



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2235 S. Goliad

SUBDIVISION Rockwall Centre Corners

LOT 11 BLOCK 1

GENERAL LOCATION East of I-30, north of S. Goliad

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial w/ IH30 Overlay

CURRENT USE Vacant - former restaurant

PROPOSED ZONING Commercial w/ IH30 Overlay

PROPOSED USE

ACREAGE 2.2297 acres

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☒ OWNER CM Goliad I GP, LLC

☒ APPLICANT Baldwin Associates, LLC

CONTACT PERSON Matt Gillen

CONTACT PERSON Rob Baldwin

ADDRESS 4514 Travis Street
Suite 326

ADDRESS 3904 Elm Street - Suite B

CITY, STATE & ZIP Dallas, Texas 75205

CITY, STATE & ZIP Dallas, Texas 75226

PHONE (214) 269-1641

PHONE (214) 729-7949

E-MAIL mgillen@cienda.com

E-MAIL rob@baldwinplanning.com

NOTARY VERIFICATION [REQUIRED]

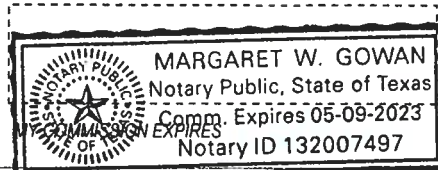
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Gillen [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 21 DAY OF July 2021. 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 16 DAY OF July 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



N:\030961\001\PROJECT DATA\DWG\CIVIL\030961-SITE PLAN.DWG

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: _____
VERTICAL SCALE: _____

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:

CIENDA MANAGEMENT, LLC.

4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204

PRELIMINARY
FOR INITIAL REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: KLIN W. SMITH, P.E.
P.E. No.: 96877
Date: 07-16-2021
Westwood

2335 S. GOLIAD RETAIL

ROCKWALL, TEXAS

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

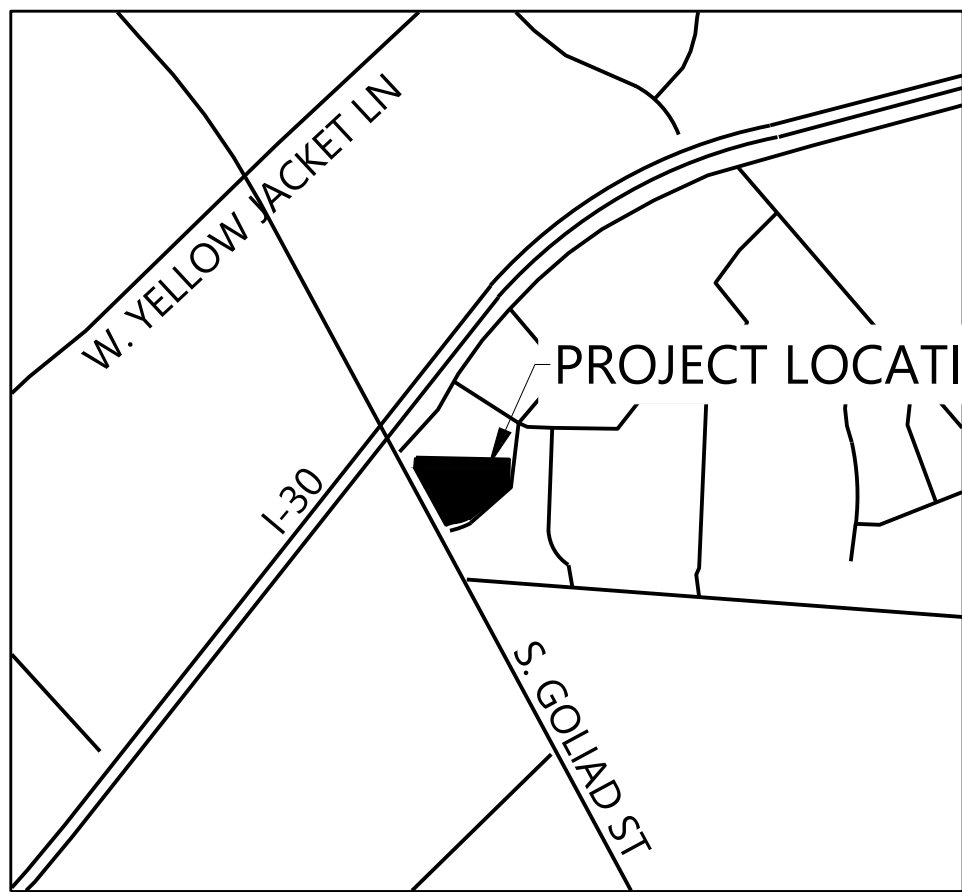
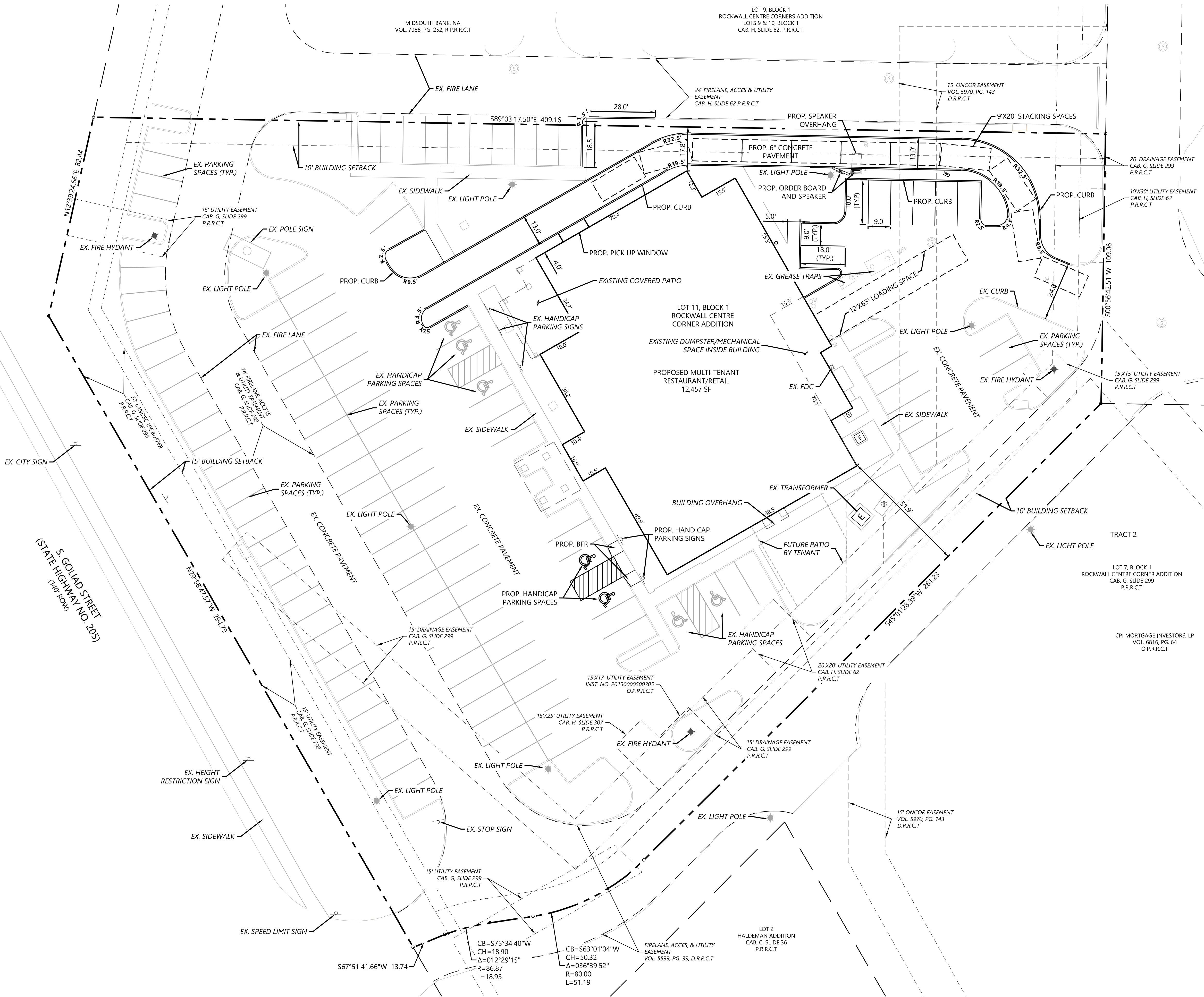
Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-11752
TBPB FIRM REGISTRATION NO. 10074301

SITE PLAN

SHEET NUMBER:

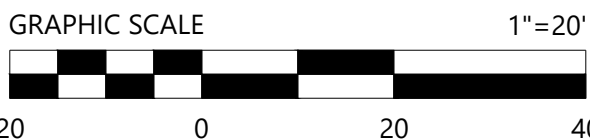
SP-1

DATE:



VICINITY MAP
N.T.S

CAUTION !!!
EXISTING UTILITIES
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



LEGEND

R RADIUS
FC FACE OF CURB
BFR BARRIER FREE RAMP
TYP. TYPICAL

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.

PARKING TABLE			
RESTAURANT PARKING REQUIREMENTS: 1 SPACE/100 SF			
SPACES REQUIRED	SPACES PROVIDED	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED
125	127	5	7

SITE DATA

CURRENT ZONING	C
PROPOSED LAND USE	COMMERCIAL
GROSS AREA	2,230 ACRES
NO. OF LOTS	1
FRONT YARD SETBACK	15 FT
REAR YARD SETBACK	10 FT
SIDE YARD SETBACK	10 FT
MAXIMUM BUILDING HEIGHT	240 FT HEIGHT

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2021.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2021

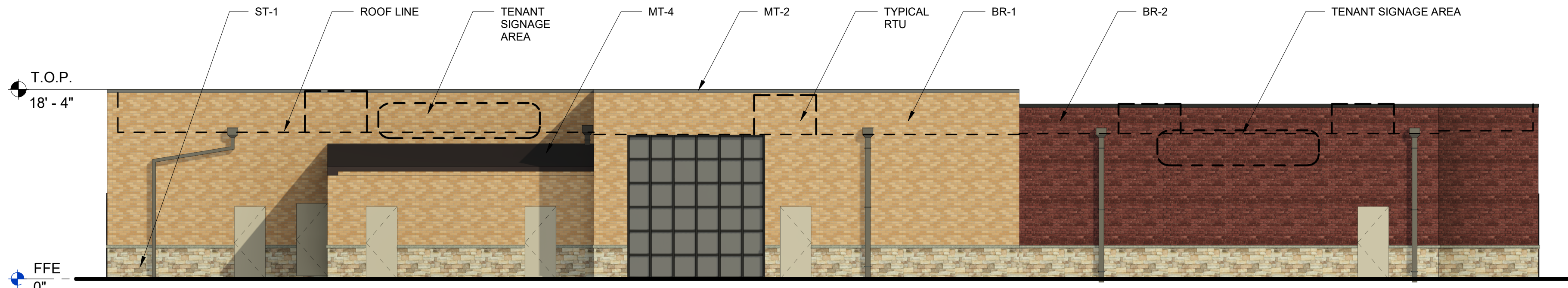
PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER:

CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

CASE NO. _____



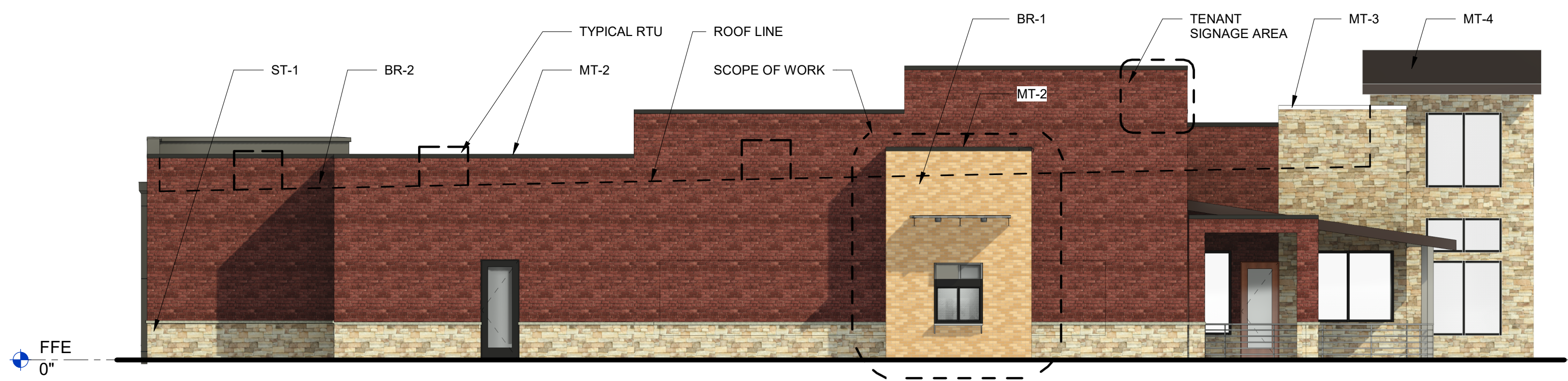
4 NORTHEAST ELEVATION

1/8" = 1'-0"

NORTHEAST		
BRICK	1684 SF	83.8%
STONE	326 SF	16.2%
TOTAL SF	2010 SF	100%

MATERIAL SCHEDULE		
P-1	SW6258 TRICORN BLACK PAINT OVER EXISTING BRICK	
P-2	SW6868 REAL RED PAINT OVER EXISTING EIFS	
MT-1	BLACK ANONIZED ALUMINIUM STOREFRONT	
MT-2	COPING METAL / PAC-CLAD - BLACK	
MT-3	COPING METAL / PAC-CLAD - CREAM	
MT-4	STANDING SEAM - DARK BRONZE - EXISTING	
EIFS-1	COLOR AS SHOWN	
BR-1	TAN BRICK	
BR-2	RED BRICK	
ST-1	STONE BLEND	

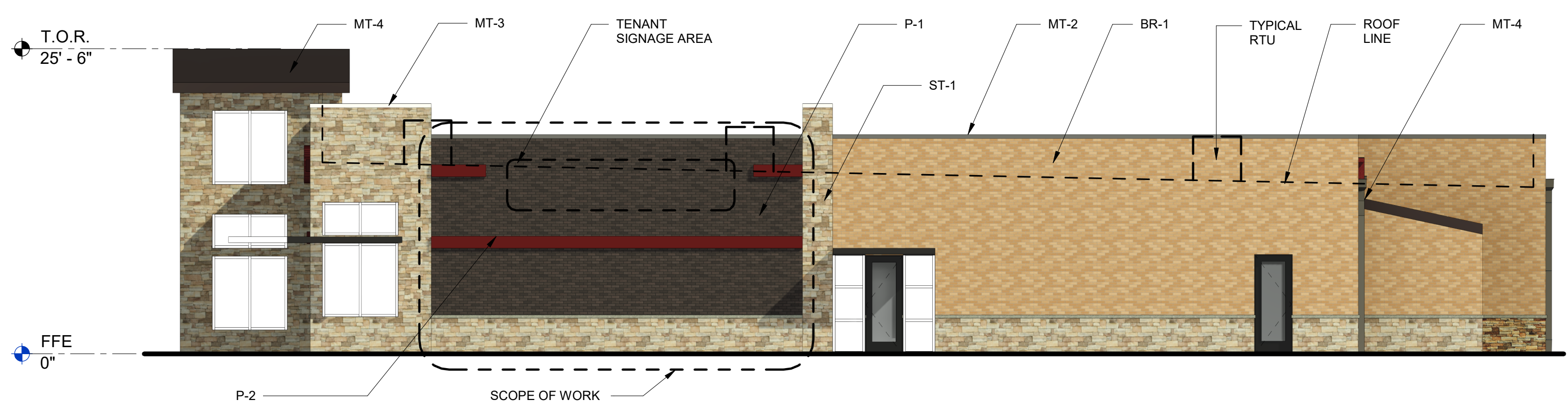
MATERIAL TOTALS		
BRICK	5546 SF	70.8%
	2142 SF	27.3%
STONE	145 SF	1.9%
TOTAL WITHOUT GLAZING		7833 SF 100%
GLAZING		1125 SF
TOTAL WITH GLAZING		8958 SF



3 NORTHWEST ELEVATION

1/8" = 1'-0"

NORTHWEST		
BRICK	1509 SF	73.8%
STONE	533 SF	26.2%
TOTAL SF	2042 SF	100%



2 SOUTHEAST ELEVATION

1/8" = 1'-0"

SOUTHEAST		
BRICK	1224 SF	67%
STONE	564 SF	30.9%
EIFS	39 SF	2.1%
TOTAL SF	1827 SF	100%



1 SOUTHWEST ELEVATION (FACES PUBLIC R.O.W.)

1/8" = 1'-0"

SOUTHWEST		
BRICK	1127 SF	57.7%
STONE	718 SF	36.8%
EIFS	106 SF	5.5%
TOTAL SF	1951 SF	100%

SITE PLAN SIGNATURE BLOCK

APPROVED:
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WITNESS OUR HANDS , THIS ____ DAY OF _____, 2021

PLANNING & ZONING COMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER:
CEINDA PARTNERS, LP
4514 TRAVIS ST., SUITE 326
DALLAS, TX 75205
CONTACT: MATT GILLEN
PH: 214-269-1641
EMAIL: MGILLEN@CIENDA.COM

2235 S. GOLIAD ST. RETAIL
ROCKWALL CENTRE CORNERS ADDITION, LOT 11, BLOCK 1
ROCKWALL, ROCKWALL COUNTY, TEXAS
2.230 ACRES (97,126 SF)
COMMERCIAL - C

ARCHITECT:
GFF
2808 FAIRMOUNT ST., SUITE 300
DALLAS, TX 75201
CONTACT: GRANT WICKARD
PH: 214-303-1500
EMAIL: GRANT.WICKARD@GFF.COM
DATE OF PREPARATION: 07/16/2021

CASE #

BUILDING ELEVATIONS

2335 S. Goliad St
Rockwall, Texas

Job #: 21015
Date: 07/16/21
Drawn by: DE / JJ

Scale: 1/8" = 1'-0"
File Name: BIM 360://21015 - Lubys Rockwall/21015_Lubys_Rockwall_A21.rvt
Not for regulatory approval, permitting, or construction

0 8 16 32 Feet



LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATORS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL..
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
7. PLANTS TO BE INSTALLED AS PER CITY & ANSI STANDARD PLANTING PRACTICES. CITY STANDARDS OVERRIDE OTHER NOTES, UNLESS APPROVED OTHERWISE.
8. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
9. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
10. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
11. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
12. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
13. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
14. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING AND PER CONTRACTORS COST. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR OF ANY SOIL AMENDMENTS ADDED.
15. TOPSOIL AND PLANTING SOIL TO ADHERE TO INDUSTRY STANDARDS AND FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH PLANTING SOIL FOR TREE, SHRUBS, AND PERENNIALS. SCARIFY AND LOOSEN COMPACTED SUBGRADE UNDER PLANTING BEDS, BELOW PLANTING SOIL.
16. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
17. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY DISTURBED AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
18. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
19. ALL LANDSCAPED AREAS SHALL HAVE FULLY AUTOMATED UNDERGROUND IRRIGATION SYSTEM AS INSTALLED BY A LICENSED LANDSCAPE IRRIGATION CONTRACTOR.
20. LAWN AREAS SHALL BE COVERED WITH GRASS TYPE AS SPECIFIED USING HYDROMULCH.
21. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.
22. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
23. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
24. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
25. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
26. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
27. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
28. TURF AND GROUNDCOVER PLANTED IN REQUIRED LANDSCAPE AREA SHALL ATTAIN 100 PERCENT COVERAGE WITHIN ONE YEAR OF PLANTING.
29. SHADED GROUND AREAS BENEATH CANOPY TREES SHALL BE MAINTAINED WITH A MULCH BED.
30. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING TOWN IRRIGATION SYSTEMS.
31. ANY EXISTING IRRIGATION (RAW WATER LINE/PURPLE PIPE) IN PUBLIC ROW SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
32. PROVIDE IRRIGATION TO ALL PLANTED AREAS WITHIN PROJECT BOUNDARY AND TO LANDSCAPE AREAS TO THE SOUTH AND WEST ALONG ROADWAY AS DEFINED BY 'LIMITS OF IRRIGATION'. TEMPORARY IRRIGATION SHOULD BE PLACED TO COVER FUTURE WAREHOUSE SITE UNTIL FINAL BUILDING IS CONSTRUCTED AND PERMANENT LANDSCAPING AND IRRIGATION IS PLACED.
33. DISTURBED LANDSCAPE AREAS TO BE FIELD VERIFIED AND SEEDED WITH BERMUDA HYDROMULCH OR EQUAL OR WHAT PREVIOUSLY EXISTED.

GRADING NOTES

1. CONTRACTOR SHALL FINE GRADE AREAS PRIOR TO PLANTING. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS LARGER THAN 2", ETC. FROM THE SITES, AND ENSURE POSITIVE DRAINAGE.
2. PLANTER BACKFILL MIX SHALL BE AS PER SPECIFICATIONS.
3. THE CONTRACTOR SHALL MEET EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION AT PROJECT BOUNDARIES. FINISH GRADES SHALL BE AS INDICATED ON THE PLANS WHERE SHOWN IN PLAN OR DETAIL CROSS-SECTION. NO SEPARATION BETWEEN FINISHED GRADE AND ADJACENT GRADE ELEVATION IS ACCEPTABLE. CONSTRUCTED SURFACES ARE TO MEET ADJACENT EXISTING WORK AT THE SAME ELEVATION AND CONFORM TO STANDARDS AND PRACTICES RELATED TO SAFE AND ACCESSIBLE PEDESTRIAN WALKWAYS. FINISH GRADES SHALL BE ½" BELOW THE TOP TRANSITION OF ADJACENT WALKS AND HEADERS UNLESS OTHERWISE NOTED ON PLANS.
4. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING STRUCTURES SUCH AS BUILDINGS, WALLS, UTILITY EQUIPMENT, ETC.
5. LANDFORMS, MOUNDS, AND SWALES SHALL BE GRADED TO A SMOOTH, FLOWING, ROUNDED SURFACE PROVIDING POSITIVE DRAINAGE AND VISUAL LANDFORM CONTINUITY. ROUGH GRADE IS TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE TOP DRESSING TO ESTABLISH FINAL GRADE.
6. CONTRACTOR SHALL FINE GRADE AND COVER AREAS DISTURBED BY CONSTRUCTION WITH AN APPROVED TOP DRESSING AS SPECIFIED IN THE PLANS OR SPECIFICATIONS.

PLANTING NOTES

1. TREES AND OTHER PLANT MATERIAL SHALL CONFORM TO GRADE, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS (NOT POT BOUND); A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS; AND BE FREE OF BRUISES, CUTS, OR OTHER ABNORMALITIES.
3. QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL GOVERN.
4. NO PLANT SUBSTITUTIONS OR TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS, OR IMPROPER CARE BOTH AT THE NURSERY AND ON THE SITE FOLLOWING DELIVERY, UNLOADING OF PLANT MATERIAL, AND PLANTING.
6. PROTECTED PLANT MATERIAL THAT IS DESTROYED OR DIES DURING CONSTRUCTION OR THE MAINTENANCE PERIOD WILL BE REPLACED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90 DAYS BEFORE THE COMPLETION OF THE PROJECT. REPLACEMENT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
7. PLANT MATERIALS BEST SIDE SHALL BE ALIGNED TO THE WALKS, PEDESTRIAN AREAS, ROADS, AND PARKING AREAS UNLESS OTHERWISE SHOWN ON THESE PLANS. SPACING SHALL BE ADJUSTED AS NECESSARY, SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT.
8. PLANTINGS AT MATURITY SHALL MAINTAIN 6'-0" CLEARANCE AROUND FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
9. PLANTINGS SHALL NOT INTERFERE WITH TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 2'-6" WITHIN SIGHT DISTANCE TRIANGLES.
10. TREES SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE FROM PUBLIC WATER OR SEWER LINES. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
11. SHRUBS SHALL BE INSTALLED FROM BACK OF CURB, EDGE OF WALK, OR EDGE OF PAVING A MINIMUM OF 2' AT MATURE SIZE.
12. PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. THE IRRIGATION SYSTEM IS TO BE FULLY OPERATIONAL AND EFFECTIVE PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
14. PROJECT REQUIRES A 120-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE OWNER.
15. TREES PLANTED WITHIN FIVE FEET OF RETAINING WALLS, AND WITHIN TEN FEET OF PUBLIC IMPROVEMENTS, IN THE PUBLIC RIGHT-OF-WAY, SHALL BE PROTECTED BY ROOT GUARDS AND APPROPRIATE TREE PROTECTION FOR NO LESS THAN TWO YEARS.
16. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
17. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
18. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
19. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REFERENCE CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
20. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT OF POTENTIAL CONFLICTS OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT TO THE OWNER'S REPRESENTATIVE AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

GENERAL NOTES

1. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR SUBCONTRACTOR.
2. THE OWNER AND THEIR REPRESENTATIVE ARE NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. THE OWNER AND THEIR REPRESENTATIVE SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, SEQUENCING, AND COORDINATION WITH OTHER CONTRACTORS ON SITE PRIOR TO INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING IMMEDIATELY. EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS BUT REQUIRED TO COMPLETE THIS INSTALLATION SHALL BE SUPPLIED BY THE CONTRACTOR AS A PART OF THIS CONTRACT WORK.
4. THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS APPLICABLE TO THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLAN PERMITTING AND COMPLYING WITH LOCAL CODES GOVERNING DUST CONTROL, HOURS OF OPERATION, AND SAFETY MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH PERMITS REQUIRED TO COMPLETE THE WORK COVERED BY THESE PLANS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INSTALLATION CONDITIONS.
7. THE CONTRACTOR SHALL LOCATE SURVEY MARKS, INCLUDING BENCH MARKS AND PROPERTY LINES, IN ORDER THAT THE EXACT LINES OF CONSTRUCTION LIMITS MAY BE DETERMINED.
8. THE CONTRACTOR SHALL PROTECT EXISTING OR TEMPORARY TOPOGRAPHIC TRAVERSE POINTS AND BENCH MARKS UNTIL THE CONSTRUCTION BENCH MARKS AND BASELINES ARE ESTABLISHED AND REFERENCED BY THE CONTRACTOR. PROJECT CONTROL POINTS, WHICH MAY BE LOST OR DESTROYED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL VERIFY BUILDING SETBACK LINES, RIGHT-OF-WAY LINES, EASEMENT LINES, VISIBILITY LINES, ETC., IN THE FIELD. THE CONTRACTOR SHALL REPORT DISCREPANCIES TO THE OWNER IN WRITING PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL CONFIRM BOUNDARY LOCATION WITH THE OWNER. NEED FOR WORK OUTSIDE THE LIMIT OF WORK BOUNDARY SHALL BE CONFIRMED BY THE OWNER PRIOR TO PERFORMING WORK OUTSIDE THE LIMIT OF WORK BOUNDARY.
11. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE LOCATIONS OF UTILITIES, PIPES, AND STRUCTURES. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN, OR NOT IN THE LOCATION SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGES TO SAID UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S WORK. FORTY-EIGHT HOURS PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL **CALL 811** TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS, SEWER LINES, WATER LINES, COMMUNICATION LINES, AND ELECTRICAL LINES. IF UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE WORK, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
12. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER OF DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING WORK. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO OBTAIN CLARIFICATION BEFORE PROCEEDING FURTHER WITH OTHER RELATED WORK. DISCREPANCIES FOUND BETWEEN PLAN DIMENSIONS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
13. THE CONTRACTOR SHALL VERIFY QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE OWNER OF DISCREPANCIES.
14. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORILY TO REQUIRED STANDARDS AND THE OWNER AT NO EXPENSE TO THE OWNER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ADDITIONAL COORDINATION AND/OR DESIGN CHANGES DUE TO ERRORS, FAULTY MATERIAL, OR FAULTY WORKMANSHIP.
16. THE CONTRACTOR SHALL FINE GRADE AREAS DISTURBED DURING CONSTRUCTION. UNDISTURBED AREAS DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND APPROPRIATE DISPOSAL OFFSITE OF CLEARED VEGETATION, DEBRIS, CONSTRUCTION WASTE, ETC. FROM THE SITE.
18. THE JOB SITE, AT THE COMPLETION OF THE CONSTRUCTION AND PRIOR TO FINAL REVIEW, SHALL BE CLEARED OF DEBRIS OR SPOIL RESULTING FROM THE CONSTRUCTION.
19. MATERIALS REQUIRED SHALL BE OF A GRADE AND QUALITY SPECIFIED AND CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.
20. THE CONTRACTOR SHALL PROVIDE OWNER WITH WARRANTY INFORMATION, INSTRUCTION MANUALS AND OTHER PRODUCT INFORMATION FOR NEW EQUIPMENT OR MACHINERY INSTALLED PRIOR TO THE REQUEST FOR SUBSTANTIAL COMPLETION REVIEW BY THE OWNER OR THEIR REPRESENTATIVE.

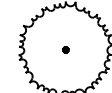



CAUTION !!!




EXISTING UTILITIES

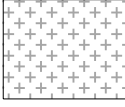
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



PLANT SCHEDULE


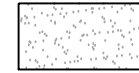
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	MYRICA CERIFERA / WAX MYRTLE CONTAINER GROW, MATCHING 4' HEIGHT, MULTI-TRUNKED FULL, 4' SPREAD	4" HT.	2
	QUERCUS MACROCARPA / BURR OAK	4" CALIPER	3
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK SINGLE TRUNK, FULL, 6' SPREAD	4" CALIPER	1
	ULMUS CRASSIFOLIA / EXISTING CEDAR ELM EXISTING CEDAR ELM TO REMAIN	EXISTING	1

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	ABELIA X GRANDIFLORA / GLOSSY ABELIA	5 GAL	12
	MISCANTHUS CAPENSIS / SILVERGRASS	5 GAL	22
	ROSA X 'RED CASCADE' / RED CASCADE ROSE	3 GAL	20

SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	HEMEROCALLIS X ORANGE / DAY LILY 'ORANGE' FULL POTS	1 GAL	12" o.c.	489

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	CYNODON DACTYLON / BERMUDA GRASS	N/A		2,864 SF
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA FULL POTS, AT LEAST 3 RUNNERS PER POT. RUNNERS MUST BE 8" IN LENGTH	1 GAL		570 SF
	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		610 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	EXISTING LANDSCAPE: CONTRACTOR TO PROTECT IN PLACE. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH EXISTING SPECIES AND SIZE AT NO COST TO OWNER
	3/8" MINUS DECOMPOSED GRANITE - COLOR: GOLD 3" DEPTH WEED BARRIER TO BE INSTALLED UNDERNEATH GRANITE

IRRIGATION SYSTEM IS EXISTING. THE NEW CONSTRUCTION WILL MEET REQUIREMENTS OF UDC.

OWNER/DEVELOPER:

CIENDA MANAGEMENT, LLC,
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

SHEET NUMBER:

6.00

DATE:

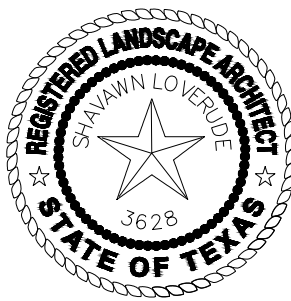
DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: _____
VERTICAL SCALE: _____

INITIAL ISSUE: _____
REVISIONS: _____

PREPARED FOR:

CIENDA MANAGEMENT, LLC.

4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204



NOT FOR CONSTRUCTION

2335 S. GOLIAD RETAIL

ROCKWALL, TEXAS

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodcps.com

Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-11752
TBPB FIRM REGISTRATION NO. 10074301

N:\030961.001 PROJECT DATA\DWG\CIVIL\030961-LA-PT.DWG

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: _____
VERTICAL SCALE: _____

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:

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NOT FOR CONSTRUCTION

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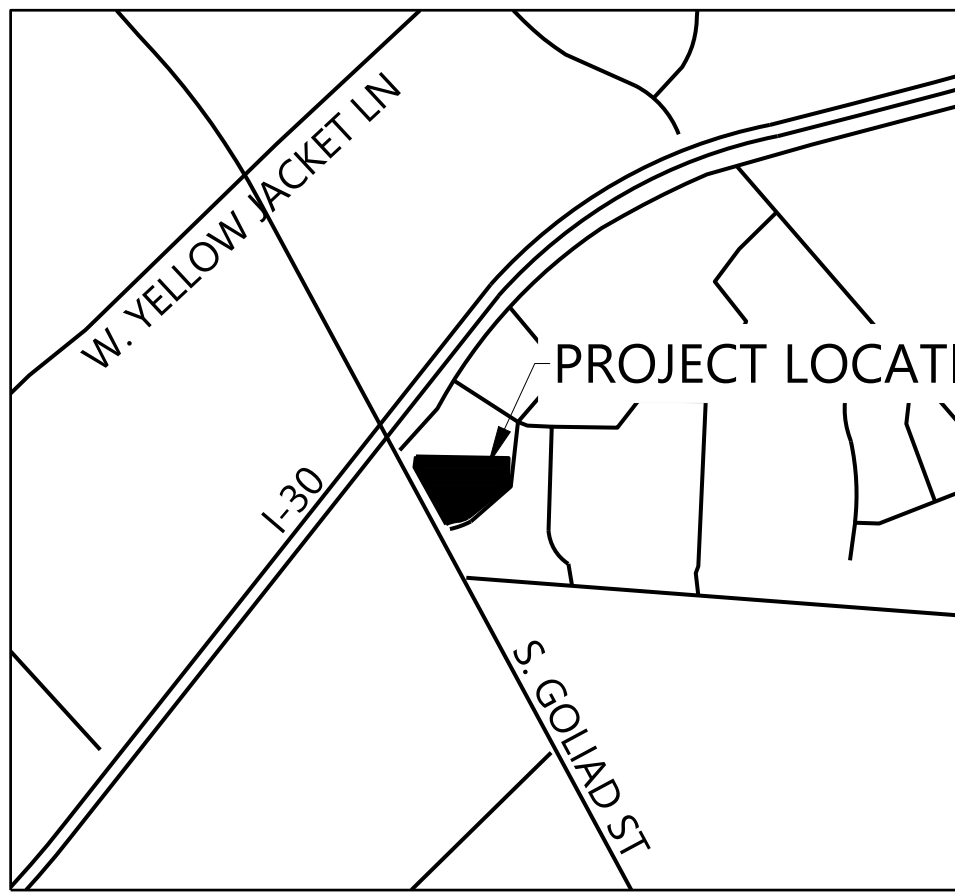
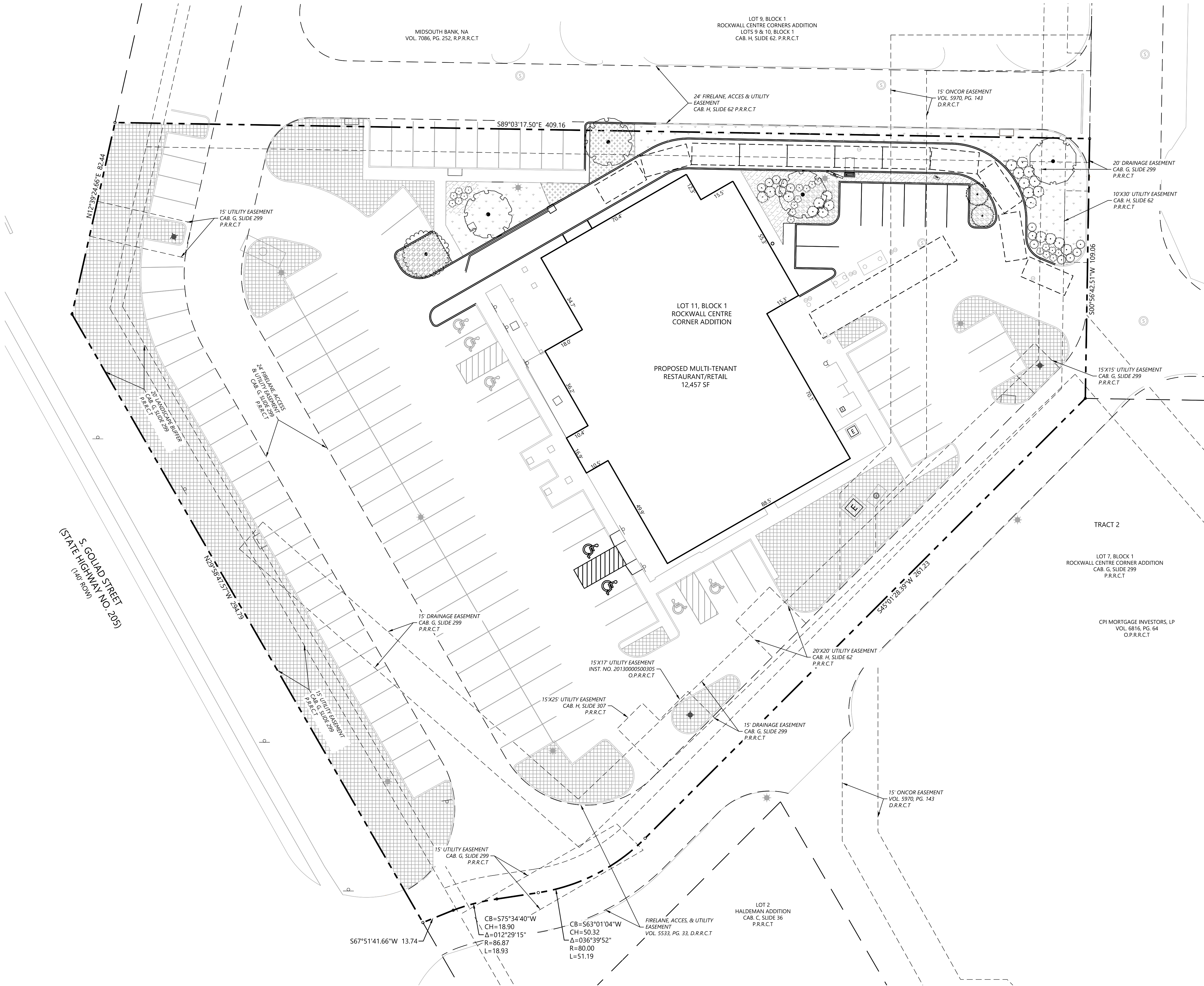
Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11752
TBPLS FIRM REGISTRATION NO. 10074301

LANDSCAPE PLAN

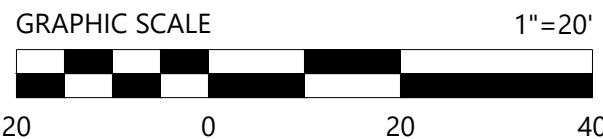
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6.01

DATE:



VICINITY MAP
N.T.S.










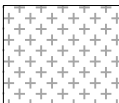

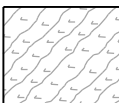

CAUTION !!!

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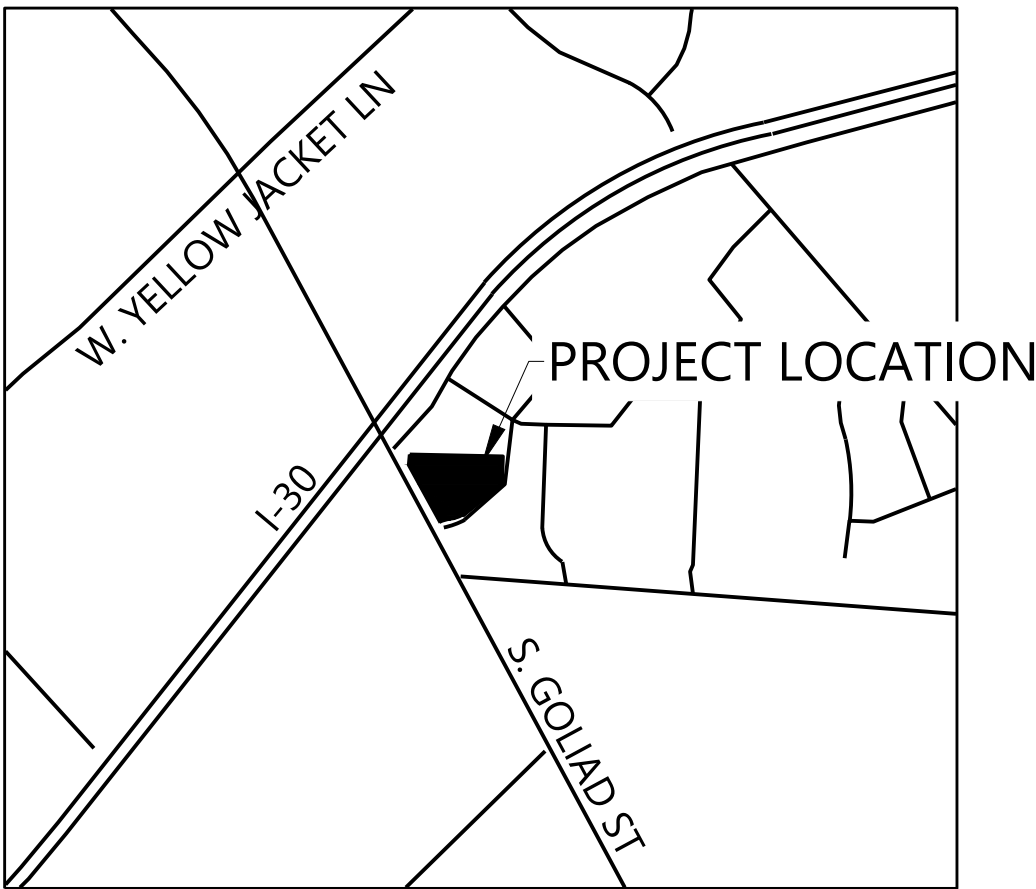
IRRIGATION SYSTEM IS EXISTING. THE
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OWNER/DEVELOPER:

CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM



GENERAL NOTES:
A. FIXTURE TYPE 'A' TO BE KIRLIN MODEL
LSR-12484-1500L-120-41K-37-80 AND BE
MOUNTED TO UNDERSIDE OF CANOPY AT NEW DRIVE
THRU WINDOW. ALL OTHER LIGHTING ON SITE IS
EXISTING TO REMAIN.



VICINITY MAP
N.T.S

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2021

PLANNING & ZONING COMISSION, CHAIRMAN

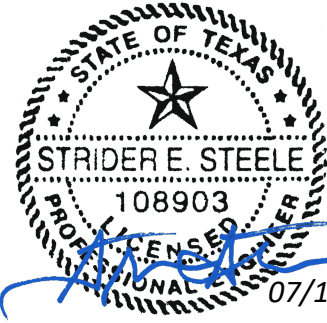
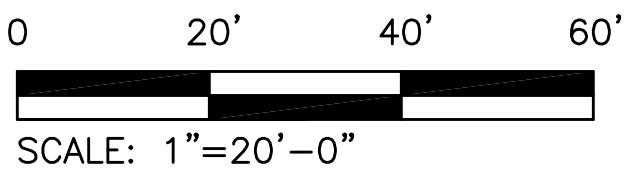
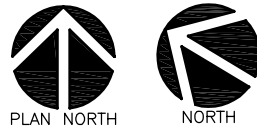
DIRECTOR OF PLANNING AND ZONING

OWNER:
CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

DEVELOPER:
CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

CASE NO. _____

1 SITE PHOTOMETRIC PLAN
SCALE: 1"=20'-0"

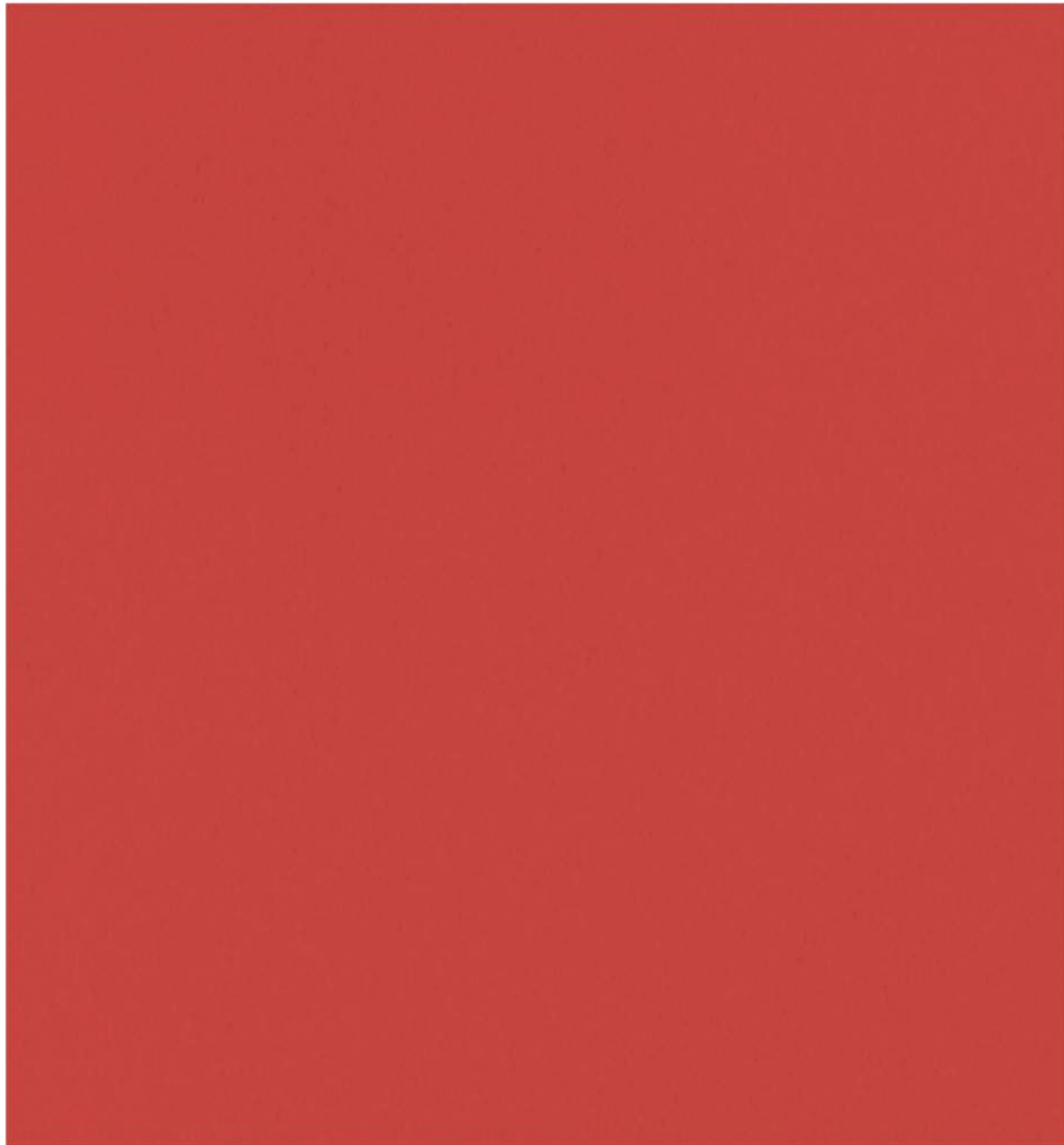


2335 S. GOLIAD RETAIL
ROCKWALL, TEXAS

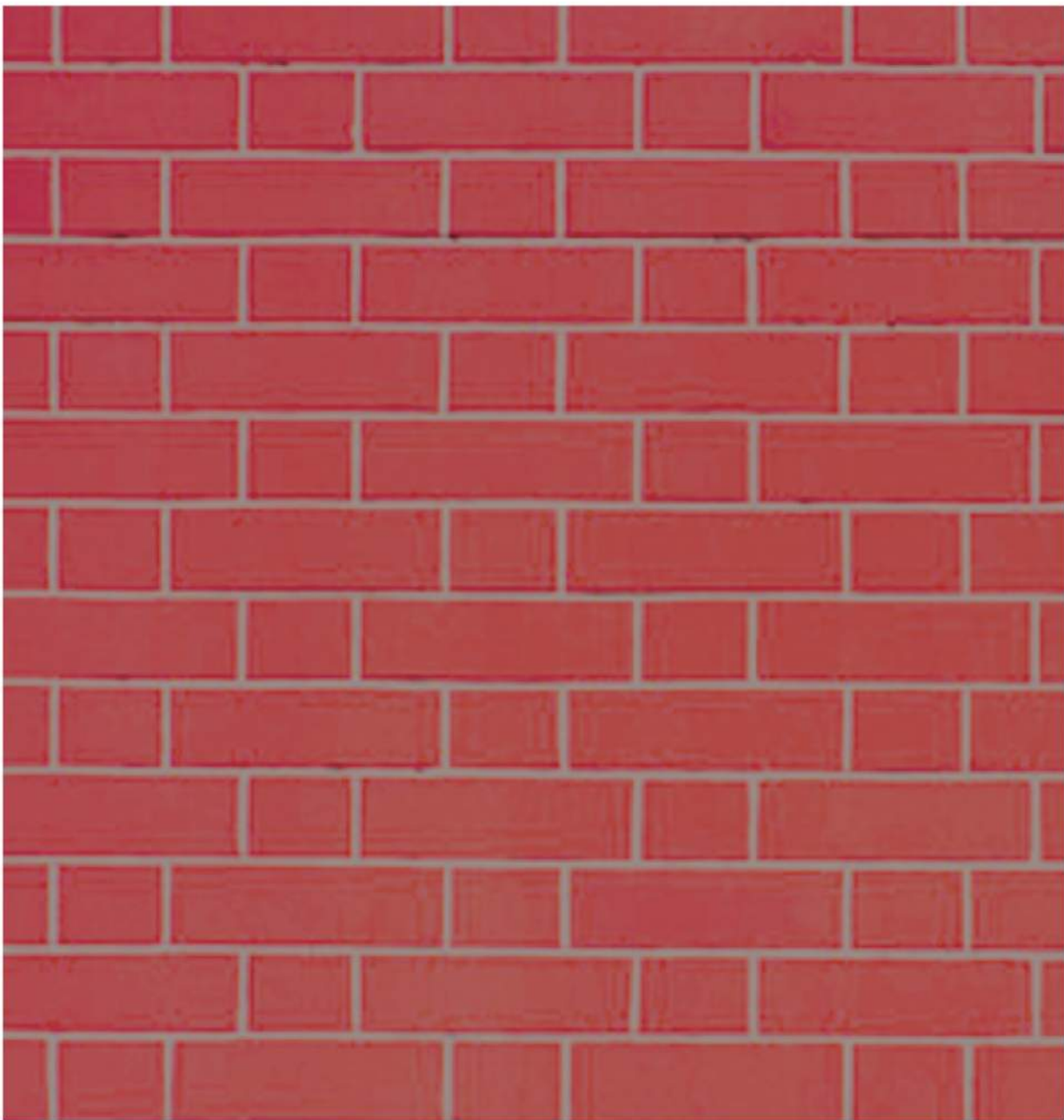
Issue:	Date:

Drawing Title
SITE PHOTOMETRICS

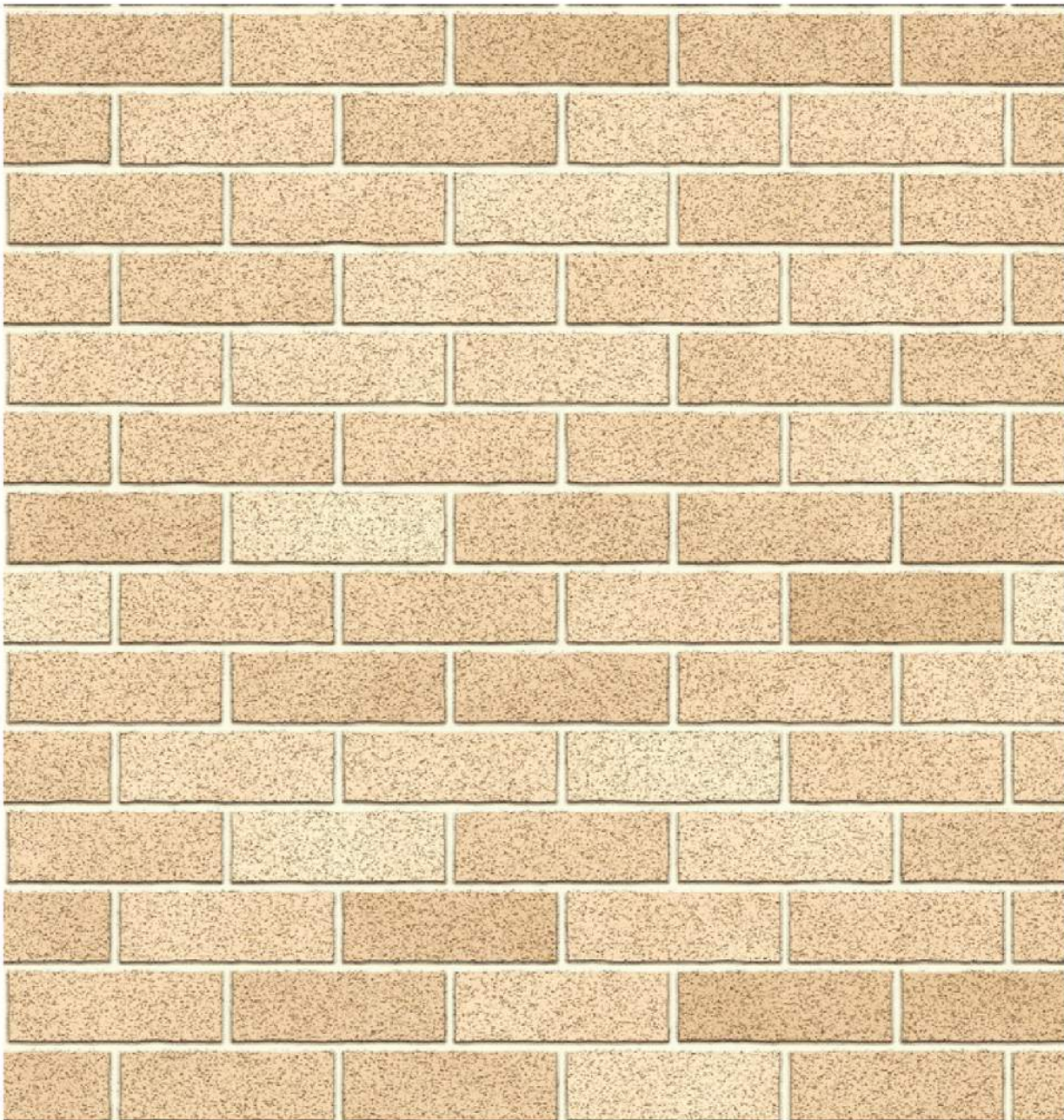
Sheet
PH1.01



EIFS - Color to Match Sherwin Williams SW6868 Real Red Paint



Existing Brick - Red



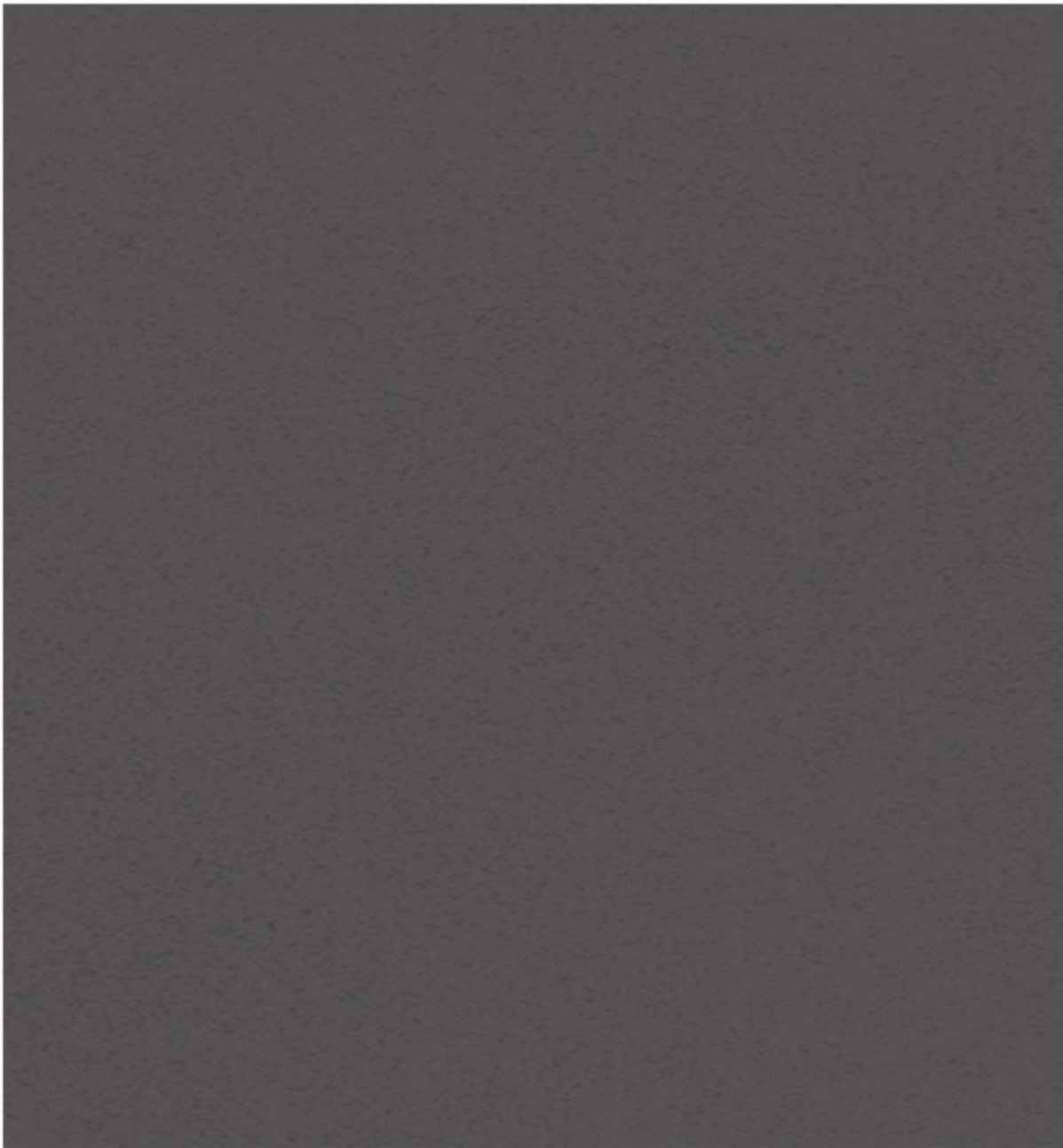
Existing Brick - Light Brown



Metal Coping and Downspouts - Pac-Clad - "Black"



Existing Stone- Texas Mix



Sherwin Williams SW6258 Tricorn Black Paint Over Existing Brick



Dark Bronze- Metal Roof



Black Anodized Aluminum Storefront

MATERIAL BOARD

2335 S. Goliad St
Rockwall, Texas
Job #: 21015
Date: 07/16/21
Drawn by: DE / JJ

Scale: 1/16" = 1'-0"
File Name: BIM 360://21015 - Lubys Rockwall/21015_Lubys_Rockwall_A21.rvt
Not for regulatory approval, permitting, or construction

SITE PLAN SIGNATURE BLOCK	
<small>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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2021. WITNESS OUR HANDS , THIS ____ DAY OF _____, 2021</small>	
<small>PLANNING & ZONING COMMISSION, CHAIRMAN</small>	<small>DIRECTOR OF PLANNING AND ZONING</small>
<small>OWNER/DEVELOPER: CIENDA PARTNERS, LP 4814 TRAVIS ST., SUITE 326 DALLAS, TX 75205 CONTACT: MATT GILLEN PH: 214-289-1841 EMAIL: MGILLEN@CIENDA.COM</small>	<small>2235 S. GOLIAD ST. RETAIL ROCKWALL CENTRE CORNERS ADDITION, LOT 11, BLOCK 1 ROCKWALL, ROCKWALL COUNTY, TEXAS 2.239 ACRES (97,128 SF) COMMERCIAL - C</small>
<small>ARCHITECT: GFF 2608 FAIRMOUNT ST., SUITE 300 DALLAS, TX 75201 CONTACT: GRANT WICKARD PH: 214-363-1500 EMAIL: GRANT.WICKARD@GFF.COM DATE OF PREPARATION: 07/16/2021</small>	CASE #



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2235 S. Goliad

SUBDIVISION Rockwall Centre Corners

LOT 11 BLOCK 1

GENERAL LOCATION East of I-30, north of S. Goliad

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial w/ IH30 Overlay

CURRENT USE Vacant - former restaurant

PROPOSED ZONING Commercial w/ IH30 Overlay

PROPOSED USE

ACREAGE 2.2297 acres

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☒ OWNER CM Goliad I GP, LLC

☒ APPLICANT Baldwin Associates, LLC

CONTACT PERSON Matt Gillen

CONTACT PERSON Rob Baldwin

ADDRESS 4514 Travis Street
Suite 326

ADDRESS 3904 Elm Street - Suite B

CITY, STATE & ZIP Dallas, Texas 75205

CITY, STATE & ZIP Dallas, Texas 75226

PHONE (214) 269-1641

PHONE (214) 729-7949

E-MAIL mgillen@cienda.com

E-MAIL rob@baldwinplanning.com

NOTARY VERIFICATION [REQUIRED]

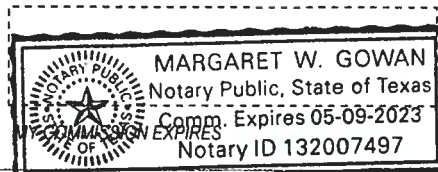
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Gillen [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 21 DAY OF July 2021. 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 16 DAY OF July 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



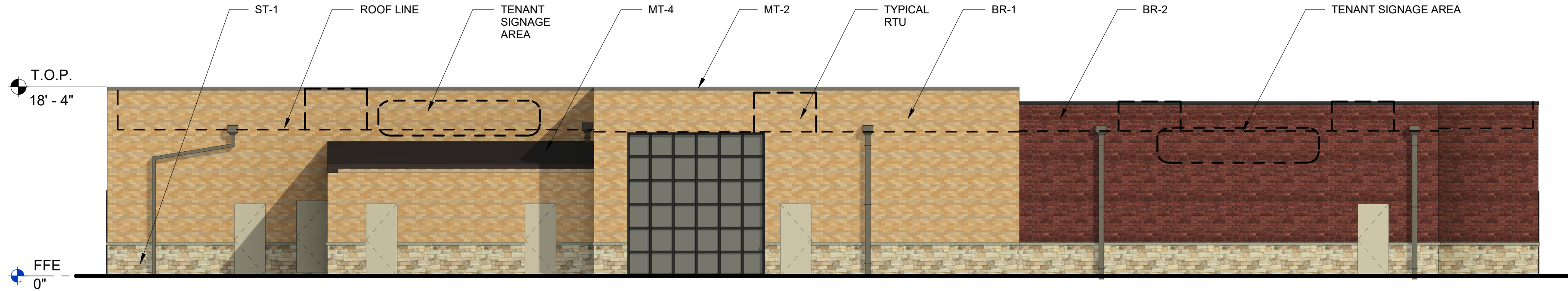


City of Rockwall

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.





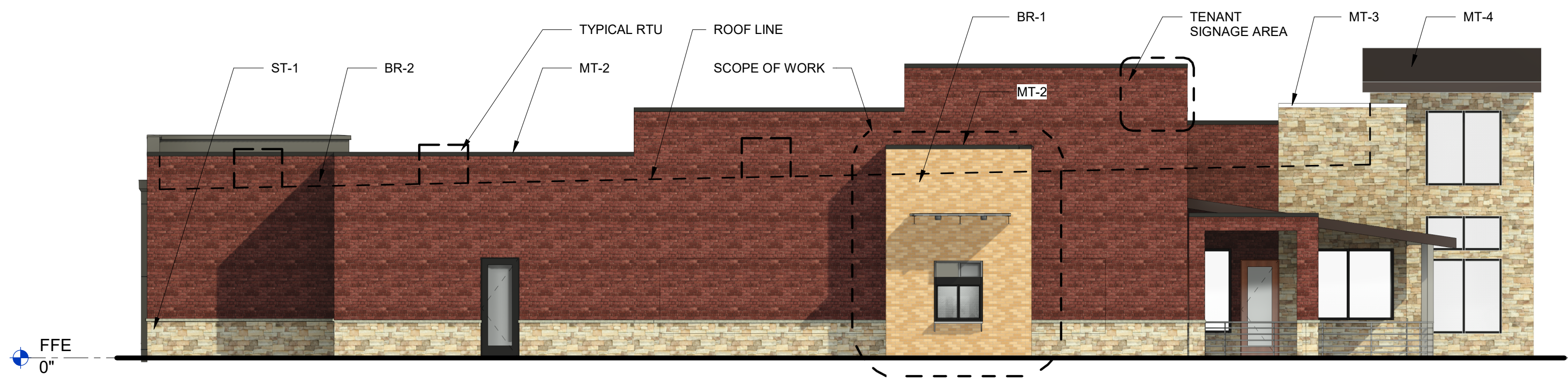
4 NORTHEAST ELEVATION

1/8" = 1'-0"

NORTHEAST		
BRICK	1684 SF	83.8%
STONE	326 SF	16.2%
TOTAL SF	2010 SF	100%

MATERIAL SCHEDULE		
P-1	SW6258 TRICORN BLACK PAINT OVER EXISTING BRICK	
P-2	SW6868 REAL RED PAINT OVER EXISTING EIFS	
MT-1	BLACK ANONIZED ALUMINIUM STOREFRONT	
MT-2	COPING METAL / PAC-CLAD - BLACK	
MT-3	COPING METAL / PAC-CLAD - CREAM	
MT-4	STANDING SEAM - DARK BRONZE - EXISTING	
EIFS-1	COLOR AS SHOWN	
BR-1	TAN BRICK	
BR-2	RED BRICK	
ST-1	STONE BLEND	

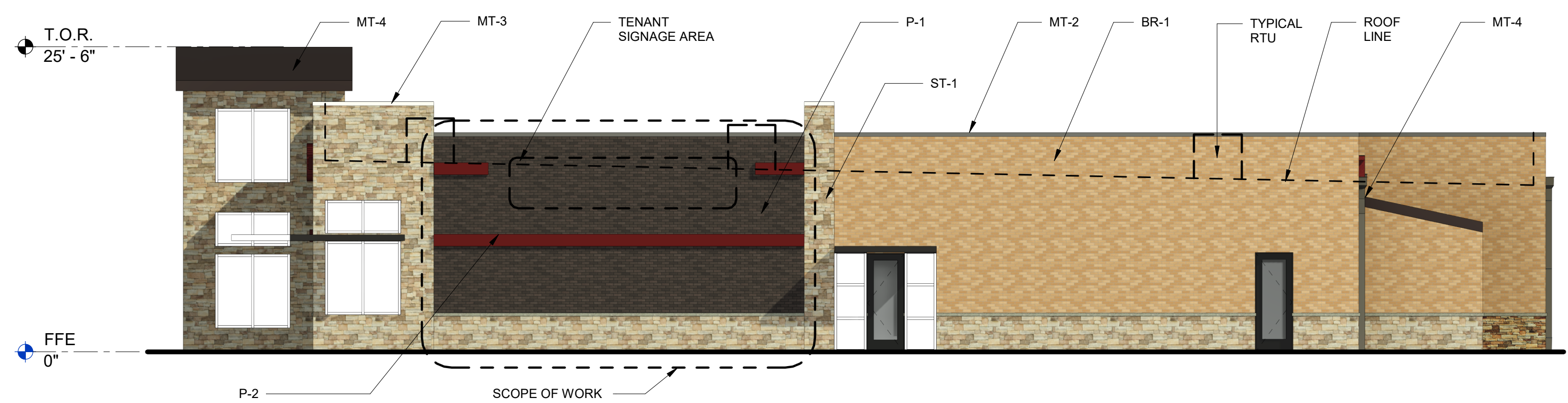
MATERIAL TOTALS		
BRICK	5546 SF	70.8%
STONE	2142 SF	27.3%
EIFS	145 SF	1.9%
TOTAL WITHOUT GLAZING	7833 SF	100%
GLAZING	1125 SF	
TOTAL WITH GLAZING	8958 SF	



3 NORTHWEST ELEVATION

1/8" = 1'-0"

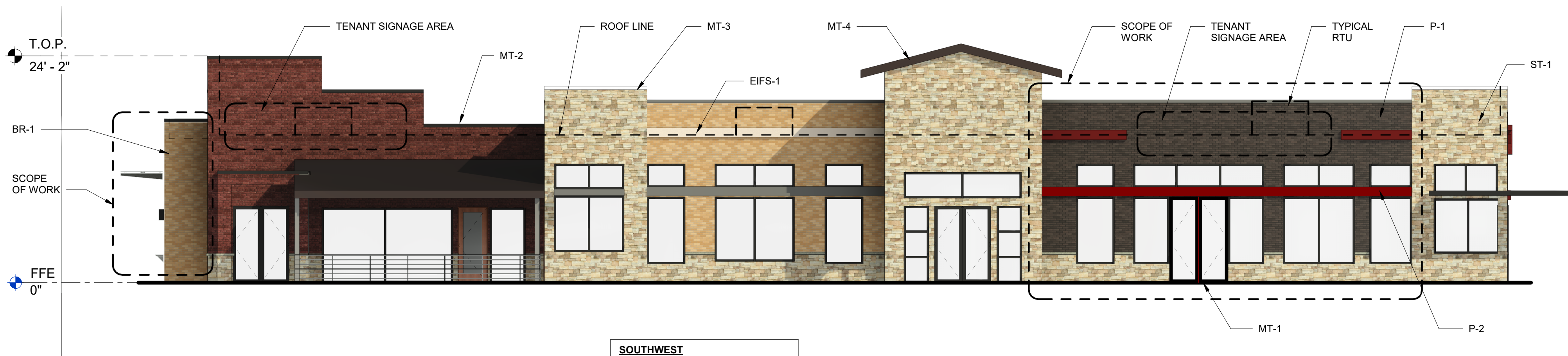
NORTHWEST		
BRICK	1509 SF	73.8%
STONE	533 SF	26.2%
TOTAL SF	2042 SF	100%



2 SOUTHEAST ELEVATION

1/8" = 1'-0"

SOUTHEAST		
BRICK	1224 SF	67%
STONE	564 SF	30.9%
EIFS	39 SF	2.1%
TOTAL SF	1827 SF	100%



1 SOUTHWEST ELEVATION (FACES PUBLIC R.O.W.)

1/8" = 1'-0"

SOUTHWEST		
BRICK	1127 SF	57.7%
STONE	718 SF	36.8%
EIFS	106 SF	5.5%
TOTAL SF	1951 SF	100%

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS , THIS ____ DAY OF _____, 2021

PLANNING & ZONING COMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER:
CEINDA PARTNERS, LP
4514 TRAVIS ST., SUITE 326
DALLAS, TX 75205
CONTACT: MATT GILLEN
PH: 214-269-1641
EMAIL: MGILLEN@CIENDA.COM

2235 S. GOLIAD ST. RETAIL
ROCKWALL CENTRE CORNERS ADDITION, LOT 11, BLOCK 1
ROCKWALL, ROCKWALL COUNTY, TEXAS
2.230 ACRES (97,126 SF)
COMMERCIAL - C

ARCHITECT:
GFF
2808 FAIRMOUNT ST., SUITE 300
DALLAS, TX 75201
CONTACT: GRANT WICKARD
PH: 214-303-1500
EMAIL: GRANT.WICKARD@GFF.COM
DATE OF PREPARATION: 07/16/2021

CASE #

BUILDING ELEVATIONS

2335 S. Goliad St
Rockwall, Texas

Job #: 21015
Date: 07/16/21
Drawn by: DE / JJ

Scale: 1/8" = 1'-0"
File Name: BIM 360://21015 - Lubys Rockwall/21015_Lubys_Rockwall_A21.rvt
Not for regulatory approval, permitting, or construction

0 8 16 32 Feet



N:\030961\001\PROJECT DATA\DWG\CIVIL\030961-SITE PLAN.DWG

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: _____
VERTICAL SCALE: _____

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:

CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204

PRELIMINARY
FOR INITIAL REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: KLIN W. SMITH, P.E.
P.E. No.: 96877
Date: 07-16-2021
Westwood

2335 S. GOLIAD RETAIL
ROCKWALL, TEXAS

Westwood

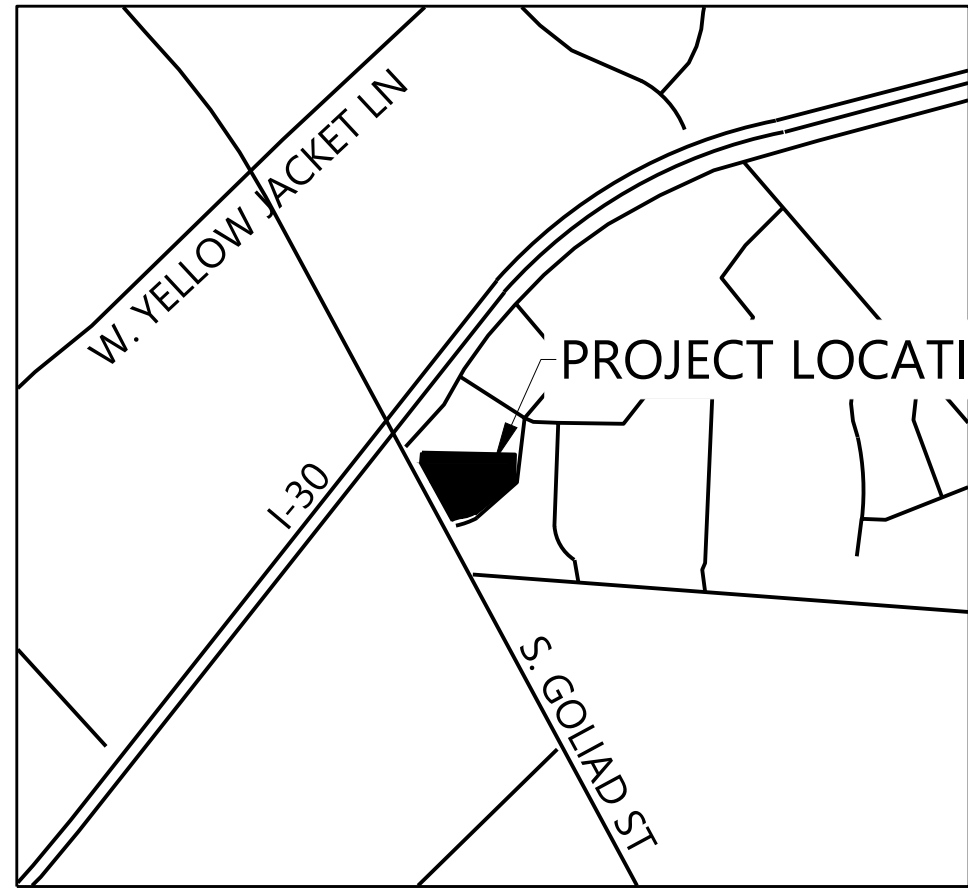
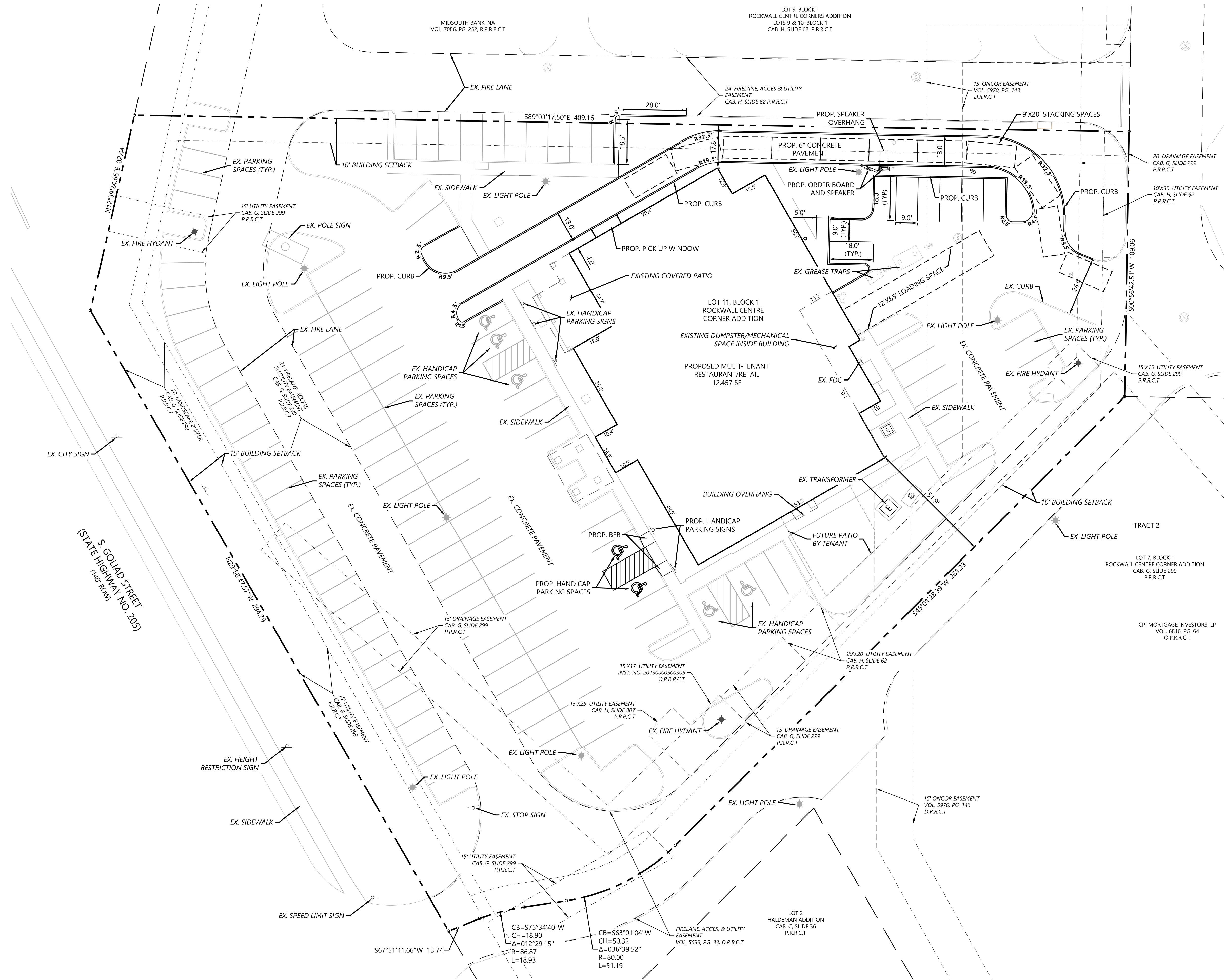
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TPE FIRM REGISTRATION NO. F-11752
TPELS FIRM REGISTRATION NO. 10074301

SITE PLAN

SHEET NUMBER:

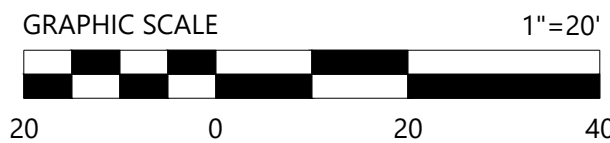
SP-1

DATE:



VICINITY MAP
N.T.S

CAUTION !!!
EXISTING UTILITIES
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



LEGEND

R RADIUS
FC FACE OF CURB
BFR BARRIER FREE RAMP
TYP. TYPICAL

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.

PARKING TABLE			
RESTAURANT PARKING REQUIREMENTS: 1 SPACE/100 SF			
SPACES REQUIRED	SPACES PROVIDED	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED
125	127	5	7

SITE DATA

CURRENT ZONING	C
PROPOSED LAND USE	COMMERCIAL
GROSS AREA	2,230 ACRES
NO. OF LOTS	1
FRONT YARD SETBACK	15 FT
REAR YARD SETBACK	10 FT
SIDE YARD SETBACK	10 FT
MAXIMUM BUILDING HEIGHT	240 FT HEIGHT

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2021

PLANNING & ZONING COMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER:

CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

CASE NO. _____

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATORS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL..
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
7. PLANTS TO BE INSTALLED AS PER CITY & ANSI STANDARD PLANTING PRACTICES. CITY STANDARDS OVERRIDE OTHER NOTES, UNLESS APPROVED OTHERWISE.
8. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
9. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
10. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
11. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
12. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
13. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
14. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING AND PER CONTRACTORS COST. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR OF ANY SOIL AMENDMENTS ADDED.
15. TOPSOIL AND PLANTING SOIL TO ADHERE TO INDUSTRY STANDARDS AND FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH PLANTING SOIL FOR TREE, SHRUBS, AND PERENNIALS. SCARIFY AND LOOSEN COMPACTED SUBGRADE UNDER PLANTING BEDS, BELOW PLANTING SOIL.
16. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
17. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY DISTURBED AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
18. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
19. ALL LANDSCAPED AREAS SHALL HAVE FULLY AUTOMATED UNDERGROUND IRRIGATION SYSTEM AS INSTALLED BY A LICENSED LANDSCAPE IRRIGATION CONTRACTOR.
20. LAWN AREAS SHALL BE COVERED WITH GRASS TYPE AS SPECIFIED USING HYDROMULCH.
21. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.
22. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
23. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
24. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
25. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
26. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
27. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
28. TURF AND GROUNDCOVER PLANTED IN REQUIRED LANDSCAPE AREA SHALL ATTAIN 100 PERCENT COVERAGE WITHIN ONE YEAR OF PLANTING.
29. SHADED GROUND AREAS BENEATH CANOPY TREES SHALL BE MAINTAINED WITH A MULCH BED.
30. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING TOWN IRRIGATION SYSTEMS.
31. ANY EXISTING IRRIGATION (RAW WATER LINE/PURPLE PIPE) IN PUBLIC ROW SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
32. PROVIDE IRRIGATION TO ALL PLANTED AREAS WITHIN PROJECT BOUNDARY AND TO LANDSCAPE AREAS TO THE SOUTH AND WEST ALONG ROADWAY AS DEFINED BY 'LIMITS OF IRRIGATION'. TEMPORARY IRRIGATION SHOULD BE PLACED TO COVER FUTURE WAREHOUSE SITE UNTIL FINAL BUILDING IS CONSTRUCTED AND PERMANENT LANDSCAPING AND IRRIGATION IS PLACED.
33. DISTURBED LANDSCAPE AREAS TO BE FIELD VERIFIED AND SEEDED WITH BERMUDA HYDROMULCH OR EQUAL OR WHAT PREVIOUSLY EXISTED.

GRADING NOTES

1. CONTRACTOR SHALL FINE GRADE AREAS PRIOR TO PLANTING. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS LARGER THAN 2", ETC. FROM THE SITES, AND ENSURE POSITIVE DRAINAGE.
2. PLANTER BACKFILL MIX SHALL BE AS PER SPECIFICATIONS.
3. THE CONTRACTOR SHALL MEET EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION AT PROJECT BOUNDARIES. FINISH GRADES SHALL BE AS INDICATED ON THE PLANS WHERE SHOWN IN PLAN OR DETAIL CROSS-SECTION. NO SEPARATION BETWEEN FINISHED GRADE AND ADJACENT GRADE ELEVATION IS ACCEPTABLE. CONSTRUCTED SURFACES ARE TO MEET ADJACENT EXISTING WORK AT THE SAME ELEVATION AND CONFORM TO STANDARDS AND PRACTICES RELATED TO SAFE AND ACCESSIBLE PEDESTRIAN WALKWAYS. FINISH GRADES SHALL BE ½" BELOW THE TOP TRANSITION OF ADJACENT WALKS AND HEADERS UNLESS OTHERWISE NOTED ON PLANS.
4. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING STRUCTURES SUCH AS BUILDINGS, WALLS, UTILITY EQUIPMENT, ETC.
5. LANDFORMS, MOUNDS, AND SWALES SHALL BE GRADED TO A SMOOTH, FLOWING, ROUNDED SURFACE PROVIDING POSITIVE DRAINAGE AND VISUAL LANDFORM CONTINUITY. ROUGH GRADE IS TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE TOP DRESSING TO ESTABLISH FINAL GRADE.
6. CONTRACTOR SHALL FINE GRADE AND COVER AREAS DISTURBED BY CONSTRUCTION WITH AN APPROVED TOP DRESSING AS SPECIFIED IN THE PLANS OR SPECIFICATIONS.

PLANTING NOTES

1. TREES AND OTHER PLANT MATERIAL SHALL CONFORM TO GRADE, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS (NOT POT BOUND); A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS; AND BE FREE OF BRUISES, CUTS, OR OTHER ABNORMALITIES.
3. QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL GOVERN.
4. NO PLANT SUBSTITUTIONS OR TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS, OR IMPROPER CARE BOTH AT THE NURSERY AND ON THE SITE FOLLOWING DELIVERY, UNLOADING OF PLANT MATERIAL, AND PLANTING.
6. PROTECTED PLANT MATERIAL THAT IS DESTROYED OR DIES DURING CONSTRUCTION OR THE MAINTENANCE PERIOD WILL BE REPLACED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90 DAYS BEFORE THE COMPLETION OF THE PROJECT. REPLACEMENT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
7. PLANT MATERIALS BEST SIDE SHALL BE ALIGNED TO THE WALKS, PEDESTRIAN AREAS, ROADS, AND PARKING AREAS UNLESS OTHERWISE SHOWN ON THESE PLANS. SPACING SHALL BE ADJUSTED AS NECESSARY, SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT.
8. PLANTINGS AT MATURITY SHALL MAINTAIN 6'-0" CLEARANCE AROUND FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
9. PLANTINGS SHALL NOT INTERFERE WITH TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 2'-6" WITHIN SIGHT DISTANCE TRIANGLES.
10. TREES SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE FROM PUBLIC WATER OR SEWER LINES. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
11. SHRUBS SHALL BE INSTALLED FROM BACK OF CURB, EDGE OF WALK, OR EDGE OF PAVING A MINIMUM OF 2' AT MATURE SIZE.
12. PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. THE IRRIGATION SYSTEM IS TO BE FULLY OPERATIONAL AND EFFECTIVE PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
14. PROJECT REQUIRES A 120-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE OWNER.
15. TREES PLANTED WITHIN FIVE FEET OF RETAINING WALLS, AND WITHIN TEN FEET OF PUBLIC IMPROVEMENTS, IN THE PUBLIC RIGHT-OF-WAY, SHALL BE PROTECTED BY ROOT GUARDS AND APPROPRIATE TREE PROTECTION FOR NO LESS THAN TWO YEARS.
16. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
17. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
18. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
19. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REFERENCE CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
20. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT OF POTENTIAL CONFLICTS OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT TO THE OWNER'S REPRESENTATIVE AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

GENERAL NOTES

1. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR SUBCONTRACTOR.
2. THE OWNER AND THEIR REPRESENTATIVE ARE NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. THE OWNER AND THEIR REPRESENTATIVE SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, SEQUENCING, AND COORDINATION WITH OTHER CONTRACTORS ON SITE PRIOR TO INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING IMMEDIATELY. EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS BUT REQUIRED TO COMPLETE THIS INSTALLATION SHALL BE SUPPLIED BY THE CONTRACTOR AS A PART OF THIS CONTRACT WORK.
4. THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS APPLICABLE TO THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLAN PERMITTING AND COMPLYING WITH LOCAL CODES GOVERNING DUST CONTROL, HOURS OF OPERATION, AND SAFETY MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH PERMITS REQUIRED TO COMPLETE THE WORK COVERED BY THESE PLANS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INSTALLATION CONDITIONS.
7. THE CONTRACTOR SHALL LOCATE SURVEY MARKS, INCLUDING BENCH MARKS AND PROPERTY LINES, IN ORDER THAT THE EXACT LINES OF CONSTRUCTION LIMITS MAY BE DETERMINED.
8. THE CONTRACTOR SHALL PROTECT EXISTING OR TEMPORARY TOPOGRAPHIC TRAVERSE POINTS AND BENCH MARKS UNTIL THE CONSTRUCTION BENCH MARKS AND BASELINES ARE ESTABLISHED AND REFERENCED BY THE CONTRACTOR. PROJECT CONTROL POINTS, WHICH MAY BE LOST OR DESTROYED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL VERIFY BUILDING SETBACK LINES, RIGHT-OF-WAY LINES, EASEMENT LINES, VISIBILITY LINES, ETC., IN THE FIELD. THE CONTRACTOR SHALL REPORT DISCREPANCIES TO THE OWNER IN WRITING PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL CONFIRM BOUNDARY LOCATION WITH THE OWNER. NEED FOR WORK OUTSIDE THE LIMIT OF WORK BOUNDARY SHALL BE CONFIRMED BY THE OWNER PRIOR TO PERFORMING WORK OUTSIDE THE LIMIT OF WORK BOUNDARY.
11. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE LOCATIONS OF UTILITIES, PIPES, AND STRUCTURES. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN, OR NOT IN THE LOCATION SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGES TO SAID UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S WORK. FORTY-EIGHT HOURS PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL **CALL 811** TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS, SEWER LINES, WATER LINES, COMMUNICATION LINES, AND ELECTRICAL LINES. IF UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE WORK, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
12. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER OF DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING WORK. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO OBTAIN CLARIFICATION BEFORE PROCEEDING FURTHER WITH OTHER RELATED WORK. DISCREPANCIES FOUND BETWEEN PLAN DIMENSIONS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
13. THE CONTRACTOR SHALL VERIFY QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE OWNER OF DISCREPANCIES.
14. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORILY TO REQUIRED STANDARDS AND THE OWNER AT NO EXPENSE TO THE OWNER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ADDITIONAL COORDINATION AND/OR DESIGN CHANGES DUE TO ERRORS, FAULTY MATERIAL, OR FAULTY WORKMANSHIP.
16. THE CONTRACTOR SHALL FINE GRADE AREAS DISTURBED DURING CONSTRUCTION. UNDISTURBED AREAS DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND APPROPRIATE DISPOSAL OFFSITE OF CLEARED VEGETATION, DEBRIS, CONSTRUCTION WASTE, ETC. FROM THE SITE.
18. THE JOB SITE, AT THE COMPLETION OF THE CONSTRUCTION AND PRIOR TO FINAL REVIEW, SHALL BE CLEARED OF DEBRIS OR SPOIL RESULTING FROM THE CONSTRUCTION.
19. MATERIALS REQUIRED SHALL BE OF A GRADE AND QUALITY SPECIFIED AND CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.
20. THE CONTRACTOR SHALL PROVIDE OWNER WITH WARRANTY INFORMATION, INSTRUCTION MANUALS AND OTHER PRODUCT INFORMATION FOR NEW EQUIPMENT OR MACHINERY INSTALLED PRIOR TO THE REQUEST FOR SUBSTANTIAL COMPLETION REVIEW BY THE OWNER OR THEIR REPRESENTATIVE.





CAUTION !!!


EXISTING UTILITIES


EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



PLANT SCHEDULE

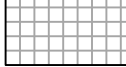

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	MYRICA CERIFERA / WAX MYRTLE CONTAINER GROW, MATCHING 4' HEIGHT, MULTI-TRUNKED FULL, 4' SPREAD	4" HT.	2
	QUERCUS MACROCARPA / BURR OAK	4" CALIPER	3
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK SINGLE TRUNK, FULL, 6' SPREAD	4" CALIPER	1
	ULMUS CRASSIFOLIA / EXISTING CEDAR ELM EXISTING CEDAR ELM TO REMAIN	EXISTING	1

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	ABELIA X GRANDIFLORA / GLOSSY ABELIA	5 GAL	12
	MISCANTHUS CAPENSIS / SILVERGRASS	5 GAL	22
	ROSA X 'RED CASCADE' / RED CASCADE ROSE	3 GAL	20

SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	HEMEROCALLIS X ORANGE / DAY LILY 'ORANGE' FULL POTS	1 GAL	12" o.c.	489

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	CYNODON DACTYLON / BERMUDA GRASS	N/A		2,864 SF
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA FULL POTS, AT LEAST 3 RUNNERS PER POT. RUNNERS MUST BE 8" IN LENGTH	1 GAL		570 SF
	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		610 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	EXISTING LANDSCAPE: CONTRACTOR TO PROTECT IN PLACE. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH EXISTING SPECIES AND SIZE AT NO COST TO OWNER
	3/8" MINUS DECOMPOSED GRANITE - COLOR: GOLD 3" DEPTH WEED BARRIER TO BE INSTALLED UNDERNEATH GRANITE

IRRIGATION SYSTEM IS EXISTING. THE NEW CONSTRUCTION WILL MEET REQUIREMENTS OF UDC.

OWNER/DEVELOPER:

CIENDA MANAGEMENT, LLC,
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

SHEET NUMBER:

6.00

DATE:

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: _____
VERTICAL SCALE: _____

INITIAL ISSUE: _____
REVISIONS: _____

PREPARED FOR:

CIENDA MANAGEMENT, LLC.

4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204



NOT FOR CONSTRUCTION

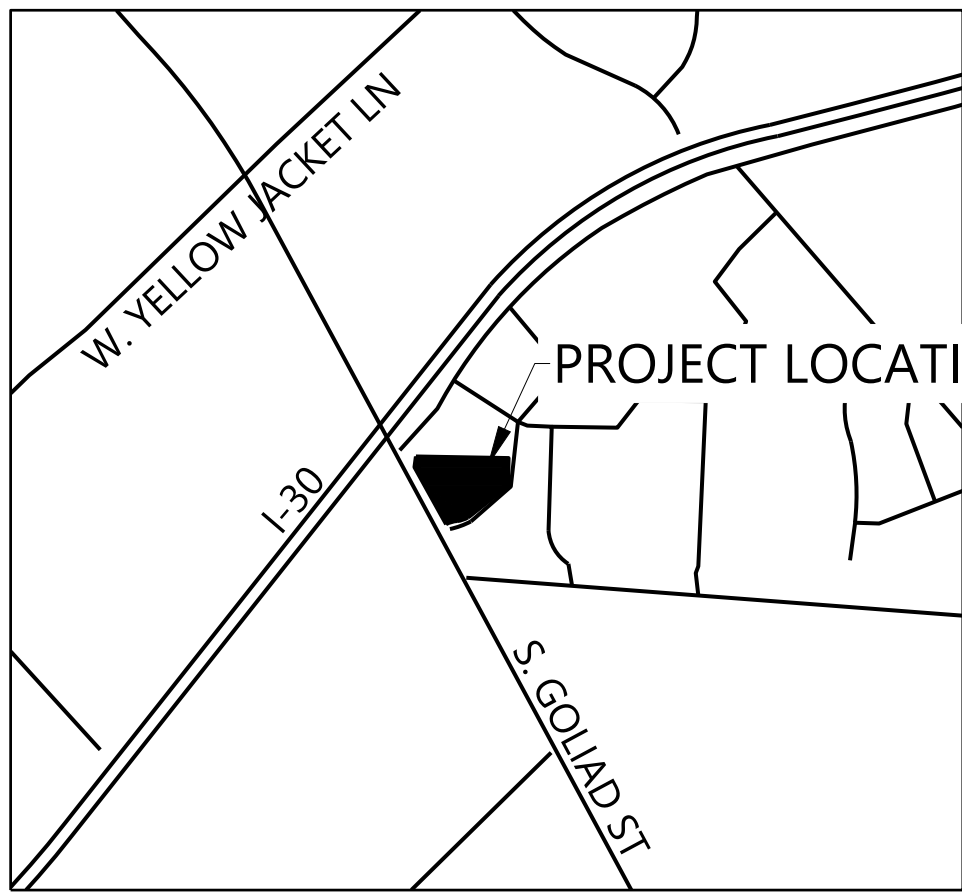
2335 S. GOLIAD RETAIL

ROCKWALL, TEXAS

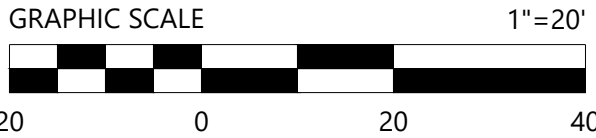
Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodcjs.com

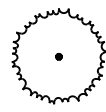






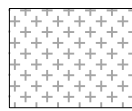
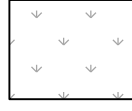
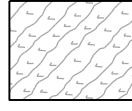
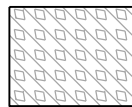
Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-11752
TBPB FIRM REGISTRATION NO. 10074301





VICINITY MAP
N.T.S



PLANT SCHEDULE

<u>TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>	
	MYRICA CERIFERA / WAX MYRTLE CONTAINER GROW, MATCHING 4' HEIGHT, MULTI-TRUNKED FULL, 4' SPREAD	4' HT.		2
	QUERCUS MACROCARPA / BURR OAK	4" CALIPER		3
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK SINGLE TRUNK, FULL, 6' SPREAD	4" CALIPER		1
	ULMUS CRASSIFOLIA / EXISTING CEDAR ELM EXISTING CEDAR ELM TO REMAIN	EXISTING		1
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>	
	ABELIA X GRANDIFLORA / GLOSSY ABELIA	5 GAL		12
	MISCANTHUS CAPENSIS / SILVERGRASS	5 GAL		22
	ROSA X 'RED CASCADE' / RED CASCADE ROSE	3 GAL		20
<u>SHRUB AREAS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
	HEMEROCALLIS X ORANGE / DAY LILY 'ORANGE' FULL POTS	1 GAL	12" o.c.	489
<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
	CYNODON DACTYLON / BERMUDA GRASS	N/A		2,864 SF
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA FULL POTS, AT LEAST 3 RUNNERS PER POT. RUNNERS MUST BE 8" IN LENGTH	1 GAL		570 SF
	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		610 SF

REFERENCE NOTES SCHEDULE

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IRRIGATION SYSTEM IS EXISTING. THE
NEW CONSTRUCTION WILL MEET
REQUIREMENTS OF UDC.

CAUTION !!!

EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

**OWNER/DEVELOPER:**

CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

SHEET NUMBER:

6.01

DATE:

DESIGNED: _____

CHECKED: _____

DRAWN: _____

HORIZONTAL SCALE: _____

VERTICAL SCALE: _____

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:

CIENDA MANAGEMENT, LLC.

4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204



NOT FOR CONSTRUCTION

2335 S. GOLIAD RETAIL

ROCKWALL, TEXAS

Westwood

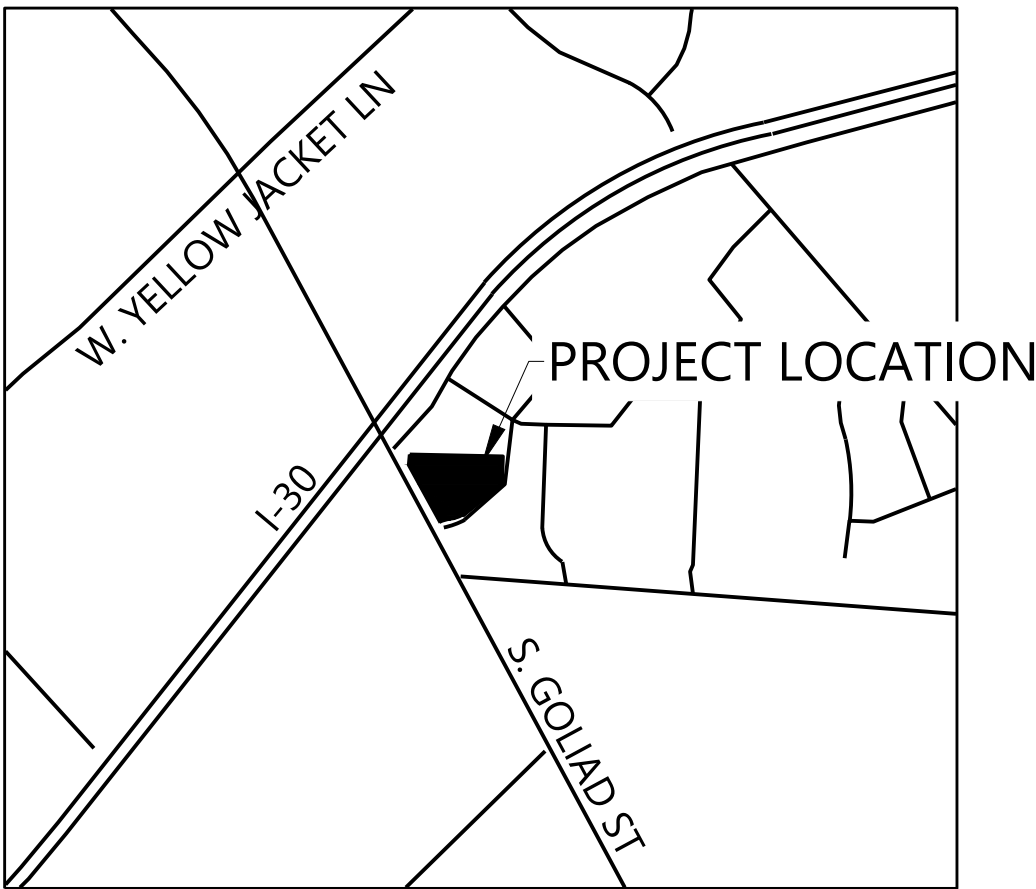
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

LANDSCAPE PLAN



GENERAL NOTES:
A. FIXTURE TYPE 'A' TO BE KIRLIN MODEL
LSR-12484-1500L-120-41K-37-80 AND BE
MOUNTED TO UNDERSIDE OF CANOPY AT NEW DRIVE
THRU WINDOW. ALL OTHER LIGHTING ON SITE IS
EXISTING TO REMAIN.



VICINITY MAP
N.T.S

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2021

PLANNING & ZONING COMISSION, CHAIRMAN

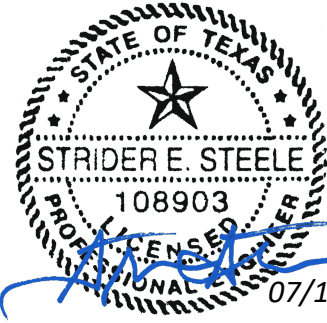
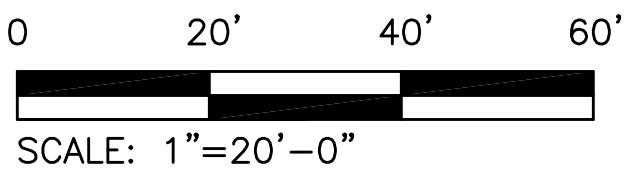
DIRECTOR OF PLANNING AND ZONING

OWNER:
CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

DEVELOPER:
CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

CASE NO. _____

1 SITE PHOTOMETRIC PLAN
SCALE: 1"=20'-0"

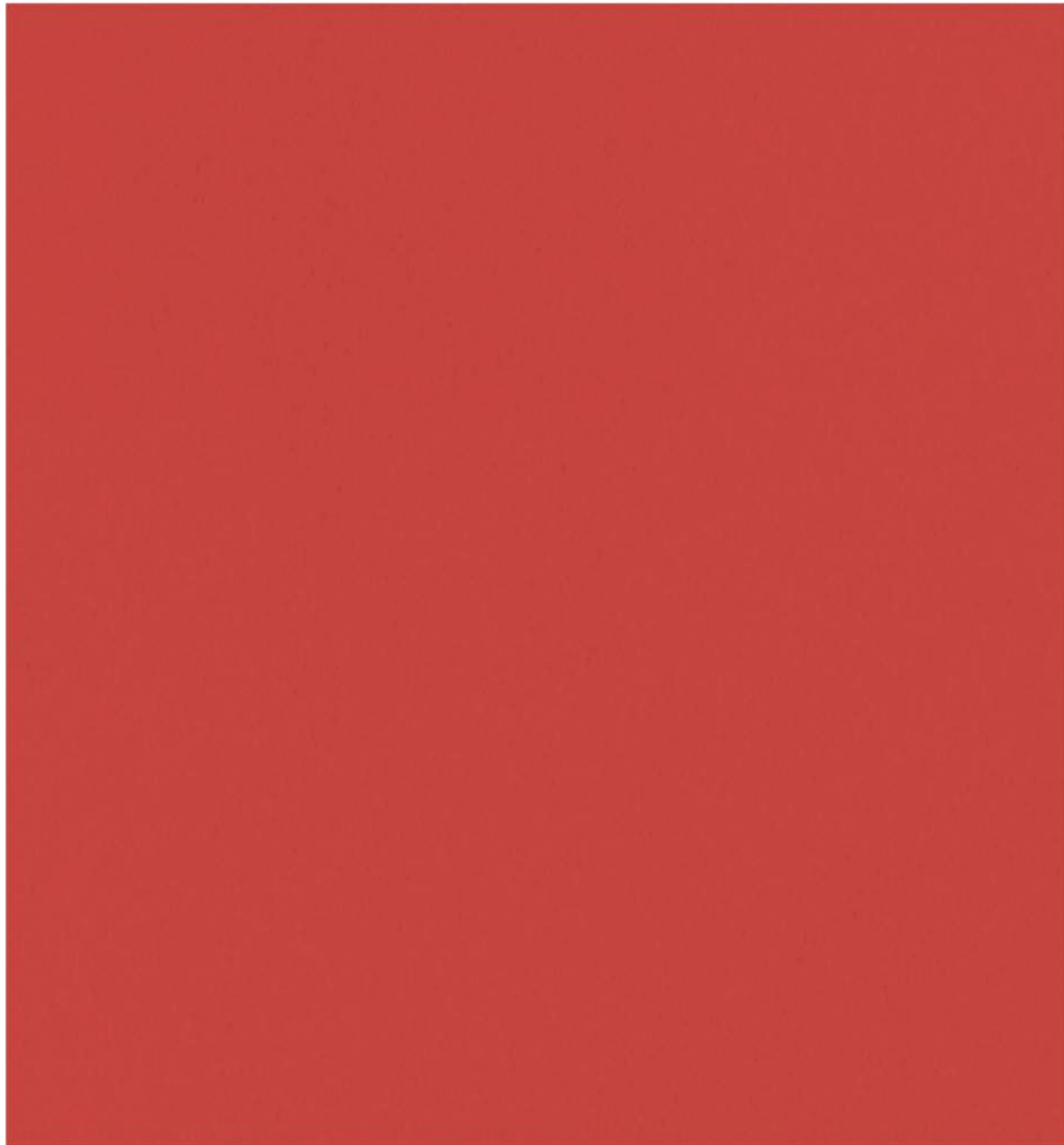


2335 S. GOLIAD RETAIL
ROCKWALL, TEXAS

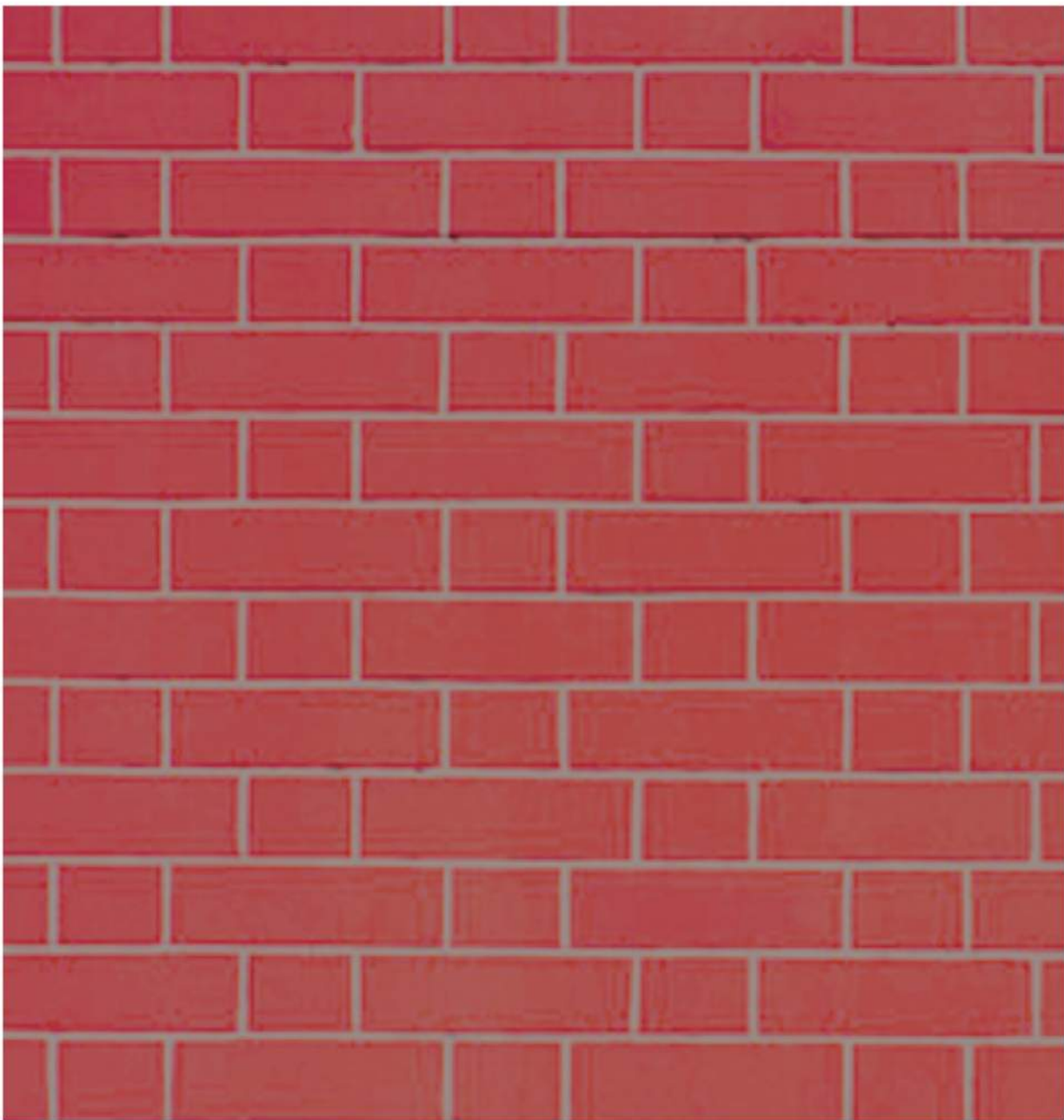
Issue:	Date:

Drawing Title
SITE PHOTOMETRICS

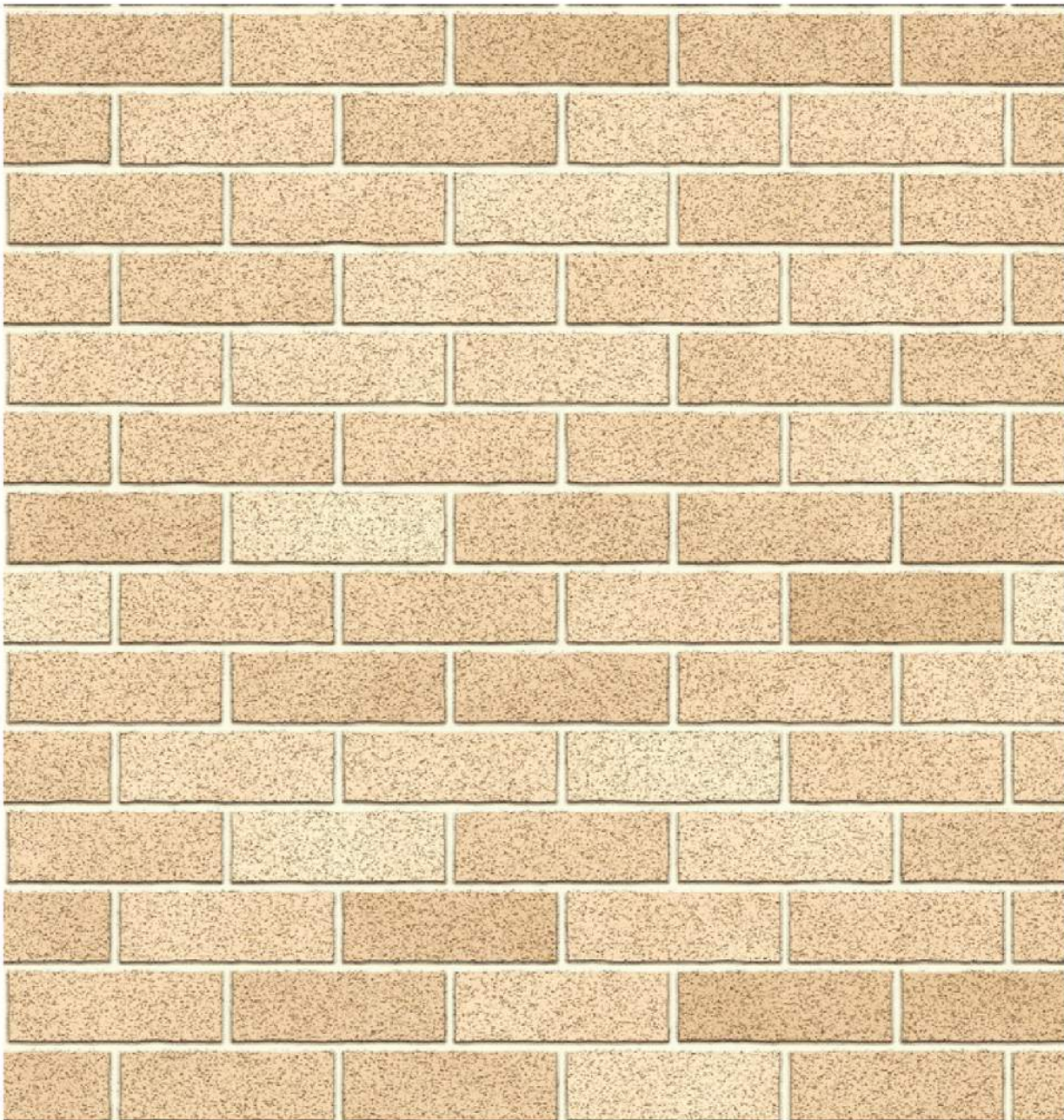
Sheet
PH1.01



EIFS - Color to Match Sherwin Williams SW6868 Real Red Paint



Existing Brick - Red



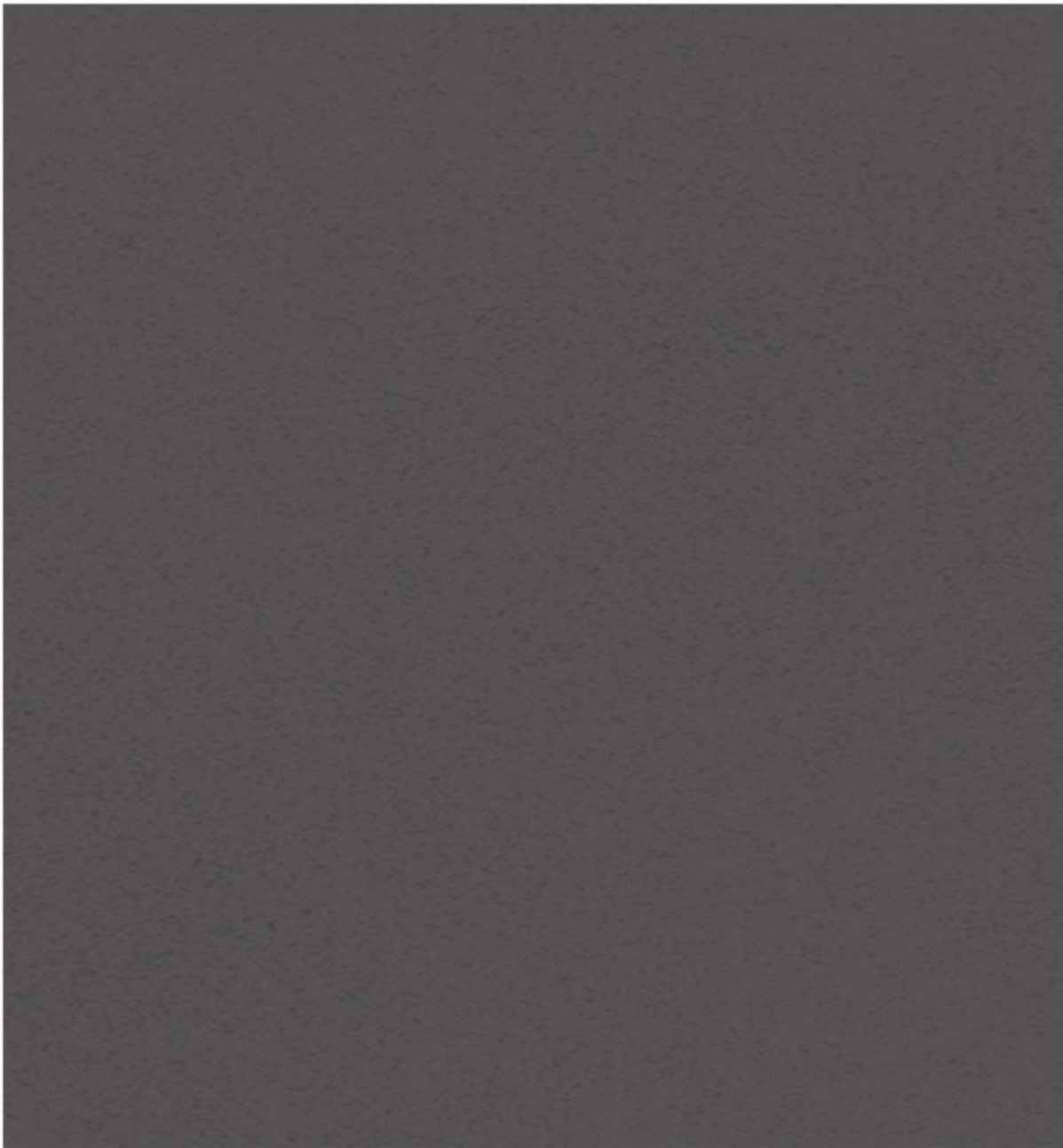
Existing Brick - Light Brown



Metal Coping and Downspouts - Pac-Clad - "Black"



Existing Stone- Texas Mix



Sherwin Williams SW6258 Tricorn Black Paint Over Existing Brick



Dark Bronze- Metal Roof



Black Anodized Aluminum Storefront

MATERIAL BOARD

2335 S. Goliad St
Rockwall, Texas
Job #: 21015
Date: 07/16/21
Drawn by: DE / JJ

Scale: 1/16" = 1'-0"
File Name: BIM 360://21015 - Lubys Rockwall/21015_Lubys_Rockwall_A21.rvt
Not for regulatory approval, permitting, or construction

SITE PLAN SIGNATURE BLOCK	
<small>APPROVED:</small> I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2021.	
<small>WITNESS OUR HANDS</small> , THIS ____ DAY OF _____, 2021	
<small>PLANNING & ZONING COMMISSION, CHAIRMAN</small>	<small>DIRECTOR OF PLANNING AND ZONING</small>
<small>OWNER/DEVELOPER: CIENDA PARTNERS, LP 4814 TRAVIS ST., SUITE 326 DALLAS, TX 75205 CONTACT: MATT GILLEN PH: 214-289-1841 EMAIL: MGILLEN@CIENDA.COM</small>	<small>2235 S. GOLIAD ST. RETAIL ROCKWALL CENTRE CORNERS ADDITION, LOT 11, BLOCK 1 ROCKWALL, ROCKWALL COUNTY, TEXAS 2.239 ACRES (97,128 SF) COMMERCIAL - C</small>
<small>ARCHITECT: GFF 2608 FAIRMOUNT ST., SUITE 300 DALLAS, TX 75201 CONTACT: GRANT WICKARD PH: 214-363-1500 EMAIL: GRANT.WICKARD@GFF.COM DATE OF PREPARATION: 07/16/2021</small>	CASE #

PROJECT COMMENTS



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

DATE: 7/23/2021

PROJECT NUMBER: SP2021-023
PROJECT NAME: Amended Site Plan for 2235 S. Goliad Street
SITE ADDRESS/LOCATIONS:

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Rob Baldwin of Baldwin Associates, LLC on behalf of Matt Gillen CM Goliad I GO, LLC for the approval of an Amended Site Plan for a Restaurant on a 2.2297-acre parcel of land identified as Lot 1, Block 11, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV); the IH-30 Overlay (IH-30 OV); and the SH-205 Overlay (SH-205 OV) Districts, addressed as 2235 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/23/2021	Approved w/ Comments

07/23/2021: SP2021-023; Amended Site Plan for 2235 S. Goliad

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

I.1 This is a request for the approval of an Amended Site Plan for a Restaurant on a 2.2297-acre parcel of land identified as Lot 1, Block 11, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV); the IH-30 Overlay (IH-30 OV); and the SH-205 Overlay (SH-205 OV) Districts, addressed as 2235 S. Goliad Street [SH-205].

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 (SP2021-023) 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-276 Overlay District, the SH-205 Overlay District, the IH-30 Overlay District, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Site Plan:

1. Update the date the plans were made. (Subsection 03.04.A, of Article 11)
2. Include all of the wall lengths for the existing building on site. (Subsection 03.04. B, of Article 11)
3. Include all of S. Goliad Street and the centerline. (Subsection 03.04. B, of Article 11)
4. The two parking space on the rear of the building next to the loading zone must be 9'x20'. (Subsection 05.03, of Article 06)
5. Verify the number of indicated parking spaces; I counted 126. Also indicate any outside seating, which require 1 parking space per 4 seats. The square footage per land use (retail)/(Subsection 05.03. C, of Article 06)
6. Show all proposed and existing utility equipment (pad/ground and roof mounted) and their subsequent screening. Roof mounted must not be visible from the street or adjacent properties. (Subsection 01.05. C, 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. (Section 2.1 of this

checklist)

2. Include the impervious area vs. landscaped area. (Subsection 01.01. B, of Article 08)
3. Shrubs are a 5-gallon minimum. (Subsection 05.03. B, of Art. 08)
4. Indicate all existing trees and shrubs. I must verify that the site meets the previously approved landscape plan (Case No. SP2013-020). (Subsection 05.03. B, of Art. 08)
5. Indicate if any trees are to be removed and how they will be mitigated for. (Subsection 05.03. B, of Article 08)
6. Included the standard signature block on each sheet of the landscape plan. (03.04. A, of Article 11)
7. Identify visibility triangles on all lots for all driveway intersections and public streets. (Subsection 01.08, of Article 05)

I.7 Treescape Plan:

1. If no trees are being removed then a treescape plan will not be required. If only a few trees are being removed then that data may be included on the landscape plan. (Subsection 03.01. C, of Article 09)

M.8 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. Provide cutsheets of the proposed lighting on the photometric plan. Also include the wattage of the light source. (Subsection 03.03. A, of Article 07)

M.9 Building Elevations:

1. Indicate parapet wall heights (Subsection 04.01, of Article 05).
2. Indicate the building heights. (Subsection 07.03, of Art. 05)
3. The NE elevation does not match the plans from SP2013-020 and does not meet the stone requirements for the 3 overlay districts the site is located in. Consider further enhancing the landscaping on the NE or SE of building; further landscaping on the NE could help screen the loading zone. (Subsection 06.02. C, of Art. 05)

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on August 3, 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 August 3, 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 August 10, 2021 Planning & Zoning Meeting.

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

- 1) Planning & Zoning Work Session meeting will be held on July 27, 2021.
- 2) Planning & Zoning meeting/public hearing meeting will be held on August 10, 2021.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review
07/22/2021: M - Parking adjacent to the building shall be 20'x9' minimum. M - 18' Parking to have 2' clear overhang. This may move the ordering sign.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	07/23/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

FIRE	Ariana Kistner	07/21/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/19/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/23/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/21/2021	Approved w/ Comments
07/21/2021: Need to ensure that all existing landscape is in compliance during this amendment			

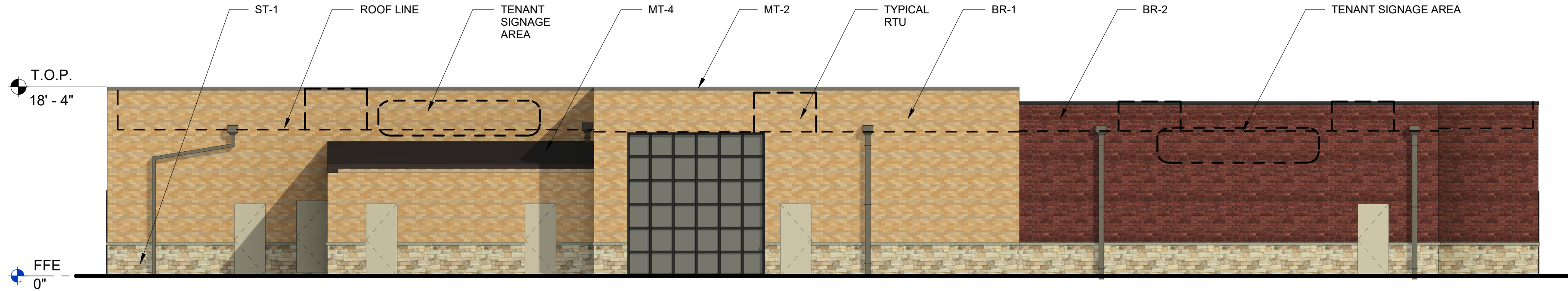


City of Rockwall

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.





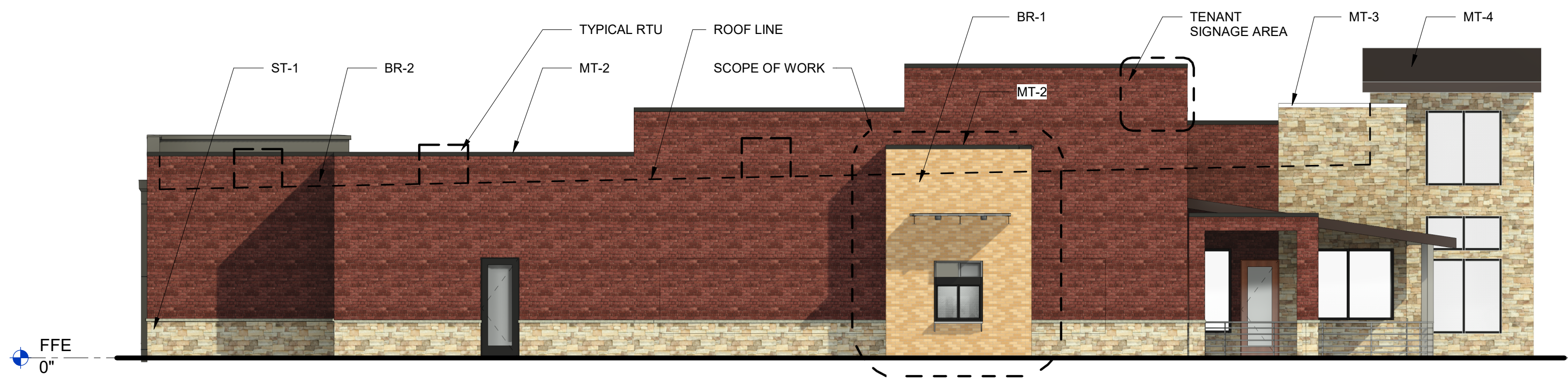
4 NORTHEAST ELEVATION

1/8" = 1'-0"

NORTHEAST		
BRICK	1684 SF	83.8%
STONE	326 SF	16.2%
TOTAL SF	2010 SF	100%

MATERIAL SCHEDULE		
P-1	SW6258 TRICORN BLACK PAINT OVER EXISTING BRICK	
P-2	SW6868 REAL RED PAINT OVER EXISTING EIFS	
MT-1	BLACK ANONIZED ALUMINIUM STOREFRONT	
MT-2	COPING METAL / PAC-CLAD - BLACK	
MT-3	COPING METAL / PAC-CLAD - CREAM	
MT-4	STANDING SEAM - DARK BRONZE - EXISTING	
EIFS-1	COLOR AS SHOWN	
BR-1	TAN BRICK	
BR-2	RED BRICK	
ST-1	STONE BLEND	

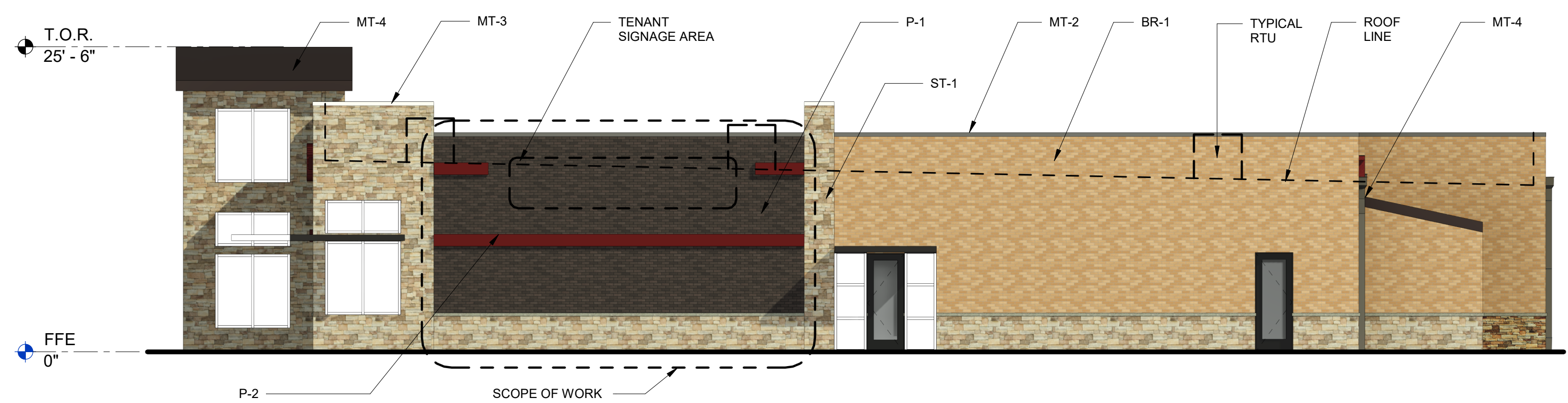
MATERIAL TOTALS		
BRICK	5546 SF	70.8%
STONE	2142 SF	27.3%
EIFS	145 SF	1.9%
TOTAL WITHOUT GLAZING	7833 SF	100%
GLAZING	1125 SF	
TOTAL WITH GLAZING	8958 SF	



3 NORTHWEST ELEVATION

1/8" = 1'-0"

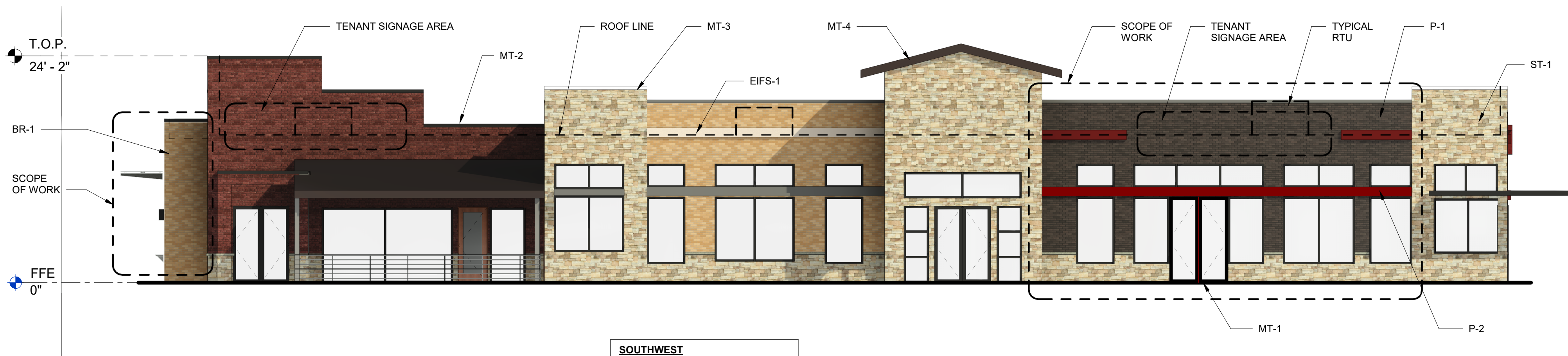
NORTHWEST		
BRICK	1509 SF	73.8%
STONE	533 SF	26.2%
TOTAL SF	2042 SF	100%



2 SOUTHEAST ELEVATION

1/8" = 1'-0"

SOUTHEAST		
BRICK	1224 SF	67%
STONE	564 SF	30.9%
EIFS	39 SF	2.1%
TOTAL SF	1827 SF	100%



1 SOUTHWEST ELEVATION (FACES PUBLIC R.O.W.)

1/8" = 1'-0"

SOUTHWEST		
BRICK	1127 SF	57.7%
STONE	718 SF	36.8%
EIFS	106 SF	5.5%
TOTAL SF	1951 SF	100%

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS , THIS ____ DAY OF _____, 2021

PLANNING & ZONING COMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER:
CEINDA PARTNERS, LP
4514 TRAVIS ST., SUITE 326
DALLAS, TX 75205
CONTACT: MATT GILLEN
PH: 214-269-1641
EMAIL: MGILLEN@CIENDA.COM

2235 S. GOLIAD ST. RETAIL
ROCKWALL CENTRE CORNERS ADDITION, LOT 11, BLOCK 1
ROCKWALL, ROCKWALL COUNTY, TEXAS
2.230 ACRES (97,126 SF)
COMMERCIAL - C

ARCHITECT:
GFF
2808 FAIRMOUNT ST., SUITE 300
DALLAS, TX 75201
CONTACT: GRANT WICKARD
PH: 214-303-1500
EMAIL: GRANT.WICKARD@GFF.COM
DATE OF PREPARATION: 07/16/2021

CASE #

BUILDING ELEVATIONS

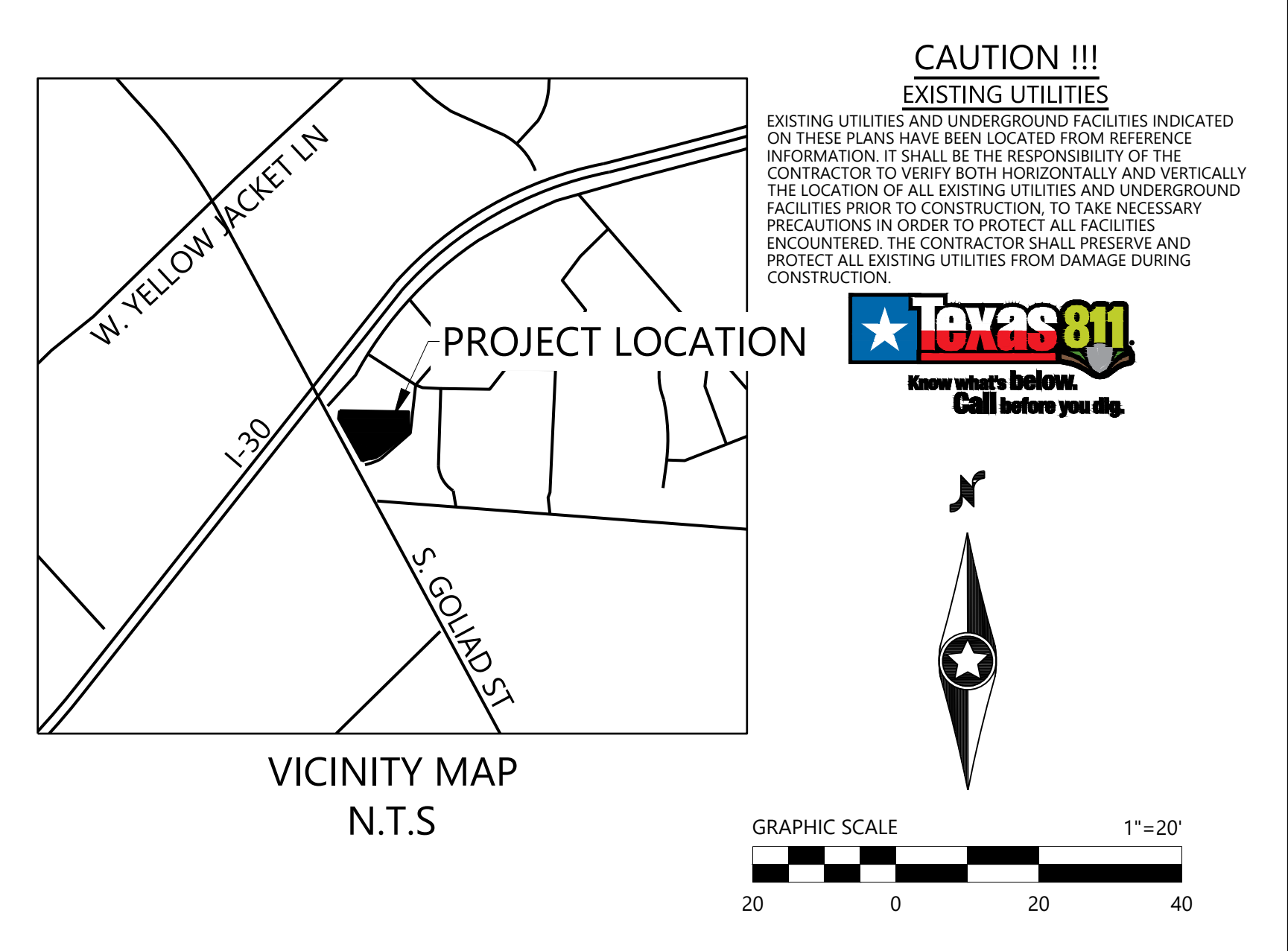
2335 S. Goliad St
Rockwall, Texas

Job #: 21015
Date: 07/16/21
Drawn by: DE / JJ

Scale: 1/8" = 1'-0"
File Name: BIM 360://21015 - Lubys Rockwall/21015_Lubys_Rockwall_A21.rvt
Not for regulatory approval, permitting, or construction

0 8 16 32 Feet





REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
	EXISTING LANDSCAPE: CONTRACTOR TO PROTECT IN PLACE. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH EXISTING SPECIES AND SIZE AT NO COST TO OWNER
	3/8" MINUS DECOMPOSED GRANITE - COLOR: GOLD 3" DEPTH WEED BARRIER TO BE INSTALLED UNDERNEATH GRANITE

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PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

DESIGNED: _____	INITIAL ISSUE: _____	<div>PREPARED FOR:</div> <div>CIENDA MANAGEMENT, LLC.</div> <div>4514 TRAVIS STREET, SUITE 326</div> <div>DALLAS, TEXAS 75204</div>	<div></div> <div>2335 S. GOLIAD RETAIL</div> <div>ROCKWALL, TEXAS</div>	<div>Westwood</div> <div>Phone (214) 473-4640 2901 Dallas Parkway, Suite 400 Toll Free (888) 937-5150 Plano, TX 75093 westwoodtps.com</div> <div>Westwood Professional Services, Inc. TPIE FIRM REGISTRATION NO. F-11756 TPELS FIRM REGISTRATION NO. 10074501</div>	<div>LANDSCAPE PLAN</div> <div>6.01</div>	<div>SHEET NUMBER:</div> <div>DATE:</div>
CHECKED: _____	REVISIONS: _____					
DRAWN: _____	_____					
HORIZONTAL SCALE: _____	_____					
VERTICAL SCALE: _____	_____					
		<div>NOT FOR CONSTRUCTION</div>				

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATORS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL..
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
7. PLANTS TO BE INSTALLED AS PER CITY & ANSI STANDARD PLANTING PRACTICES. CITY STANDARDS OVERRIDE OTHER NOTES, UNLESS APPROVED OTHERWISE.
8. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
9. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
10. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
11. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
12. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
13. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
14. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING AND PER CONTRACTORS COST. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR OF ANY SOIL AMENDMENTS ADDED.
15. TOPSOIL AND PLANTING SOIL TO ADHERE TO INDUSTRY STANDARDS AND FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH PLANTING SOIL FOR TREE, SHRUBS, AND PERENNIALS. SCARIFY AND LOOSEN COMPACTED SUBGRADE UNDER PLANTING BEDS, BELOW PLANTING SOIL.
16. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
17. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY DISTURBED AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
18. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
19. ALL LANDSCAPED AREAS SHALL HAVE FULLY AUTOMATED UNDERGROUND IRRIGATION SYSTEM AS INSTALLED BY A LICENSED LANDSCAPE IRRIGATION CONTRACTOR.
20. LAWN AREAS SHALL BE COVERED WITH GRASS TYPE AS SPECIFIED USING HYDROMULCH.
21. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.
22. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
23. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
24. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
25. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
26. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
27. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
28. TURF AND GROUNDCOVER PLANTED IN REQUIRED LANDSCAPE AREA SHALL ATTAIN 100 PERCENT COVERAGE WITHIN ONE YEAR OF PLANTING.
29. SHADED GROUND AREAS BENEATH CANOPY TREES SHALL BE MAINTAINED WITH A MULCH BED.
30. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING TOWN IRRIGATION SYSTEMS.
31. ANY EXISTING IRRIGATION (RAW WATER LINE/PURPLE PIPE) IN PUBLIC ROW SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
32. PROVIDE IRRIGATION TO ALL PLANTED AREAS WITHIN PROJECT BOUNDARY AND TO LANDSCAPE AREAS TO THE SOUTH AND WEST ALONG ROADWAY AS DEFINED BY 'LIMITS OF IRRIGATION'. TEMPORARY IRRIGATION SHOULD BE PLACED TO COVER FUTURE WAREHOUSE SITE UNTIL FINAL BUILDING IS CONSTRUCTED AND PERMANENT LANDSCAPING AND IRRIGATION IS PLACED.
33. DISTURBED LANDSCAPE AREAS TO BE FIELD VERIFIED AND SEEDED WITH BERMUDA HYDROMULCH OR EQUAL OR WHAT PREVIOUSLY EXISTED.

GRADING NOTES

1. CONTRACTOR SHALL FINE GRADE AREAS PRIOR TO PLANTING. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS LARGER THAN 2", ETC. FROM THE SITES, AND ENSURE POSITIVE DRAINAGE.
2. PLANTER BACKFILL MIX SHALL BE AS PER SPECIFICATIONS.
3. THE CONTRACTOR SHALL MEET EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION AT PROJECT BOUNDARIES. FINISH GRADES SHALL BE AS INDICATED ON THE PLANS WHERE SHOWN IN PLAN OR DETAIL CROSS-SECTION. NO SEPARATION BETWEEN FINISHED GRADE AND ADJACENT GRADE ELEVATION IS ACCEPTABLE. CONSTRUCTED SURFACES ARE TO MEET ADJACENT EXISTING WORK AT THE SAME ELEVATION AND CONFORM TO STANDARDS AND PRACTICES RELATED TO SAFE AND ACCESSIBLE PEDESTRIAN WALKWAYS. FINISH GRADES SHALL BE ½" BELOW THE TOP TRANSITION OF ADJACENT WALKS AND HEADERS UNLESS OTHERWISE NOTED ON PLANS.
4. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING STRUCTURES SUCH AS BUILDINGS, WALLS, UTILITY EQUIPMENT, ETC.
5. LANDFORMS, MOUNDS, AND SWALES SHALL BE GRADED TO A SMOOTH, FLOWING, ROUNDED SURFACE PROVIDING POSITIVE DRAINAGE AND VISUAL LANDFORM CONTINUITY. ROUGH GRADE IS TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE TOP DRESSING TO ESTABLISH FINAL GRADE.
6. CONTRACTOR SHALL FINE GRADE AND COVER AREAS DISTURBED BY CONSTRUCTION WITH AN APPROVED TOP DRESSING AS SPECIFIED IN THE PLANS OR SPECIFICATIONS.

PLANTING NOTES

1. TREES AND OTHER PLANT MATERIAL SHALL CONFORM TO GRADE, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS (NOT POT BOUND); A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS; AND BE FREE OF BRUISES, CUTS, OR OTHER ABNORMALITIES.
3. QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL GOVERN.
4. NO PLANT SUBSTITUTIONS OR TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS, OR IMPROPER CARE BOTH AT THE NURSERY AND ON THE SITE FOLLOWING DELIVERY, UNLOADING OF PLANT MATERIAL, AND PLANTING.
6. PROTECTED PLANT MATERIAL THAT IS DESTROYED OR DIES DURING CONSTRUCTION OR THE MAINTENANCE PERIOD WILL BE REPLACED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90 DAYS BEFORE THE COMPLETION OF THE PROJECT. REPLACEMENT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
7. PLANT MATERIALS BEST SIDE SHALL BE ALIGNED TO THE WALKS, PEDESTRIAN AREAS, ROADS, AND PARKING AREAS UNLESS OTHERWISE SHOWN ON THESE PLANS. SPACING SHALL BE ADJUSTED AS NECESSARY, SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT.
8. PLANTINGS AT MATURITY SHALL MAINTAIN 6'-0" CLEARANCE AROUND FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
9. PLANTINGS SHALL NOT INTERFERE WITH TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 2'-6" WITHIN SIGHT DISTANCE TRIANGLES.
10. TREES SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE FROM PUBLIC WATER OR SEWER LINES. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
11. SHRUBS SHALL BE INSTALLED FROM BACK OF CURB, EDGE OF WALK, OR EDGE OF PAVING A MINIMUM OF 2' AT MATURE SIZE.
12. PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. THE IRRIGATION SYSTEM IS TO BE FULLY OPERATIONAL AND EFFECTIVE PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
14. PROJECT REQUIRES A 120-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE OWNER.
15. TREES PLANTED WITHIN FIVE FEET OF RETAINING WALLS, AND WITHIN TEN FEET OF PUBLIC IMPROVEMENTS, IN THE PUBLIC RIGHT-OF-WAY, SHALL BE PROTECTED BY ROOT GUARDS AND APPROPRIATE TREE PROTECTION FOR NO LESS THAN TWO YEARS.
16. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
17. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
18. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
19. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REFERENCE CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
20. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT OF POTENTIAL CONFLICTS OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT TO THE OWNER'S REPRESENTATIVE AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

GENERAL NOTES

1. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR SUBCONTRACTOR.
2. THE OWNER AND THEIR REPRESENTATIVE ARE NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. THE OWNER AND THEIR REPRESENTATIVE SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, SEQUENCING, AND COORDINATION WITH OTHER CONTRACTORS ON SITE PRIOR TO INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING IMMEDIATELY. EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS BUT REQUIRED TO COMPLETE THIS INSTALLATION SHALL BE SUPPLIED BY THE CONTRACTOR AS A PART OF THIS CONTRACT WORK.
4. THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS APPLICABLE TO THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLAN PERMITTING AND COMPLYING WITH LOCAL CODES GOVERNING DUST CONTROL, HOURS OF OPERATION, AND SAFETY MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH PERMITS REQUIRED TO COMPLETE THE WORK COVERED BY THESE PLANS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INSTALLATION CONDITIONS.
7. THE CONTRACTOR SHALL LOCATE SURVEY MARKS, INCLUDING BENCH MARKS AND PROPERTY LINES, IN ORDER THAT THE EXACT LINES OF CONSTRUCTION LIMITS MAY BE DETERMINED.
8. THE CONTRACTOR SHALL PROTECT EXISTING OR TEMPORARY TOPOGRAPHIC TRAVERSE POINTS AND BENCH MARKS UNTIL THE CONSTRUCTION BENCH MARKS AND BASELINES ARE ESTABLISHED AND REFERENCED BY THE CONTRACTOR. PROJECT CONTROL POINTS, WHICH MAY BE LOST OR DESTROYED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL VERIFY BUILDING SETBACK LINES, RIGHT-OF-WAY LINES, EASEMENT LINES, VISIBILITY LINES, ETC., IN THE FIELD. THE CONTRACTOR SHALL REPORT DISCREPANCIES TO THE OWNER IN WRITING PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL CONFIRM BOUNDARY LOCATION WITH THE OWNER. NEED FOR WORK OUTSIDE THE LIMIT OF WORK BOUNDARY SHALL BE CONFIRMED BY THE OWNER PRIOR TO PERFORMING WORK OUTSIDE THE LIMIT OF WORK BOUNDARY.
11. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE LOCATIONS OF UTILITIES, PIPES, AND STRUCTURES. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN, OR NOT IN THE LOCATION SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGES TO SAID UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S WORK. FORTY-EIGHT HOURS PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL **CALL 811** TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS, SEWER LINES, WATER LINES, COMMUNICATION LINES, AND ELECTRICAL LINES. IF UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE WORK, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
12. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER OF DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING WORK. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO OBTAIN CLARIFICATION BEFORE PROCEEDING FURTHER WITH OTHER RELATED WORK. DISCREPANCIES FOUND BETWEEN PLAN DIMENSIONS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
13. THE CONTRACTOR SHALL VERIFY QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE OWNER OF DISCREPANCIES.
14. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORILY TO REQUIRED STANDARDS AND THE OWNER AT NO EXPENSE TO THE OWNER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ADDITIONAL COORDINATION AND/OR DESIGN CHANGES DUE TO ERRORS, FAULTY MATERIAL, OR FAULTY WORKMANSHIP.
16. THE CONTRACTOR SHALL FINE GRADE AREAS DISTURBED DURING CONSTRUCTION. UNDISTURBED AREAS DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND APPROPRIATE DISPOSAL OFFSITE OF CLEARED VEGETATION, DEBRIS, CONSTRUCTION WASTE, ETC. FROM THE SITE.
18. THE JOB SITE, AT THE COMPLETION OF THE CONSTRUCTION AND PRIOR TO FINAL REVIEW, SHALL BE CLEARED OF DEBRIS OR SPOIL RESULTING FROM THE CONSTRUCTION.
19. MATERIALS REQUIRED SHALL BE OF A GRADE AND QUALITY SPECIFIED AND CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.
20. THE CONTRACTOR SHALL PROVIDE OWNER WITH WARRANTY INFORMATION, INSTRUCTION MANUALS AND OTHER PRODUCT INFORMATION FOR NEW EQUIPMENT OR MACHINERY INSTALLED PRIOR TO THE REQUEST FOR SUBSTANTIAL COMPLETION REVIEW BY THE OWNER OR THEIR REPRESENTATIVE.





CAUTION !!!




EXISTING UTILITIES


EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	MYRICA CERIFERA / WAX MYRTLE CONTAINER GROW, MATCHING 4' HEIGHT, MULTI-TRUNKED FULL, 4' SPREAD	4" HT.	2
	QUERCUS MACROCARPA / BURR OAK	4" CALIPER	3
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK SINGLE TRUNK, FULL, 6' SPREAD	4" CALIPER	1
	ULMUS CRASSIFOLIA / EXISTING CEDAR ELM EXISTING CEDAR ELM TO REMAIN	EXISTING	1

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	ABELIA X GRANDIFLORA / GLOSSY ABELIA	5 GAL	12
	MISCANTHUS CAPENSIS / SILVERGRASS	5 GAL	22
	ROSA X 'RED CASCADE' / RED CASCADE ROSE	3 GAL	20

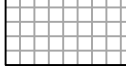

SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	HEMEROCALLIS X ORANGE / DAY LILY 'ORANGE' FULL POTS	1 GAL	12" o.c.	489

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	CYNODON DACTYLON / BERMUDA GRASS	N/A		2,864 SF

	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA FULL POTS, AT LEAST 3 RUNNERS PER POT. RUNNERS MUST BE 8" IN LENGTH	1 GAL		570 SF
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	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL		610 SF
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	EXISTING LANDSCAPE. CONTRACTOR TO PROTECT IN PLACE. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH EXISTING SPECIES AND SIZE AT NO COST TO OWNER
	3/8" MINUS DECOMPOSED GRANITE - COLOR: GOLD 3" DEPTH WEED BARRIER TO BE INSTALLED UNDERNEATH GRANITE

IRRIGATION SYSTEM IS EXISTING. THE NEW CONSTRUCTION WILL MEET REQUIREMENTS OF UDC.

OWNER/DEVELOPER:

CIENDA MANAGEMENT, LLC,
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

SHEET NUMBER:

6.00

DATE:

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: _____
VERTICAL SCALE: _____

INITIAL ISSUE: _____
REVISIONS: _____

PREPARED FOR:

CIENDA MANAGEMENT, LLC.

4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204



NOT FOR CONSTRUCTION

2335 S. GOLIAD RETAIL

ROCKWALL, TEXAS

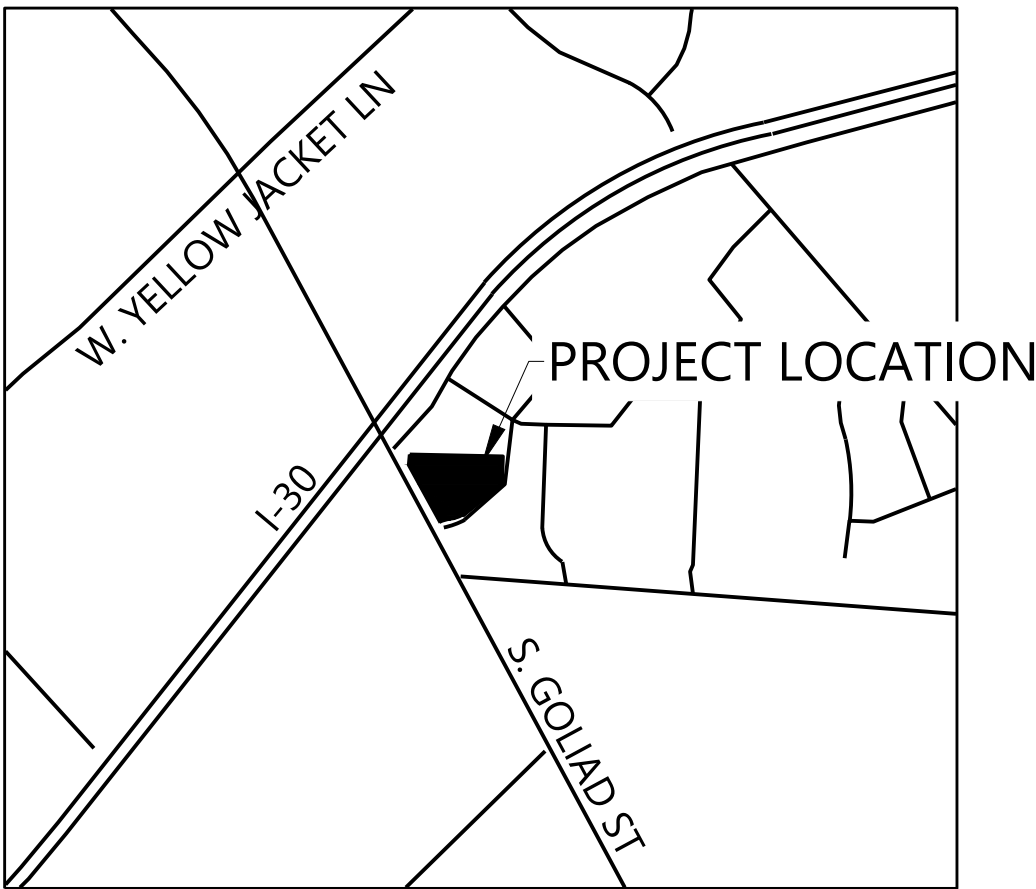
Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodcps.com

Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-11752
TBPB FIRM REGISTRATION NO. 10074301



GENERAL NOTES:
A. FIXTURE TYPE 'A' TO BE KIRLIN MODEL
LSR-12484-1500L-120-41K-37-80 AND BE
MOUNTED TO UNDERSIDE OF CANOPY AT NEW DRIVE
THRU WINDOW. ALL OTHER LIGHTING ON SITE IS
EXISTING TO REMAIN.



VICINITY MAP
N.T.S

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2021

PLANNING & ZONING COMISSION, CHAIRMAN

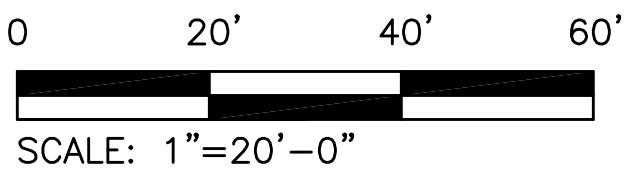
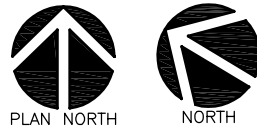
DIRECTOR OF PLANNING AND ZONING

OWNER:
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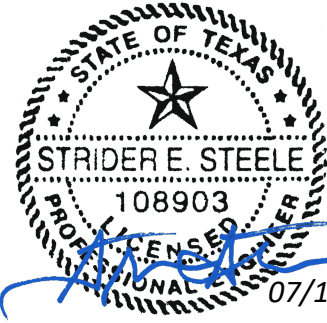
DEVELOPER:
CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

CASE NO. _____

1 SITE PHOTOMETRIC PLAN
SCALE: 1"=20'-0"



3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS
TEXAS REGISTRATION F-20374
V3 PROJECT #21012

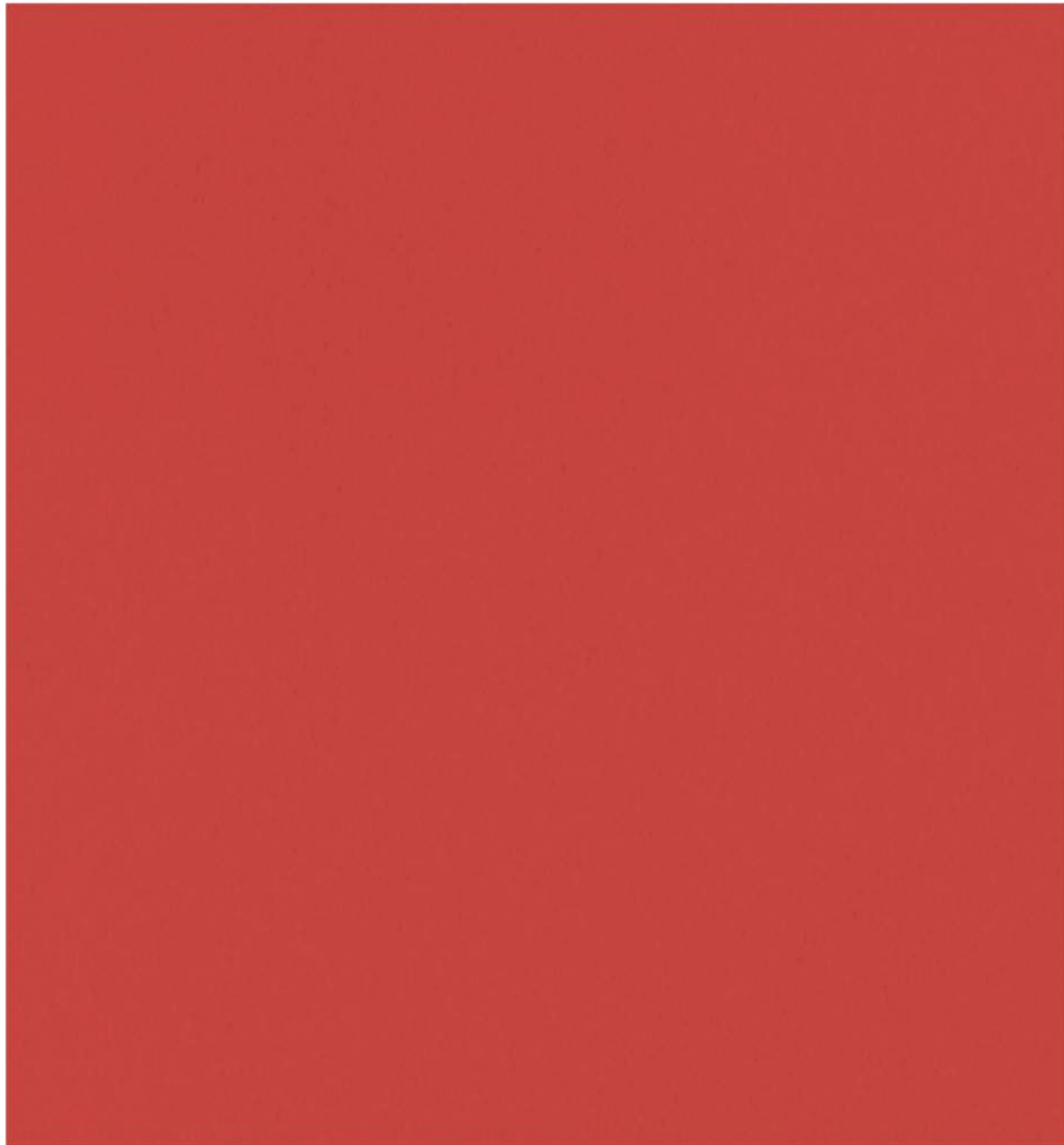


2335 S. GOLIAD RETAIL
ROCKWALL, TEXAS

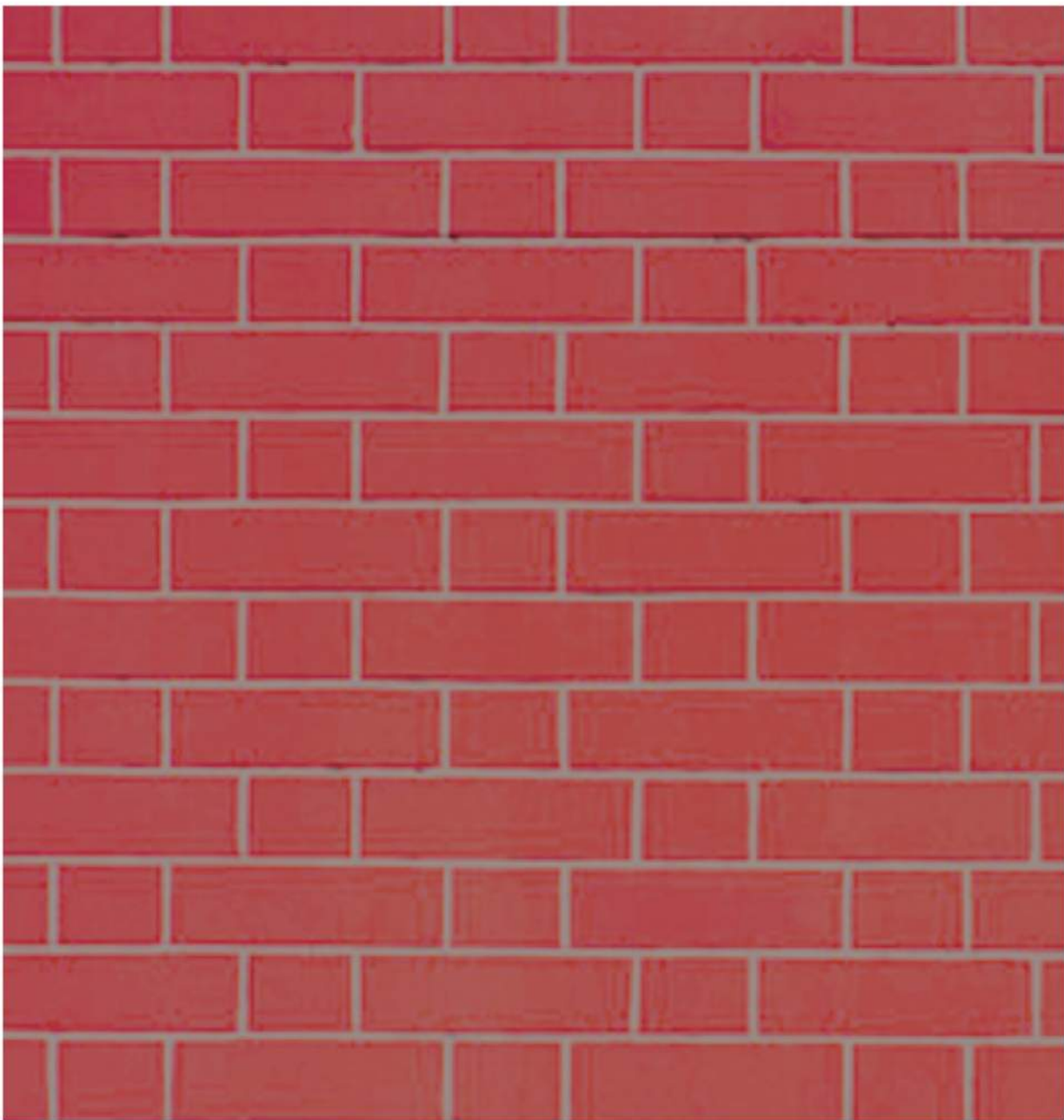
Issue: _____ Date: _____

Drawing Title
SITE PHOTOMETRICS

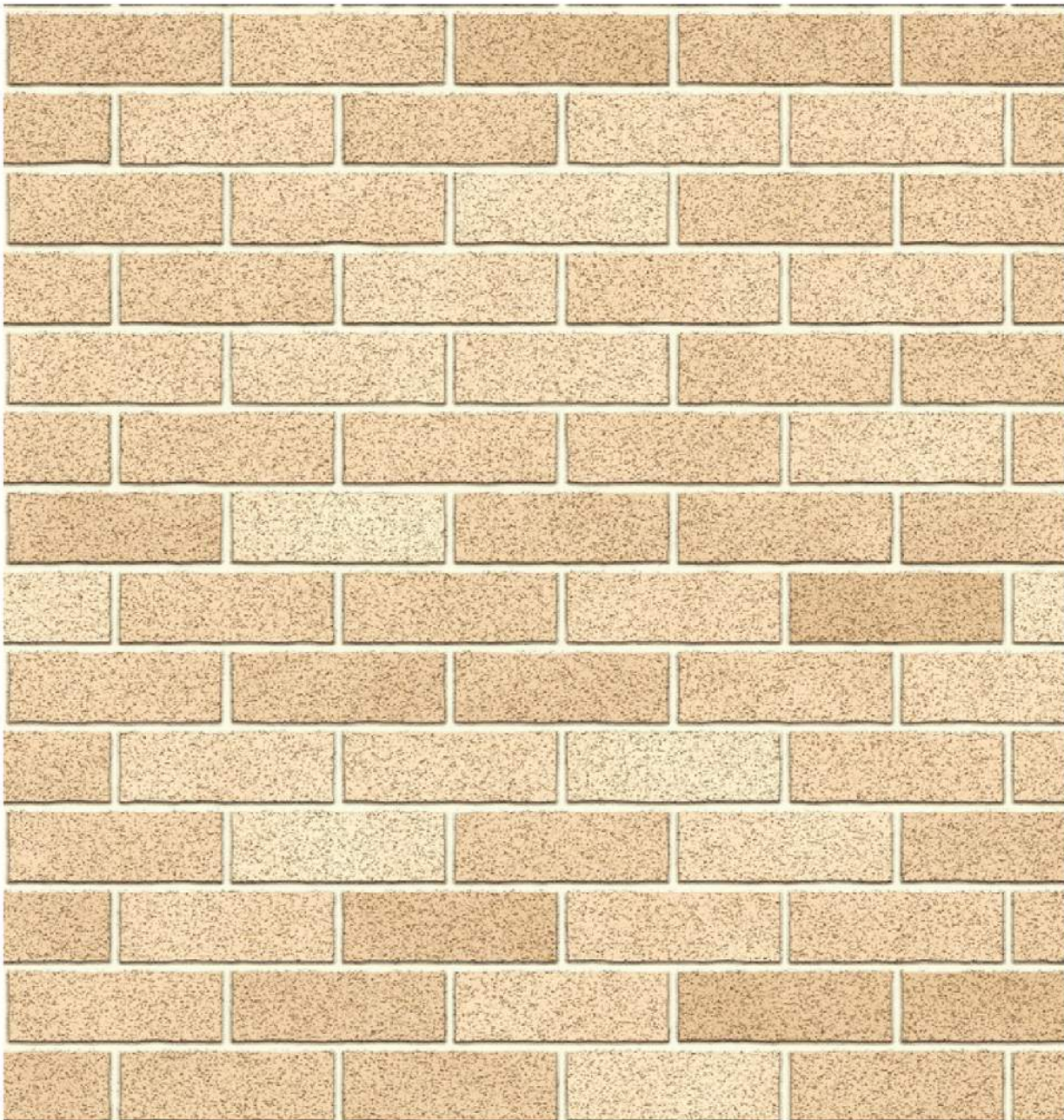
Sheet
PH1.01



EIFS - Color to Match Sherwin Williams SW6868 Real Red Paint



Existing Brick - Red



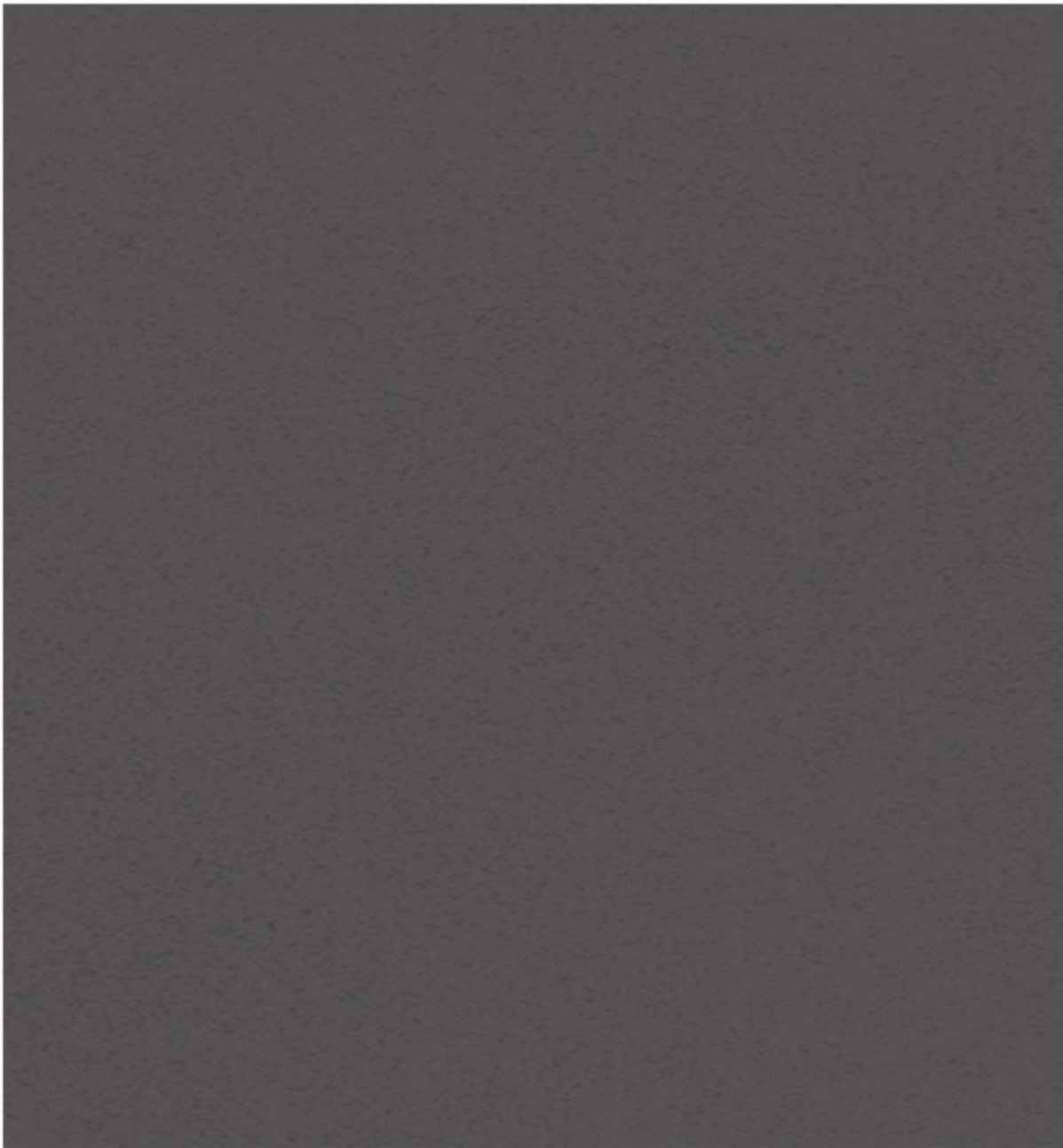
Existing Brick - Light Brown



Metal Coping and Downspouts - Pac-Clad - "Black"



Existing Stone- Texas Mix



Sherwin Williams SW6258 Tricorn Black Paint Over Existing Brick



Dark Bronze- Metal Roof



Black Anodized Aluminum Storefront

MATERIAL BOARD

2335 S. Goliad St
Rockwall, Texas
Job #: 21015
Date: 07/16/21
Drawn by: DE / JJ

Scale: 1/16" = 1'-0"
File Name: BIM 360://21015 - Lubys Rockwall/21015_Lubys_Rockwall_A21.rvt
Not for regulatory approval, permitting, or construction

SITE PLAN SIGNATURE BLOCK	
<small>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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2021. WITNESS OUR HANDS, THIS ____ DAY OF _____, 2021.</small>	
<small>PLANNING & ZONING COMMISSION, CHAIRMAN</small>	<small>DIRECTOR OF PLANNING AND ZONING</small>
<small>OWNER/DEVELOPER: CIENDA PARTNERS, LP 4814 TRAVIS ST., SUITE 326 DALLAS, TX 75205 CONTACT: MATT GILLEN PH: 214-289-1841 EMAIL: MGILLEN@CIENDA.COM</small>	<small>2235 S. GOLIAD ST. RETAIL ROCKWALL CENTRE CORNERS ADDITION, LOT 11, BLOCK 1 ROCKWALL, ROCKWALL COUNTY, TEXAS 2.239 ACRES (97,128 SF) COMMERCIAL - C</small>
<small>ARCHITECT: GFF 2608 FAIRMOUNT ST., SUITE 300 DALLAS, TX 75201 CONTACT: GRANT WICKARD PH: 214-363-1500 EMAIL: GRANT.WICKARD@GFF.COM DATE OF PREPARATION: 07/16/2021</small>	CASE #

N:\030961\001\PROJECT DATA\DWG\CIVIL\030961-SITE PLAN.DWG

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: _____
VERTICAL SCALE: _____

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:

CIENDA MANAGEMENT, LLC.

4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204

PRELIMINARY
FOR INITIAL REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: KLIN W. SMITH, P.E.
P.E. No.: 96877
Date: 07-16-2021
Westwood

2335 S. GOLIAD RETAIL

ROCKWALL, TEXAS

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

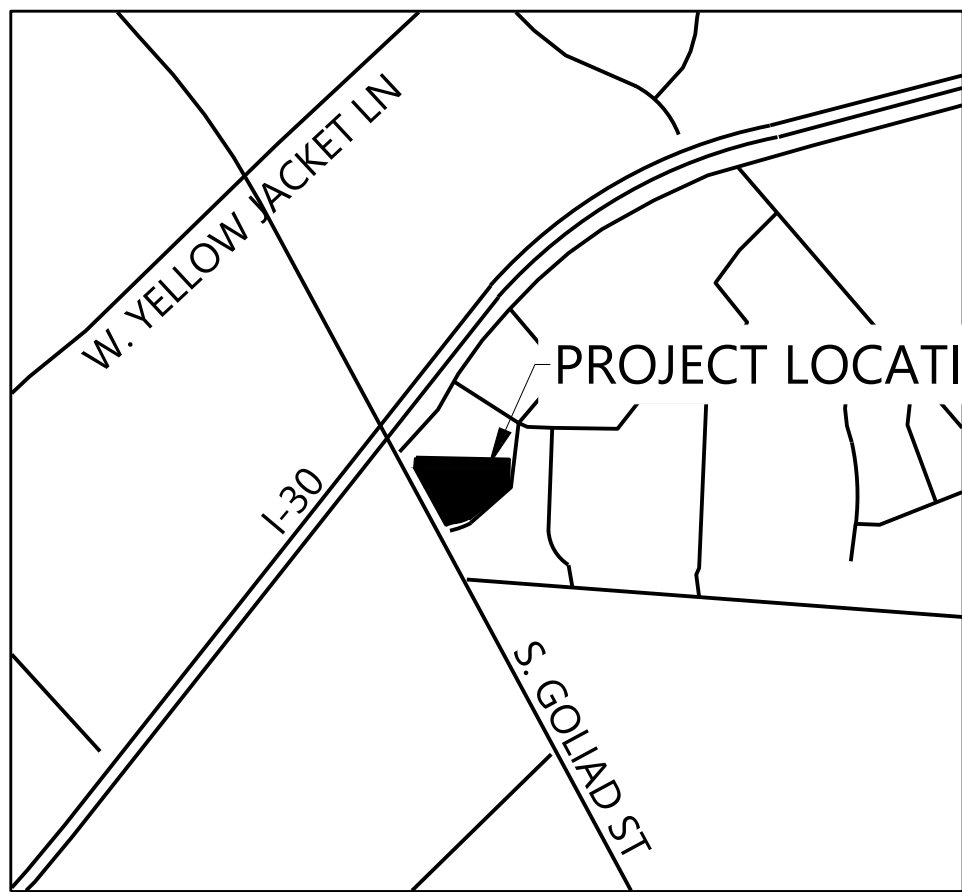
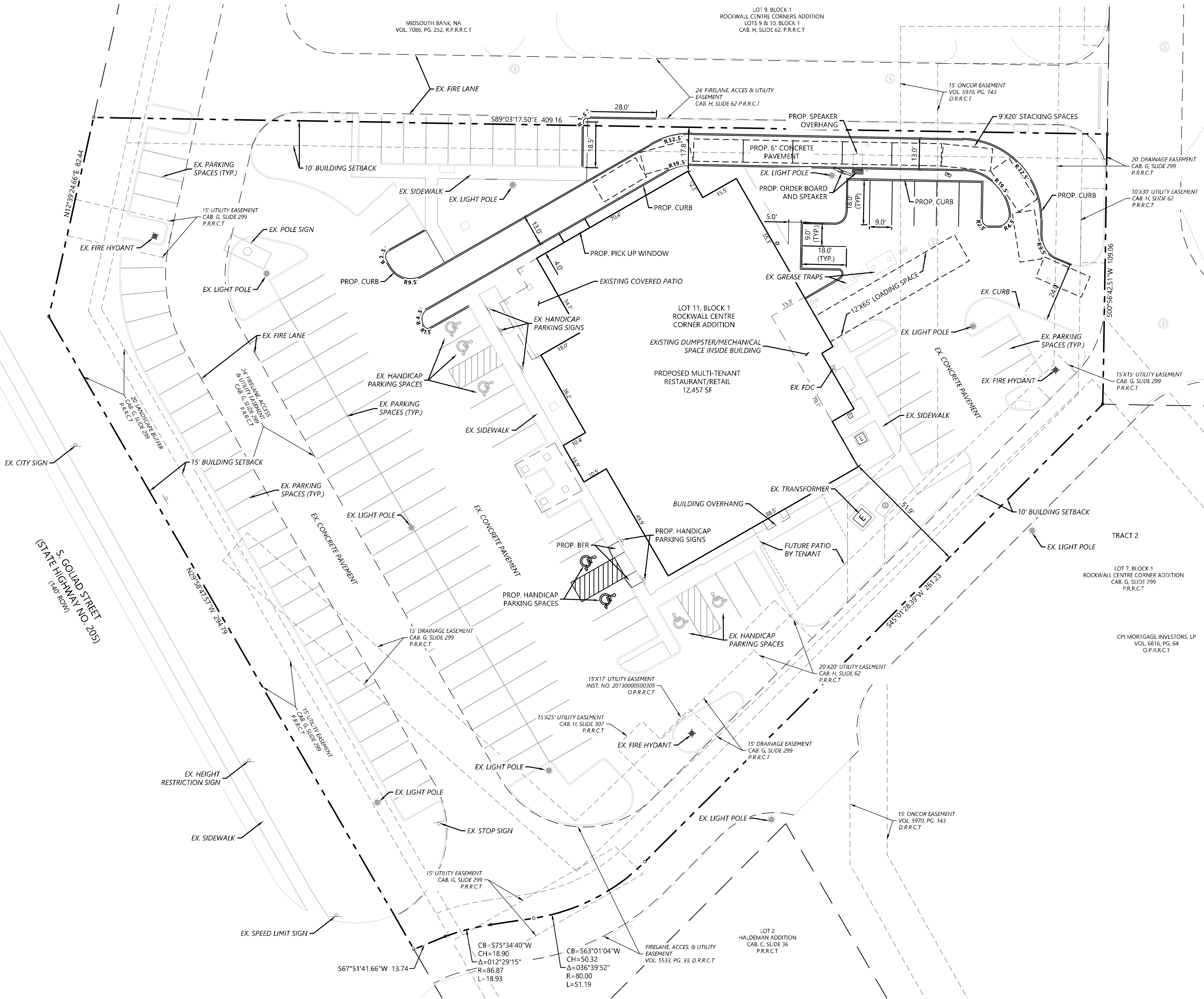
Westwood Professional Services, Inc.
TPE FIRM REGISTRATION NO. F-11752
TPELS FIRM REGISTRATION NO. 10074301

SITE PLAN

SHEET NUMBER:

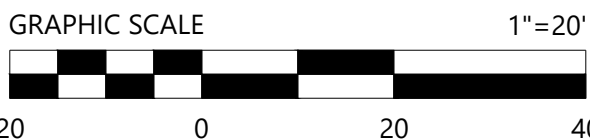
SP-1

DATE:



VICINITY MAP
N.T.S

CAUTION !!!
EXISTING UTILITIES
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



LEGEND

R RADIUS
FC FACE OF CURB
BFR BARRIER FREE RAMP
TYP. TYPICAL

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.

PARKING TABLE			
RESTAURANT PARKING REQUIREMENTS: 1 SPACE/100 SF			
SPACES REQUIRED	SPACES PROVIDED	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED
125	127	5	7

SITE DATA

CURRENT ZONING	C
PROPOSED LAND USE	COMMERCIAL
GROSS AREA	2,230 ACRES
NO. OF LOTS	1
FRONT YARD SETBACK	15 FT
REAR YARD SETBACK	10 FT
SIDE YARD SETBACK	10 FT
MAXIMUM BUILDING HEIGHT	240 FT HEIGHT

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS ____ DAY OF _____, 2021

PLANNING & ZONING COMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER:

CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

CASE NO. _____



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Henry Lee, *Planner*

DATE: August 10, 2021

SUBJECT: SP2021-023; *Amended Site Plan for 2235 S. Goliad Street*

The applicant, Rob Baldwin of Baldwin Associated LLC, is requesting the approval of an Amended Site Plan to convert an existing building with two (2) *Restaurants* [*Luby's and Fuddruggers*] into a *Restaurant, Restaurant with a Drive-Through, and Medical Office*. The subject property is a 2.2297-acre parcel of land (*Lot 1, Block 11, Rockwall Centre Corners Addition*) located within the IH-30 Overlay (IH-30 OV) District, the SH-276 Overlay (SH-276 OV) District, the SH-205 Overlay (SH-205 OV) District, and addressed as 2235 S. Goliad Street. According to the Rockwall County Appraisal District (RCAD) currently situated on the subject property is 12,914 SF building that was constructed in 2014. The proposed site plan, building elevations, and landscape plan submitted by the applicant indicate that the following changes will be made to the subject property: [1] a four (4) foot projection on the northwest elevation will be constructed to add a pick-up window, [2] paint the brick black on the south corner of the building, [3] the addition of a drive-through, [4] a reduction of parking spaces from 142 to 127, and [5] additional landscaping on the rear of the property.

The submitted amended site plan conforms to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District, the IH-30 Overlay (IH-30 OV) District, the SH-276 Overlay (SH-276 OV) District, and the SH-205 Overlay (SH-205 OV) District. The proposed site plan indicates 15 less parking spaces than the existing site plan [*Case No. SP2013-020*]. The applicant has indicated the parking was removed due to the addition of the drive-through. Per the UDC, the parking required for the site is 114 spaces (*i.e. [6,785 SF/100] + [5,672 SF/200] + [68 seats/4] = 114*), which the applicant is providing 127; the two (2) *Restaurants* make up 6,785 SF and the *Medical Office* makes up 5,672 SF. The applicant has indicated the existing building is now going to have three (3) tenants instead of two (2). This additional tenant prompted the applicant to paint the brick black on the southern corner, creating three (3) identifiable storefronts. The proposed landscape plan includes additional landscaping behind the building, which was included to provide landscaping along the drive-through.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the August 10, 2021 Planning and Zoning Commission meeting.

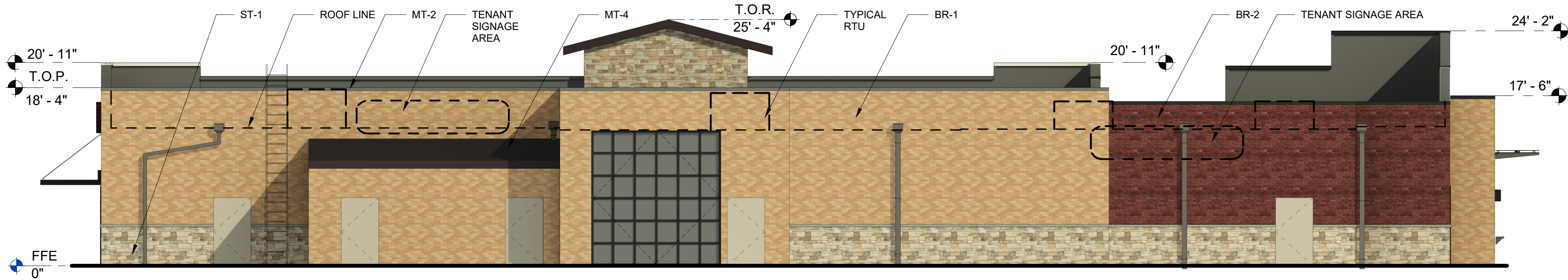


City of Rockwall

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.





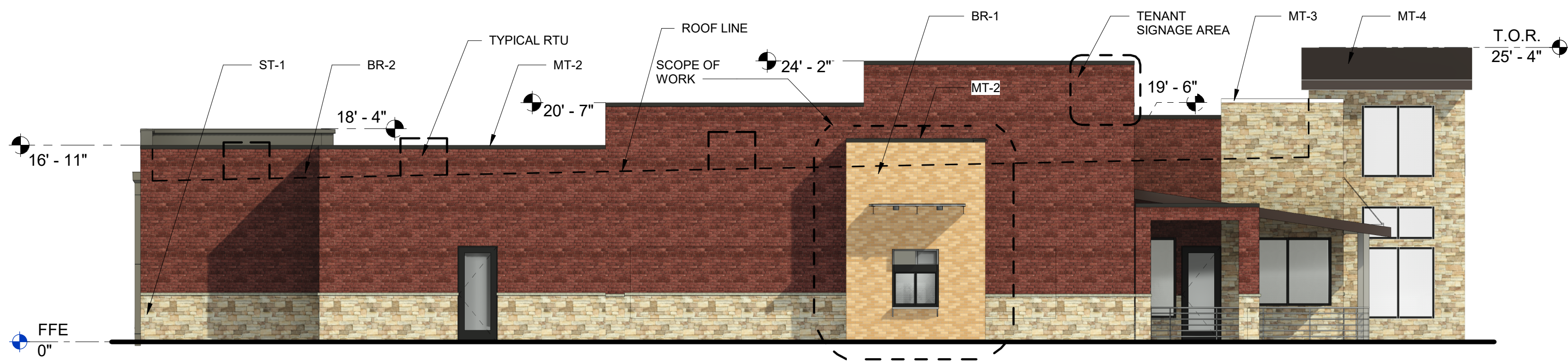
4 NORTHEAST ELEVATION

1/8" = 1'-0"

NORTHEAST		
BRICK	1763 SF	80.6%
STONE	425 SF	19.4%
TOTAL SF	2118 SF	100%

MATERIAL SCHEDULE			
P-1	SW6258 TRICORN BLACK PAINT OVER EXISTING BRICK		
P-2	SW6868 REAL RED PAINT OVER EXISTING EIFS		
MT-1	BLACK ANONIZED ALUMINIUM STOREFRONT		
MT-2	COPING METAL / PAC-CLAD - BLACK		
MT-3	COPING METAL / PAC-CLAD - CREAM		
MT-4	STANDING SEAM - DARK BRONZE - EXISTING		
EIFS-1	COLOR AS SHOWN		
BR-1	TAN BRICK		
BR-2	RED BRICK		
ST-1	STONE BLEND		

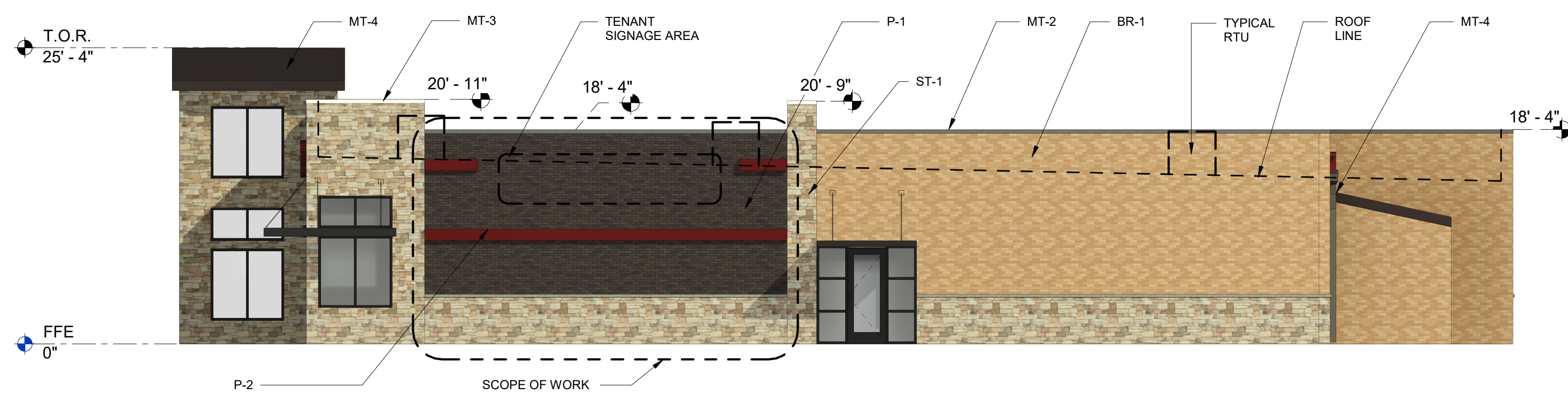
MATERIAL TOTALS		
BRICK	5356 SF	59.3%
STONE	2404 SF	26.6%
EIFS	145 SF	1.6%
TOTAL WITHOUT GLAZING	7905 SF	
GLAZING	1125 SF	12.5%
TOTAL WITH GLAZING	9030 SF	100%



3 NORTHWEST ELEVATION

1/8" = 1'-0"

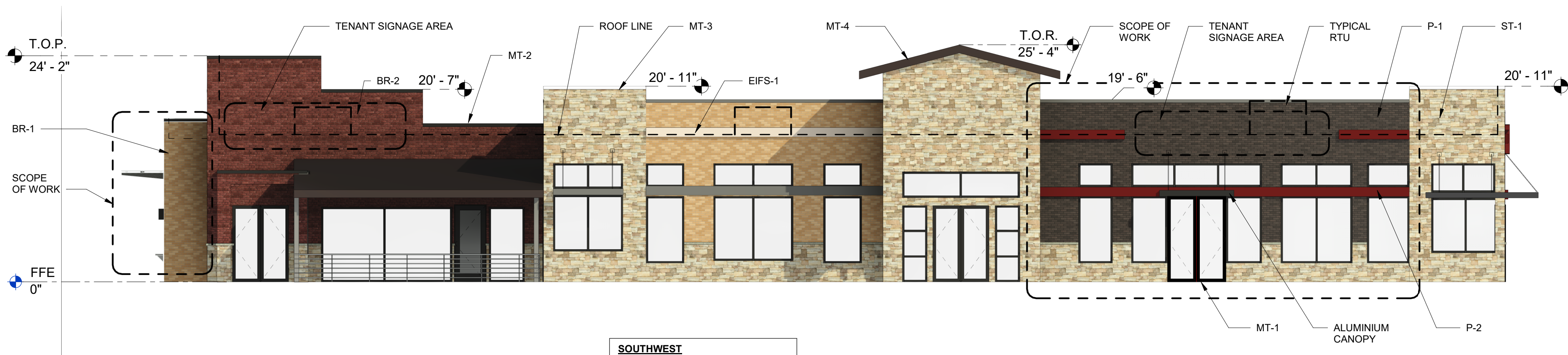
NORTHWEST		
BRICK	1413 SF	70.2%
STONE	599 SF	29.8%
TOTAL SF	2012 SF	100%



2 SOUTHEAST ELEVATION

1/8" = 1'-0"

SOUTHEAST		
BRICK	1224 SF	65.3%
STONE	612 SF	32.6%
EIFS	39 SF	2.1%
TOTAL SF	1875 SF	100%



1 SOUTHWEST ELEVATION (FACES PUBLIC R.O.W.)

1/8" = 1'-0"

SOUTHWEST		
BRICK	956 SF	52.2%
STONE	768 SF	42%
EIFS	107 SF	5.8%
TOTAL SF	1831 SF	100%

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS , THIS ____ DAY OF _____, 2021

PLANNING & ZONING COMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER:
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4514 TRAVIS ST., SUITE 326
DALLAS, TX 75205
CONTACT: MATT GILLEN
PH: 214-269-1641
EMAIL: MGILLEN@CIENDA.COM

2235 S. GOLIAD ST. RETAIL
ROCKWALL CENTRE CORNERS ADDITION, LOT 11, BLOCK 1
ROCKWALL, ROCKWALL COUNTY, TEXAS
2.230 ACRES (97,126 SF)
COMMERCIAL - C

ARCHITECT:
GFF
2808 FAIRMOUNT ST., SUITE 300
DALLAS, TX 75201
CONTACT: GRANT WICKARD
PH: 214-303-1500
EMAIL: GRANT.WICKARD@GFF.COM
DATE OF PREPARATION: 07/16/2021

CASE # SP2021-023

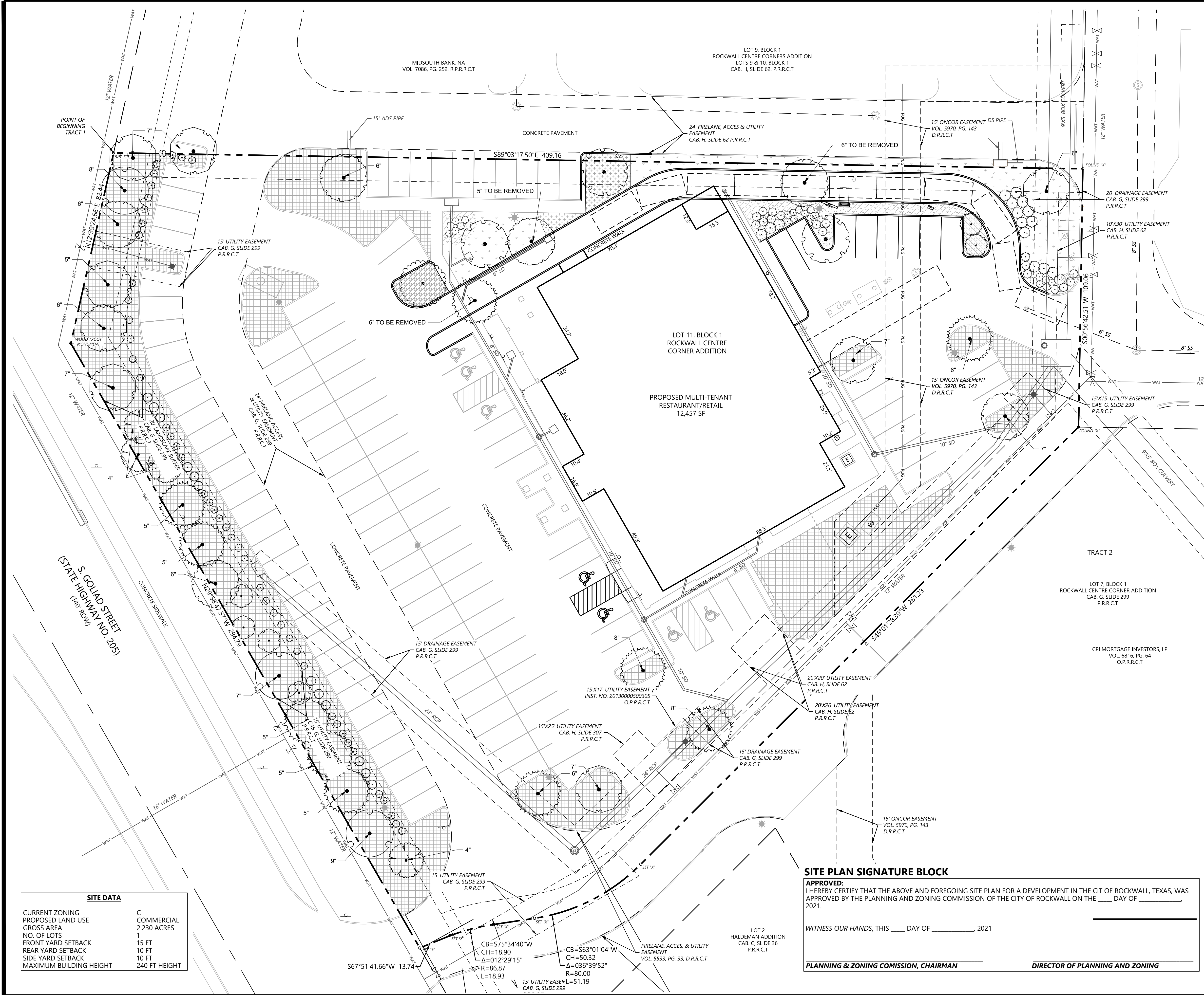
BUILDING ELEVATIONS

LUBY'S ROCKWALL, 2335 S. Goliad St
Rockwall, Texas

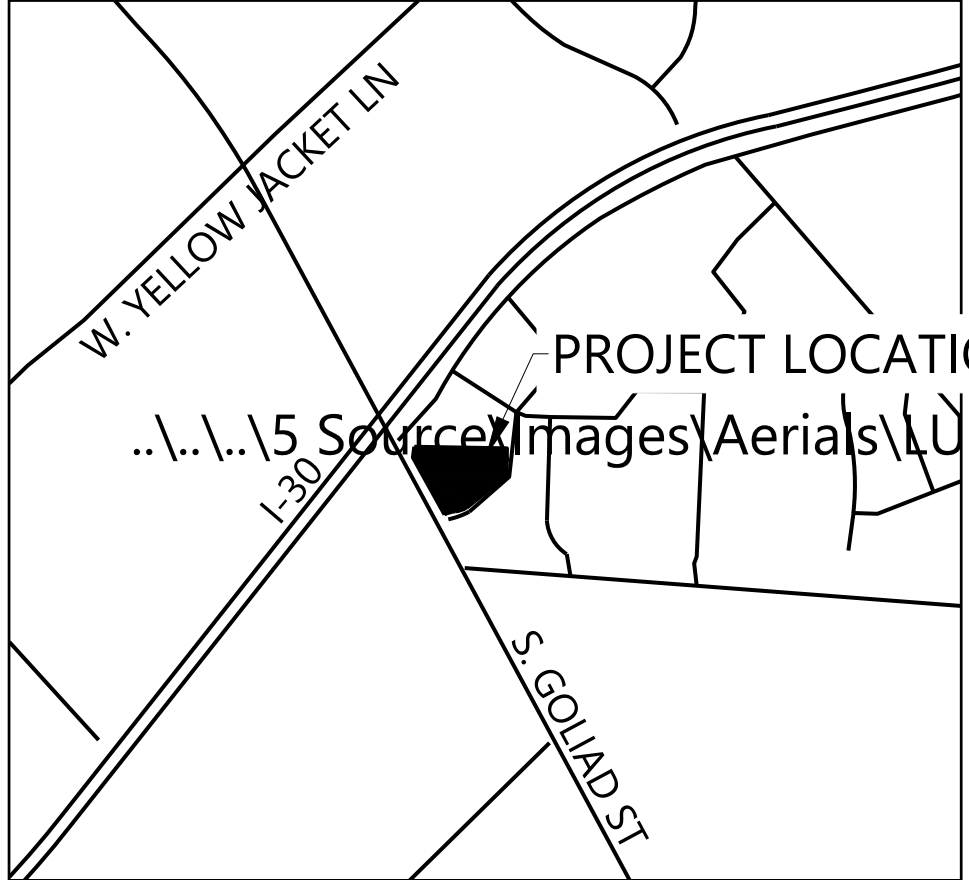
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File Name: BIM 360://21015 - Lubys Rockwall/21015_Lubys_Rockwall_A21.rvt
Not for regulatory approval, permitting, or construction

N:\030961.001 PROJECT DATA\DWG\CIVIL\030961-LA-PT.DWG



VICINITY MAP: N.T.S



CAUTION !!!
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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT
	EX. CERCIS CANADENSIS / EXISTING EASTERN REDBUD MULTI-TRUNK	EXISTING
	EX. MYRICA CERIFERA / EXISTING WAX MYRTLE	EXISTING
	EX. PINUS SPP / EXISTING ELДАРICA PINE	EXISTING
	EX. QUERCUS MACROCARPA / EXISTING BURR OAK	EXISTING
	EX. QUERCUS VIRGINIANA / EXISTING SOUTHERN LIVE OAK	EXISTING
	EX. ULMUS CRASSIFOLIA / EXISTING CEDAR ELM EXISTING CEDAR ELM TO REMAIN	EXISTING
	MYRICA CERIFERA / WAX MYRTLE CONTAINER GROW, MATCHING 4' HEIGHT, MULTI-TRUNKED FULL, 4' SPREAD	4' HT.
	QUERCUS MACROCARPA / BURR OAK	4" CALIPEF
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK SINGLE TRUNK, FULL, 6' SPREAD	4" CALIPEF
SHRUBS	BOTANICAL / COMMON NAME	CONT
	ABELIA X GRANDIFLORA / GLOSSY ABELIA	5 GAL
	EX. ILEX CORNUTA 'BURFORDII NANA' / EXISTING DWARF BURFORD HOLLY	EXISTING
	EX. MISCANTHUS CAPENSIS / EXISTING SILVERGRASS	EXISTING
	EX. ROSA SP."RED" / DOUBLE KNOCK OUT ROSE	EXISTING
	MISCANTHUS CAPENSIS / SILVERGRASS	5 GAL
	ROSA SP."RED" / DOUBLE KNOCK OUT ROSE	5 GAL
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT
	HEMEROCALLIS X ORANGE / DAY LILY 'ORANGE' FULL POTS	5 GAL
GROUND COVERS	BOTANICAL / COMMON NAME	CONT
	CYNODON DACTYLON / BERMUDA GRASS	N/A
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA FULL POTS, AT LEAST 3 RUNNERS PER POT. RUNNERS MUST BE 8" IN LENGTH	5 GAL
	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	5 GAL

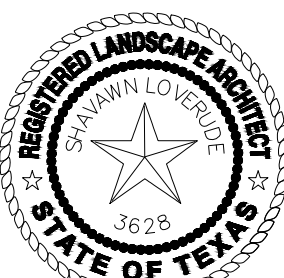
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	EXISTING LANDSCAPE: CONTRACTOR TO PROTECT IN PLACE. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH EXISTING SPECIES AND SIZE AT NO COST TO OWNER
	3/8" MINUS DECOMPOSED GRANITE - COLOR: GOLD 3" DEPTH WEED BARRIER TO BE INSTALLED UNDERNEATH GRANITE
	IRRIGATION SYSTEM IS EXISTING. THE NEW CONSTRUCTION WILL MEET REQUIREMENTS OF UDC.

OWNER/DEVELOPER:
CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

SITE DATA	
CURRENT ZONING	C COMMERCIAL
PROPOSED LAND USE	2,230 ACRES
GROSS AREA	1
NO. OF LOTS	15 FT
FRONT YARD SETBACK	10 FT
REAR YARD SETBACK	10 FT
SIDE YARD SETBACK	240 FT HEIGHT
MAXIMUM BUILDING HEIGHT	

PREPARED FOR:
CIENDA MANAGEMENT, LLC.
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204



NOT FOR CONSTRUCTION

2335 S. GOLIAD RETAIL
ROCKWALL, TEXAS

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11752
TBPFS FIRM REGISTRATION NO. 10074301

LANDSCAPE PLAN

6.01

SHEET NUMBER:

DATE:

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATORS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL..
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
7. PLANTS TO BE INSTALLED AS PER CITY & ANSI STANDARD PLANTING PRACTICES. CITY STANDARDS OVERRIDE OTHER NOTES, UNLESS APPROVED OTHERWISE.
8. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
9. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
10. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
11. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
12. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
13. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
14. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING AND PER CONTRACTORS COST. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR OF ANY SOIL AMENDMENTS ADDED.
15. TOPSOIL AND PLANTING SOIL TO ADHERE TO INDUSTRY STANDARDS AND FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH PLANTING SOIL FOR TREE, SHRUBS, AND PERENNIALS. SCARIFY AND LOOSEN COMPACTED SUBGRADE UNDER PLANTING BEDS, BELOW PLANTING SOIL.
16. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
17. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY DISTURBED AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
18. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
19. ALL LANDSCAPED AREAS SHALL HAVE FULLY AUTOMATED UNDERGROUND IRRIGATION SYSTEM AS INSTALLED BY A LICENSED LANDSCAPE IRRIGATION CONTRACTOR.
20. LAWN AREAS SHALL BE COVERED WITH GRASS TYPE AS SPECIFIED USING HYDROMULCH.
21. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.
22. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
23. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
24. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
25. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
26. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
27. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
28. TURF AND GROUNDCOVER PLANTED IN REQUIRED LANDSCAPE AREA SHALL ATTAIN 100 PERCENT COVERAGE WITHIN ONE YEAR OF PLANTING.
29. SHADED GROUND AREAS BENEATH CANOPY TREES SHALL BE MAINTAINED WITH A MULCH BED.
30. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING TOWN IRRIGATION SYSTEMS.
31. ANY EXISTING IRRIGATION (RAW WATER LINE/PURPLE PIPE) IN PUBLIC ROW SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
32. PROVIDE IRRIGATION TO ALL PLANTED AREAS WITHIN PROJECT BOUNDARY AND TO LANDSCAPE AREAS TO THE SOUTH AND WEST ALONG ROADWAY AS DEFINED BY 'LIMITS OF IRRIGATION'. TEMPORARY IRRIGATION SHOULD BE PLACED TO COVER FUTURE WAREHOUSE SITE UNTIL FINAL BUILDING IS CONSTRUCTED AND PERMANENT LANDSCAPING AND IRRIGATION IS PLACED.
33. DISTURBED LANDSCAPE AREAS TO BE FIELD VERIFIED AND SEEDED WITH BERMUDA HYDROMULCH OR EQUAL OR WHAT PREVIOUSLY EXISTED.

GRADING NOTES

1. CONTRACTOR SHALL FINE GRADE AREAS PRIOR TO PLANTING. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS LARGER THAN 2", ETC. FROM THE SITES, AND ENSURE POSITIVE DRAINAGE.
2. PLANTER BACKFILL MIX SHALL BE AS PER SPECIFICATIONS.
3. THE CONTRACTOR SHALL MEET EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION AT PROJECT BOUNDARIES. FINISH GRADES SHALL BE AS INDICATED ON THE PLANS WHERE SHOWN IN PLAN OR DETAIL CROSS-SECTION. NO SEPARATION BETWEEN FINISHED GRADE AND ADJACENT GRADE ELEVATION IS ACCEPTABLE. CONSTRUCTED SURFACES ARE TO MEET ADJACENT EXISTING WORK AT THE SAME ELEVATION AND CONFORM TO STANDARDS AND PRACTICES RELATED TO SAFE AND ACCESSIBLE PEDESTRIAN WALKWAYS. FINISH GRADES SHALL BE ½" BELOW THE TOP TRANSITION OF ADJACENT WALKS AND HEADERS UNLESS OTHERWISE NOTED ON PLANS.
4. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING STRUCTURES SUCH AS BUILDINGS, WALLS, UTILITY EQUIPMENT, ETC.
5. LANDFORMS, MOUNDS, AND SWALES SHALL BE GRADED TO A SMOOTH, FLOWING, ROUNDED SURFACE PROVIDING POSITIVE DRAINAGE AND VISUAL LANDFORM CONTINUITY. ROUGH GRADE IS TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE TOP DRESSING TO ESTABLISH FINAL GRADE.
6. CONTRACTOR SHALL FINE GRADE AND COVER AREAS DISTURBED BY CONSTRUCTION WITH AN APPROVED TOP DRESSING AS SPECIFIED IN THE PLANS OR SPECIFICATIONS.

OWNER/DEVELOPER:


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EMAIL: MGILLEN@CIENDA.COM

PLANTING NOTES

1. TREES AND OTHER PLANT MATERIAL SHALL CONFORM TO GRADE, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS (NOT POT BOUND); A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS; AND BE FREE OF BRUISES, CUTS, OR OTHER ABNORMALITIES.
3. QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL GOVERN.
4. NO PLANT SUBSTITUTIONS OR TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS, OR IMPROPER CARE BOTH AT THE NURSERY AND ON THE SITE FOLLOWING DELIVERY, UNLOADING OF PLANT MATERIAL, AND PLANTING.
6. PROTECTED PLANT MATERIAL THAT IS DESTROYED OR DIES DURING CONSTRUCTION OR THE MAINTENANCE PERIOD WILL BE REPLACED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90 DAYS BEFORE THE COMPLETION OF THE PROJECT. REPLACEMENT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
7. PLANT MATERIALS BEST SIDE SHALL BE ALIGNED TO THE WALKS, PEDESTRIAN AREAS, ROADS, AND PARKING AREAS UNLESS OTHERWISE SHOWN ON THESE PLANS. SPACING SHALL BE ADJUSTED AS NECESSARY, SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT.
8. PLANTINGS AT MATURITY SHALL MAINTAIN 6'-0" CLEARANCE AROUND FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
9. PLANTINGS SHALL NOT INTERFERE WITH TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 2'-6" WITHIN SIGHT DISTANCE TRIANGLES.
10. TREES SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE FROM PUBLIC WATER OR SEWER LINES. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
11. SHRUBS SHALL BE INSTALLED FROM BACK OF CURB, EDGE OF WALK, OR EDGE OF PAVING A MINIMUM OF 2' AT MATURE SIZE.
12. PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. THE IRRIGATION SYSTEM IS TO BE FULLY OPERATIONAL AND EFFECTIVE PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
14. PROJECT REQUIRES A 120-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE OWNER.
15. TREES PLANTED WITHIN FIVE FEET OF RETAINING WALLS, AND WITHIN TEN FEET OF PUBLIC IMPROVEMENTS, IN THE PUBLIC RIGHT-OF-WAY, SHALL BE PROTECTED BY ROOT GUARDS AND APPROPRIATE TREE PROTECTION FOR NO LESS THAN TWO YEARS.
16. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
17. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
18. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
19. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REFERENCE CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
20. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT OF POTENTIAL CONFLICTS OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT TO THE OWNER'S REPRESENTATIVE AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

GENERAL NOTES

1. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR SUBCONTRACTOR.
2. THE OWNER AND THEIR REPRESENTATIVE ARE NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. THE OWNER AND THEIR REPRESENTATIVE SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, SEQUENCING, AND COORDINATION WITH OTHER CONTRACTORS ON SITE PRIOR TO INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING IMMEDIATELY. EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS BUT REQUIRED TO COMPLETE THIS INSTALLATION SHALL BE SUPPLIED BY THE CONTRACTOR AS A PART OF THIS CONTRACT WORK.
4. THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS APPLICABLE TO THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLAN PERMITTING AND COMPLYING WITH LOCAL CODES GOVERNING DUST CONTROL, HOURS OF OPERATION, AND SAFETY MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH PERMITS REQUIRED TO COMPLETE THE WORK COVERED BY THESE PLANS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INSTALLATION CONDITIONS.
7. THE CONTRACTOR SHALL LOCATE SURVEY MARKS, INCLUDING BENCH MARKS AND PROPERTY LINES, IN ORDER THAT THE EXACT LINES OF CONSTRUCTION LIMITS MAY BE DETERMINED.
8. THE CONTRACTOR SHALL PROTECT EXISTING OR TEMPORARY TOPOGRAPHIC TRAVERSE POINTS AND BENCH MARKS UNTIL THE CONSTRUCTION BENCH MARKS AND BASELINES ARE ESTABLISHED AND REFERENCED BY THE CONTRACTOR. PROJECT CONTROL POINTS, WHICH MAY BE LOST OR DESTROYED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL VERIFY BUILDING SETBACK LINES, RIGHT-OF-WAY LINES, EASEMENT LINES, VISIBILITY LINES, ETC., IN THE FIELD. THE CONTRACTOR SHALL REPORT DISCREPANCIES TO THE OWNER IN WRITING PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL CONFIRM BOUNDARY LOCATION WITH THE OWNER. NEED FOR WORK OUTSIDE THE LIMIT OF WORK BOUNDARY SHALL BE CONFIRMED BY THE OWNER PRIOR TO PERFORMING WORK OUTSIDE THE LIMIT OF WORK BOUNDARY.
11. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE LOCATIONS OF UTILITIES, PIPES, AND STRUCTURES. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN, OR NOT IN THE LOCATION SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGES TO SAID UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S WORK. FORTY- EIGHT HOURS PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL **CALL 811** TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS, SEWER LINES, WATER LINES, COMMUNICATION LINES, AND ELECTRICAL LINES. IF UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE WORK, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
12. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER OF DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING WORK. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO OBTAIN CLARIFICATION BEFORE PROCEEDING FURTHER WITH OTHER RELATED WORK. DISCREPANCIES FOUND BETWEEN PLAN DIMENSIONS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
13. THE CONTRACTOR SHALL VERIFY QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE OWNER OF DISCREPANCIES.
14. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORILY TO REQUIRED STANDARDS AND THE OWNER AT NO EXPENSE TO THE OWNER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ADDITIONAL COORDINATION AND/OR DESIGN CHANGES DUE TO ERRORS, FAULTY MATERIAL, OR FAULTY WORKMANSHIP.
16. THE CONTRACTOR SHALL FINE GRADE AREAS DISTURBED DURING CONSTRUCTION. UNDISTURBED AREAS DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND APPROPRIATE DISPOSAL OFFSITE OF CLEARED VEGETATION, DEBRIS, CONSTRUCTION WASTE, ETC. FROM THE SITE.
18. THE JOB SITE, AT THE COMPLETION OF THE CONSTRUCTION AND PRIOR TO FINAL REVIEW, SHALL BE CLEARED OF DEBRIS OR SPOIL RESULTING FROM THE CONSTRUCTION.
19. MATERIALS REQUIRED SHALL BE OF A GRADE AND QUALITY SPECIFIED AND CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.
20. THE CONTRACTOR SHALL PROVIDE OWNER WITH WARRANTY INFORMATION, INSTRUCTION MANUALS AND OTHER PRODUCT INFORMATION FOR NEW EQUIPMENT OR MACHINERY INSTALLED PRIOR TO THE REQUEST FOR SUBSTANTIAL COMPLETION REVIEW BY THE OWNER OR THEIR REPRESENTATIVE.

SITE DATA		IMPERVIOUS VS LANDSCAPE		<div>CAUTION !!!</div> <div>EXISTING UTILITIES</div> <div>EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.</div>
CURRENT ZONING	C	PERVIOUS AREA	19,578 SQ FT	
PROPOSED LAND USE	COMMERCIAL	IMPERVIOUS AREA	97,138 SQ FT	
GROSS AREA	2.230 ACRES	PERCENTAGE	20.15%	
NO. OF LOTS	1	<div></div>		
FRONT YARD SETBACK	15 FT			
REAR YARD SETBACK	10 FT			
SIDE YARD SETBACK	10 FT			
MAXIMUM BUILDING HEIGHT	240 FT HEIGHT			

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT
	EX. CERCIS CANADENSIS / EXISTING EASTERN REDBUD MULTI-TRUNK	EXISTING
	EX. MYRICA CERIFERA / EXISTING WAX MYRTLE	EXISTING
	EX. PINUS SPP / EXISTING ELДАРICA PINE	EXISTING
	EX. QUERCUS MACROCARPA / EXISTING BURR OAK	EXISTING
	EX. QUERCUS VIRGINIANA / EXISTING SOUTHERN LIVE OAK	EXISTING
	EX. ULMUS CRASSIFOLIA / EXISTING CEDAR ELM EXISTING CEDAR ELM TO REMAIN	EXISTING
	MYRICA CERIFERA / WAX MYRTLE CONTAINER GROW, MATCHING 4" HEIGHT, MULTI-TRUNKED FULL, 4' SPREAD	4" HT.
	QUERCUS MACROCARPA / BURR OAK	4" CALIPER
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK SINGLE TRUNK, FULL, 6' SPREAD	4" CALIPER
SHRUBS	BOTANICAL / COMMON NAME	CONT
	ABELIA X GRANDIFLORA / GLOSSY ABELIA	5 GAL
	EX. ILEX CORNUTA 'BURFORDII NANA' / EXISTING DWARF BURFORD HOLLY	EXISTING
	EX. MISCANTHUS CAPENSIS / EXISTING SILVERGRASS	EXISTING
	EX. ROSA SP."RED" / DOUBLE KNOCK OUT ROSE	EXISTING
	MISCANTHUS CAPENSIS / SILVERGRASS	5 GAL
	ROSA SP."RED" / DOUBLE KNOCK OUT ROSE	5 GAL
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT
	HEMEROCALLIS X ORANGE / DAY LILY 'ORANGE' FULL POTS	5 GAL
GROUND COVERS	BOTANICAL / COMMON NAME	CONT
	CYNODON DACTYLON / BERMUDA GRASS	N/A
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA FULL POTS, AT LEAST 3 RUNNERS PER POT. RUNNERS MUST BE 8" IN LENGTH	5 GAL
	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	5 GAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	EXISTING LANDSCAPE: CONTRACTOR TO PROTECT IN PLACE. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH EXISTING SPECIES AND SIZE AT NO COST TO OWNER
	3/8" MINUS DECOMPOSED GRANITE - COLOR: GOLD 3" DEPTH WEED BARRIER TO BE INSTALLED UNDERNEATH GRANITE
IRRIGATION SYSTEM IS EXISTING. THE NEW CONSTRUCTION WILL MEET REQUIREMENTS OF UDC.	

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2021

PLANNING & ZONING COMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

N:\030961.00\1 PROJECT DATA\DWG\CIVIL\030961-LA-PT.DWG

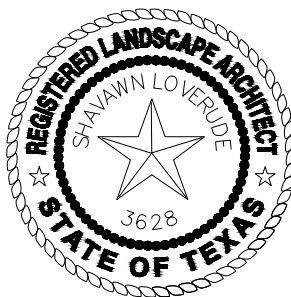
DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: _____
VERTICAL SCALE: _____

INITIAL ISSUE: _____
REVISIONS: _____

PREPARED FOR:

CIENDA MANAGEMENT, LLC.

4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204



NOT FOR CONSTRUCTION

2335 S. GOLIAD RETAIL

ROCKWALL, TEXAS

Westwood

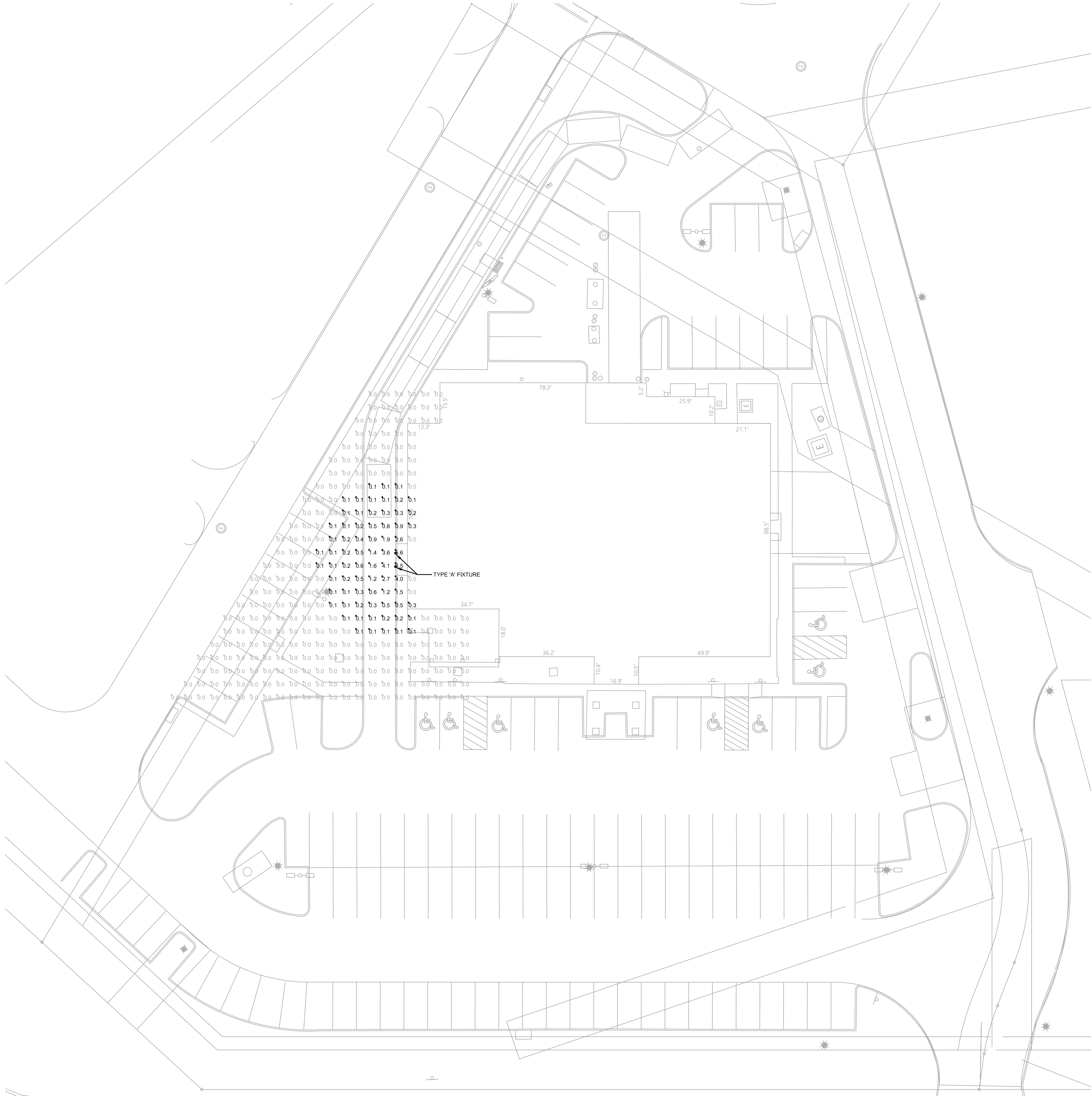
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11752
TSPS FIRM REGISTRATION NO. 10074501

LANDSCAPE NOTES

6.00

DATE:

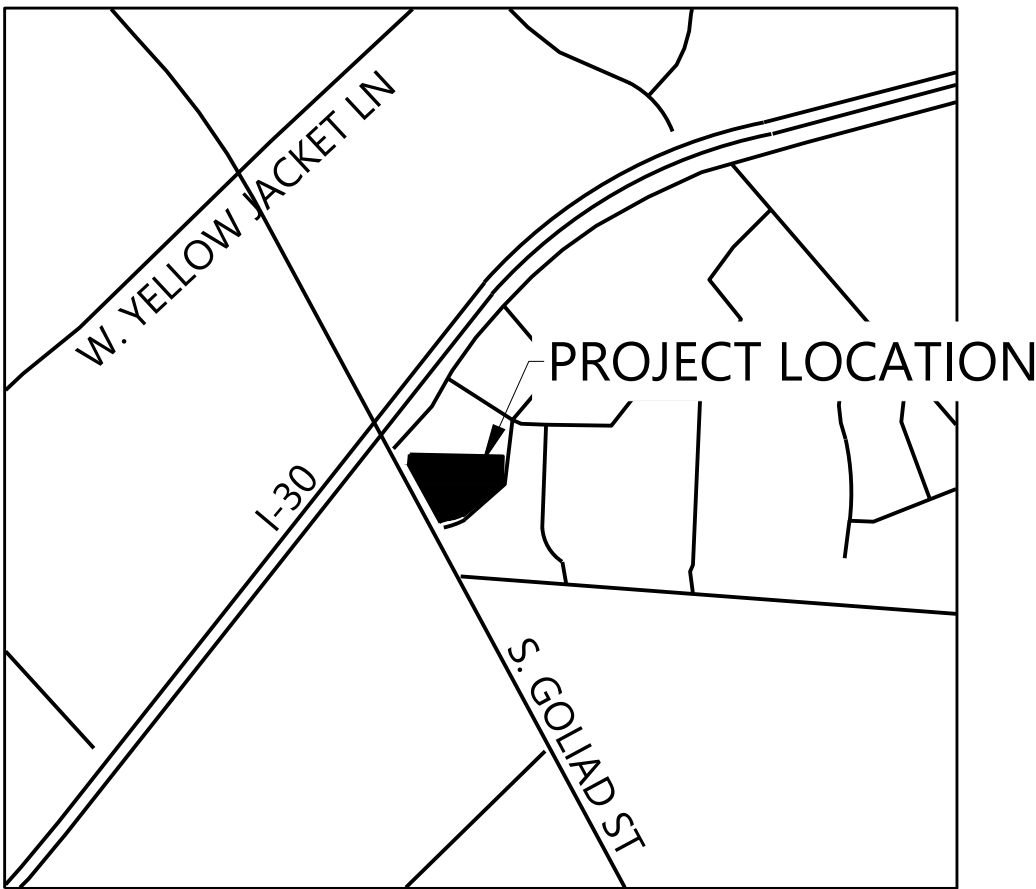


GENERAL NOTES:

A. FIXTURE TYPE 'A' TO BE KIRLIN MODEL LSR-12484-1500L-120-41K-37-80 AND BE MOUNTED TO UNDERSIDE OF CANOPY AT NEW DRIVE THRU WINDOW. ALL OTHER LIGHTING ON SITE IS EXISTING TO REMAIN.

SITE DATA	
CURRENT ZONING	C
PROPOSED LAND USE	COMMERCIAL
GROSS AREA	2,230 ACRES
NO. OF LOTS	1
FRONT YARD SETBACK	15 FT
REAR YARD SETBACK	10 FT
SIDE YARD SETBACK	10 FT
MAXIMUM BUILDING HEIGHT	240 FT HEIGHT

PARKING TABLE				
RESTAURANT REQUIREMENTS: 1 SPACE/100 SF, PATIO 1 SPACE/4 SEATS, MEDICAL OFFICE REQUIREMENTS 1 SPACE/200 SF				
	SPACES REQUIRED	SPACES PROVIDED	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED
EXISTING	134	137	5	6
PROPOSED	114	127	5	7



VICINITY MAP
N.T.S

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2021

PLANNING & ZONING COMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

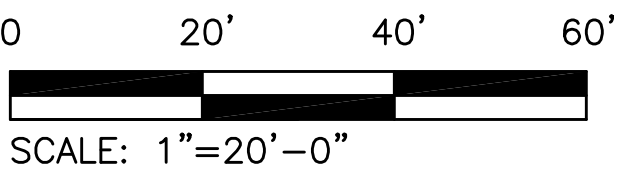
OWNER:

LUBY'S FUDRUCKERS RESTAURANTS, LLC
13111 NORTHWEST FWY, SUITE 600
HOUSTON, TX 77040
CONTACT: MICHAEL ROKAS
PHONE: 713-329-6973

DEVELOPER:

CIENDA MANAGEMENT, LLC
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

1 SITE PHOTOMETRIC PLAN
SCALE: 1"=20'-0"



CASE NO. _____



2335 S, GOLIAD RETAIL
ROCKWALL, TEXAS

Issue:	Date:

Drawing Title
SITE PHOTOMETRICS

Sheet
PH1.01



Shallow Lensed 12" Downlight • LED

Up to 90,000 Hour Life • Wet Location
LM-80 Qualified • LM-79 Certified Photometry

Specifications

Delivered System Performance*

- Lumen Series: **MUST SPECIFY**
 - 2000L: 2000 nominal lumens (25W).
 - 1500L: 1500 nominal lumens (20W).
 - 1000L: 1000 nominal lumens (11W).
- Distribution: WFL standard.
- Color temperature: 3500°K standard. Optional: -27K, -30K, -41K or -50K.
- CRI: 80+ standard. Optional: -HC (90+).
- 90,000 hour life (L70).
- Fully sustainable: removable for servicing.

Thermal Management System

- All aluminum components and housing maximize cool operation and long life while minimizing maintenance.

LED Power Supply - INTERNAL

- Suitable for outdoor / indoor use: -30°C (-22°F) to 60°C (140°F).
- 120-277V / 50-60Hz standard. Load insensitive.
- 0-10V CCR dimming standard. (100-10%) see options below.**

Trim Assembly

- White flat seamless aluminum, one piece self-flanged.
- Tempered prismatic spread distribution lens or see optional lenses.
- For vandal-resistant version, see Option -13.

Aluminum Housing

- Seamless white acrylic enameled. Rustproof: Exceeds 1000 hour ASTM 5% salt spray test.
- Water-tight construction with weatherproof closed cell top gasket for wet location use.
- No visible cylinder hardware.
- Cool operation: Extends life of all components.
- Fully sustainable: Entire luminaire, including LED light engine, is modular, easily visible and serviced through aperture.
- Lightweight: minimizes ceiling load.

Installation

- Direct mount to any J-box pattern.
- Suitable for indoor or outdoor use.
- See Option -NAT for natatorium use.
- Optional pendant (-PM) mount.

LSR-12484-2000L

LSR-12484-1500L

LSR-12484-1000L



UL, C-UL (Canada) Listings

- Wet listed in surface or pendant mount.

IEC & FCC Compliance

- Meets IEC/EN 60601-1-2 electromagnetic compatibility standard for medical electrical equipment.
- FCC Part 15 certified for EMV/RFI emissions.

FIVE YEAR Limited Warranty

- Complete standard fixture.

MUST SPECIFY		OPTIONAL	Ordering Example: LSR-12484-2000L-120-30K-94
Product Number	Voltage	Options	
LSR-12484-2000L LSR-12484-1500L LSR-12484-1000L	-120 (120 volts) -277 (277 volts) -97 (Specify other)	See "Options" below	

Options

Input Power: SPECIFY

- 120 120V (50-60Hz) input.
- 277 277V (50-60Hz) input.
- 97 Specify other voltage. Consult factory.

LED Power Supply

- 29 **Two wire** full range (100-1%) PWM dimming instead (Lutron). 120V only. Not available with Option -EI.
- D1 0-10V 1.0% dimming instead.
- D2† 0-10V 0.1% dimming instead.
- D3† DALI 1.0% dimming instead.
- D4† DALI 0.1% dimming instead.
- EI Remote emergency inverter for 100% of rated lumens. Run time: 90+ minutes. 120 or 277V, 60Hz input only. Specify voltage. Not for use with Option -29 or -FS.

- EM INTERNAL emergency battery pack. Delivers 500 lumens. Run time: 90+ minutes.
- ERH REMOTE emergency battery pack. Delivers 1000 lumens. Run time: 90+ minutes. CEC Compliant.

Color (CCT and CRI)

- 27K Color temperature 2700°K instead.
- 30K Color temperature 3000°K instead.
- 41K Color temperature 4100°K instead.
- 50K Color temperature 5000°K instead.
- HC 90+ CRI instead.

Lens and Trim

- 13 Vandal resistant tempered prismatic spread lens above 1/8" flat polycarbonate.
- 23 Frosted microprismatic lens instead.
- 46 Gasket between trim and lens.
- CF Custom color filter (Rosco). Specify.
- WA White acrylic (flat) diffuser instead; will produce wide flood distribution.

Luminaire (Housing) Finishes

- 35 Silver (natural aluminum) acrylic enamel.
- 37 **Dark Bronze acrylic enamel.**
- 38 Black acrylic enamel.
- 94 Custom color/finish. Specify. Consult factory.

Mounting

- 80 2" collar for mounting beneath surface outlet box. 1/2" T.S. KO's. Covered ceilings only.
- 87 Custom pendant length. Specify length. Use with Option -PM.
- 88 Swivel canopy for sloped ceilings up to 40°. Use with Option -PM.
- PM Pendant mount instead. 8" stem or see -87.

Other

- 99 Special modification. Consult factory.
- FS Single in-line fuse. Not for use with Option -EI.
- NAT Modified for natatorium use.

† Consult factory for use with -2000L series.



The Kirlin Company
3401 EAST JEFFERSON AVENUE • DETROIT, MICHIGAN 48207-4232
(313) 259-6400 • Fax: (313) 259-3121 • www.kirlinlighting.com

LATITUDES
LED LIGHTING

*See note next page

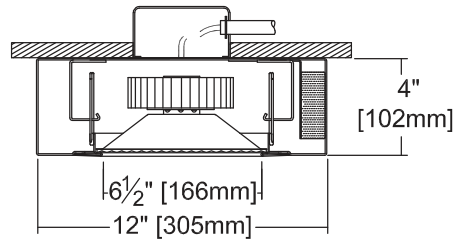
DUE TO OUR CONTINUING EFFORT TO IMPROVE PRODUCTS, TECHNICAL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE KIRLIN COMPANY EXPECTS PHOTOMETRIC PERFORMANCE TO IMPROVE SIGNIFICANTLY AND FREQUENTLY AS LED SOURCE TECHNOLOGY IMPROVES.

LSR-12484-2000L

PERFORMANCE



Dimensions



Detailed Photometry - Installed Fixture

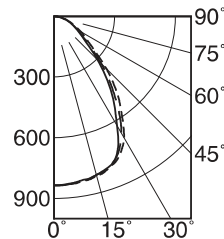
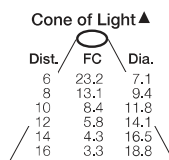
Photometric testing done in accordance with IESNA LM-79

Photometry from I.T.L., Boulder, CO

-1500L (WFL)

Lumens: 1600
Beam: ~61°
SC: 1.2
LPW: 84
Efficiency: 79.1%
ITL Test: 91835

Total System Watts 19.1



CANDLEPOWER DISTRIBUTION					
	0.0	22.5	45.0	67.5	90.0
0	836	836	836	836	836
5	833	833	834	834	831
15	816	816	811	810	812
25	762	758	748	742	740
35	582	578	552	523	516
45	368	352	331	306	307
55	197	193	175	169	167
65	114	112	103	101	101
75	60	58	55	58	60
85	15	15	16	14	14
90	0	0	0	0	

LUMEN SERIES	LUMEN FACTOR	WATTAGE FACTOR	LPW FACTOR
-2000L	1.257	1.369	0.92
-1500L	1.000	1.000	1.00
-1000L	0.579	0.495	1.17

LM-80 Qualified • LM-79 Certified Photometry

* LED manufacturers maintain a tolerance of $\pm 7\%$ on flux (lumens) and power (electrical) measurements. Kirin photometrics are actual test data from Independent Testing Laboratories (ITL) where photometry was measured from 2022 lumen (-1500L) light engines (within the established tolerance).

▲ Cone of Light Key

Dia. (in ft.) shown is where FC value is half the FC at nadir.

Dist. Distance (Ft.) from fixture

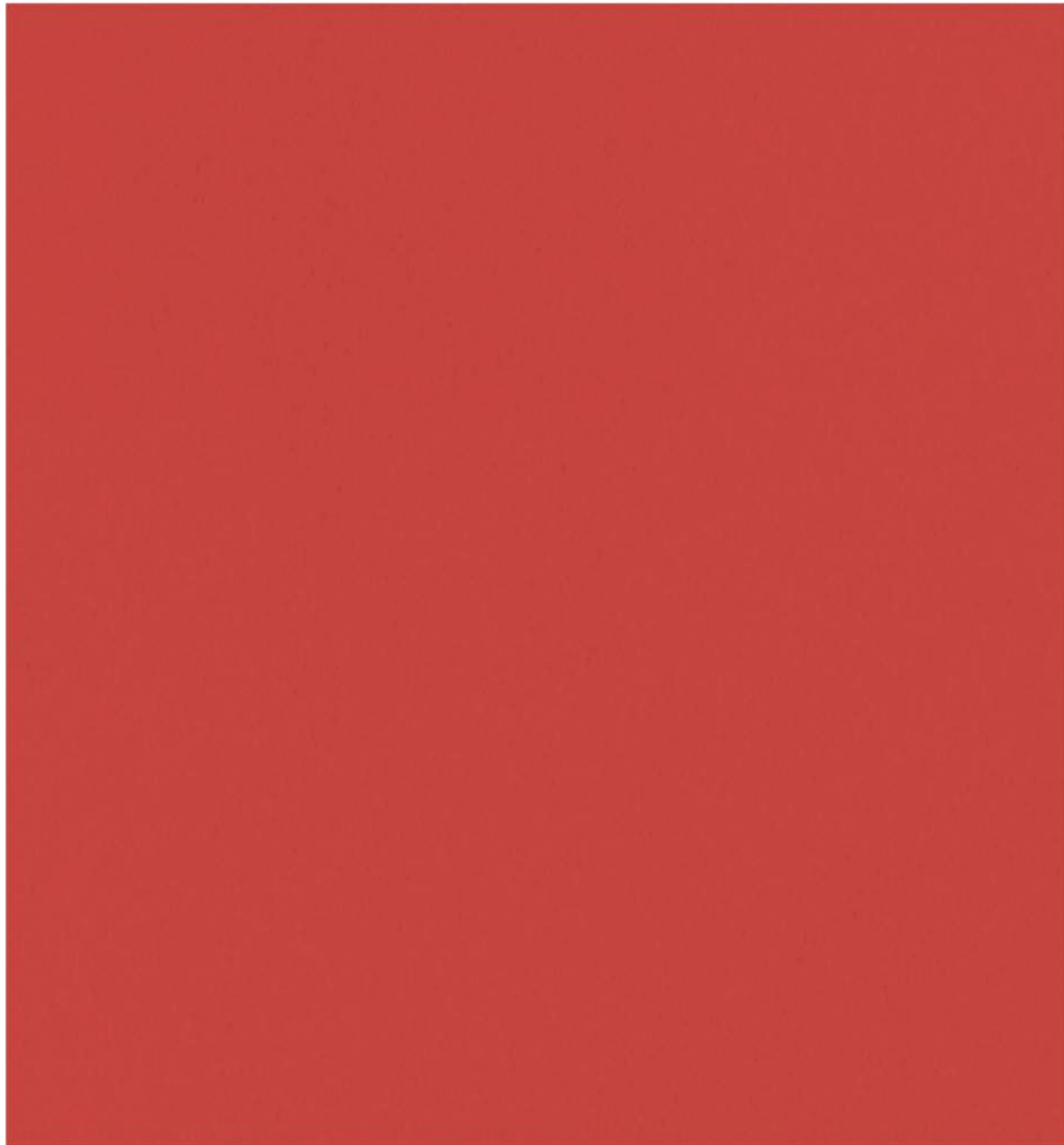
Dist. Distance (m) from fixture
FC Footcandles at nadir (0°)
Dia. Circle of light at 50% of FC

SUBMITTAL DATA

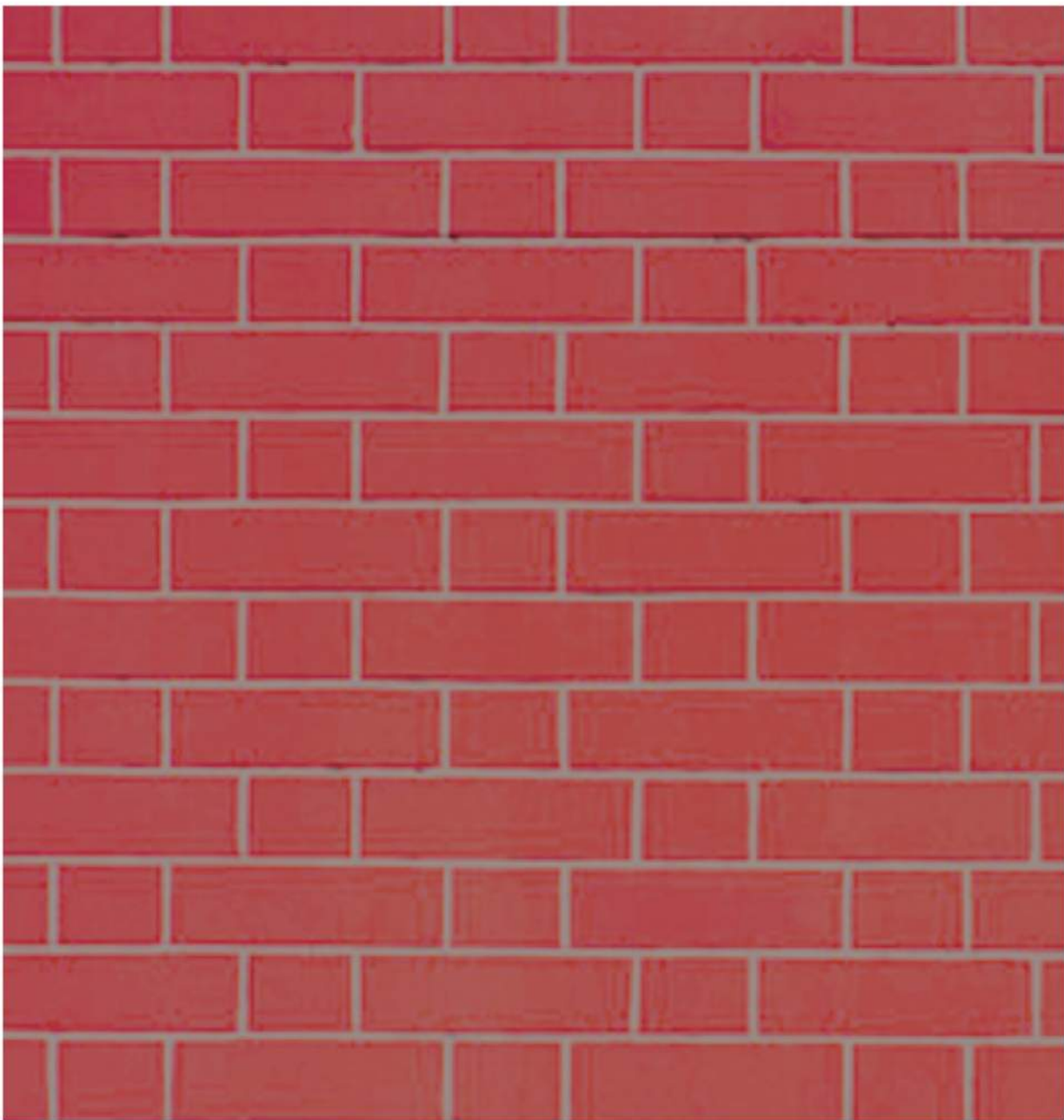
APPROVAL STAMP

[illegible]

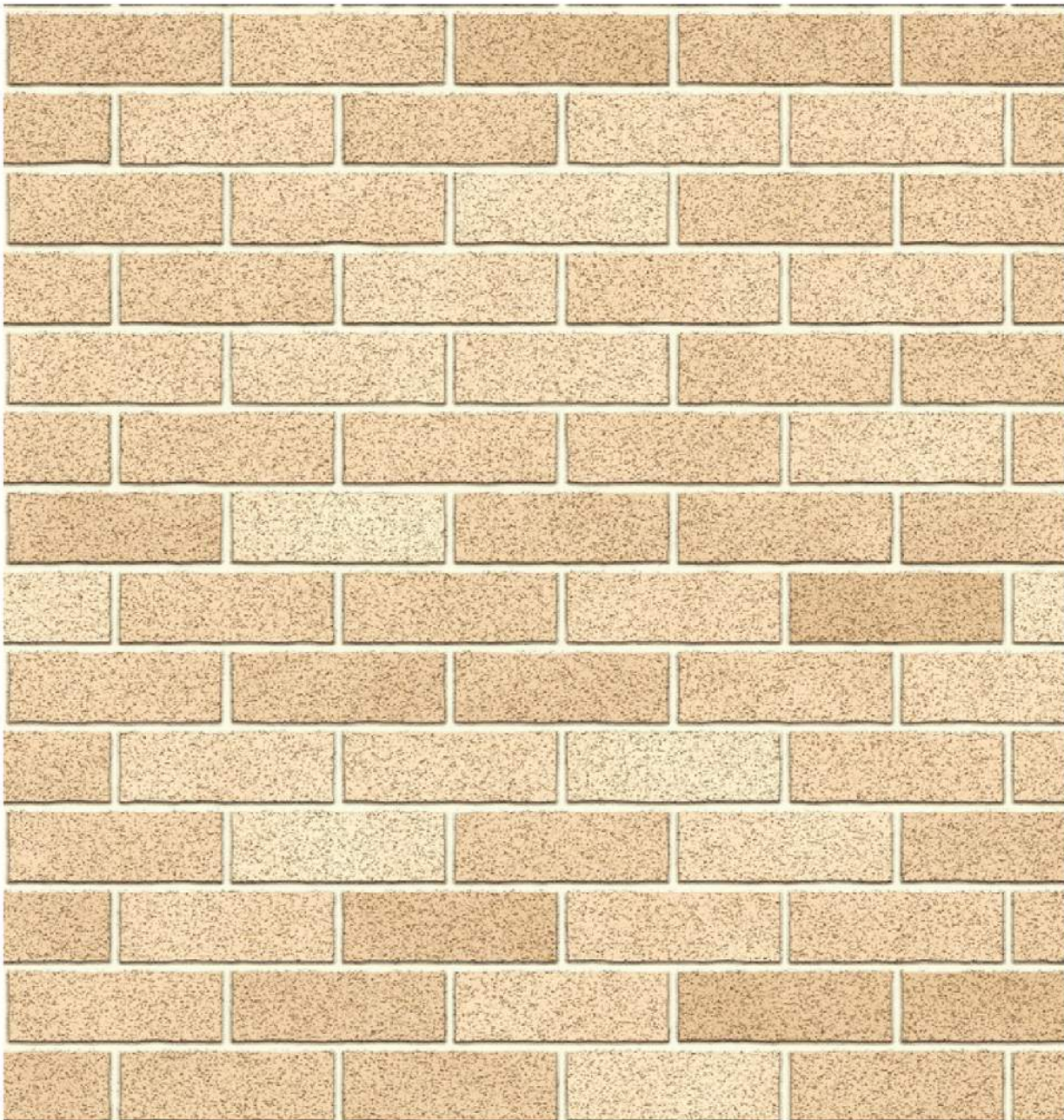
LATITUDES LED
REV FEB 2021



EIFS - Color to Match Sherwin Williams SW6868 Real Red Paint



Existing Brick - Red



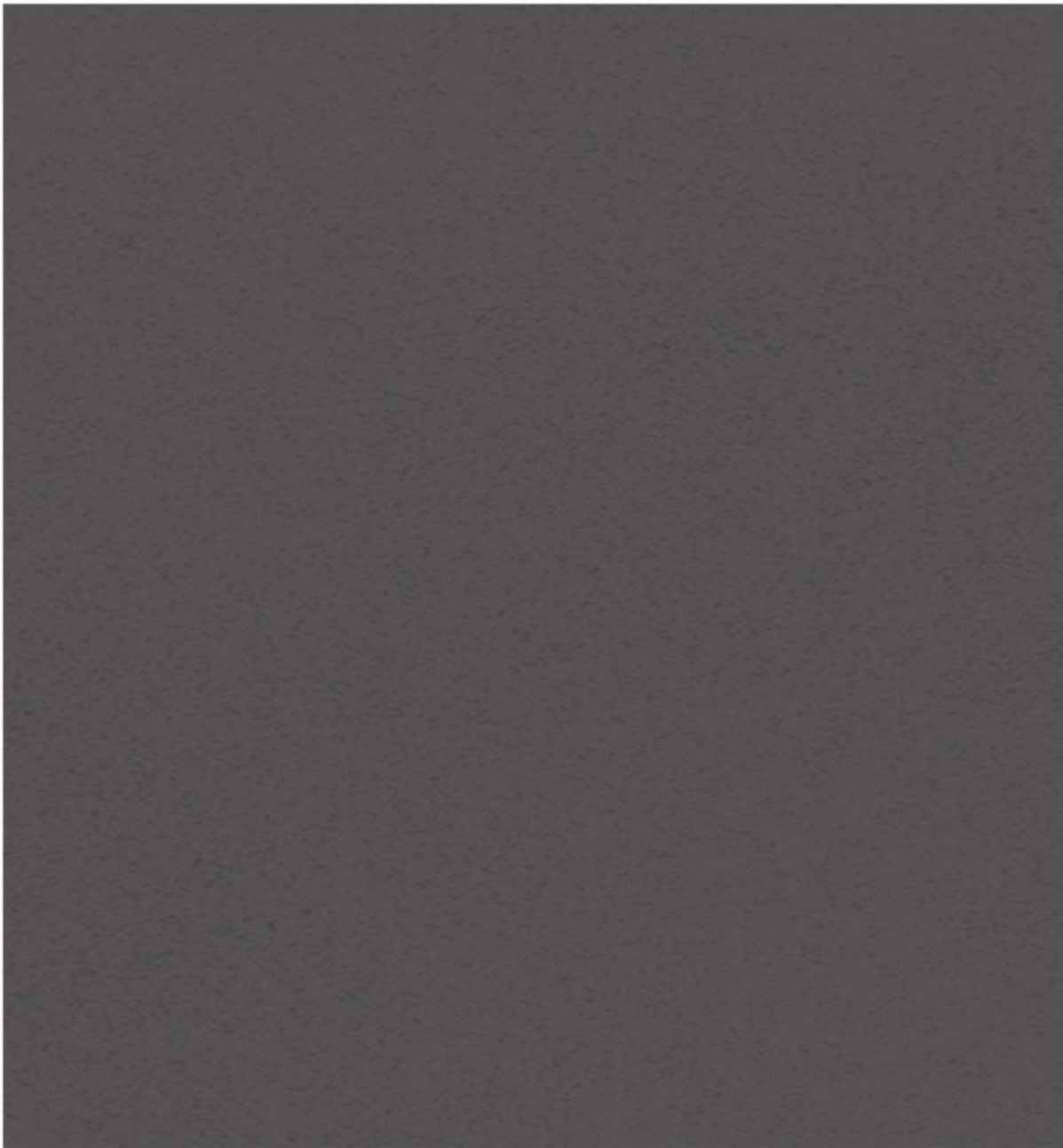
Existing Brick - Light Brown



Metal Coping and Downspouts - Pac-Clad - "Black"



Existing Stone- Texas Mix



Sherwin Williams SW6258 Tricorn Black Paint Over Existing Brick



Dark Bronze- Metal Roof



Black Anodized Aluminum Storefront

MATERIAL BOARD

2335 S. Goliad St
Rockwall, Texas
Job #: 21015
Date: 07/16/21
Drawn by: DE / JJ

Scale: 1/16" = 1'-0"
File Name: BIM 360://21015 - Lubys Rockwall/21015_Lubys_Rockwall_A21.rvt
Not for regulatory approval, permitting, or construction

SITE PLAN SIGNATURE BLOCK	
<small>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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2021. WITNESS OUR HANDS, THIS ____ DAY OF _____, 2021.</small>	
<small>PLANNING & ZONING COMMISSION, CHAIRMAN</small>	<small>DIRECTOR OF PLANNING AND ZONING</small>
<small>OWNER/DEVELOPER: CIENDA PARTNERS, LP 4814 TRAVIS ST., SUITE 326 DALLAS, TX 75205 CONTACT: MATT GILLEN PH: 214-289-1841 EMAIL: MGILLEN@CIENDA.COM</small>	<small>2235 S. GOLIAD ST. RETAIL ROCKWALL CENTRE CORNERS ADDITION, LOT 11, BLOCK 1 ROCKWALL, ROCKWALL COUNTY, TEXAS 2.239 ACRES (97,128 SF) COMMERCIAL - C</small>
<small>ARCHITECT: GFF 2608 FAIRMOUNT ST., SUITE 300 DALLAS, TX 75201 CONTACT: GRANT WICKARD PH: 214-363-1500 EMAIL: GRANT.WICKARD@GFF.COM DATE OF PREPARATION: 07/16/2021</small>	CASE #

N:\030961\001\PROJECT DATA\DWG\CIVIL\030961-SITE PLAN.DWG

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: _____
VERTICAL SCALE: _____

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:

CIENDA MANAGEMENT, LLC.

4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204

PRELIMINARY
FOR INITIAL REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: ALIN W. SMITH, P.E.
P.E. No.: 96877
Date: 08-02-2021
Westwood

2335 S. GOLIAD RETAIL
ROCKWALL, TEXAS

Westwood

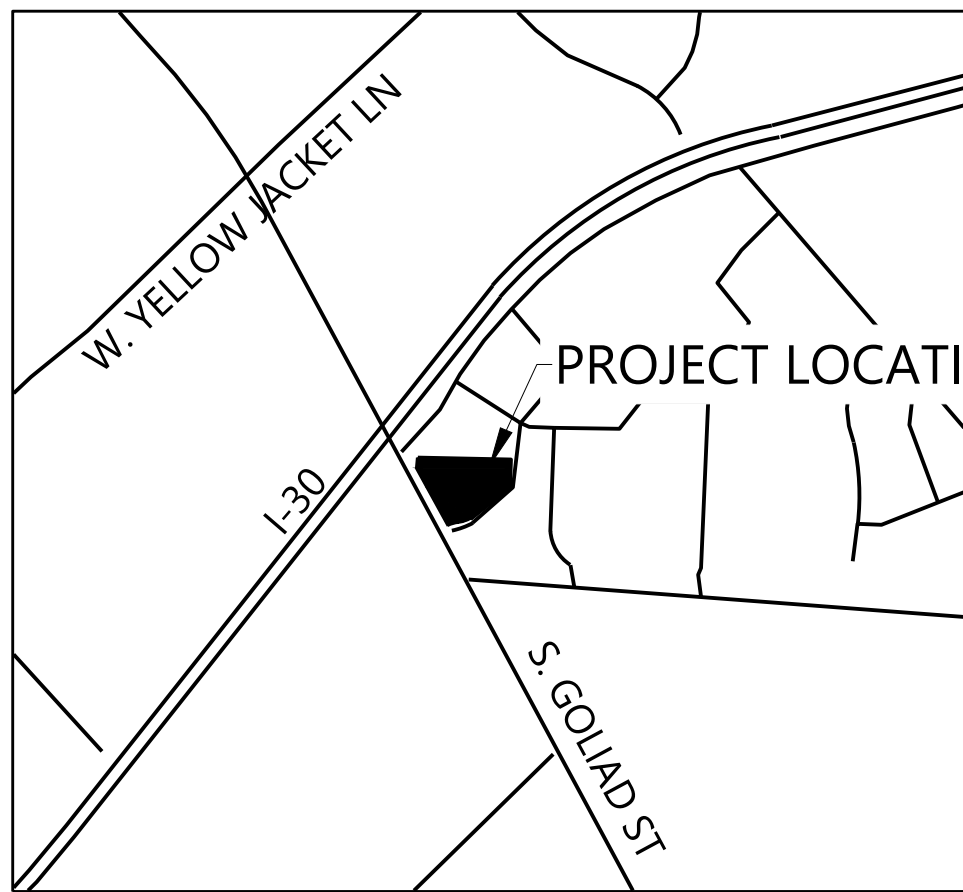
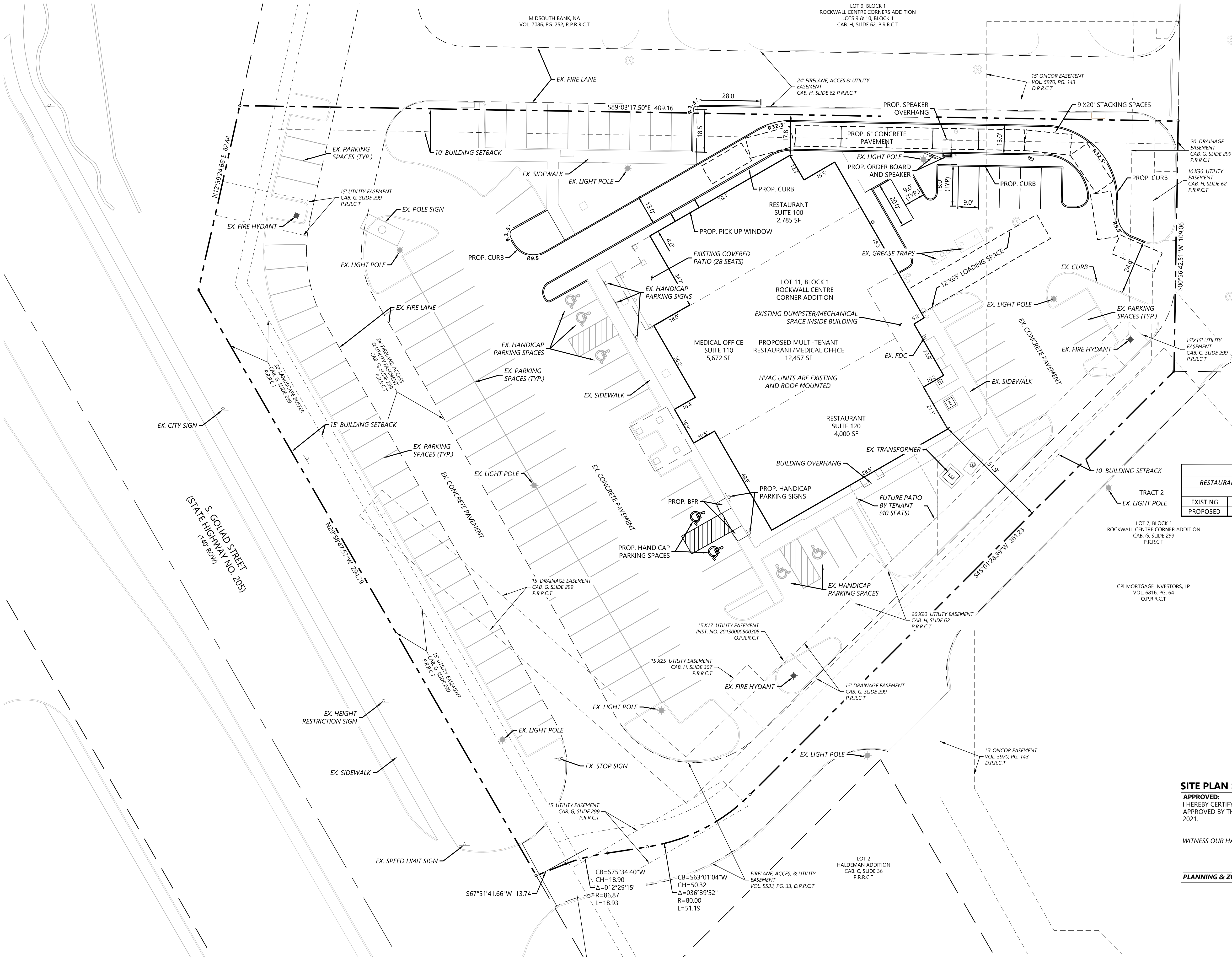
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodsp.com
Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11752
TBPFS FIRM REGISTRATION NO. 10074301

SHEET NUMBER:

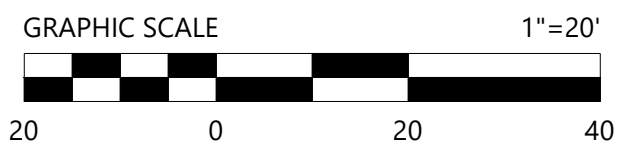
SITE PLAN

SP-1

DATE:



VICINITY MAP
N.T.S.



LEGEND
R RADIUS
FC FACE OF CURB
BFR BARRIER FREE RAMP
TYP. TYPICAL

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO
BACK OF CURB UNLESS OTHERWISE NOTED.

PARKING TABLE				
RESTAURANT REQUIREMENTS: 1 SPACE/100 SF, PATIO 1 SPACE/4 SEATS, MEDICAL OFFICE REQUIREMENTS 1 SPACE/200 SF				
	SPACES REQUIRED	SPACES PROVIDED	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED
EXISTING	134	137	5	6
PROPOSED	114	127	5	7

SITE DATA	
CURRENT ZONING	C
PROPOSED LAND USE	COMMERCIAL
GROSS AREA	2,230 ACRES
NO. OF LOTS	1
FRONT YARD SETBACK	15 FT
REAR YARD SETBACK	10 FT
SIDE YARD SETBACK	10 FT
MAXIMUM BUILDING HEIGHT	240 FT HEIGHT

CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____ 2021.

WITNESS OUR HANDS, THIS ____ DAY OF ____, 2021

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER:

CIENDA MANAGEMENT, LLC,
4514 TRAVIS STREET, SUITE 326
DALLAS, TEXAS 75204
CONTACT: MATT GILLEN
PHONE: 214-636-1505
EMAIL: MGILLEN@CIENDA.COM

CASE NO. SP 2021-023



September 2, 2021

TO: Rob Baldwin
Baldwin Associates, LLC
3904 Elm Street Suite B
Dallas, Texas 75226

COPY: Matt Gillen
CM Goliad I GP, LLC
4514 Travis Street Suite 326
Dallas, Texas 75205

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

SUBJECT: SP2021-023; *Site Plan for 2235 S. Goliad Street*

Rob Baldwin:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on August 10, 2021. The following is a record of all conditions of approval:

Planning and Zoning Commission

On August 10, 2021, the Planning and Zoning Commission approved a motion to approve of the site plan with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (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

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee
Planner