PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2022-013 **P&Z DATE** 04/12/22 **CC DATE**_____ **APPROVED/DENIED**

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

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

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

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

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

NOTES:_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Alliance Addition Phase 2	LOT	12-14	BLOCK	1
GENERAL LOCATION	Between intersections of Alliance Dr/H Wallace Ln and Jeff Boyd Rd/H Wallace Ln				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-57			CURRENT USE	
PROPOSED ZONING	PD-57			PROPOSED USE	Commercial
ACREAGE	2.768	LOTS [CURRENT]	3	LOTS [PROPOSED]	8

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

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

☐ OWNER	Rockwall Rental Properties, L.P.	☒ APPLICANT	Teague, Nall, and Perkins, Inc.
CONTACT PERSON	Randall Noe	CONTACT PERSON	Cameron Slown, PE
ADDRESS	P.O. Box 818	ADDRESS	825 Watters Creek Blvd Suite M300
CITY, STATE & ZIP	Terrell, TX 75160	CITY, STATE & ZIP	Allen, TX 75013
PHONE	214.869.5862	PHONE	972.737.8720
E-MAIL		E-MAIL	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDALL NOE [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 $ 305.36, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF MARCH, 2022. 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."

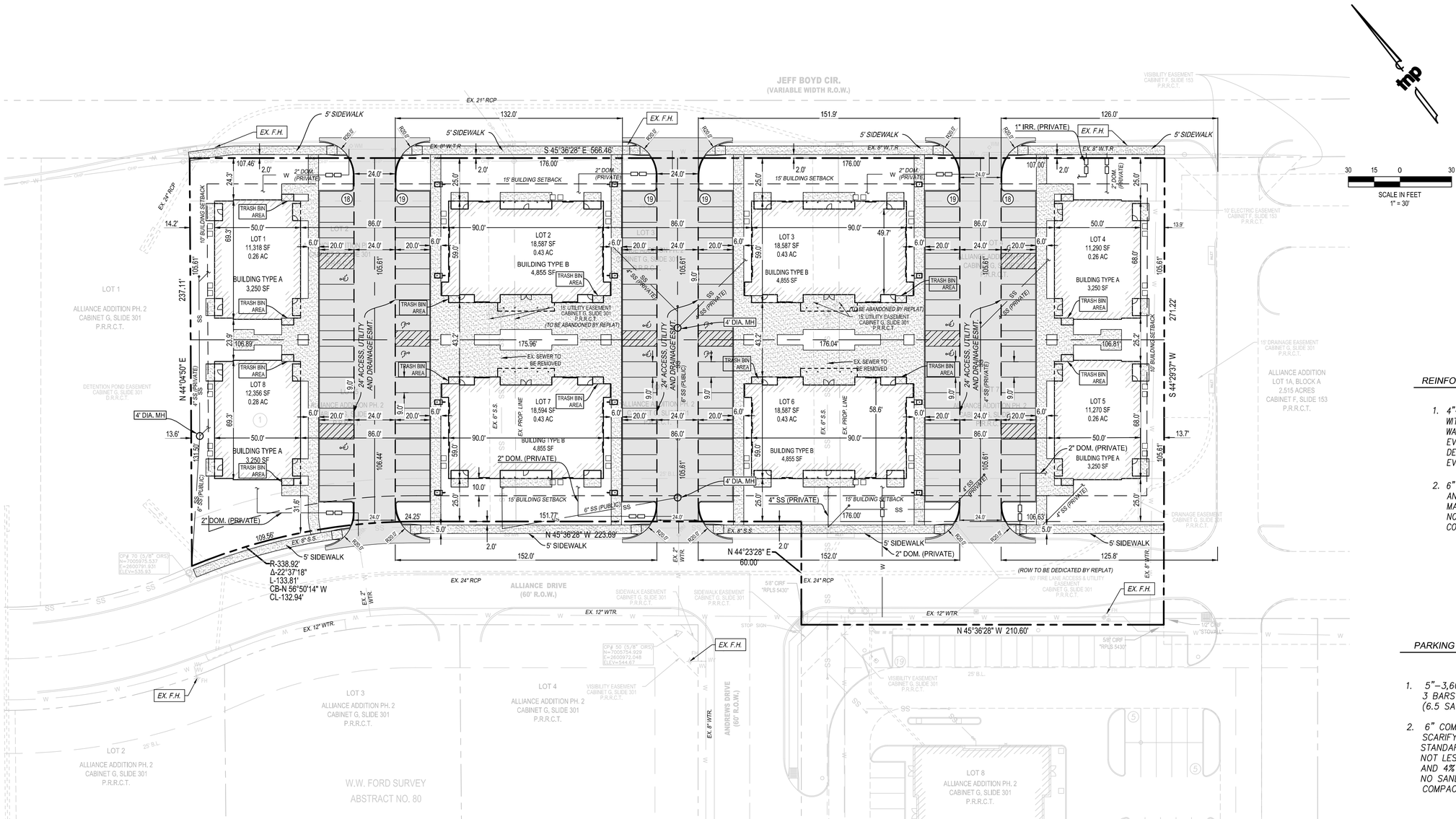
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF MARCH, 2022.

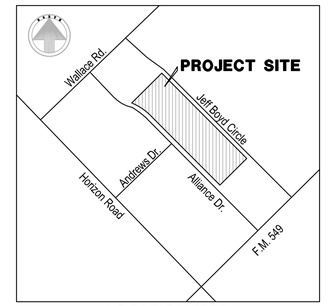
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

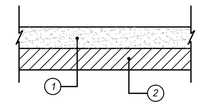
CHRISTINE LEANNE MARSDEN
My Notary ID # 133505232
Expires December 28, 2025

MY COMMISSION EXPIRES 12-28-2025



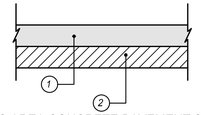


LOCATION MAP
N.T.S.



REINFORCED CONCRETE SIDEWALK SECTION
NTS

1. *4"–3,000 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS @ 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 115' AND AT ALL RADIUS POINTS. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)*
2. *6" COMPACTED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.*



PARKING AREA CONCRETE PAVEMENT SECTION
NTS

1. *5"–3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS @ 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)*
2. *6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.*

SITE INFORMATION

LAND AREA:	*2.768 ACRES (120,574 SF)*
CURRENT ZONING:	*PD-57*
EXISTING USE:	*UNUSED*
PROPOSED USE:	*COMMERCIAL*
BUILDING AREA:	*± 32,420 SF*
BUILDING HEIGHT:	*29'-8"*
BUILDING TO LOT COVERAGE:	*32,420/120,574=.269 -> 26.9%*
BUILDING REQUIRED PARKING:	*COMMERCIAL: 1/300 S.F = 108 SPACES*
BUILDING PARKING PROVIDED:	*112*
IMPERVIOUS AREA:	*92,260 SF*
LANDSCAPE AREA REQUIRED:	*15% OF TOTAL SITE*
LANDSCAPE AREA PROVIDED:	*28,372 SF (0.65 AC.) = 23.5% OF TOTAL SITE*

LEGEND

- *PROPOSED SIDEWALK*
- *PROPOSED STANDARD DUTY PAVEMENT*
- *PROPOSED LIGHT POLES*
- *PROPOSED WATER METER AND BACKFLOW*
- *PROPOSED SANITARY SEWER MANHOLE*
- *SCREENED TRASH BIN AREA*

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 _____, 2022.

Witness our hands this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman *Director of Planning & Zoning*

CASE NUMBER: SP2022-xxx

NOT FOR CONSTRUCTION

no.	revision	by	date

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10019438
GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.

CAMERON SLOWN, P.E. Date: 03/18/2022

Tx. Reg. # 106317

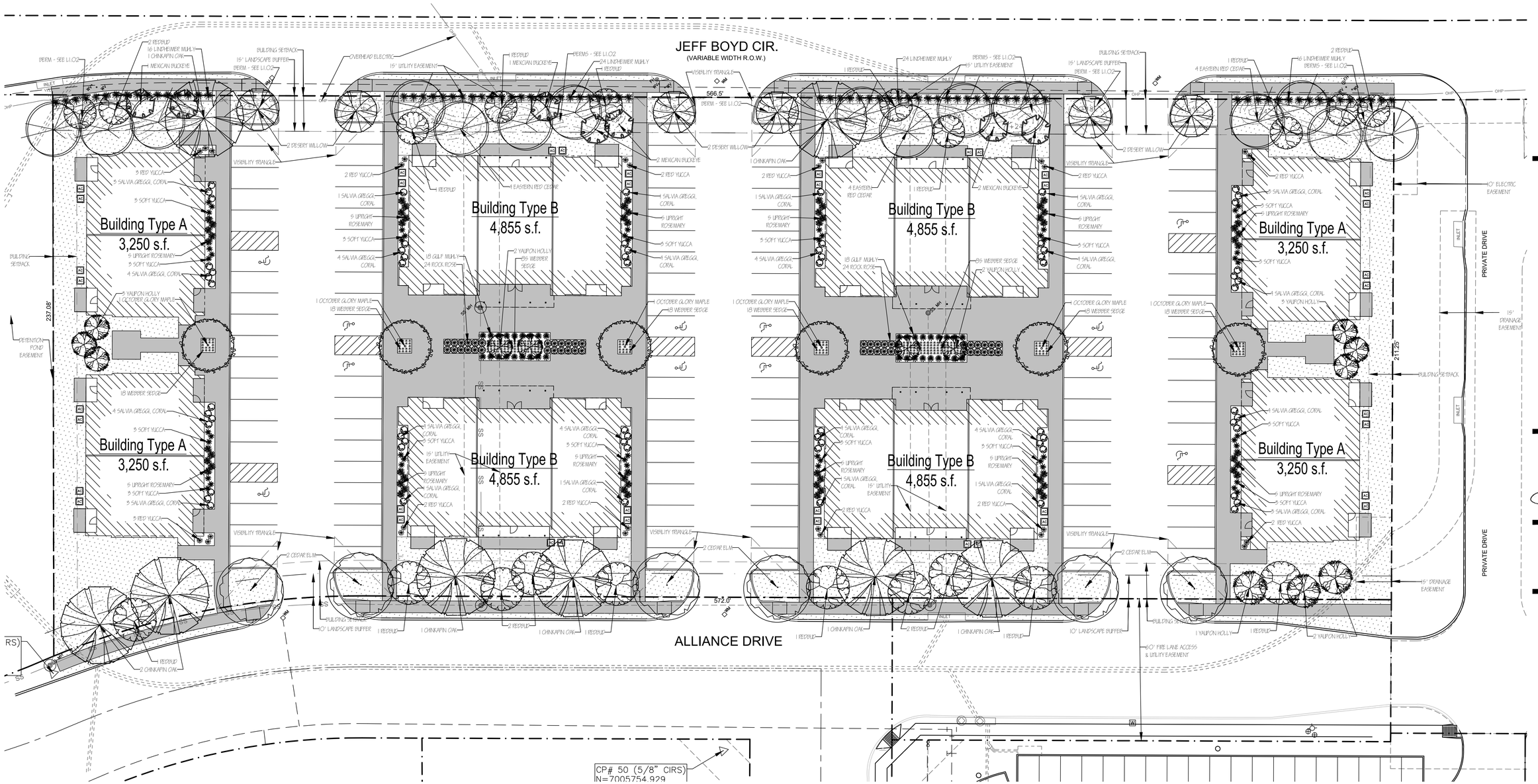
scale
when bar is 1 inch long
horiz 1"=30'
vert N/A
MAR 2022

NH LEGACY PARTNERS, LP.
P.O. BOX 818
Terrell, TX 75160

Rockwall, Texas
Improvements for
ALLIANCE DRIVE - 8-LOT DEVELOPMENT
SITE PLAN

tnp project RNP22123
sheet 1 of 1

Drawing: Q:\Projects\2022\Randall Noe - Alliance\CAD\SHEETS\RNP22123 -SITE PLAN.dwg at Mar 18, 2022 - 10:55am by cslown



PLANTING PLAN

Scale: 1" = 20'

0 20' 40'

DRAWING KEY

OHP — OVERHEAD ELECTRIC
SS — UNDERGROUND SANITARY SEWE
W — UNDERGROUND WATER
PROPERTY LINE
BERMUDA TURF GRASS SOD
VISIBILITY TRIANGLE
VISIBILITY TRIANGLE

PLANT LIST

Common Name	Botanical Name		Texas Native	Size	Qty	Remarks
Cedar Elm	*Ulmus crassifolia*	Tree	Yes	100 gal	6	4" cal min.
Chinkapin Oak	*Quercus muhlenbergii*	Tree	Yes	100 gal	8	4" cal min.
Desert Willow	*Chiopsis linearis*	Tree	Yes	15 gal	6	4' height min
Drummond Maple	*Acer rubrum var. drummondii*	Tree	Yes	100 gal	6	4" cal min.
Eastern Red Cedar	*Juniperus virginiana*	Tree	Yes	65 gal	15	4" cal min.
Gulf Muhly	*Muhlenbergia capillaris*	Grass	Yes	3 gal	36	full pot
Mexican Buckeye	*Ungnadia speciosa*	Small tree	Yes	25 gal	7	4' height min
Muhly / Lindheimer Muhly / Big M.	*Muhlenbergia lindheimeri*	Grass	Yes	3 gal	80	full pot
Red Yucca	*Hesperaloe parviflora*	Shrub-like	Yes	5 gal	26	full pot
Redbud 'Oklahoma'	*Cercis canadensis var. texensis 'Oklahoma'*	Small tree	Yes	25 gal	20	4' height min
Rock Rose / Pavonia	*Pavonia lasiopetala*	Perennial	Yes	1 gal	48	full pot
Rosemary, Upright	*Rosimarinus officinalis*	Perennial	No	3 gal	60	full pot
Salvia greggii 'coral'	*Salvia greggii*	Perennial	Yes	1 gal	68	full pot
Softleaf Yucca	*Yucca recurvifolia*	Shrub-like	No	5 gal	48	full pot
Webber Sedge or Meadow Sedge	*Carex spp.*	Groundcove	Yes	4" pots	278	full pot
Yaupon Holly	*Ilex vomitoria*	Small tree	Yes	35 gal	13	tree form, 4' height min, min 4 canes
Bermuda grass sod	*Tiff 419*			sf	26,430	

Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF ROCKWALL PLANNING & ZONING
385 SOUTH GOLIAD
ROCKWALL, TEXAS
972 771-7745

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR AND RPZ WITH ENCLOSURE.

Landscaping Requirements

CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE
ARTICLE 8: LANDSCAPE & FENCE STANDARDS
APPENDIX C, LANDSCAPING GUIDELINES AND REQUIREMENTS
PD NO. 57

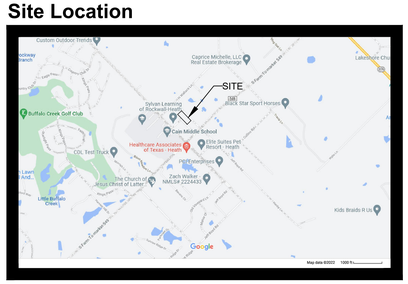
A. IMPERVIOUS AREA VS. LANDSCAPE /OPEN SPACE
LOT SIZE: 120,592 SF OR 2.77 ACRE - COMMERCIAL
20% PERVIOUS AREA REQUIRED: 24,118 SF
30% PERVIOUS AREA PROVIDED: 28,155 SF

B. LANDSCAPE BUFFERS
JEFF BOYD ROAD (FRONTAGE 566.5 LIN FT)
REQUIRED: 15 FT PROVIDED: 15 FT
3 CANOPY TREES = 4 ACCENT TREES PER 100 LIN FT OF FRONTAGE
REQUIRED: 17 CANOPY TREES + 23 ACCENT TREES
PROVIDED: 17 CANOPY TREES + 23 ACCENT TREES
ALLIANCE DRIVE (FRONTAGE 572 LIN FT)
REQUIRED: 10 FT PROVIDED: 10 FT
1 CANOPY TREE + 1 ACCENT TREE PER 50 LIN FT OF FRONTAGE
REQUIRED: 11 CANOPY TREES + 11 ACCENT TREES
PROVIDED: 13 CANOPY TREES + 11 ACCENT TREES

C. PARKING LOT LANDSCAPING
1 TREE WITHIN 80' OF EACH PARKING SPACE

D. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

Site Location



Owner & Professionals Information

OWNER

ARCHITECT
SEITZ ARCHITECTS, INC.
506 MEADOWLAKE LANE, HEATH, TEXAS 75032
ATTN: STEVE SEITZ, 214.537.9981
WWW.SEITZARCHITECTS.COM

LANDSCAPE ARCHITECT
FELDMAN DESIGN STUDIOS
P.O. BOX 832346, RICHARDSON, TEXAS 75083
ATTN: CAROL FELDMAN, 972-523-4944
CAROL@FELDMANDESIGN.COM

CITY OF ROCKWALL CASE #XXX
LANDSCAPE PLANTING PLAN

FELDMAN DESIGN STUDIOS
P.O. Box 832346, Richardson, Texas 75083
Mobile: 972 523-4944
carol@feldmandesign.com

NO.	ITEM DESCRIPTION	DATE:
1.	SUBMITTAL	3/18/22
2.		
3.		
4.		
5.		
6.		
7.		

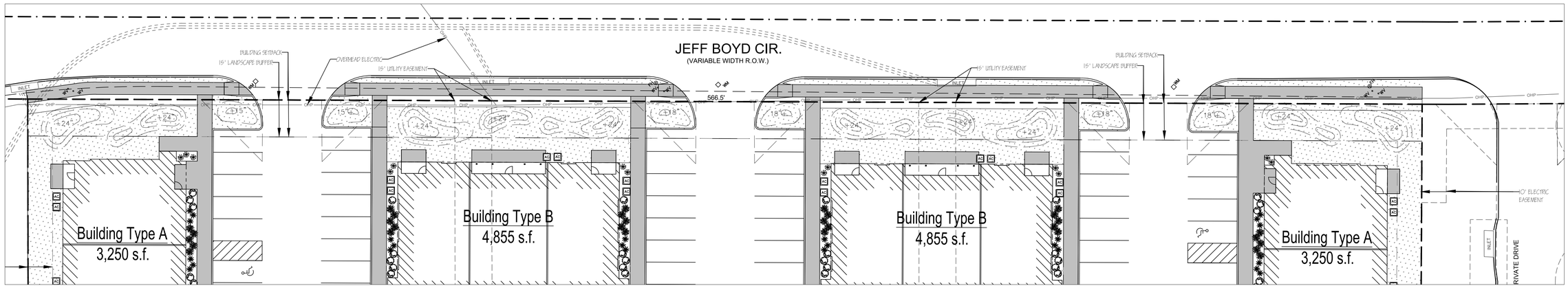
STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED LANDSCAPE ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

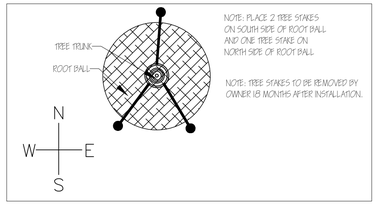
ALLIANCE DRIVE DEVELOPMENT
LOCATION (STREET ADDRESS)
ROCKWALL , TEXAS

SHEET NO.

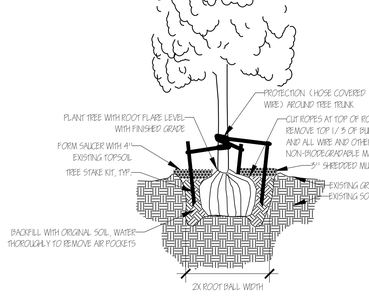
L1.01



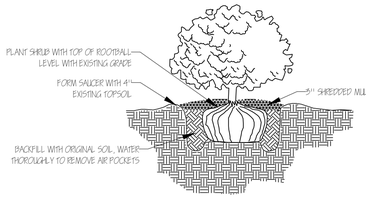
BERMING DETAIL
Scale: 1" = 20'



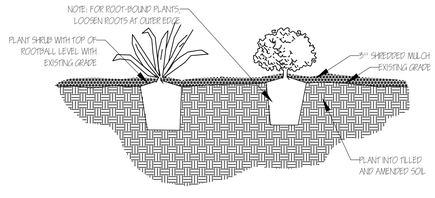
TREE STAKE DETAIL
Scale: 1/2"= 1'



TREE PLANTING
Scale: Not to scale



SHRUB & ORNAMENTAL GRASS PLANTING DETAIL
Scale: Not to scale



PERENNIAL PLANTING DETAIL
Scale: Not to scale

SECTION 02910 – SOIL PREPARATION
PART 1 – GENERAL
A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK.
C. APPROVALS
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

PART 2 – PRODUCTS
A. MATERIALS
1. COMPOST:
1.1. COTTON BUR COMPOST.
1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
2. FERTILIZERS AND SUPPLEMENTS:
2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE. OR APPROVED EQUAL.
3. MULCH
3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

PART 3 – EXECUTION
A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES,
2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS,
2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEED AREAS
3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
3.2. ADD ½ INCH COMPOST TO ALL AREAS.
3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

NOTES
GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.

2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.

3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.

4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)

5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 – LANDSCAPE PLANTING
PART 1 – GENERAL
A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
6. COORDINATION WITH IRRIGATION SYSTEM:
6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN "STEPPED-UP" AS NECESSARY TO PREVENT ROOT GIRDLING.
2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
F. WARRANTEE
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 – EXECUTION
A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING.
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE "POT-BOUND" PRIOR TO INSTALLATION.
3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.
E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF ½", SMOOTH AND FREE OF STONES AND DEBRIS.
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. ½" IN HEIGHT.
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915

CITY OF ROCKWALL CASE #XXX
LANDSCAPE DETAILS

FELDMAN DESIGN STUDIOS
P.O. Box 892346, Richardson, Texas 75085
Office: 972.980-1750 Mobile: 972.525-4944
carol@feldmandesign.com

NO.	ITEM DESCRIPTION	DATE: 3/18/22
1.	SUBMITTAL	
2.		
3.		
4.		
5.		
6.		
7.		

STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

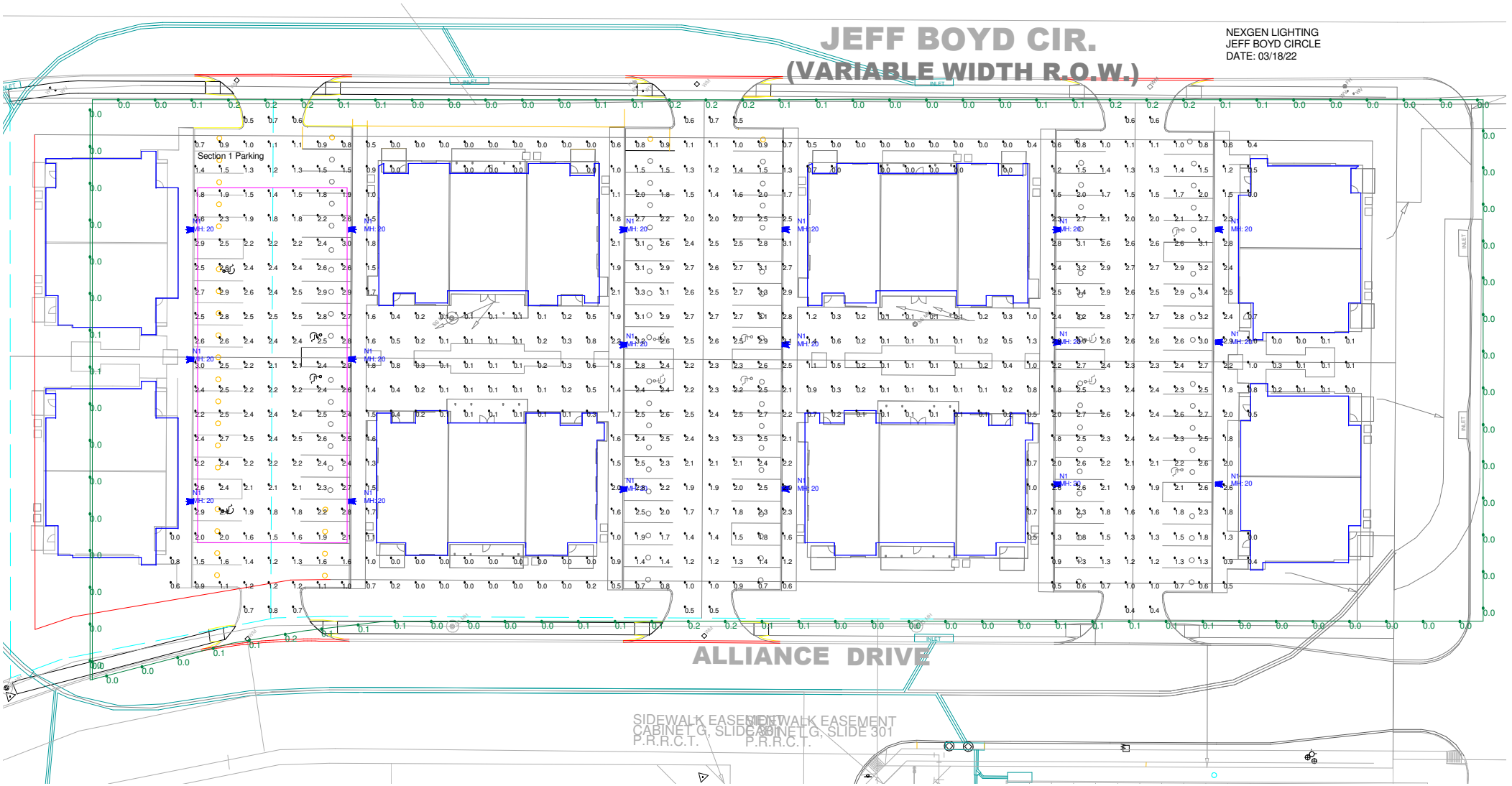
ALLIANCE DRIVE DEVELOPMENT
LOCATION (STREET ADDRESS)
ROCKWALL, TEXAS

SHEET NO.
L1.02

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	18	N1	SINGLE	0.950	NV-1-T4-16L-1-40K-SINGLE @ 20FT	56

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY CLACS	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.
SITE CALCS	Illuminance	Fc	1.52	3.4	0.0	N.A.	N.A.
Section 1 Parking	Illuminance	Fc	2.32	3.0	1.4	1.66	2.14

NEXGEN LIGHTING
JEFF BOYD CIRCLE
DATE: 03/18/22





1 A3.01 Front Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 405 S.F. (51%)
GLASS AND FRAME: 326 S.F. (41%)
METAL PANEL: 58 S.F. (8%)
TOTAL BULDING FACADE AREA: 791 S.F.



4 A3.01 Right Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA: 889 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BULDING FACADE AREA: 1,033 S.F.

3 A3.01 Back Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 428 S.F. (54%)
GLASS AND FRAME: 220 S.F. (28%)
METAL PANEL: 142 S.F. (18%)
TOTAL BULDING FACADE AREA: 791 S.F.

2 A3.01 Left Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA: 889 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BULDING FACADE AREA: 1033 S.F.

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Drive Development
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations

project #
21-011

date
18 March 2022

revisions

sheet

A3.01C



1 A3.01 Front Elevation, West or East

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MATERIALS:

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A3.01C



1 A3.01 **Front Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 728 S.F. (53%)
GLASS AND FRAME: 481 S.F. (35%)
METAL PANEL: 171 S.F. (12%)
TOTAL BUILDING FACADE AREA: 1380 S.F.



4 A3.01 **Right Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 559 S.F. (78%)
GLASS AND FRAME: 162 S.F. (22%)
TOTAL BUILDING FACADE AREA: 721 S.F.



1 A3.01 **Back Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 746 S.F. (54%)
GLASS AND FRAME: 316 S.F. (23%)
METAL PANEL: 326 S.F. (23%)
TOTAL BUILDING FACADE AREA: 1390 S.F.



4 A3.01 **Left Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 559 S.F. (78%)
GLASS AND FRAME: 162 S.F. (22%)
TOTAL BUILDING FACADE AREA: 721 S.F.

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Alliance Drive Development
Alliance Drive
Rockwall, Texas

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21-011 Elevations

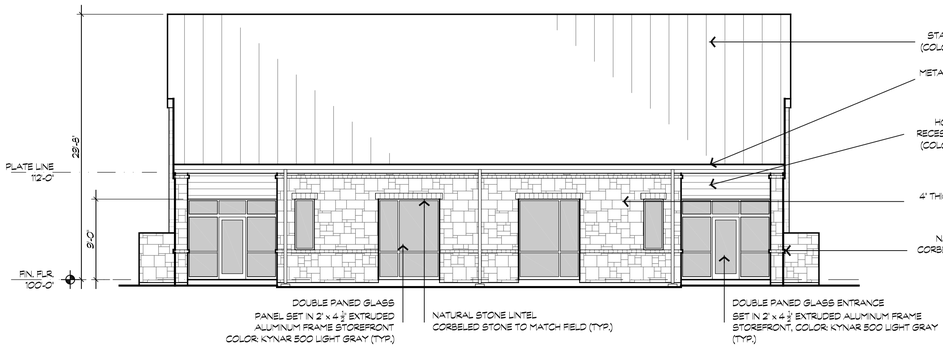
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21-011

date
18 March 2022

revisions

sheet

A3.02C

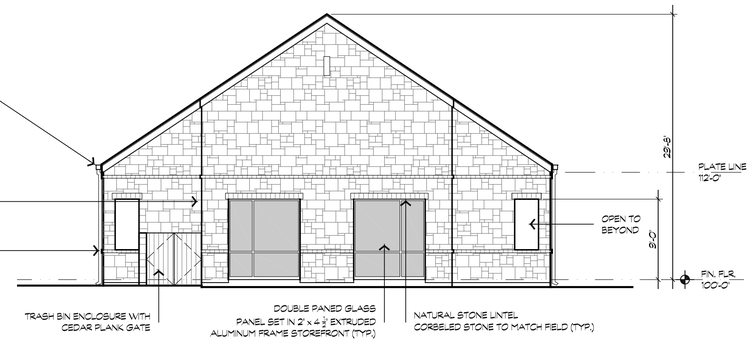


1 A3.01 Building "A" Front Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 405 S.F. (51%)
GLASS AND FRAME: 328 S.F. (41%)
METAL PANEL: 58 S.F. (8%)
TOTAL BUILDING FACADE AREA: 791 S.F.



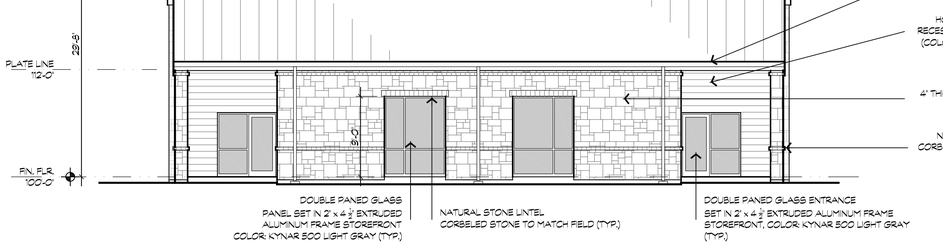
4 A3.01 Building "A" Right Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA: 669 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BUILDING FACADE AREA: 1,033 S.F.



3 A3.01 Building "A" Back Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 428 S.F. (54%)
GLASS AND FRAME: 220 S.F. (28%)
METAL PANEL: 142 S.F. (18%)
TOTAL BUILDING FACADE AREA: 791 S.F.



2 A3.01 Building "A" Left Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA: 889 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BUILDING FACADE AREA: 1033 S.F.

Case Number XXX

Seitz Architects, Inc.
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2022

Alliance Drive Development
Address
Rockwall, Texas

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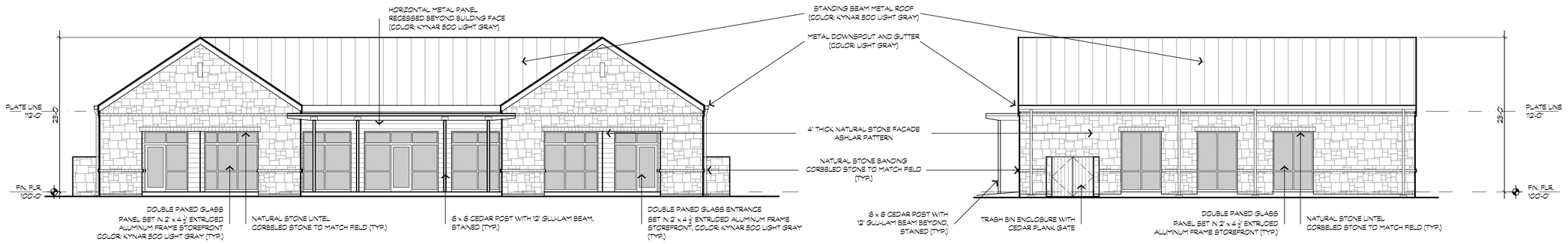
project #
21-011

date
18 March 2022

revisions

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A3.01



1 A3.01 **Building "B" Front Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

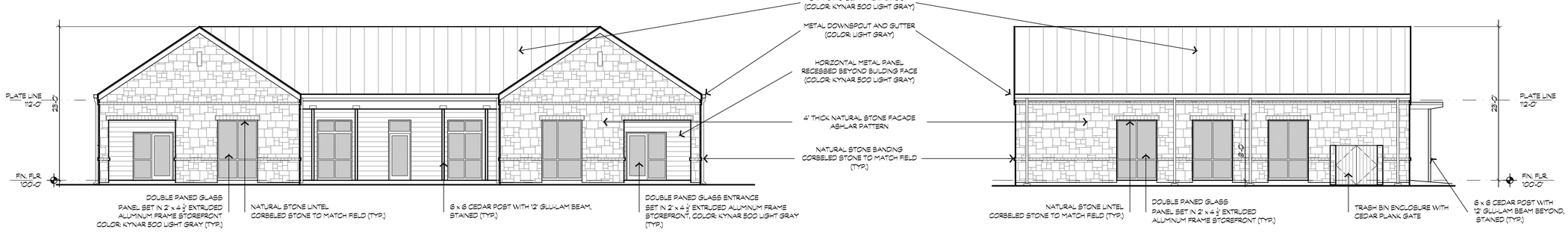
MASONRY AREA: 728 S.F. (53%)
GLASS AND FRAME: 481 S.F. (35%)
METAL PANEL: 171 S.F. (12%)
TOTAL BUILDING FACADE AREA: 1380 S.F.

4 A3.01 **Building "B" Right Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 558 S.F. (78%)
GLASS AND FRAME: 162 S.F. (22%)
TOTAL BUILDING FACADE AREA: 721 S.F.



1 A3.01 **Building "B" Back Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 746 S.F. (54%)
GLASS AND FRAME: 316 S.F. (23%)
METAL PANEL: 326 S.F. (23%)
TOTAL BUILDING FACADE AREA: 1380 S.F.

4 A3.01 **Building "B" Left Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 558 S.F. (78%)
GLASS AND FRAME: 162 S.F. (22%)
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18 March 2022

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A3.02



Standing Seam Metal Roof
Light Gray



Metal Soffit and Wall Panel
Zinc Gray



Natural Stone Facade, Ashlar Pattern
Sonoma Buff Lueders



DOUBLE PANED GLASS
PANEL SET IN 2" x 4 1/2" EXTRUDED
ALUMINUM FRAME STOREFRONT
LIGHT GRAY

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2022

Alliance Drive Development
Alliance Drive
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revisions

sheet
0.00

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Alliance Addition Phase 2	LOT	12-14	BLOCK	1
GENERAL LOCATION	Between intersections of Alliance Dr/H Wallace Ln and Jeff Boyd Rd/H Wallace Ln				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-57			CURRENT USE	
PROPOSED ZONING	PD-57			PROPOSED USE	Commercial
ACREAGE	2.768	LOTS [CURRENT]	3	LOTS [PROPOSED]	8

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

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

☐ OWNER	Rockwall Rental Properties, L.P.	☒ APPLICANT	Teague, Nall, and Perkins, Inc.
CONTACT PERSON	Randall Noe	CONTACT PERSON	Cameron Slown, PE
ADDRESS	P.O. Box 818	ADDRESS	825 Watters Creek Blvd Suite M300
CITY, STATE & ZIP	Terrell, TX 75160	CITY, STATE & ZIP	Allen, TX 75013
PHONE	214.869.5862	PHONE	972.737.8720
E-MAIL		E-MAIL	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDALL NOE [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 $ 305.36, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF MARCH, 2022. 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 15 DAY OF MARCH, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHRISTINE LEANNE MARSDEN
My Notary ID # 133505232
Expires December 28, 2025

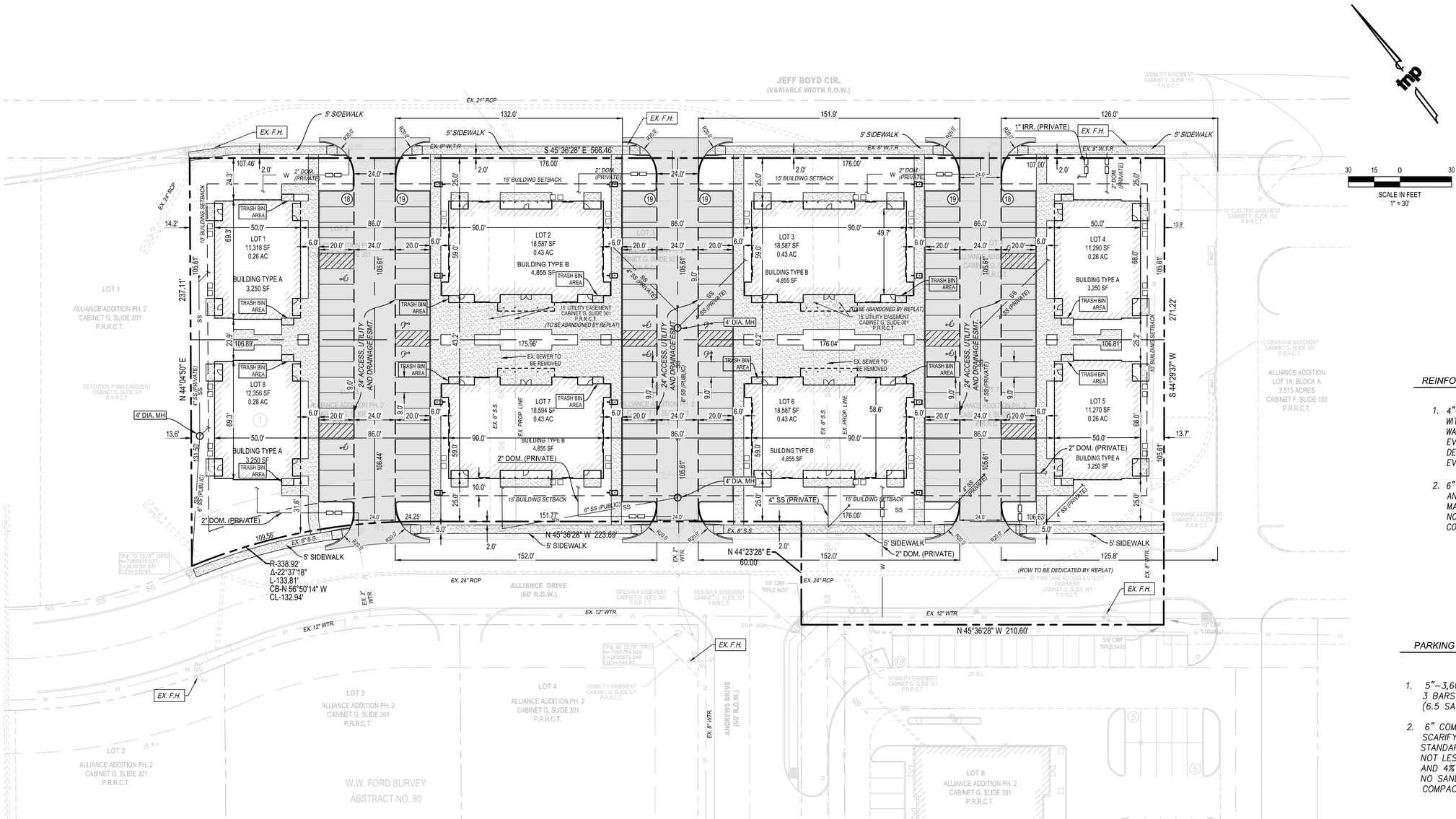
MY COMMISSION EXPIRES 12-28-2025

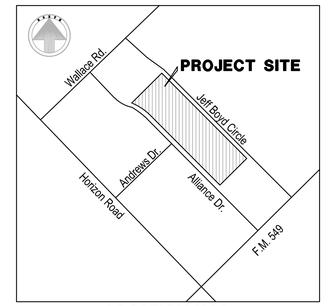


City of Rockwall

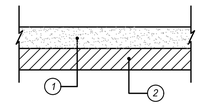
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



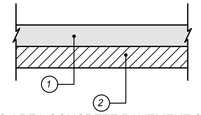


LOCATION MAP
N.T.S.



REINFORCED CONCRETE SIDEWALK SECTION
NTS

1. *4"–3,000 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS @ 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 115' AND AT ALL RADIUS POINTS. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)*
2. *6" COMPACTED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.*



PARKING AREA CONCRETE PAVEMENT SECTION
NTS

1. *5"–3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS @ 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)*
2. *6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.*

SITE INFORMATION

LAND AREA:	*2.768 ACRES (120,574 SF)*
CURRENT ZONING:	*PD-57*
EXISTING USE:	*UNUSED*
PROPOSED USE:	*COMMERCIAL*
BUILDING AREA:	*± 32,420 SF*
BUILDING HEIGHT:	*29'-8"*
BUILDING TO LOT COVERAGE:	*32,420/120,574=.269 -> 26.9%*
BUILDING REQUIRED PARKING:	*COMMERCIAL: 1/300 S.F = 108 SPACES*
BUILDING PARKING PROVIDED:	*112*
IMPERVIOUS AREA:	*92,260 SF*
LANDSCAPE AREA REQUIRED:	*15% OF TOTAL SITE*
LANDSCAPE AREA PROVIDED:	*28,372 SF (0.65 AC.) = 23.5% OF TOTAL SITE*

LEGEND

- *PROPOSED SIDEWALK*
- *PROPOSED STANDARD DUTY PAVEMENT*
- *PROPOSED LIGHT POLES*
- *PROPOSED WATER METER AND BACKFLOW*
- *PROPOSED SANITARY SEWER MANHOLE*
- *SCREENED TRASH BIN AREA*

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 _____, 2022.

Witness our hands this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman *Director of Planning & Zoning*

CASE NUMBER: SP2022-xxx

NOT FOR CONSTRUCTION

no.	revision	by	date

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10019438
GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.

CAMERON SLOWN, P.E. Date: 03/18/2022

Tx. Reg. # 106317

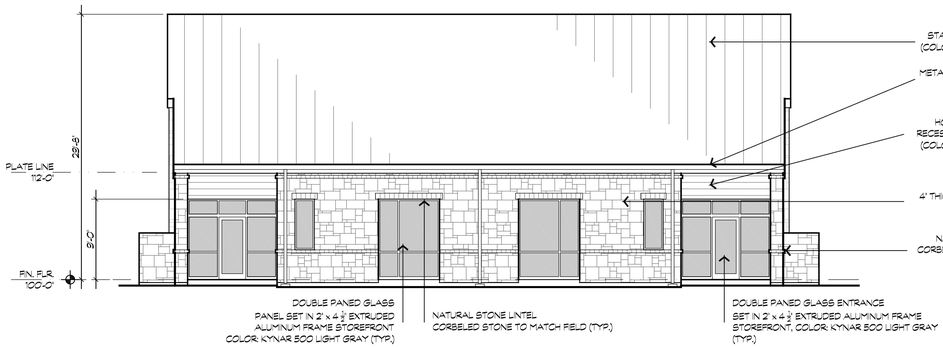
scale
when bar is 1 inch long
horiz 1"=30'
vert N/A
MAR 2022

NH LEGACY PARTNERS, LP.
P.O. BOX 818
Terrell, TX 75160

Rockwall, Texas
Improvements for
ALLIANCE DRIVE - 8-LOT DEVELOPMENT
SITE PLAN

tnp project RNP22123
sheet 1 of 1

Drawing: Q:\Projects\2022\Randall Noe - Alliance\CAD\SHEETS\RNP22123 -SITE PLAN.dwg at Mar 18, 2022 - 10:55am by cslown

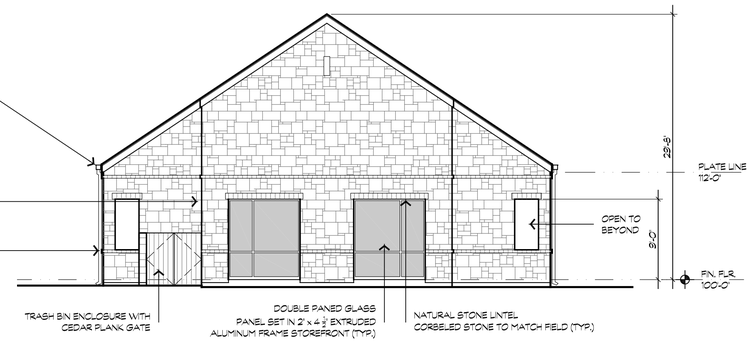


1 A3.01 Building "A" Front Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 405 S.F. (51%)
GLASS AND FRAME: 328 S.F. (41%)
METAL PANEL: 58 S.F. (8%)
TOTAL BUILDING FACADE AREA: 791 S.F.



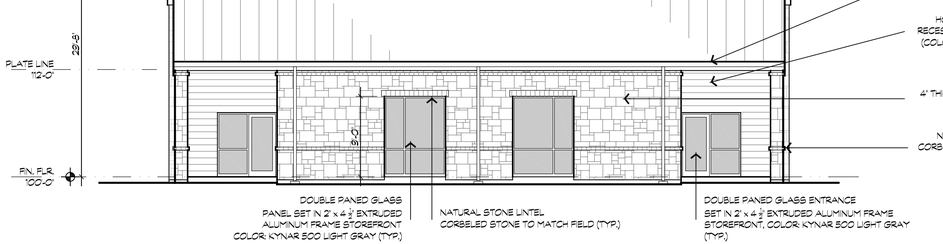
4 A3.01 Building "A" Right Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA: 669 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BUILDING FACADE AREA: 1,033 S.F.



3 A3.01 Building "A" Back Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 428 S.F. (54%)
GLASS AND FRAME: 220 S.F. (28%)
METAL PANEL: 142 S.F. (18%)
TOTAL BUILDING FACADE AREA: 791 S.F.



2 A3.01 Building "A" Left Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA: 889 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BUILDING FACADE AREA: 1033 S.F.

Case Number XXX

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Drive Development
Address
Rockwall, Texas

file #
21-011 Elevations

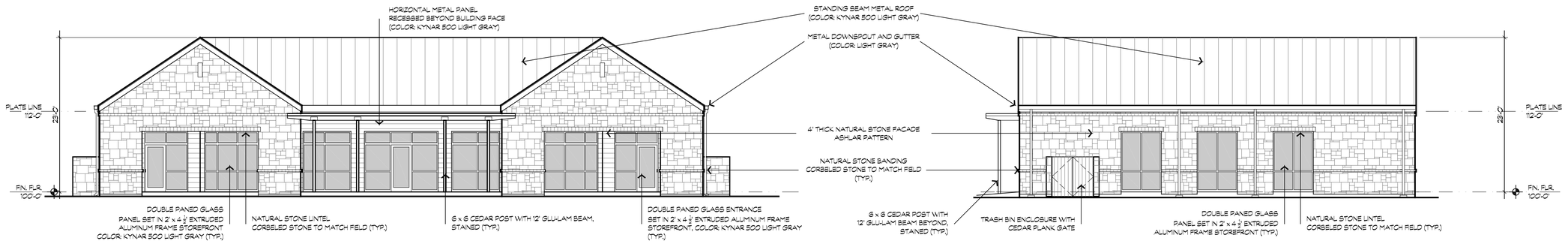
project #
21-011

date
18 March 2022

revisions

sheet

A3.01



1 A3.01 **Building "B" Front Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

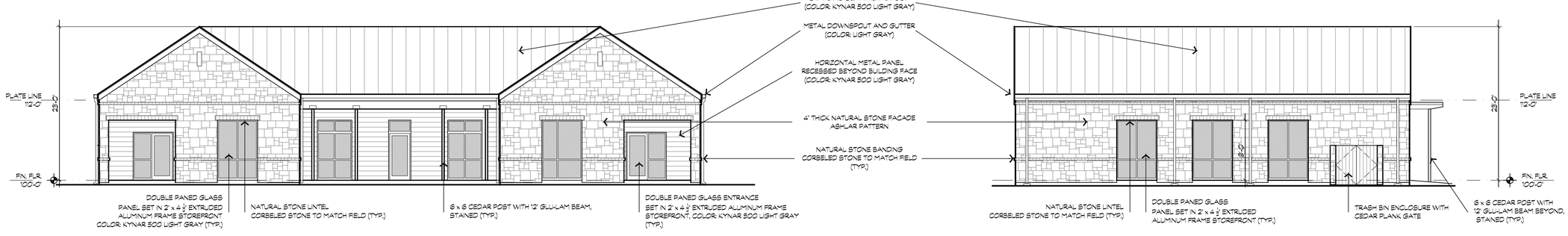
MASONRY AREA: 728 S.F. (53%)
GLASS AND FRAME: 481 S.F. (35%)
METAL PANEL: 171 S.F. (12%)
TOTAL BUILDING FACADE AREA: 1380 S.F.

4 A3.01 **Building "B" Right Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 558 S.F. (78%)
GLASS AND FRAME: 162 S.F. (22%)
TOTAL BUILDING FACADE AREA: 721 S.F.



1 A3.01 **Building "B" Back Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 746 S.F. (54%)
GLASS AND FRAME: 316 S.F. (23%)
METAL PANEL: 326 S.F. (23%)
TOTAL BUILDING FACADE AREA: 1380 S.F.

4 A3.01 **Building "B" Left Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 558 S.F. (78%)
GLASS AND FRAME: 162 S.F. (22%)
TOTAL BUILDING FACADE AREA: 721 S.F.

Case Number XXX

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
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2022

Alliance Drive Development
Address
Rockwall, Texas

file #
21-011 Elevations

project #
21-011

date
18 March 2022

revisions

sheet

A3.02



1 A3.01 Front Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 405 S.F. (51%)
GLASS AND FRAME: 326 S.F. (41%)
METAL PANEL: 58 S.F. (8%)
TOTAL BULDING FACADE AREA: 791 S.F.



4 A3.01 Right Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA: 889 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BULDING FACADE AREA: 1,033 S.F.

3 A3.01 Back Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 428 S.F. (54%)
GLASS AND FRAME: 220 S.F. (28%)
METAL PANEL: 142 S.F. (18%)
TOTAL BULDING FACADE AREA: 791 S.F.

2 A3.01 Left Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA: 889 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BULDING FACADE AREA: 1033 S.F.

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214.537.9981 www.seitzarchitects.com

2022

Alliance Drive Development
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations

project #
21-011

date
18 March 2022

revisions

sheet

A3.01C



1 A3.01 Front Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 405 S.F. (51%)
GLASS AND FRAME: 326 S.F. (41%)
METAL PANEL: 58 S.F. (8%)
TOTAL BULDING FACADE AREA: 791 S.F.



4 A3.01 Right Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA: 889 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BULDING FACADE AREA: 1,033 S.F.

3 A3.01 Back Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

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2 A3.01 Left Elevation, North or South

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2022

Alliance Drive Development
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations

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21-011

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18 March 2022

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A3.01C



1 A3.01 **Front Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 728 S.F. (53%)
GLASS AND FRAME: 481 S.F. (35%)
METAL PANEL: 171 S.F. (12%)
TOTAL BUILDING FACADE AREA: 1380 S.F.



4 A3.01 **Right Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 559 S.F. (78%)
GLASS AND FRAME: 162 S.F. (22%)
TOTAL BUILDING FACADE AREA: 721 S.F.



1 A3.01 **Back Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 746 S.F. (54%)
GLASS AND FRAME: 316 S.F. (23%)
METAL PANEL: 326 S.F. (23%)
TOTAL BUILDING FACADE AREA: 1390 S.F.



4 A3.01 **Left Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 559 S.F. (78%)
GLASS AND FRAME: 162 S.F. (22%)
TOTAL BUILDING FACADE AREA: 721 S.F.

Seitz Architects, Inc.
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214.537.9981 www.seitzarchitects.com

2022

Alliance Drive Development
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations

project #
21-011

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18 March 2022

revisions

sheet

A3.02C



Standing Seam Metal Roof
Light Gray



Metal Soffit and Wall Panel
Zinc Gray



Natural Stone Facade, Ashlar Pattern
Sonoma Buff Lueders



DOUBLE PANED GLASS
PANEL SET IN 2" x 4 1/2" EXTRUDED
ALUMINUM FRAME STOREFRONT
LIGHT GRAY

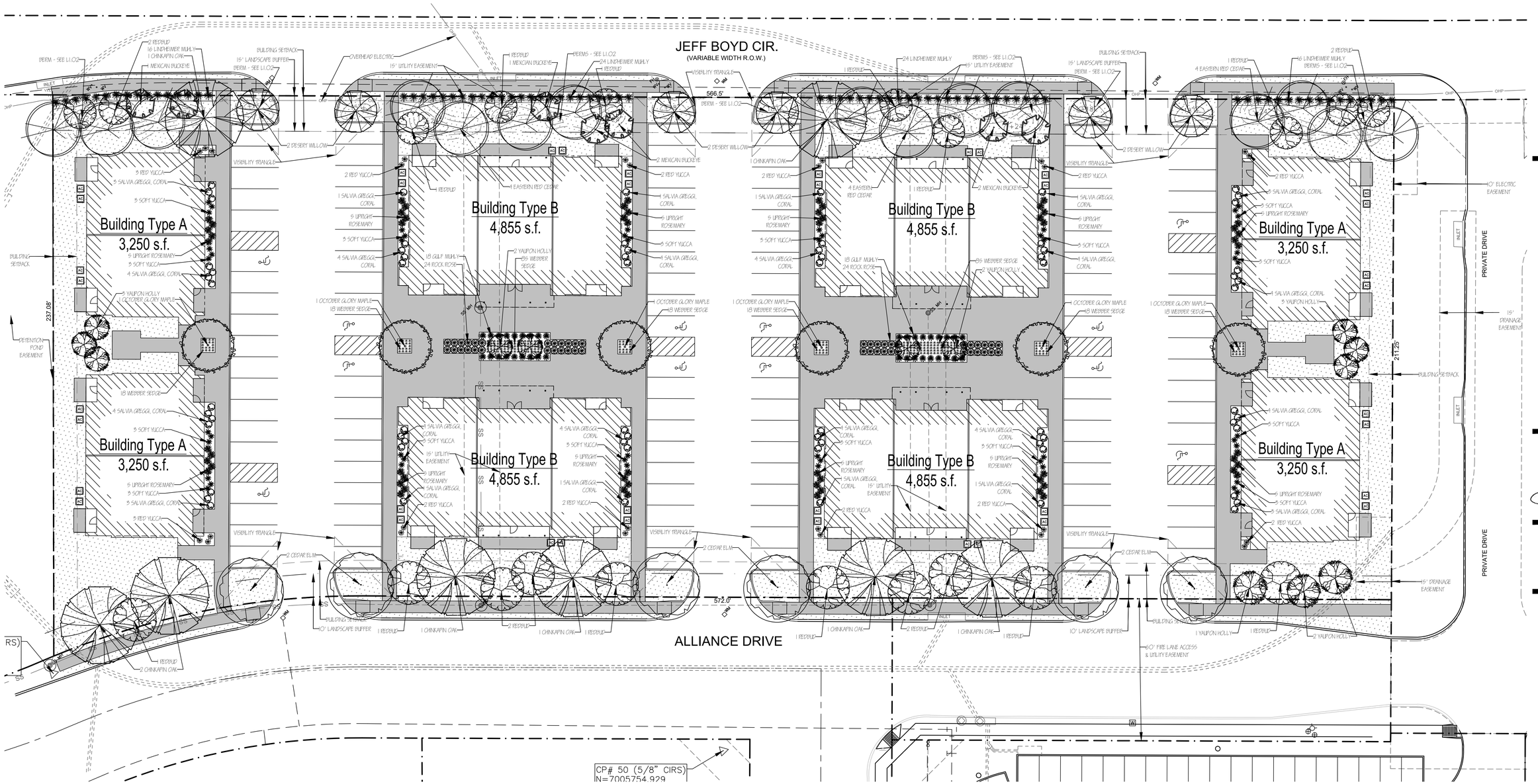
Seitz Architects, Inc.
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214.537.9981 www.seitzarchitects.com

2022

Alliance Drive Development
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations
project #
21-011
date
18 March 2022
revisions

sheet
0.00



PLANTING PLAN

Scale: 1" = 20'

0 20' 40'

DRAWING KEY

OHP — OVERHEAD ELECTRIC
SS — UNDERGROUND SANITARY SEWE
W — UNDERGROUND WATER
PROPERTY LINE
BERMUDA TURF GRASS SOD
VISIBILITY TRIANGLE
VISIBILITY TRIANGLE

PLANT LIST

Common Name	Botanical Name		Texas Native	Size	Qty	Remarks
Cedar Elm	*Ulmus crassifolia*	Tree	Yes	100 gal	6	4" cal min.
Chinkapin Oak	*Quercus muhlenbergii*	Tree	Yes	100 gal	8	4" cal min.
Desert Willow	*Chiopsis linearis*	Tree	Yes	15 gal	6	4' height min
Drummond Maple	*Acer rubrum var. drummondii*	Tree	Yes	100 gal	6	4" cal min.
Eastern Red Cedar	*Juniperus virginiana*	Tree	Yes	65 gal	15	4" cal min.
Gulf Muhly	*Muhlenbergia capillaris*	Grass	Yes	3 gal	36	full pot
Mexican Buckeye	*Ungnadia speciosa*	Small tree	Yes	25 gal	7	4' height min
Muhly / Lindheimer Muhly / Big M.	*Muhlenbergia lindheimeri*	Grass	Yes	3 gal	80	full pot
Red Yucca	*Hesperaloe parviflora*	Shrub-like	Yes	5 gal	26	full pot
Redbud 'Oklahoma'	*Cercis canadensis var. texensis 'Oklahoma'*	Small tree	Yes	25 gal	20	4' height min
Rock Rose / Pavonia	*Pavonia lasiopetala*	Perennial	Yes	1 gal	48	full pot
Rosemary, Upright	*Rosimarinus officinalis*	Perennial	No	3 gal	60	full pot
Salvia greggii 'coral'	*Salvia greggii*	Perennial	Yes	1 gal	68	full pot
Softleaf Yucca	*Yucca recurvifolia*	Shrub-like	No	5 gal	48	full pot
Webber Sedge or Meadow Sedge	*Carex spp.*	Groundcove	Yes	4" pots	278	full pot
Yaupon Holly	*Ilex vomitoria*	Small tree	Yes	35 gal	13	tree form, 4' height min, min 4 canes
Bermuda grass sod	*Tiff 419*			sf	26,430	

Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF ROCKWALL PLANNING & ZONING
385 SOUTH GOLIAD
ROCKWALL, TEXAS
972 771-7745

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR AND RPZ WITH ENCLOSURE.

Landscaping Requirements

CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE
ARTICLE 8: LANDSCAPE & FENCE STANDARDS
APPENDIX C, LANDSCAPING GUIDELINES AND REQUIREMENTS
PD NO. 57

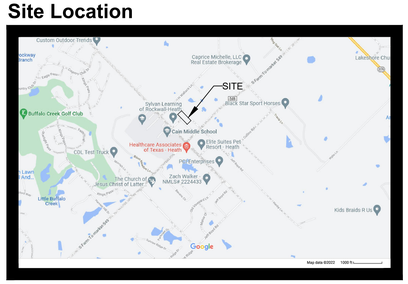
A. IMPERVIOUS AREA VS. LANDSCAPE /OPEN SPACE
LOT SIZE: 120,592 SF OR 2.77 ACRE - COMMERCIAL
20% PERVIOUS AREA REQUIRED: 24,118 SF
30% PERVIOUS AREA PROVIDED: 28,155 SF

B. LANDSCAPE BUFFERS
JEFF BOYD ROAD (FRONTAGE 566.5 LIN FT)
REQUIRED: 15 FT PROVIDED: 15 FT
3 CANOPY TREES = 4 ACCENT TREES PER 100 LIN FT OF FRONTAGE
REQUIRED: 17 CANOPY TREES + 23 ACCENT TREES
PROVIDED: 17 CANOPY TREES + 23 ACCENT TREES
ALLIANCE DRIVE (FRONTAGE 572 LIN FT)
REQUIRED: 10 FT PROVIDED: 10 FT
1 CANOPY TREE + 1 ACCENT TREE PER 50 LIN FT OF FRONTAGE
REQUIRED: 11 CANOPY TREES + 11 ACCENT TREES
PROVIDED: 13 CANOPY TREES + 11 ACCENT TREES

C. PARKING LOT LANDSCAPING
1 TREE WITHIN 80' OF EACH PARKING SPACE

D. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

Site Location



Owner & Professionals Information

OWNER

ARCHITECT
SEITZ ARCHITECTS, INC.
506 MEADOWLAKE LANE, HEATH, TEXAS 75032
ATTN: STEVE SEITZ, 214.537.9981
WWW.SEITZARCHITECTS.COM

LANDSCAPE ARCHITECT
FELDMAN DESIGN STUDIOS
P.O. BOX 832346, RICHARDSON, TEXAS 75083
ATTN: CAROL FELDMAN, 972-523-4944
CAROL@FELDMANDESIGN.COM

CITY OF ROCKWALL CASE #XXX
LANDSCAPE PLANTING PLAN

FELDMAN DESIGN STUDIOS
P.O. Box 832346, Richardson, Texas 75083
Mobile: 972 523-4944
carol@feldmandesign.com

NO.	ITEM DESCRIPTION	DATE:
1.	SUBMITTAL	3/18/22
2.		
3.		
4.		
5.		
6.		
7.		

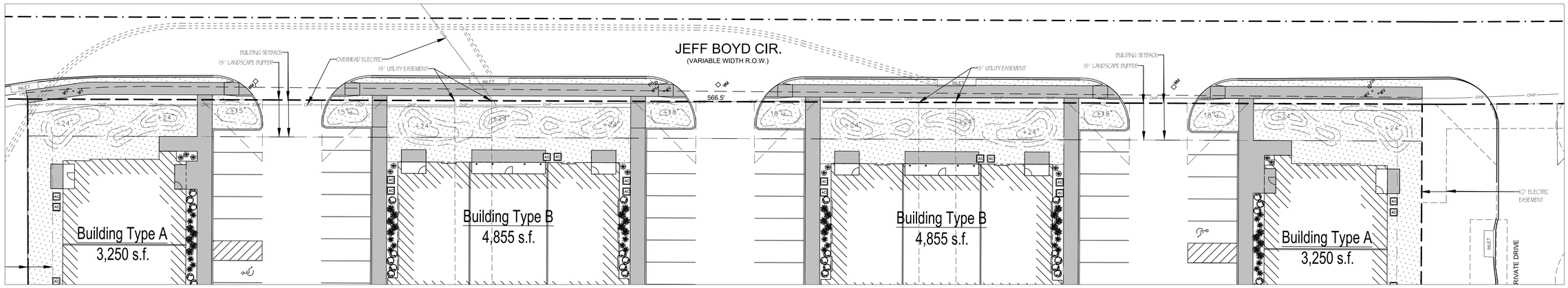
STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED LANDSCAPE ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

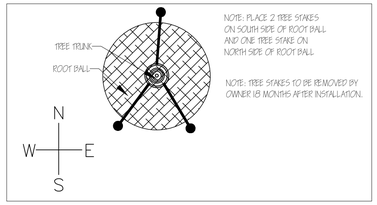
ALLIANCE DRIVE DEVELOPMENT
LOCATION (STREET ADDRESS)
ROCKWALL , TEXAS

SHEET NO.

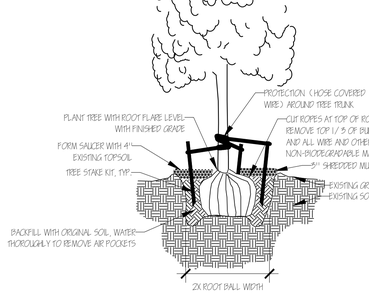
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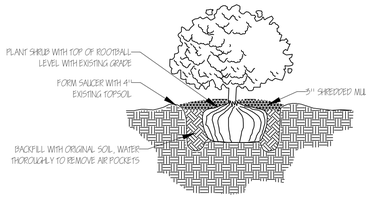
BERMING DETAIL
Scale: 1" = 20'



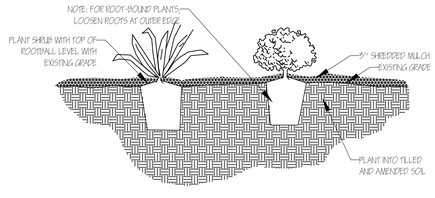
TREE STAKE DETAIL
Scale: 1/2"= 1'



TREE PLANTING
Scale: Not to scale



SHRUB & ORNAMENTAL GRASS PLANTING DETAIL
Scale: Not to scale



PERENNIAL PLANTING DETAIL
Scale: Not to scale

SECTION 02910 – SOIL PREPARATION
PART 1 – GENERAL
A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK.
C. APPROVALS
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

PART 2 – PRODUCTS
A. MATERIALS
1. COMPOST:
1.1. COTTON BUR COMPOST.
1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
2. FERTILIZERS AND SUPPLEMENTS:
2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE. OR APPROVED EQUAL.
3. MULCH
3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

PART 3 – EXECUTION
A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES,
2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS,
2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEED AREAS
3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
3.2. ADD ½ INCH COMPOST TO ALL AREAS.
3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

NOTES
GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.

2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.

3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.

4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)

5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 – LANDSCAPE PLANTING
PART 1 – GENERAL
A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
6. COORDINATION WITH IRRIGATION SYSTEM:
6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN "STEPPED-UP" AS NECESSARY TO PREVENT ROOT GIRDLING.
2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
F. WARRANTEE
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 – EXECUTION
A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING.
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE "POT-BOUND" PRIOR TO INSTALLATION.
3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.
E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF ½", SMOOTH AND FREE OF STONES AND DEBRIS.
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. ½" IN HEIGHT.
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915

CITY OF ROCKWALL CASE #XXX
LANDSCAPE DETAILS

FELDMAN DESIGN STUDIOS
P.O. Box 892346, Richardson, Texas 75085
Office: 972.980-1750 Mobile: 972.525-4944
carol@feldmandesign.com

NO.	ITEM DESCRIPTION	DATE: 3/18/22
1.	SUBMITTAL	
2.		
3.		
4.		
5.		
6.		
7.		

STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

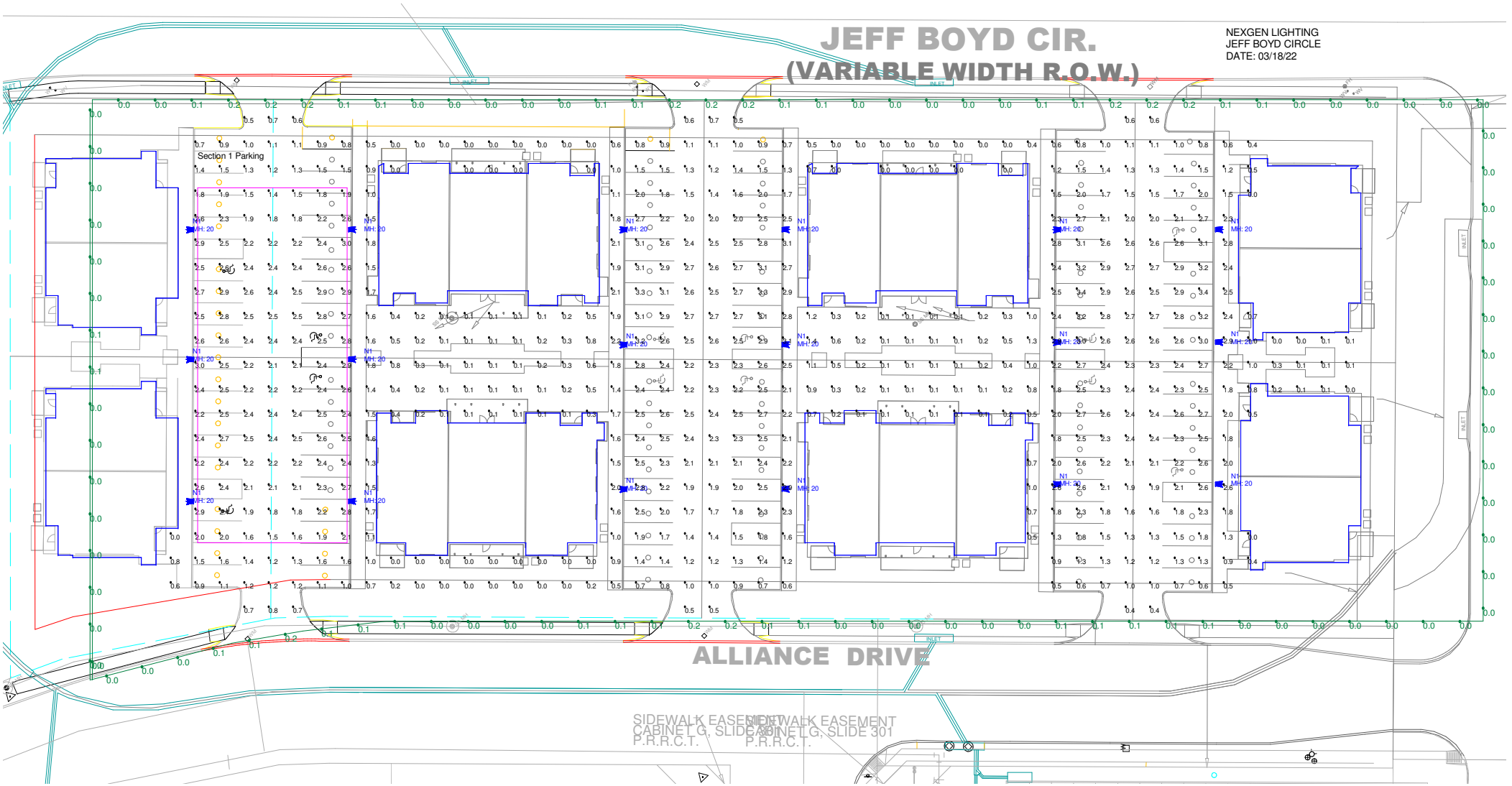
ALLIANCE DRIVE DEVELOPMENT
LOCATION (STREET ADDRESS)
ROCKWALL, TEXAS

SHEET NO.
L1.02

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	18	N1	SINGLE	0.950	NV-1-T4-16L-1-40K-SINGLE @ 20FT	56

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY CLACS	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.
SITE CALCS	Illuminance	Fc	1.52	3.4	0.0	N.A.	N.A.
Section 1 Parking	Illuminance	Fc	2.32	3.0	1.4	1.66	2.14

NEXGEN LIGHTING
JEFF BOYD CIRCLE
DATE: 03/18/22



PROJECT COMMENTS

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

DATE: 3/25/2022

PROJECT NUMBER:	SP2022-013	CASE MANAGER:	Bethany ross
PROJECT NAME:	Site Plan for Alliance Addition	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Cameron Slown, PE of Teague, Nall, and Perkins, Inc. on behalf of Randall Noe of Rockwall Rental Properties, LP for the approval of a Site Plan for eight (8) Office Buildings on a 2.768-acre parcel of land identified as Lot 13, Block 1, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6535, 6545 & 6605 Alliance Drive and 182, 194 & 214 Jeff Boyd Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany ross	03/25/2022	Approved w/ Comments

03/25/2022: SP2022-013; Site Plan for eight (8) Office Buildings
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for eight (8) Office Buildings on a 2.768-acre tract of land identified as Lot 13, Block 1, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development 57 (PD-57), addressed as 6535, 6545, 6595, & 6605 Alliance Drive and 182, 194, 202, & 214 Jeff Boyd Road.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com. April 5, 2022 is the deadline to have all comments; please provide staff revised plans before April 5, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-013) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, UDC)

M.4 Indicate the owner's name, address, and phone number in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 03.04. A, Article 11)

M.5 Indicate the name, address, and phone number of the person or company that prepared the plans in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 03.04. A, Article 11)

I.6 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.7 Site Plan:
(1) Indicate the legal description within the title block. (Subsection 03.04.A, of Article 11)
(2) Indicate all dimensions of the proposed buildings on site. (Subsection 03.04. B, of Article 11)
(3) Indicate distance between buildings and property lines. (Subsection 03.04. B, of Article 11)
(4) Label all properties lines. (Subsection 03.04.B of Article 11)
(5) The dumpster enclosure must include a self-latching gate and be faced with materials matching the primary structure. Wood is not a permitted material for dumpster enclosure gates. (Subsection 01.05. B, of Article 05)
(6) Dumpsters shall be oriented so as not to face a public street. The dumpster enclosures on Building Type A are currently oriented to face on to Jeff Boyd Road and Alliance

Drive. (Subsection 02.08, of PD-57)

M.8 Landscape Plan:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
(2) Ensure all trees are planted far enough away from utility lines; confirm that the Engineering Standards are being met. (Subsection 05.03. E, of Article 08)
(3) Please add the symbol next to the plant list in the key so as to not clutter landscape plan.
(4) Indicate tree classification (i.e. canopy or accent) within plant list. See City of Rockwall Unified Development Code for correct classification. (Subsection 04, of Appendix C)
(5) Currently, the landscape plan shows 13 canopy and 25 accent trees along Jeff Boyd Road. The requirement is 17 canopy and 23 accent trees along Jeff Boyd Road. The landscape plan is currently deficient 4 canopy trees along Jeff Boyd Road (Subsection 2.5, of PD-57)
(6) Include a berm along Alliance Drive. (Subsection 05.01. B, of Article 08)
(7) Provide note indicating irrigation will meet requirements of the UDC. (Subsection 05.04, of Article 08)
(8) Screen A/C units with wing walls or landscaping that will completely impair visibility of the units from all public rights-of-way. (Subsection 01.05, of Article 05)

M.9 Photometric Plan:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
(2) Included with the photometric plan must be lighting cut sheets for the light fixtures. (Subsection 03.04 of Article 07)
(3) All lighting fixtures shall focus light downward and be contained on the site. (Subsection 02.10, of PD-57)

M.10 Building Elevations:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
(2) Indicate the surface area of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01 of Article 5)
(3) Exterior walls should consist of 90% masonry materials. (Subsection 02.06, of PD-57)
(4) Remove glass and frames from all material calculations and adjust the material percentages.
(5) Provide all specifications and descriptions of each proposed building materials and please provide a physical material sample board that meets the City's submittal requirements. (Subsection 04.01 of Article 5)
(6) Please carry the dumpster enclosures through on all elevations (i.e. Building Type A the dumpster is not shown on the back elevation).

I.11 Based on the materials submitted staff has identified the following exceptions for this project:
(1) Primary Materials. According to Subsection 02.06, of Planned Development 9 (PD-57), exterior walls should consist of 90% masonry materials.
(2) Building Articulation on Primary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all primary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C1. In this case the two (2) primary facades do not meet these standards.
(3) Building Articulation on Secondary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all secondary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C2. In this case the two (2) secondary facades do not meet these standards.

M.12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In this case, staff has identified three (3) exceptions. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and the six (6) required compensatory measures. (Subsection 09.02, of Article 11). Compensatory measures to consider:

(1) Higher caliper trees.
(2) Increased building articulation
(3) Increased architectural elements

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on April 5, 2022 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.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 7, 2022; 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 March 29, 2022 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:
(1) Planning & Zoning Work Session meeting will be held on March 29, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on April 12, 2022.

I.16 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	03/23/2022	Needs Review

03/23/2022: - Include a small ROW clip at the northwest corner to include the sidewalk in Jeff Boyd ROW.
- SS can't be in detention easement. You'll need to keep this public line in a 20' easement on this property.
- SS to to connect perpendicular to existing SS Line. Do not angle across lot.
- SS to be public once crosses property lines. Min 20' Easement.

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

Drainage Items:
- Must continue to drain per the existing drainage patterns/original design.

Water and Wastewater Items:
- Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- May need a fire hydrant (check with the fire marshal's office)
- Dumpster area to drain to an oil/water separator or grease trap before draining to the storm lines.
- Sewer pro-rata of $432.74/acre.
- Additional water/sewer services might be required to be installed. Original plan was for 6 buildings.
- All services in ROW shall be bored or open cut with full panel concrete replacement.
- Water and sewer services and mains locations will need to be address during engineering.

Roadway Paving Items:
- Parking to be 20'x9'.
- Drive isles to be 24' wide.
- No dead-end parking allowed without a turnaround.
- Fire lane to have 20' min radius. Fire lane to be in a platted easement. If building is 30' or taller, the fire lane radii must be 30' minimum.
- Minimum 100' driveway spacing along Alliance and Jeff Boyd Roads.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Show all existing and proposed public water and sewer lines on landscape plan.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

BUILDING	Rusty McDowell	03/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/21/2022	Approved w/ Comments

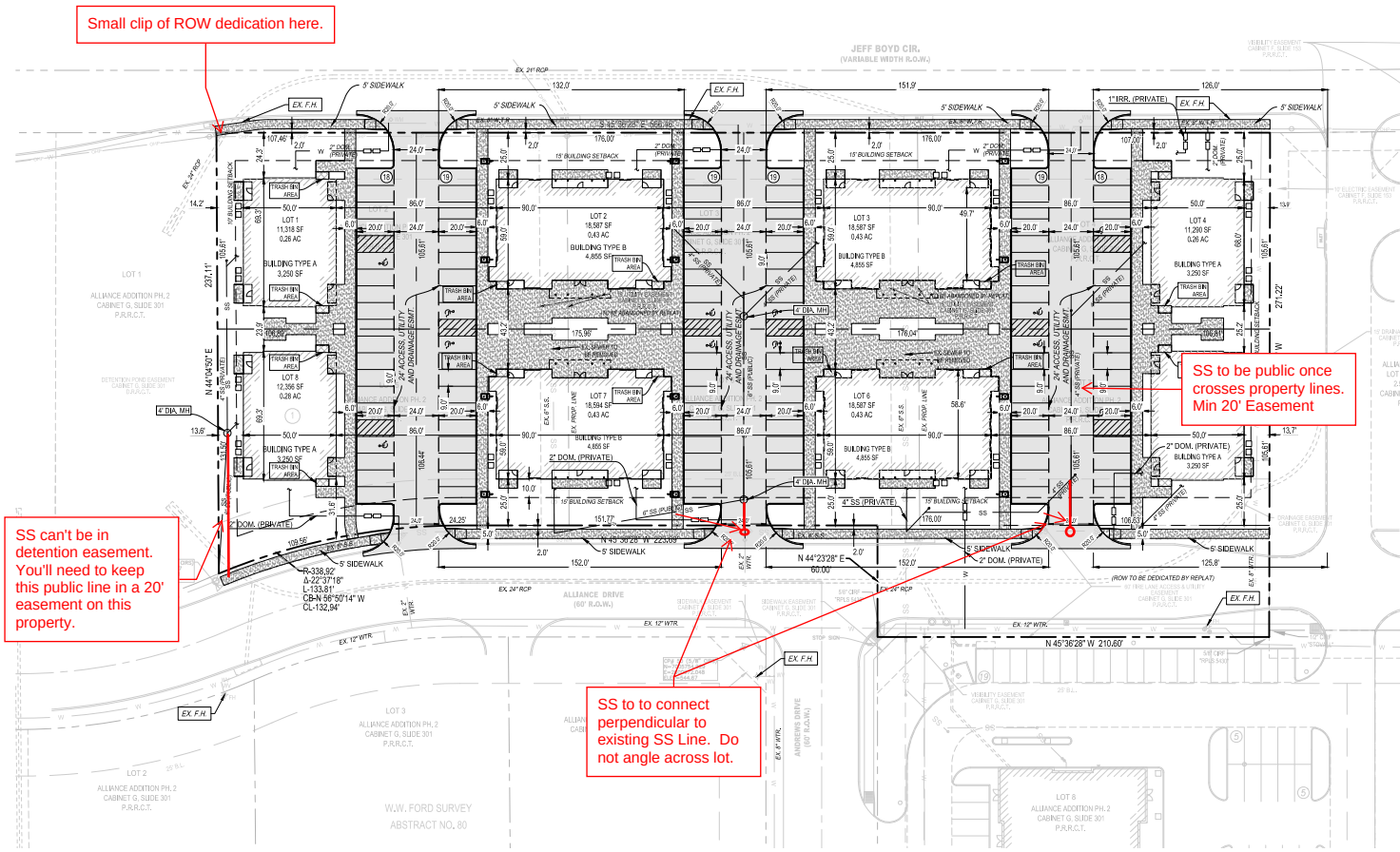
03/21/2022: +Address assignments are:+
Lot 1 182 Jeff Boyd Rd. Rockwall, TX 75032
Lot 2 194 Jeff Boyd Rd. Rockwall, TX 75032
Lot 3 202 Jeff Boyd Rd. Rockwall, TX 75032
Lot 4 214 Jeff Boyd Rd. Rockwall, TX 75032
Lot 5 6605 Alliance Dr. Rockwall, TX 75032
Lot 6 6595 Alliance Dr. Rockwall, TX 75032
Lot 7 6545 Alliance Dr. Rockwall, TX 75032
Lot 8 6535 Alliance Dr. Rockwall, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	03/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/21/2022	Approved

No Comments



SITE INFORMATION	
LAND AREA:	2.768 ACRES (120,574 SF)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	± 32,420 SF
BUILDING HEIGHT:	29'-8"
BUILDING TO LOT COVERAGE:	32,420/120,574=.269 -> 26.9%
BUILDING REQUIRED PARKING:	COMMERCIAL: 1/300 S.F = 108 SPACES
BUILDING PARKING PROVIDED:	112
IMPERVIOUS AREA:	92,260 SF
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	28,372 SF (0.65 AC.) = 23.5% OF TOTAL SITE

LEGEND

- PROPOSED SIDEWALK
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED LIGHT POLES
- PROPOSED WATER METER AND BACKFLOW
- PROPOSED SANITARY SEWER MANHOLE
- SCREENED TRASH BIN AREA

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
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- Show all existing and proposed public water and sewer lines on landscape plan.

no.	revision	by	date

tnp

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194388
GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.

CAMERON SLOWN, P.E. Date: 03/18/2022

Tx. Reg. # 106317

scale	
when bar is 1 inch long	
horiz	1"=30'
vert	N/A
MAR 2022	

NH LEGACY PARTNERS, LP.
P.O. BOX 818
Terrell, TX 75160

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Alliance Addition Phase 2	LOT	12-14	BLOCK	1
GENERAL LOCATION	Between intersections of Alliance Dr/H Wallace Ln and Jeff Boyd Rd/H Wallace Ln				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-57			CURRENT USE	
PROPOSED ZONING	PD-57			PROPOSED USE	Commercial
ACREAGE	2.768	LOTS [CURRENT]	3	LOTS [PROPOSED]	8

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

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

☐ OWNER	Rockwall Rental Properties, L.P.	☒ APPLICANT	Teague, Nall, and Perkins, Inc.
CONTACT PERSON	Randall Noe	CONTACT PERSON	Cameron Slown, PE
ADDRESS	P.O. Box 818	ADDRESS	825 Watters Creek Blvd Suite M300
CITY, STATE & ZIP	Terrell, TX 75160	CITY, STATE & ZIP	Allen, TX 75013
PHONE	214.869.5862	PHONE	972.737.8720
E-MAIL		E-MAIL	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDALL NOE [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 $ 305.36, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF MARCH, 2022. 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 15 DAY OF MARCH, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHRISTINE LEANNE MARSDEN
My Notary ID # 133505232
Expires December 28, 2025

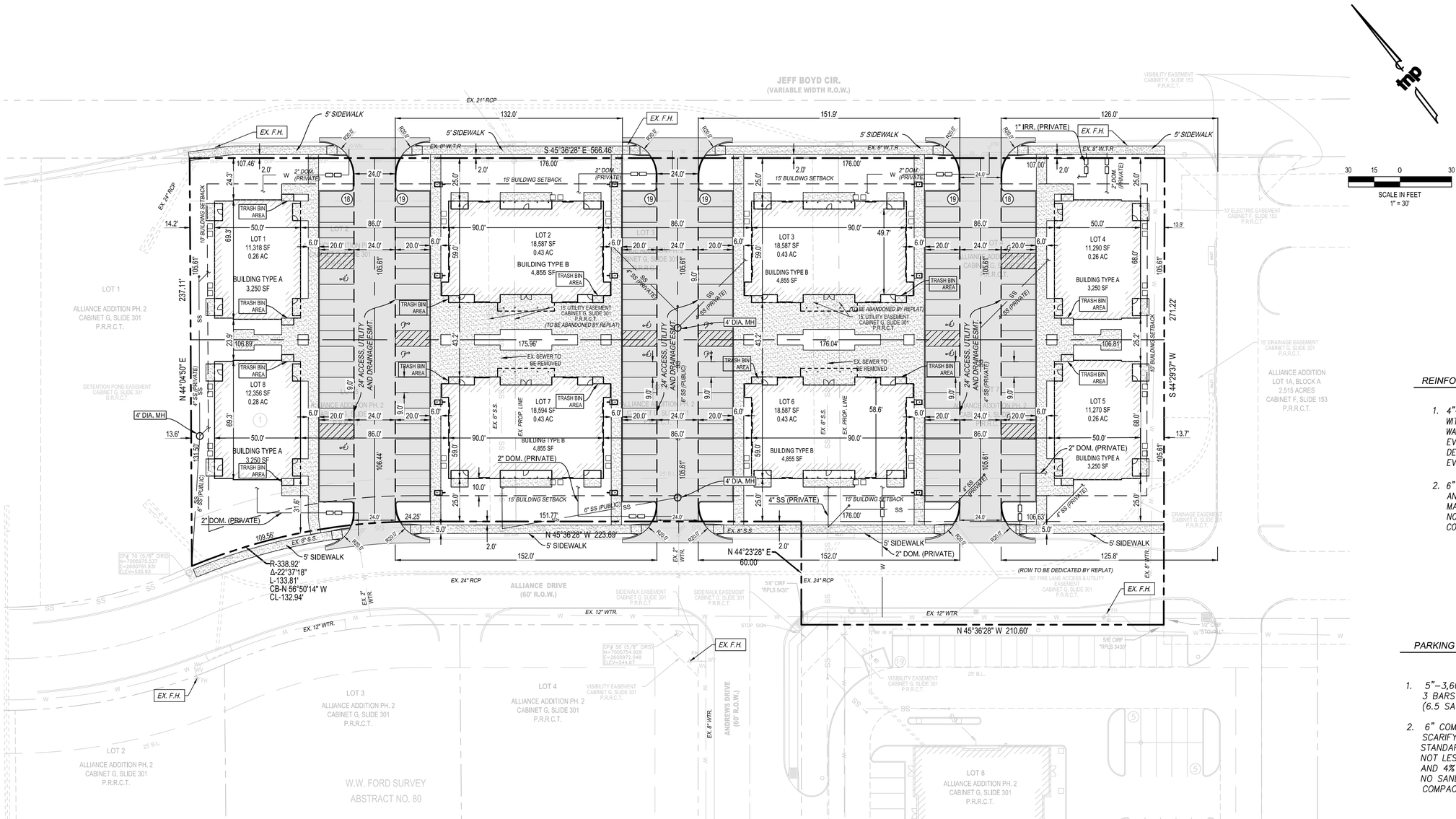
MY COMMISSION EXPIRES 12-28-2025

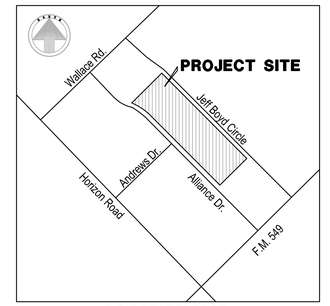


City of Rockwall

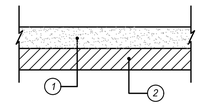
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



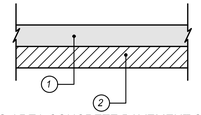


LOCATION MAP
N.T.S.



REINFORCED CONCRETE SIDEWALK SECTION
NTS

1. *4"–3,000 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS @ 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 115' AND AT ALL RADIUS POINTS. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)*
2. *6" COMPACTED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.*



PARKING AREA CONCRETE PAVEMENT SECTION
NTS

1. *5"–3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS @ 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)*
2. *6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.*

SITE INFORMATION

LAND AREA:	*2.768 ACRES (120,574 SF)*
CURRENT ZONING:	*PD-57*
EXISTING USE:	*UNUSED*
PROPOSED USE:	*COMMERCIAL*
BUILDING AREA:	*± 32,420 SF*
BUILDING HEIGHT:	*29'-8"*
BUILDING TO LOT COVERAGE:	*32,420/120,574=.269 -> 26.9%*
BUILDING REQUIRED PARKING:	*COMMERCIAL: 1/300 S.F = 108 SPACES*
BUILDING PARKING PROVIDED:	*112*
IMPERVIOUS AREA:	*92,260 SF*
LANDSCAPE AREA REQUIRED:	*15% OF TOTAL SITE*
LANDSCAPE AREA PROVIDED:	*28,372 SF (0.65 AC.) = 23.5% OF TOTAL SITE*

LEGEND

- *PROPOSED SIDEWALK*
- *PROPOSED STANDARD DUTY PAVEMENT*
- *PROPOSED LIGHT POLES*
- *PROPOSED WATER METER AND BACKFLOW*
- *PROPOSED SANITARY SEWER MANHOLE*
- *SCREENED TRASH BIN AREA*

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 _____, 2022.

Witness our hands this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman *Director of Planning & Zoning*

CASE NUMBER: SP2022-xxx

NOT FOR CONSTRUCTION

no.	revision	by	date

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10019438
GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.

CAMERON SLOWN, P.E. Date: 03/18/2022

Tx. Reg. # 106317

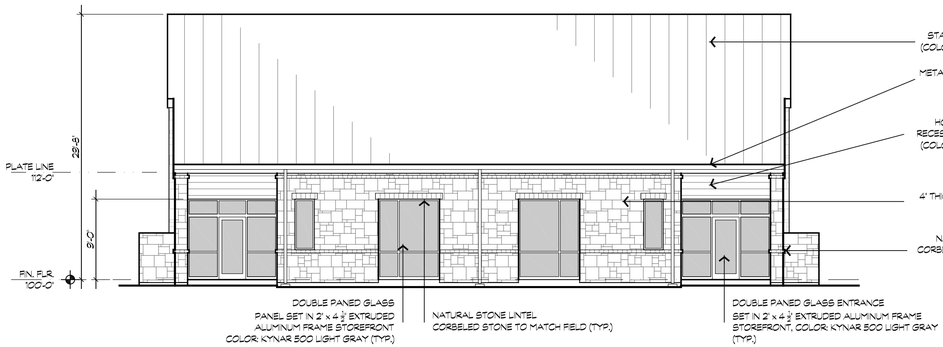
scale
when bar is 1 inch long
horiz 1"=30'
vert N/A
MAR 2022

NH LEGACY PARTNERS, LP.
P.O. BOX 818
Terrell, TX 75160

Rockwall, Texas
Improvements for
ALLIANCE DRIVE - 8-LOT DEVELOPMENT
SITE PLAN

tnp project RNP22123
sheet 1 of 1

Drawing: Q:\Projects\2022\Randall Noe - Alliance\CAD\SHEETS\RNP22123 -SITE PLAN.dwg at Mar 18, 2022 - 10:55am by cslown

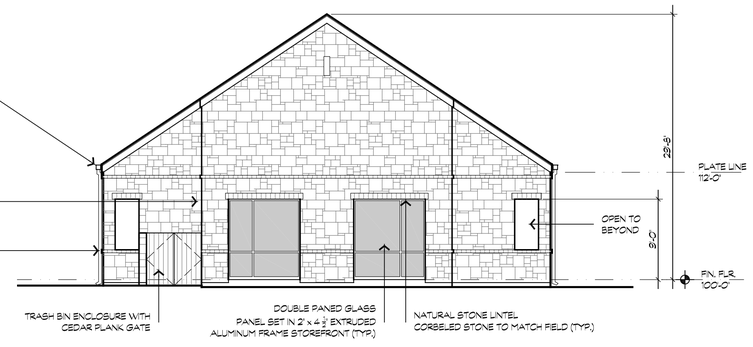


1 A3.01 Building "A" Front Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 405 S.F. (51%)
GLASS AND FRAME: 328 S.F. (41%)
METAL PANEL: 58 S.F. (8%)
TOTAL BUILDING FACADE AREA: 791 S.F.



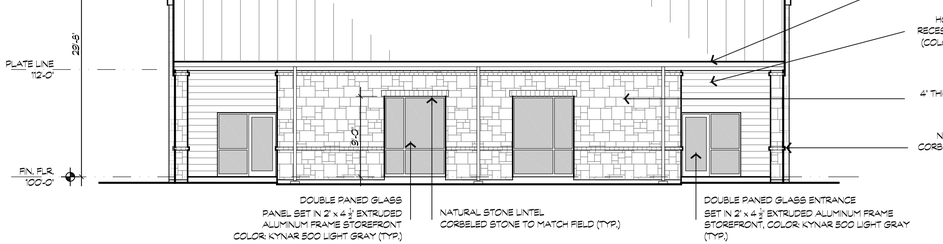
4 A3.01 Building "A" Right Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA: 669 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BUILDING FACADE AREA: 1,033 S.F.



3 A3.01 Building "A" Back Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 428 S.F. (54%)
GLASS AND FRAME: 220 S.F. (28%)
METAL PANEL: 142 S.F. (18%)
TOTAL BUILDING FACADE AREA: 791 S.F.



2 A3.01 Building "A" Left Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA: 889 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BUILDING FACADE AREA: 1033 S.F.

Case Number XXX

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Drive Development
Address
Rockwall, Texas

file #
21-011 Elevations

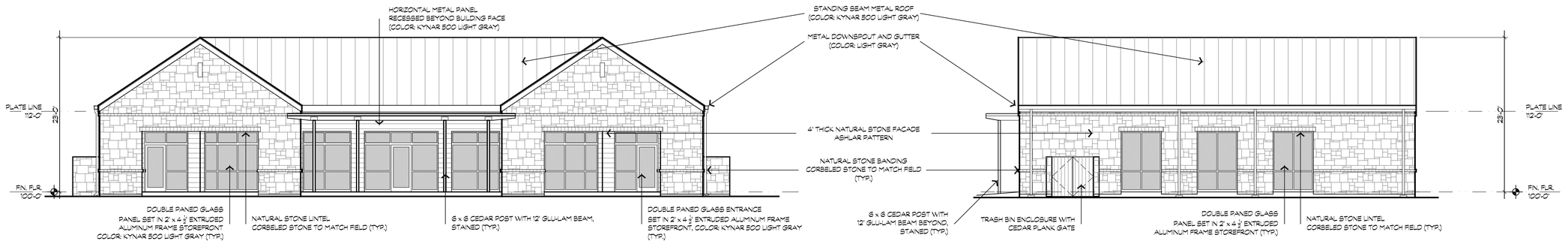
project #
21-011

date
18 March 2022

revisions

sheet

A3.01



1 A3.01 **Building "B" Front Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

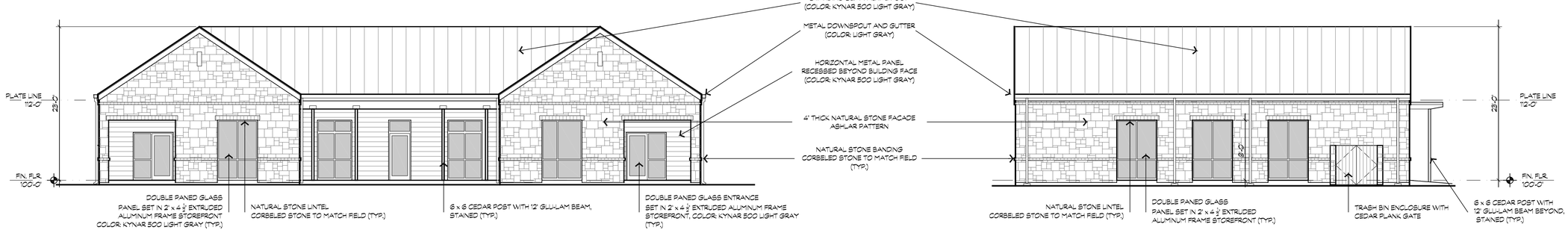
MASONRY AREA: 728 S.F. (53%)
GLASS AND FRAME: 481 S.F. (35%)
METAL PANEL: 171 S.F. (12%)
TOTAL BUILDING FACADE AREA: 1380 S.F.

4 A3.01 **Building "B" Right Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 558 S.F. (78%)
GLASS AND FRAME: 162 S.F. (22%)
TOTAL BUILDING FACADE AREA: 721 S.F.



1 A3.01 **Building "B" Back Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 746 S.F. (54%)
GLASS AND FRAME: 316 S.F. (23%)
METAL PANEL: 326 S.F. (23%)
TOTAL BUILDING FACADE AREA: 1380 S.F.

4 A3.01 **Building "B" Left Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 558 S.F. (78%)
GLASS AND FRAME: 162 S.F. (22%)
TOTAL BUILDING FACADE AREA: 721 S.F.

Case Number XXX

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Drive Development
Address
Rockwall, Texas

file #
21-011 Elevations

project #
21-011

date
18 March 2022

revisions

sheet

A3.02



1 A3.01 Front Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 405 S.F. (51%)
GLASS AND FRAME: 326 S.F. (41%)
METAL PANEL: 58 S.F. (8%)
TOTAL BULDING FACADE AREA: 791 S.F.



4 A3.01 Right Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA: 889 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BULDING FACADE AREA: 1,033 S.F.

3 A3.01 Back Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 428 S.F. (54%)
GLASS AND FRAME: 220 S.F. (28%)
METAL PANEL: 142 S.F. (18%)
TOTAL BULDING FACADE AREA: 791 S.F.

2 A3.01 Left Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA: 889 S.F. (86%)
GLASS AND FRAME: 144 S.F. (14%)
TOTAL BULDING FACADE AREA: 1033 S.F.

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Drive Development
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations

project #
21-011

date
18 March 2022

revisions

sheet

A3.01C



1 A3.01 Front Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 405 S.F. (51%)
GLASS AND FRAME: 326 S.F. (41%)
METAL PANEL: 58 S.F. (8%)
TOTAL BULDING FACADE AREA: 791 S.F.



4 A3.01 Right Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

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Seitz Architects, Inc.
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214.537.9981 www.seitzarchitects.com

2022

Alliance Drive Development
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations

project #
21-011

date
18 March 2022

revisions

sheet

A3.01C



1 A3.01 **Front Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 728 S.F. (53%)
GLASS AND FRAME: 481 S.F. (35%)
METAL PANEL: 171 S.F. (12%)
TOTAL BUILDING FACADE AREA: 1380 S.F.



4 A3.01 **Right Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 559 S.F. (78%)
GLASS AND FRAME: 162 S.F. (22%)
TOTAL BUILDING FACADE AREA: 721 S.F.



1 A3.01 **Back Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 746 S.F. (54%)
GLASS AND FRAME: 316 S.F. (23%)
METAL PANEL: 326 S.F. (23%)
TOTAL BUILDING FACADE AREA: 1390 S.F.



4 A3.01 **Left Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA: 559 S.F. (78%)
GLASS AND FRAME: 162 S.F. (22%)
TOTAL BUILDING FACADE AREA: 721 S.F.

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Drive Development
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations

project #
21-011

date
18 March 2022

revisions

sheet

A3.02C



Standing Seam Metal Roof
Light Gray



Metal Soffit and Wall Panel
Zinc Gray



Natural Stone Facade, Ashlar Pattern
Sonoma Buff Lueders



DOUBLE PANED GLASS
PANEL SET IN 2" x 4 1/2" EXTRUDED
ALUMINUM FRAME STOREFRONT
LIGHT GRAY

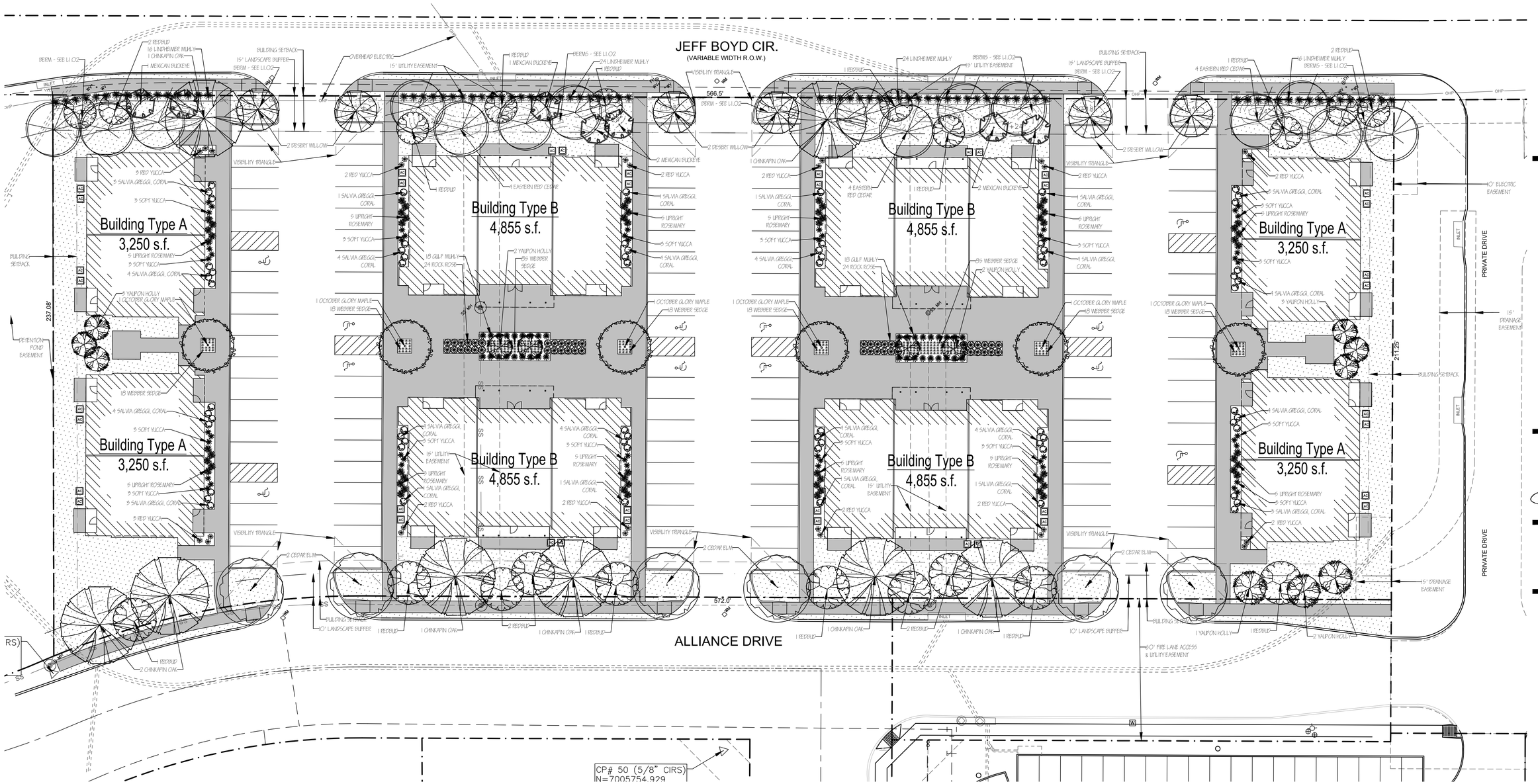
Seitz Architects, Inc.
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214.537.9981 www.seitzarchitects.com

2022

Alliance Drive Development
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations
project #
21-011
date
18 March 2022
revisions

sheet
0.00



PLANTING PLAN

Scale: 1" = 20'

0 20' 40'

DRAWING KEY

OHP — OVERHEAD ELECTRIC
SS — UNDERGROUND SANITARY SEWE
W — UNDERGROUND WATER
PROPERTY LINE
BERMUDA TURF GRASS SOD
VISIBILITY TRIANGLE
VISIBILITY TRIANGLE

PLANT LIST

Common Name	Botanical Name		Texas Native	Size	Qty	Remarks
Cedar Elm	*Ulmus crassifolia*	Tree	Yes	100 gal	6	4" cal min.
Chinkapin Oak	*Quercus muhlenbergii*	Tree	Yes	100 gal	8	4" cal min.
Desert Willow	*Chiopsis linearis*	Tree	Yes	15 gal	6	4' height min
Drummond Maple	*Acer rubrum var. drummondii*	Tree	Yes	100 gal	6	4" cal min.
Eastern Red Cedar	*Juniperus virginiana*	Tree	Yes	65 gal	15	4" cal min.
Gulf Muhly	*Muhlenbergia capillaris*	Grass	Yes	3 gal	36	full pot
Mexican Buckeye	*Ungnadia speciosa*	Small tree	Yes	25 gal	7	4' height min
Muhly / Lindheimer Muhly / Big M.	*Muhlenbergia lindheimeri*	Grass	Yes	3 gal	80	full pot
Red Yucca	*Hesperaloe parviflora*	Shrub-like	Yes	5 gal	26	full pot
Redbud 'Oklahoma'	*Cercis canadensis var. texensis 'Oklahoma'*	Small tree	Yes	25 gal	20	4' height min
Rock Rose / Pavonia	*Pavonia lasiopetala*	Perennial	Yes	1 gal	48	full pot
Rosemary, Upright	*Rosimarinus officinalis*	Perennial	No	3 gal	60	full pot
Salvia greggii 'coral'	*Salvia greggii*	Perennial	Yes	1 gal	68	full pot
Softleaf Yucca	*Yucca recurvifolia*	Shrub-like	No	5 gal	48	full pot
Webber Sedge or Meadow Sedge	*Carex spp.*	Groundcove	Yes	4" pots	278	full pot
Yaupon Holly	*Ilex vomitoria*	Small tree	Yes	35 gal	13	tree form, 4' height min, min 4 canes
Bermuda grass sod	*Tiff 419*			sf	26,430	

Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF ROCKWALL PLANNING & ZONING
385 SOUTH GOLIAD
ROCKWALL, TEXAS
972 771-7745

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR AND RPZ WITH ENCLOSURE.

Landscaping Requirements

CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE
ARTICLE 8: LANDSCAPE & FENCE STANDARDS
APPENDIX C, LANDSCAPING GUIDELINES AND REQUIREMENTS
PD NO. 57

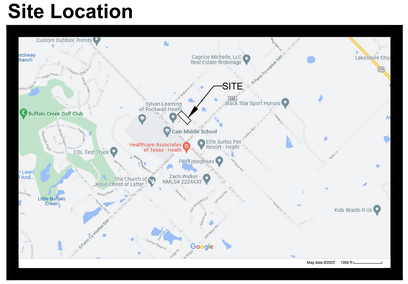
A. IMPERVIOUS AREA VS. LANDSCAPE /OPEN SPACE
LOT SIZE: 120,592 SF OR 2.77 ACRE - COMMERCIAL
20% PERVIOUS AREA REQUIRED: 24,118 SF
30% PERVIOUS AREA PROVIDED: 28,155 SF

B. LANDSCAPE BUFFERS
JEFF BOYD ROAD (FRONTAGE 566.5 LIN FT)
REQUIRED: 15 FT PROVIDED: 15 FT
3 CANOPY TREES = 4 ACCENT TREES PER 100 LIN FT OF FRONTAGE
REQUIRED: 17 CANOPY TREES + 23 ACCENT TREES
PROVIDED: 17 CANOPY TREES + 23 ACCENT TREES
ALLIANCE DRIVE (FRONTAGE 572 LIN FT)
REQUIRED: 10 FT PROVIDED: 10 FT
1 CANOPY TREE + 1 ACCENT TREE PER 50 LIN FT OF FRONTAGE
REQUIRED: 11 CANOPY TREES + 11 ACCENT TREES
PROVIDED: 13 CANOPY TREES + 11 ACCENT TREES

C. PARKING LOT LANDSCAPING
1 TREE WITHIN 80' OF EACH PARKING SPACE

D. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

Site Location



Owner & Professionals Information

OWNER

ARCHITECT
SEITZ ARCHITECTS, INC.
506 MEADOWLAKE LANE, HEATH, TEXAS 75032
ATTN: STEVE SEITZ, 214.537.9981
WWW.SEITZARCHITECTS.COM

LANDSCAPE ARCHITECT
FELDMAN DESIGN STUDIOS
P.O. BOX 832346, RICHARDSON, TEXAS 75083
ATTN: CAROL FELDMAN, 972-523-4944
CAROL@FELDMANDESIGN.COM

CITY OF ROCKWALL CASE #XXX
LANDSCAPE PLANTING PLAN

FELDMAN DESIGN STUDIOS
P.O. Box 832346, Richardson, Texas 75083
Mobile: 972 523-4944
carol@feldmandesign.com

NO.	ITEM DESCRIPTION	DATE:
1.	SUBMITTAL	3/18/22
2.		
3.		
4.		
5.		
6.		
7.		

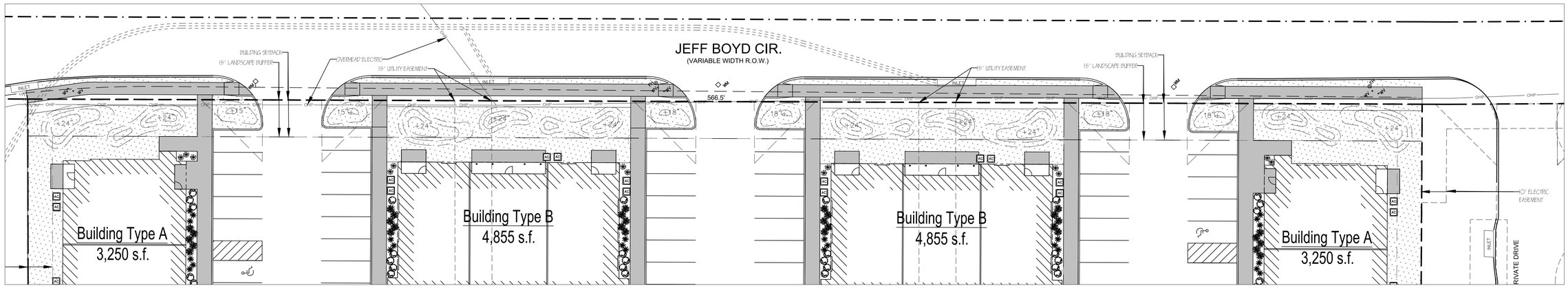
STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED LANDSCAPE ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

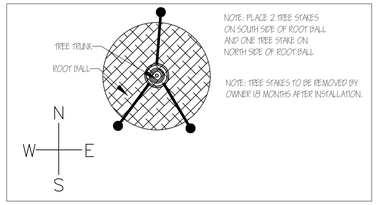
ALLIANCE DRIVE DEVELOPMENT
LOCATION (STREET ADDRESS)
ROCKWALL , TEXAS

SHEET NO.

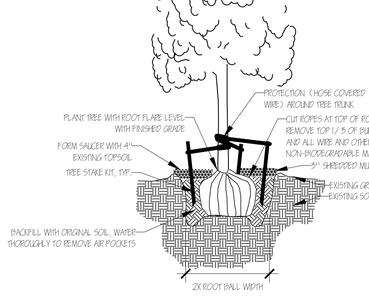
L1.01



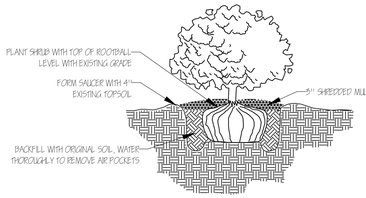
BERMING DETAIL
Scale: 1" = 20'



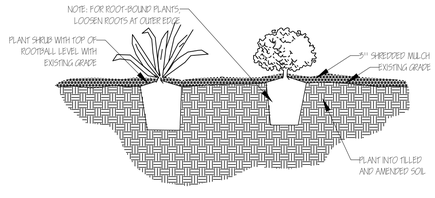
TREE STAKE DETAIL
Scale: 1/2"= 1'



TREE PLANTING
Scale: Not to scale



SHRUB & ORNAMENTAL GRASS PLANTING DETAIL
Scale: Not to scale



PERENNIAL PLANTING DETAIL
Scale: Not to scale

SECTION 02910 – SOIL PREPARATION
PART 1 – GENERAL
A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK.
C. APPROVALS
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

PART 2 – PRODUCTS
A. MATERIALS
1. COMPOST:
1.1. COTTON BUR COMPOST.
1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
2. FERTILIZERS AND SUPPLEMENTS:
2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE. OR APPROVED EQUAL.
3. MULCH
3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

PART 3 – EXECUTION
A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES,
2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS,
2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEED AREAS
3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
3.2. ADD ½ INCH COMPOST TO ALL AREAS.
3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

NOTES
GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.

2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.

3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.

4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)

5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 – LANDSCAPE PLANTING
PART 1 – GENERAL
A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
6. COORDINATION WITH IRRIGATION SYSTEM:
6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN "STEPPED-UP" AS NECESSARY TO PREVENT ROOT GIRDLING.
2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
F. WARRANTEE
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 – EXECUTION
A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING.
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE "POT-BOUND" PRIOR TO INSTALLATION.
3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.
E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF ½", SMOOTH AND FREE OF STONES AND DEBRIS.
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. ½" IN HEIGHT.
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915

CITY OF ROCKWALL CASE #XXX
LANDSCAPE DETAILS

FELDMAN DESIGN STUDIOS
P.O. Box 892346, Richardson, Texas 75085
Office: 972.980-1750 Mobile: 972.525-4944
carol@feldmandesign.com

NO.	ITEM DESCRIPTION	DATE: 3/18/22
1.	SUBMITTAL	
2.		
3.		
4.		
5.		
6.		
7.		

STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

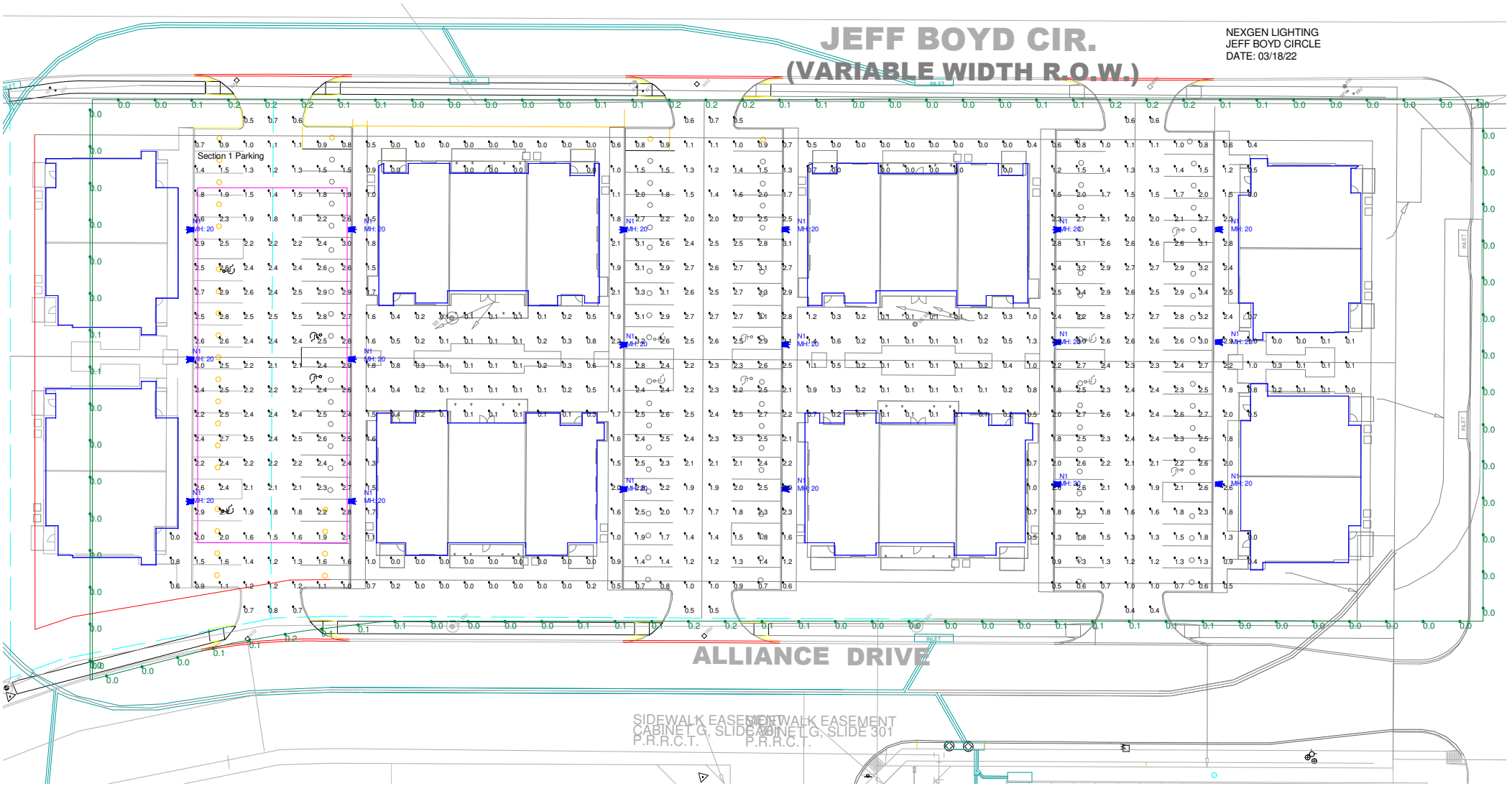
ALLIANCE DRIVE DEVELOPMENT
LOCATION (STREET ADDRESS)
ROCKWALL, TEXAS

SHEET NO.
L1.02

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	18	N1	SINGLE	0.950	NV-1-T4-16L-1-40K-SINGLE @ 20FT	56

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY CLACS	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.
SITE CALCS	Illuminance	Fc	1.52	3.4	0.0	N.A.	N.A.
Section 1 Parking	Illuminance	Fc	2.32	3.0	1.4	1.66	2.14

NEXGEN LIGHTING
JEFF BOYD CIRCLE
DATE: 03/18/22



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	April 12, 2022
APPLICANT:	Cameron Slown, PE; *Teague, Nail, and Perkins, Inc.*
CASE NUMBER:	SP2022-013; *Site Plan for Eight (8) Office Buildings*

SUMMARY

Discuss and consider a request by Cameron Slown of Teague, Nail, and Perkins, Inc, on behalf of Randall Noe of Rockwall Rental Properties, L.P. for the approval of a *Site Plan* for eight (8) *Office Buildings* on a 2.768-acre parcel of land identified as Lot 12, 13 & 14, Block 1, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development 57 (PD-57) District land use with an underlying zoning of Commercial (C) District, addressed as 6535, 6545,6595, and 6605 Alliance Drive and 182, 194, 202, and 204 Jeff Boyd Circle, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on May 17, 2004, by *Ordinance No. 04-34*. At the time of annexation, it was zoned Agricultural (AG) District. On August 16, 2004, the City Council approved *Ordinance No. 04-48* [*Case No. Z2004-024*], which rezoned the subject property -- *which at this time was a portion of a larger 18.99-acre tract of land* -- from an Agricultural (AG) District to Planned Development District 57 (PD-57) for Commercial (C) District land uses. The subject property was originally platted as Lots 2-7, Block 1, Alliance Addition, Phase 2 on May 20, 2008 [*Case No. P2007-032*]. On August 11, 2014, the subject property was replatted as Lots 12, 13 & 14, Block 1, Alliance Addition Phase 2 [*Case No. P2014-009*]. The subject property has remained vacant since.

PURPOSE

On March 18, 2022, the applicant -- *Cameron Slown of Teague, Nail, and Perkins, Inc* -- submitted an application requesting the approval of a site plan for the purpose of constructing eight (8) office buildings on the subject property consisting of four (4) 4,855 SF buildings and four (4) 3,250 SF buildings.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the intersection of Alliance Drive and Andrews Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant lot (*i.e. Lot 1, Block 1, Alliance Addition*) zoned Planned Development 57 (PD-57). Beyond that is Wallace Lane, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is several residential properties zoned Agriculture (AG) District.

South: Directly south of the property is a lot zoned Planned Development 57 (PD-57) and developed with a *Financial Institution with a Drive-Through* (*i.e. Alliance Bank*). Beyond that is S. FM 549, which is classified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Jeff Boyd Road which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several

residential properties zoned Agriculture (AG) District. East of this is W. Cullins Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Alliance Drive, which is classified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several lots zoned Planned Development 57 (PD-57) and which are developed with *office buildings* (*i.e. Lots 8, 9, 13, & 16, Block 2, Alliance Addition Phase II).*

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building Less Than 5,000 SF* is permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the photometric plan which will conform prior to submitting to engineering. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X≥11,325.60 SF; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X≥106.63-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X≥105.61-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X≥24.3-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X≥13.7-Feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=29' 8"; In Conformance*
Max Building/Lot Coverage	*60%*	*X=26.9%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/300 SF (109 Required)*	*X=112; In Conformance*
Minimum Landscaping Percentage	*20%*	*X=23.5%; In Conformance*
Maximum Impervious Coverage	*90%*	*C=76.52%; In Conformance*

CONFORMANCE WITH THE CITY'S CODES

According to Planned Development 57 (PD-57), the underlying zoning of the subject property is Commercial (C) District, and according to Subsection 04.01 *General Commercial District Standards* of Article 05, District Development Standards of the Unified Development Code (UDC), "(t)he Commercial (C) District is the proper zoning classification for most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*). The land uses specified for the Commercial (C) District include most types of office and retail activity…" In this case, the applicant is applying for eight (8) office buildings on the subject property adjacent to several other offices and retail establishments in the area. This section goes on to state that "(t)he noise, traffic, litter, late night hours, and other influences that could be harmful to neighborhoods require adequate buffering and mitigating factors when locating adjacent to residential areas." In this case, the applicant has proposed adequate landscape screening adjacent to the low density residential areas north of the subject property, and the applicant has stated that the proposed lighting will conform to all photometric requirements within the Unified Development Code (UDC). Based on staff's review of the applicant's project compared to the City's codes, the request does appear to meet the City's requirements with the exception of the articulation requirements for the primary and secondary building facades and the masonry requirements listed in Planned Development 57 (PD-57).

VARIANCES AND EXCEPTIONS BY THE APPLICANT

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

(1) *Exceptions*.

(a) *Primary Building Facades*. According to Subsection 04.01(C)(1) of Article 05, *Development Standards*, of the Unified Development Code (UDC) primary facades require projections associated with entryways, architectural elements and

wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In this case, the proposed buildings do not incorporate vertical and horizontal projections established by the Unified Development Code (UDC) on the primary building façades for building type A.

(b) *Secondary Building Facades*. According to Subsection 04.01(C)(2) of Article 05, *Development Standards*, of the Unified Development Code (UDC) secondary facades require projections associated with architectural elements and wall lengths. Specifically, secondary architectural elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed buildings do not incorporate vertical and horizontal projections standards established by the Unified Development Code (UDC) on the secondary building façades for building type A or B.

(2) *Variances*.

(a) Masonry Requirements. According to Subsection 02.06 of Planned Development 57 (PD-57), exterior walls should consist of 90% masonry materials. In this case, the proposed Building Type A has 87% masonry on the back elevations, and Building Type B has 76% masonry on the back elevations and 84% on the front elevations.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures, the applicant is proposing: [*1*] to provide screening around the a/c units not adjacent to public right of ways [*2*] add landscaping along extended patios [3] to construct a common area courtyard between each of the Building B sites, and [4] to provide additional landscaping in the common area courtyards. Requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Southwest Residential District* and is designated for *Commercial/Retail* land uses. According to the plan, the *Southwest Residential District* "…contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (*i.e. National Drive, Sids Road, and Mims Road*) and commercial land uses." The district goes on to state that the district is "…expected to continue to function as it does today …" Currently, the areas in Planned Development District 57 (PD-57) are developed with office and retail land uses, and the applicant is proposing to add eight (8) new office buildings into this area. Based on this, the applicant's request appears to conform with the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on March 29, 2022, and approved the design by a vote of 6-0 with Board Member Miller absent; however, the applicant has since changed the colors and provided a material sample board. Based on this staff is bringing the case back to the ARB to review and provide an updated recommendation to the Planning and Zoning Commission at their meeting on *April 12, 2022*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of eight (8) *Office Buildings* on the *subject property*, then staff would propose the following conditions of approval:

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

(2) A Photometric Plan conforming to the requirements of Article 07, *Environmental Performance*, of the Unified Development Code (UDC) shall be required to be submitted prior to the acceptance of civil engineering plans.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS					
SUBDIVISION	Alliance Addition Phase 2	LOT	12-14	BLOCK	1
GENERAL LOCATION	Between intersections of Alliance Dr/H Wallace Ln and Jeff Boyd Rd/H Wallace Ln				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-57			CURRENT USE	
PROPOSED ZONING	PD-57			PROPOSED USE	Commercial
ACREAGE	2.768	LOTS [CURRENT]	3	LOTS [PROPOSED]	8

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

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

☐ OWNER	Rockwall Rental Properties, L.P.	☒ APPLICANT	Teague, Nall, and Perkins, Inc.
CONTACT PERSON	Randall Noe	CONTACT PERSON	Cameron Slown, PE
ADDRESS	P.O. Box 818	ADDRESS	825 Watters Creek Blvd Suite M300
CITY, STATE & ZIP	Terrell, TX 75160	CITY, STATE & ZIP	Allen, TX 75013
PHONE	214.869.5862	PHONE	972.737.8720
E-MAIL		E-MAIL	cslown@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDALL NOE [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 $ 305.36, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF MARCH, 2022. 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 15 DAY OF MARCH, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHRISTINE LEANNE MARSDEN
My Notary ID # 133505232
Expires December 28, 2025

MY COMMISSION EXPIRES 12-28-2025



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.

www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
CYPRESS
SUGAR LAND

GEORGIA
BLAIRSVILLE

April 7, 2022

Bethany Ross
City of Rockwall
Planning Department
385 S. Goliad
Rockwall, TX 75087

RE: Alliance Office - 8 (SP2022-013) Variance Request Letter

Bethany,

We received city comments on the site plan submittal package for the Alliance Office – 8 site located in the Alliance Addition near the intersection of Andrew Drive and Alliance Drive. Based on the comments pertaining to building articulation for the 4 smaller buildings (Building Type "A") and the amount of masonry on each building that is lesser than the city requirements we would respectfully request a variance with some compensatory measures provided to offset the requested variances.

BUILDING ARTICULATION VARIANCE

We are requesting a variance for Building Type "A" as shown on the building elevations provided by Seitz Architects. These buildings are shown on the site plan with 2 of these building types to be constructed on the East and 2 on the West sides of the site.

As a compensatory measure to this variance, we are proposing to install additional landscaping around the a/c units provided on the East and West side of these buildings. This will provide screening around the a/c units as well as some additional interest to the extended patios at the rear of these buildings. As a second compensatory measure we are proposing to add landscaping between the common areas between the Building "A" locations.

BUILDING MATERIAL VARIANCE

We are requesting a variance to the requirement of Subsection 2.06 on the PD 57 ordinance that the building exterior should consist of 90% masonry material.

As shown on the building elevations on sheet A3.01 the only side of the building that does not conform to this requirement is the back elevation of Building "A" which is 87% masonry based on the provided calculations. The remaining sides of the building are 100% masonry within the exclusion of the area for windows and/or doors.

As shown on the building elevations on sheet A3.02 for Building "B" the front and back side of the buildings are do not meet this requirement with a percentage of stone of 84% and 76% respectively with the exclusion of the area for windows and/or doors.

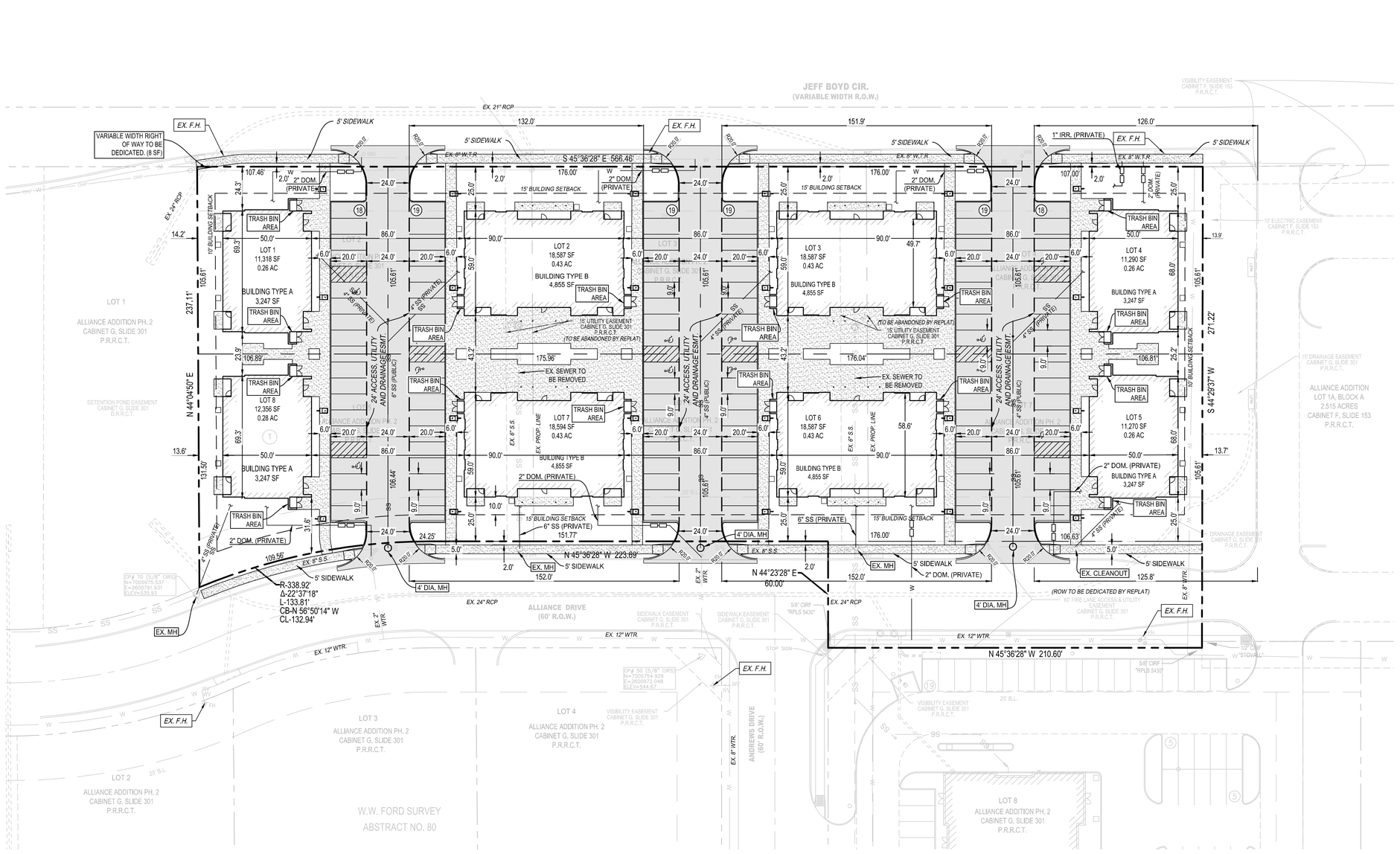
As a compensatory measure to this variance, we are proposing to construct a common area courtyard between each of the Building "B" sites to provide a sense of connectivity throughout the interior of the project site. As another compensatory measure, as can be seen on the landscape plan, various species of trees, shrubbery, and colorful plantings will be installed within the common courtyard areas.

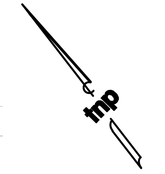
I trust that this letter adequately expresses the need for variances as a part of our site plan submittal package. If there are any questions, please feel free to contact me at (817) 889-5050 or cslown@tnpinc.com.

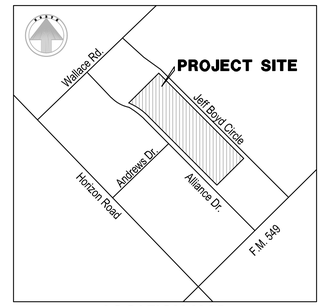
Sincerely,



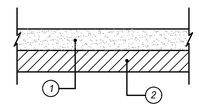
Cameron Slown, P.E.
teague nall & perkins





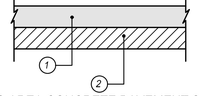


LOCATION MAP
N.T.S.



REINFORCED CONCRETE SIDEWALK SECTION
NTS

1. *4"–3,000 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS @ 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 115' AND AT ALL RADIUS POINTS. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)*
2. *6" COMPACTED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.*



PARKING AREA CONCRETE PAVEMENT SECTION
NTS

1. *5"–3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS @ 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)*
2. *6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.*

SITE INFORMATION

LAND AREA:	*2.768 ACRES (120,574 SF)*
CURRENT ZONING:	*PD-57*
EXISTING USE:	*UNUSED*
PROPOSED USE:	*COMMERCIAL*
BUILDING AREA:	*± 32,420 SF*
BUILDING HEIGHT:	*29'-8"*
BUILDING TO LOT COVERAGE:	*32,420/120,574=.269 -> 26.9%*
BUILDING REQUIRED PARKING:	*COMMERCIAL: 1/300 S.F = 108 SPACES*
BUILDING PARKING PROVIDED:	*112*
IMPERVIOUS AREA:	*92,260 SF*
LANDSCAPE AREA REQUIRED:	*15% OF TOTAL SITE*
LANDSCAPE AREA PROVIDED:	*28,372 SF (0.65 AC.) = 23.5% OF TOTAL SITE*

LEGEND

- *PROPOSED SIDEWALK*
- *PROPOSED STANDARD DUTY PAVEMENT*
- *PROPOSED LIGHT POLES*
- *PROPOSED WATER METER AND BACKFLOW*
- *PROPOSED SANITARY SEWER MANHOLE*

NOTE: ALL TRASH BINS SHOWN ON THE SITE PLAN ARE FOR ROLL AWAY TRASH AND RECYCLE CONTAINERS.

LEGAL DESCRIPTION

BLOCK 1 OF ALLIANCE ADDITION PHASE 2 RECORDED AS INSTRUMENT NO. 20140000011317 ROCKWALL COUNTY OFFICIAL PLAT RECORDS. BEING 2.768 ACRES SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

OWNER INFORMATION

RANDALL NOE
NH LEGACY PARTNERS, LP.
P.O. BOX 818
TERRELL, TX 75160

ENGINEER INFORMATION

CAMERON SLOWN
TEAGUE, NALL AND PERKINS, INC.
825 WATTERS CREEK BLVD, SUITE M300
ALLEN, TX 75013

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 _____, 2022.

Witness our hands this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman *Director of Planning & Zoning*

CASE NUMBER: SP2022-013

NOT FOR CONSTRUCTION

no.	revision	by	date

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.

CAMERON SLOWN, P.E. Date: 04/05/2022

Tx. Reg. # 106317

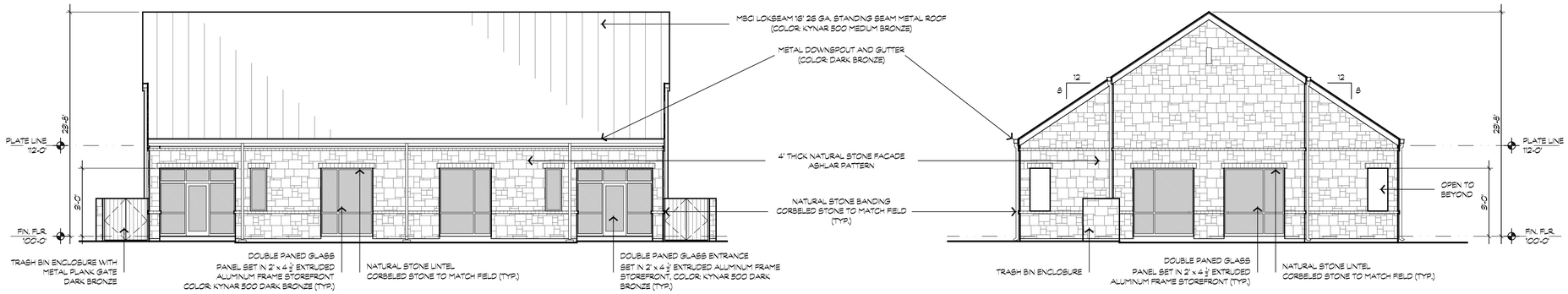
scale
when bar is 1 inch long
horiz 1"=30'
vert N/A
APR 2022

NH LEGACY PARTNERS, LP.
P.O. BOX 818
Terrell, TX 75160

Rockwall, Texas
Improvements for
ALLIANCE DRIVE - 8-LOT DEVELOPMENT
SITE PLAN

tnp project RNP22123
sheet 1 of 1

Drawing: T:\Projects\RNP22123\Engr-CSD\CAD\SHEETS\RNP22123 -SITE PLAN.dwg at Apr 04, 2022-3:37pm by cslown



1 A3.01 Building "A" Front Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA LESS GLASS: 517 S.F. (100%)

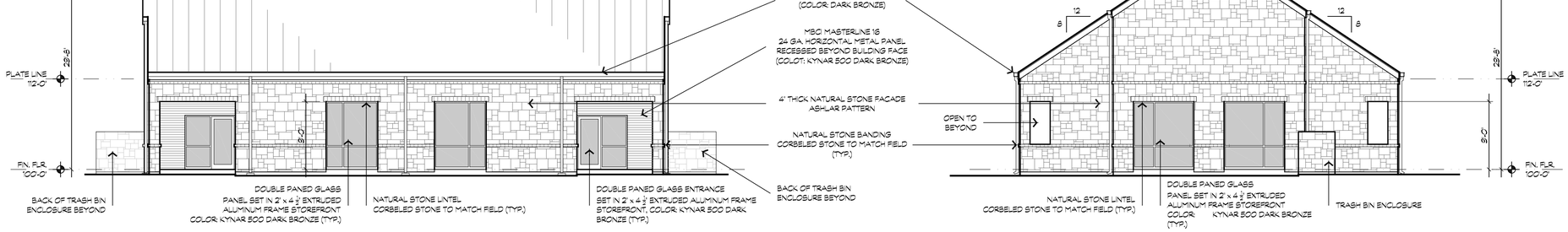
4 A3.01 Building "A" Right Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA LESS GLASS: 668 S.F. (100%)



3 A3.01 Building "A" Back Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA LESS GLASS: 548 S.F. (87%)
ARCHITECTURAL PANEL: 84 S.F. (13%)

2 A3.01 Building "A" Left Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA LESS GLASS: 668 S.F. (100%)

Site Information

LAND AREA:	2.768 ACRES (120,574 SF)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	32,420 SF
BUILDING HEIGHT:	23'-8"
BUILDING TO LOT COVERAGE:	32,420/120,574=.269 => 26.9%
BUILDING REQUIRED PARKING:	COMMERCIAL 1/300 S.F. = 108 SPACES
BUILDING PARKING PROVIDED:	112
IMPERVIOUS AREA:	92,280 SF
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	28,372 SF (0.65 AC.) = 23.5% OF TOTAL SITE

Legal Description

BLOCK 1 OF ALLIANCE ADDITION PHASE 2 RECORDED AS INSTRUMENT NO. 20140000013117 ROCKWALL COUNTY OFFICIAL PLAT RECORDS, BEING 2.768 ACRES SITUATED IN THE W.M. FORD SURVEY, ABST. NO 80 IN THE CITY OF ROCKWALL, ROCKWALLL COUNTY, TEXAS

Owner / Developer

RANDELL NOE
NH LEGACY PARTNERS
P.O. BOX 818
TERRELL, TEXAS 75160
214.507.9931

Document Developer

SEITZ ARCHITECTS, INC.
506 MEADOWLAKE LANE
HEATH, TEXAS 75032
214.537.9981
seitz@seitzarchitects.com

Rockwall Case Number SP2022-013

Key Notes

* INDICATES SPECIFIED PRODUCT ON SHEET A0.02

1 GENERAL REQUIREMENTS-NOT USED
2 SITE WORK
2.1 SITE PAVING, REFER CIVIL
3 CONCRETE
3.1
4 MASONRY
4.1 MASONRY VENEER
5 METALS
5.1 METALS
6 WOODS & PLASTICS
6.1
7 THERMAL AND MOISTURE PROTECTION
7.1 STANDING SEAM METAL ROOF
8 DOORS AND WINDOWS
8.1 ALUMINUM STOREFRONT
9 FINISHES
9.1 FINISHES
10 SPECIALTIES
10.1 SIGNS
11 EQUIPMENT
11.1
12 FURNISHINGS-NOT USED
13 SPECIAL CONSTRUCTION
13.1 SPECIAL CONSTRUCTION
14 CONVEYING SYSTEMS - NOT USED
15 MECHANICAL
15.1 MECHANICAL EQUIPMENT
16 ELECTRICAL
16.1 SITE LIGHTING

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Office - 8
Alliance Drive
Rockwall, Texas

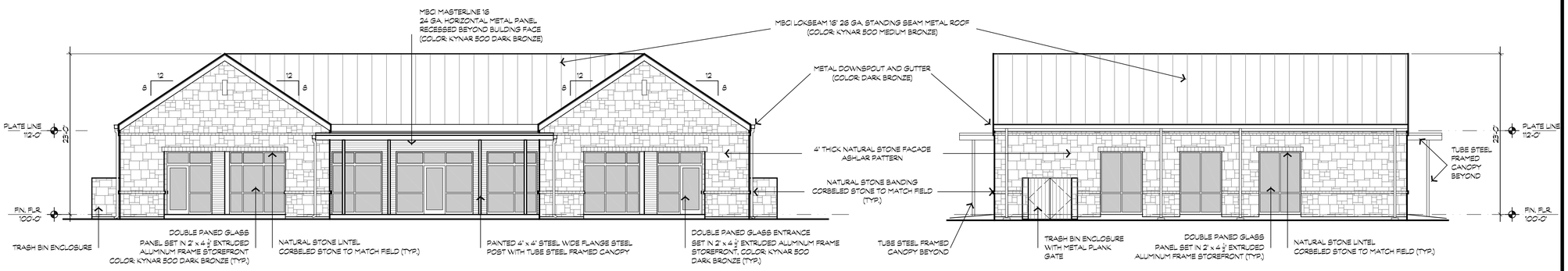
file #
21-011 Elevations

project #
21-011

date
5 April 2022

revisions

sheet
A3.01



1 A3.01 **Building "B" Front Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

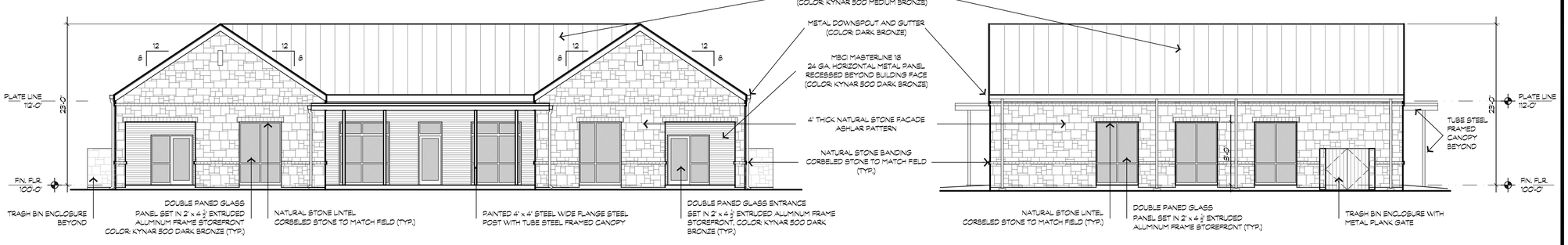
MASONRY AREA LESS GLASS: 658 S.F. (84%)
ARCHITECTURAL PANEL LESS GLASS: 124 S.F. (16%)

4 A3.01 **Building "B" Right Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA LESS GLASS: 559 S.F. (100%)



1 A3.01 **Building "B" Back Elevation, North or South**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA LESS GLASS: 786 S.F. (76%)
ARCHITECTURAL PANEL LESS GLASS: 254 S.F. (24%)

4 A3.01 **Building "B" Left Elevation, East or West**

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA LESS GLASS: 559 S.F. (100%)

Key Notes

* INDICATES SPECIFIED PRODUCT ON SHEET A0.02

1 GENERAL REQUIREMENTS-NOT USED
2 SITE WORK
2.1 SITE PAVING, REFER CIVIL
3 CONCRETE
3.1
4 MASONRY
4.1 MASONRY VENEER
5 METALS
5.1 METALS
6 WOODS & PLASTICS
6.1
7 THERMAL AND MOISTURE PROTECTION
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8.1 ALUMINUM STOREFRONT
9 FINISHES
9.1 FINISHES
10 SPECIALTIES
10.1 SIGNS
11 EQUIPMENT
11.1
12 FURNISHINGS-NOT USED
13 SPECIAL CONSTRUCTION
13.1 SPECIAL CONSTRUCTION
14 CONVEYING SYSTEMS - NOT USED
15 MECHANICAL
15.1 MECHANICAL EQUIPMENT
16 ELECTRICAL
16.1 SITE LIGHTING

Site Information

LAND AREA:	2.768 ACRES (120,574 SF)
CURRENT ZONING:	PD-57
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BUILDING AREA:	32,420 SF
BUILDING HEIGHT:	29'-8"
BUILDING TO LOT COVERAGE:	32,420/120,574=.269 => 26.9%
BUILDING REQUIRED PARKING:	COMMERCIAL: 1/300 S.F. = 108 SPACES
BUILDING PARKING PROVIDED:	112
IMPERVIOUS AREA:	92,280 SF
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Legal Description

BLOCK 1 OF ALLIANCE ADDITION PHASE 2 RECORDED AS INSTRUMENT NO. 20140000011317 ROCKWALL COUNTY OFFICIAL PLAT RECORDS, BEING 2.768 ACRES SITUATED IN THE W.W. FORD SURVEY, ABST. NO 80 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner / Developer

RANDELL NOE
NH LEGACY PARTNERS
P.O. BOX 818
TERRELL, TEXAS 75160
214.507.9831

Document Developer

SEITZ ARCHITECTS, INC.
505 MEADOWLAKE LANE
HEATH, TEXAS 75032
214.537.9981
seitz@seitzarchitects.com

Rockwall Case Number
SP2022-013

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Office - 8
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations
project #
21-011
date
5 April 2022
revisions

sheet
A3.02



1 A3.01 **Front Elevation, North or South**
Scale: 1/8" = 1'-0"



4 A3.01 **Right Elevation, East or West**
Scale: 1/8" = 1'-0"



1 A3.01 **Back Elevation, North or South**
Scale: 1/8" = 1'-0"



4 A3.01 **Left Elevation, East or West**
Scale: 1/8" = 1'-0"

Rockwall Case Number SP 2022-013

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Drive Development
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations

project #
21-011

date
18 March 2022

revisions

sheet

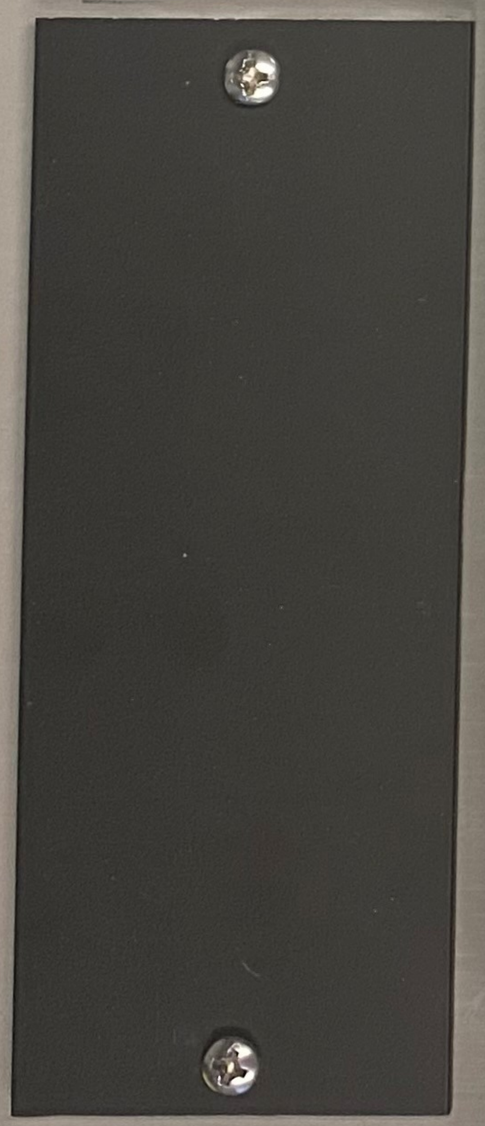
A3.02C

Roofing: Medium Bronze Metal

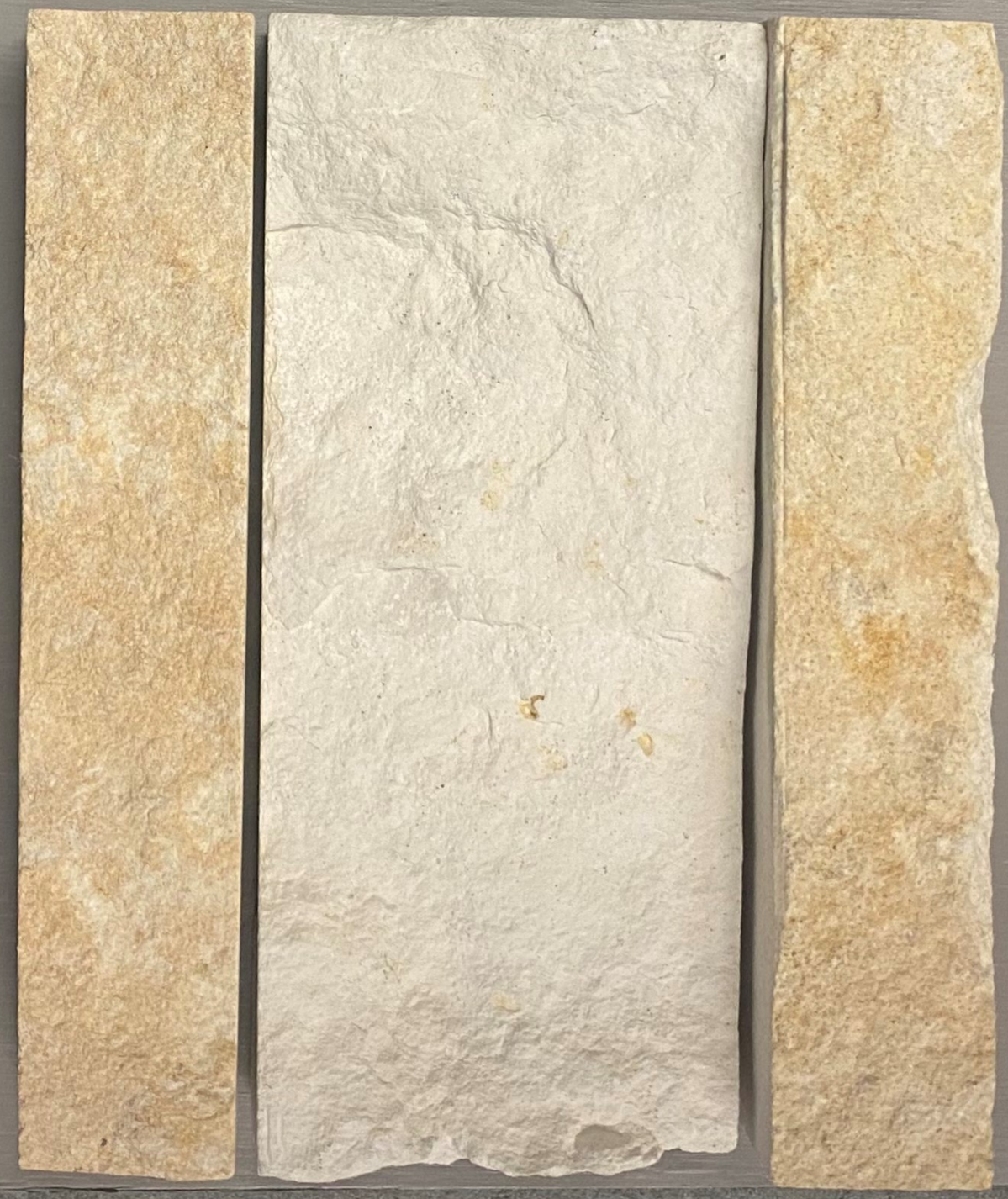


Architectural Panel:

Dark Bronze Metal



Stone Facade: Limestone; Lueders Buff w/ Nicotine Accents



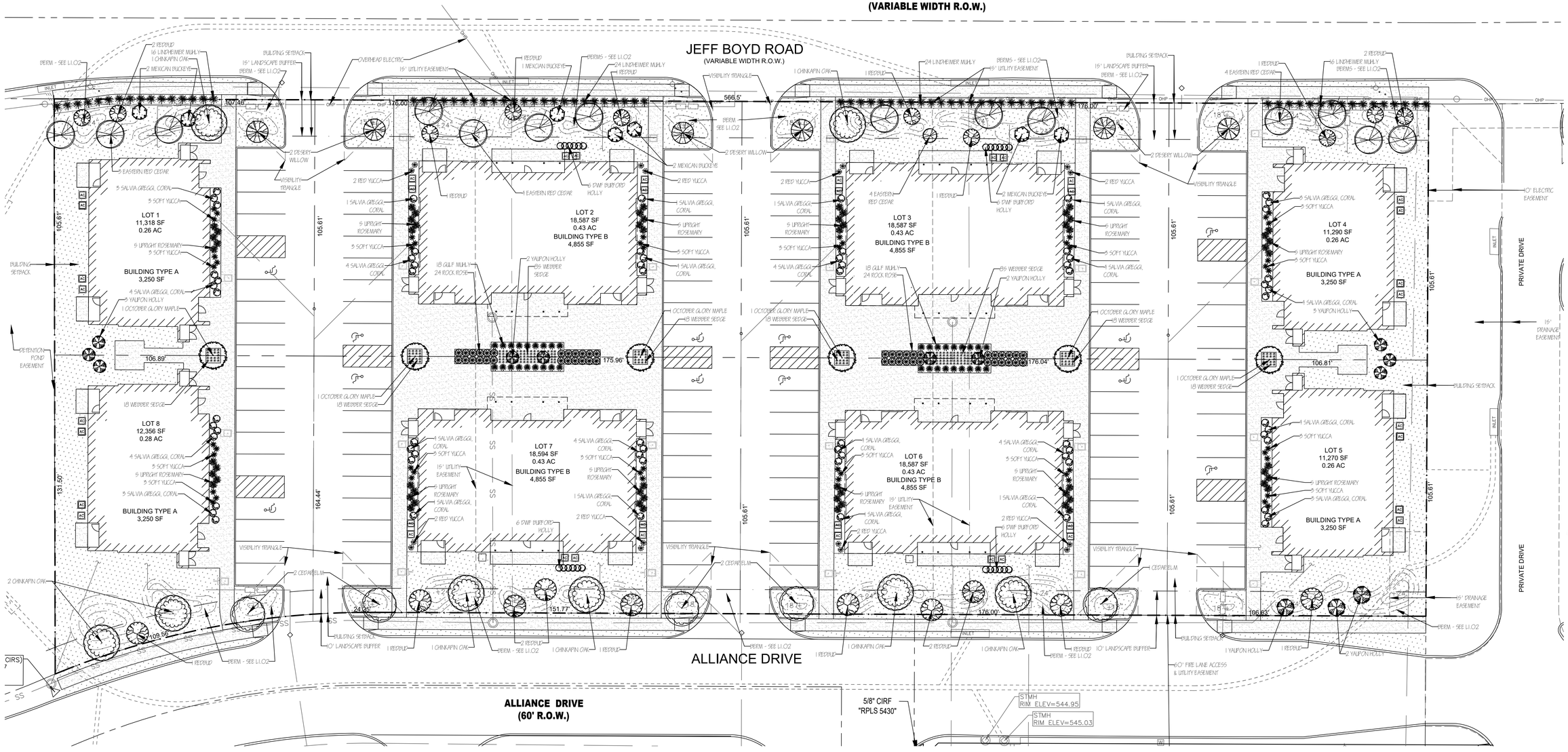


Window + Door Frames: Dark Bronze Metal

Allpoints Office – 2

Rockwall Case Number: SP2022-013

Seitz Architects, Inc. 506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 seitz@seitzarchitects.com



PLANTING PLAN

Scale: 1" = 20'

0 20' 40'

OHP OVERHEAD ELECTRIC
SS UNDERGROUND SANITARY SEWE
UW UNDERGROUND WATER
PROPERTY LINE
BERMUDA TURF GRASS SOD

VISIBILITY TRIANGLE VISIBILITY TRIANGLE
+24" BERM

PLANT LIST

	Common Name	Botanical Name	Rockwall Tree classification	Texas Native	Size	Qty	Remarks
	Cedar Elm	*Ulmus crassifolia*	Canopy Tree	Yes	100 gal	5	4" cal min.
	Chinkapin Oak	*Quercus muhlenbergii*	Canopy Tree	Yes	100 gal	8	4" cal min.
	Desert Willow	*Chiopsis linearis*	Accent Tree	Yes	15 gal	6	4' height min
	Dwarf Burford Holly	*Ilex cornuta 'nana'*	Shrub	No	5 gal	24	full pot
	Eastern Red Cedar	*Juniperus virginiana*	Canopy Tree	Yes	65 gal	15	4" cal min.
	Mexican Buckeye	*Ungnadia speciosa*	Accent Tree	Yes	25 gal	7	4' height min
	Muhly / Gulf Muhly	*Muhlenbergia capillaris*	Grass	Yes	3 gal	36	full pot
	Muhly / Lindheimer Muhly / Big Muhly	*Muhlenbergia lindheimeri*	Grass	Yes	3 gal	80	full pot
	October Glory Maple	*Acer rubrum var. 'October Glory'*	Canopy Tree	Yes	100 gal	6	4" cal min.
	Red Yucca	*Hesperaloe parviflora*	Shrub	Yes	5 gal	16	full pot
	Redbud, Eastern	*Cercis canadensis*	Accent Tree	Yes	25 gal	20	4' height min
	Rock Rose / Pavonia	*Pavonia lasiopetala*	Shrub	Yes	1 gal	48	full pot
	Rosemary, Upright	*Rosimarinus officinalis*	Shrub	No	3 gal	60	full pot
	Salvia greggii 'coral'	*Salvia greggii*	(not classified - perennial)	Yes	1 gal	68	full pot
	Webber Sedge or Meadow Sedge	*Carex spp.*	(not classified - groundcover)	Yes	4" pots	278	full pot
	Yaupon Holly	*Ilex vomitoria*	Accent Tree	Yes	35 gal	13	tree form, 4' height min, min 4 canes
	Yucca, Softleaf Yucca	*Yucca recurvifolia*	Shrub	No	5 gal	48	full pot
	Bermuda grass sod	*Tiff 419*	Grass		sf	26,430	

DRAWING KEY

Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF ROCKWALL PLANNING & ZONING
385 SOUTH GOLIAD
ROCKWALL, TEXAS
972 771-7745

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.
SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR.
IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC.

Landscaping Requirements

CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE
ARTICLE 8. LANDSCAPE & FENCE STANDARDS
APPENDIX C, LANDSCAPING GUIDELINES AND REQUIREMENTS
PD NO. 57

A. IMPERVIOUS AREA VS. LANDSCAPE /OPEN SPACE
LOT SIZE: 120,592 SF OR 2.77 ACRE - COMMERCIAL
20% PERVIOUS AREA REQUIRED: 24,118 SF
30% PERVIOUS AREA PROVIDED: 28,155 SF

B. LANDSCAPE BUFFERS
JEFF BOYD ROAD (FRONTAGE 566.5 LIN FT)
REQUIRED: 15 FT PROVIDED: 15 FT
3 CANOPY TREES + 4 ACCENT TREES PER 100 LIN FT OF FRONTAGE
REQUIRED: 17 CANOPY TREES + 23 ACCENT TREES
PROVIDED: 17 CANOPY TREES + 23 ACCENT TREES
ALLIANCE DRIVE (FRONTAGE 572 LIN FT)
REQUIRED: 10 FT PROVIDED: 10 FT
1 CANOPY TREE = 1 ACCENT TREE PER 50 LIN FT OF FRONTAGE
REQUIRED: 11 CANOPY TREES + 11 ACCENT TREES
PROVIDED: 12 CANOPY TREES + 11 ACCENT TREES

C. PARKING LOT LANDSCAPING
1 TREE WITHIN 80' OF EACH PARKING SPACE

D. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

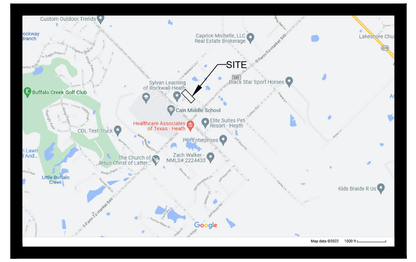
SITE INFORMATION

LAND AREA:	2.766 ACRES (120,574 SF)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	± 32,420 SF
BUILDING HEIGHT:	29'-8"
BUILDING TO LOT COVERAGE:	32,420/120,574=.269 -> 26.9%
BUILDING REQUIRED PARKING:	COMMERCIAL: 1/300 S.F.= 108 SPAC.
BUILDING PARKING PROVIDED:	112
IMPERVIOUS AREA:	92,269 SF
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	28,372 SF (0.65 AC.) = 23.5% OF TOTA

LEGAL DESCRIPTION

BLOCK 1 OF ALLIANCE ADDITION PHASE II RECORDED AS INSTRUMENT NO. 20140000011317 ROCKWALL COUNTY SPECIAL PLAT RECORDS, BEING 2.766 ACRES SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

Site Location



Owner & Professionals Information

OWNER
NH PARTNERS, LP.
P.O.BOX 818, TERRELL, TX 75160
ATTN: RANDALL NOE, 214.507.9831

ARCHITECT
SEITZ ARCHITECTS, INC.
506 MEADOWLAKE LANE, HEATH, TEXAS 75032
ATTN: STEVE SEITZ, 214.537.9981
WWW.SEITZARCHITECTS.COM

ENGINEER
TEAGUE, NALL AND PERKINS, INC.
825 WATTERS CREEK BLVD, SUITE M300
ALLEN, TX 75013 ATTN: CAMERON SLOWN

LANDSCAPE ARCHITECT
FELDMAN DESIGN STUDIOS
P.O. BOX 832346, RICHARDSON, TEXAS 75083
ATTN: CAROL FELDMAN, 972-523-4944
CAROL@FELDMANDESIGN.COM

CITY OF ROCKWALL CASE #SP2022-013

LANDSCAPE PLANTING PLAN

FELDMAN DESIGN STUDIOS
P.O. Box 832346, Richardson, Texas 75083
Mobile: 972 525-4944
carol@feldmandesign.com

NO.	ITEM DESCRIPTION	DATE:
1.	SUBMITTAL	3/18/22
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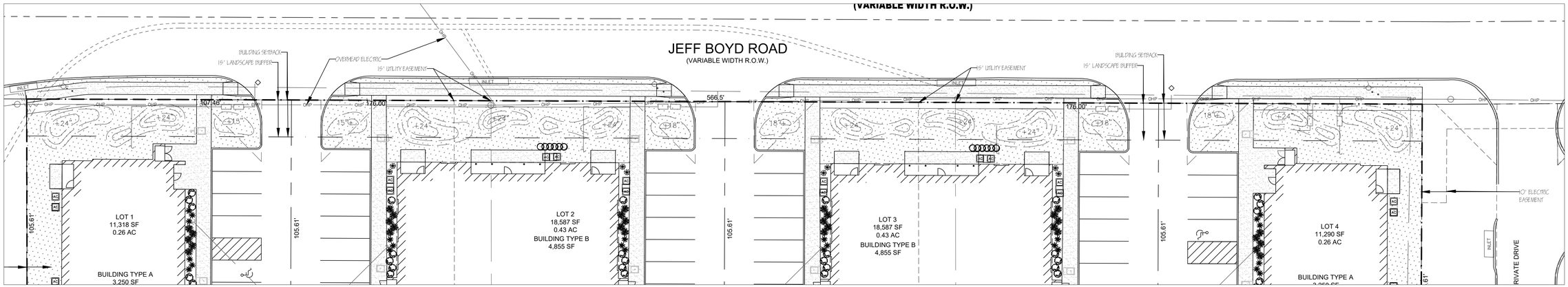
STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED LANDSCAPE ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

ALLIANCE DRIVE DEVELOPMENT
6535, 6545, 6595 & 6605 ALLIANCE DRIVE
182, 194, 202 & 214 JEFF BOYD ROAD
ROCKWALL , TEXAS

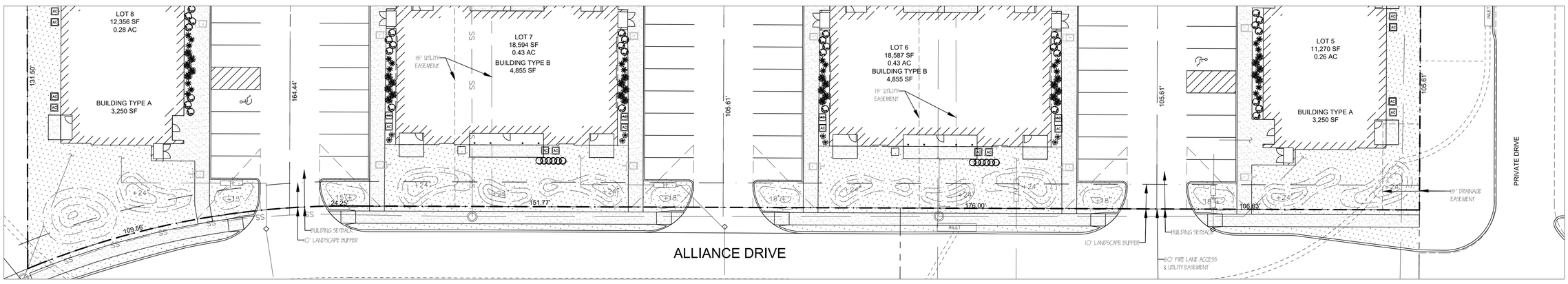
SHEET NO.

L1.01



BERMING DETAIL- JEFF BOYD ROAD

Scale: 1" = 20'



BERMING DETAIL - ALLIANCE DRIVE

Scale: 1" = 20'

CITY OF ROCKWALL CASE #SP2022-013

LANDSCAPE DETAILS

FELDMAN DESIGN STUDIOS
P.O. Box 892346, Richardson, Texas 75085
Office: 972.980-1750 Mobile: 972.525-4944
carol@feldmandesign.com

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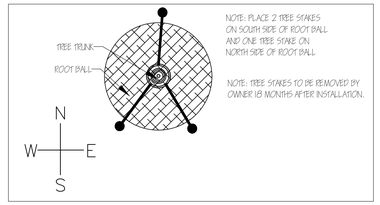
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ALLIANCE DRIVE DEVELOPMENT
6535, 6545, 6595 & 6605 ALLIANCE DRIVE
182, 194, 202 & 214 JEFF BOYD ROAD
ROCKWALL , TEXAS

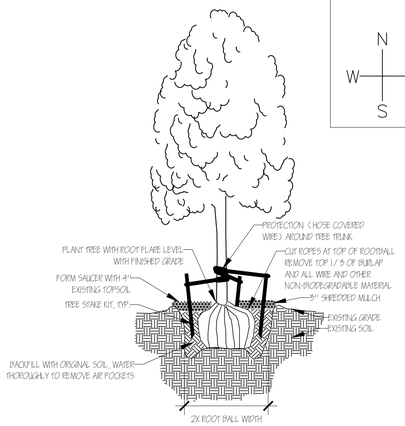
SHEET NO.

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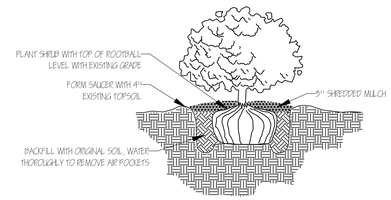
TREE STAKE DETAIL

Scale: 1/2"= 1'



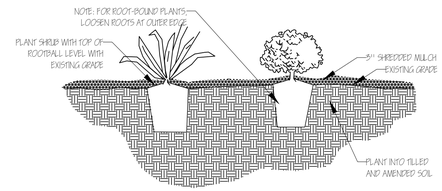
TREE PLANTING

Scale: Not to scale



SHRUB & ORNAMENTAL GRASS PLANTING DETAIL

Scale: Not to scale



PERENNIAL PLANTING DETAIL

Scale: Not to scale

SECTION 02910 – SOIL PREPARATION

PART 1 – GENERAL

A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.

B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK.

C. APPROVALS
1. ALL "APPROVED EQUAL" MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

PART 2 – PRODUCTS

A. MATERIALS
1. COMPOST:
1.1. COTTON BUR COMPOST
1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
2. FERTILIZERS AND SUPPLEMENTS:
2.1. A 6–2–4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE. OR APPROVED EQUAL.
3. MULCH
3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

PART 3 – EXECUTION

A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES,
2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS,
2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
2.5. TOP–DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEED AREAS
3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
3.2. ADD ½ INCH COMPOST TO ALL AREAS.
3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

NOTES
GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.

2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.

3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.

4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)

5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 – LANDSCAPE PLANTING

PART 1 – GENERAL

A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON–AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.

B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.

C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
6. COORDINATION WITH IRRIGATION SYSTEM:
6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.

D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY–GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN "STEPPED–UP" AS NECESSARY TO PREVENT ROOT GIRDLING.
2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.

E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.

F. WARRANTEE
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 – EXECUTION

A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB–GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.

B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).

C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.

D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING.
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE "POT–BOUND" PRIOR TO INSTALLATION.
3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.

E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.

F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF ½", SMOOTH AND FREE OF STONES AND DEBRIS.
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. ½" IN HEIGHT.
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
6. RE–SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915

FELDMAN DESIGN STUDIOS
P.O. Box 852346, Richardson, Texas 75085
Office: 972.980-1750 Mobile: 972.525-4944
carol@feldmandesign.com

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STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED ARCHITECT

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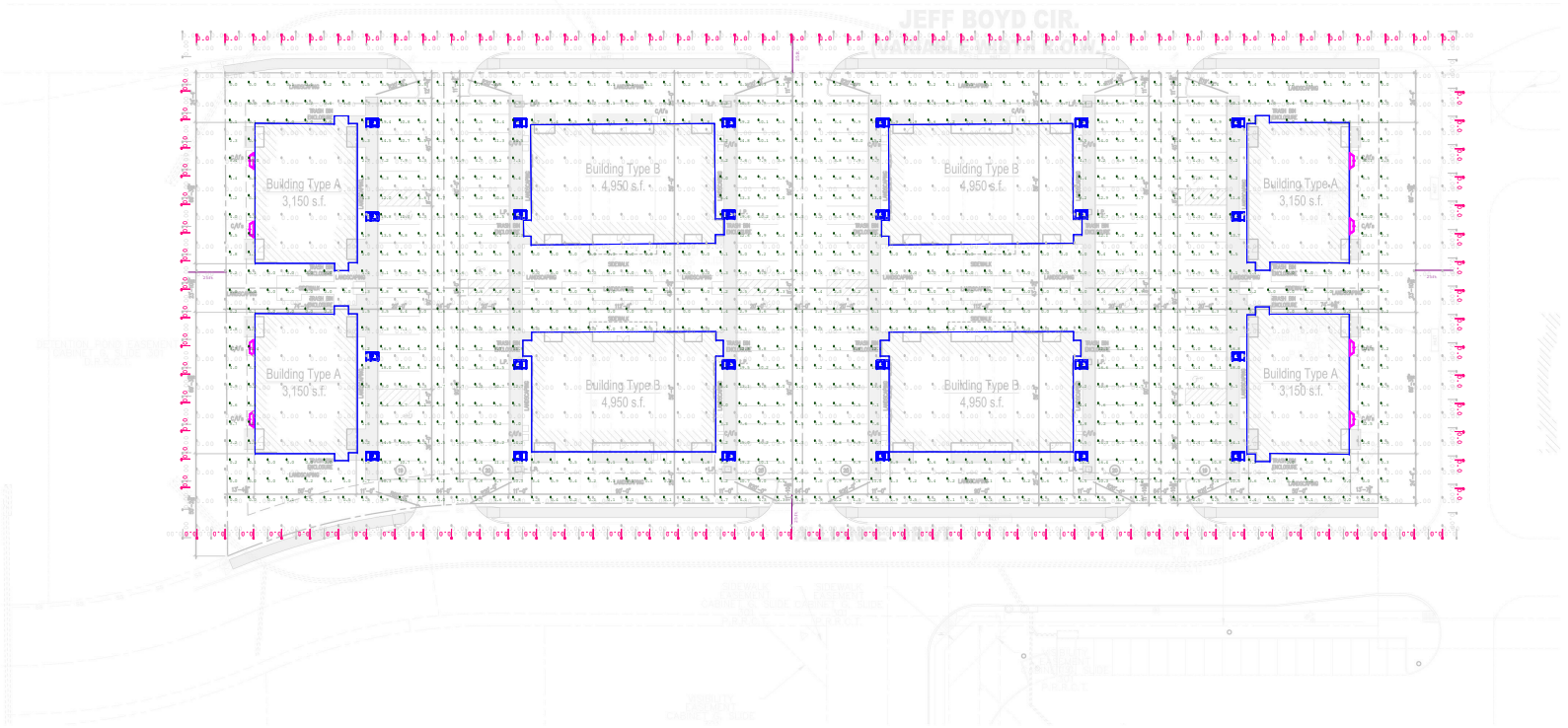
ALLIANCE DRIVE DEVELOPMENT
6535, 6545, 6595 & 6605 ALLIANCE DRIVE
182, 194, 202 & 214 JEFF BOYD ROAD
ROCKWALL, TEXAS

SHEET NO.

L1.03

CITY OF ROCKWALL CASE #SP2022-013

LANDSCAPE DETAILS



Alliance Plaza	Rexel USA Marty Bausch Lighting & Controls Specialist (469) 512-8910 martin.bausch@rexelusa.com

www.rexelusa.com

Designer MJB

Date:4/4/2022

Luminaire Schedule				
Symbol	**Qty**	**Label**	**Description**	**LLF**
	8	WALPAKC5B060UNVD8SC2C1	58w 7035Lm LED Wall Pack - Cut Off	0.900
	24	Single_KT-ALED140PS-M1-3PMA-840-VDIM	139.5w 19592Lm LED Area Light - Type 3 Dist.	0.900

Mountings: 15' Area Luminaires & 8' Wall Luminaire

Numeric Summary					
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**
Main Lot	Illuminance	Fc	3.92	64.6	0.0
Obtrusive Light_III_Seg1	Obtrusive - III	Fc	0.15	0.41	0.00
Obtrusive Light_III_Seg2	Obtrusive - III	Fc	0.00	0.00	0.00
Obtrusive Light_III_Seg3	Obtrusive - III	Fc	0.19	0.55	0.00
Obtrusive Light_III_Seg4	Obtrusive - III	Fc	0.00	0.00	0.00
Obtrusive Light_III_Top	Obtrusive - III	Fc	0.00	0.00	0.00
Vertical Calc East	Illuminance	Fc	0.00	0.0	0.0
Vertical Calc North	Illuminance	Fc	0.17	1.5	0.0
Vertical Calc South	Illuminance	Fc	0.22	1.9	0.0
Vertical Calc West	Illuminance	Fc	0.00	0.0	0.0

Obtrusive Light - Compliance Report

IDA/IES MLO-2011, LZ3 - Moderately High Ambient Lighting
Filename: Alliance Plaza v3r_end user new fixture arrangement
4/4/2022 1:20:20 PM

Illuminance

Maximum Allowable Value: 0.8 Fc

Calculations Tested (5):

Calculation Label	Test Results	Max. Illum.
Obtrusive Light_III_Seg1	PASS	0.41
Obtrusive Light_III_Seg2	PASS	0.00
Obtrusive Light_III_Seg3	PASS	0.55
Obtrusive Light_III_Seg4	PASS	0.00
Obtrusive Light_III_Top	PASS	0.00

Illumination results shown on this lighting design are derived from project parameters provided to REXEL USA used in conjunction with photometric information available at the time of the design. It remains the responsibility of the client to determine that the design is fit for purpose and that the parameters of the design are maintained to ensure continued compliance. This includes, but is not limited to: light fixture positions, quantities and mounting heights, room conditions (such as reflectance's and equipment locations if considered at the time.)

REXEL USA cannot accept responsibility in respect of the design provided if these design parameters are not maintained and shall in no way be liable to the client or to any third parties for any direct, indirect or consequential damage, loss or expense arising from any defect in the design, or arising from the actual design provided.

The client is responsible for the compliance with any applicable local electrical, lighting or energy codes.

Alliance Plaza

Rexel USA
Marty Bausch
Lighting & Controls Specialist
(469) 512-8910
martin.bausch@rexelusa.com

www.rexelusa.com
Designer MJB

SLG LIGHTING GENERATION 1

PROJECT: _____
CATALOG #: _____
FIXTURE TYPE: _____
NOTES: _____

AP Area Post-Top Gen 1



DLC 5.0

PERFORMANCE INFORMATION

SERIES NUMBER	WATT	LUMENS	CCT
AP 55 T5 G1 5K	45W	5,450	5000K
AP 85 T5 G1 5K	70W	8,500	5000K
AP 100 T5 G1 5K	87W	10,600	5000K
AP 150 T5 G1 5K	130W	15,800	5000K

The ***AP Area Post-Top Gen 1 Series*** is a sleek architectural luminaire designed with pedestrians in mind. The twin die-cast aluminum arms support the slender disc to create an iconic silhouette during the day and transform into a guiding light at night. This elegant luminaire is combined with a lower pole height and recessed light source for increased visual comfort, reduced glare, and a softer appearance. The light engine maintains a uniform light source while providing a wide and smooth distribution.

APPLICATIONS

Walking Pathways, Pedestrian Plazas, Building Perimeters, etc.

ORDERING GUIDE

EXAMPLE: AP 55 T5 G1 4K

Luminaire Type	Lumen Output	Distribution Type	Generation	Voltage	CCT	Finish	Options
☑ **AP** Area Post-Top	☐ **55** 5,450 Lumens ☐ **85** 8,500 Lumens ☐ **100** 10,600 Lumens ☑ **150** 15,800 Lumens	☑ **T5** Symmetric Type V	☑ **G1**	☑ **BLANK=** 120-277V ☐ **BLANK=** 120-277V ☐ **HVU=** 347-480V	☑ **4K** 4000K ☐ **5K** 5000K	☑ **BLANK=** Dark Bronze ☐ **B=** Black	☐ **PC UNV B3=** Button Photocell 120-277V ☐ **MS-FSP-212=** Motion Sensor (Choose 1) ☐ **L3=** 40′ diameter lens ☐ **L7=** 100′ diameter lens ☐ **MS-LPS-202-L3=** PIR Motion Sensor with 360° L3 Lens, Max 40ft mounting height

Due to continuous product improvements, specification and/or equipment updates may change without notice.

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SPECIFICATIONS

HOUSING
Die-cast aluminum housing for durability

AMBIENT TEMPERATURE
Suitable for use in -40°C to 45°C (-40°F to 113°F)

MOUNTING
Pole mount. Slips over a 2 3/8'' or 3'' tenon. Suitable for heights between 8-20 ft.

EFFICACY
Up to 120 lumens per watt (see individual wattage data)

CCT AND CRI
4000K and 5000K CCT available; 70CRI

OPTICS
Efficient optical performance with wide distribution that eliminates dark zones and utilizes high lumen LEDs.

WARRANTY
10-year limited warranty. Comprehensive warranty terms can be located on www.slgus.com.

ELECTRICAL
Standard voltage 120/277V. HVU 347-480V option for AP 150 only. High quality constant-current Driver with the efficiency of (>90% standard); 50/60Hz. Standard Dimming 0-10V driver.

ENERGY DATA
Power factor ≥ 90%.

FINISH
Dark Bronze or Black Polyester Powder finish for superior corrosion resistance and maximum durability.

CERTIFICATIONS
UL Listed for wet locations. Equivalent to IP65 rating. FCC compliant. RoHs compliant. Design Lights Consortium® (DLC) Premium 5.0 qualified product. Not all versions of this product may be DLC qualified. Please visit www.slgus.com to confirm which versions are qualified.

Due to continuous product improvements, specification and/or equipment updates may change without notice.

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OPTIONS



MS-FSP-212
Dimmable Motion Sensor



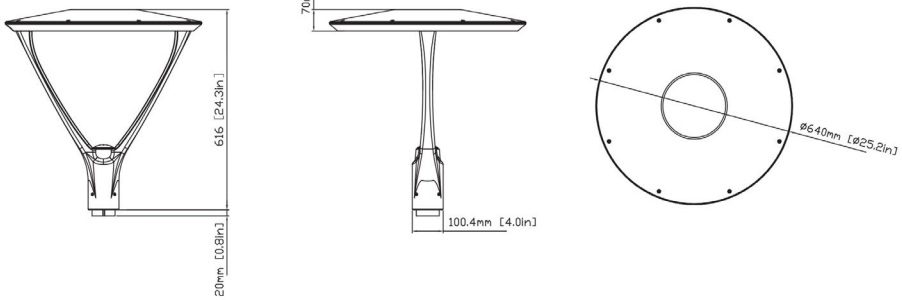
MS-FSP-L3/L7
Lens

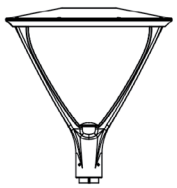
The *MS-FSP-212* provides multi-level control base on motion and daylight level. Requires L3 or L7 lens depending the mounting height.

Operation Voltage	Shape	Adjustable Time Delay	Fade Down Time	Operating Temperature	Mounting Height For MS-FSP-L3	Mounting Height For MS-FSP-L7
120/277V	Cone	30 sec - 30 min	0-10 sec	-40°F to 158°F	20 ft*	40 ft**

*Covers a 40 ft diameter when mounting height is 20 ft. Coverage is equal to 2x the height.
**Covers a 100 ft diameter when mounting height is 40 ft. Coverage is equal to 2.5x the height

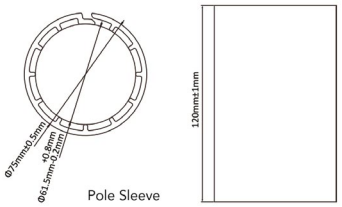
DIMENSIONS





EPA=0.9696

EPA of Post Top



BUG RATING

SERIES NUMBER	B	U	G
AP 55	2	0	1
AP 85	2	0	2
AP 100	3	0	2
AP 150	3	0	2

Due to continuous product improvements, specification and/or equipment updates may change without notice.

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PERFORMANCE COMPARISON

		4000K		5000K		
Product Series	**Wattage**	**Lumens**	**Efficacy (LPW)**	**Lumens**	**Efficacy (LPW)**	**Voltage**
AP 55	45W	5,450 Lm	121	5,450 Lm	121	120-277V
AP 85	70W	8,500 Lm	121	8,500 Lm	121	120-277V
AP 100	87W	10,600 Lm	122	10,600 Lm	122	120-277V
AP 150	130W	15,800 Lm	122	15,800 Lm	122	120-277V 347-480V

ELECTRICAL DATA

Number of Drivers	Driver Current (mA)	Nominal Power (W)	Input Voltage (V)	Current (Amps)
1	1120	45	120	0.38
		45	208	0.22
		45	240	0.19
		45	277	0.16
1	1750	70	120	0.58
		70	208	0.34
		70	240	0.29
		70	277	0.25
2	2240	87	120	0.75
		87	208	0.43
		87	240	0.38
		87	277	0.32
2	3500	130	120	1.08
		130	208	0.63
		130	240	0.54
		130	277	0.47
	3700	130	347	0.37
		130	480	0.27

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SLG LIGHTING GENERATION 1

PROJECT: _____
CATALOG #: _____
FIXTURE TYPE: _____
NOTES: _____

LCH Round & Square Wall Mount Cylinder



4" Round 4" Square

The ***LCH Round & Square Wall Mount Cylinder*** is an elegant and contemporary fixture that features Adjustable Lumens and three light distributions: direct, indirect, or both. This versatile fixture comes in 4" round or square sizes. They offer a diffused and even light distribution with a wide 80° beam angle, making these fixtures ideal for a variety of applications, including commercial and residential.

APPLICATIONS
Commercial and Residential



SPECIFICATIONS

CONSTRUCTION
Die-cast aluminum housing with glass optics

AMBIENT TEMPERATURE
Suitable for use in -4°F to 113°F (-20°C to 45°C)

MOUNTING
Wall mount

EFFICACY
Up to 108 lumens per watt (see individual wattage data)

CCT AND CRI
3000K and 4000K available, >80CRI

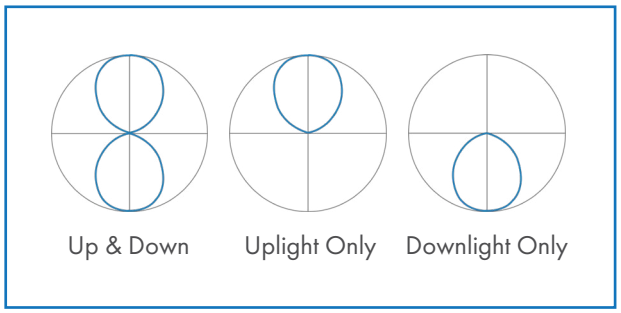
ELECTRICAL
Standard 120-277V 50/60Hz AC input. Standard 1-10V dimming.

FINISH
Standard Polyester Powder Coat in Black. Custom colors available.

LIFESPAN
L70 life > 50,000 hrs @ 25°C

WARRANTY
5-year limited warranty. Comprehensive warranty terms can be located on www.slgus.com.

CERTIFICATIONS
Energy Star certified. ETL Listed for wet location.



LIGHTING DISTRIBUTIONS

Due to continuous product improvements, specification and/or equipment updates may change without notice.

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ORDERING GUIDE

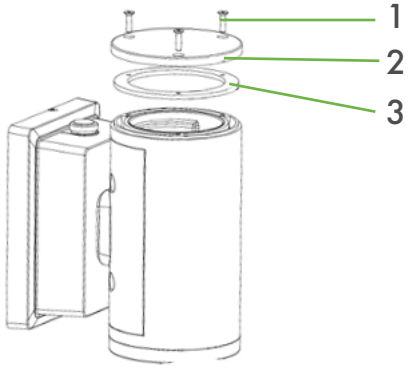
EXAMPLE: LCH 4S 25/30/35 G1 40K

Luminaire Type	Size	Adjustable Lumen Output	Beam Angle	Generation	Voltage	CCT	Finish	Light Distribution
☑ **LCH** Wall Mount Cylinder Up & Down	☑ **4S** 4" Square ☐ **4R** 4" Round	☑ **25/30/35** Lumen Adjustable	☑ **WB=** Wide Beam Angle	☑ **G1**	☑ **BLANK=** 120-277V	☐ **30K** 3000K ☑ **40K** 4000K	☑ **BLANK=** Black ☐ **C=** Custom*	☑ **BLANK=** Up & Down ☐ **DL=** Downlight Only (25W—2,300 Lm) ☐ **UL=** Uplight Only (25W—2,300 Lm)

*For custom colors, please call to place your order.

ACCESSORIES

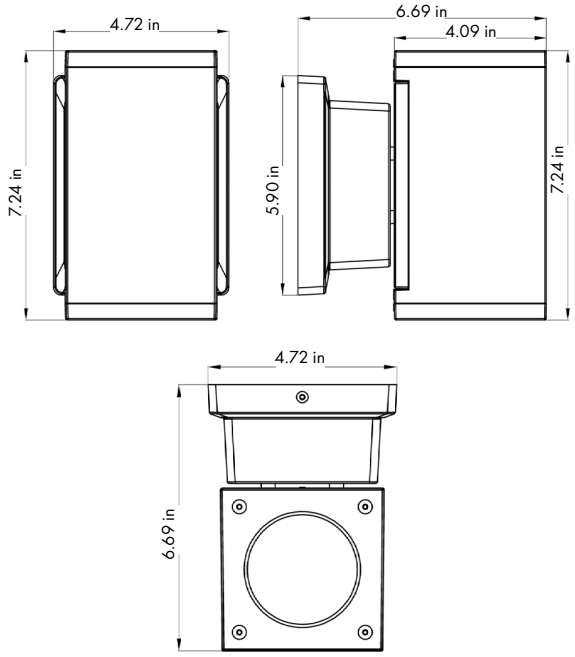
Single Distribution Retrofit Kit



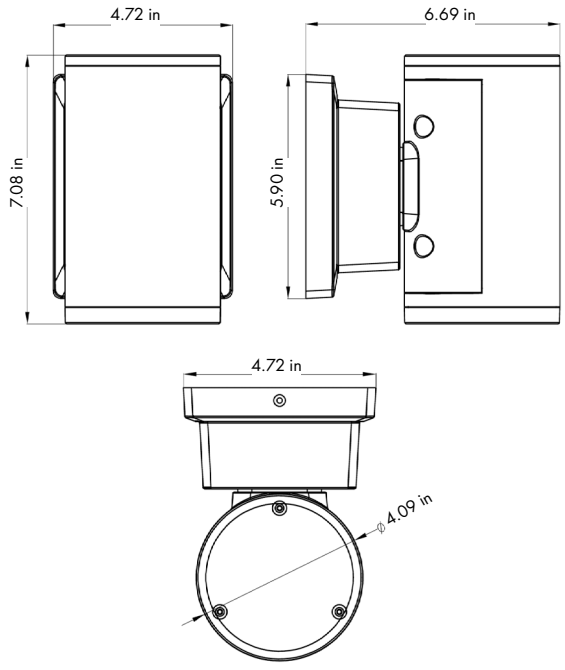
Due to continuous product improvements, specification and/or equipment updates may change without notice.

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DIMENSIONS



4" SQUARE



4" ROUND

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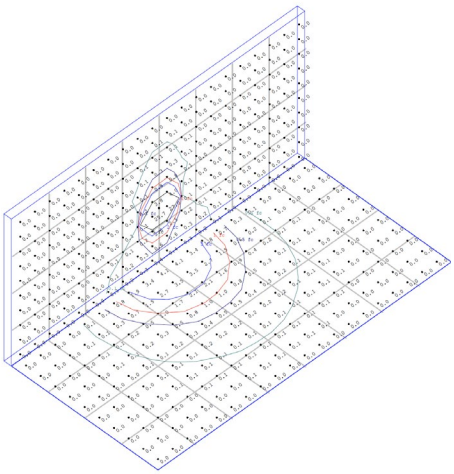
PERFORMANCE DATA

		3000K		4000K	
Wattage	**Voltage**	**Lumens**	**Efficacy (lm/W)**	**Lumens**	**Efficacy (lm/W)**
25W	120-277V	2,250	90	2,375	95
30W	120-277V	2,700	90	2,850	95
35W	120-277V	3,150	90	3,325	95

ELECTRICAL LOAD

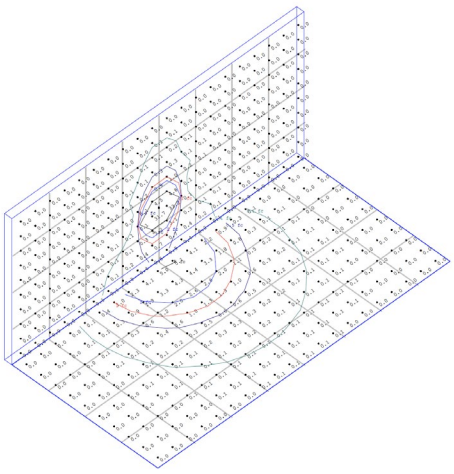
	Current (A)			
Wattage	**120V**	**208V**	**240V**	**277V**
25W	0.21	0.12	0.10	0.09
30W	0.25	0.14	0.13	0.11
35W	0.29	0.17	0.15	0.13

PHOTOMETRIC



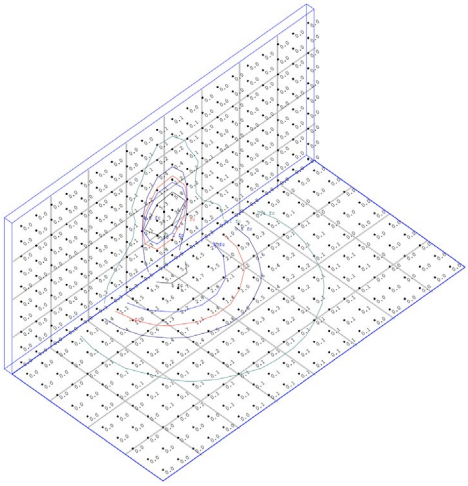
LCH 4R 25/30/35 G1 XK

Input Voltage: 120-277V
System Level Power: 26
Delivered Lumens: 2,765
Efficacy: 106 lm/W
CRI: 80



LCH 4R 25/30/35 G1 XK

Input Voltage: 120-277V
System Level Power: 31
Delivered Lumens: 3,350
Efficacy: 108 lm/W
CRI: 80

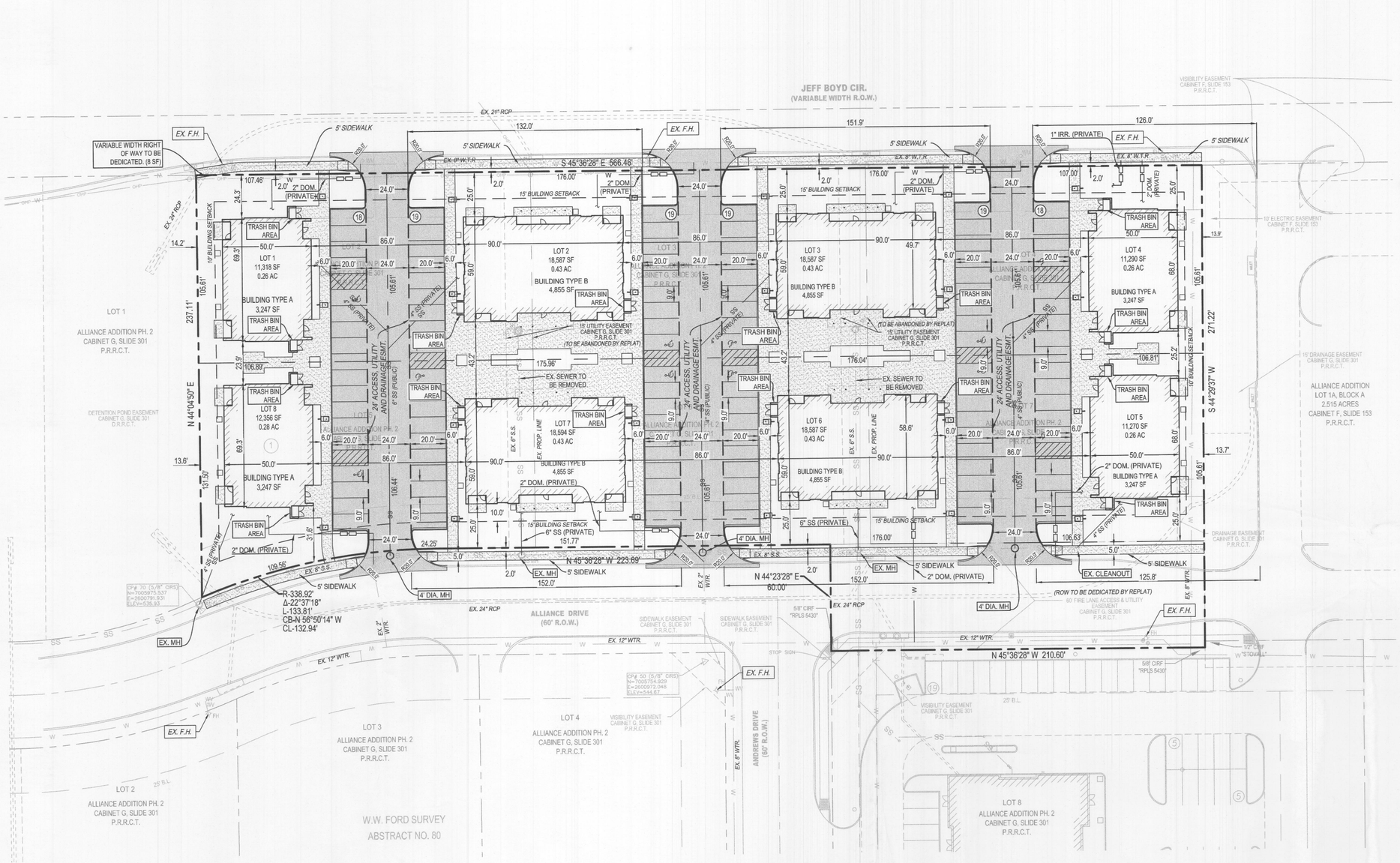


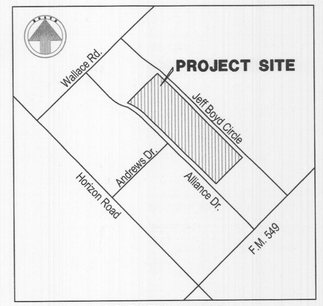
LCH 4R 25/30/35 G1 XK

Input Voltage: 120-277V
System Level Power: 36.5
Delivered Lumens: 3,777
Efficacy: 103 lm/W
CRI: 80

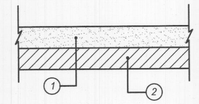
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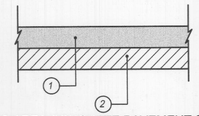


LOCATION MAP
N.T.S.



REINFORCED CONCRETE SIDEWALK SECTION
NTS

1. *4"–3,000 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS @ 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 115' AND AT ALL RADIUS POINTS. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)*
2. *6" COMPACTED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.*



PARKING AREA CONCRETE PAVEMENT SECTION
NTS

1. *5"–3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS @ 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)*
2. *6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.*

SITE INFORMATION

LAND AREA:	2.768 ACRES (120,574 SF)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	± 32,420 SF
BUILDING HEIGHT:	29'-8"
BUILDING TO LOT COVERAGE:	32,420/120,574=.269 -> 26.9%
BUILDING REQUIRED PARKING:	COMMERCIAL: 1/300 S.F = 108 SPACES
BUILDING PARKING PROVIDED:	112
IMPERVIOUS AREA:	92,260 SF
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	28,372 SF (0.65 AC.) = 23.5% OF TOTAL SITE

LEGEND

- PROPOSED SIDEWALK
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED LIGHT POLES
- PROPOSED WATER METER AND BACKFLOW
- PROPOSED SANITARY SEWER MANHOLE

NOTE: ALL TRASH BINS SHOWN ON THE SITE PLAN ARE FOR ROLL AWAY TRASH AND RECYCLE CONTAINERS.

LEGAL DESCRIPTION

BLOCK 1 OF ALLIANCE ADDITION PHASE 2 RECORDED AS INSTRUMENT NO. 20140000011317 ROCKWALL COUNTY OFFICIAL PLAT RECORDS. BEING 2.768 ACRES SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

OWNER INFORMATION

RANDALL NOE
NH LEGACY PARTNERS, LP.
P.O. BOX 818
TERRELL, TX 75160

ENGINEER INFORMATION

CAMERON SLOWN
TEAGUE, NALL AND PERKINS, INC.
825 WATTERS CREEK BLVD, SUITE M300
ALLEN, TX 75013

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 12 day of April, 2022.

Witness our hands this 13th day of July, 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2022-013

NOT FOR CONSTRUCTION

no.	revision	by	date

tnp

teague nall and perkins, inc
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.

CAMERON SLOWN, P.E. Date: 04/05/2022

Tx. Reg. # 106317

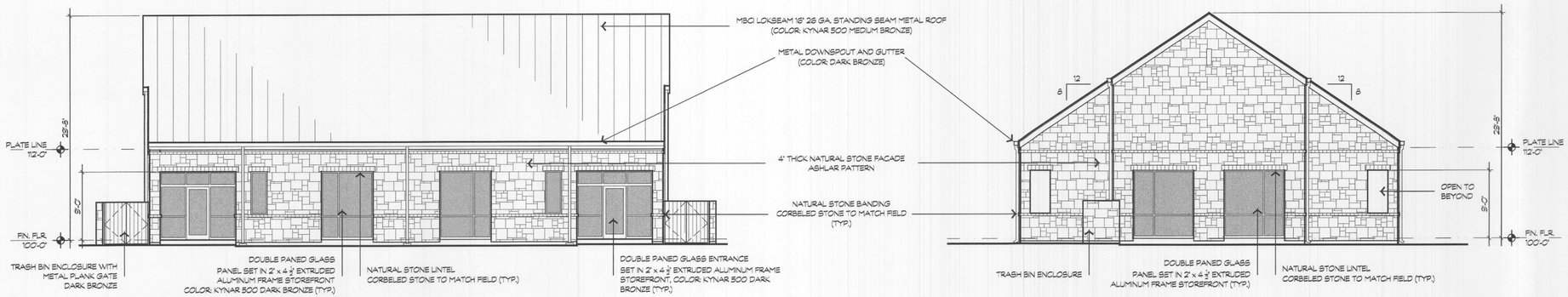
scale
when bar is 1 inch long
horiz 1"=30'
vert N/A
APR 2022

NH LEGACY PARTNERS, LP.
P.O. BOX 818
Terrell, TX 75160

Rockwall, Texas
Improvements for
ALLIANCE DRIVE - 8-LOT DEVELOPMENT
SITE PLAN

tnp project RNP22123
sheet 1 of 1

Drawing: T:\Projects\RNP22123\Eng-CAD\CADSHEETS\RNP22123 -SITE PLAN.dwg at Apr 04, 2022-3:37pm by cslown



1 A3.01 Building "A" Front Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA LESS GLASS: 577 S.F. (100%)

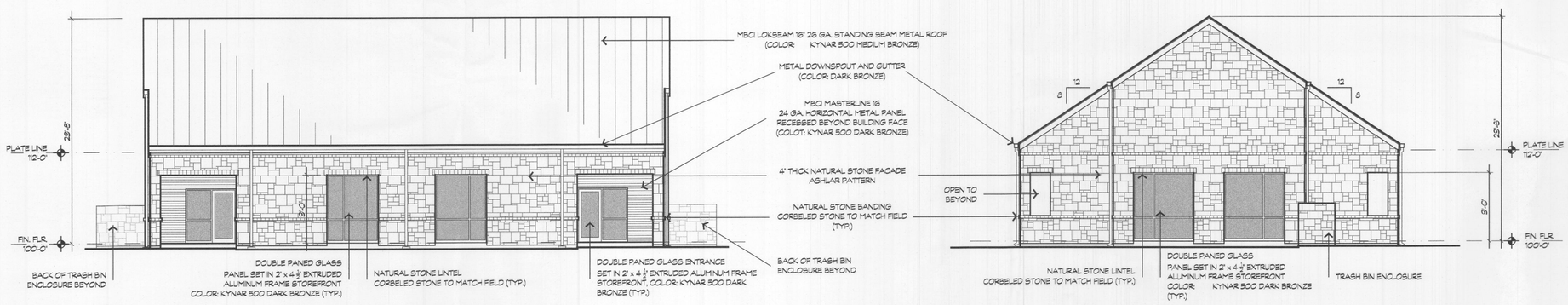
4 A3.01 Building "A" Right Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA LESS GLASS: 889 S.F. (100%)



3 A3.01 Building "A" Back Elevation, West or East

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA LESS GLASS: 548 S.F. (87%)
ARCHITECTURAL PANEL: 84 S.F. (13%)

2 A3.01 Building "A" Left Elevation, North or South

Scale: 1/8" = 1'-0"

Facing Alliance Drive or Jeff Boyd

MATERIALS:

MASONRY AREA LESS GLASS: 889 S.F. (100%)

Key Notes

* INDICATES SPECIFIED PRODUCT ON SHEET A0.02

1 GENERAL REQUIREMENTS-NOT USED
2 SITE WORK
2.1 SITE PAVING, REFER CIVIL
3 CONCRETE
3.1
4 MASONRY
4.1 MASONRY VENEER
5 METALS
5.1 METALS
6 WOODS & PLASTICS
6.1
7 THERMAL AND MOISTURE PROTECTION
7.1 STANDING SEAM METAL ROOF
8 DOORS AND WINDOWS
8.1 ALUMINUM STOREFRONT
9 FINISHES
9.1 FINISHES
10 SPECIALTIES
10.1 SIGNS
11 EQUIPMENT
11.1
12 FURNISHINGS-NOT USED
13 SPECIAL CONSTRUCTION
13.1 SPECIAL CONSTRUCTION
14 CONVEYING SYSTEMS - NOT USED
15 MECHANICAL
15.1 MECHANICAL EQUIPMENT
16 ELECTRICAL
16.1 SITE LIGHTING

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 12 day of April, 2022.

Planning & Zoning Commission, Chairman — Director of Planning & Zoning

Site Information

LAND AREA:	2.788 ACRES (120,574 SF)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	32,420 SF
BUILDING HEIGHT:	29'-8"
BUILDING TO LOT COVERAGE:	32,420/120,574=.269 -> 26.9%
BUILDING REQUIRED PARKING:	COMMERCIAL: 1/300 S.F. = 108 SPACES
BUILDING PARKING PROVIDED:	112
IMPERVIOUS AREA:	92,260 SF
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	28,372 SF (0.65 AC.) = 23.5% OF TOTAL SITE

Legal Description

BLOCK 1 OF ALLIANCE ADDITION PHASE 2 RECORDED AS INSTRUMENT NO. 20140000001317 ROCKWALL COUNTY OFFICIAL PLAT RECORDS, BEING 2.788 ACRES SITUATED IN THE W.M. FORD SURVEY, ABST. NO 80 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner / Developer

RANDELL NOE
NH LEGACY PARTNERS
P.O. BOX 818
TERRELL, TEXAS 75160
214.507.9831

Document Developer

SEITZ ARCHITECTS, INC.
506 MEADOWLAKE LANE
HEATH, TEXAS 75032
214.537.9981
seitz@seitzarchitects.com

Rockwall Case Number SP2022-013

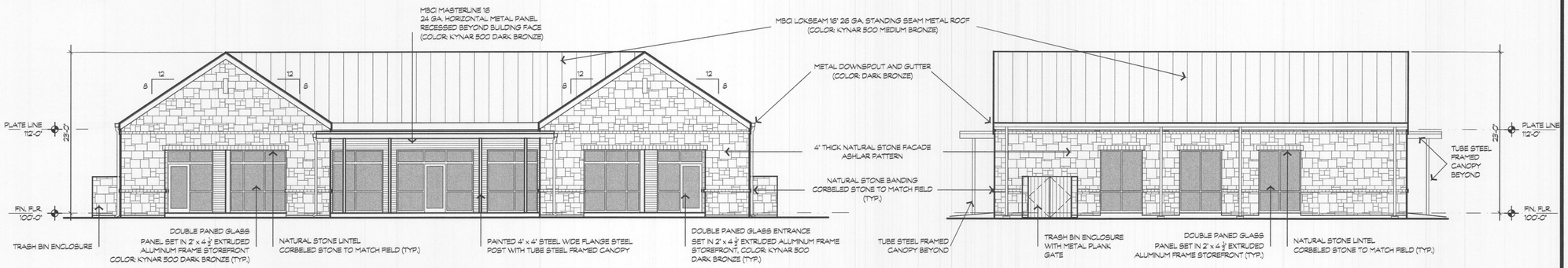
Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Office - 8
Alliance Drive
Rockwall, Texas

file # 21-011 Elevations
project # 21-011
date 5 April 2022
revisions

sheet **A3.01**



1 A3.01 Building "B" Front Elevation, North or South

Scale: 1/8" = 1'-0"

MATERIALS:

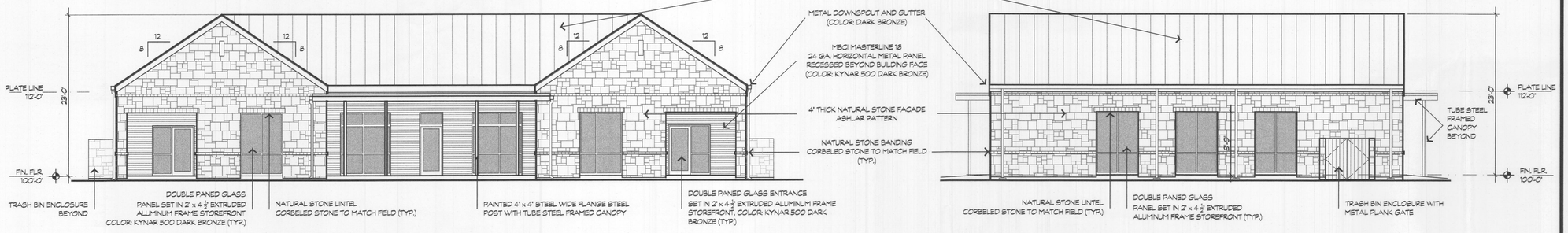
MASONRY AREA LESS GLASS: 658 S.F. (84%)
ARCHITECTURAL PANEL, LESS GLASS: 124 S.F. (16%)

4 A3.01 Building "B" Right Elevation, East or West

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA LESS GLASS: 559 S.F. (100%)



1 A3.01 Building "B" Back Elevation, North or South

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA LESS GLASS: 726 S.F. (76%)
ARCHITECTURAL PANEL, LESS GLASS: 254 S.F. (24%)

4 A3.01 Building "B" Left Elevation, East or West

Scale: 1/8" = 1'-0"

MATERIALS:

MASONRY AREA LESS GLASS: 559 S.F. (100%)

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 12 day of April, 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

Site Information

LAND AREA:	2.788 ACRES (120,574 SF)
CURRENT ZONING:	PD-57
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PROPOSED USE:	COMMERCIAL
BUILDING AREA:	32,420 SF
BUILDING HEIGHT:	28'-8"
BUILDING TO LOT COVERAGE:	32,420/120,574=269 -> 26.9%
BUILDING REQUIRED PARKING:	COMMERCIAL 1/300 S.F. = 108 SPACES
BUILDING PARKING PROVIDED:	112
IMPERVIOUS AREA	92,260 SF
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	28,372 SF (0.65 AC.) = 23.5% OF TOTAL SITE

Legal Description

BLOCK 1 OF ALLIANCE ADDITION PHASE 2
RECORDED AS INSTRUMENT NO.
20140000013117 ROCKWALL COUNTY
OFFICIAL PLAT RECORDS, BEING 2.788
ACRES SITUATED IN THE W.W. FORD
SURVEY, ABST. NO 80 IN THE CITY OF
ROCKWALL, ROCKWALL COUNTY, TEXAS

Key Notes

★ INDICATES SPECIFIED PRODUCT ON SHEET A0.02

1 GENERAL REQUIREMENTS-NOT USED
2 SITE WORK
2.1 SITE PAVING, REFER CIVIL
3 CONCRETE
3.1
4 MASONRY
4.1 MASONRY VENEER
5 METALS
5.1 METALS
6 WOODS & PLASTICS
6.1
7 THERMAL AND MOISTURE PROTECTION
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8.1 ALUMINUM STOREFRONT
9 FINISHES
9.1 FINISHES
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Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Office - 8
Alliance Drive
Rockwall, Texas

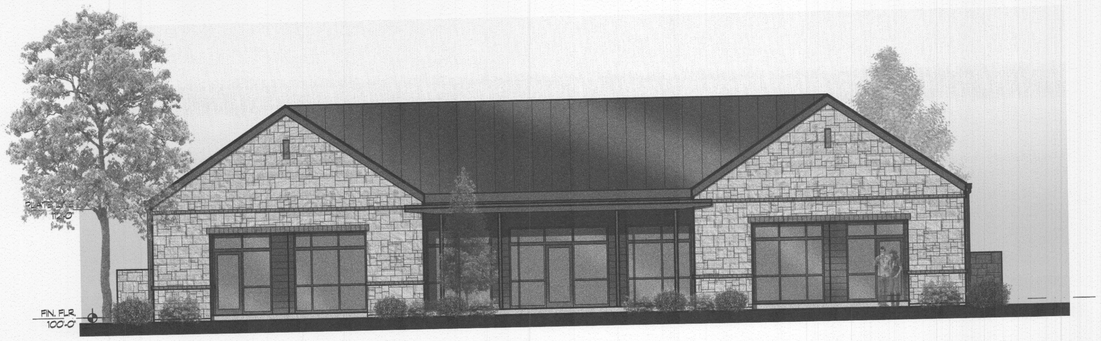
file #
21-011 Elevations

project #
21-011

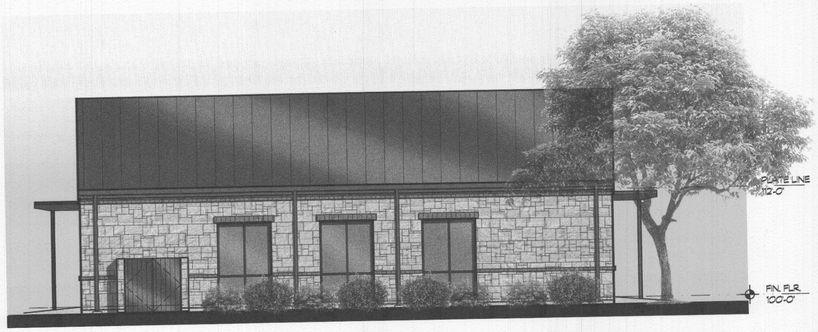
date
5 April 2022

revisions

sheet
A3.02



1 A3.01 **Front Elevation, North or South**
Scale: 1/8" = 1'-0"



4 A3.01 **Right Elevation, East or West**
Scale: 1/8" = 1'-0"



1 A3.01 **Back Elevation, North or South**
Scale: 1/8" = 1'-0"



4 A3.01 **Left Elevation, East or West**
Scale: 1/8" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 12 day of April, 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

Rockwall Case Number SP 2022-013

Seitz Architects, Inc.
506 Meadowlake Lane, Heath, Texas 75032
214.537.9981 www.seitzarchitects.com

2022

Alliance Drive Development
Alliance Drive
Rockwall, Texas

file #
21-011 Elevations

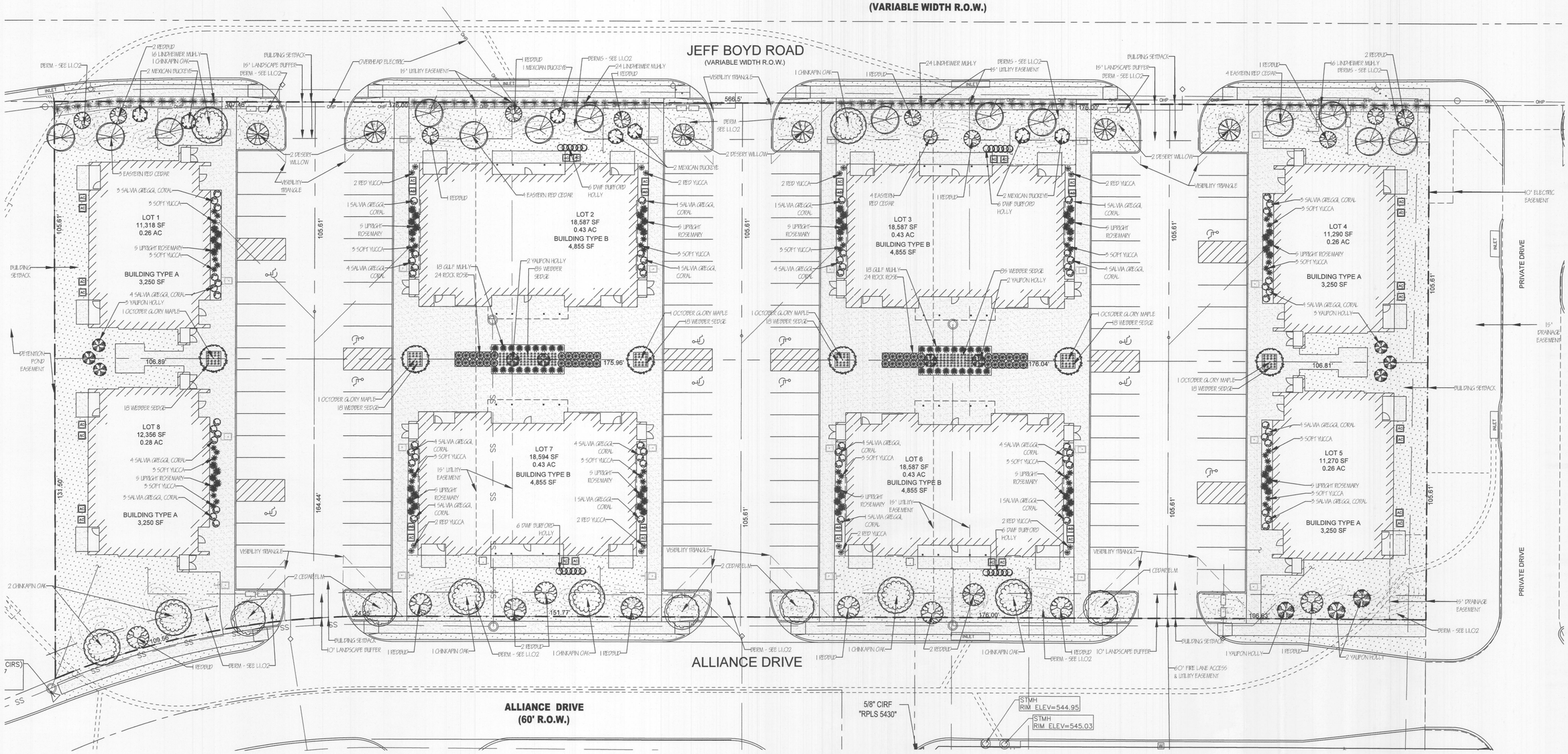
project #
21-011

date
18 March 2022

revisions

sheet

A3.02C



PLANTING PLAN

Scale: 1" = 20'

0 20' 40'

OHP OVERHEAD ELECTRIC
SS UNDERGROUND SANITARY SEWE
W UNDERGROUND WATER
PROPERTY LINE
BERMUDA TURF GRASS SOD

VISIBILITY TRIANGLE
+24" BERM

PLANT LIST

	Common Name	Botanical Name	Rockwall Tree classification	Texas Native	Size	Qty	Remarks
	Cedar Elm	*Ulmus crassifolia*	Canopy Tree	Yes	100 gal	5	4" cal min.
	Chinkapin Oak	*Quercus muhlenbergii*	Canopy Tree	Yes	100 gal	8	4" cal min.
	Desert Willow	*Chilopsis linearis*	Accent Tree	Yes	15 gal	6	4' height min
	Dwarf Burford Holly	*Ilex cornuta 'nana'*	Shrub	No	5 gal	24	full pot
	Eastern Red Cedar	*Juniperus virginiana*	Canopy Tree	Yes	65 gal	15	4" cal min.
	Mexican Buckeye	*Ungnadia speciosa*	Accent Tree	Yes	25 gal	7	4' height min
	Muhly / Gulf Muhly	*Muhlenbergia capillaris*	Grass	Yes	3 gal	36	full pot
	Muhly / Lindheimer Muhly / Big Muhly	*Muhlenbergia lindheimeri*	Grass	Yes	3 gal	80	full pot
	October Glory Maple	*Acer rubrum var. 'October Glory'*	Canopy Tree	Yes	100 gal	6	4" cal min.
	Red Yucca	*Hesperaloe parviflora*	Shrub	Yes	5 gal	16	full pot

DRAWING KEY

Redbud, Eastern	*Cercis canadensis*	Accent Tree	Yes	25 gal	20	4' height min
Rock Rose / Pavonia	*Pavonia lasiopetala*	Shrub	Yes	1 gal	48	full pot
Rosemary, Upright	*Rosimarinus officinalis*	Shrub	No	3 gal	60	full pot
Salvia greggii 'coral'	*Salvia greggii*	(not classified - perennial)	Yes	1 gal	68	full pot
Webber Sedge or Meadow Sedge	*Carex spp.*	(not classified - groundcover)	Yes	4" pots	278	full pot
Yaupon Holly	*Ilex vomitoria*	Accent Tree	Yes	35 gal	13	tree form, 4' height min, min 4 canes
Yucca, Softleaf Yucca	*Yucca recurvifolia*	Shrub	No	5 gal	48	full pot
Bermuda grass sod	*Tiff 419*	Grass		sf	26,430	

Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF ROCKWALL PLANNING & ZONING
385 SOUTH GOLIAD
ROCKWALL, TEXAS
972.771-7745

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED
SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE/RAIN SENSOR.
IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC

Landscaping Requirements

CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE
ARTICLE 8: LANDSCAPE & FENCE STANDARDS
APPENDIX C, LANDSCAPING GUIDELINES AND REQUIREMENTS
PD NO. 57

A. IMPERVIOUS AREA VS. LANDSCAPE /OPEN SPACE
LOT SIZE: 120,592 SF OR 2.77 ACRE - COMMERCIAL
20% PERVIOUS AREA REQUIRED: 24,118 SF
30% PERVIOUS AREA PROVIDED: 28,155 SF

B. LANDSCAPE BUFFERS
JEFF BOYD ROAD (FRONTAGE 566.5 LIN FT)
REQUIRED: 15 FT PROVIDED: 15 FT
3 CANOPY TREES + 4 ACCENT TREES PER 100 LIN FT OF FRONTAGE
REQUIRED: 17 CANOPY TREES + 23 ACCENT TREES
PROVIDED: 17 CANOPY TREES + 23 ACCENT TREES
ALLIANCE DRIVE (FRONTAGE 572 LIN FT)
REQUIRED: 10 FT PROVIDED: 10 FT
1 CANOPY TREE + 1 ACCENT TREE PER 50 LIN FT OF FRONTAGE
REQUIRED: 11 CANOPY TREES + 11 ACCENT TREES
PROVIDED: 12 CANOPY TREES + 11 ACCENT TREES

C. PARKING LOT LANDSCAPING
1 TREE WITHIN 80' OF EACH PARKING SPACE

D. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

SITE INFORMATION

LAND AREA:	2.768 ACRES (120,574 SF)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	± 32,430 SF
BUILDING HEIGHT:	29'-5"
BUILDING TO LOT COVERAGE:	32,430/120,574=.269 -> 26.9%
BUILDING REQUIRED PARKING:	COMMERCIAL: 1/300 S.F = 108 SPACI
BUILDING PARKING PROVIDED:	112
IMPERVIOUS AREA:	92,380 SF
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	28,372 SF (0.65 AC.) = 23.5% OF TOTA

LEGAL DESCRIPTION

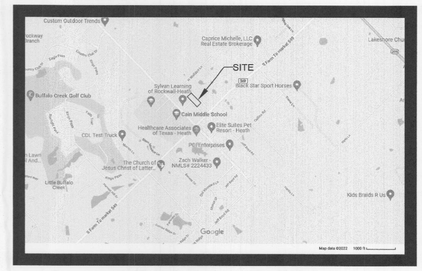
BLOCK 1 OF ALLIANCE ADDITION PHASE 2 RECORDED AS INSTRUMENT NO. 20140000011317 ROCKWALL COUNTY OFFICIAL PLAT RECORDS; BEING 2.768 ACRES SITUATED IN THE W.W. FORD SURVEY, ABST. NO. 80 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 12 day of April, 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

Site Location



Owner & Professionals Information

OWNER
NH PARTNERS, LP.
P.O.BOX 818, TERRELL, TX 75160
ATTN: RANDALL NOE, 214.507.9831

ARCHITECT
SEITZ ARCHITECTS, INC.
MEADOWLAKE LANE, HEATH, TEXAS 75032
ATTN: STEVE SEITZ, 214.537.9981
WWW.SEITZARCHITECTS.COM

ENGINEER
TEAGUE, NALL AND PERKINS, INC.
825 WATTERS CREEK BLVD, SUITE M300
ALLEN, TX 75013 ATTN: CAMERON SLOWN

LANDSCAPE ARCHITECT
FELDMAN DESIGN STUDIOS
P.O. BOX 832346, RICHARDSON, TEXAS 75083
ATTN: CAROL FELDMAN, 972-523-4944
CAROL@FELDMANDESIGN.COM

CITY OF ROCKWALL CASE #SP2022-013

LANDSCAPE PLANTING PLAN

FELDMAN DESIGN STUDIOS
P.O. Box 832346, Richardson, Texas 75083
Mobile: 972 523-4944
carol@feldmandesign.com

NO.	ITEM DESCRIPTION	DATE:
1.	SUBMITTAL	3/18/22
2.	REVISED PER COMMENTS	4/5/22
3.		
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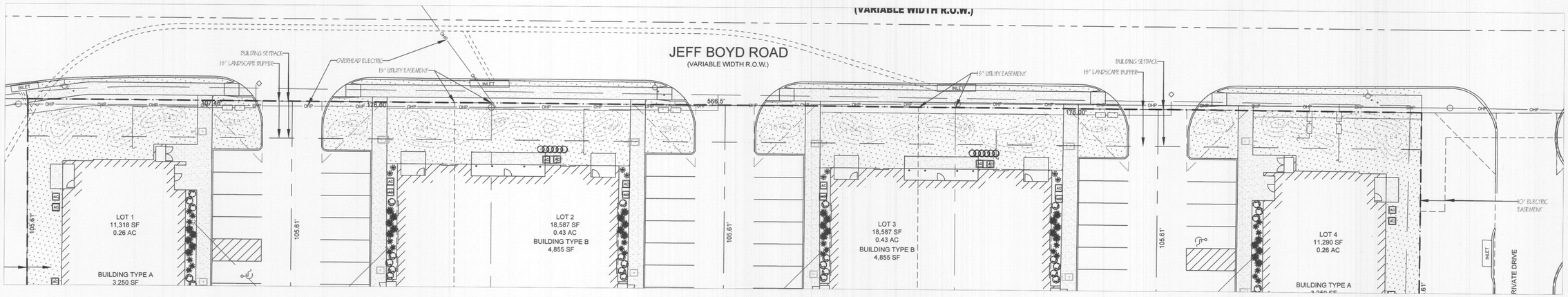
STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED LANDSCAPE ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

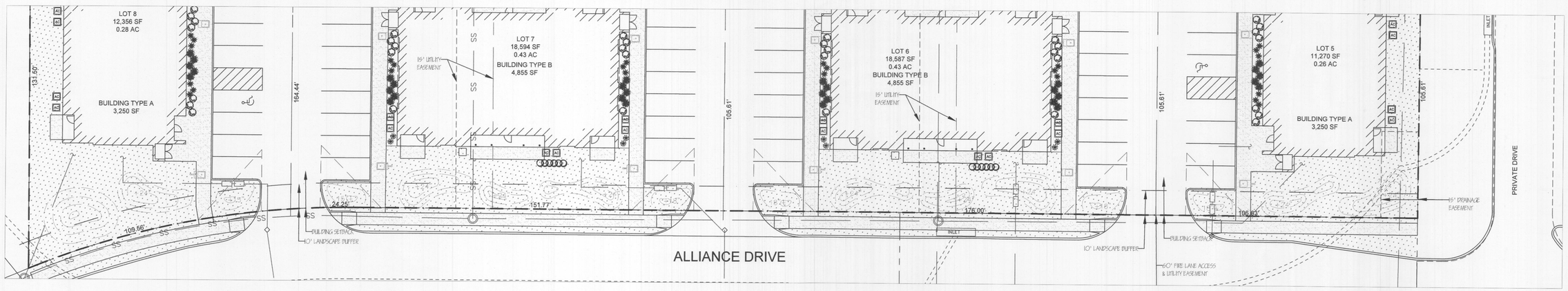
ALLIANCE DRIVE DEVELOPMENT
6535, 6545, 6595 & 6605 ALLIANCE DRIVE
182, 194, 202 & 214 JEFF BOYD ROAD
ROCKWALL, TEXAS

SHEET NO.

L1.01



BERMING DETAIL- JEFF BOYD ROAD
Scale: 1" = 20'



BERMING DETAIL - ALLIANCE DRIVE
Scale: 1" = 20'

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Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CITY OF ROCKWALL CASE #SP2022-013

LANDSCAPE DETAILS

FELDMAN DESIGN STUDIOS
P.O. Box 852946, Richardson, Texas 75085
Office: 972 980-1750 Mobile: 972 525-4944
carol@feldmandesign.com

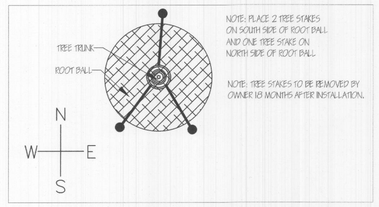
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STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED LANDSCAPE ARCHITECT

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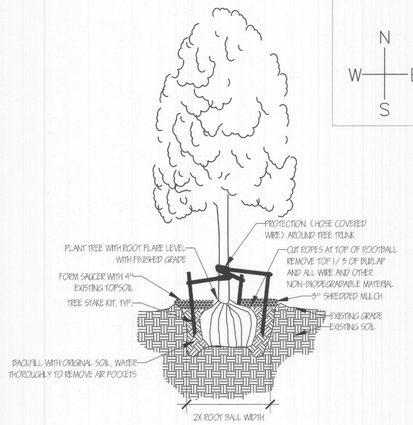
ALLIANCE DRIVE DEVELOPMENT
6535, 6545, 6595 & 6605 ALLIANCE DRIVE
182, 194, 202 & 214 JEFF BOYD ROAD
ROCKWALL , TEXAS

SHEET NO.
L1.02



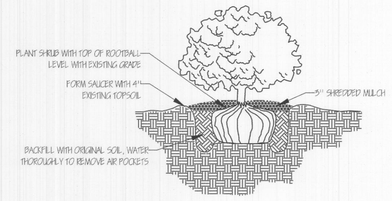
TREE STAKE DETAIL

Scale: 1/2"= 1'



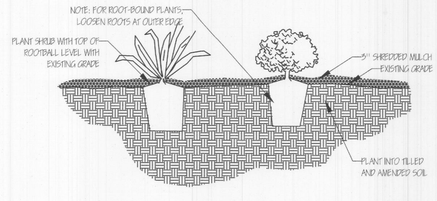
TREE PLANTING

Scale: Not to scale



SHRUB & ORNAMENTAL GRASS PLANTING DETAIL

Scale: Not to scale



PERENNIAL PLANTING DETAIL

Scale: Not to scale

SECTION 02910 – SOIL PREPARATION

PART 1 – GENERAL

A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.

B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK.

C. APPROVALS
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

PART 2 – PRODUCTS

A. MATERIALS
1. COMPOST:
1.1. COTTON BUR COMPOST
1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX; OR, CLEAR FORK MATERIALS, ALEDO, TX; OR APPROVED EQUAL.
2. FERTILIZERS AND SUPPLEMENTS:
2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE. OR APPROVED EQUAL.
3. MULCH
3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

PART 3 – EXECUTION

A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS,
2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEED AREAS
3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
3.2. ADD ½ INCH COMPOST TO ALL AREAS.
3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

NOTES
GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.

2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.

3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.

4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)

5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 – LANDSCAPE PLANTING

PART 1 – GENERAL

A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.

B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.

C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
6. COORDINATION WITH IRRIGATION SYSTEM:
6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.

D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN "STEPPED-UP" AS NECESSARY TO PREVENT ROOT GIRDLING.
2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.

E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.

F. WARRANTEE
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 – EXECUTION

A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.

B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).

C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.

D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING.
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE "POT-BOUND" PRIOR TO INSTALLATION.
3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.

E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.

F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF ½", SMOOTH AND FREE OF STONES AND DEBRIS.
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. ½" IN HEIGHT.
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 12 day of April, 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CITY OF ROCKWALL CASE #SP2022-013

LANDSCAPE DETAILS

FELDMAN DESIGN STUDIOS
P.O. Box 852546, Richardson, Texas 75085
Office: 972 980-1750 Mobile: 972 529-4944
carol@feldmandesign.com

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STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED LANDSCAPE ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

ALLIANCE DRIVE DEVELOPMENT
6535, 6545, 6595 & 6605 ALLIANCE DRIVE
182, 194, 202 & 214 JEFF BOYD ROAD
ROCKWALL, TEXAS

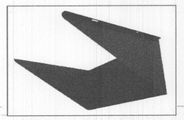
SHEET NO.

L1.03

Luminaire Schedule				
Symbol	Qty	Label	Description	LLF
	6	SHIELDED - KT-ALED70-S1-3-NM-850-VDIM	67w 9430Lm LED Area Light - Type 3 Dist. - SHIELDED	0.900
	16	SLMWPK1A-013UNV750-CO	13w 1561Lm LED Wall Pack - Cut Off	0.900
	8	WALPAKC5B040UNVD8SC2C1	38w 4595Lm LED Wall Pack - Cut Off	0.900
	3	KT-ALED70-S1-3-NM-850-VDIM	67w 9430Lm LED Area Light - Type 3 Dist.	0.900
	6	B2B_KT-ALED70-S1-3-NM-850-VDIM	67w 9430Lm LED Area Light - Type 3 Dist.	0.900

Calculation Summary				
Label	Units	Avg	Max	Min
Calculation_10 x 10	Fc	1.09	13.3	0.0

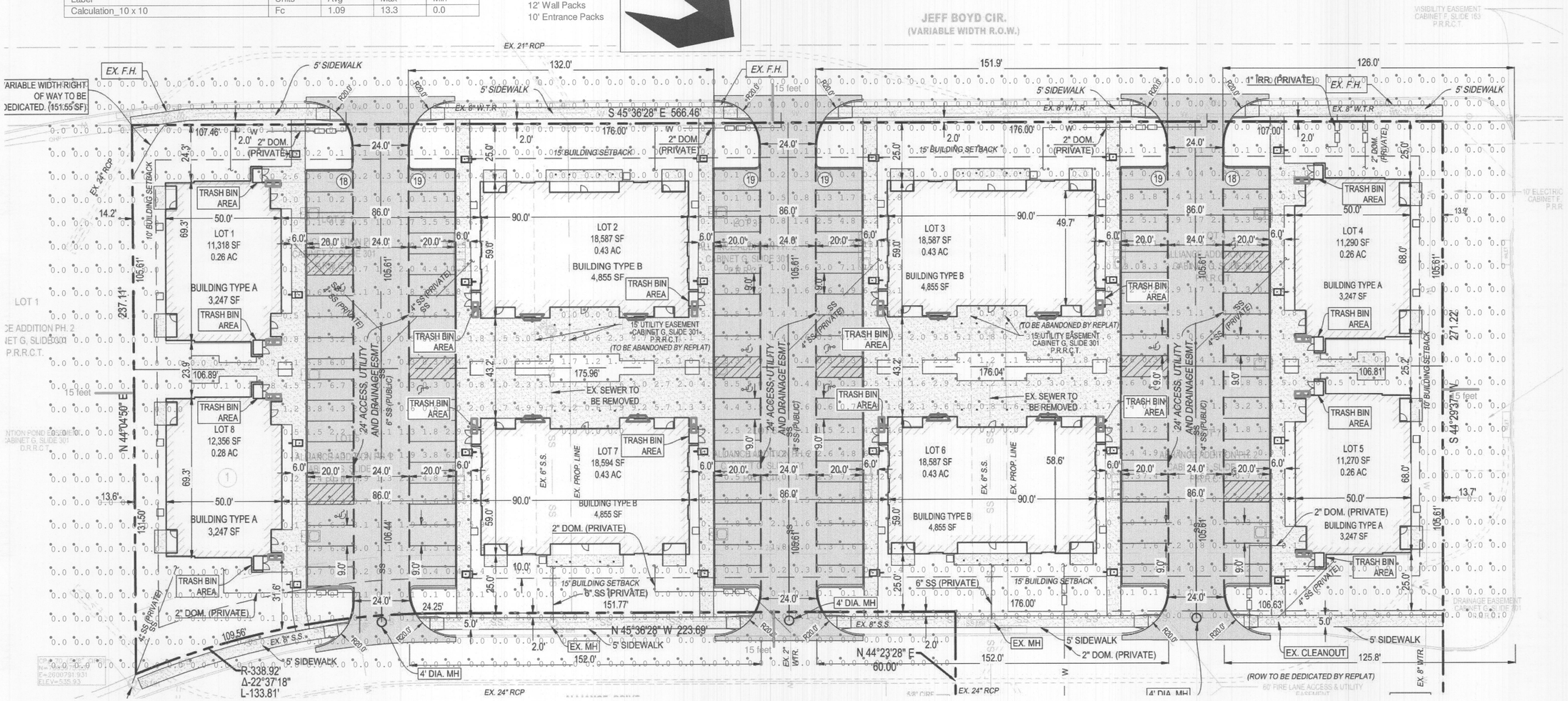
Mounting Heights:
15' Area Lights
12' Wall Packs
10' Entrance Packs



Illumination results shown on this lighting design are derived from project parameters provided to REXEL USA used in conjunction with photometric information available at the time of the design. It remains the responsibility of the client to determine that the design is fit for purpose and that the parameters of the design are maintained to ensure continued compliance. This includes, but is not limited to: light fixture positions, quantities and mounting heights, room conditions (such as reflectance's and equipment locations if considered at the time.)

REXEL USA cannot accept responsibility in respect of the design provided if these design parameters are not maintained and shall in no way be liable to the client or to any third parties for any direct, indirect or consequential damage, loss or expense arising from any defect in the design, or arising from the actual design provided.

The client is responsible for the compliance with any applicable local electrical, lighting or energy codes.



APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 12 day of April, 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

April 13, 2022

TO: Cameron Sloan, PE
Teague, Nail, and Perkins, Inc.
825 Watters Creek Blvd.
Suite M300
Allen, TX 75013

CC: Randall Noe
Rockwall Rental Properties, L.P.
P.O. Box 818
Terrell, TX 75160

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

SUBJECT: SP2022-013; *Site Plan for Alliance Addition*

Cameron Sloan:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on April 12, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

(2) A Photometric Plan conforming to the requirements of Article 07, *Environmental Performance*, of the Unified Development Code (UDC) shall be required to be submitted prior to the acceptance of civil engineering plans.

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

Planning and Zoning Commission

On April 12, 2022, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 6-0 with Commissioner Conway absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 771-6488.

Sincerely,

Bethany Ross

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

From: Ross, Bethany
To: "Cameron Slown"
Subject: RE: Project Comments: SP2022-013
Date: Monday, April 4, 2022 4:02:00 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

Sounds great! You too.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

From: Cameron Slown [mailto:cslown@tnpinc.com]
Sent: Monday, April 4, 2022 3:51 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: Project Comments: SP2022-013

Ok sounds good. We will provide PDFs tomorrow and if there are no further comments on the site plan prior to the P&Z meeting we will provide a hard copy of the site plan for the city to sign.

Have a great rest of the day.

Cameron Slown, PE
Project Manager

972.737.8720 direct | 817.889.5050 mobile | 214.461.9867 front desk
825 Watters Creek Boulevard, Suite M300 | Allen, TX 75013

cslown@tnpinc.com
www.tnpinc.com

From: Ross, Bethany <bross@rockwall.com>
Sent: Monday, April 4, 2022 1:56 PM
To: Cameron Slown <cslown@tnpinc.com>
Subject: [EXTERNAL EMAIL] RE: Project Comments: SP2022-013

PDF is good for now. We will just need a hard copy before the April 12th P&Z meeting so we can get that signed.

Thank you!
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

From: Cameron Slown [mailto:cslown@tnpinc.com]
Sent: Monday, April 4, 2022 1:54 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: Project Comments: SP2022-013

Thanks so much Bethany. We are preparing the comment response letters now.

Do you need hard copies of the plans or will a PDF submittal be accepted?

Thank you so much.

Cameron Slown, PE
Project Manager

972.737.8720 direct | 817.889.5050 mobile | 214.461.9867 front desk
825 Watters Creek Boulevard, Suite M300 | Allen, TX 75013

cslown@tnpinc.com
www.tnpinc.com

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From: Ross, Bethany <bross@rockwall.com>
Sent: Monday, April 4, 2022 1:53 PM
To: Cameron Slown <cslown@tnpinc.com>
Subject: [EXTERNAL EMAIL] RE: Project Comments: SP2022-013

Hi Cameron,

This is just a friendly reminder that Project comments are due tomorrow by 3:00 PM.

Thank you!
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

From: Ross, Bethany
Sent: Friday, March 25, 2022 12:12 PM
To: 'cslown@tnpinc.com' <cslown@tnpinc.com>
Subject: Project Comments: SP2022-013

Good Afternoon Cameron,

Attached are the project comments and engineering markups for SP2022-013. Please address these comments and have revisions returned to staff by April 5, 2022. The schedule for you case is as follows:

Planning and Zoning Commission Work Session Meeting: March 29, 2022
Planning and Zoning Commission Meeting: April 12, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present. If you have any additional questions please let us know. Thanks.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

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