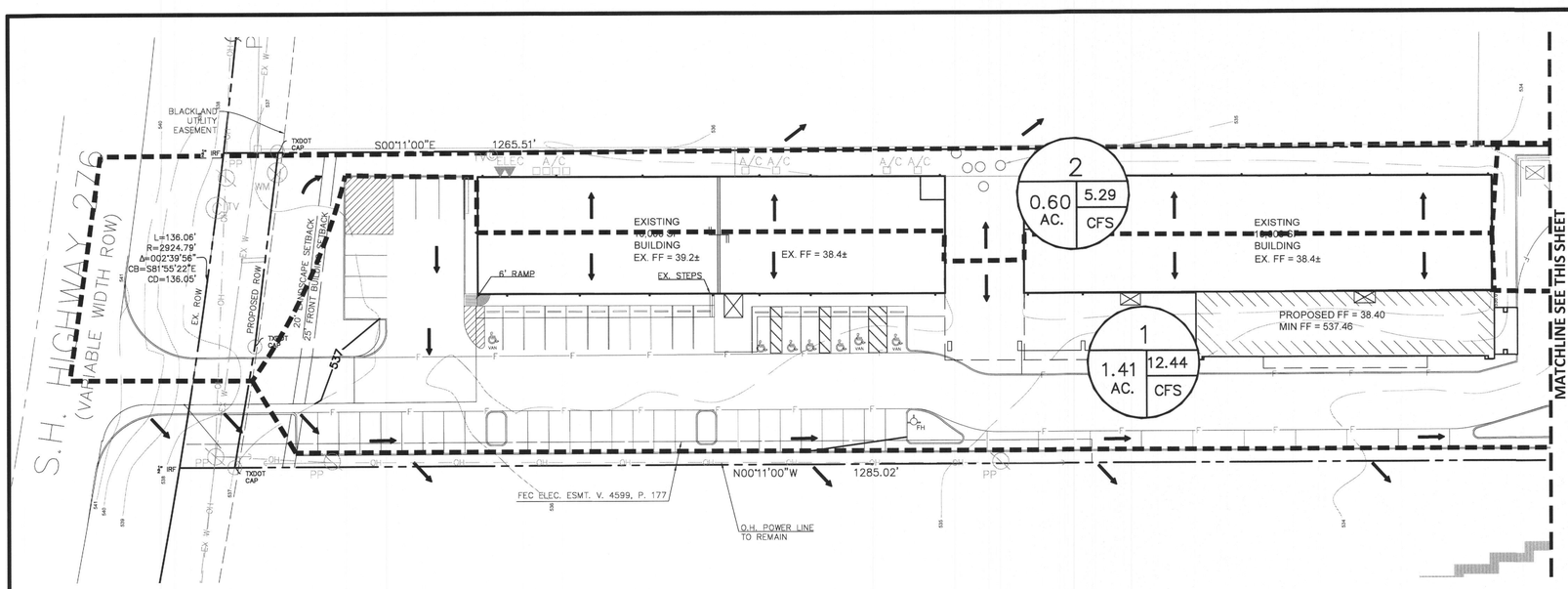
Seal

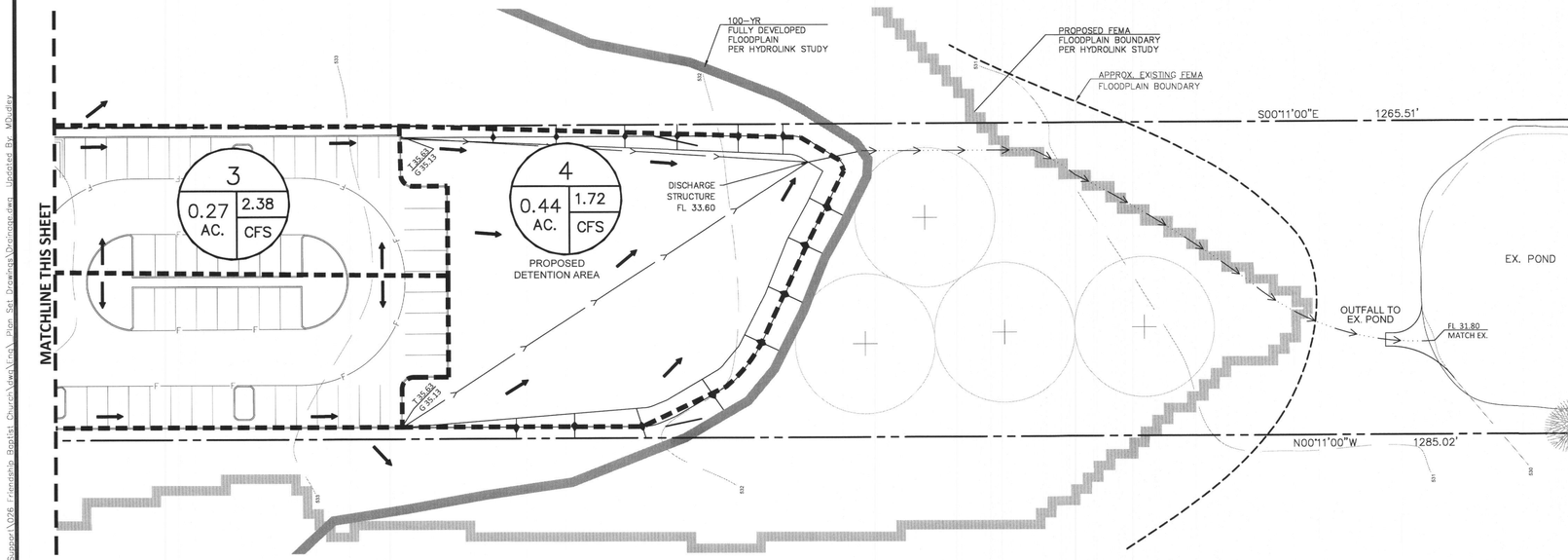
Revisions

Issue Date
18 March 2021

Sheet Name
LANDSCAPE DETAILS

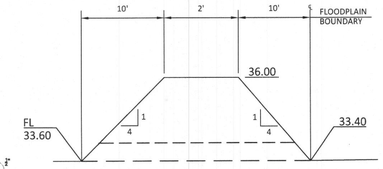
Sheet Number
L1.2





LEGEND

534	PROPOSED CONTOURS
536	EXISTING CONTOURS
→ · →	PROPOSED FLOWLINE
FF = XX.XX	FINISHED FLOOR ELEVATION



DETENTION POND SECTION @ OUTFALL

DETENTION POND
STAGE STORAGE TABLE

Stage (ft)	Elevation (ft)	Contour Area (sq ft)	Incremental Storage (cu ft)	Total Storage (cu ft)	Notes
0	533.6	-	-	-	Discharge F.L.
0.4	534	1780.7	712.3	712.3	
0.9	534.5	6920.4	3,460.2	4,172.5	
1.15	534.75	10000.00	2,500.0	6,672.5	Required Storage
1.4	535	14909.98	7,455.0	11,627.4	
1.9	535.5	1695.8	847.9	12,475.3	
2.03	535.63	17271.8	2,245.3	14,720.7	Top of Low Curb

DETENTION SIZING

1. MUST DETAIN FOR NEW DEVELOPMENT ONLY (1.33 ACRES)
2. C FACTOR PER ZONING (COMMERCIAL) = 0.9
3. EXISTING GRAVEL AREA = 73'x435' = 0.73 AC. @ C = 0.6
4. EXISTING GRASSED AREA = 135'x195' = 0.6 AC. @ C = 0.4
5. ALLOWABLE RUNOFF FROM NEW DEVELOPMENT
   - T_c = 20 MINUTES
   - $Q = I_{100} \times ((0.73 \times 0.6) + (0.6 \times 0.4))$
   - Q_A = 5.63 CFS
6. DEVELOPED RUNOFF FROM NEW DEVELOPMENT
   - T_c = 10 MINUTES
   - $Q = I_{100} \times 1.33 \times 0.9$
   - Q_D = 11.73 CFS

DRAINAGE AREA TABLE- 100 YEAR FLOOD

Area No.	Area (Acres)	C	T_c (MIN)	I_{100} (IN/HR)	Q_{100} (CFS)	COMMENTS
1	1.41	0.9	10	9.8	12.44	TO POND
2	0.6	0.9	10	9.8	5.29	TO OFFSITE
3	0.27	0.9	10	9.8	2.38	TO POND
4	0.44	0.4	10	9.8	1.72	GRASS/POND AREA

Storage Requirements

Duration (hours)	Duration (min)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Inflow Volume (cf)	Release Rate (cfs)	Outflow Volume (cf)	Inflow-Outflow (cf)	Required Storage (ac-ft)
0.08	5.00	10.90	13.05	3,914	5.63	4,223	-308	-0.007
0.17	10.00	9.80	11.73	7,038	5.63	5,067	1,971	0.045
0.25	15.00	9.00	10.77	9,696	5.63	5,912	3,784	0.087
0.33	20.00	8.30	9.94	11,922	5.63	6,756	5,166	0.119
0.50	30.00	6.90	8.26	14,867	5.63	8,445	6,422	0.147
0.67	**40.00**	**5.80**	**6.94**	**16,662**	**5.63**	**10,134**	**6,528**	**0.150**
0.83	50.00	5.00	5.99	17,955	5.63	11,823	6,132	0.141
1.00	60.00	4.50	5.39	19,391	5.63	13,512	5,879	0.135
1.17	70.00	4.00	4.79	20,110	5.63	15,201	4,909	0.113
1.33	80.00	3.70	4.43	21,259	5.63	16,890	4,369	0.100
1.50	90.00	3.50	4.19	22,623	5.63	18,579	4,044	0.093
2.00	120.00	2.90	3.47	24,993	5.63	23,646	1,347	0.031
2.50	150.00	2.30	2.75	24,778	5.63	28,713	-3,935	-0.090

Storage Capacity Required: 6528.24 cubic feet 0.15 acre-feet

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DRN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - DRAINAGE

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES
THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE: 03/19/2021

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
C4 OF 4

Plotted: 3/19/2021 11:07 AM Dwg Name: P:\611009 Tom Jones Support\026 Friendship Baptist Church\Civil\Civil\Plan Set Drawings\Drainage.dwg Updated By: MDudley

LEGEND

534	PROPOSED CONTOURS
534	EXISTING CONTOURS
	PROPOSED FLOWLINE
	FINISHED FLOOR ELEVATION

DETENTION POND SECTION @ OUTFALL

DETENTION POND
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FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DWN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - GRADING

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THOMAS P. JONES, P.E.

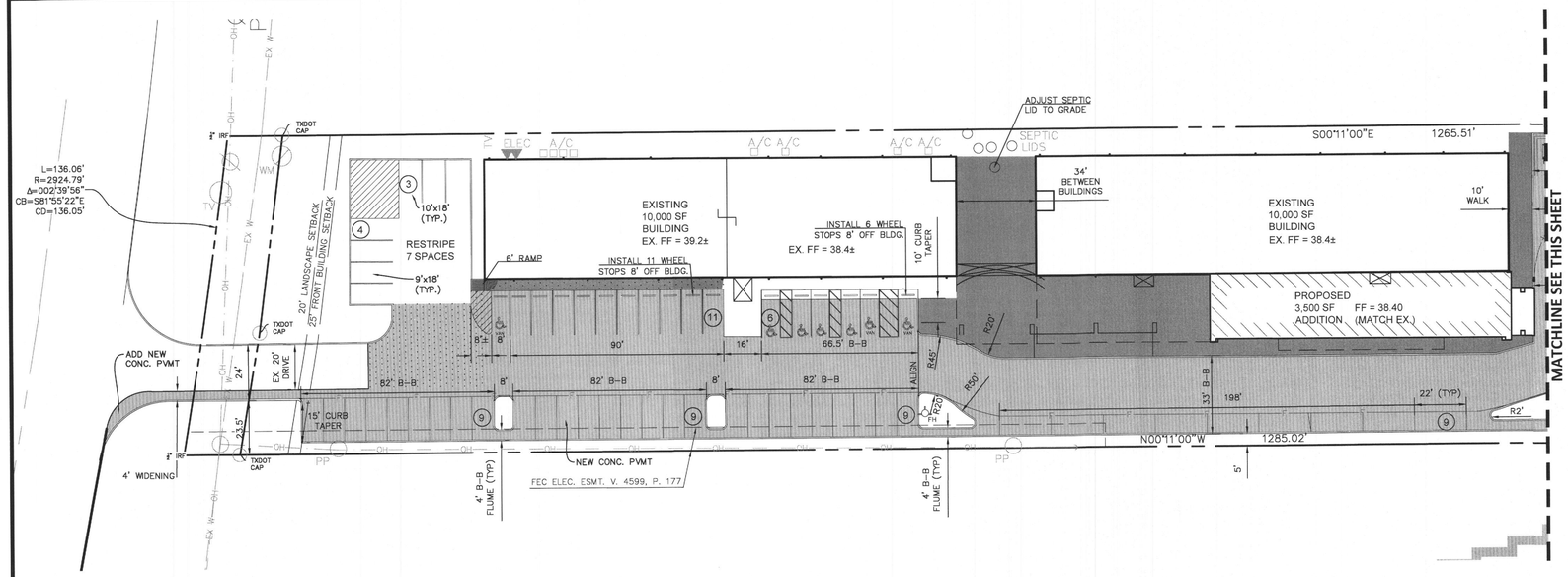
TEXAS P.E. No. 58887

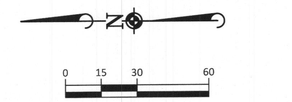
ISSUED THIS DATE:
03/19/2021

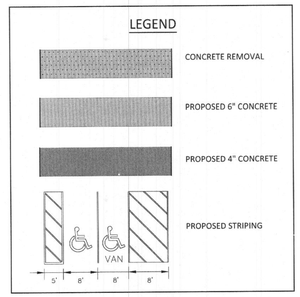
PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

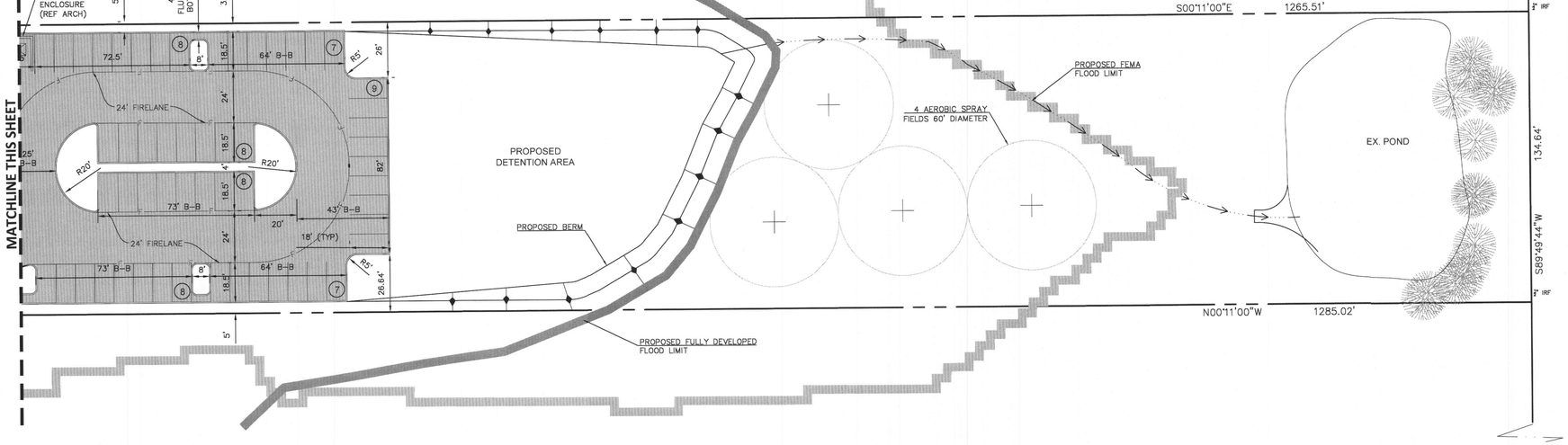
SHEET
C2 OF 4

Plotted: 3/19/2021 11:07 AM Dwg Name: P:\2019\019 Tom Jones Support\026 Friendship Baptist Church\Dwg\Civil\Plan Set Drawings\Grading.dwg Updated By: MDudley









NOTES

1. BOUNDARY & TOPO PER H.D. Fetty Land Surveyor, LLC DATED 8/31/2020 AND 11/16/20.
2. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT AND FACE OF BUILDING.
3. ALL RADII NOT SHOWN ARE 2' MEASURED AT BACK OF CURB.

TOMDEN ENGINEERING, L.L.P.
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DALLAS, TX. 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DWN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - PAVING

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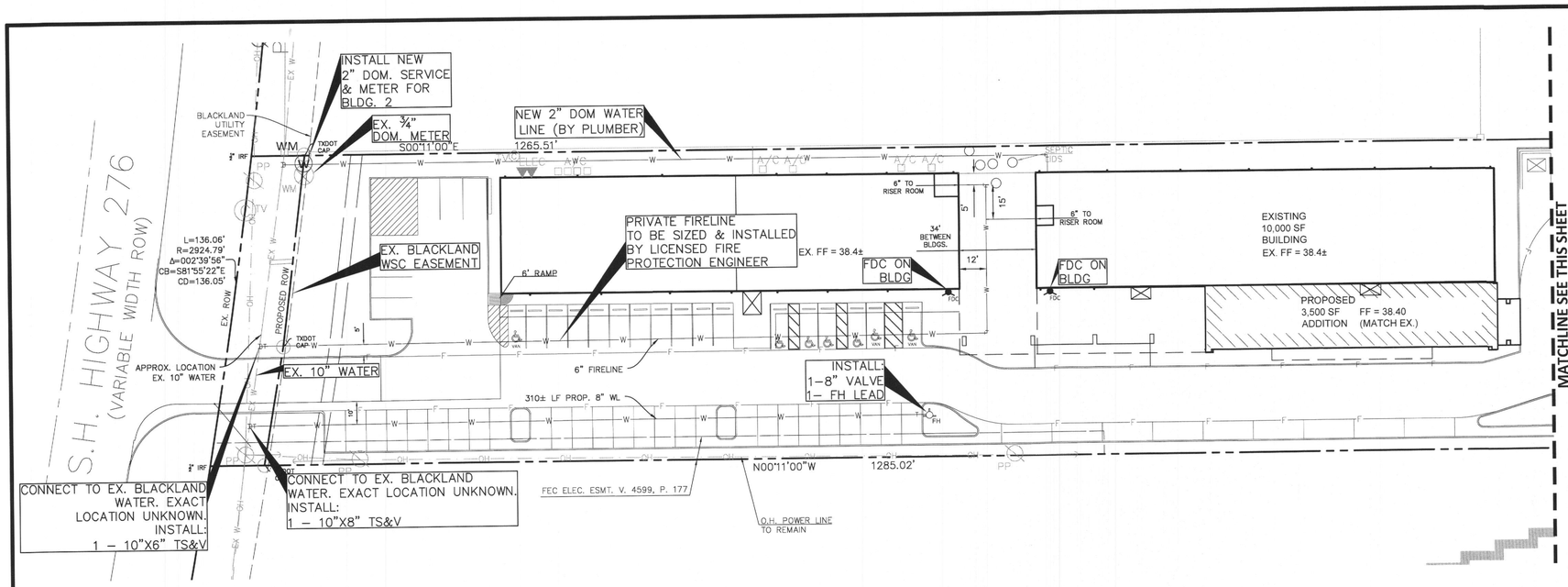
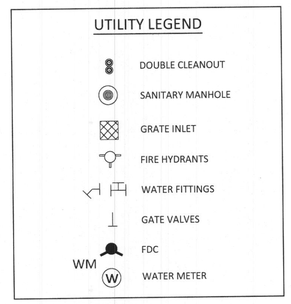
THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE:
03/19/2021

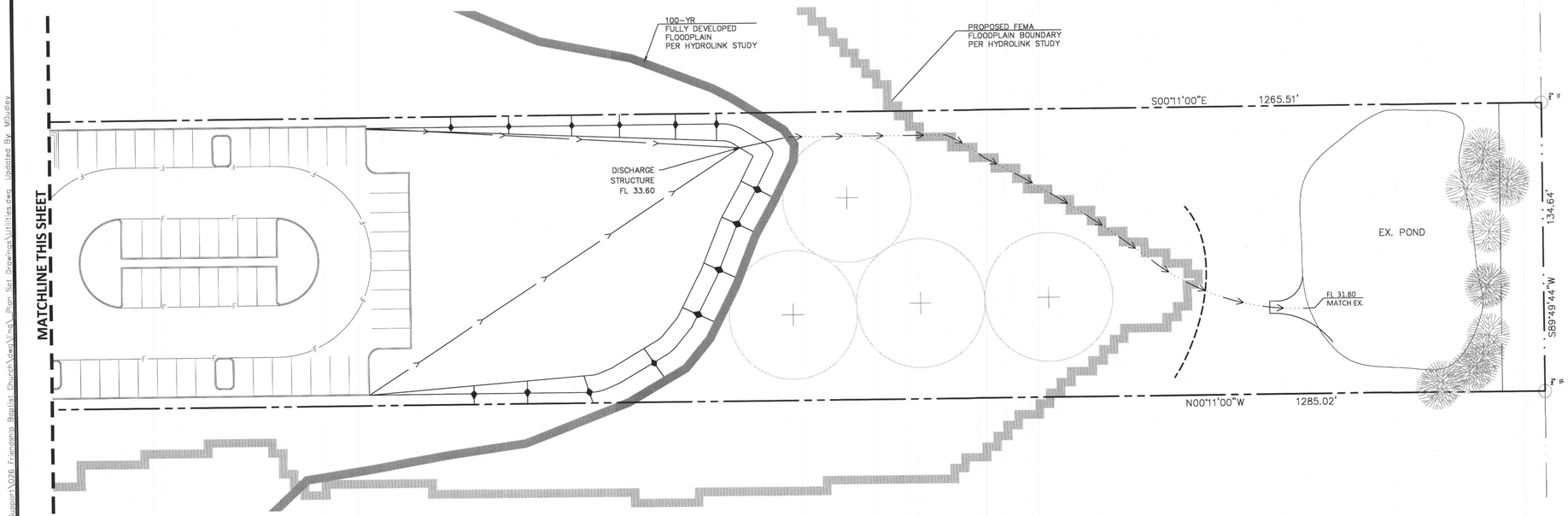
PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
C1 OF 4

Plotted: 3/19/2021 11:06 AM Dwg Name: P:\611009 Tom Jones Support\026 Friendship Baptist Church\Civil\Eng_From Sid Dreyfus\Paving.dwg Updated By: MDudley







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tjones@tomden.com

DATE	REVISIONS	DRWN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - UTILITIES

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THOMAS P. JONES, P.E.

TEXAS P.E. No. 58887

ISSUED THIS DATE: 03/19/2021

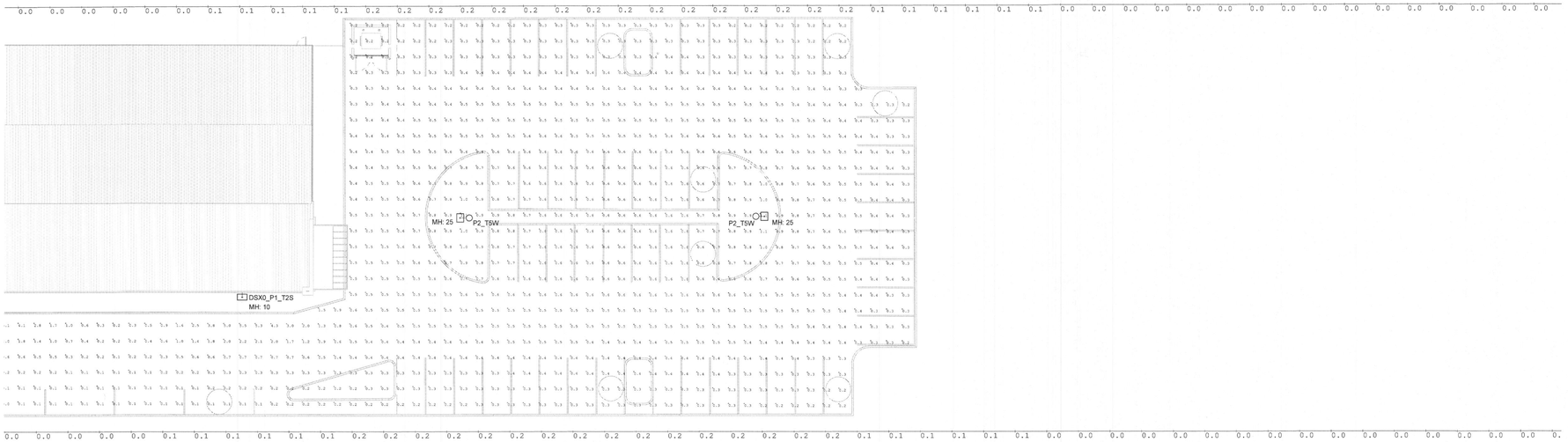
PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: TJC
DATE: 03/19/2021

SHEET
C3 OF 4

Plotted: 3/19/2021 11:06 AM Dwg Name: P:\614.009 Tom Jones Support\026 Friendship Baptist Church\Dwg\Eng\ Plan Set Drawings\Utilities.dwg Updated By: MDudley

2 SITE PHOTOMETRIC PLAN - NORTH

SCALE: 1" = 20'-0" 2/E0.2



Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Canopy	2.20	4.3	0.2	11.00	21.50
Parking	0.51	5.5	0.0	N.A.	N.A.
PropertyLineEast	0.05	0.2	0.0	N.A.	N.A.
PropertyLineNorth	0.10	0.1	0.1	1.00	1.00
PropertyLineSouth(beyond extent)	0.00	0.0	0.0	N.A.	N.A.
PropertyLineWest	0.07	0.2	0.0	N.A.	N.A.

Luminaire Schedule							
Tag	Qty	Manufacturer	Description	LLF	Lum. Lumens	Lum. Watts	Total Watts
P2_T5W	3	Lithonia Lighting	DSX1 LED P2 40K T5W MVOLT	0.850	9174	70	210
P2_T2S	1	Lithonia Lighting	DSX1 LED P2 40K T2S MVOLT	0.850	8922	70	70
DSX0_P1_T2S	3	Lithonia Lighting	DSX0 LED P1 40K T2S MVOLT	0.850	4725	38	114
P2_T3M	1	Lithonia Lighting	DSX1 LED P2 40K T3M MVOLT	0.850	8640	70	70
LDN4	6	Lithonia Lighting	LDN4CYL 40_10 LO4AR LSS	0.850	1047	10.58	63.48

NOTE: MOUNTING HEIGHT DENOTED IN FEET AT EACH LIGHT AS MH

1 SITE PHOTOMETRIC PLAN - SOUTH

SCALE: 1" = 20'-0" 1/E0.2

Revision Schedule		
Rev. #	Revision Description	Revision Date

STATE OF TEXAS
MATTHEW J. NICHOLS
104381
LICENSED
PROFESSIONAL ENGINEER

Mar 19, 2021

Matthew J. Nichols, P.E. (F-12018)
TX License # 104381

Matthew J. Nichols
teamofchoice.com
P.E.

SUITE 5517
1805 N 2ND ST
ROGERS, AR 72756

479-636-5004
JOB NO.: 25926
DESIGNED BY: MCR

ROCKWALL FRIENDSHIP

5651 TC-276
ROYSE CITY, TX 75189

2020-013-00
FEBRUARY 05, 2021

ELECTRICAL SITE PHOTOMETRIC PLAN

E0.2

PROJECT COMMENTS

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

DATE: 3/25/2021

PROJECT NUMBER:	SP2021-008	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Rockwall Friendship Baptist Church	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	5645 STATE HIGHWAY 276, ROCKWALL, 75032	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Thomas Jones of Tomden Engineering on behalf of Rockwall Friendship Baptist Church for the approval of a Site Plan for an existing House of Worship on a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/25/2021	Approved w/ Comments

03/25/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an House of Worship on a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH276 OV) District, addressed as 5651 SH-276.

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

M.3 For reference, include the case number (SP2021-008) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the SH-267 Overlay (SH276 OV) District Standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Site Plan:

1. Remove the previous signing date from the signature block. (Subsection 03.04.A, of Article 11)
2. Include the site area square footage. (Subsection 03.04. B, of Article 11)
3. The dimension of a parking space that is adjacent to a building or dual head must be 9'x20'. (Subsection 05.03. B, of Article 06)
4. Pad or ground mounted utility equipment must be screened from adjacent properties and streets. (Subsection 01.05. C, of Article 05)
5. Indicate if there will be roof mounted utility equipment and provide the required screening. (Subsection 01.05. C, of Article 05)
6. Dumpsters must be located within a minimum 12'x10' enclosure. The enclosure must be 6' in height and be constructed of masonry material that matches the primary building. The enclosure should also incorporate a self-latching opaque gate. (Subsection 01.05. B, of Article 05)

M.6 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. Also verify the parking data between the site plan and landscape plan, and correct the zoning classification. (Section 2.1 of this checklist)
2. Include the quantity of trees and shrubs to be planted in the landscape table. Also canopy trees must be 4" caliper and shrubs are a 5-gallon minimum. (Subsection 05.03. B, of Art. 08)
3. All parking spaces are to be within 80ft of a canopy tree. Not all of the parallel parking spaces meet this requirement. (Subsection 05.03. E. 4, of Art. 08)
4. Identify visibility triangles on all lots for all driveway intersections and public streets. (Subsection 01.08, of Article 05)
5. The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City. The South-East side of the property does not show any grass, please indicate what is to be done. (Sec. 4.2, Coverage, Engr Standards of Design and Construction)

M.7 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. If there is up-lighting it cannot exceed 15 watts. (Subsection 03.03. A, of Article 07)
3. Provide elevation drawings or cut-sheets of proposed light fixtures. (Subsection 03.03, of Article 07)

M.8 Building Elevations:

1. Each elevation must include a minimum of 90% masonry material; this would apply to the new addition. If this is not met on all sides of the proposed addition a variance would need to be requested and two (2) compensatory measures would need to be provided. (Subsection 06.02. C, of Article 05)
2. Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, of Art. 05)
3. Indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view. Consider crosshatching on the elevations where any roof mounted units will be located. (Subsection 01.05. C, of Article 05)
4. The proposed addition does not meet the horizontal articulation requirements. This would be a variance to the code requiring two (2) compensatory measures. (Subsection 04.01. C. A, of Article 05)

M.9 The signature block must be every sheet of the submittal. (Subsection 03.04. A, of Article 11)

I.9 Please notify staff if no variances/exceptions are being requested and that all comments will be addressed. If none are being requested and all comments are addressed then this site plan may be handled administratively.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on April 6, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 6, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 13, 2021 Planning & Zoning Meeting.

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

1) Architectural Review Board meeting will be held on March 30, 2021.
2) Planning & Zoning Work Session meeting will be held on March 30, 2021.
3) Planning & Zoning meeting/public hearing meeting will be held on April 13, 2021.

I.13 All meetings will be held in person and in the City's Council Chambers. Planning and Zoning and City Council are scheduled to begin at 6:00 p.m., the Architectural Review Board will begin at 5:00 p.m. The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - 20x9' min. for ADA parking spaces.
M - Will need a TxDOT permit for work in the ROW. This will be needed after civil plan review.
M - 22x9' min. 24' drive isle and 9' wide parking spaces.
M - Existing aerobic spray fields? If they are proposed, they may not be allowed in the floodplain limits.
M - Must show existing and proposed utilities.

The following items are informational for the engineering review process.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees for expansion (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - Must plat

Drainage Items:
I - Detention is required for new paving and building expansion.

I - No detention, grading, filling, etc. in the floodplain
I - Flood study will be required to delineate the 100 yr. fully developed flood plain. Review retainer will be due with 1st submittal.
I - Manning's C-value is per zoning type.
I - Dumpster areas to drain to oil/water separator and then to the storm lines.

Roadway Paving Items:
I - Parking to be 20'x9' facing the building or nose-to-nose.
I - No dead-end parking allowed.
I - Drive isles to be 24' wide.
I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
I - Fire lane to be in a platted easement.

Water and Wastewater Items:
M - Show proposed utility lines (Water, Sewer, etc.)
I - No additional water meters allowed until Blackland get an approved contract with City of Rockwall.
I - Need letter from Rockwall County stating that the existing OSSF has the capacity for the expansion.
I - Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)

Landscaping:
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
I - No shrubs or trees to be planted within 4' from back of curb on any parking space with a length = 18'

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

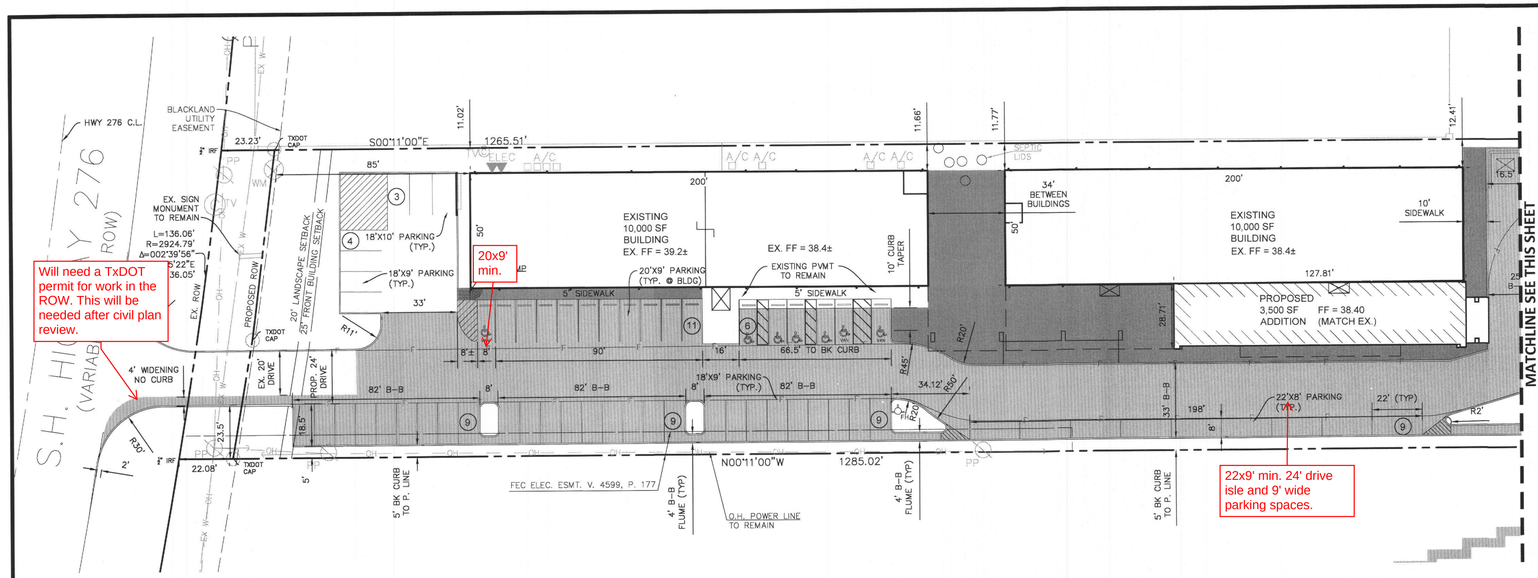
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	03/25/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: No comments



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PROJECT INFORMATION
NAME OF PROJECT
PROPOSED LAND USE
GENERAL
ZONING DISTRICT
OVERLAY
OVERALL SITE
TOTAL SITE AREA
IMPERVIOUS SURFACE
PERVIOUS SURFACE ARE
BUILDING
ADDITIONAL SQUARE F
TOTAL SQUARE FOOTA
TOTAL GROSS INTENSIT
SANCTUARY SEATING
PROPERTY DEVELOPME
MAXIMUM LOT COVER
MINIMUM LOT AREA
MINIMUM LOT WIDTH
MINIMUM LOT DEPTH
SETBACKS
FRONT
REAR
SIDE
STRUCTURE HEIGHT
PARKING & ACCESS
REQUIRED
TOTAL PARKING
(400 SEATS @ 3
PROVIDED
TOTAL PARKING
NO. OF HANDIC
NO. OF HANDIC

NOTES:
1. ALL DIMENSIO
2. FIRE HYDRANT
3. LANDSCAPE SE
4. ALL NEW PAVI

LEGEND
PROPOSED 6" CONCRETE
PROPOSED 4" CONCRETE
PROPOSED STRIPING
VAN
5' 8' 8' 8'

SITE PLAN SIGNATURE BLOCK
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 11TH DAY OF FEBRUARY, 2021.
WITNESS OUR HANDS, THIS ____ DAY OF _____,
PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING & ZONING

SI
3.9
ROCKWALL FRIEN
VOL. 1084, PG. 200 D.R.R.C.T.

OWNER/DEVELOPER
ROCKWALL FRIENDSHIP BAPTIST CHURCH
MR. SHANON THOMAS, SENIOR PASTOR
5651 STATE HWY 276
ROYSE CITY, TX 75189
972-772-7520

SURVEYOR
H.D. FETTY LAND SURVEYOR, LLC
TRACY FETTY
6770 FM 1565
ROYSE CITY, TEXAS 75189
972-635-2255

DATE: 03/19/2021
SHEET
SP1
611.009028.00

© 2021 MANHARD CONSULTING, LTD.

Plotted: 3/19/2021 11:09 AM Dwg Name: ph:\611.009 Tom Jones Support\026 Friendship Baptist Church\dwg\Final\ Plan Set Drawings\Plan Sets\SITE PLAN.dwg Plotted By: Michael Dudley

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-008

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] 328.80
- ☐ 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	5651 SH 276				
SUBDIVISION	NA		LOT	NA	BLOCK NA
GENERAL LOCATION	SOUTH SIDE OF SH 276 140' EAST OF SOUTHERN DRIVE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - COMMERCIAL	CURRENT USE	CHURCH
PROPOSED ZONING	C	PROPOSED USE	CHURCH
ACREAGE	3.94	LOTS [CURRENT]	1
		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	Rockwall Friendship Baptist Church	☐ APPLICANT	~~Rockwall Friendship Baptist~~ Church
CONTACT PERSON	Shanon Thomas	CONTACT PERSON	~~Shanon Thomas~~
ADDRESS	5651 SH 276	ADDRESS	THOMAS JONES TOMDEN ENGINEERING
CITY, STATE & ZIP	ROYSE CITY TX 75189	CITY, STATE & ZIP	5815 MEADOWCREST, DALLAS, 75230
PHONE	972-772-~~7850~~ 7520	PHONE	~~972-772-7520~~ 214.679.1679
E-MAIL	sthomas@RockwallFBC.org	E-MAIL	~~sthomas@RockwallFBC.org~~ TJONES@TOMDEN.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shanon Thomas [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 $ 328.80 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* February *20* 21 *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."*

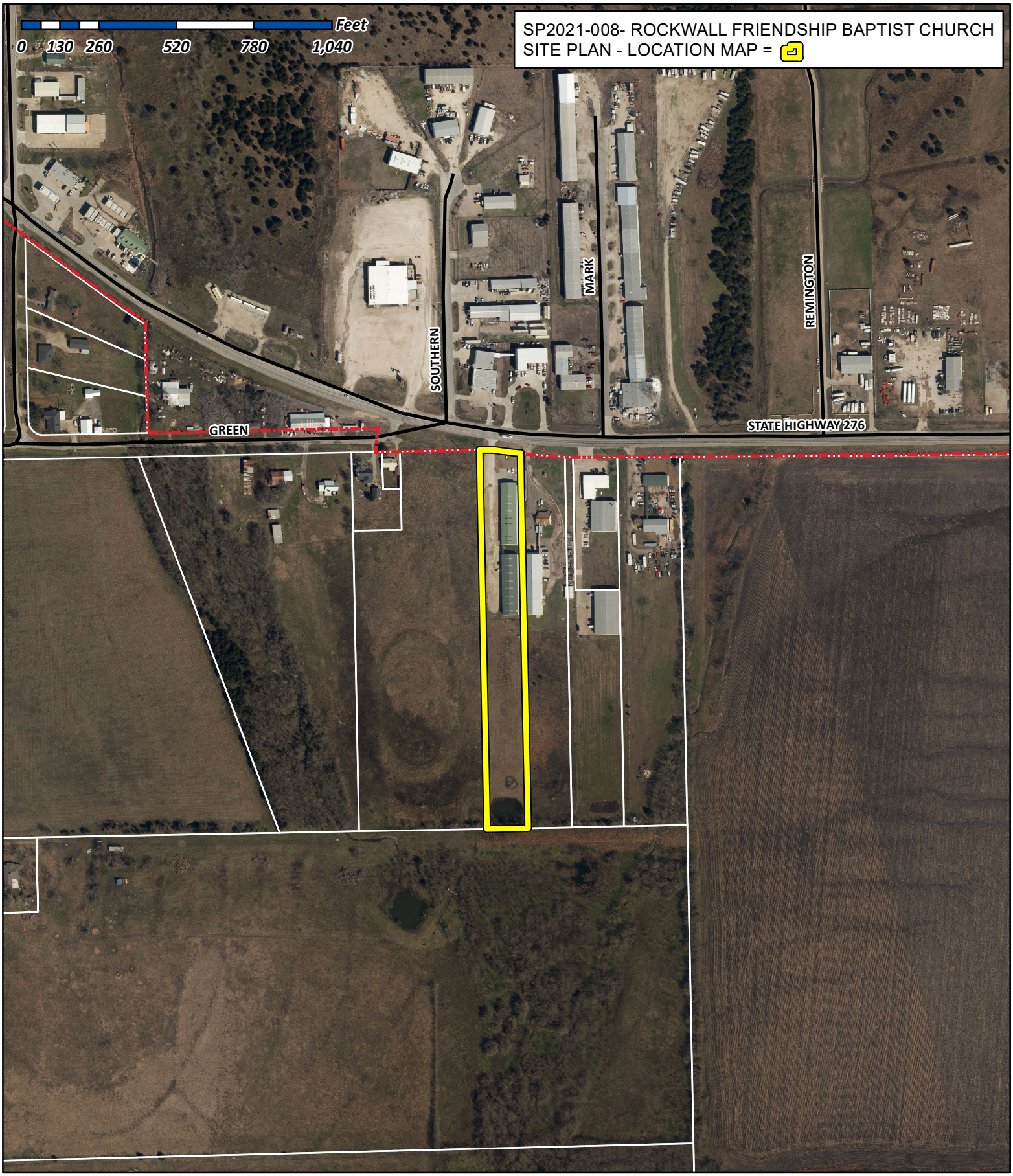
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF February 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS LaSandra Conley

LASANDRA CONLEY
NOTARY PUBLIC STATE OF TEXAS
Notary ID #5821168
My Commission Expires
September 24, 2022

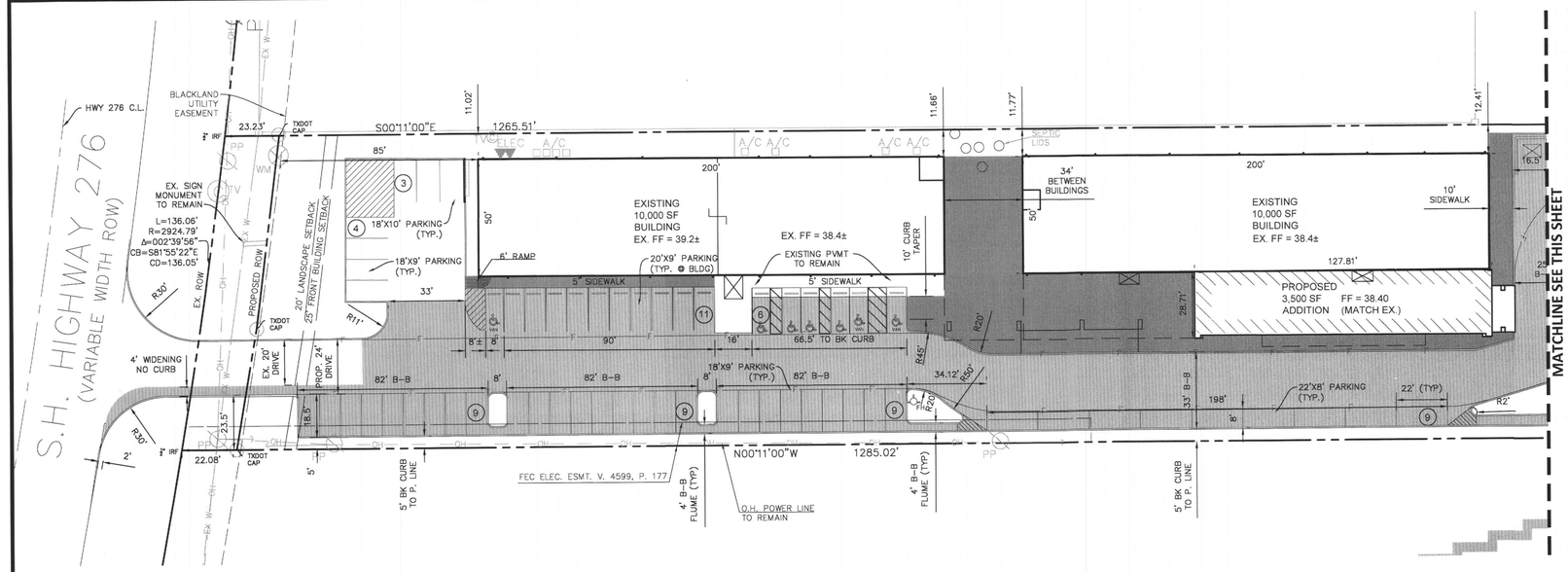
MY COMMISSION EXPIRES 24 Sept. 2022



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.



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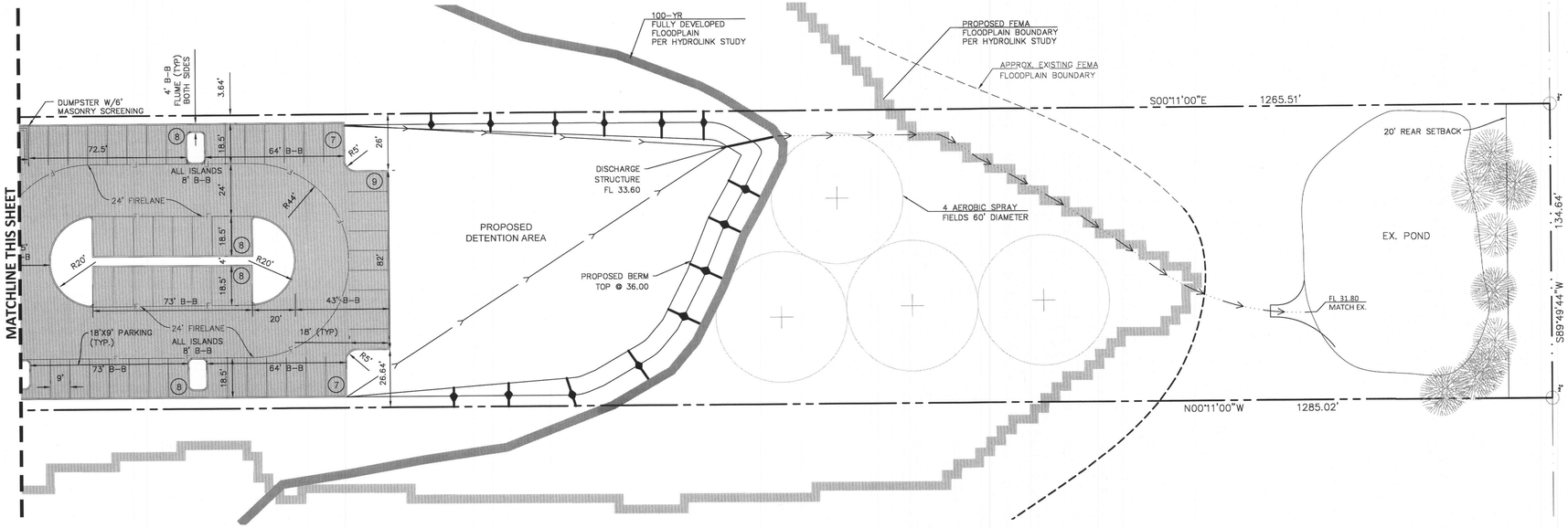
SCALE: 1"=30'



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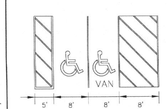
WITNESS OUR HANDS, THIS ____ DAY OF _____,

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

LEGEND

- PROPOSED 6" CONCRETE
- PROPOSED 4" CONCRETE
- PROPOSED STRIPING



CASE NO: SP 2021-

SITE PLAN
3.94 ACRES

ROCKWALL FRIENDSHIP BAPTIST CHURCH

VOL. 1084, PG. 266 D.R.R.C.T.

OWNER/DEVELOPER	SURVEYOR
ROCKWALL FRIENDSHIP BAPTIST CHURCH	H.D. FETTY LAND SURVEYOR, LLC
MR. SHANON THOMAS, SENIOR PASTOR	TRACY FETTY
5651 STATE HWY 276	6770 FM 1565
ROYSE CITY, TX 75189	ROYSE CITY, TEXAS 75189
972-772-7520	972-635-2255

PROJECT INFORMATION

NAME OF PROJECT	ROCKWALL FRIENDSHIP BAPTIST CHURCH
PROPOSED LAND USE	CHURCH
GENERAL	**PROPOSED**
ZONING DISTRICT	COMMERCIAL (C)
OVERLAY	SH 276 OVERLAY
OVERALL SITE	
TOTAL SITE AREA	3.94 AC.
IMPERVIOUS SURFACE	51.5% (2.03 AC)
PERVIOUS SURFACE AREA	48.5% (1.91 AC)
BUILDING	
ADDITIONAL SQUARE FOOTAGE	3,500 S.F.
TOTAL SQUARE FOOTAGE	23,500 S.F.
TOTAL GROSS INTENSITY (FAR)	0.14 OR 14%
SANCTUARY SEATING	400 SEATS
PROPERTY DEVELOPMENT REGULATIONS	
MAXIMUM LOT COVERAGE	60%
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60
MINIMUM LOT DEPTH	100
SETBACKS	
FRONT	25
REAR	20
SIDE	0
STRUCTURE HEIGHT	240' MAX
PARKING & ACCESS	
REQUIRED	
TOTAL PARKING (400 SEATS @ 1 PER 4 SEATS)	100
PROVIDED	
TOTAL PARKING	115
NO. OF HANDICAP (REGULAR)	4
NO. OF HANDICAP (VAN)	3

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT.
2. FIRE HYDRANTS TO BE LOCATED 5 FT FROM BACK OF CURB PER CITY STANDARDS.
3. LANDSCAPE SETBACKS PER SH 276 OVERLAY.
4. ALL NEW PAVING TO BE 5", 6" AND 7" CONCRETE

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TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DRWN BY

FRIENDSHIP BAPTIST CHURCH
5651 SH 276, ROCKWALL, TEXAS
SITE PLAN

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
SP1

611.009026.00

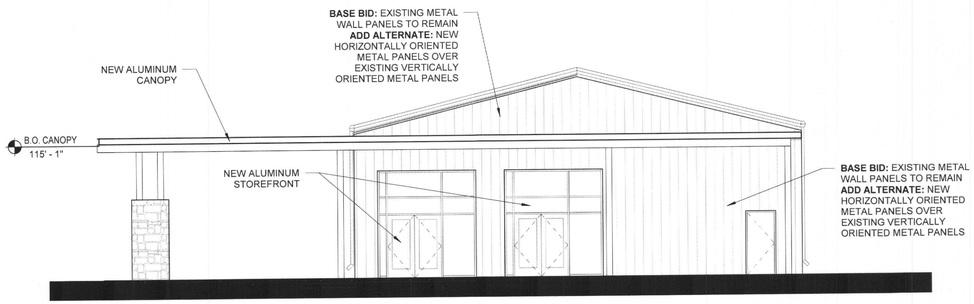
Plotted: 3/19/2021 11:09 AM Dwg Name: P:\611.009 Tom Jones Support\026 Friendship Baptist Church\Dwg\Dwg Plan Set Drawings\Plan Sets\SITE PLAN.dwg Plotted By: Michael Hurley

EXTERIOR FINISHES

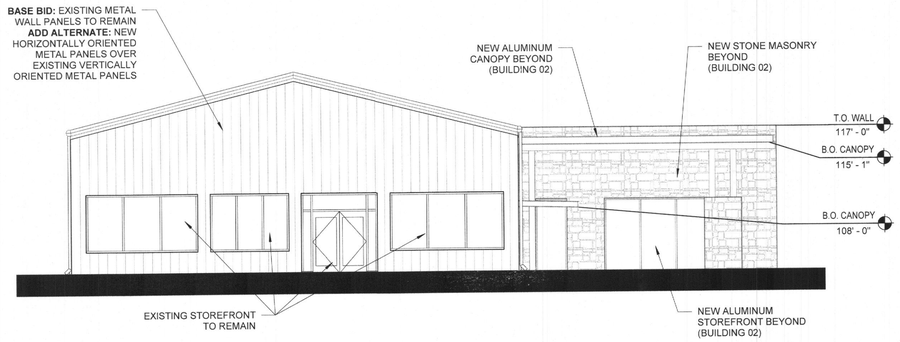
BASIS OF DESIGN: BASE BID

STONE: ALAMO STONE, COLOR= ALAMO CREAM
FIBER CEMENT BOARD: HARDIE BOARD, COLOR= KHAKI BROWN
STOREFRONT: ALUMINUM, COLOR = BLACK
METAL WALL PANELS: BERRIDGE, COLOR = SIERRA TAN (EXISTING)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = FOREST GREEN (EXISTING)

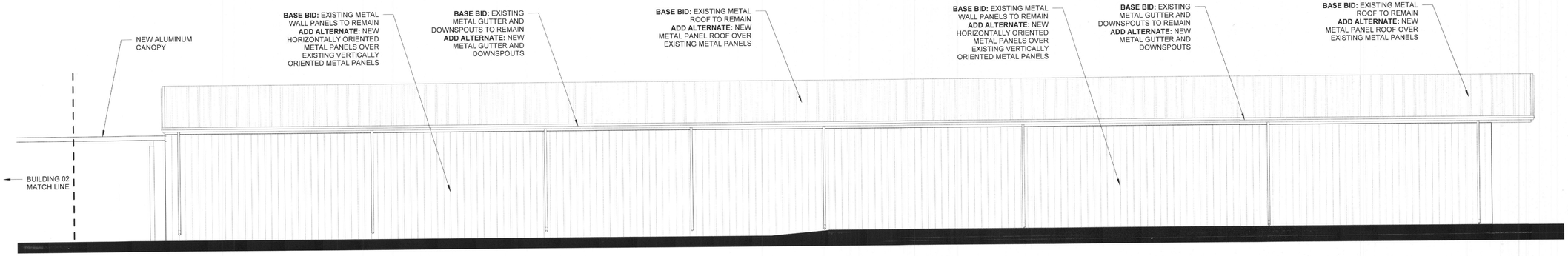
ADD ALTERNATE:
INSTALLATION OF NEW HORIZONTALLY ORIENTED METAL WALL PANELS AND AN OVERLAY METAL ROOF PANEL SYSTEM TO THE ENTIRETY OF THE EXISTING BUILDINGS.
METAL WALL PANELS: BERRIDGE, COLOR = CITYSCAPE (ADD ALTERNATE)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = CHARCOAL GREY (ADD ALTERNATE)



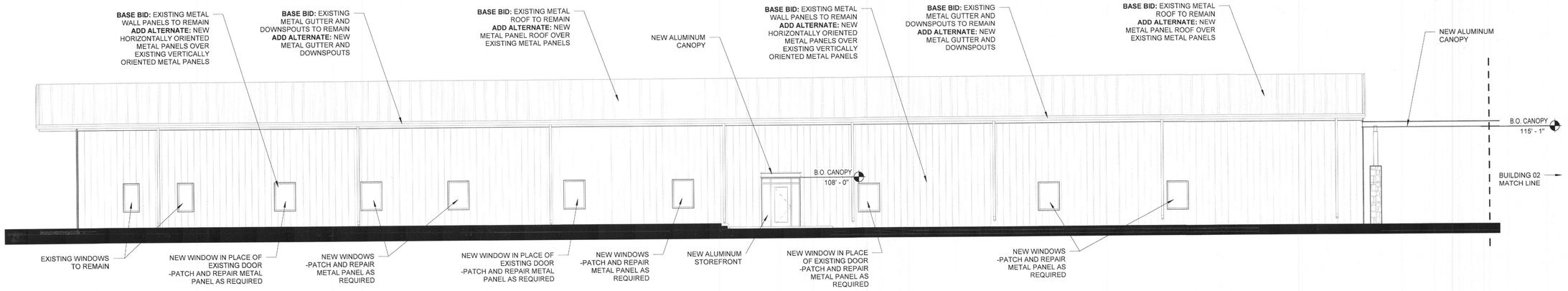
SOUTH ELEVATION - BUILDING 01 | 4
SCALE: 1/8" = 1'-0" | A3.00



NORTH ELEVATION - BUILDING 01 | 3
SCALE: 1/8" = 1'-0" | A3.00



EAST ELEVATION - BUILDING 01 | 2
SCALE: 1/8" = 1'-0" | A3.00



WEST ELEVATION - BUILDING 01 | 1
SCALE: 1/8" = 1'-0" | A3.00

FOR INTERIM REVIEW ONLY, NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

ANDREW OXLEY

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OXLEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OXLEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OXLEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OXLEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

Revision Schedule		
Rev. #	Revision Description	Revision Date
1	Revision 1	Date 1

GOFF | COMPANIES

OWT. ARCHITECTS
509 PECAN STREET
SUITE 100
FORT WORTH, TX 76102
817.993.9844
www.owtarchitects.com

ROCKWALL FRIENDSHIP BAPTIST CHURCH

5651 TX-276
ROYSE CITY, TX 75189

2020-013-00
MARCH 5, 2021

EXTERIOR ELEVATIONS - BLDG 01

A3.00

EXTERIOR FINISHES

BASIS OF DESIGN: BASE BID

STONE: ALAMO STONE, COLOR= ALAMO CREAM
FIBER CEMENT BOARD: HARDIE BOARD, COLOR= KHAKI BROWN
STOREFRONT: ALUMINUM, COLOR = BLACK
METAL WALL PANELS: BERRIDGE, COLOR = SIERRA TAN (EXISTING)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = FOREST GREEN (EXISTING)

ADD ALTERNATE:
INSTALLATION OF NEW HORIZONTALLY ORIENTED METAL WALL PANELS AND AN OVERLAY METAL ROOF PANEL SYSTEM TO THE ENTIRETY OF THE EXISTING BUILDINGS.
METAL WALL PANELS: BERRIDGE, COLOR = CITYSCAPE (ADD ALTERNATE)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = CHARCOAL GREY (ADD ALTERNATE)

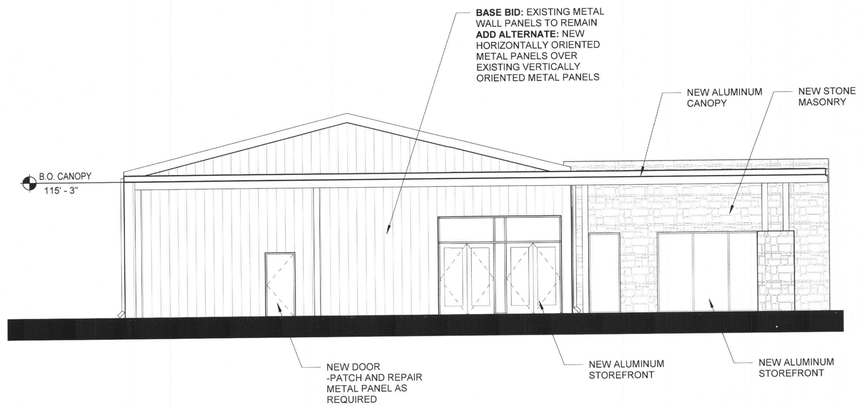
MASONRY CALCULATIONS

ADDITION ONLY:

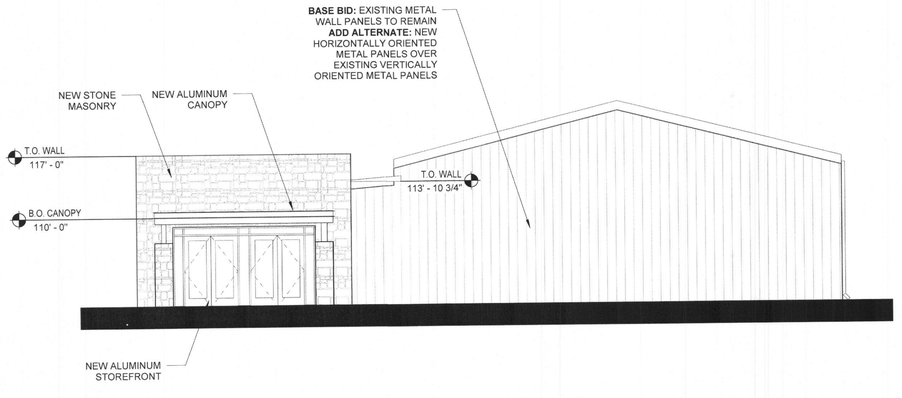
NORTH: 355 SF
FIBER CEMENT BOARD = 0 (0%)
STONE = 355 (100%)
SOUTH: 248 SF
FIBER CEMENT BOARD = 0 (0%)
STONE = 248 (100%)
WEST: 1,193 SF
FIBER CEMENT BOARD = 638 (53.5%)
STONE = 555 (46.5%)
EAST: N/A

TOTAL: 1,796 SF
FIBER CEMENT BOARD = 638 (35.5%)
STONE = 1,158 (64.5%)

*TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.



N O R T H E L E V A T I O N - B U I L D I N G 0 2 — 4
SCALE: 1/8" = 1'-0" — A3.01



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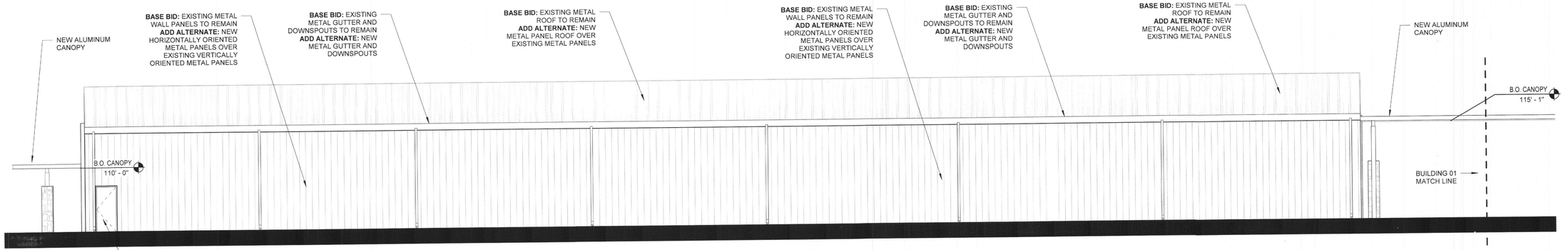

E A S T E L E V A T I O N - B U I L D I N G 0 2 — 2
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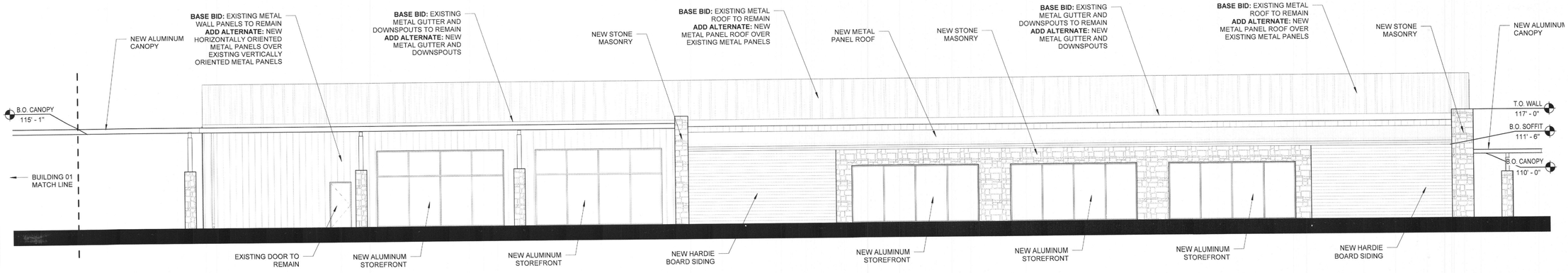

W E S T E L E V A T I O N - B U I L D I N G 0 2 — 1
SCALE: 1/8" = 1'-0" — A3.01

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ANDREW OXLEY

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Revision Schedule		
Rev. #	Revision Description	Revision Date
1	Revision 1	Date 1

GOFF | COMPANIES

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509 PECAN STREET
SUITE 100
FORT WORTH, TX 76102
817.993.9844
www.owtarchitects.com

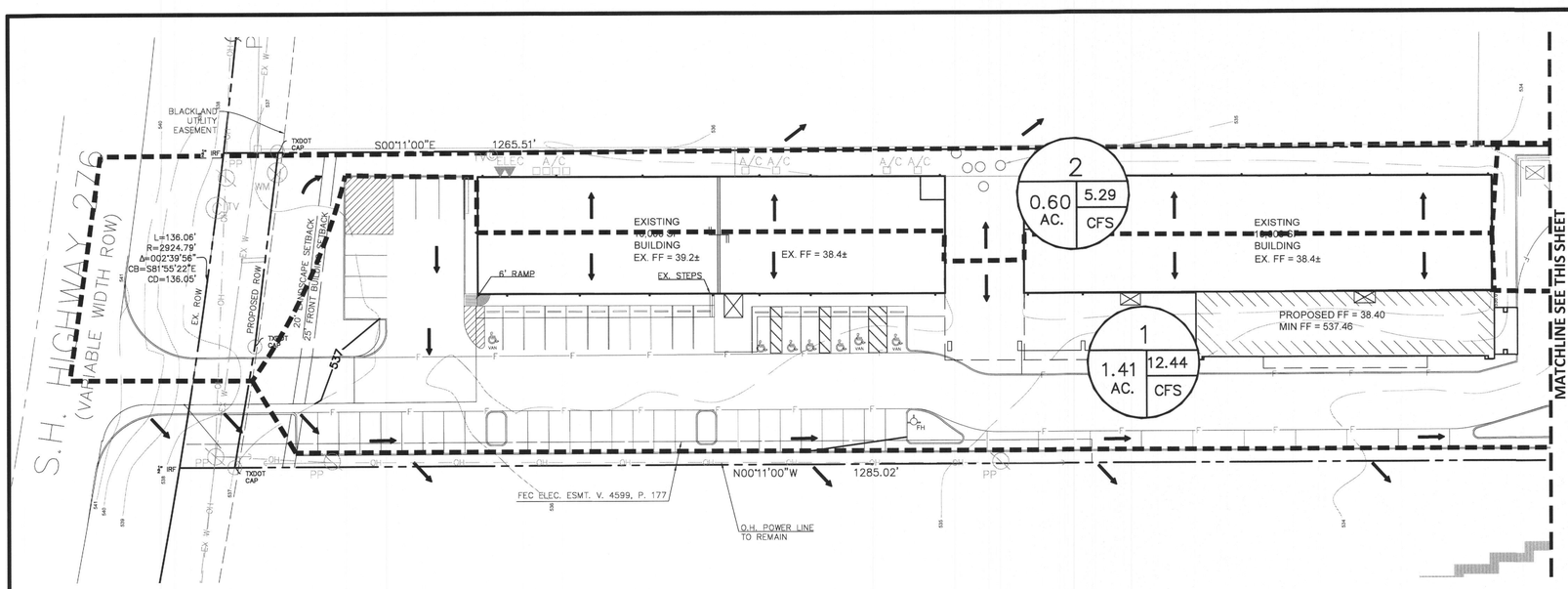
ROCKWALL FRIENDSHIP BAPTIST CHURCH

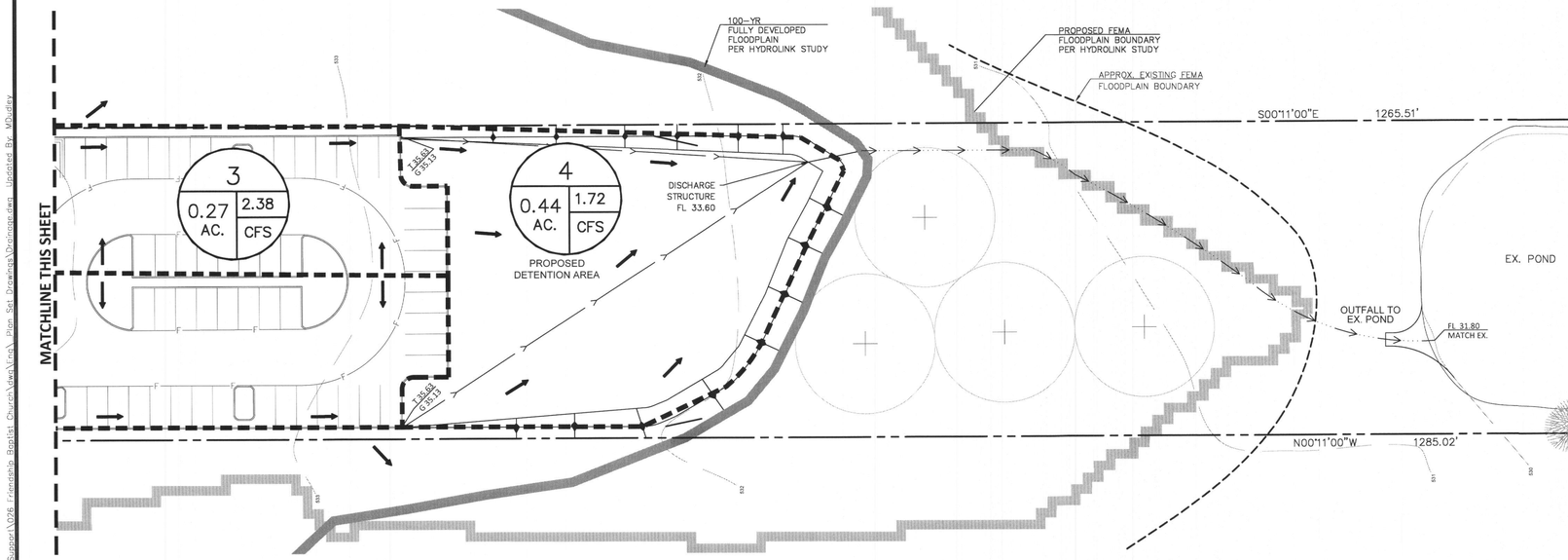
5651 TX-276
ROYSE CITY, TX 75189

2020-013-00
MARCH 5, 2021

EXTERIOR ELEVATIONS - BLDG 01

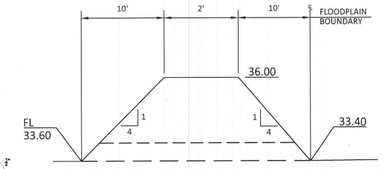
A3.01





LEGEND

534	PROPOSED CONTOURS
536	EXISTING CONTOURS
→ · →	PROPOSED FLOWLINE
FF = XX.XX	FINISHED FLOOR ELEVATION



DETENTION POND SECTION @ OUTFALL

DETENTION POND
STAGE STORAGE TABLE

Stage (ft)	Elevation (ft)	Contour Area (sq ft)	Incremental Storage (cu ft)	Total Storage (cu ft)	Notes
0	533.6	-	-	-	Discharge F.L.
0.4	534	1780.7	712.3	712.3	
0.9	534.5	6920.4	3,460.2	4,172.5	
1.15	534.75	10000.00	2,500.0	6,672.5	Required Storage
1.4	535	14909.98	7,455.0	11,627.4	
1.9	535.5	1695.8	847.9	12,475.3	
2.03	535.63	17271.8	2,245.3	14,720.7	Top of Low Curb

DETENTION SIZING

1. MUST DETAIN FOR NEW DEVELOPMENT ONLY (1.33 ACRES)
2. C FACTOR PER ZONING (COMMERCIAL) = 0.9
3. EXISTING GRAVEL AREA = 73'x435' = 0.73 AC. @ C = 0.6
4. EXISTING GRASSED AREA = 135'x195' = 0.6 AC. @ C = 0.4
5. ALLOWABLE RUNOFF FROM NEW DEVELOPMENT
   - T_c = 20 MINUTES
   - $Q = I_{100} \times ((0.73 \times 0.6) + (0.6 \times 0.4))$
   - Q_A = 5.63 CFS
6. DEVELOPED RUNOFF FROM NEW DEVELOPMENT
   - T_c = 10 MINUTES
   - $Q = I_{100} \times 1.33 \times 0.9$
   - Q_D = 11.73 CFS

DRAINAGE AREA TABLE- 100 YEAR FLOOD

Area No.	Area (Acres)	C	T_c (MIN)	I_{100} (IN/HR)	Q_{100} (CFS)	COMMENTS
1	1.41	0.9	10	9.8	12.44	TO POND
2	0.6	0.9	10	9.8	5.29	TO OFFSITE
3	0.27	0.9	10	9.8	2.38	TO POND
4	0.44	0.4	10	9.8	1.72	GRASS/POND AREA

Storage Requirements

Duration (hours)	Duration (min)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Inflow Volume (cf)	Release Rate (cfs)	Outflow Volume (cf)	Inflow-Outflow (cf)	Required Storage (ac-ft)
0.08	5.00	10.90	13.05	3,914	5.63	4,223	-308	-0.007
0.17	10.00	9.80	11.73	7,038	5.63	5,067	1,971	0.045
0.25	15.00	9.00	10.77	9,696	5.63	5,912	3,784	0.087
0.33	20.00	8.30	9.94	11,922	5.63	6,756	5,166	0.119
0.50	30.00	6.90	8.26	14,867	5.63	8,445	6,422	0.147
0.67	**40.00**	**5.80**	**6.94**	**16,662**	**5.63**	**10,134**	**6,528**	**0.150**
0.83	50.00	5.00	5.99	17,955	5.63	11,823	6,132	0.141
1.00	60.00	4.50	5.39	19,391	5.63	13,512	5,879	0.135
1.17	70.00	4.00	4.79	20,110	5.63	15,201	4,909	0.113
1.33	80.00	3.70	4.43	21,259	5.63	16,890	4,369	0.100
1.50	90.00	3.50	4.19	22,623	5.63	18,579	4,044	0.093
2.00	120.00	2.90	3.47	24,993	5.63	23,646	1,347	0.031
2.50	150.00	2.30	2.75	24,778	5.63	28,713	-3,935	-0.090

Storage Capacity Required: 6528.24 cubic feet 0.15 acre-feet

TOMDEN ENGINEERING, L.L.P.
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DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DRN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - DRAINAGE

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THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE: 03/19/2021

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
C4 OF 4

Plotted: 3/19/2021 11:07 AM Dwg Name: P:\611009 Tom Jones Support\026 Friendship Baptist Church\Civil\Civil\Plan Set Drawings\Drainage.dwg Updated By: MDudley

LEGEND

534	PROPOSED CONTOURS
534	EXISTING CONTOURS
	PROPOSED FLOWLINE
	FINISHED FLOOR ELEVATION

DETENTION POND SECTION @ OUTFALL

DETENTION POND
STAGE STORAGE TABLE

Stage	Elevation	Contour Area	Incremental Storage	Total Storage	Notes
(ft)	(ft)	(sq ft)	(cu ft)	(cu ft)	
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0.9	534.5	6920.4	3,460.2	4,172.5	
1.15	534.75	10000.00	2,500.0	6,672.5	Required Storage
1.4	535	14909.98	7,455.0	11,627.4	
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tjones@tomden.com

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PRELIMINARY ENGINEERING - GRADING

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TEXAS P.E. No. 58887

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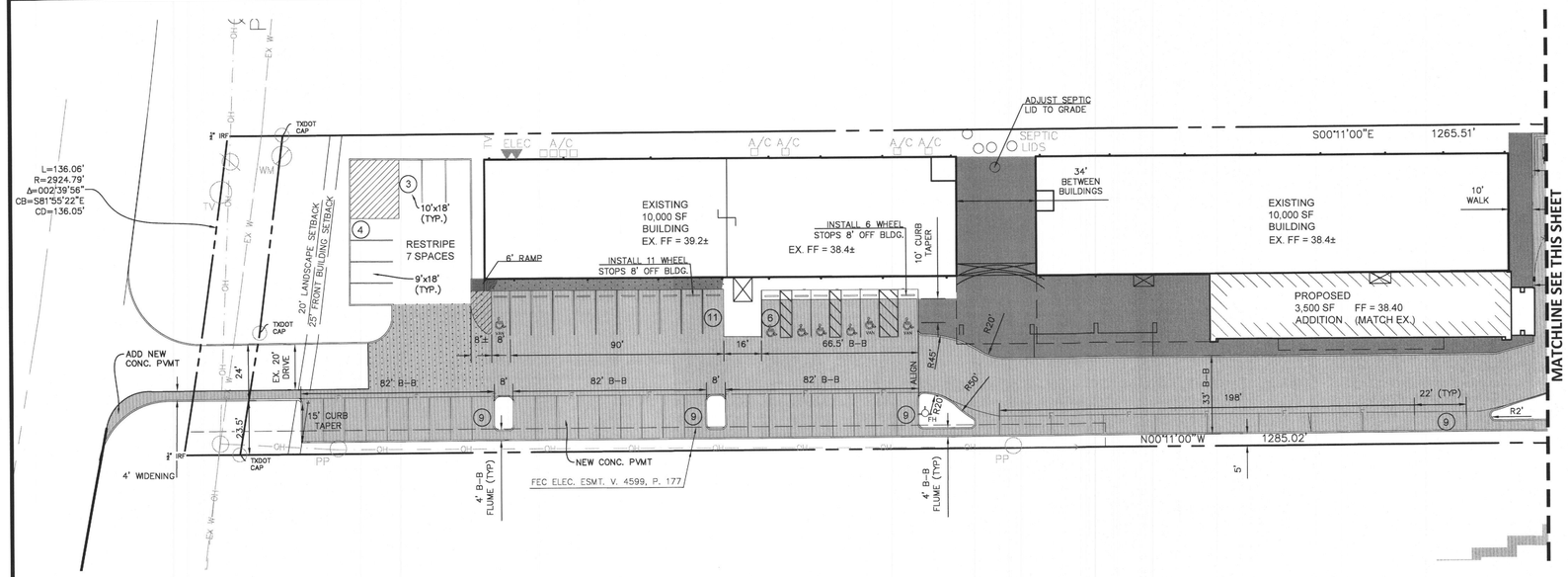
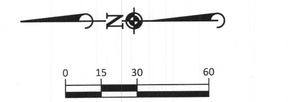
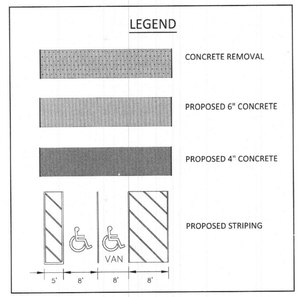
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

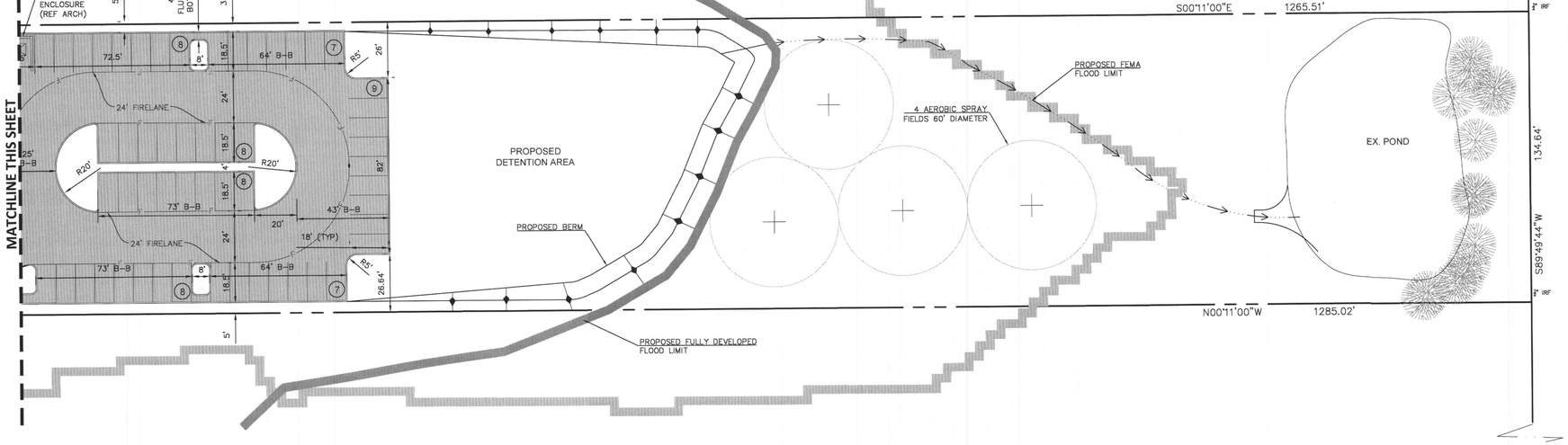
SHEET
C2 OF 4

Plotted: 3/19/2021 11:07 AM Dwg Name: P:\2019\019 Tom Jones Support\026 Friendship Baptist Church\Dwg\Civil\Plan Set Drawings\Grading.dwg Updated By: MDudley









NOTES

1. BOUNDARY & TOPO PER H.D. Fetty Land Surveyor, LLC DATED 8/31/2020 AND 11/16/20.
2. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT AND FACE OF BUILDING.
3. ALL RADII NOT SHOWN ARE 2' MEASURED AT BACK OF CURB.

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DATE	REVISIONS	DWN BY

FRIENDSHIP BAPTIST CHURCH

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PRELIMINARY ENGINEERING - PAVING

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TEXAS P.E. No. 58887
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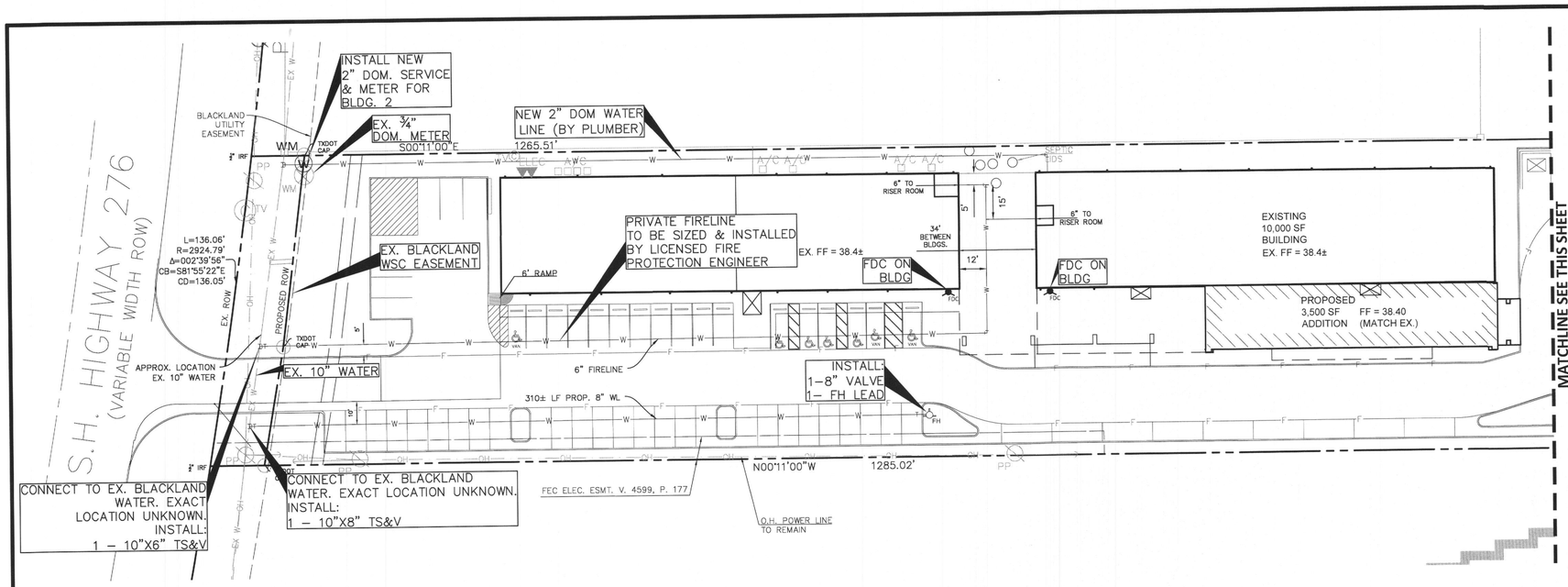
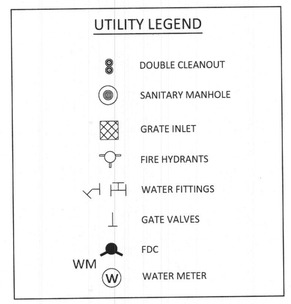
03/19/2021

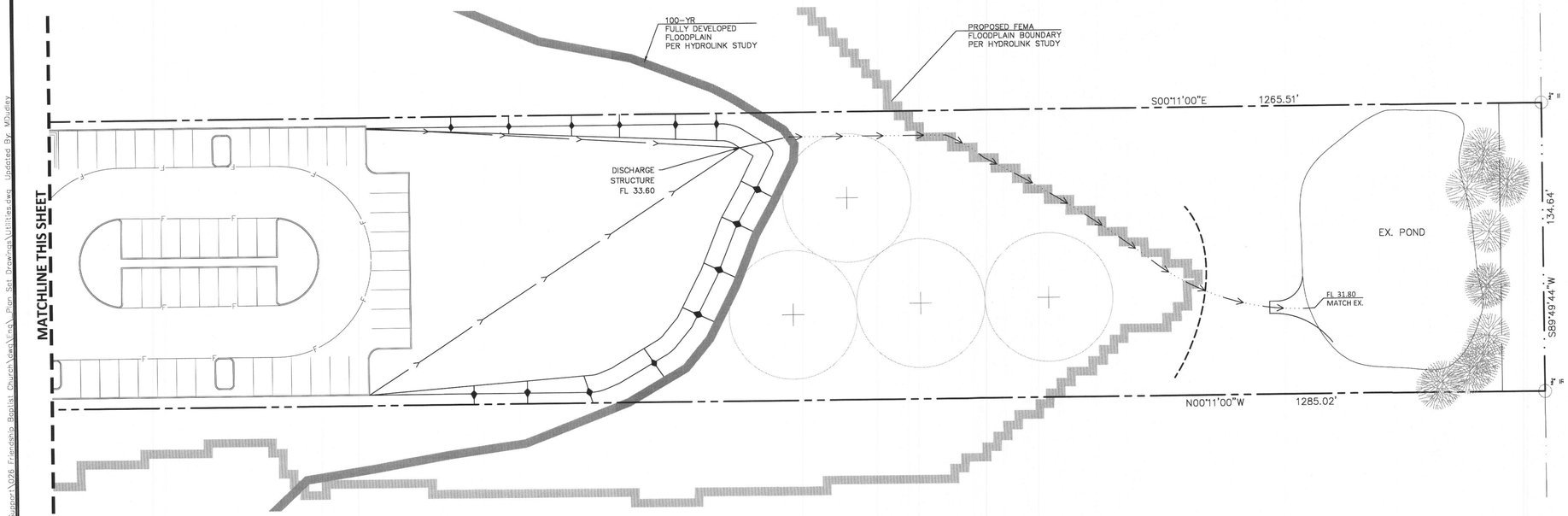
PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
C1 OF 4

Plotted: 3/19/2021 11:06 AM Dwg Name: P:\611009 Tom Jones Support\026 Friendship Baptist Church\Civil\Eng_From Sid Dreyfus\Paving.dwg Updated By: MDudley







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PRELIMINARY ENGINEERING - UTILITIES

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TEXAS P.E. No. 58887

ISSUED THIS DATE: 03/19/2021

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: TJC
DATE: 03/19/2021

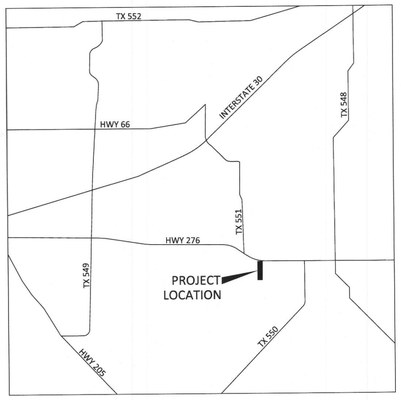
SHEET
C3 OF 4

Plotted: 3/19/2021 11:06 AM Dwg Name: P:\614.009 Tom Jones Support\026 Friendship Baptist Church\Dwg\Eng\ Plan Set Drawings\Utilities.dwg Updated By: MDudley

SITE DATA TABLE	
SITE AREA	3.94 ACRES 171,626 SF)
ZONING	F1
PROPOSED USE	CHURCH
BUILDING SIZE	23,500 SF
LOT COVERAGE	43%
FLOOR TO AREA RATIO	0.08 : 1
BUILDING HEIGHT	(1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	415 SEAT - 1 PER X 4 SEATS
PARKING REQUIRED	104 SPACES - 4 ADA
PARKING PROVIDED	140 SPACES - 9 HC

E | LOCATION MAP



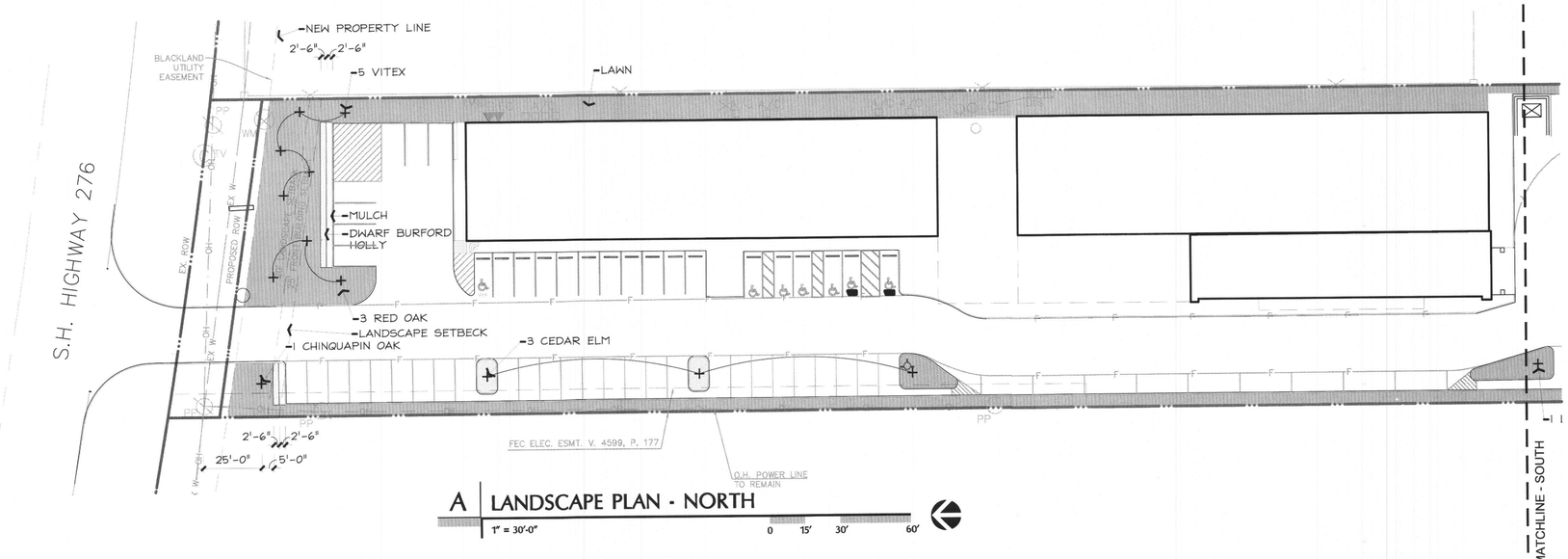
D | PLANTING GENERAL NOTES

1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.

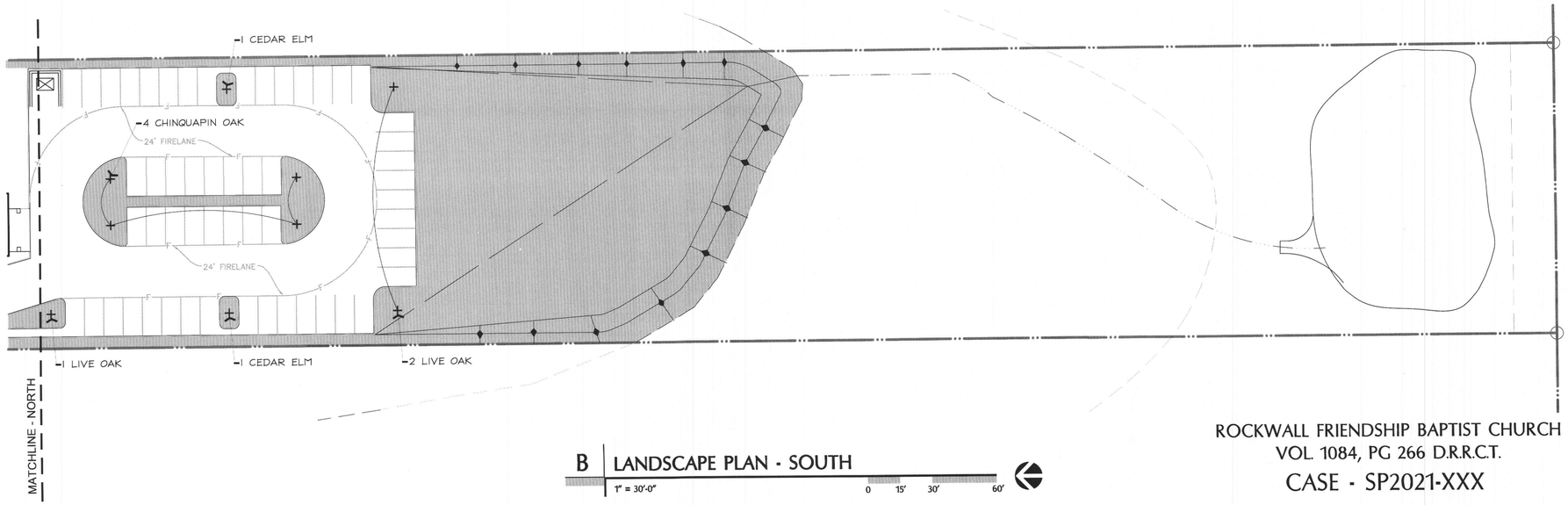
C | PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   6976 SANTA BARBARA
   DALLAS, TEXAS 75214
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY A LICENCES IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE. FOLLOW UDC REQUIREMENTS.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
4. IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.
5. NO TREES WITHIN 5' OF ANY UTILITIES.



A | LANDSCAPE PLAN - NORTH
1" = 30'-0" 0 15' 30' 60'



B | LANDSCAPE PLAN - SOUTH
1" = 30'-0" 0 15' 30' 60'

ROCKWALL FRIENDSHIP BAPTIST CHURCH
VOL. 1084, PG 266 D.R.R.C.T.
CASE - SP2021-XXX

KENDALL LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH

ROCKWALL, TEXAS

Seal

Revisions

Issue Date
18 March 2021

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.1

G | ORDINANCE REQUIREMENT

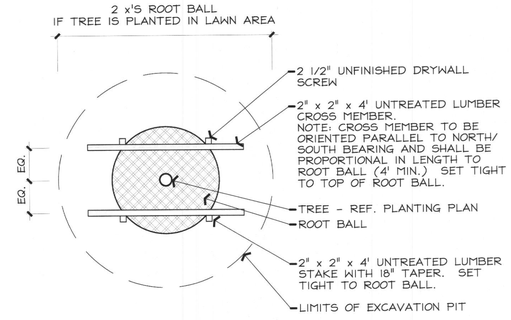
Mandatory Provisions

1. **15' landscape buffer**
   Provided.
2. **Screening of off-street loading areas**
   Provided.
3. **Residential Adjacency**
   6' masonry fencing — **n/a**
4. **Buffer landscaping**
   1 tree per 50' linear feet — 136 /50 — **3** 3" caliper trees required; **3** 3" caliper trees provided
5. **Parking lot landscaping**
   5% required — 75,000 *.05 — **3,750** required area; **4,228** provided area
6. **Open space**
   F1 Zoning — 171,626 *.08 — **13,730** square feet required; **74,052** square feet provided
7. **SH 270 Overlay District**
   Planting at Buffer — 136 / 50 — **3** 4" caliper trees required; **4** 4" caliper trees provided; 136 / 25 — **5** Accent Trees required; **5** Accent Trees provided

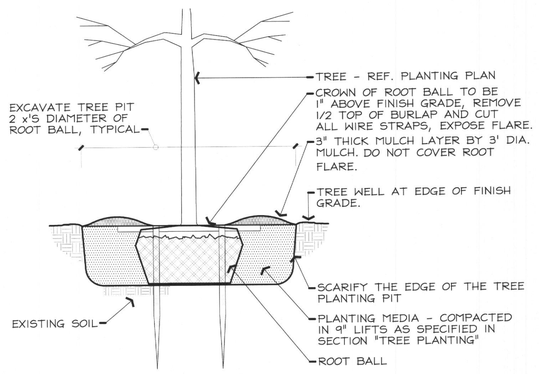
H | PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.
IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBILE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

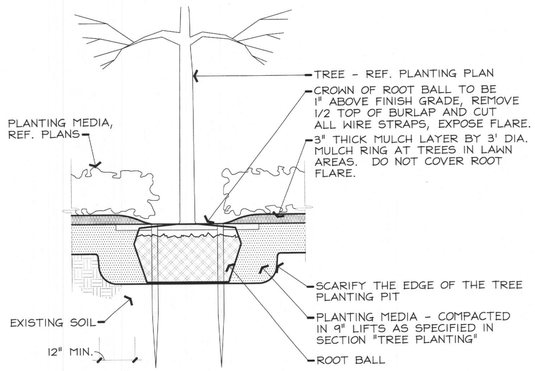
BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
QUERCUS ACUTISSIMA	SAWTOOTH OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
PISTACHIO CHINENSIS	PISTACHIO	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
GROUNDCOVER / PERINNEL			
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
LAWN			
CYNDON	SOLID SOD OR HYDROMULCH BERMUDA		



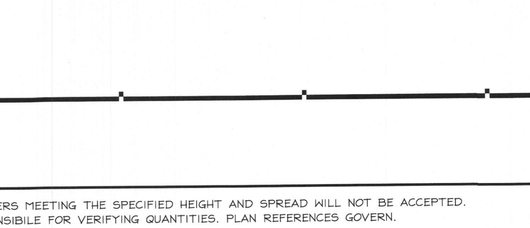
A | TYPICAL TREE STAKING - PLAN
1/2" = 1'-0" 0 2'



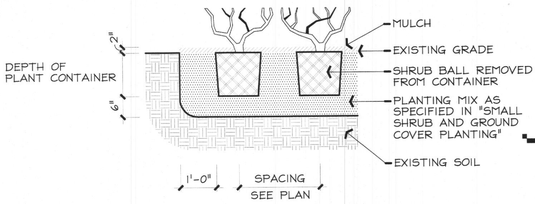
B | TREE PLANTING IN LAWN - SECTION
1/2" = 1'-0" 0 2'



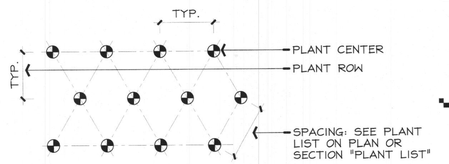
C | TREE PLANTING IN PLANTER - SECTION
1/2" = 1'-0" 0 2'



E | GROUNDCOVER PLANTING - SECTION
1 1/2" = 1'-0" 0 1'



F | SHRUB PLANTING - SECTION
1/2" = 1'-0" 0 2'



TYPICAL TRIANGULAR SPACING

D | PLANT SPACING - PLAN
1/2" = 1'-0" 0 2'

KENDALL
LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH
ROCKWALL, TEXAS

Seal

Revisions

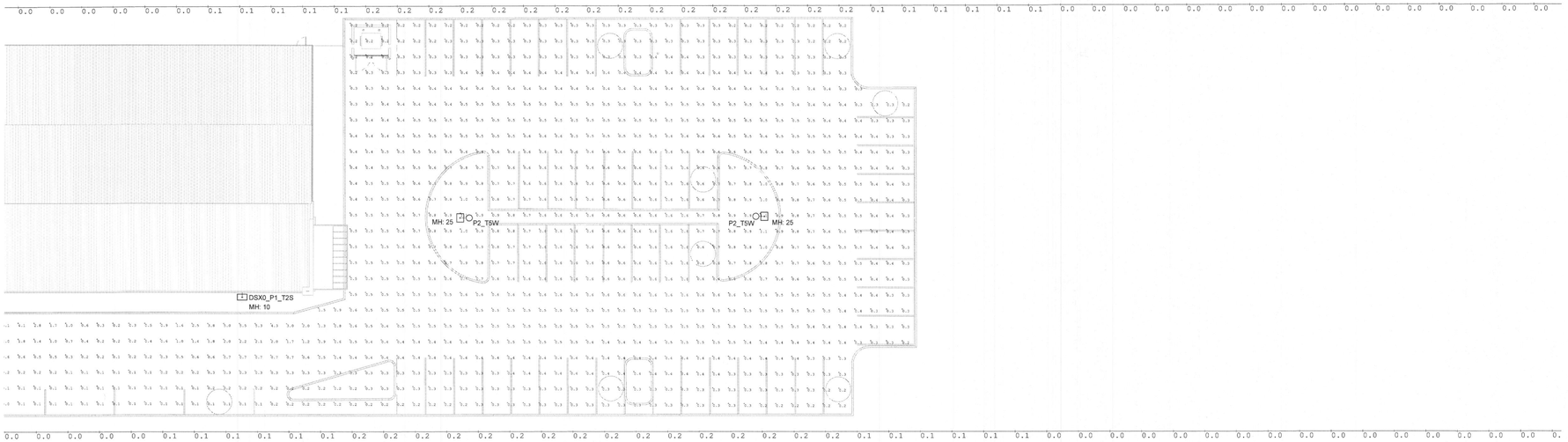
Issue Date
18 March 2021

Sheet Name
LANDSCAPE DETAILS

Sheet Number
L1.2

2 SITE PHOTOMETRIC PLAN - NORTH

SCALE: 1" = 20'-0" 2/E0.2



Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Canopy	2.20	4.3	0.2	11.00	21.50
Parking	0.51	5.5	0.0	N.A.	N.A.
PropertyLineEast	0.05	0.2	0.0	N.A.	N.A.
PropertyLineNorth	0.10	0.1	0.1	1.00	1.00
PropertyLineSouth(beyond extent)	0.00	0.0	0.0	N.A.	N.A.
PropertyLineWest	0.07	0.2	0.0	N.A.	N.A.

Luminaire Schedule							
Tag	Qty	Manufacturer	Description	LLF	Lum. Lumens	Lum. Watts	Total Watts
P2_T5W	3	Lithonia Lighting	DSX1 LED P2 40K T5W MVOLT	0.850	9174	70	210
P2_T2S	1	Lithonia Lighting	DSX1 LED P2 40K T2S MVOLT	0.850	8922	70	70
DSX0_P1_T2S	3	Lithonia Lighting	DSX0 LED P1 40K T2S MVOLT	0.850	4725	38	114
P2_T3M	1	Lithonia Lighting	DSX1 LED P2 40K T3M MVOLT	0.850	8640	70	70
LDN4	6	Lithonia Lighting	LDN4CYL 40_10 LO4AR LSS	0.850	1047	10.58	63.48

NOTE: MOUNTING HEIGHT DENOTED IN FEET AT EACH LIGHT AS MH

1 SITE PHOTOMETRIC PLAN - SOUTH

SCALE: 1" = 20'-0" 1/E0.2

Revision Schedule		
Rev. #	Revision Description	Revision Date

STATE OF TEXAS
MATTHEW J. NICHOLS
104381
LICENSED
PROFESSIONAL ENGINEER

Mar 19, 2021

Matthew J. Nichols, P.E. (F-12018)
TX License # 104381

Matthew J. Nichols
teamofchoice.com
P.E.

SUITE 5517
1805 N 2ND ST
ROGERS, AR 72756

479-636-5004
JOB NO.: 25926
DESIGNED BY: MCR

ROCKWALL FRIENDSHIP

5651 TC-276
ROYSE CITY, TX 75189

2020-013-00
FEBRUARY 05, 2021

ELECTRICAL SITE PHOTOMETRIC PLAN

E0.2

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 13, 2021
APPLICANT:	Thomas Jones; *Tomden Engineering*
CASE NUMBER:	SP2021-008; *Site Plan for Rockwall Friendship Baptist Church*

SUMMARY

Discuss and consider a request by Thomas Jones of Tomden Engineering on behalf of Rockwall Friendship Baptist Church for the approval of a *Site Plan* for an existing *House of Worship* on a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on December 22, 2008 by *Ordinance No. 08-65* [*Case No. A2008-003*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently existing on the subject property is a 10,100 SF metal building and 420 SF canopy that were constructed in 2003, and an additional 10,000 SF metal building was constructed in 2006. On March 1, 2012, the City issued a remodel permit [*BLD2012-0041*] for both buildings. On April 26, 2012, the City issued a Certificate of Occupancy (CO) for Rockwall Friendship Baptist Church. There has no other construction or permitting activity on the subject property since the CO was issued. On January 4, 2021, the City Council approved a zoning change [*Case No. Z2020-052*] changing the designation of the subject property from an Agricultural (AG) District to a Commercial (C) District.

PURPOSE

On March 19, 2021, the applicant -- *Thomas Jones of Tomden Engineering* -- submitted an application requesting the approval of a site plan for the purpose of expanding the existing *House of Worship* facility with a 3,500 SF expansion.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 5651 SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the corporate limits of the City of Rockwall. Beyond this is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are multiple properties with metal buildings constructed on them that are situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall.

South: Directly south of the subject property is a 60.72-acre tract of land (*i.e. Tract 8-01 if the J. H. Bailey Survey, Abstract No. 22*) zoned Agricultural (AG) District. Beyond this are several large tracts of vacant land zoned Agricultural (AG) District.

East: Directly east of the subject property are four (4) developed parcels of land (*i.e. Tracts 1-5, 1-6, 1-7 & 1-9 of the J. H. Bailey Survey, Abstract No. 22*) zoned Agricultural (AG) District. Beyond this are two (2) large vacant tracts of land (*i.e. Tract 4 & 10-1 of the J. R. Marrs Survey, Abstract No. 152*) zoned Agricultural (AG) District. Beyond this is the corporate limits of the City of Rockwall.

West: Directly west of the subject property is a 11.85-acre vacant tract of land *(i.e. Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22*) zoned Commercial (C) District. Beyond this are three (3) single-family homes on three (3) tract of land (*i.e. Tract 1-2, 1-3 & 1-4 of the J. H. Bailey Survey, Abstract No. 22*) zoned Agricultural (AG) District. West of this is a 30.00-acre vacant parcel of land (*i.e. Tract 1 of the J. H. Bailey Survey, Abstract No. 22*) zoned Agricultural (AG) District. Beyond this is Zollner Road, which is identified as a M4U (*i.e. major, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* is permitted by a *Specific Use Permit (SUP)* in a Commercial (C) District. The subject property currently has one (1) point of ingress and egress (*i.e. along SH-276*). Other than the exception being requested, the submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*x>3.94-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*x> 136-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>1,285-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>25-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*x>20-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x=12-feet; In Conformance*
Maximum Building Height	*60-Feet*	*x>17-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X<60%; In Conformance*
Minimum Masonry Requirement	*90%*	*100%*
Minimum Number of Parking Spaces	*1 Parking Space/4 Seats (100 Required)*	*x=115; In Conformance*
Minimum Stone Requirement	*20%*	*64.5%*
Minimum Landscaping Percentage	*20%*	*In Conformance*
Maximum Impervious Coverage	*85-90%*	*x<85%; In Conformance*

TREESCAPE PLAN

The proposed landscape plan does not propose removing any trees on the subject property. Therefore, this case does not require a Treescape Plan.

CONFORMANCE WITH THE CITY'S CODES

Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), indicates that the Commercial (C) District is intended to provide most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*) and includes most types of office and retail activity. This district mostly excludes land uses that are not compatible with retail shopping due to the noise, traffic, litter, late night hours, and other influences that could be harmful to neighborhoods, and requires adequate buffering and mitigating factors when locating adjacent to residential areas. Properties zoned Commercial (C) District are generally located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by these types of land uses. Since the Commercial (C) District is general in nature, the development standards are less stringent and do not require as high of standards of development as the Residential-Office (RO), Neighborhood Services (NS) and General Retail (GR) Districts. In this case, the *House of Worship* land use is considered to be a traffic intensive land use, but this should not be an issue due to the high traffic volumes SH-276 is designed to handle. In addition, the *House of Worship* land use is not typically a high-volume water/wastewater user.

EXCEPTION REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) *Building Articulation*.

(a) *Secondary Building Façade*: According to Subsection 04.01, *General commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that "(a) secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property … (a)ll commercial buildings shall meet the standards for articulation on secondary building façades as depicted in *Figure 7*." The reference figure goes on to require that the maximum wall length shall not exceed three (3) times the wall height. In this case, the west elevation shows that the wall of the proposed addition is 127.81-feet long and 17-feet tall. This exceeds the wall length requirements (*i.e. 17' x 3 = 51')*. Based on this, the applicant is requesting an exception. According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, "in cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." In this case the applicant is utilizing a total 64.5% on the building addition and upgrading the landscaping as compensatory measures for the horizontal articulation variance request.

According to Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and unless otherwise specified by the UDC, "(a)n applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." In this case, the applicant has provided a letter explaining the exception and offering compensatory measures in the form of additional landscaping and the increased use of stone. Specifically, the applicant is utilizing a total of 64.50% stone on the building addition and upgrading the landscaping as a compensatory measure; however, staff should point out that the upgraded landscaping is required by the Unified Development Code (UDC) and is not really a compensatory measure. In approving exceptions, the Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set the requested exception. This is a discretionary decision for the Planning and Zoning Commission, which requires approval by a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *South Central Estates District* which has… "a large amount of mostly vacant or raw land with limited access to infrastructure." There are also "…currently some transitional commercial land uses and residential homes situated on long narrow lots." The subject property is located on one (1) of the long narrow lots along SH-276, which had commercial uses existing on the property prior to annexation. The proposed addition is in conformance with the Future Land Use Plan given that the proposed addition will [*1*] continue to operate under the current use, and [2] remain zoned Commercial (C) District (*which is in conformance to the Future Land Use Map*).

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 30, 2021, the Architectural Review Board (ARB) reviewed the proposed building elevations and approved a motion to recommend approval by a vote of 5-0, with Board Members Miller and Avenetti absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Amended Site Plan* for the expansion of an existing *House of Worship* on the *subject property*, then staff would propose the following conditions of approval:

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

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-008

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] 328.80
- ☐ 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	5651 SH 276				
SUBDIVISION	NA		LOT	NA	BLOCK NA
GENERAL LOCATION	SOUTH SIDE OF SH 276 140' EAST OF SOUTHERN DRIVE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - COMMERCIAL	CURRENT USE	CHURCH
PROPOSED ZONING	C	PROPOSED USE	CHURCH
ACREAGE	3.94	LOTS [CURRENT]	1
		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	Rockwall Friendship Baptist Church	☐ APPLICANT	~~Rockwall Friendship Baptist~~ Church
CONTACT PERSON	Shanon Thomas	CONTACT PERSON	~~Shanon Thomas~~
ADDRESS	5651 SH 276	ADDRESS	THOMAS JONES TOMDEN ENGINEERING
CITY, STATE & ZIP	ROYSE CITY TX 75189	CITY, STATE & ZIP	5815 MEADOWCREST, DALLAS, 75230
PHONE	972-772-~~7850~~ 7520	PHONE	~~972-772-7520~~ 214.679.1679
E-MAIL	sthomas@RockwallFBC.org	E-MAIL	~~sthomas@RockwallFBC.org~~ TJONES@TOMDEN.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shanon Thomas [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 $ 328.80 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* February *20* 21 *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."*

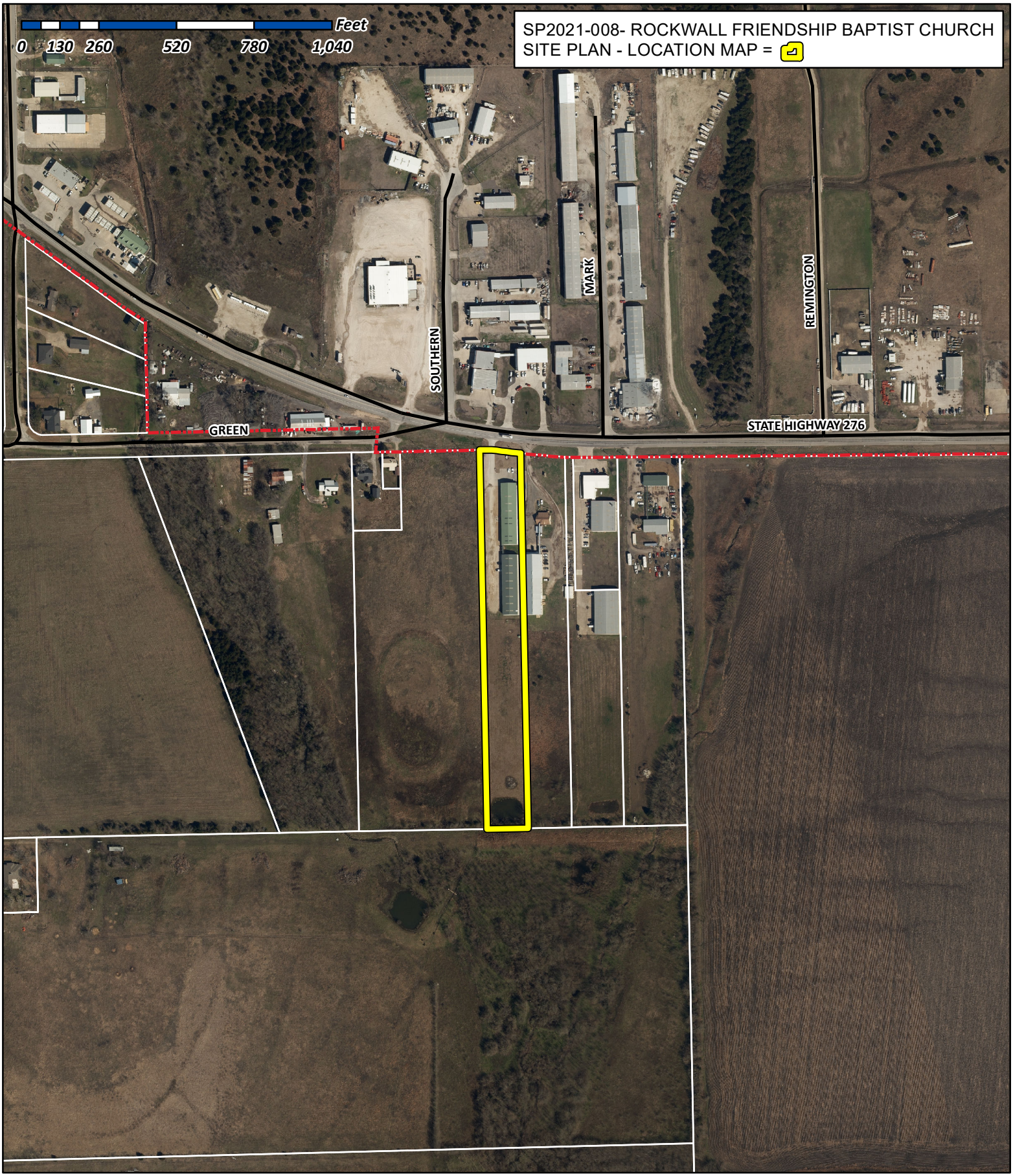
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF February 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS LaSandra Conley

LASANDRA CONLEY
NOTARY PUBLIC STATE OF TEXAS
Notary ID #5821168
My Commission Expires
September 24, 2022

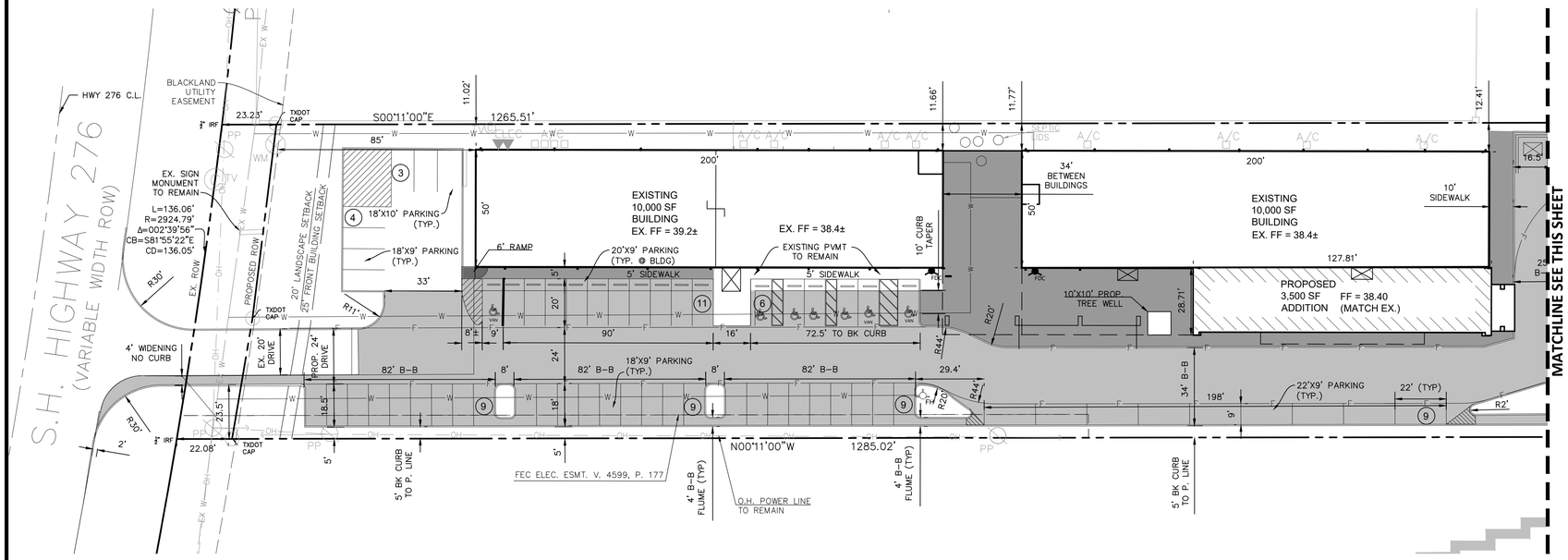
MY COMMISSION EXPIRES 24 Sept. 2022

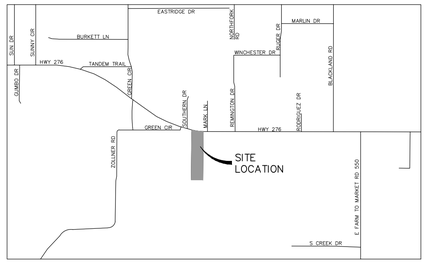


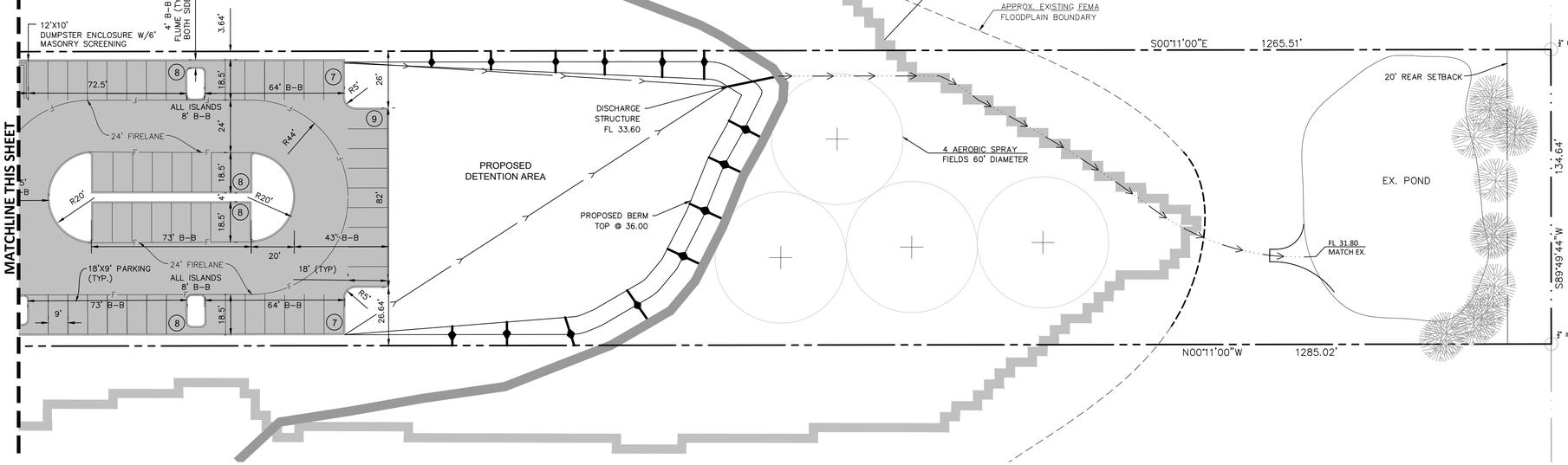
City of Rockwall

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.







PROJECT INFORMATION

NAME OF PROJECT	ROCKWALL FRIENDSHIP BAPTIST CHURCH
PROPOSED LAND USE	CHURCH
GENERAL	**PROPOSED**
ZONING DISTRICT	COMMERCIAL (C)
OVERLAY	SH 276 OVERLAY
OVERALL SITE	
TOTAL SITE AREA	3.94 AC. (171,626 SF)
IMPERVIOUS SURFACE	51.5% (2.03 AC)
PERVIOUS SURFACE AREA	48.5% (1.91 AC)
BUILDING	
ADDITIONAL SQUARE FOOTAGE	3,500 S.F.
TOTAL SQUARE FOOTAGE	23,500 S.F.
TOTAL GROSS INTENSITY (FAR)	0.14 OR 14%
SANCTUARY SEATING	400 SEATS
PROPERTY DEVELOPMENT REGULATIONS	
MAXIMUM LOT COVERAGE	60%
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60
MINIMUM LOT DEPTH	100
SETBACKS	
FRONT	25
REAR	20
SIDE	0
STRUCTURE HEIGHT	240' MAX
PARKING & ACCESS	
REQUIRED	
TOTAL PARKING (400 SEATS @ 1 PER 4 SEATS)	100
PROVIDED	
TOTAL PARKING	115
NO. OF HANDICAP (REGULAR)	4
NO. OF HANDICAP (VAN)	3

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT.
2. FIRE HYDRANTS TO BE LOCATED 5 FT FROM BACK OF CURB PER CITY STANDARDS.
3. LANDSCAPE SETBACKS PER SH 276 OVERLAY.
4. ALL NEW PAVING TO BE 5", 6" AND 7" CONCRETE
5. PAD OR GROUND MOUNTED UTILITY EQUIPMENT MUST BE SCREENED FROM ADJACENT PROPERTIES AND STREETS. (SUBSECTION 0.1.05. C, OF ARTICLE 05)
6. THERE WILL BE NO ROOF MOUNTED UTILITY EQUIPMENT.
7. DUMPSTER MUST BE LOCATED WITHIN A MINIMUM 12'X10' ENCLOSURE. THE ENCLOSURE MUST BE 6' IN HEIGHT AND BE CONSTRUCTED OF MASONRY MATERIAL THAT MATCHES THE PRIMARY BUILDING. THE ENCLOSURE SHOULD ALSO INCORPORATE A SELF-LATCHING OPAQUE GATE. (SUBSECTION 0.105. B, OF ARTICLE 05)

CASE NO: SP 2021-008

SITE PLAN SIGNATURE BLOCK

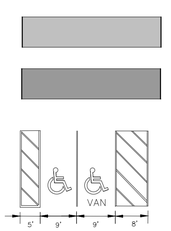
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE_____ DAY OF_____,2021

WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

LEGEND



SITE PLAN
3.94 ACRES

ROCKWALL FRIENDSHIP BAPTIST CHURCH

VOL. 1084, PG. 266 D.R.R.C.T.

OWNER/DEVELOPER	SURVEYOR
ROCKWALL FRIENDSHIP BAPTIST CHURCH	H.D. FETTY LAND SURVEYOR, LLC
MR. SHANON THOMAS, SENIOR PASTOR	TRACY FETTY
5651 STATE HWY 276	6770 FM 1565
ROYSE CITY, TX 75189	ROYSE CITY, TEXAS 75189
972-772-7520	972-635-2255

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DATE	REVISIONS	DWN BY

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

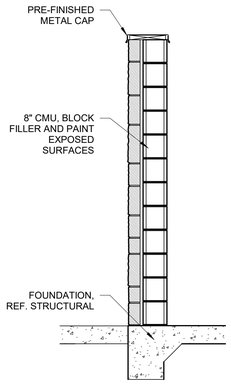
FRIENDSHIP BAPTIST CHURCH
5651 SH 276, ROCKWALL, TEXAS
SITE PLAN

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 04/08/2021

SHEET
SP1

611.009026.00

Plotted: 4/8/2021 8:45 PM Dwg Name: P:\611.009 Tom Jones Support\026 Friendship Baptist Church\dwg\Eng_Plan Set Drawings\Plan Set\SITE PLAN.dwg Plotted By: Michael Dudley



DUMPSTER SECTION | 7
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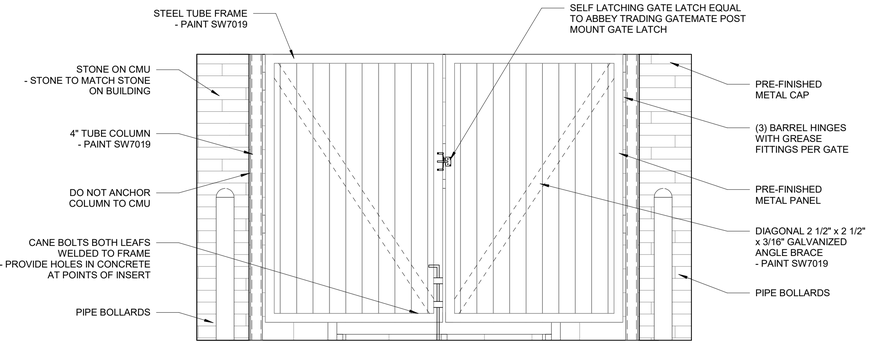

DUMPSTER ENCLOSURE ELEVATION | 6
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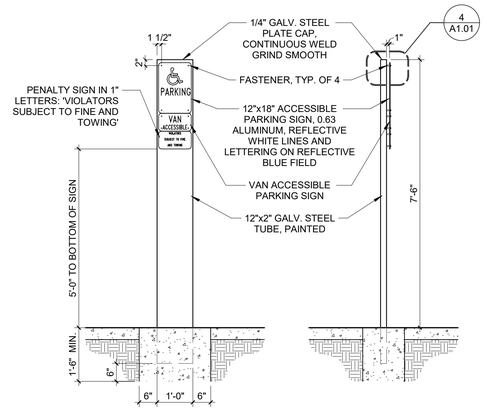
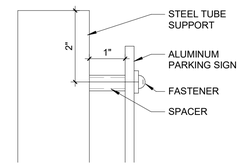


VAN ACCESSIBLE PARKING SIGN | 5
SCALE: 1/2" = 1'-0" | A1.01



PARKING SIGN DETAIL | 4
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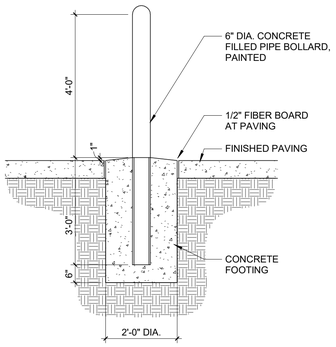
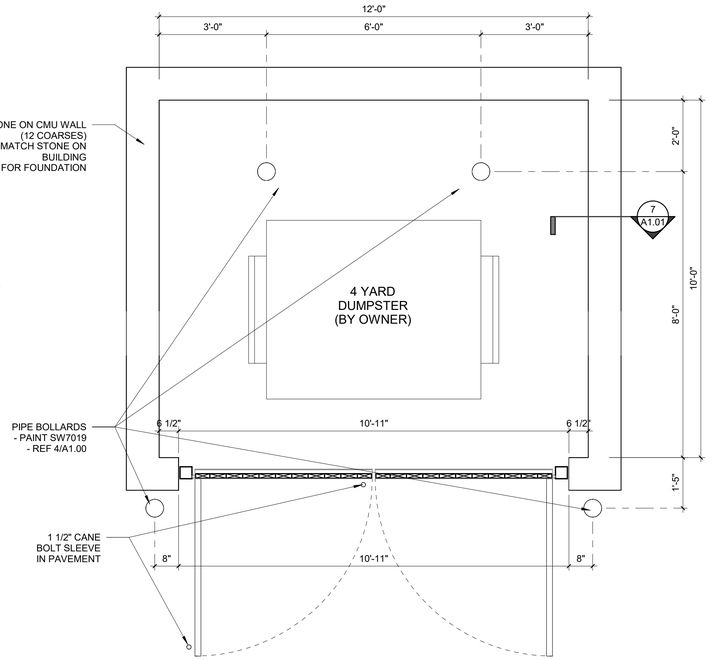
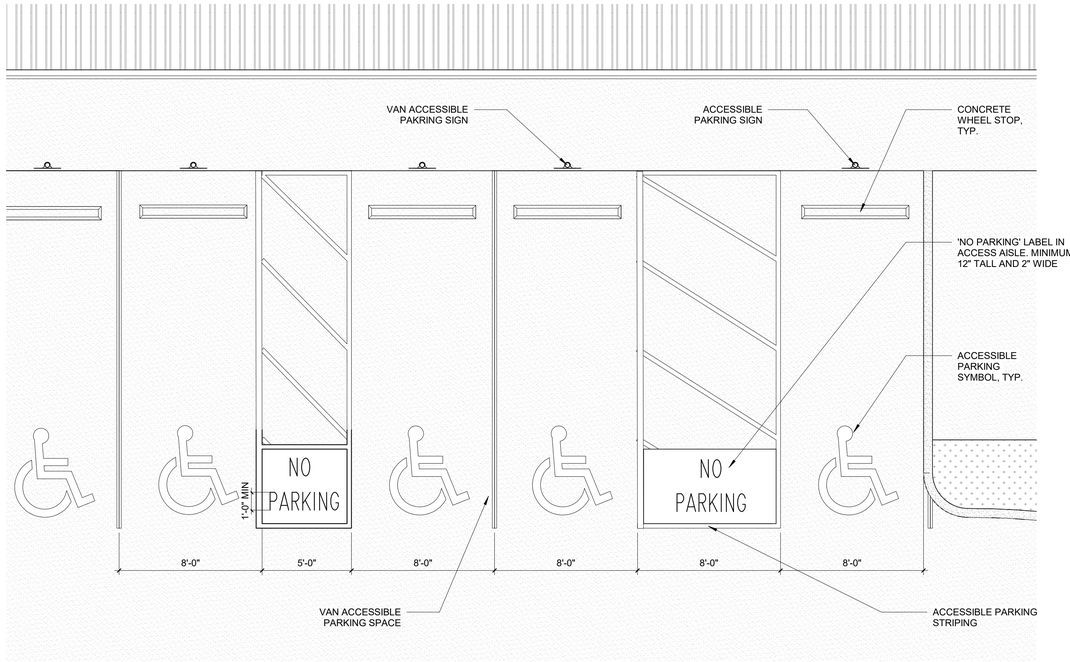


BOLLARD DETAIL | 3
SCALE: 1/2" = 1'-0" | A1.01



ENLARGED DUMPSTER ENCLOSURE | 2
SCALE: 1/2" = 1'-0" | A1.01



ACCESSIBLE PARKING | 1
SCALE: 1/4" = 1'-0" | A1.01

CASE #: SP2021-008

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, THIS ____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

FOR INTERIM REVIEW ONLY, NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

ANDREW OXLEY

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OXLEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OXLEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OXLEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OXLEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS

Revision Schedule		
Rev. #	Revision Description	Revision Date

GOFF | COMPANIES

OWT ARCHITECTS
509 PECAN STREET
SUITE 100
FORT WORTH, TX 76102
817.993.9844
www.owtarchitects.com

ROCKWALL FRIENDSHIP BAPTIST CHURCH

5651 TX-276
ROYSE CITY, TX 75189

2020-013-00
APRIL 8, 2021

SITE DETAILS

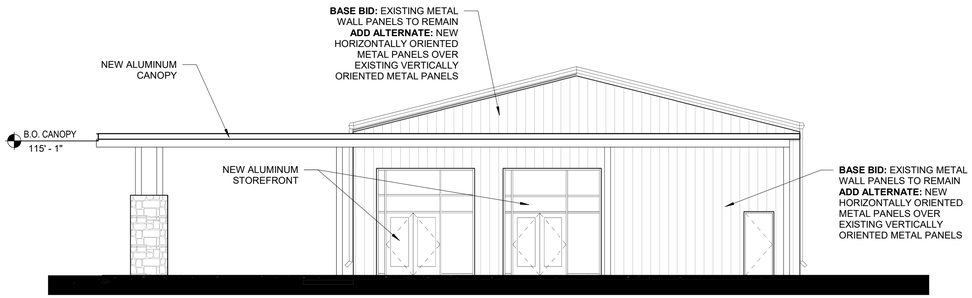
A1.01

EXTERIOR FINISHES

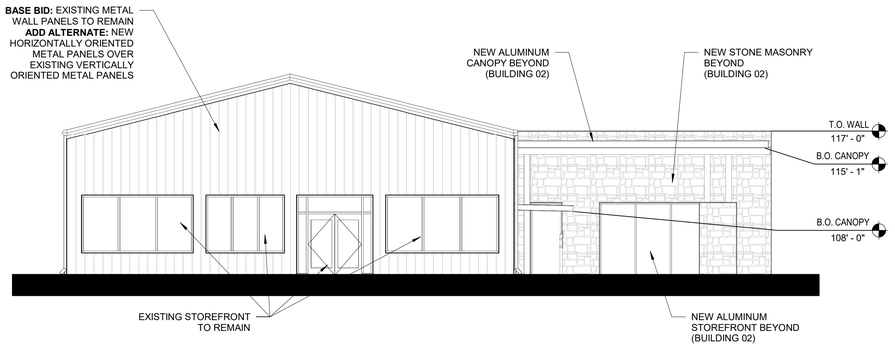
BASIS OF DESIGN: BASE BID

STONE: ALAMO STONE, COLOR= ALAMO CREAM
FIBER CEMENT BOARD: HARDIE BOARD, COLOR= KHAKI BROWN
STOREFRONT: ALUMINUM, COLOR = BLACK
METAL WALL PANELS: BERRIDGE, COLOR = SIERRA TAN (EXISTING)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = FOREST GREEN (EXISTING)

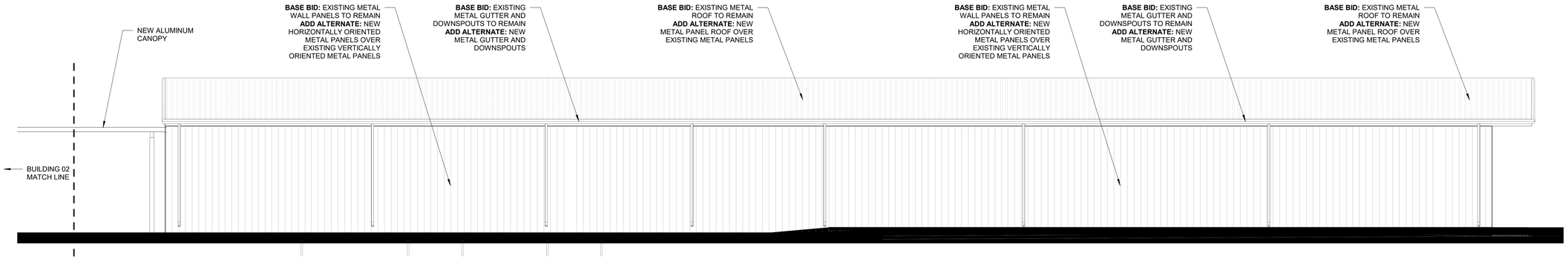
ADD ALTERNATE:
INSTALLATION OF NEW HORIZONTALLY ORIENTED METAL WALL PANELS AND AN OVERLAY METAL ROOF PANEL SYSTEM TO THE ENTIRETY OF THE EXISTING BUILDINGS.
METAL WALL PANELS: BERRIDGE, COLOR = CITYSCAPE (ADD ALTERNATE)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = CHARCOAL GREY (ADD ALTERNATE)



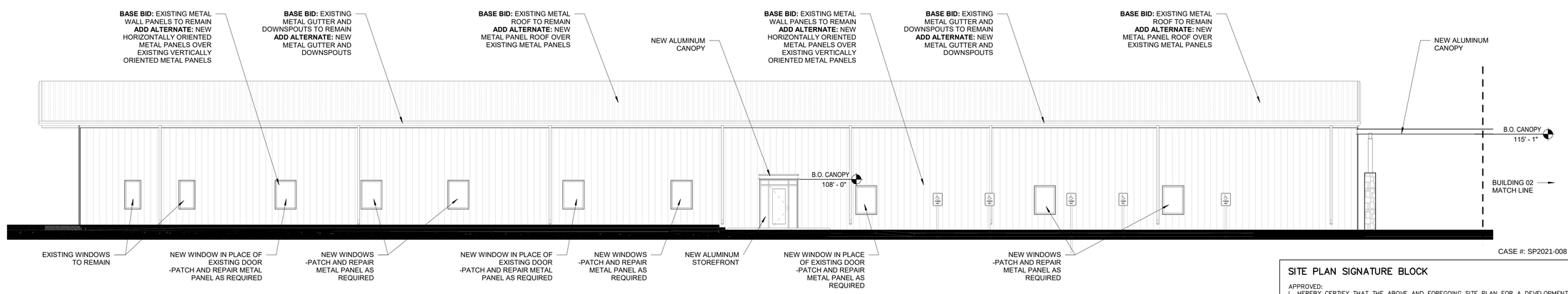
SOUTH ELEVATION - BUILDING 01 | 4
SCALE: 1/8" = 1'-0" | A3.00



NORTH ELEVATION - BUILDING 01 | 3
SCALE: 1/8" = 1'-0" | A3.00



EAST ELEVATION - BUILDING 01 | 2
SCALE: 1/8" = 1'-0" | A3.00



WEST ELEVATION - BUILDING 01 | 1
SCALE: 1/8" = 1'-0" | A3.00

SITE PLAN SIGNATURE BLOCK

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Revision Schedule		
Rev. #	Revision Description	Revision Date
1	Revision 1	Date 1

GOFF | COMPANIES

OWT ARCHITECTS
509 PECAN STREET
SUITE 100
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817.993.9844
www.owtarchitects.com

ROCKWALL FRIENDSHIP BAPTIST CHURCH

5651 TX-276
ROYSE CITY, TX 75189

2020-013-00
MARCH 19, 2021

CASE #: SP2021-008

EXTERIOR ELEVATIONS - BLDG 01

A3.00

EXTERIOR FINISHES

BASIS OF DESIGN: BASE BID

STONE: ALAMO STONE, COLOR= ALAMO CREAM
FIBER CEMENT BOARD: HARDIE BOARD, COLOR= KHAKI BROWN
STOREFRONT: ALUMINUM, COLOR = BLACK
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METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = CHARCOAL GREY (ADD ALTERNATE)

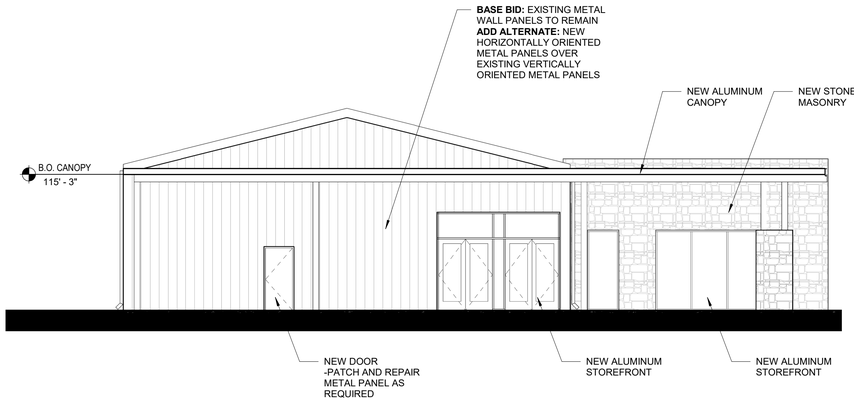
MASONRY CALCULATIONS

ADDITION ONLY:

NORTH: 355 SF
FIBER CEMENT BOARD = 0 (0%)
STONE = 355 (100%)
SOUTH: 248 SF
FIBER CEMENT BOARD = 0 (0%)
STONE = 248 (100%)
WEST: 1,193 SF
FIBER CEMENT BOARD = 638 (53.5%)
STONE = 555 (46.5%)
EAST: N/A

TOTAL: 1,796 SF
FIBER CEMENT BOARD = 638 (35.5%)
STONE = 1,158 (64.5%)

*TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.



NORTH ELEVATION - BUILDING 02 | 4
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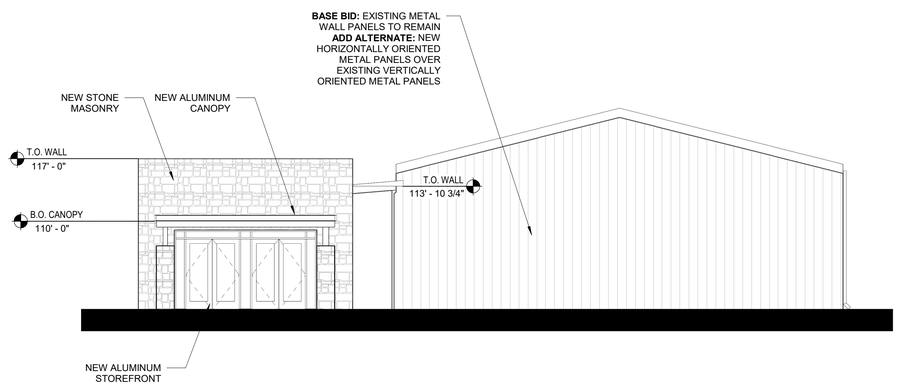
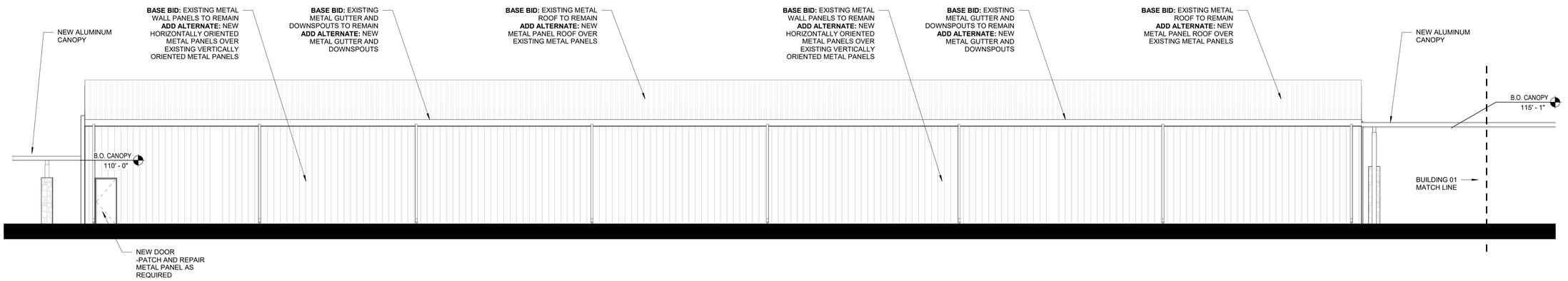


SOUTH ELEVATION - BUILDING 02 | 3
SCALE: 1/8" = 1'-0" | A3.01



EAST ELEVATION - BUILDING 02 | 2
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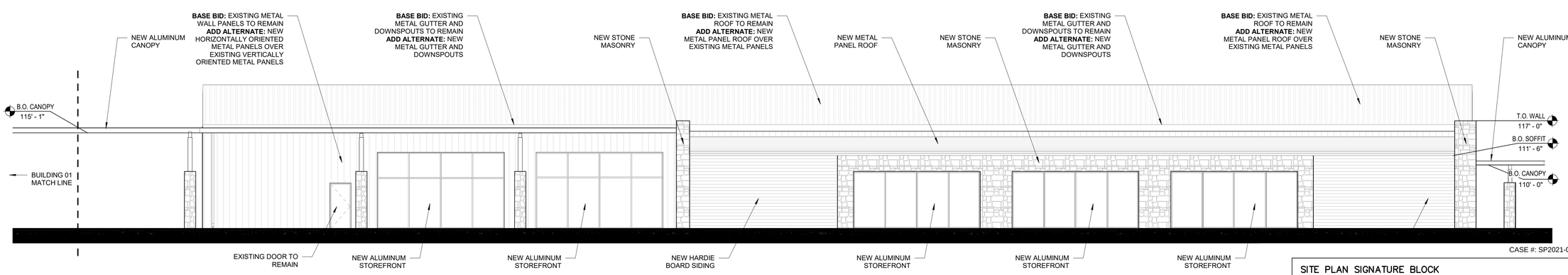

WEST ELEVATION - BUILDING 02 | 1
SCALE: 1/8" = 1'-0" | A3.01

CASE #: SP2021-008

SITE PLAN SIGNATURE BLOCK

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DIRECTOR OF PLANNING & ZONING

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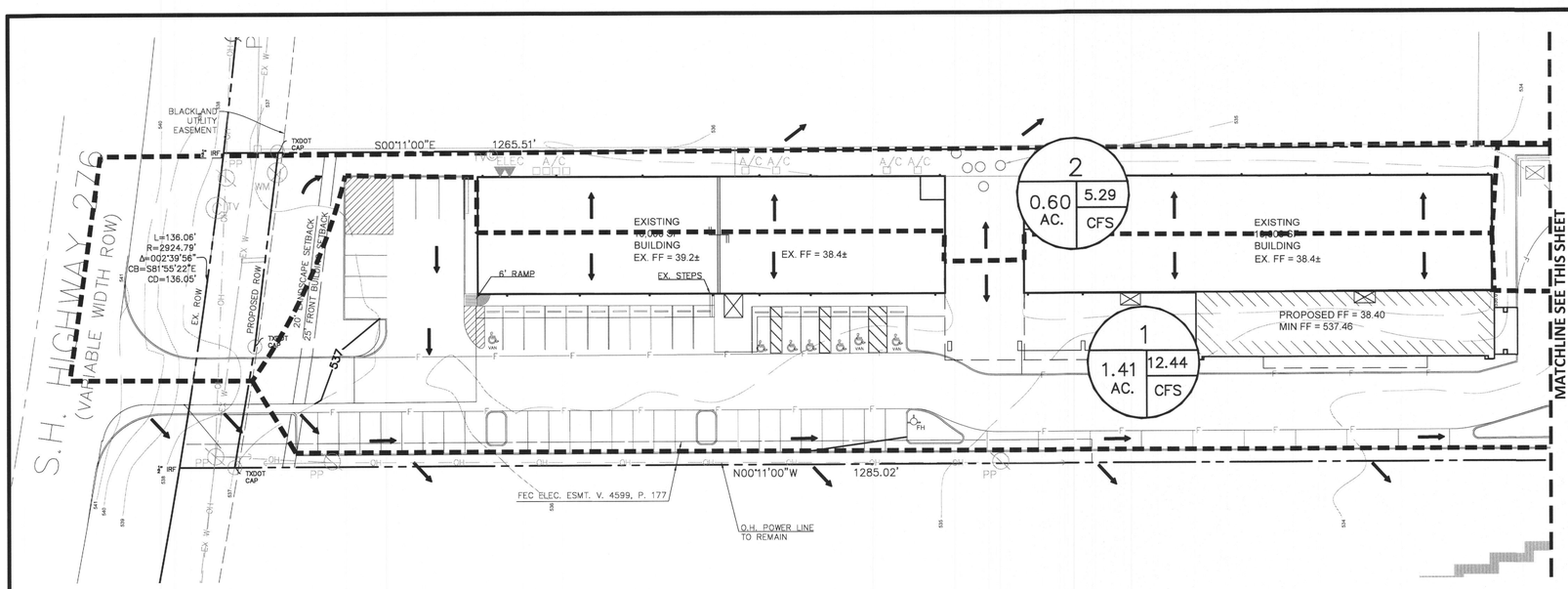
ROCKWALL FRIENDSHIP BAPTIST CHURCH

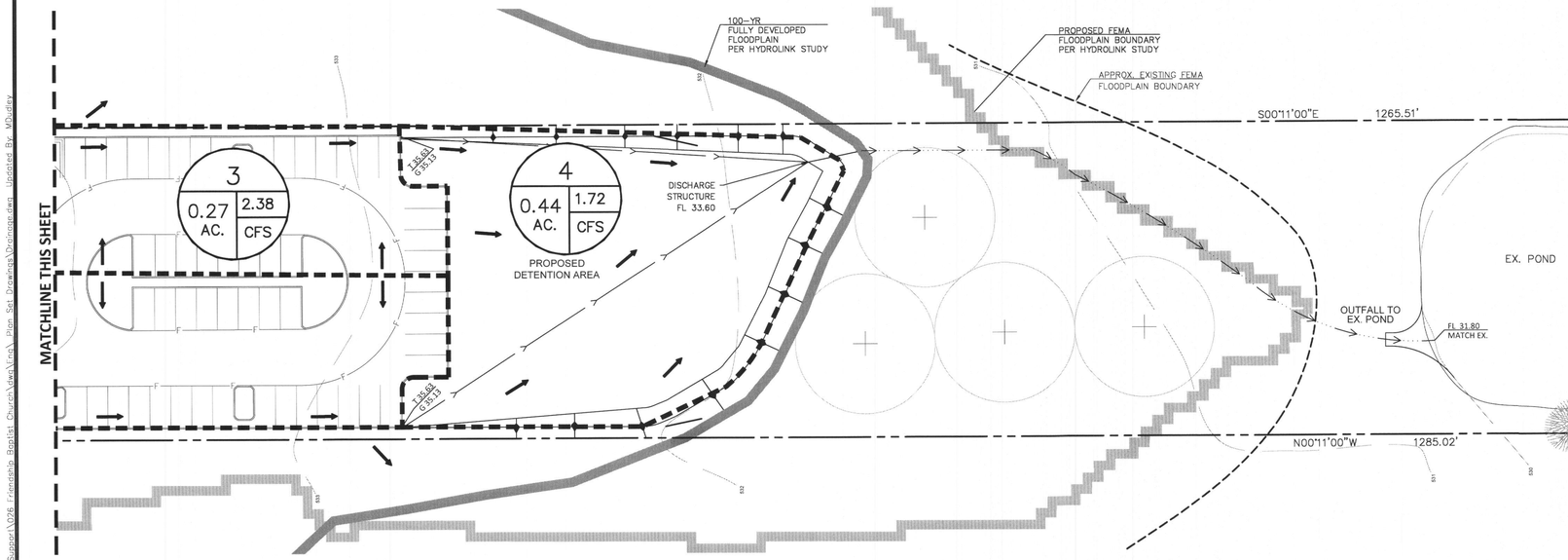
5651 TX-276
ROYSE CITY, TX 75189

2020-013-00
MARCH 19, 2021

EXTERIOR ELEVATIONS - BLDG 02

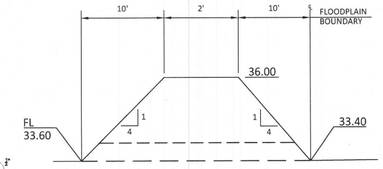
A3.01





LEGEND

534	PROPOSED CONTOURS
536	EXISTING CONTOURS
→ · →	PROPOSED FLOWLINE
FF = XX.XX	FINISHED FLOOR ELEVATION



DETENTION POND SECTION @ OUTFALL

DETENTION POND
STAGE STORAGE TABLE

Stage (ft)	Elevation (ft)	Contour Area (sq ft)	Incremental Storage (cu ft)	Total Storage (cu ft)	Notes
0	533.6	-	-	-	Discharge F.L.
0.4	534	1780.7	712.3	712.3	
0.9	534.5	6920.4	3,460.2	4,172.5	
1.15	534.75	10000.00	2,500.0	6,672.5	Required Storage
1.4	535	14909.98	7,455.0	11,627.4	
1.9	535.5	1695.8	847.9	12,475.3	
2.03	535.63	17271.8	2,245.3	14,720.7	Top of Low Curb

DETENTION SIZING

1. MUST DETAIN FOR NEW DEVELOPMENT ONLY (1.33 ACRES)
2. C FACTOR PER ZONING (COMMERCIAL) = 0.9
3. EXISTING GRAVEL AREA = 73'x435' = 0.73 AC. @ C = 0.6
4. EXISTING GRASSED AREA = 135'x195' = 0.6 AC. @ C = 0.4
5. ALLOWABLE RUNOFF FROM NEW DEVELOPMENT
   - T_c = 20 MINUTES
   - $Q = I_{100} \times ((0.73 \times 0.6) + (0.6 \times 0.4))$
   - Q_A = 5.63 CFS
6. DEVELOPED RUNOFF FROM NEW DEVELOPMENT
   - T_c = 10 MINUTES
   - $Q = I_{100} \times 1.33 \times 0.9$
   - Q_D = 11.73 CFS

DRAINAGE AREA TABLE- 100 YEAR FLOOD

Area No.	Area (Acres)	C	T_c (MIN)	I_{100} (IN/HR)	Q_{100} (CFS)	COMMENTS
1	1.41	0.9	10	9.8	12.44	TO POND
2	0.6	0.9	10	9.8	5.29	TO OFFSITE
3	0.27	0.9	10	9.8	2.38	TO POND
4	0.44	0.4	10	9.8	1.72	GRASS/POND AREA

Storage Requirements

Duration (hours)	Duration (min)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Inflow Volume (cf)	Release Rate (cfs)	Outflow Volume (cf)	Inflow-Outflow (cf)	Required Storage (ac-ft)
0.08	5.00	10.90	13.05	3,914	5.63	4,223	-308	-0.007
0.17	10.00	9.80	11.73	7,038	5.63	5,067	1,971	0.045
0.25	15.00	9.00	10.77	9,696	5.63	5,912	3,784	0.087
0.33	20.00	8.30	9.94	11,922	5.63	6,756	5,166	0.119
0.50	30.00	6.90	8.26	14,867	5.63	8,445	6,422	0.147
0.67	**40.00**	**5.80**	**6.94**	**16,662**	**5.63**	**10,134**	**6,528**	**0.150**
0.83	50.00	5.00	5.99	17,955	5.63	11,823	6,132	0.141
1.00	60.00	4.50	5.39	19,391	5.63	13,512	5,879	0.135
1.17	70.00	4.00	4.79	20,110	5.63	15,201	4,909	0.113
1.33	80.00	3.70	4.43	21,259	5.63	16,890	4,369	0.100
1.50	90.00	3.50	4.19	22,623	5.63	18,579	4,044	0.093
2.00	120.00	2.90	3.47	24,993	5.63	23,646	1,347	0.031
2.50	150.00	2.30	2.75	24,778	5.63	28,713	-3,935	-0.090

Storage Capacity Required: 6528.24 cubic feet 0.15 acre-feet

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DRN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - DRAINAGE

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES
THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE: 03/19/2021

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
C4 OF 4

Plotted: 3/19/2021 11:07 AM Dwg Name: P:\611009 Tom Jones Support\026 Friendship Baptist Church\Civil\Civil\Plan Set Drawings\Drainage.dwg Updated By: MDudley

LEGEND

534	PROPOSED CONTOURS
534	EXISTING CONTOURS
	PROPOSED FLOWLINE
	FINISHED FLOOR ELEVATION

DETENTION POND SECTION @ OUTFALL

DETENTION POND
STAGE STORAGE TABLE

Stage	Elevation	Contour Area	Incremental Storage	Total Storage	Notes
(ft)	(ft)	(sq ft)	(cu ft)	(cu ft)	
0	533.6	-	-	-	Discharge F.L.
0.4	534	1780.7	712.3	712.3	
0.9	534.5	6920.4	3,460.2	4,172.5	
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DATE	REVISIONS	DWN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

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THOMAS P. JONES, P.E.

TEXAS P.E. No. 58887

ISSUED THIS DATE:
03/19/2021

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PROJ. ASSOC.: TPJ
DRAWN BY: MJD
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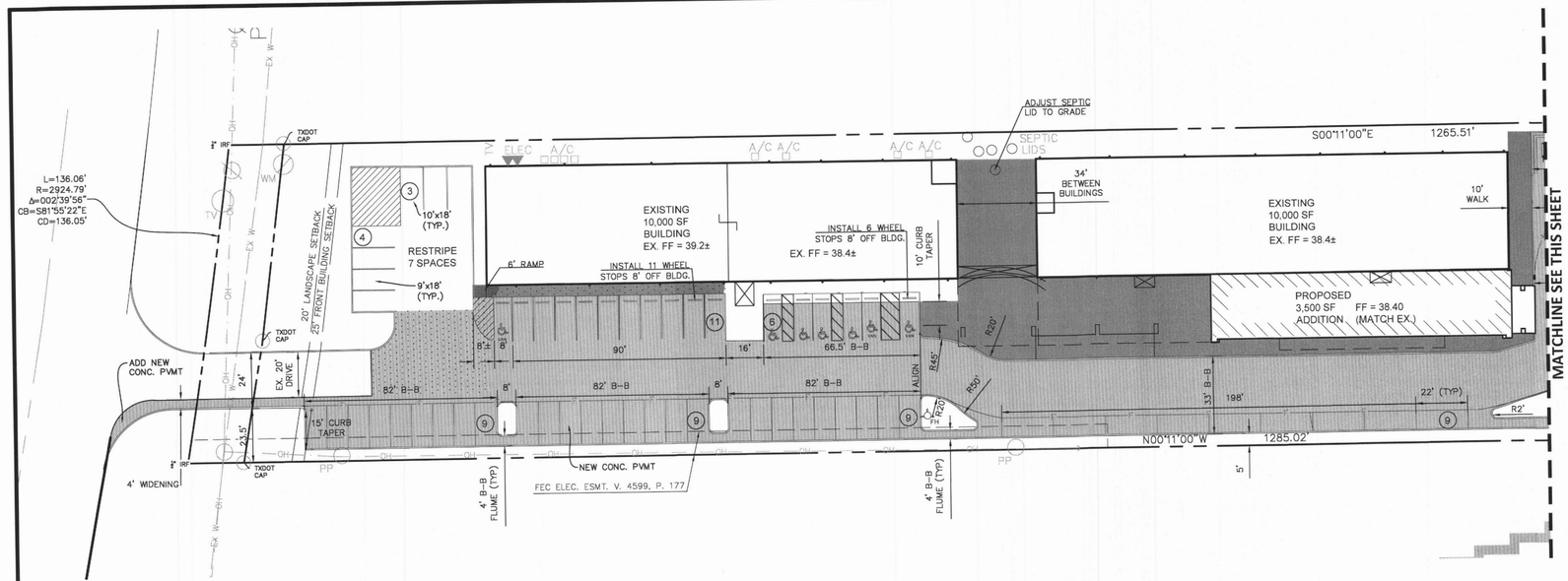
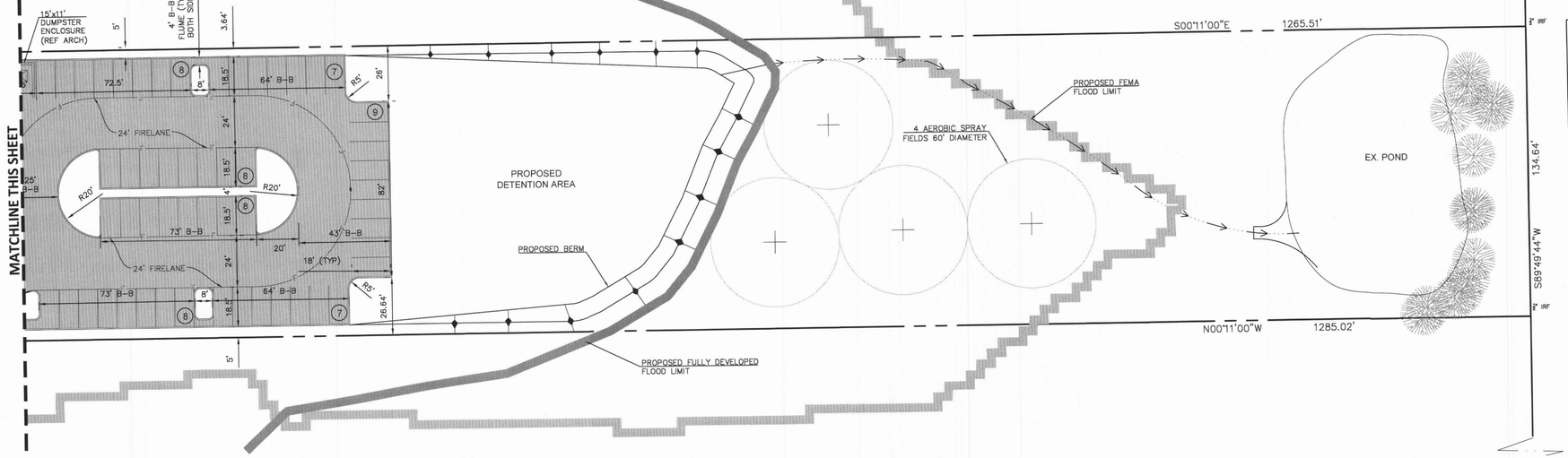
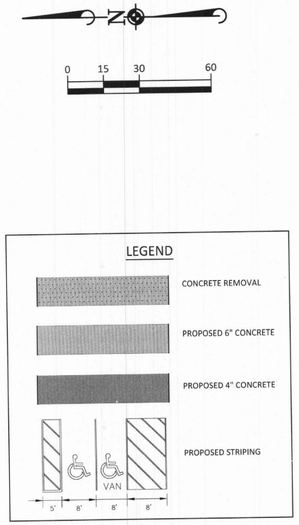
SHEET
C2 OF 4

Plotted: 3/19/2021 11:07 AM Dwg Name: P:\2019\019 Tom Jones Support\026 Friendship Baptist Church\Dwg\Civil\Plan Set Drawings\Grading.dwg Updated By: MDudley







0 15 30 60

NOTES

1. BOUNDARY & TOPO PER H.D. Fetty Land Surveyor, LLC DATED 8/31/2020 AND 11/16/20.
2. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT AND FACE OF BUILDING.
3. ALL RADII NOT SHOWN ARE 2' MEASURED AT BACK OF CURB.

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DWN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - PAVING

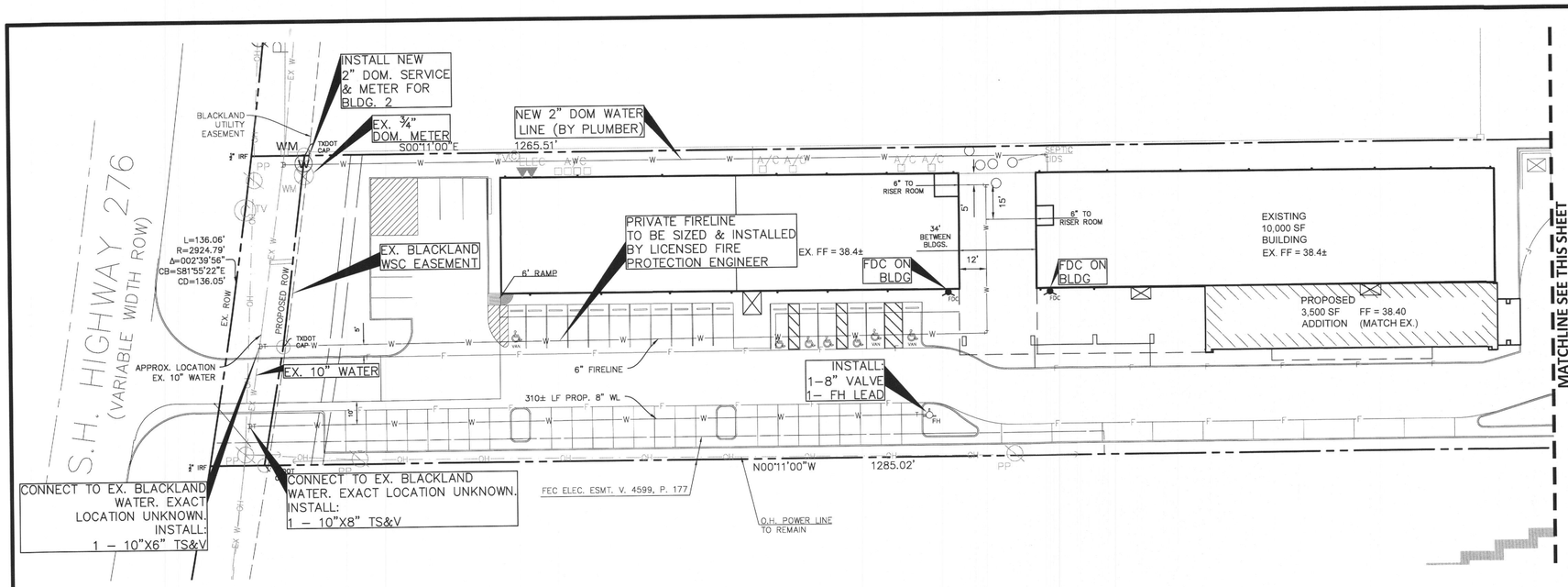
FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES

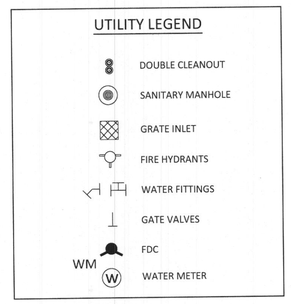
THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE:
03/19/2021

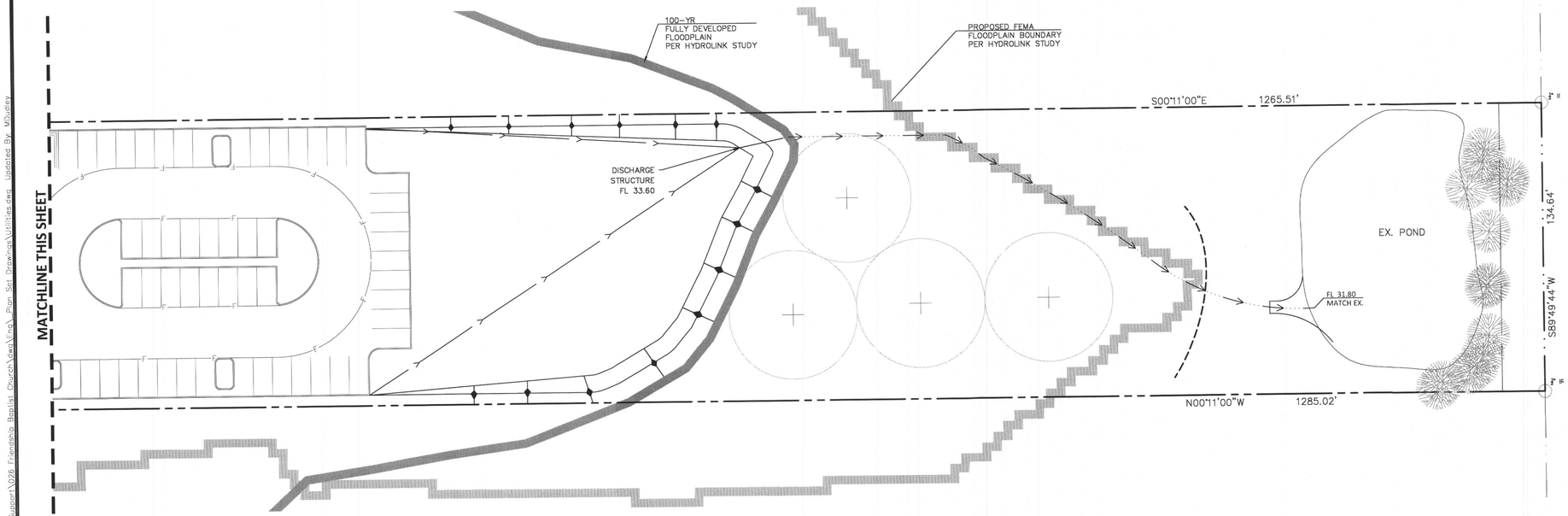
PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
C1 OF 4

Plotted: 3/19/2021 11:06 AM Dwg Name: P:\611.009 Tom Jones Support\026 Friendship Baptist Church\Civil\Final Plan Set Drawings\Viewing.dwg Updated By: MHadley







TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DRWN BY

FRIENDSHIP BAPTIST CHURCH

5651 SH 276, ROCKWALL, TEXAS

PRELIMINARY ENGINEERING - UTILITIES

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES

THOMAS P. JONES, P.E.

TEXAS P.E. No. 58887

ISSUED THIS DATE: 03/19/2021

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: TJC
DATE: 03/19/2021

SHEET
C3 OF 4

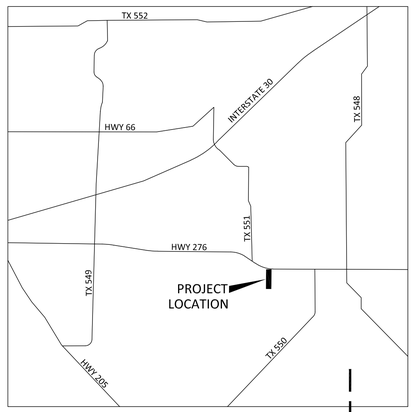
Plotted: 3/19/2021 11:06 AM Dwg Name: P:\614.009 Tom Jones Support\026 Friendship Baptist Church\Dwg\Eng\ Plan Set Drawings\Utilities.dwg Updated By: MDudley

H | PROJECT INFORMATION

PROJECT NAME - ROCKWALL FRIENDSHIP BAPTIST CHRUCH
PROPOSED LAND USE - CHURCH
ZONING DISTRICT - COMMERICAL (C)
OVERLAY - sh 276 OVERLAY
TOTAL SITE AREA - 3.94 ACRES - 171,626 SQUARE FEET
IMPREVIOUS SURFACE - 51.5% - 2.03 ACRE
PREVOUS SURFACE - 48.5% - 1.91 ACRE
ADDITIONAL SQUARE FOOTAGE - 3,500 SQUARE FEET
TOTAL SQUARE FOOTAGE - 23,500 SQUARE FEET
TOTAL GROSS INTENSITY (FAR) 0.14 OR 14%
SANCTUARY SEATING - 400 SEATS
MINIMUM LOT COVERAGE - 60%
MINIMUM LOT AREA - 10,000
MINIMUM LOT WIDTH - 60
MINIMUM LOT DEPTH - 100
SETBACKS
- FRONT - 25
- REAR - 20
- SIDE - 0
- MINIMUM LOT DEPTH - 100

STRUCTURE HEIGHT 240' MAX
REQUIRED PARKING - 100
400 SEATS AT 1 PER 4 SEATS
PARKING PROVIDED 115
- 4 HANDICAP PARKING - REGULAR
- 3 HANDICAP PARKING - VAN

E | LOCATION MAP



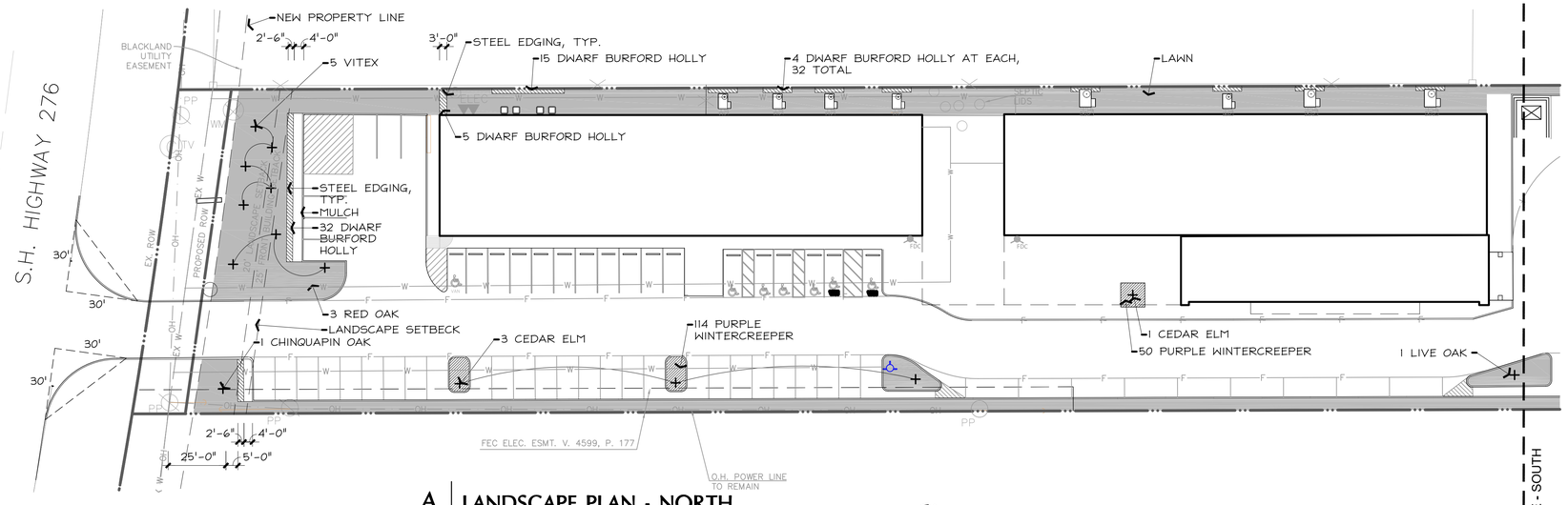
D | PLANTING GENERAL NOTES

1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.

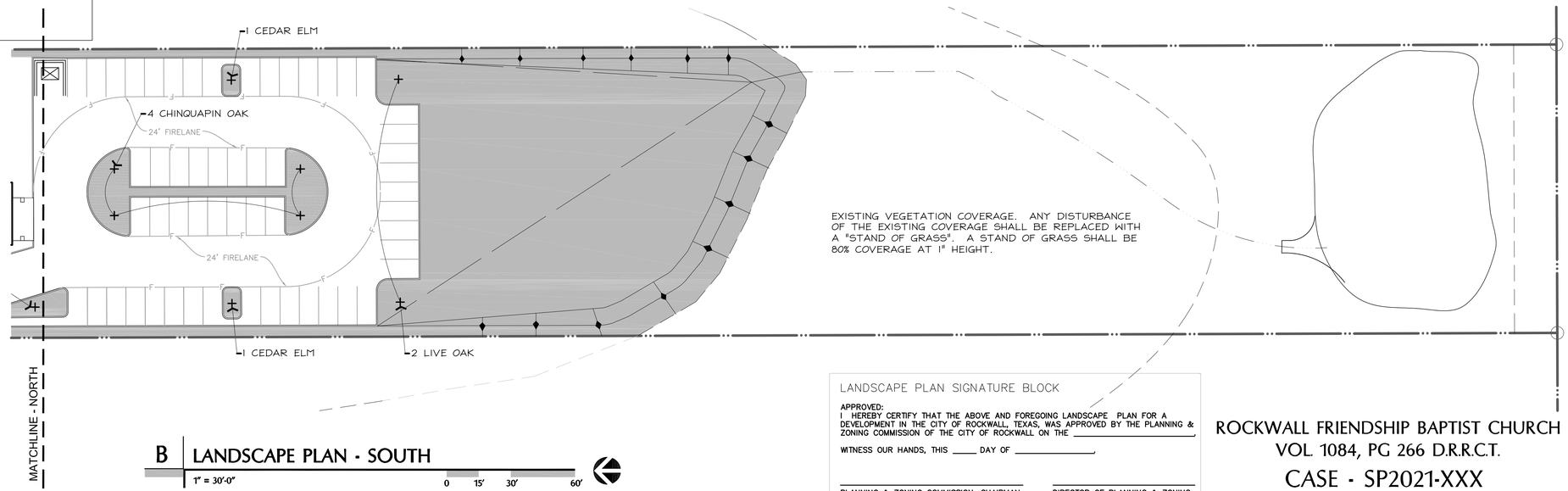
C | PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   6976 SANTA BARBARA
   DALLAS, TEXAS 75214
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY A LICENCES IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE. FOLLOW UDC REQUIREMENTS.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
4. IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.
5. NO TREES WITHIN 5' OF ANY UTILITIES.



A | LANDSCAPE PLAN - NORTH
1" = 30'-0"
0 15' 30' 60'



B | LANDSCAPE PLAN - SOUTH
1" = 30'-0"
0 15' 30' 60'

LANDSCAPE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING LANDSCAPE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____.

WITNESS OUR HANDS, THIS ____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

ROCKWALL FRIENDSHIP BAPTIST CHURCH
VOL. 1084, PG 266 D.R.R.C.T.
CASE - SP2021-XXX

KENDALL LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH

ROCKWALL, TEXAS

Seal

Revisions

Issue Date
18 March 2021

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.1

G ORDINANCE REQUIREMENT

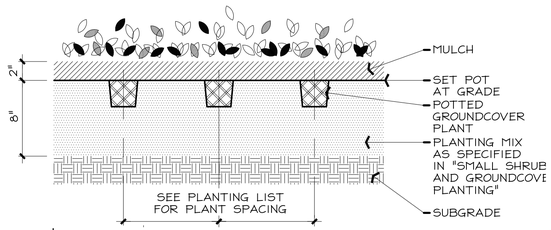
Mandatory Provisions

1. **15' landscape buffer**
   Provided.
2. **Screening of off-street loading areas**
   Provided.
3. **Residential Adjacency**
   6' masonry fencing — **n/a**
4. **Buffer landscaping**
   1 tree per 50' linear feet — 136 /50 — **3** 3" caliper trees required
   3 3" caliper trees provided
5. **Parking lot landscaping**
   5% required — 75,000 *.05 — **3,750** required area
   4,228 provided area
6. **Open space**
   F1 Zoning — 171,626 *.08 — **13,730** square feet required
   74,052 square feet provided
7. **SH 270 Overlay District**
   Planting at Buffer — 136 / 50 — **3** 4" caliper trees required
   4 4" caliper trees provided
   136 / 25 — **5** Accent Trees required
   5 Accent Trees provided

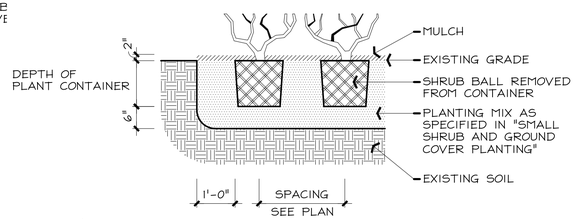
H PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.
IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

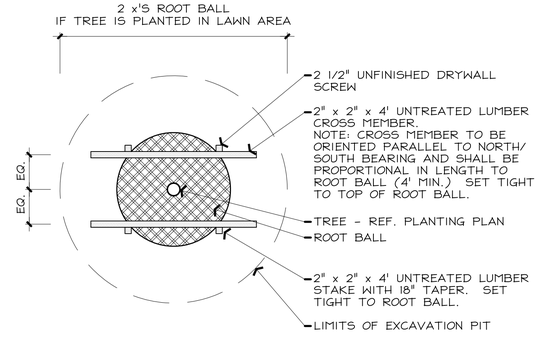
BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION	QUANTITY
LARGE TREES				
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	5
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	3
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	3
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	6
ORNAMENTAL TREES				
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	5
SHRUBS				
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	5 GALLON	24" ON CENTER	84
GROUNDCOVER / PERINNEL				
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER	162
LAWN				
CYNDON	SOLID SOD OR HYDROMULCH BERMUDA			



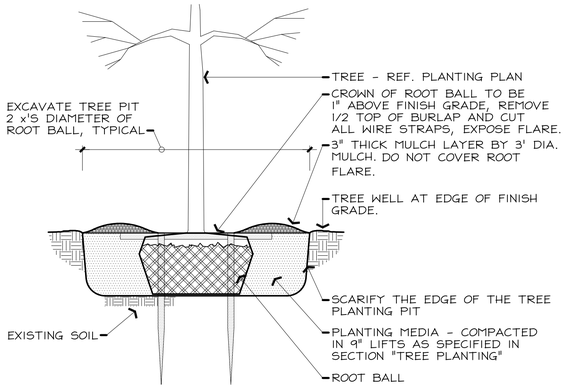
E GROUNDCOVER PLANTING - SECTION
1 1/2" = 1'-0"



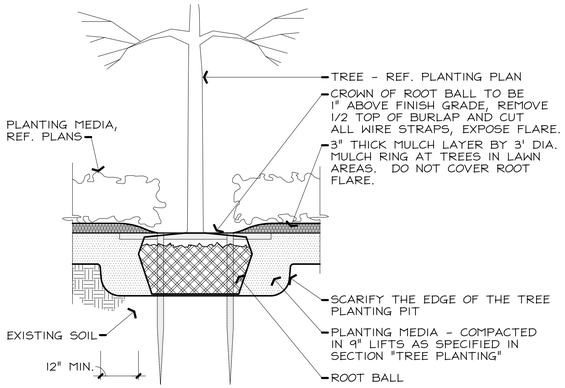
F SHRUB PLANTING - SECTION
1/2" = 1'-0"



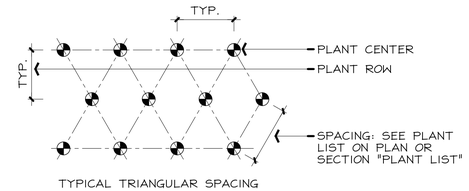
A TYPICAL TREE STAKING - PLAN
1/2" = 1'-0"



B TREE PLANTING IN LAWN - SECTION
1/2" = 1'-0"



C TREE PLANTING IN PLANTER - SECTION
1/2" = 1'-0"



D PLANT SPACING - PLAN
1/2" = 1'-0"

LANDSCAPE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING LANDSCAPE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____.

WITNESS OUR HANDS, THIS ____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

KENDALL LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH

ROCKWALL, TEXAS

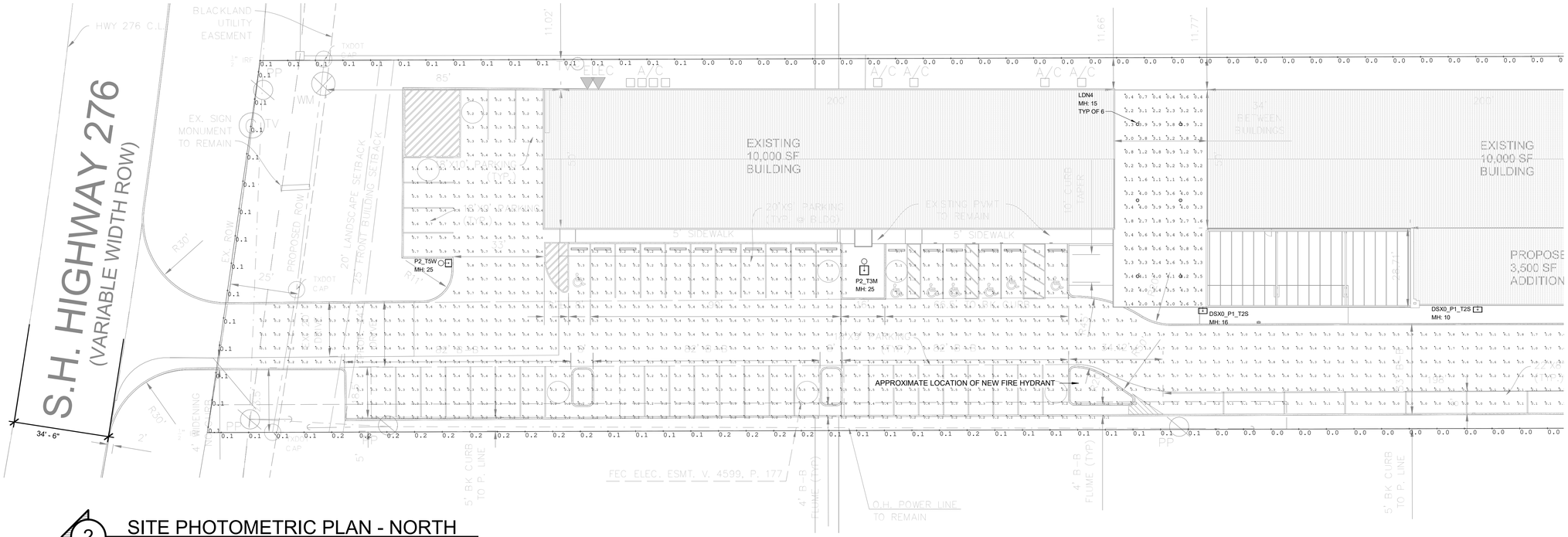
Seal

Revisions

Issue Date
6 April 2021

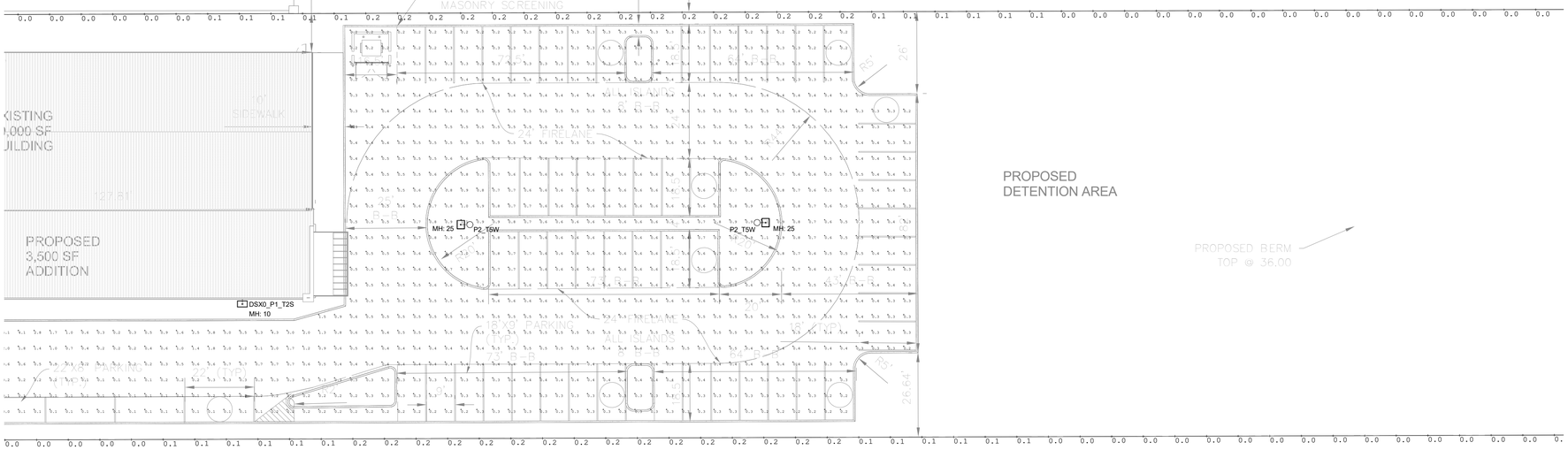
Sheet Name
LANDSCAPE DETAILS

Sheet Number
L1.2



2 SITE PHOTOMETRIC PLAN - NORTH

SCALE: 1" = 20'-0" 2/E0.2



Calculation Summary					
Label	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
Canopy	2.20	4.3	0.2	11.00	21.50
Parking	0.51	5.5	0.0	N.A.	N.A.
PropertyLineEast	0.05	0.2	0.0	N.A.	N.A.
PropertyLineNorth	0.10	0.1	0.1	1.00	1.00
PropertyLineSouth(beyond extent)	0.00	0.0	0.0	N.A.	N.A.
PropertyLineWest	0.07	0.2	0.0	N.A.	N.A.

Luminaire Schedule							
Tag	**Qty**	**Manufacturer**	**Description**	**LLF**	**Lum. Lumens**	**Lum. Watts**	**Total Watts**
P2_T5W	3	Lithonia Lighting	DSX1 LED P2 40K T5W MVOLT	0.850	9174	70	210
P2_T2S	1	Lithonia Lighting	DSX1 LED P2 40K T2S MVOLT	0.850	8922	70	70
DSX0_P1_T2S	3	Lithonia Lighting	DSX0 LED P1 40K T2S MVOLT	0.850	4725	38	114
P2_T3M	1	Lithonia Lighting	DSX1 LED P2 40K T3M MVOLT	0.850	8640	70	70
LDN4	6	Lithonia Lighting	LDN4CYL 40_10 L04AR LSS	0.850	1047	10.58	63.48

NOTE: MOUNTING HEIGHT DENOTED IN FEET AT EACH LIGHT AS MH

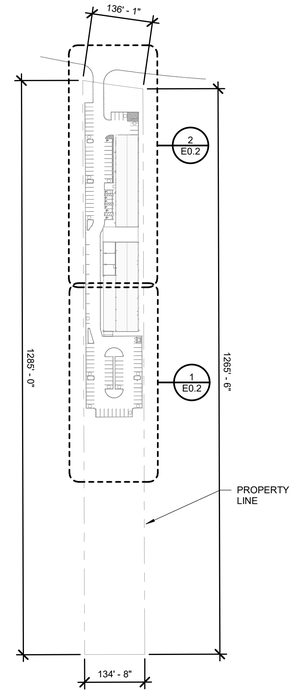
1 SITE PHOTOMETRIC PLAN - SOUTH

SCALE: 1" = 20'-0" 1/E0.2

DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY

SITE INFORMATION (FOR REFERENCE ONLY)

TOTAL SITE AREA = 3.94 ACRES
FRONT SETBACK = 25 FEET
SIDE SETBACKS = 0 FEET
REAR SETBACK (NOT SHOWN, BEYOND VIEW) = 20 FEET



3 OVERALL SITE PLAN

SCALE: 1" = 160'-0" 3/E0.2

Revision Schedule		
Rev. #	Revision Description	Revision Date

STATE OF TEXAS
MATTHEW J. NICHOLS
104381
LICENSED PROFESSIONAL ENGINEER

Apr 08, 2021

Matthew J. Nichols, P.E. (F-12018)
TX License # 104381

Matthew J. Nichols P.E.
teamofchoice.com
SUITE 5517 479-636-5004
1805 N 2ND ST JOB NO.: 25926
ROGERS, AR 72756 DESIGNED BY: MOR

ROCKWALL FRIENDSHIP

5651 TC-276
ROYSE CITY, TX 75189

2020-013-00
April 06, 2021

ELECTRICAL SITE PHOTOMETRIC PLAN

E0.2

D-Series Size 0
LED Area Luminaire

Catalog Number

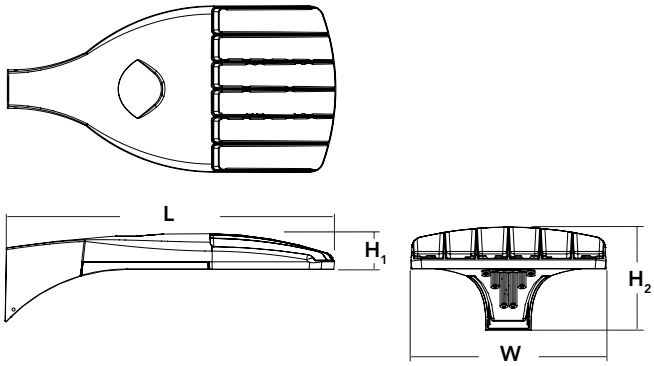
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series
DSX0 LED

LEDs
Forward optics
P1 P5
P2 P6
P3 P7[1]
P4[1]
Rotated optics
P10[2] P12[2]
P11[2] P13[1,2]

Color temperature
30K 3000 K
40K 4000 K
50K 5000 K

Distribution
T1S Type I short (Automotive)
T2S Type II short
T2M Type II medium
T3S Type III short
T3M Type III medium
T4M Type IV medium
TFTM Forward throw medium
T5VS Type V very short[3]
T5S Type V short[3]
T5M Type V medium[3]
T5W Type V wide[3]
BLC Backlight control[4]
LCCO Left corner cutoff[4]
RCCO Right corner cutoff[4]

Voltage
MVOLT (120V-277V)[5,6]
XVOLT (277V-480V)[7,8,9]
120[6]
208[6]
240[6]
277[6]
347[6]
480[6]

Mounting
Shipped included
SPA Square pole mounting
RPA Round pole mounting[10]
WBA Wall bracket[3]
SPUMBA Square pole universal mounting adaptor[11]
RPUMBA Round pole universal mounting adaptor[11]
Shipped separately
KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options
Shipped installed
NLTAIR2 nLight AIR generation 2 enabled[13,14]
PIRHN Network, high/low motion/ambient sensor[15]
PER NEMA twist-lock receptacle only (control ordered separate)[16]
PER5 Five-pin receptacle only (control ordered separate)[16,17]
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)[16,17]
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[18]
PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[19,20]
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[19,20]
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[19,20]
PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[19,20]
FAO Field adjustable output[21]

Other options
Shipped installed
HS House-side shield[22]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[2]
R90 Right rotated optics[2]
DDL Diffused drop lens[22]
HA 50°C ambient operations[1]
Shipped separately
BS Bird spikes[23]
EGS External glare shield

Finish *(required)*
DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

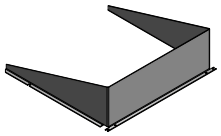
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [24]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [24]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [24]
DSHORT SBK U	Shorting cap [24]
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 [22]
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 [22]
DSX0HS 40C U	House-side shield for P5,P6 and P7 [22]
DSX0DDL U	Diffused drop lens (polycarbonate) [22]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [25]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX0EGS (FINISH) U	External glare shield

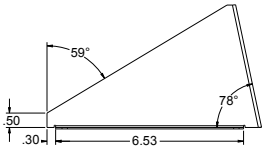
For more control options, visit DTL and ROAM online. Link to nLight Air 2

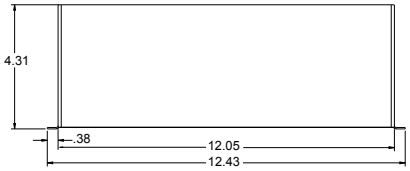
NOTES

1 HA not available with P4, P7, and P13.
2 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS or DDL.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
7 XVOLT only suitable for use with P4, P7 and P13.
8 XVOLT operates with any voltage between 277V and 480V.
9 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
12 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN.
14 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
15 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link
16 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
17 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
18 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
19 Reference Controls Options table on page 4.
20 Reference Motion Sensor Default Table on page 4 to see functionality.
21 Not available with other dimming controls options.
22 Not available with BLC, LCCO and RCCO distribution.
23 Must be ordered with fixture for factory pre-drilling.
24 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8

EGS – External Glare Shield

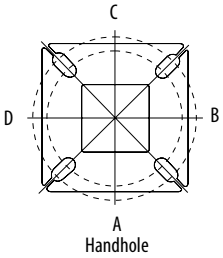




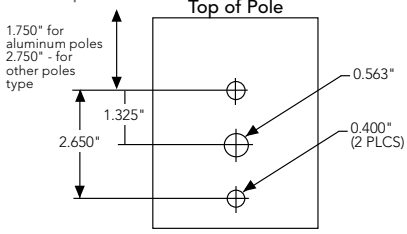


Drilling

HANDHOLE ORIENTATION
(from top of pole)



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.950	1.900	1.830	2.850	2.850	3.544

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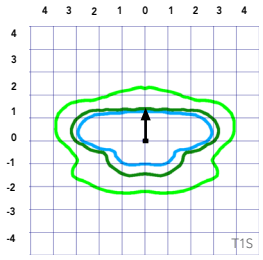
Photometric Diagrams

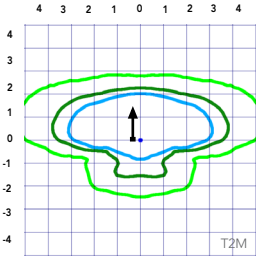
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

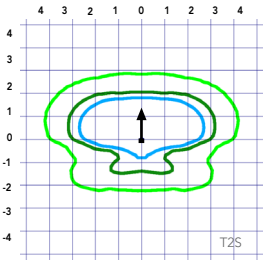
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

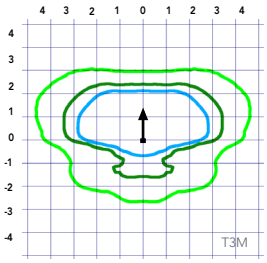
LEGEND

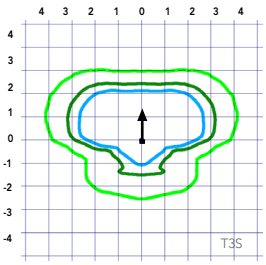
- 0.1 fc
- 0.5 fc
- 1.0 fc

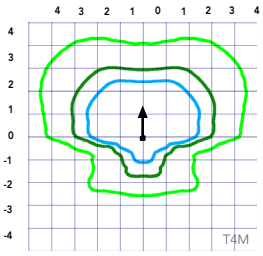


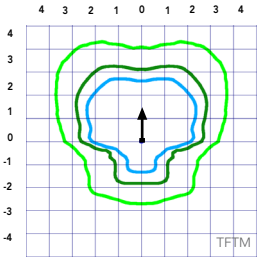


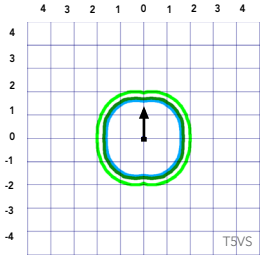


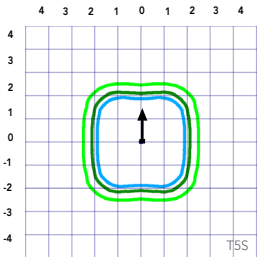


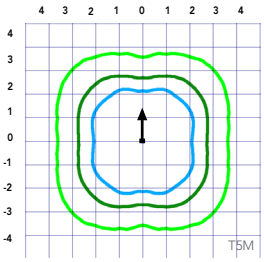


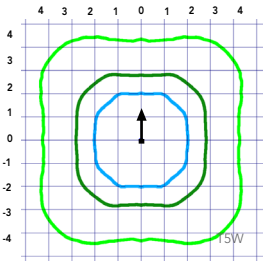


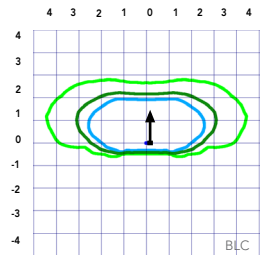


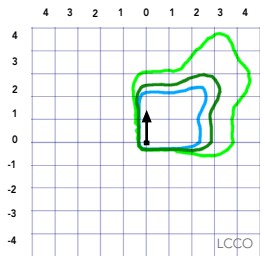


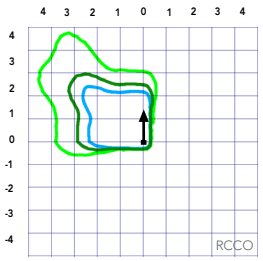












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Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
				RCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
				RCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44
				RCCO	5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C to 50°C ambient with HA option. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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D-Series Size 1
LED Area Luminaire

Catalog Number

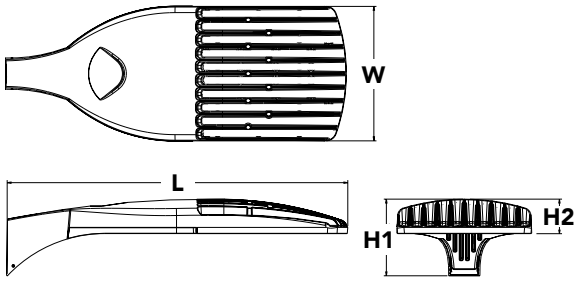
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1, P2, P3, P4[1], P5[1], P6[1], P7[1], P8, P9[1]

Rotated optics

P10[2], P11[2], P12[2], P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,21]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

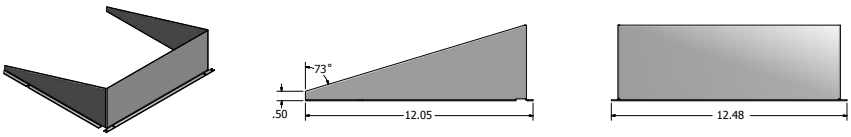
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

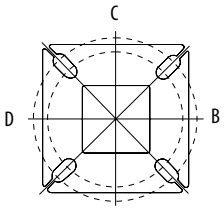
Options

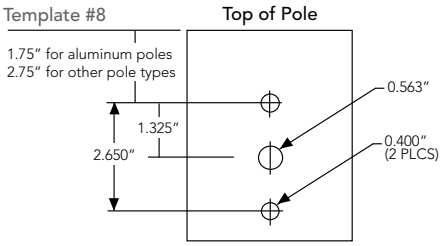
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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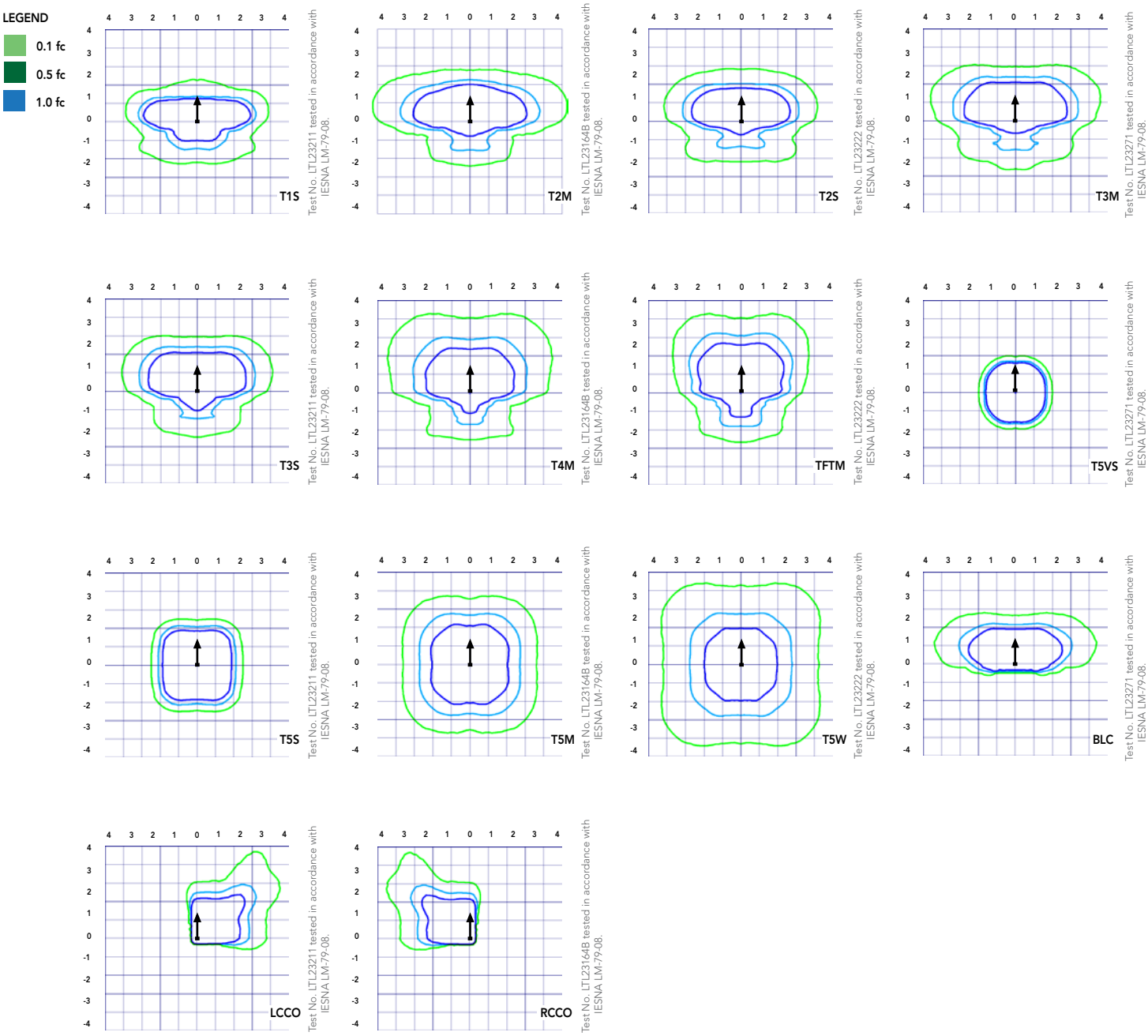
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40ºC minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LDN4CYL

4" CYLINDER
Non-IC

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Heavy-gauge aluminum housing.

Ceiling mount for direct installation to 4" octagonal or square junction box.

Pendant mount entry for 3/8" National Pipe Thread stem; wires supplied by others.

Textured polyester powder paint finish standard.

Multiple ceiling, pendant, cord, and wall mount options available.

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

347V available option; transformer must be field-installed to an accessible remote-mounted junction box.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

A+ Capable options indicated by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4CYL 35/15 LO4AR LSS MVOLT EZ1 FCM DWHG

LDN4CYL

Series	Color temperature	Lumens	Aperture/Trim Color		Finish	Voltage
LDN4CYL 4" cylinder	27/ 2700K	05 500 lumens	LO4 Downlight	AR Clear	LSS Semi-specular	MVOLT Multi-volt
	30/ 3000K	07 750 lumens	LW4[1] Wallwash	WR[2] White	LD Matte diffuse	120 120V
	35/ 3500K	10 1000 lumens		BR[2] Black	LS Specular	277 277V
	40/ 4000K	15 1500 lumens				
	50/ 5000K	20 2000 lumens				

Driver[3]	Mounting	Options	Architectural Colors[10,11]
GZ10 0-10V driver dims to 10%	FCM Ceiling mount	SF[6] Single fuse	DWHG Matte white (standard)
GZ1 0-10V driver dims to 1%	WM Wall mount	NPP16D[7,8] nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	DDB Dark bronze
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	PM[4] Pendant 3/8" thread mount	NPP16DER[7,8] nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	DBL Black
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ACC[5] 10ft aircraft cable and cord mount	NPS80EZ[7,8] nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).	DWH Glossy white
	ACC180[5] 15ft aircraft cable and cord mount	NPS80EZER[7,8] nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.	DMB Medium bronze
		90CRI High CRI (90+)	DNA Natural aluminum
		WL[9] Wet location	DSS Sandstone
			DGC Charcoal grey
			DTG Tennis green
			DBR Bright red
			DSB Steel blue

Notes

1 Not available in ACC mount.
2 Not available with finishes.
3 Refer to TECH-240 for compatible dimmers.
4 Supplied with 10" supply and dimming connections.
5 White cord supplied with white housings. All other finishes supplied with black cord.
6 Must specify voltage 120V or 277V.
7 Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
8 Interface remote mounted. Access panel (supplied by others) recommended.
9 Not available with ACC & ACC180 mounting options.
10 Additional architectural colors available; see www.lithonia.com/archcolors.
11 Color and length of stem must be specified (from 6" to 240" in even increments in maximum sections of 48"). Ex.: CYS06 DWHG. Ceiling attachment for interior use. Consult factory for exterior use.
12 Must be field-installed to an accessible remote-mounted junction box.

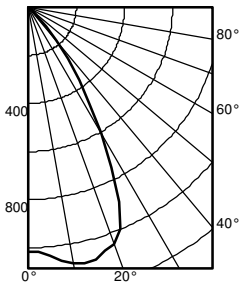
LDN4CYL

Accessories: *Order as separate catalog number. (shipped separately)*	
CYS[11]	3/8" stem and canopy with 5° "hang straight" swivel
CRS[11]	3/8" stem and canopy with 45° swivel
SDT 347/120 75VA12[12]	347V Step-down transformer

PHOTOMETRY

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30″ Above Floor for a Single Luminaire**

LDN4 35/10 LO4AR, input watts: 10.58, delivered lumens: 1085.2, LM/W = 102.57, spacing criterion at 0= 1.04, test no. ISF 30712P424.



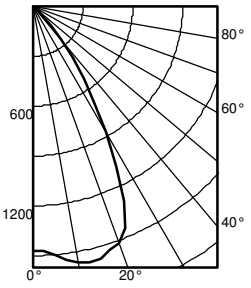
	Ave	Lumens
0	1017	
5	1039	101
15	1084	304
25	895	395
35	369	232
45	52	51
55	1	2
65	1	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	799.7	73.7
0° - 40°	1031.5	95.1
0° - 60°	1084.7	100.0
0° - 90°	1085.2	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1085.2	*100.0
*Efficiency		

pf		20%								
pc		80%			70%			50%		
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		111	108	106	109	107	105	105	103	101
2		103	99	96	102	98	95	98	95	93
3		96	92	88	95	91	87	92	89	86
4		90	85	81	89	84	80	87	83	79
5		85	79	75	84	78	74	82	77	74
6		79	73	69	79	73	69	77	72	68
7		75	69	64	74	68	64	73	68	64
8		70	64	60	70	64	60	69	63	60
9		66	60	56	66	60	56	65	60	56
10		63	57	53	62	57	53	61	56	53

		50% beam - 55.6°		10% beam - 78.0°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	33.6	5.8	16.8	8.9	3.4
10.0	18.1	7.9	9.0	12.2	1.8
12.0	11.3	10.0	5.6	15.4	1.1
14.0	7.7	12.1	3.8	18.6	0.8
16.0	5.6	14.2	2.8	21.9	0.6

LDN4 35/15 LO4AR, input watts: 17.5, delivered lumens: 1570.1, LM/W = 89.72, spacing criterion at 0= 1.04, test no. ISF 30712P429.



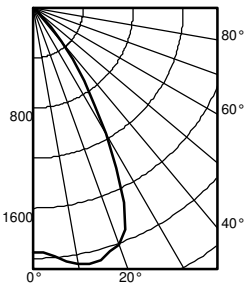
	Ave	Lumens
0	1472	
5	1503	146
15	1569	440
25	1295	571
35	534	335
45	75	74
55	1	3
65	1	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	1157.1	73.7
0° - 40°	1492.5	95.1
0° - 60°	1569.4	100.0
0° - 90°	1570.1	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1570.1	*100.0
*Efficiency		

pf		20%								
pc		80%			70%			50%		
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		111	108	106	109	107	105	105	103	101
2		103	99	96	102	98	95	98	95	93
3		96	92	88	95	91	87	92	89	86
4		90	85	81	89	84	80	87	83	79
5		85	79	75	84	78	74	82	77	74
6		79	73	69	79	73	69	77	72	68
7		75	69	64	74	68	64	73	68	64
8		70	64	60	70	64	60	69	63	60
9		66	60	56	66	60	56	65	60	56
10		63	57	53	62	57	53	61	56	53

		50% beam - 55.6°		10% beam - 78.0°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	48.7	5.8	24.3	8.9	4.9
10.0	26.2	7.9	13.1	12.2	2.6
12.0	16.3	10.0	8.2	15.4	1.6
14.0	11.1	12.1	5.6	18.6	1.1
16.0	8.1	14.2	4.0	21.9	0.8

LDN4 35/20 LO4AR, input watts: 22.12, delivered lumens: 2083.1, LM/W = 94.17, spacing criterion at 0= 1.04, test no. ISF 30712P434.



	Ave	Lumens
0	1952	
5	1994	193
15	2081	584
25	1718	758
35	709	445
45	99	98
55	2	4
65	1	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	1535.2	73.7
0° - 40°	1980.1	95.1
0° - 60°	2082.1	100.0
0° - 90°	2083.1	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	2083.1	*100.0
*Efficiency		

pf		20%								
pc		80%			70%			50%		
pw		50%	30%	10%	50%	30%	10%	50%	30%	10%
0		119	119	119	116	116	116	111	111	111
1		111	108	106	109	107	105	105	103	101
2		103	99	96	102	98	95	98	95	93
3		96	92	88	95	91	87	92	89	86
4		90	85	81	89	84	80	87	83	79
5		85	79	75	84	78	74	82	77	74
6		79	73	69	79	73	69	77	72	68
7		75	69	64	74	68	64	73	68	64
8		70	64	60	70	64	60	69	63	60
9		66	60	56	66	60	56	65	60	56
10		63	57	53	62	57	53	61	56	53

		50% beam - 55.6°		10% beam - 78.0°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	64.5	5.8	32.3	8.9	6.5
10.0	34.7	7.9	17.4	12.2	3.5
12.0	21.6	10.0	10.8	15.4	2.2
14.0	14.8	12.1	7.4	18.6	1.5
16.0	10.7	14.2	5.4	21.9	1.1

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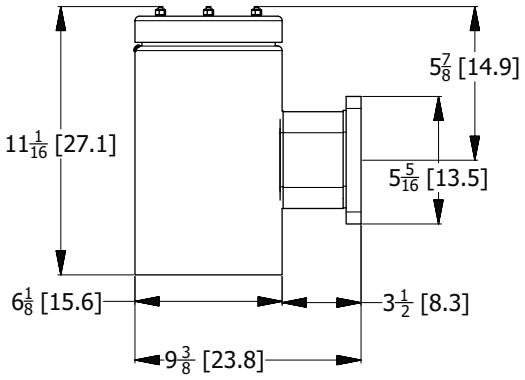
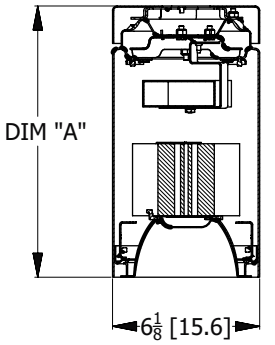
LDN4CYL

* All dimensions are inches (centimeters) unless otherwise noted.



LDN4 CYLINDER WALL MOUNT



LDN4 CYLINDER

DIMENSION TABLE	
STYLE	**DIM "A"**
CEILING MOUNT (FCM)	10-13/16
CEILING MOUNT WET LOCATION (FCM WL)	10-13/16
PENDANT MOUNT (PM)	10
PENDANT MOUNT WET LOCATION (PM WL)	11
CABLE MOUNT (ACC)	9-13/16

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	**White (WR)**	**Black (BR)**
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	**3000K**	**3500K**	**4000K**	**5000K**
80CRI	0.950	0.966	1.000	1.025	1.101

LDN4CYL			
Nominal	**Lumens**	**Wattage**	**Lm/W**
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

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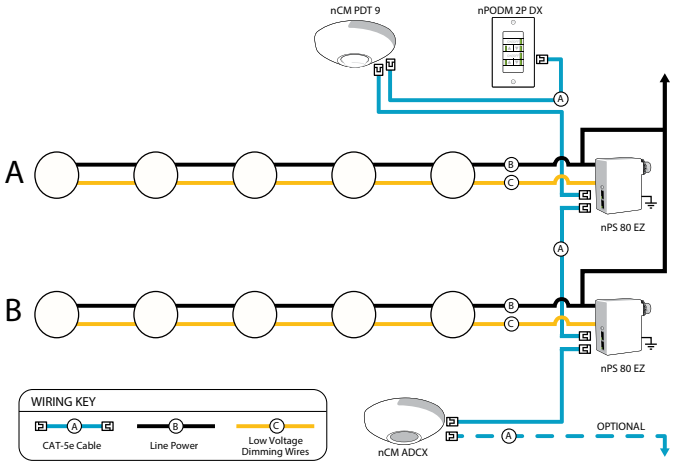
ADDITIONAL DATA

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis 0A2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	



nLight® Control Accessories:
Order as separate catalog number.
Visit www.sensorswitch.com/nLight for complete listing of nLight controls.

WallPod stations	Model number	Occupancy sensors	Model number
On/Off	nPODM [color]	Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPODM DX [color]	Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX [color]	Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Photocell controls	**Model number**	Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	**Cat-5 cables (plenum rated)**	**Model number**
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

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April 14, 2021

TO: Thomas Jones
Tomden Engineering
5815 Meadowcrest
Dallas, TX 75230

COPY: Shanon Thomas
5657 SH-276
Royse City, Texas 75189

FROM: Henry Lee, *Planner*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2021-008; *Site Plan for Rockwall Friendship Baptist Church*

Thomas Jones**:**

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 April 13, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) If the Planning and Zoning Commission chooses to approve the applicant's Amended Site Plan for the expansion of an existing House of Worship on the subject property, then staff would propose the following conditions of approval:

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

(b) Any construction resulting from the approval of this Amended 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 April 13, 2021, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 7-0.

Should you have any questions or concerns, please feel free to contact me at (972) 771-7745.

Sincerely,

Henry Lee
Planner