



PLANNING AND ZONING CASE CHECKLIST

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

SP2022-019

4/26/2022

P&Z CASE # _____ Z DATE _____ CC DATE _____ APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- SPECIFIC USE PERMIT
- ZONING CHANGE
- PD CONCEPT PLAN
- PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- SITE PLAN
- LANDSCAPE PLAN
- TREESCAPE PLAN
- PHOTOMETRIC PLAN
- BUILDING ELEVATIONS
- MATERIAL SAMPLES
- COLOR RENDERING

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- ADMINISTRATIVE/MINOR PLAT
- VACATION PLAT
- LANDSCAPE PLAN
- TREESCAPE PLAN

- COPY OF ORDINANCE (ORD.# _____)
- APPLICATIONS
- 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
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OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
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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.
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PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 1910 Alpha Drive Road

SUBDIVISION Ellis Centre 2

LOT

BLOCK

GENERAL LOCATION On cul-de-sac terminus of Alpha Drive

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI

PROPOSED USE Wholesale and Retail

ACREAGE 1.89

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER *Rockwall Urban Industrial LP*

APPLICANT Richard Sullivan

CONTACT PERSON *Reid Caldwell, Cap Manager*

CONTACT PERSON

ADDRESS *13150 Coit Road
Suite 205*

ADDRESS 7440 TX 121

CITY, STATE & ZIP *Dallas, Texas 75240*

CITY, STATE & ZIP McKinney, TX 75079

PHONE *214-457-8198*

PHONE 469-307-0746

E-MAIL *reid@longbowinterests.com*

E-MAIL Richard.Sullivan@srsdistribution.com

NOTARY VERIFICATION (REQUIRED)

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

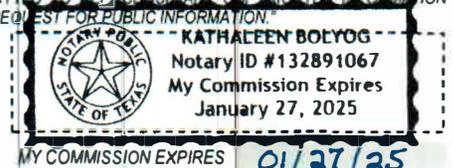
¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF April, 2022

OWNER'S SIGNATURE

Reid Caldwell
Kathleen Bolyog

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 01/27/25



LOCATION MAP
SCALE: 1" = 100'

SITE PLAN NOTES:

- OWNER: SRS DISTRIBUTION, INC. 7800 STATE HIGHWAY 121 MCKINNEY, TX 75070
- APPLICANT: LONGBOW INTERESTS 13150 COIT ROAD DALLAS, TX 75248
- ENGINEER: INDEPENDENCE ENGINEERING OF NJ LLC 102 FARNSWORTH AVENUE, SUITE 310 BORDENTOWN, NJ 08805
- ZONING DISTRICT: LI (LIGHT INDUSTRIAL ZONE)
- EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE AT THE TIME OF SITE EVALUATION. ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID AND SHALL BE ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION WILL BE GRANTED AFTER A BID AWARD FOR ANY EQUIPMENT, MATERIAL, OR LABOR REQUIRED TO MODIFY THE DESIGN TO MATCH FIELD CONDITIONS.
- NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED IN THE PREPARATION OF THIS PLAN.
- NO SOILS REPORT HAS BEEN PERFORMED IN PREPARATION OF THIS PLAN. IF ONE IS REQUIRED, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA, TO PERFORM TESTING AND ANALYSIS AS NECESSARY.
- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUESTED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS PROVIDED BY ALL APPLICABLE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS TO EXISTING CONDITION, INCLUDING PAVED AREAS AND LANDSCAPED AREAS.
- SOLID WASTE SHALL BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING CONSTRUCTION. SHORING SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CURRENT OSHA STANDARDS. CONTRACTOR SHALL MAKE SUFFICIENT ADDITIONAL PROVISIONS TO ENSURE STABILITY OF ALL CONTIGUOUS AND ADJACENT STRUCTURES, AS FIELD CONDITIONS MAY DICTATE.
- CONTRACTOR AND ANY SUBCONTRACTORS SHALL CARRY STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE, AND COMMERCIAL GENERAL LIABILITY INSURANCE AT REQUIRED LIMITS OF COVERAGE. ALL CONTRACTORS SHALL HAVE CGI POLICIES ISSUED TO INCLUDE INDEPENDENCE ENGINEERING LLC, WITH ITS SUBCONSULTANTS LISTED AS ADDITIONAL INSURED. ALL CONTRACTORS MUST FURNISH INDEPENDENCE ENGINEERING LLC WITH CERTIFICATES OF INSURANCE PRIOR TO THE COMMENCEMENT OF WORK, AND UPON RENEWAL OF EACH POLICY DURING THE TERM OF CONSTRUCTION. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS INDEPENDENCE ENGINEERING LLC AND ITS SUBCONSULTANTS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
- NEITHER THE PROFESSIONAL ACTIVITIES OF INDEPENDENCE ENGINEERING LLC NOR THE PRESENCE OF ITS EMPLOYEES AT THE PROJECT SITE SHALL RELIEVE THE CONTRACTOR OF ITS DUTIES, OBLIGATIONS, AND/OR RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MEANS, METHODS, SEQUENCING AND/OR PROTOCOLS NECESSARY FOR PERFORMING, COORDINATING AND/OR SUPERINTENDING THE WORK IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND APPLICABLE HEALTH AND SAFETY REGULATIONS. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR SITE SAFETY PLANNING, PROVISIONING, IMPLEMENTATION, AND MAINTENANCE. INDEPENDENCE ENGINEERING LLC BEARS NO AUTHORITY TO EXERCISE CONTROL OVER CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH CONSTRUCTION.
- INDEPENDENCE ENGINEERING LLC SHALL REVIEW AND TAKE APPROPRIATE ACTION ON SUBMITTALS TO BE SUBMITTED BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PRODUCT DATA, AND MATERIAL SAMPLES. INDEPENDENCE ENGINEERING LLC SHALL REVIEW SUBMITTALS ONLY FOR CONSISTENCY WITH THE DESIGN DRAWINGS. SUBMITTALS SHALL NOT BE REVIEWED FOR CONSTRUCTION MEANS AND METHODS. COORDINATION OF TRADES, OR SITE SAFETY, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. INDEPENDENCE ENGINEERING LLC SHALL NOT BE LIABLE FOR DEVIATIONS OR THE RESULTS THEREFROM FROM THE APPROVED CONSTRUCTION DRAWINGS, UNLESS SAID DEVIATIONS ARE PROVIDED IN WRITING BY THE CONTRACTOR PRIOR TO IMPLEMENTATION, AND APPROVED IN WRITING BY INDEPENDENCE ENGINEERING LLC.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES THEREON, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM INDEPENDENCE ENGINEERING LLC AND THE PROJECT OWNER. SHOULD THE CONTRACTOR DEVIATE FROM THE APPROVED PROJECT DOCUMENTS, HE SHALL BEAR SOLE RESPONSIBILITY FOR FINES, PENALTIES, AND ALL COMPENSATORY AND PUNITIVE DAMAGES RESULTING THEREFROM. IN SUCH CASE, THE CONTRACTOR SHALL INDEMNIFY AND HOLD INDEPENDENCE ENGINEERING LLC HARMLESS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
- DISPUTES BETWEEN INDEPENDENCE ENGINEERING LLC AND THE CONTRACTOR SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL INCLUDE A PROVISION IN THEIR CONTRACTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, AND SUPPLIERS, PROVIDING FOR MEDIATION AS THE PRIMARY METHOD OF DISPUTE RESOLUTION BETWEEN THOSE PARTIES.
- ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, INCLUDING LOCALLY ADOPTED REVISIONS THERETO.
- BUILDING SETBACKS SHOWN HEREON ARE MEASURED FROM THE EXTERIOR FACE OF BUILDING WALLS. SETBACKS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ARCHITECTURAL ELEMENTS, SIGNAGE, OR OTHER EXTERIOR EXTENSION UNLESS OTHERWISE NOTED.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES AND CONNECTION POINTS ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY IN THE FIELD AND WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY "DIG SAFE 811" 72 HOURS PRIOR TO ANY EXCAVATION ON SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER AUTHORITIES TO MARK OUT THEIR SYSTEMS.
- THE CONTRACTOR SHALL COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND. FILLING SHALL BE COMPACTED TO MEET ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. FILLING SHALL BE VERIFIED BY THE ENGINEER.

REV	DATE	DESCRIPTION

Independence
ENGINEERING LLC
102 FARNSWORTH AVENUE, SUITE 310
BORDENTOWN, NJ 08805
(609) 496-6569 INDEPENDENCEINDEPENDENCE.COM

PERMIT PLAN
for
SRS DISTRIBUTORS, INC. - ROCKWALL TX
1910 ALPHA DRIVE, BUILDING 3, CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75087

811

ID #

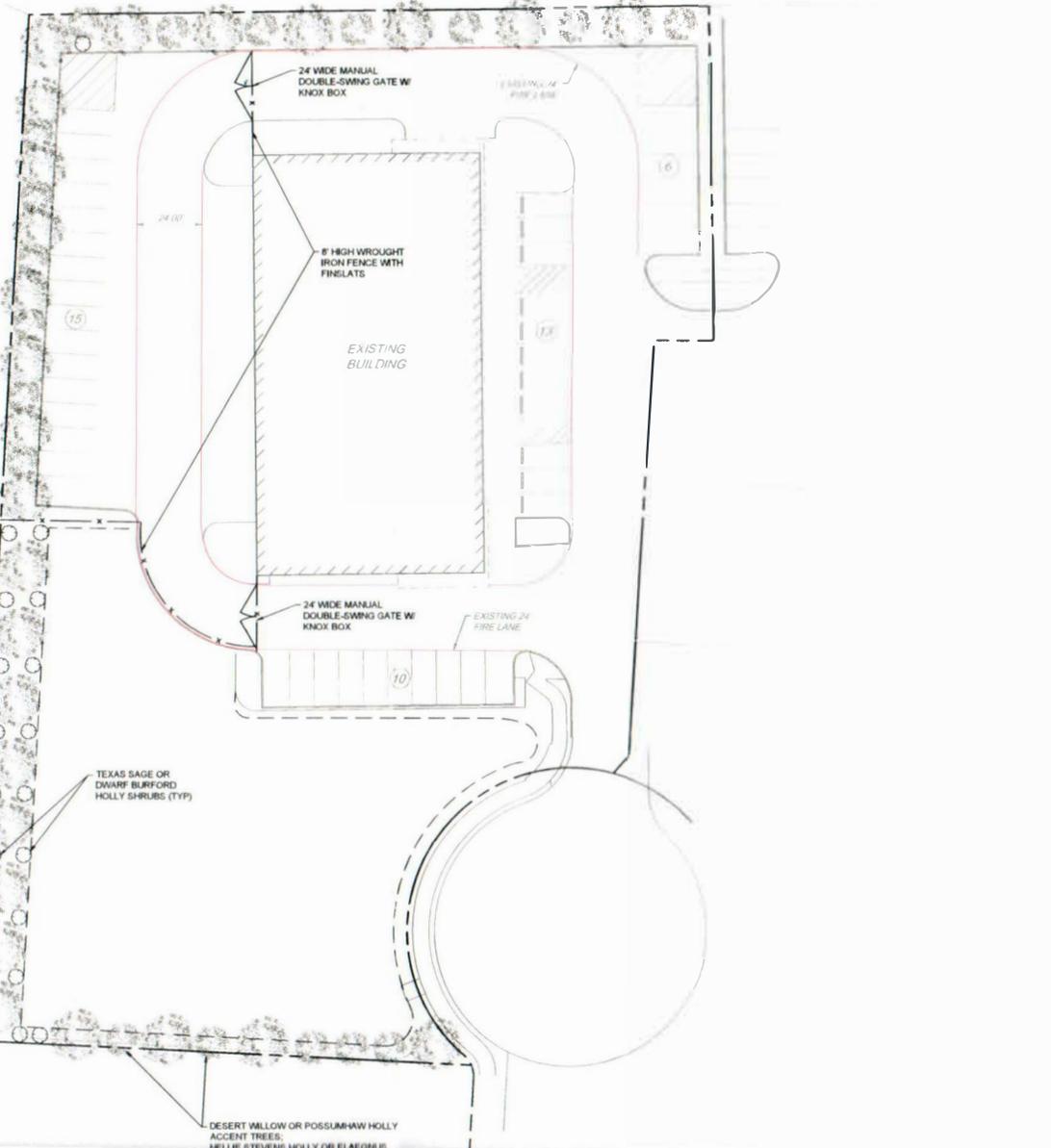
GRAPHIC SCALE: 1" = 30'

PROJECT
030-022

DATE
04-13-2022

SCALE
1" = 30'

DRAWN
M.A.S.





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NOTES: _____

ZONING MAP UPDATED _____



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STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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LOT

BLOCK

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ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

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CURRENT USE Vacant

PROPOSED ZONING LI

PROPOSED USE Wholesale and Retail

ACREAGE 1.89

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OWNER *Rockwall Urban Industrial LP*

APPLICANT Richard Sullivan

CONTACT PERSON *Reid Caldwell, Cap Manager*

CONTACT PERSON

ADDRESS *13150 Coit Road
Suite 205*

ADDRESS 7440 TX 121

CITY, STATE & ZIP *Dallas, Texas 75240*

CITY, STATE & ZIP McKinney, TX 75079

PHONE *214-457-8198*

PHONE 469-307-0746

E-MAIL *reid@longbowinterests.com*

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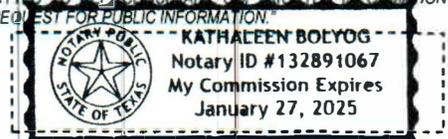
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OWNER'S SIGNATURE

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Kathleen Bolyog

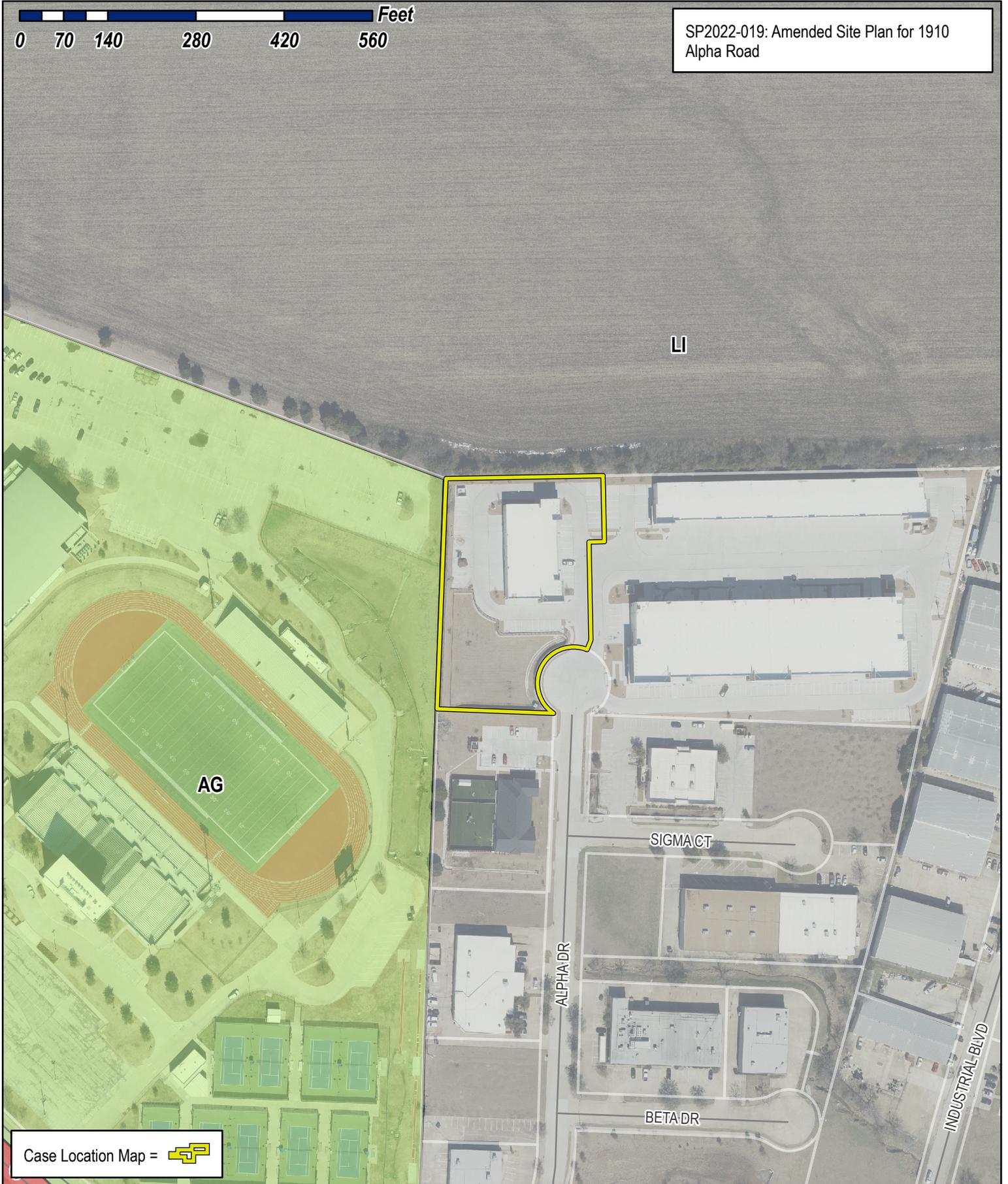
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 01/27/25

0 70 140 280 420 560 Feet

SP2022-019: Amended Site Plan for 1910 Alpha Road



Case Location Map = 



City of Rockwall

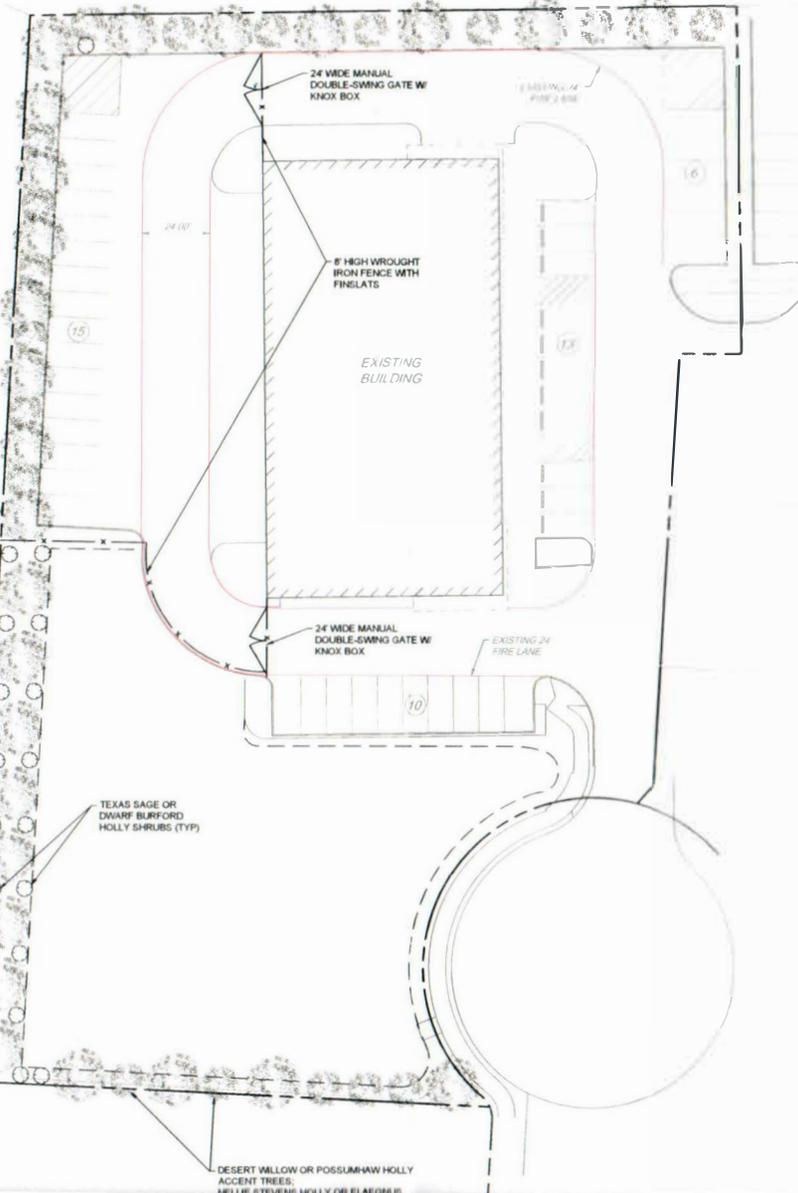
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





LOCATION MAP
SCALE: 1" = 100'



SITE PLAN NOTES:

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15. NEITHER THE PROFESSIONAL ACTIVITIES OF INDEPENDENCE ENGINEERING LLC NOR THE PRESENCE OF ITS EMPLOYEES AT THE PROJECT SITE SHALL RELIEVE THE CONTRACTOR OF ITS DUTIES, OBLIGATIONS, AND/OR RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MEANS, METHODS, SEQUENCING AND/OR PROTOCOLS NECESSARY FOR PERFORMING, COORDINATING AND/OR SUPERINTENDING THE WORK IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND APPLICABLE HEALTH AND SAFETY REGULATIONS. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR SITE SAFETY PLANNING, PROVISIONING, IMPLEMENTATION, AND MAINTENANCE. INDEPENDENCE ENGINEERING LLC BEARS NO AUTHORITY TO EXERCISE CONTROL OVER CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH CONSTRUCTION.
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17. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES THEREON, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM INDEPENDENCE ENGINEERING LLC AND THE PROJECT OWNER. SHOULD THE CONTRACTOR DEVIATE FROM THE APPROVED PROJECT DOCUMENTS, HE SHALL BEAR SOLE RESPONSIBILITY FOR FINES, PENALTIES, AND ALL COMPENSATORY AND PUNITIVE DAMAGES RESULTING THEREFROM. IN SUCH CASE, THE CONTRACTOR SHALL INDEMNIFY AND HOLD INDEPENDENCE ENGINEERING LLC HARMLESS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
18. DISPUTES BETWEEN INDEPENDENCE ENGINEERING LLC AND THE CONTRACTOR SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
19. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL INCLUDE A PROVISION IN THEIR CONTRACTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, AND SUPPLIERS, PROVIDING FOR MEDIATION AS THE PRIMARY METHOD OF DISPUTE RESOLUTION BETWEEN THOSE PARTIES.
20. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, INCLUDING LOCALLY ADOPTED REVISIONS THERETO.
21. BUILDING SETBACKS SHOWN HEREON ARE MEASURED FROM THE EXTERIOR FACE OF BUILDING WALLS. SETBACKS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ARCHITECTURAL ELEMENTS, SIGNAGE, OR OTHER EXTERIOR EXTENSION UNLESS OTHERWISE NOTED.
22. LOCATION OF ALL EXISTING AND PROPOSED SERVICES AND CONNECTION POINTS ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY IN THE FIELD AND WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY "DIG SAFE 811" 72 HOURS PRIOR TO ANY EXCAVATION ON SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER AUTHORITIES TO MARK OUT THEIR SYSTEMS.
24. THE CONTRACTOR SHALL COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND. FILLING SHALL BE COMPACTED TO MEET ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. FILLING SHALL BE VERIFIED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.

REV	DATE	DESCRIPTION

Independence
ENGINEERING LLC

102 FARNSWORTH AVENUE, SUITE 310
BORDENTOWN, NJ 08805
(609) 496-6569 INDEPENDENCEINDEPENDENCE.COM

PERMIT PLAN
for
SRS DISTRIBUTORS, INC. - ROCKWALL TX
1910 ALPHA DRIVE, BUILDING 3, CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS 75087

811

ID # _____

GRAPHIC SCALE: 1" = 30'

PROJECT
030-022

DATE
04-13-2022

SCALE: 1" = 30' DRAWN: M.A.S.

PROJECT COMMENTS



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

DATE: 4/21/2022

PROJECT NUMBER: SP2022-019
PROJECT NAME: Amended Site Plan for 1910 Alpha Drive
SITE ADDRESS/LOCATIONS: 1910 ALPHA DR, ROCKWALL, 75087

CASE MANAGER: Ryan Miller
CASE MANAGER PHONE: 972-772-6441
CASE MANAGER EMAIL: miller@rockwall.com

CASE CAPTION: Discuss and consider a request by Richard Sullivan on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of an Amended Site Plan for Outside Storage on a 1.89-acre tract of land identified as Lot 3, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1910 Alpha Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	04/19/2022	Approved w/ Comments

04/19/2022: SP2022-019; Amended Site Plan for Outside Storage at 1910 Alpha Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of an Amended Site Plan for Outside Storage on a 1.89-acre tract of land identified as Lot 3, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1910 Alpha Drive.

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

M.3 For reference, include the case number (SP2022-020) in the lower right-hand corner of all pages on future submittals.

I.4 There is currently two (2) outstanding code enforcement cases on the subject property (i.e. CE2022-1921 and CE2022-1923) that involve the construction of a fence without a permit and the establishment of outside storage without a Certificate of Occupancy (CO).

I.5 The proposed land use being proposed for the subject property is Building and Landscape Material with Outside Storage. According to Article 04, Permissible Uses, of the Unified Development Code (UDC), the Building and Landscape Material with Outside Storage is permitted by-right within a Light Industrial (LI) District subject to conformance with the following conditions:

(1) Outside storage shall be permitted in accordance with the requirements for outside storage contained in Article 04, Permissible Uses, and Article 08, Landscape and Fence Standards, of the Unified Development code (UDC).

(2) All outside storage must be screened from adjacent properties, public right-of-way, and parks and open space.

I.6 According to Article 13, Definitions, of the Unified Development Code (UDC), Outside Storage and/or Outside Display is defined as "(t)he permanent or continuous keeping, displaying, or storing of unfinished goods, material, merchandise, equipment, service vehicles or heavy vehicles outside of a building on a lot or tract overnight or for more than 24 -hours."

I.7 According to Article 05, District Development Standards, of the Unified Development Code (UDC), "(o)utside storage of materials or vehicles shall be screened from all public streets, any residential zoning district or residentially used property, and parks and open space that abuts or is directly across a public street or ally from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and canopy trees on 20-foot centers." As an alternative, the Planning and Zoning Commission -- at their discretion -- may approve one (1) of the two (2) alternative screening methods:

- (1) Alternative #1. A wrought iron fence and three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers.
- (2) Alternative #2. A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

I.8 The replat that established the subject property as Lot 3, Block D, Ellis Centre #2 Addition also established a 24-foot Firelane, Public Access and Utility Easement and a 20-foot Utility Easement at the rear of the proposed building. Please note that outside storage is not permitted within an established easement, and that a property owner cannot restrict access to a public access easement by fencing the easement.

M.9 Please make the following changes to the site plan to show conformance to the minimum standards:

- (1) Please indicate the proposed outside storage area on the site plan and make sure that the area does not encroach any established easements. The site plan should indicate the square footage of the proposed outside storage area.
- (2) Please provide staff with parking calculations to show conformance to the requirements of the Unified Development Code (UDC). A floor plan of the building will be needed to show the square footage of office and warehouse space. Please note that the minimum parking requirement for office is 1/300 SF and the minimum square footage for warehouse space is 1/1,000 SF. Please also note any other land uses being done on the subject property (e.g. assembly, fabrication, etc.).
- (3) Please indicate what materials are being stored outside. Will this include any overnight storage of motor vehicles (e.g. service trucks)?
- (4) Please indicate the preferred storage method (i.e. masonry fence, three [3] tiered landscaping, etc.). The current indicated screening method does not appear to meet the requirements of the Unified Development Code (UDC).
- (5) Please remove the gates from the diagram. As stated above public access easements are not permitted to be gated. In addition, by gating this drive-aisle and firelane, the property would become out of compliance with the parking requirements contained in the Engineering Standards of Design and Construction (see Engineering Comments).

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on May 3, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refunds will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 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 May 10, 2022 Planning & Zoning Meeting.

I.12 Please note that all meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street. The meeting schedule for this case is as follows:

- (1) Planning & Zoning Work Session Meeting: March 29, 2022.
- (2) Planning & Zoning Meeting: April 12, 2022.

I.13 Please note that a representative should be present for each meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Needs Review
04/21/2022: - Cannot block public access easement or Fire Lane. Will need to replat. - No dead-end parking allowed. Must have a proper turnaround for vehicles. (64'x15' area striped "no parking")			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	04/21/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	04/21/2022	N/A

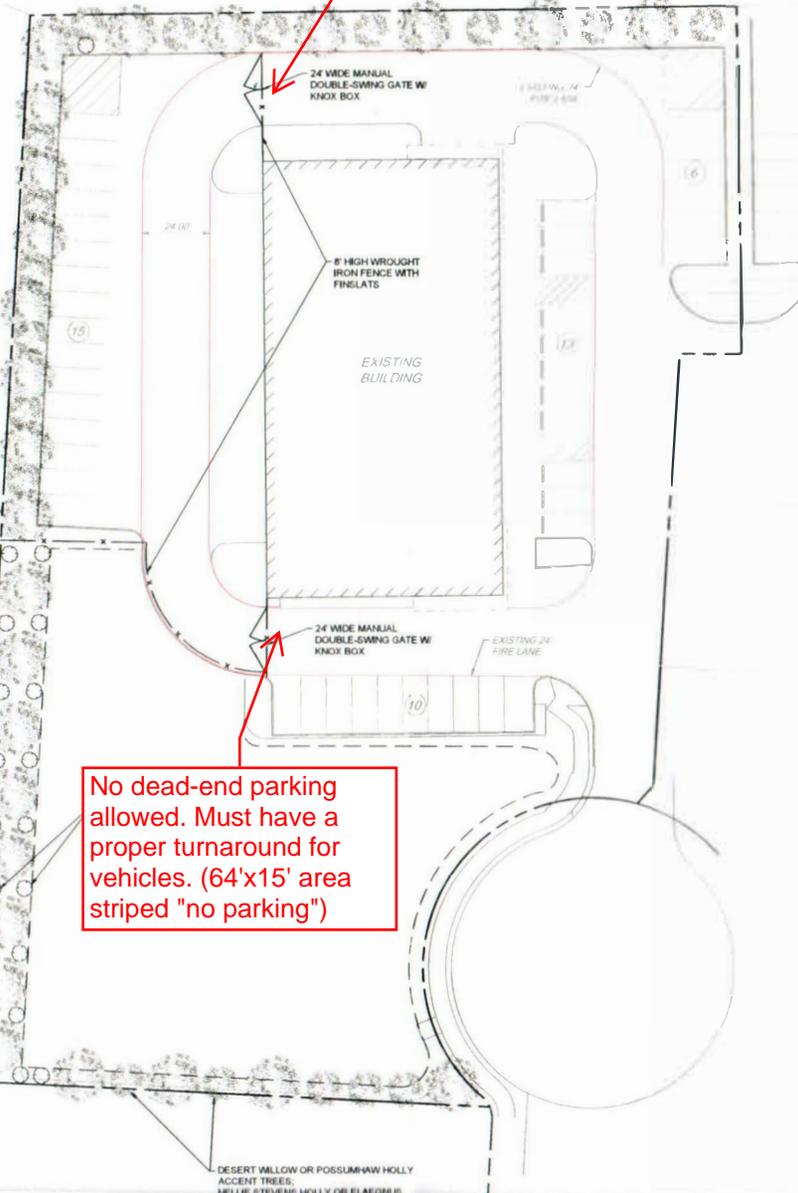
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved w/ Comments

- 04/18/2022: 1. Please provide a required versus proposed legend for landscape
2. Please provide a plant chart showing container and caliper inch sizes and quantities

Cannot block public access easement or Fire Lane. Will need to replat.

No dead-end parking allowed. Must have a proper turnaround for vehicles. (64'x15' area striped "no parking")



SITE PLAN NOTES:

- OWNER: SRS DISTRIBUTION, INC. 7900 STATE HIGHWAY 121 MCKINNEY, TX 75070
- APPLICANT: LONGBOW INTERESTS 13150 COIT ROAD DALLAS, TX 75240
- ENGINEER: INDEPENDENCE ENGINEERING OF NJ LLC 102 FARNSWORTH AVENUE, SUITE 310 BORDENTOWN, NJ 08805
- ZONING DISTRICT: LI (LIGHT INDUSTRIAL ZONE)
- EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE AT THE TIME OF SITE EVALUATION. ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID, AND SHALL BE ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION WILL BE GRANTED AFTER A BID AWARD FOR ANY EQUIPMENT, MATERIAL, OR LABOR REQUIRED TO MODIFY THE DESIGN TO MATCH FIELD CONDITIONS.
- NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED IN THE PREPARATION OF THIS PLAN.
- NO SOILS REPORT HAS BEEN PERFORMED IN PREPARATION OF THIS PLAN. IF ONE IS REQUIRED, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA, TO PERFORM TESTING AND ANALYSIS AS NECESSARY.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUESTED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS PROVIDED BY ALL APPLICABLE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS TO EXISTING CONDITION, INCLUDING PAVED AREAS AND LANDSCAPED AREAS.
- SOLID WASTE SHALL BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING CONSTRUCTION. SHORING SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CURRENT OSHA STANDARDS. CONTRACTOR SHALL MAKE SUFFICIENT ADDITIONAL PROVISIONS TO ENSURE STABILITY OF ALL CONTIGUOUS AND ADJACENT STRUCTURES, AS FIELD CONDITIONS MAY DICTATE.
- CONTRACTOR AND ANY SUBCONTRACTORS SHALL CARRY STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE, AND COMMERCIAL GENERAL LIABILITY INSURANCE AT REQUIRED LIMITS OF COVERAGE. ALL CONTRACTORS SHALL HAVE CGI POLICIES ISSUED TO INCLUDE INDEPENDENCE ENGINEERING LLC, WITH ITS SUBCONSULTANTS LISTED AS ADDITIONAL INSURED. ALL CONTRACTORS MUST FURNISH INDEPENDENCE ENGINEERING LLC WITH CERTIFICATES OF INSURANCE PRIOR TO THE COMMENCEMENT OF WORK, AND UPON RENEWAL OF EACH POLICY DURING THE TERM OF CONSTRUCTION. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS INDEPENDENCE ENGINEERING LLC AND ITS SUBCONSULTANTS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
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- BUILDING SETBACKS SHOWN HEREON ARE MEASURED FROM THE EXTERIOR FACE OF BUILDING WALLS. SETBACKS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ARCHITECTURAL ELEMENTS, SIGNAGE, OR OTHER EXTERIOR EXTENSION UNLESS OTHERWISE NOTED.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES AND CONNECTION POINTS ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY IN THE FIELD AND WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY "DIG SAFE 811" 72 HOURS PRIOR TO ANY EXCAVATION ON SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER AUTHORITIES TO MARK OUT THEIR SYSTEMS.
- THE CONTRACTOR SHALL COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND. FROZEN SAND, FROZEN GRAVEL, AND OTHER ORGANIC MATTER SHALL NOT BE USED.

REV	DATE	DESCRIPTION

Independence
ENGINEERING LLC

102 FARNSWORTH AVENUE, SUITE 310
BORDENTOWN, NJ 08805
(609) 496-6569 INDEPENDENCEINDEPENDENCE.COM

PERMIT PLAN
for
SRS DISTRIBUTORS, INC. - ROCKWALL TX
1910 ALPHA DRIVE, BUILDING 3, CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75087

811

ID #

GRAPHIC SCALE: 1" = 30'

PROJECT
030-022

DATE
04-13-2022

SCALE
1" = 30'

DRAWN
M.S.



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 1910 Alpha Drive Road

SUBDIVISION Ellis Centre 2

LOT

BLOCK

GENERAL LOCATION On cul-de-sac terminus of Alpha Drive

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI

PROPOSED USE Wholesale and Retail

ACREAGE 1.89

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER *Rockwall Urban Industrial LP*

APPLICANT Richard Sullivan

CONTACT PERSON *Reid Caldwell, Cap Manager*

CONTACT PERSON

ADDRESS *13150 Coit Road
Suite 205*

ADDRESS 7440 TX 121

CITY, STATE & ZIP *Dallas, Texas 75240*

CITY, STATE & ZIP McKinney, TX 75079

PHONE *214-457-8198*

PHONE 469-307-0746

E-MAIL *reid@longbowinterests.com*

E-MAIL Richard.Sullivan@srsdistribution.com

NOTARY VERIFICATION (REQUIRED)

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

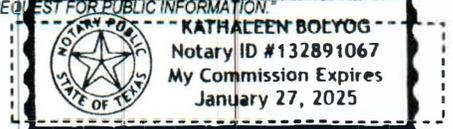
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF April, 2022

OWNER'S SIGNATURE

Reid Caldwell
Kathleen Bolyog

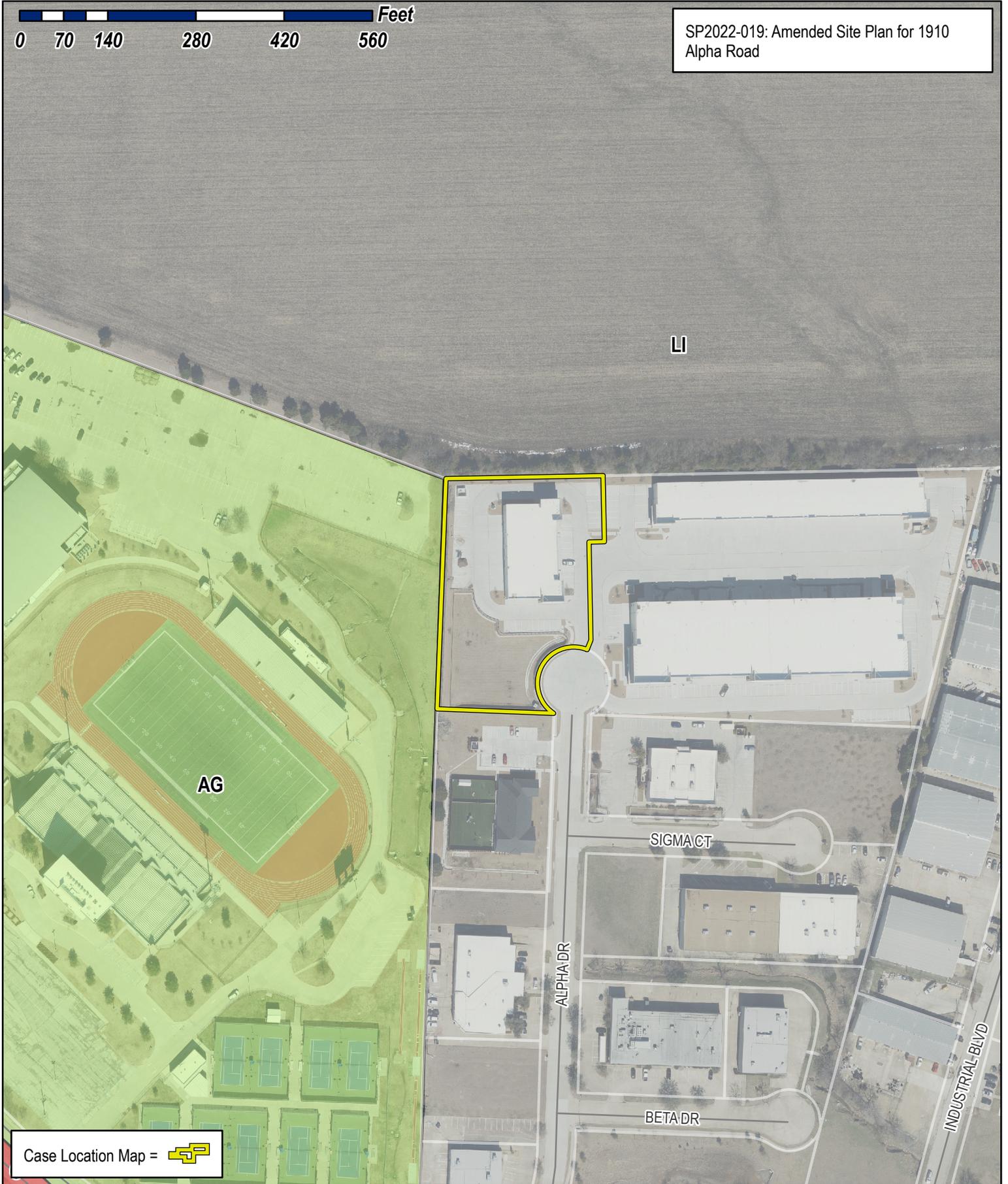
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 01/27/25

0 70 140 280 420 560 Feet

SP2022-019: Amended Site Plan for 1910 Alpha Road



Case Location Map = 

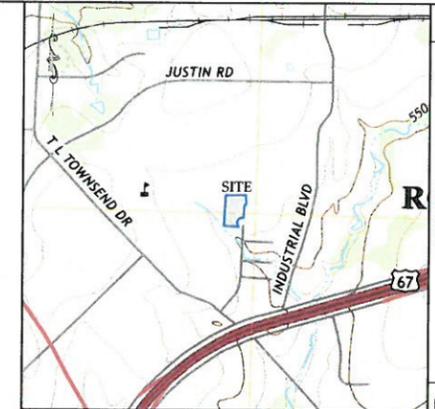


City of Rockwall

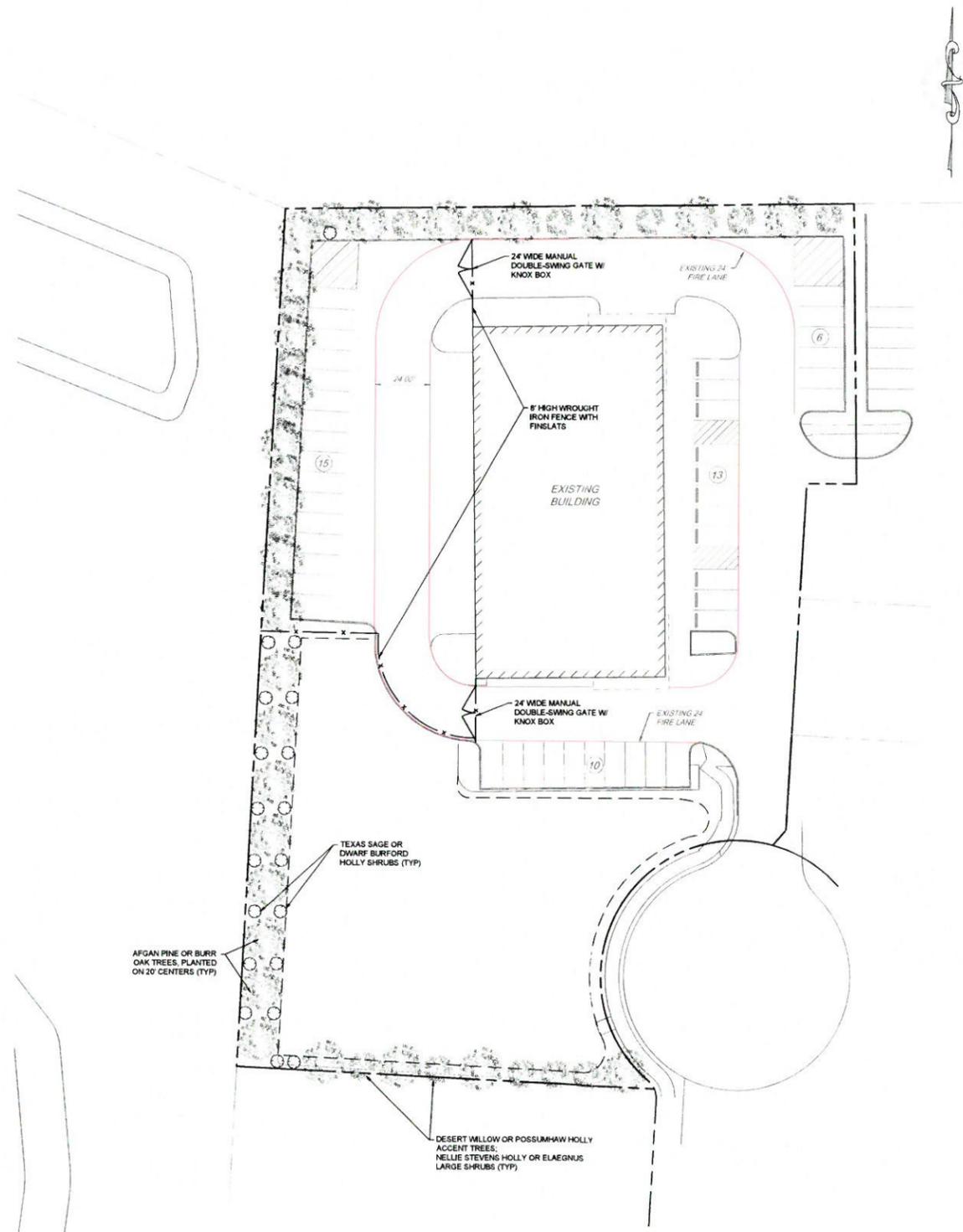
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





LOCATION MAP
SCALE: 1" = 100'



SITE PLAN NOTES:

- OWNER: SRS DISTRIBUTION, INC. 7440 STATE HIGHWAY 121 McKinney, TX 75070
- APPLICANT: LONGBOW INTERESTS 13150 COIT ROAD DALLAS, TX 75249
- ENGINEER: INDEPENDENCE ENGINEERING OF NJ LLC 102 FARNSWORTH AVENUE, SUITE 310 BORDENTOWN, NJ 08505
- ZONING DISTRICT: U (LIGHT INDUSTRIAL ZONE)
- EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE AT THE TIME OF SITE EVALUATION. ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID, AND SHALL BE ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION WILL BE GRANTED AFTER A BID AWARD FOR ANY EQUIPMENT, MATERIAL, OR LABOR REQUIRED TO MODIFY THE DESIGN TO MATCH FIELD CONDITIONS.
- NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED IN THE PREPARATION OF THIS PLAN.
- NO SOILS REPORT HAS BEEN PERFORMED IN PREPARATION OF THIS PLAN. IF ONE IS REQUIRED, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA, TO PERFORM TESTING AND ANALYSIS AS NECESSARY.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUESTED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS PROVIDED BY ALL APPLICABLE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS TO EXISTING CONDITION, INCLUDING PAVED AREAS AND LANDSCAPED AREAS.
- SOLID WASTE SHALL BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING CONSTRUCTION. SHORING SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CURRENT OSHA STANDARDS. CONTRACTOR SHALL MAKE SUFFICIENT ADDITIONAL PROVISIONS TO ENSURE STABILITY OF ALL CONTIGUOUS AND ADJACENT STRUCTURES, AS FIELD CONDITIONS MAY DICTATE.
- CONTRACTOR AND ANY SUBCONTRACTORS SHALL CARRY STATUTORY WORKERS' COMPENSATION INSURANCE EMPLOYERS' LIABILITY INSURANCE, AND COMMERCIAL GENERAL LIABILITY INSURANCE AT REQUIRED LIMITS OF COVERAGE. ALL CONTRACTORS SHALL HAVE CGL POLICIES ISSUED TO INCLUDE INDEPENDENCE ENGINEERING LLC, WITH ITS SUBCONSULTANTS LISTED AS ADDITIONAL INSURED. ALL CONTRACTORS MUST FURNISH INDEPENDENCE ENGINEERING LLC WITH CERTIFICATES OF INSURANCE PRIOR TO THE COMMENCEMENT OF WORK, AND UPON RENEWAL OF EACH POLICY DURING THE TERM OF CONSTRUCTION. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS INDEPENDENCE ENGINEERING LLC AND ITS SUBCONSULTANTS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
- NEITHER THE PROFESSIONAL ACTIVITIES OF INDEPENDENCE ENGINEERING LLC NOR THE PRESENCE OF ITS EMPLOYEES AT THE PROJECT SITE SHALL RELIEVE THE CONTRACTOR OF ITS DUTIES, OBLIGATIONS, AND/OR RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MEANS, METHODS, SEQUENCING AND/OR PROTOCOLS NECESSARY FOR PERFORMING, COORDINATING, AND/OR SUPERINTENDING THE WORK IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND APPLICABLE HEALTH AND SAFETY REGULATIONS. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR SITE SAFETY PLANNING, PROVISIONING, IMPLEMENTATION, AND MAINTENANCE. INDEPENDENCE ENGINEERING LLC BEARS NO AUTHORITY TO EXERCISE CONTROL OVER CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH CONSTRUCTION.
- INDEPENDENCE ENGINEERING LLC SHALL REVIEW AND TAKE APPROPRIATE ACTION ON SUBMITTALS TO BE SUBMITTED BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PRODUCT, DATA, AND MATERIAL SAMPLES. INDEPENDENCE ENGINEERING LLC SHALL REVIEW SUBMITTALS ONLY FOR CONSISTENCY WITH THE DESIGN DRAWINGS. SUBMITTALS SHALL NOT BE REVIEWED FOR CONSTRUCTION MEANS AND METHODS, COORDINATION OF TRADES, OR SITE SAFETY, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. INDEPENDENCE ENGINEERING LLC SHALL NOT BE LIABLE FOR DEVIATIONS OR THE RESULTS THEREFROM FROM THE APPROVED CONSTRUCTION DRAWINGS, UNLESS SAID DEVIATIONS ARE PROVIDED IN WRITING BY THE CONTRACTOR PRIOR TO IMPLEMENTATION, AND APPROVED IN WRITING BY INDEPENDENCE ENGINEERING LLC.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES THEREON, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM INDEPENDENCE ENGINEERING LLC AND THE PROJECT OWNER. SHOULD THE CONTRACTOR DEVIATE FROM THE APPROVED PROJECT DOCUMENTS, HE SHALL BEAR SOLE RESPONSIBILITY FOR FINES, PENALTIES, AND ALL COMPENSATORY AND PUNITIVE DAMAGES RESULTING THEREFROM. IN SUCH CASE, THE CONTRACTOR SHALL INDEMNIFY AND HOLD INDEPENDENCE ENGINEERING LLC HARMLESS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
- DISPUTES BETWEEN INDEPENDENCE ENGINEERING LLC AND THE CONTRACTOR SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL INCLUDE A PROVISION IN THEIR CONTRACTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, AND SUPPLIERS, PROVIDING FOR MEDIATION AS THE PRIMARY METHOD OF DISPUTE RESOLUTION BETWEEN THOSE PARTIES.
- ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, INCLUDING LOCALLY ADOPTED REVISIONS, IF ANY.
- BUILDING SETBACKS SHOWN HEREON ARE MEASURED FROM THE EXTERIOR FACE OF BUILDING WALLS. SETBACKS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ARCHITECTURAL ELEMENTS, SIGNAGE, OR OTHER EXTERIOR EXTENSION UNLESS OTHERWISE NOTED.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES AND CONNECTION POINTS ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY IN THE FIELD AND WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY "DIG SAFE 811" 72 HOURS PRIOR TO ANY EXCAVATION ON SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER AUTHORITIES TO MARK OUT THEIR SYSTEMS. THE CONTRACTOR SHALL COMPLETELY FILL BELOW-GRADE AREAS AND Voids RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER. STONES SHALL NOT BE LARGER THAN 6 INCHES IN ANY DIMENSION. DEMOLITION MATERIALS MAY NOT BE USED AS FILL. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES IN LOOSE DEPTH CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- ALL DEBRIS, RUBBISH, SALVAGE, HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED AT THE EARLIEST POSSIBLE TIME. REMOVED MATERIALS MAY NOT BE STORED, SOLD, OR BURNED ON SITE. HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH PROCEDURES ADOPTED BY THE LOCAL FIRE DEPARTMENT AND OTHER JURISDICTIONAL AGENCIES.

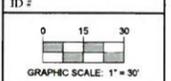
LANDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY
	LARGE TREE	26
	SMALL TREE	18
	SHRUB	19

REV	DATE	DESCRIPTION

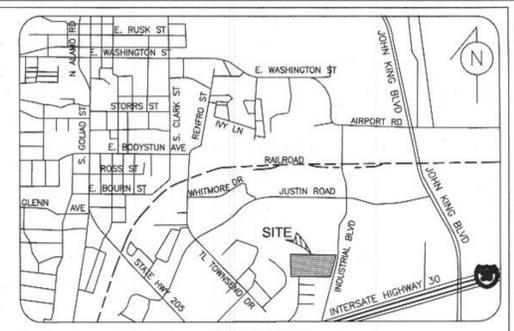
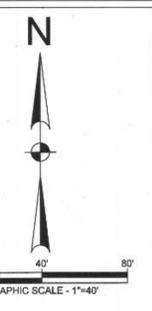
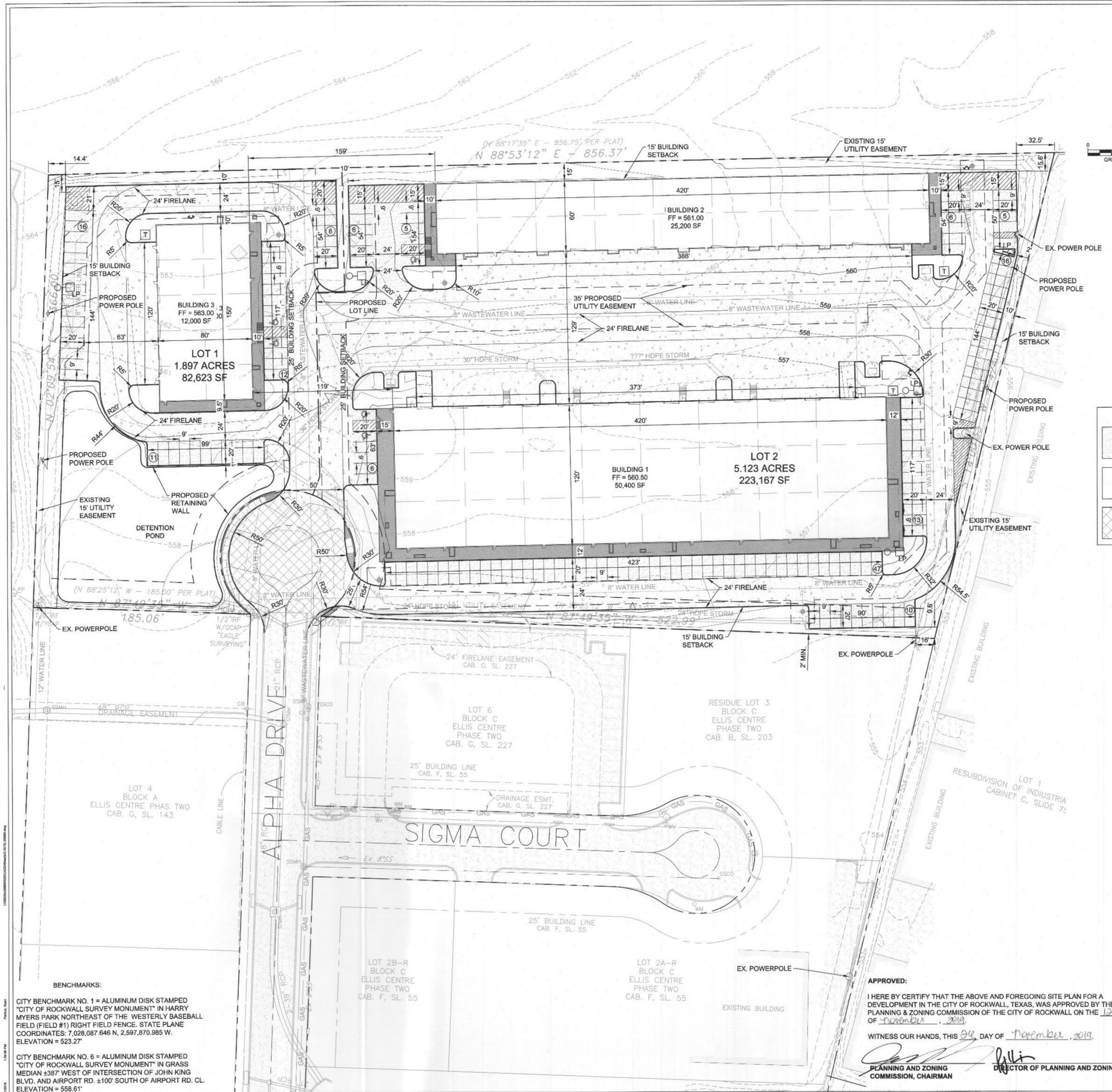
Independence
ENGINEERING LLC
102 FARNSWORTH AVENUE, SUITE 310
BORDENTOWN, NJ 08505
(609) 496-9560 INDEPENDENCE@INDEPEN.COM

PERMIT PLAN
for
SRS DISTRIBUTORS, INC. - ROCKWALL, TX
1910 ALPHA DRIVE, BUILDING 3, CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75087



PROJECT: 030-022
DATE: 04-13-2022
SCALE: 1" = 30'
DRAWN: MAS
DESIGNED: KL
CHECKED: NES

CP-A
SHEET 1 OF 1



SHEET DATA:

CURRENT ZONING:	LIGHT INDUSTRIAL	
PROPOSED LAND USE:	LIGHT INDUSTRIAL	
TOTAL SITE AREA:	7.02 ACRES	
BUILDING:		
BUILDING 1	50,400	SF
BUILDING 2	25,200	SF
BUILDING 3	12,000	SF
PARKING:		
REQUIRED: 1 SPACE/1,000 SF (75%)	1 SPACE/300 SF (25%)	
TOTAL REQUIRED:	139	SPACES
PROVIDED:	159	SPACES
ACCESSIBLE SPACES PROVIDED:	6	SPACES

*SPACES ARE INCLUDED IN TOTAL ABOVE

PAVING LEGEND

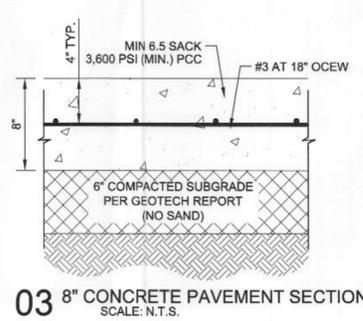
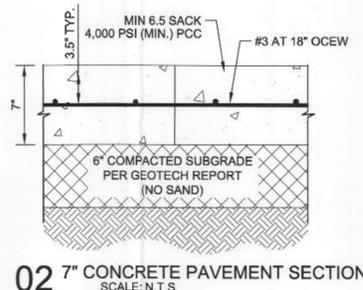
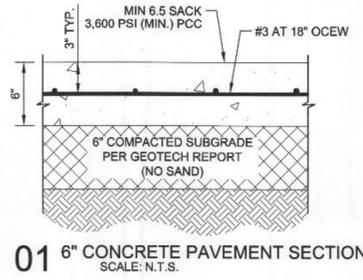
	6" 3,600 PSI CONCRETE PAVEMENT.		4" SIDEWALK
	7" 4,000 PSI CONCRETE PAVEMENT.		6" CURB
	8" 3,600 PSI CONCRETE PAVEMENT.		FIRE LANE
			PROPERTY LINE

EXISTING FEATURES LEGEND

	F.H. FIRE HYDRANT
	PP OVERHEAD POWERPOLE
	SSMH SANITARY SEWER MANHOLE
	WV WATER VALVE
	558 EXISTING CONTOURS
	FDC

PROPOSED FEATURES LEGEND

	POWER POLE
	FIRE HYDRANT
	GRATE INLET
	CURB INLET
	STORM HEADWALL
	TRANSFORMER PAD
	558 PROPOSED CONTOURS
	LIGHT POLE
	# NO. OF PARKING SPACES



APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 12TH DAY OF November, 2019.

WITNESS OUR HANDS, THIS 12TH DAY OF November, 2019.

[Signature]
PLANNING AND ZONING COMMISSION, CHAIRMAN

[Signature]
DIRECTOR OF PLANNING AND ZONING

BENCHMARKS:

CITY BENCHMARK NO. 1 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN HARRY MYERS PARK NORTHEAST OF THE WESTERLY BASEBALL FIELD (FIELD #1) RIGHT FIELD FENCE. STATE PLANE COORDINATES: 7,028,087.646 N, 2,597,870.985 W. ELEVATION = 523.27'

CITY BENCHMARK NO. 6 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN GRASS MEDIAN ±387' WEST OF INTERSECTION OF JOHN KING BLVD. AND AIRPORT RD. ±100' SOUTH OF AIRPORT RD. CL. ELEVATION = 558.61'

Rockwall Urban + Industrial Center

END OF ALPHA DRIVE
ROCKWALL, TX 75087



Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMITTING, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

DYLAN B. HEDRICK 102108
NAME P.E. NO.
DATE 11/15/2019
TBPE FIRM # F-312

OWNER/ DEVELOPER

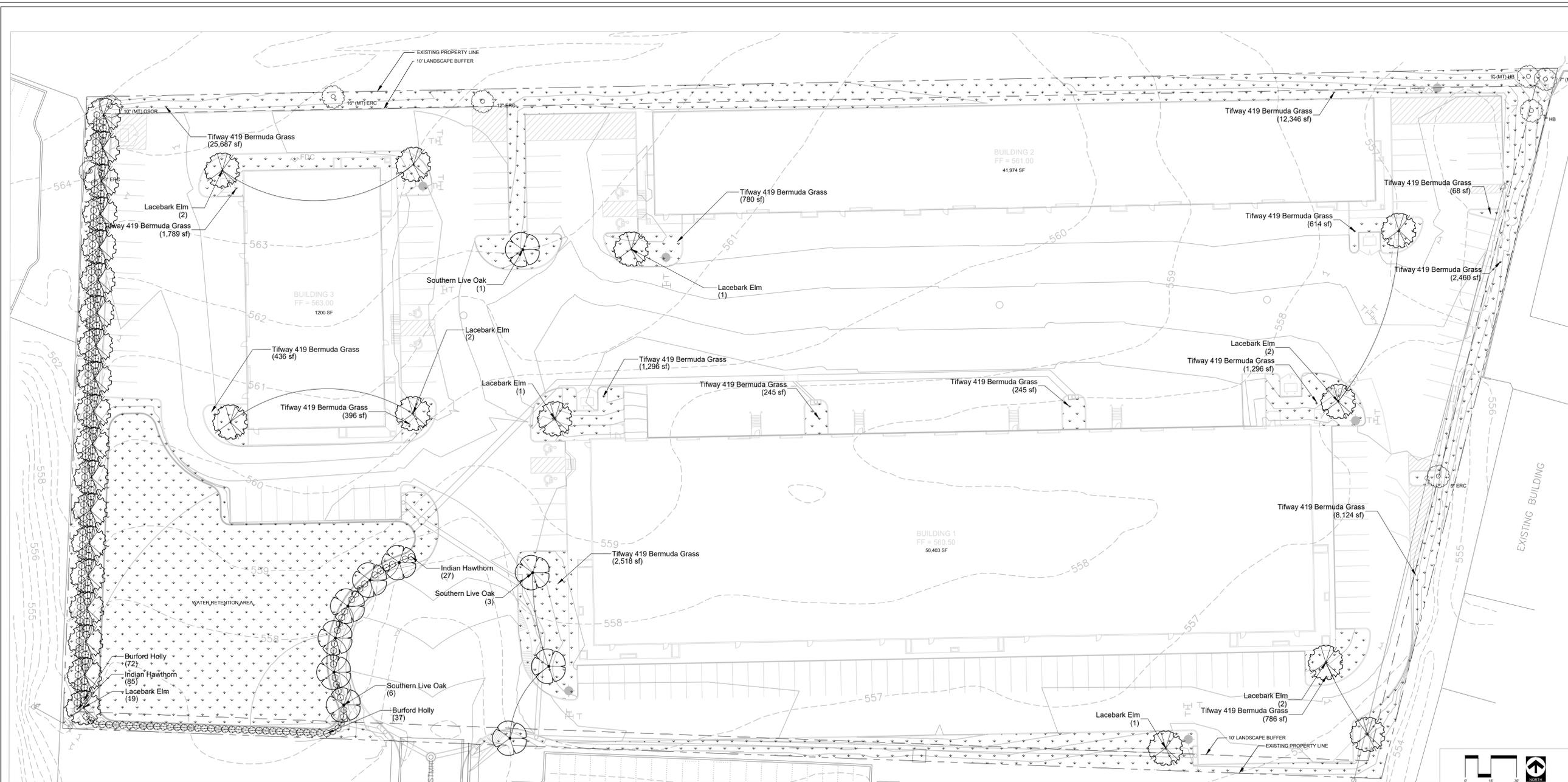
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD
DALLAS, TX. 75240
CONTACT: REID CALDWELL
EMAIL: reid@longbowinterests.com
TEL: (214) 457-8198

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: DYLAN HEDRICK
EMAIL: dhedrick@halff.com
TEL: (214) 217-6426
TBPE FIRM# F-312

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAIN WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF DESIGN.

Project No.: 35989
Issued: NOVEMBER 2019
Drawn By: REP
Checked By: DBH
Scale: AS SHOWN
Sheet Title
DETAILED SITE PLAN
1 OF 1
Sheet Number



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPD	QTY
	Quercus virginiana / Southern Live Oak	B & B	4" Cal	10'-12" Ht.	6'-8'	10
	Ulmus parvifolia / Lacebark Elm	B & B	4" Cal	10'-12" Ht.	6'-8'	30
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HT	SPD	QTY	
	Ilex comuta 'Burfordii' / Burford Holly	5 gal	18"-24"	12"-18"	109	
	Rhaphiolepis indica / Indian Hawthorn	5 gal	18"-24"	12"-18"	112	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SIZE	QTY		
	Cynodon dactylon 'Tifway 419' / Tifway 419 Bermuda Grass	SOLID SOD		59,764 sf		

LANDSCAPE REQUIREMENTS

REQUIRED LANDSCAPING		
ZONED LIGHT INDUSTRIAL	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA PROVIDED (%)	15% OF SITE	21% OF SITE
TOTAL LANDSCAPE AREA PROVIDED (SF)	45,869 SF	63,914 SF
TREE MITIGATION		
MITIGATION REQUIREMENTS (inches)	REQUIRED	PROVIDED
	59" CALIPER*	160" CALIPER
* See Sheet L.1.01 for calculations		
PARKING LOT LANDSCAPING		
200 SF MIN / 2 ROWS OR MORE	REQUIRED	PROVIDED
3 AREAS 200 FT/SQ X 3	600 SF	✓
ONE TREE WITHIN 80' OF REQ. PARKING	✓	✓
PERMIABLE LANDSCAPE PROVIDED	3,756 SF	✓
1 TREE / 10 PARKING SPACES	16	16
SCREENING REQUIREMENTS		
	REQUIRED	PROVIDED
SCREEN TRASH AREAS	N/A	
SCREEN RESIDENTIAL OR MULTI-FAMILY	N/A	
STREET TREES		
	REQUIRED	PROVIDED
1 TREE / 50' FRONTAGE	1	1

PLANTING NOTES

PREPARATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.

PLANT LOCATIONS
REFER TO PLANTING PLAN FOR PLANTING LOCATION AND PLANT MATERIAL LEGEND FOR SPECIFICATIONS. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

COORDINATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

MAINTENANCE
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING BEDS IN A WEED AND DEBRIS FREE CONDITION AND SHALL ACCOMPLISH WATERING BY HAND AS DEEMED NECESSARY UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL MAINTAIN ALL WORK FOR A PERIOD OF 30 DAYS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE.

VERIFICATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATION BY LANDSCAPE ARCHITECT. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT TO BE NOTIFIED IF DISCREPANCIES OCCUR. OTHERWISE, THE CONTRACTOR IS TO BID THEIR OWN VERIFIED QUANTITIES PER LANDSCAPE PLAN.

PLANTING BEDS
ALL BED AREAS ARE TO BE FLUSH WITH FINISHED GRADE AT ADJACENT PAVEMENT. ALL BED AREAS SHALL BE ROTOTILLED TO BE A DEPTH OF 6", ADDING PREPARED SOIL MIXTURE AS REQUIRED.

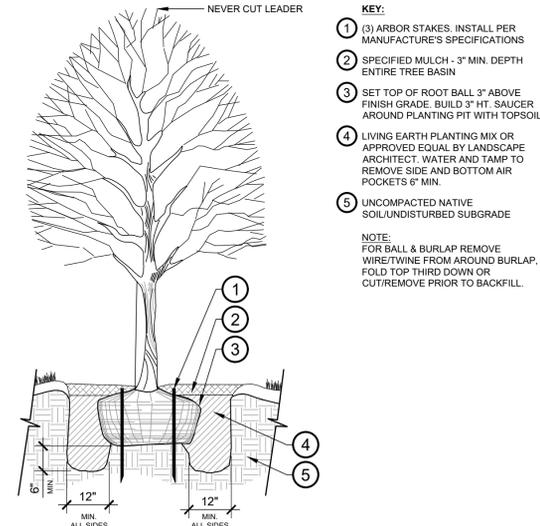
MULCH
AFTER SETTLEMENT, ALL PLANTING BED MULCH DEPTHS SHALL BE A MIN. OF 3". ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND REPLANTED. MULCH SHALL BE TEXAS NATIVE CEDAR

STANDARDS
ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.

PROTECTED TREES
PROTECTED TREES SHALL BE MARKED AND THE DRIP LINE OF SAID TREES SHALL BE PROTECTED PRIOR TO AND DURING ALL CONSTRUCTION, INCLUDING EARTHWORK.

IRRIGATION
IRRIGATION WILL MEET ALL TCEQ AND UDC REQUIREMENTS.

****NO TREES SHALL BE PLANTED WITHIN 5' OF UTILITIES****

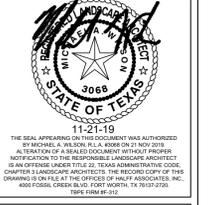


1 NEW TREE PLANTING
N.T.S.

Rockwall Urban + Industrial Center
END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description



Project No.:	35989
Issued:	11-21-19
Drawn By:	CAP
Checked By:	MAW
Scale:	AS SHOWN
Sheet Title	LANDSCAPE PLAN
Sheet Number	L 2.01





IRRIGATION
STATION













CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: May 10, 2022
SUBJECT: SP2022-019; *Amended Site Plan for 1910 Alpha Drive*

On November 12, 2019, the Planning and Zoning Commission approved a site plan [Case No. SP2019-040] for three (3) *Multi-Tenant Office/Warehouse Buildings* on a 7.02-acre parcel of land located at the terminus of Alpha Drive. Following this approval, the property was replatted [Case No. P2020-018] into two (2) parcels of land (i.e. Lots 2 & 3, Block D, Ellis Center, Phase 2 Addition). This replat established the subject property as a 1.89-acre parcel of land (i.e. Lot 3, Block D), and separated the 12,000 SF *Multi-Tenant Office/Warehouse Building* on the subject property from the 50,400 SF and 25,200 SF *Multi-Tenant Office/Warehouse Buildings* on the remaining 5.129-acre parcel of land (i.e. Lot 2, Block D). More recently -- on April 12, 2022 --, the Neighborhood Improvement Services (NIS) Department issued two (2) *Notices of Violation* [Case No.'s CE2022-1921 & CE2022-1923] to the applicant who is the tenant of the 12,000 SF *Multi-Tenant Office/Warehouse Building*. The purpose of the *Notices of Violation* was to address [1] the construction of a fence and gate without a building permit (see Figure 1), and [2] the establishment outside storage without a valid Certificate of Occupancy (CO) (see Figure 2).

Based on the issued *Notices of Violation* the applicant submitted a development application on April 14, 2022 requesting to amend the approved site plan for the subject property to delineate the location and screening for the proposed outside storage. The subject property is zoned Light Industrial (LI) District. According to Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Outside Storage and/or Outside Display* is permitted within a Light Industrial (LI) District subject to conformance with the screening requirements of Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). This section of the code states that "(o)utside storage of materials or vehicles shall be screened from all public streets, any residential zoning district or residentially used property, and parks and open space that abuts or is directly across a public street or alley from the subject property." In this case, the subject property is directly adjacent to *Herman E. Utley Middle School*, which is zoned Agricultural (AG) District. The Agricultural (AG) District is considered to be a residential zoning district and is subject to the *General Residential District Standards*. Subsection 01.05 goes on to state that "(t)he screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tile wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers ..."; however, the code does allow the Planning and Zoning Commission the ability to approve an alternative screening method that includes one of the following: [1] a wrought iron fence and three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees), or [2] a wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row



FIGURE 1: FENCE AND GATE



FIGURE 2: OUTSIDE STORAGE

- (1) A Temporary Certificate of Occupancy (TCO) shall be issued until a replat of the subject property abandoning the public access easement is approved by the City Council and filed with Rockwall County;
- (2) The applicant will be required to obtain a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO) prior to commencing operations on the subject property;
- (3) The applicant will need to obtain a Fence Permit from the Building Inspections Department prior to a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO) being issued;
- (4) All landscaping shall be installed prior to the commencement of outside storage operations; and,
- (5) 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 1910 Alpha Drive Road

SUBDIVISION Ellis Centre 2

LOT

BLOCK

GENERAL LOCATION On cul-de-sac terminus of Alpha Drive

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI

PROPOSED USE Wholesale and Retail

ACREAGE 1.89

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER *Rockwall Urban Industrial LP*

APPLICANT Richard Sullivan

CONTACT PERSON *Reid Caldwell, Cap Manager*

CONTACT PERSON

ADDRESS *13150 Coit Road
Suite 205*

ADDRESS 7440 TX 121

CITY, STATE & ZIP *Dallas, Texas 75240*

CITY, STATE & ZIP McKinney, TX 75079

PHONE *214-457-8198*

PHONE 469-307-0746

E-MAIL *reid@longbowinterests.com*

E-MAIL Richard.Sullivan@srsdistribution.com

NOTARY VERIFICATION (REQUIRED)

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

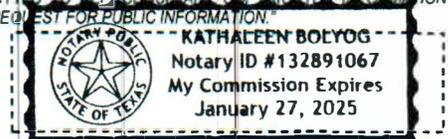
¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF April, 2022

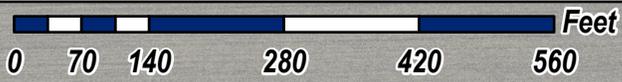
OWNER'S SIGNATURE

Reid Caldwell
Kathleen Bolyog

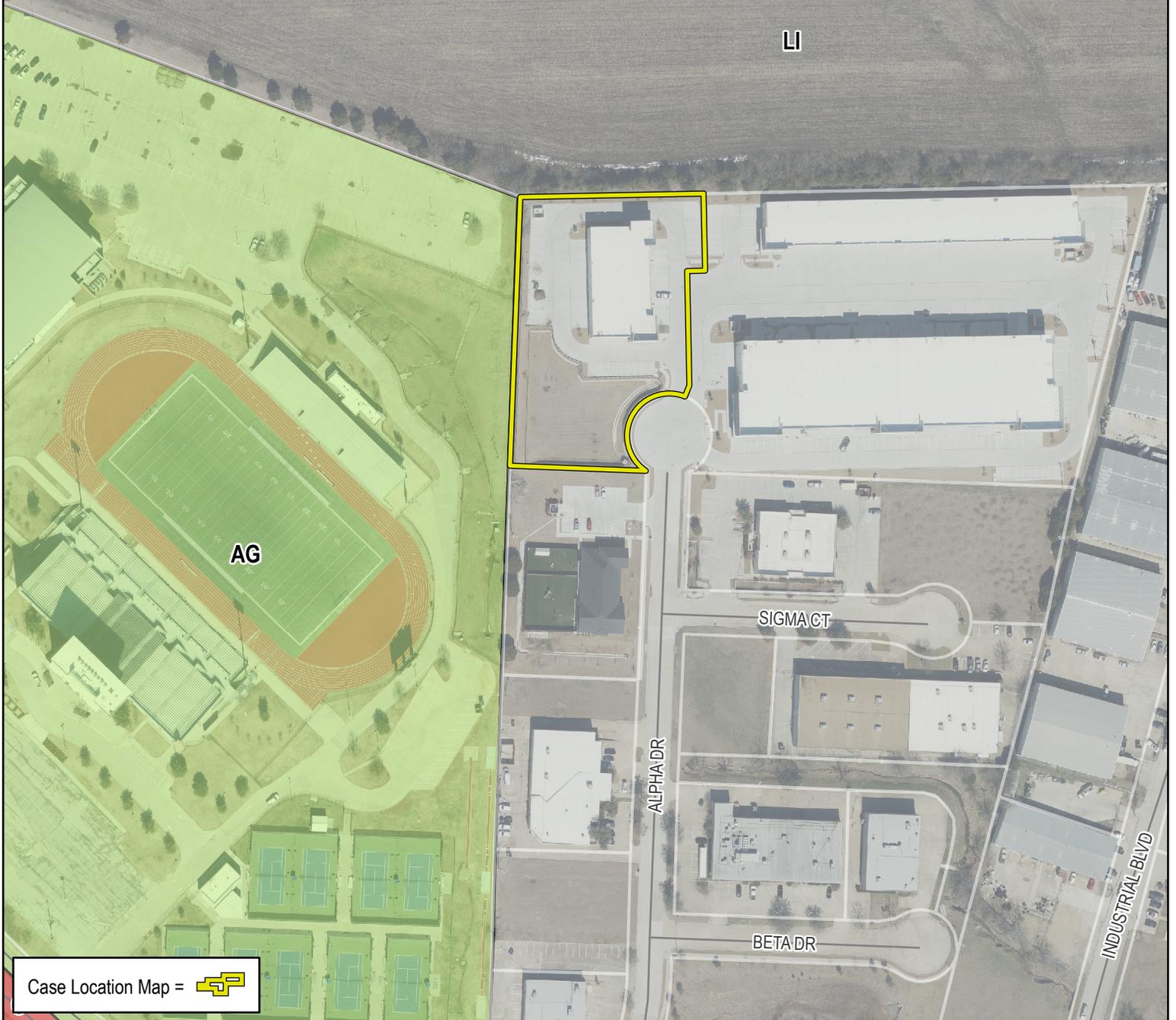
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 01/27/25



SP2022-019: Amended Site Plan for 1910 Alpha Road



Case Location Map = 



City of Rockwall

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

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





102 FARNSWORTH AVENUE, SUITE 310
BORDENTOWN, NJ 08505
(609) 496-9369

May 3, 2022

Ryan C. Miller
Director of Planning and Zoning
Planning and Zoning Division
City of Rockwall

**Re: Amended Site Plan
1910 Alpha Drive, Building 3
Rockwall, TX 75087
Response Letter, City of Rockwall
Project Case Number: SP2022-020
IE Job #030-022**

Dear Mr. Miller,

We have reviewed your comments on the previously submitted plan and have adjusted accordingly for this enclosed Revision 1.

On behalf of the applicant, Longbow Interests, please find the below the response to your plan review comments, dated April 21, 2022. The response by Independence Engineering LLC is listed under the comment in ***Bold and Italics***.

Planning Department Review by Ryan Miller – Approved w/ Comments

1. M.3. For reference, include the case number (SP2022-020) in the lower right-hand corner of all pages on future submittals
Response: Completed.
2. I.8 The replat that established the subject property as Lot 3, Block D, Ellis Centre #2 Addition also established a 24-foot Fire Lane, Public Access and Utility Easement and a 20-foot Utility Easement at the rear of the proposed building. Please note that outside storage is not permitted within an established easement, and that a property owner cannot restrict access to a public access easement by fencing the easement.
Response: We will discuss the possible solutions to this issue at the hearing on May 10th.

Engineering Department Review by Sarah Johnston – Needs Review

1. Cannot block public access easement or Fire Lane. Will need to replat.
Response: We will discuss the possible solutions to this issue at the hearing on May 10th.
2. Must have a proper turnaround for vehicles. (64'x15' area striped "no parking").
Response: Parking beyond (west of) the gates has been indicated to be removed. Final parking space in the south parking bay has been designated as No Parking.

Parks Department Review by Travis Sales – Approved w/ Comments

1. Please provide a required versus proposed legend for landscape.
Response: The landscaping legend has been updated to show the requested information.
2. Please provide a plant chart showing container and caliper inch sizes and quantities.
Response: The landscaping legend has been updated to show the requested information.

Included with this submission please find the following:

- Permit Plan, prepared by Independence Engineering LLC, dated 04-13-2022, last revision 05-03-2022

We believe these changes adequately address your concerns about the project. If you need anything else, or have any further questions, please don't hesitate to call me at (609) 496-9369, or via email nsander@independence.engineering.

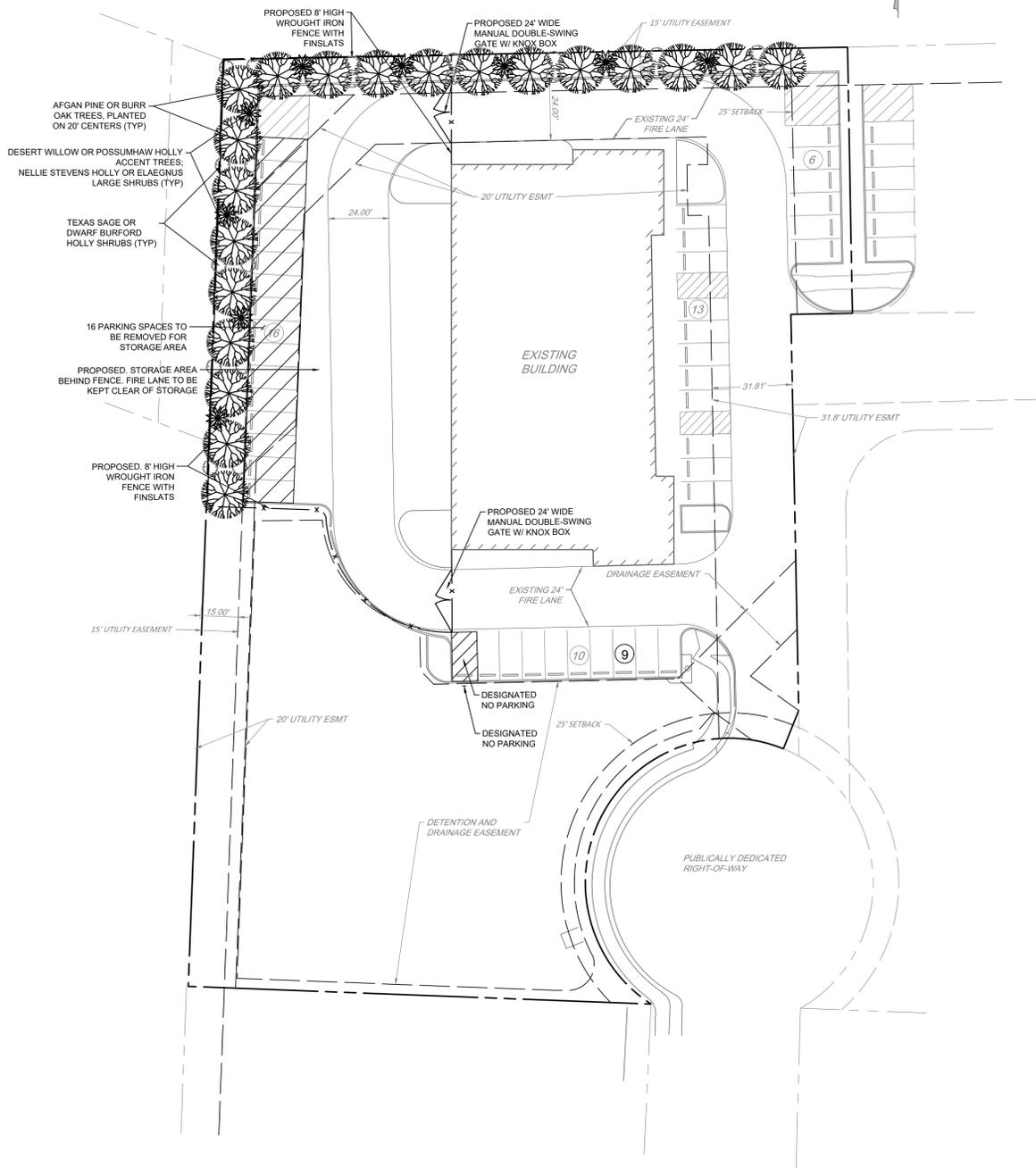
Sincerely,
Independence Engineering

A handwritten signature in blue ink that reads "Neil E. Sander". The signature is written in a cursive style and is positioned above the typed name.

Neil E. Sander, PE, President
Cc:



REV	DATE	DESCRIPTION
1	05-10-22	ADDED UTILITY EASEMENT PER CITY COMMENTS



SITE PLAN NOTES:

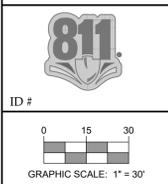
- OWNER:**
SRS DISTRIBUTION, INC.
7440 STATE HIGHWAY 121
MCKINNEY, TX 75070
- APPLICANT:**
LONGBOW INTERESTS
13150 COIT ROAD
DALLAS, TX 75240
- ENGINEER:**
INDEPENDENCE ENGINEERING OF NJ LLC
102 FARNSWORTH AVENUE, SUITE 310
BORDENTOWN, NJ 08505
- ZONING DISTRICT:**
LI (LIGHT INDUSTRIAL ZONE)
- EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE AT THE TIME OF SITE EVALUATION. ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID, AND SHALL BE ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION WILL BE GRANTED AFTER A BID IS AWARDED FOR ANY EQUIPMENT, MATERIAL, OR LABOR REQUIRED TO MODIFY THE DESIGN TO MATCH FIELD CONDITIONS.
- NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED IN THE PREPARATION OF THIS PLAN. THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF FLORIDA, TO PERFORM TESTING AND ANALYSIS AS NECESSARY.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUESTED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS PROVIDED BY ALL APPLICABLE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS TO EXISTING CONDITION, INCLUDING PAVED AREAS AND LANDSCAPED AREAS.
- SOLID WASTE SHALL BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING CONSTRUCTION. SHORING SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CURRENT OSHA STANDARDS. CONTRACTOR SHALL MAKE SUFFICIENT ADDITIONAL PROVISIONS TO ENSURE STABILITY OF ALL CONTIGUOUS AND ADJACENT STRUCTURES, AS FIELD CONDITIONS MAY DICTATE.
- CONTRACTOR AND ANY SUBCONTRACTORS SHALL CARRY STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE, AND COMMERCIAL GENERAL LIABILITY INSURANCE AT REQUIRED LIMITS OF COVERAGE. ALL CONTRACTORS SHALL HAVE CGL POLICIES ISSUED TO INCLUDE INDEPENDENCE ENGINEERING LLC, WITH ITS SUBCONSULTANTS LISTED AS ADDITIONAL INSURED. ALL CONTRACTORS MUST FURNISH INDEPENDENCE ENGINEERING LLC WITH CERTIFICATES OF INSURANCE PRIOR TO THE COMMENCEMENT OF WORK, AND UPON RENEWAL DURING THE TERM OF CONSTRUCTION. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS INDEPENDENCE ENGINEERING LLC AND ITS SUBCONSULTANTS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
- NEITHER THE PROFESSIONAL ACTIVITIES OF INDEPENDENCE ENGINEERING LLC NOR THE PRESENCE OF ITS EMPLOYEES AT THE PROJECT SITE SHALL RELIEVE THE CONTRACTOR OF ITS DUTIES, OBLIGATIONS, AND/OR RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MEANS, METHODS, SEQUENCING AND/OR PROTOCOLS NECESSARY FOR PERFORMING, COORDINATING, AND/OR SUPERINTENDING THE WORK IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND APPLICABLE HEALTH AND SAFETY REGULATIONS. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR SITE SAFETY PLANNING, PROVISIONING, IMPLEMENTATION, AND MAINTENANCE. INDEPENDENCE ENGINEERING LLC BEARS NO AUTHORITY TO EXERCISE CONTROL OVER CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH CONSTRUCTION.
- INDEPENDENCE ENGINEERING LLC SHALL REVIEW AND TAKE APPROPRIATE ACTION ON SUBMITTALS TO BE SUBMITTED BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PRODUCT, DATA, AND MATERIAL SAMPLES. INDEPENDENCE ENGINEERING LLC SHALL REVIEW SUBMITTALS ONLY FOR CONSISTENCY WITH THE DESIGN DRAWINGS. SUBMITTALS SHALL NOT BE REVIEWED FOR CONSTRUCTION MEANS AND METHODS, COORDINATION OF TRADES, OR SITE SAFETY, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. INDEPENDENCE ENGINEERING LLC SHALL NOT BE LIABLE FOR DEVIATIONS OR THE RESULTS THEREFROM FROM THE APPROVED CONSTRUCTION DRAWINGS, UNLESS SAID DEVIATIONS ARE PROVIDED IN WRITING BY THE CONTRACTOR PRIOR TO IMPLEMENTATION, AND APPROVED IN WRITING BY INDEPENDENCE ENGINEERING LLC.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES THEREON, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM INDEPENDENCE ENGINEERING LLC AND THE PROJECT OWNER. SHOULD THE CONTRACTOR DEVIATE FROM THE APPROVED PROJECT DOCUMENTS, HE SHALL BEAR SOLE RESPONSIBILITY FOR FINES, PENALTIES, AND ALL COMPENSATORY AND PUNITIVE DAMAGES RESULTING THEREFROM. IN SUCH CASE, THE CONTRACTOR SHALL INDEMNIFY AND HOLD INDEPENDENCE ENGINEERING LLC HARMLESS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTOR'S EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
- DISPUTES BETWEEN INDEPENDENCE ENGINEERING LLC AND THE CONTRACTOR SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL INCLUDE A PROVISION IN THEIR CONTRACTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, AND SUPPLIERS, PROVIDING FOR MEDIATION AS THE PRIMARY METHOD OF DISPUTE RESOLUTION BETWEEN THOSE PARTIES.
- ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, INCLUDING LOCALLY ADOPTED REVISIONS THERETO.
- BUILDING SETBACKS SHOWN HEREON ARE MEASURED FROM THE EXTERIOR FACE OF BUILDING WALLS. SETBACKS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ARCHITECTURAL ELEMENTS, SIGNAGE, OR OTHER EXTERIOR EXTENSION UNLESS OTHERWISE NOTED.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES AND CONNECTION POINTS ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY IN THE FIELD AND WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY "DIG SAFE 811" 72 HOURS PRIOR TO ANY EXCAVATION ON SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER AUTHORITIES TO MARK OUT THEIR SYSTEMS. THE CONTRACTOR SHALL COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER. STONES SHALL NOT BE LARGER THAN 6 INCHES IN ANY DIMENSION. DEMOLITION MATERIALS MAY NOT BE USED AS FILL. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- ALL DEBRIS, RUBBISH, SALVAGE, HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED AT THE EARLIEST POSSIBLE TIME. REMOVED MATERIALS MAY NOT BE STORED, SOLD, OR BURNED ON SITE. HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH PROCEDURES ADOPTED BY THE LOCAL FIRE DEPARTMENT AND OTHER JURISDICTIONAL AGENCIES.
- LANDSCAPE SCREENING LOADING DOCKS AND OUTSIDE STORAGE AREAS ALTERNATIVE #1 THREE TIERED SCREEN, CANOPY TREE (20-FOOT ON CENTER), ACCENT TREE OR LARGE SHRUB, SMALL SHRUB, MINIMUM 6' WROUGHT IRON FENCE.

LANDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	REQUIRED	PROPOSED	
	LARGE TREE 1 PER 20' ON CENTER 400 LF PERIMETER	20	20	2.5" CAL.
	SMALL TREE	N/A	9	2.0" CAL.
	SHRUB	N/A	20	6" CONT.



PERMIT PLAN
for
SRS DISTRIBUTORS, INC. - ROCKWALL TX
1910 ALPHA DRIVE, BUILDING 3, CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75087

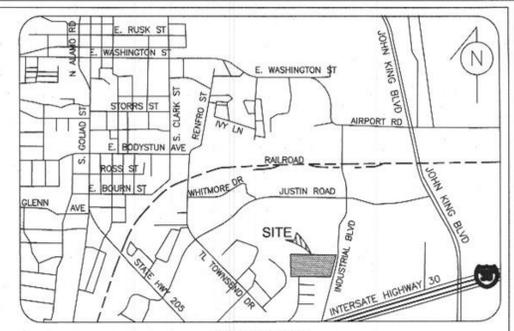
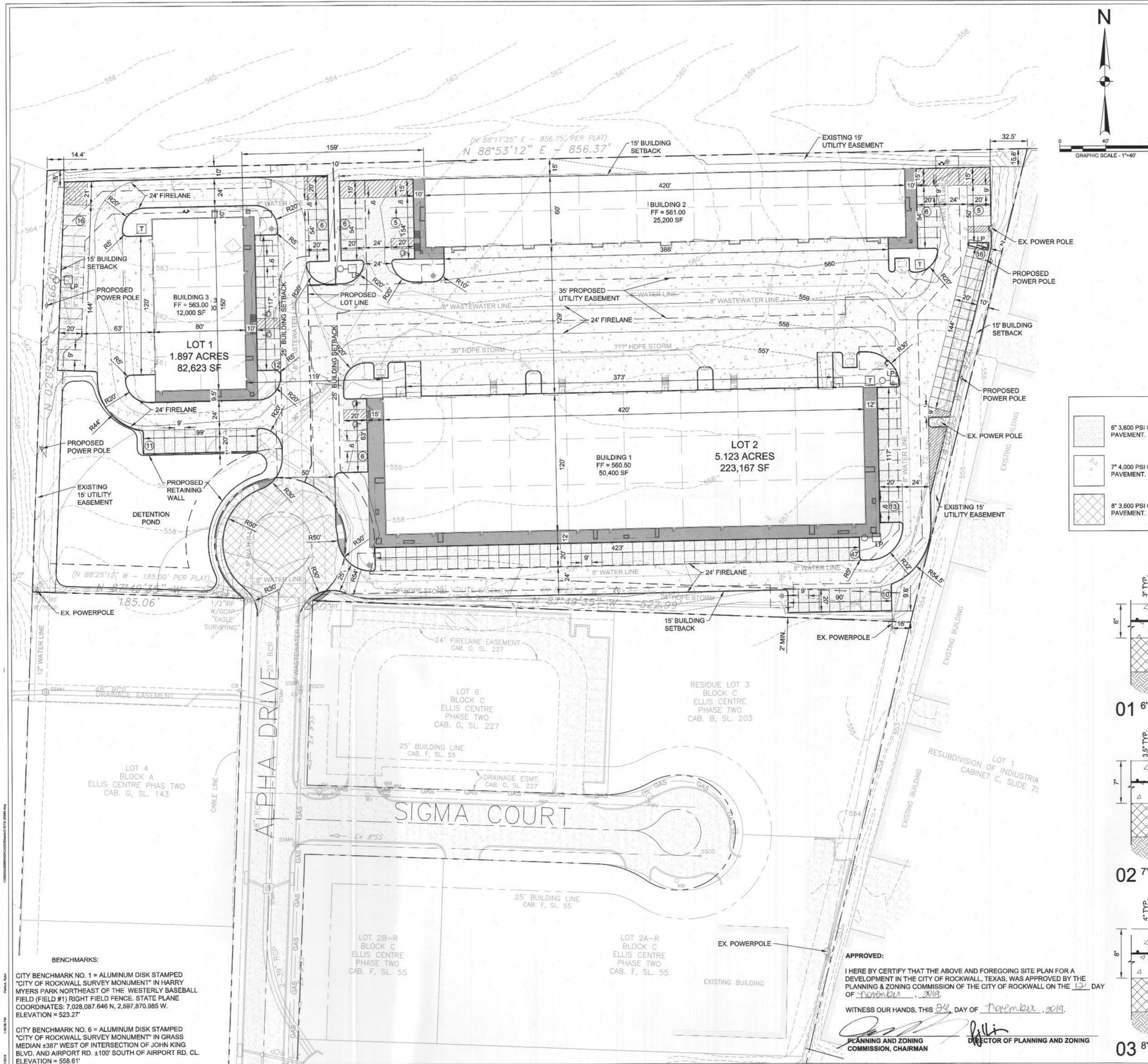


PROJECT	030-022
DATE	04-13-2022
SCALE	1" = 30'
DRAWN	MAS
DESIGNED	KL
CHECKED	NES

CP-A

CASE NUMBER	SHEET	OF
SP2022-020	1	1

R:\030\03022\ROCKWALLS\TYPING\03022\CPA\03022\CPA.dwg, 05/10/2022 09:51:00, PLOT: 05/10/2022 09:51:00, PLOT: 05/10/2022 09:51:00



SHEET DATA:

CURRENT ZONING:	LIGHT INDUSTRIAL	
PROPOSED LAND USE:	LIGHT INDUSTRIAL	
TOTAL SITE AREA:	7.02 ACRES	
BUILDING:		
BUILDING 1	50,400	SF
BUILDING 2	25,200	SF
BUILDING 3	12,000	SF
PARKING:		
REQUIRED: 1 SPACE/1,000 SF (75%)	1 SPACE/300 SF (25%)	
TOTAL REQUIRED:	139	SPACES
PROVIDED:	159	SPACES
ACCESSIBLE SPACES PROVIDED:	6	SPACES

*SPACES ARE INCLUDED IN TOTAL ABOVE

PAVING LEGEND

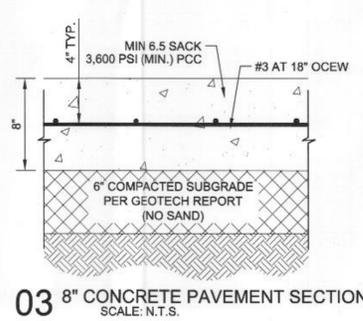
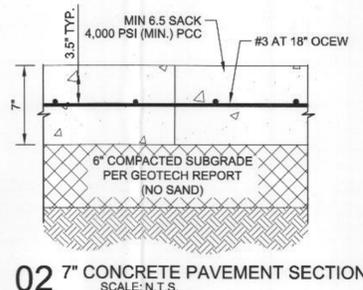
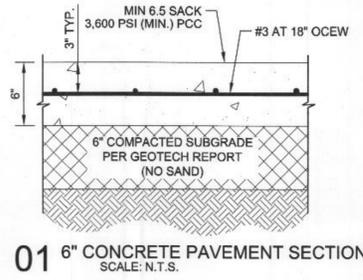
	6" 3,600 PSI CONCRETE PAVEMENT.		4" SIDEWALK
	7" 4,000 PSI CONCRETE PAVEMENT.		6" CURB
	8" 3,600 PSI CONCRETE PAVEMENT.		FIRE LANE
			PROPERTY LINE

EXISTING FEATURES LEGEND

	F.H. FIRE HYDRANT
	PP OVERHEAD POWERPOLE
	SSMH SANITARY SEWER MANHOLE
	WV WATER VALVE
	558 EXISTING CONTOURS
	FDC

PROPOSED FEATURES LEGEND

	POWER POLE
	FIRE HYDRANT
	GRATE INLET
	CURB INLET
	STORM HEADWALL
	TRANSFORMER PAD
	558 PROPOSED CONTOURS
	LIGHT POLE
	# NO. OF PARKING SPACES



APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 12TH DAY OF November, 2019.

WITNESS OUR HANDS, THIS 12TH DAY OF November, 2019.

[Signature]
PLANNING AND ZONING COMMISSION, CHAIRMAN

[Signature]
DIRECTOR OF PLANNING AND ZONING

Rockwall Urban + Industrial Center
END OF ALPHA DRIVE
ROCKWALL, TX 75087



Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMITTING, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

DYLAN B. HEDRICK 102108
NAME P.E. NO.
DATE 11/15/2019
TBPE FIRM # F-312

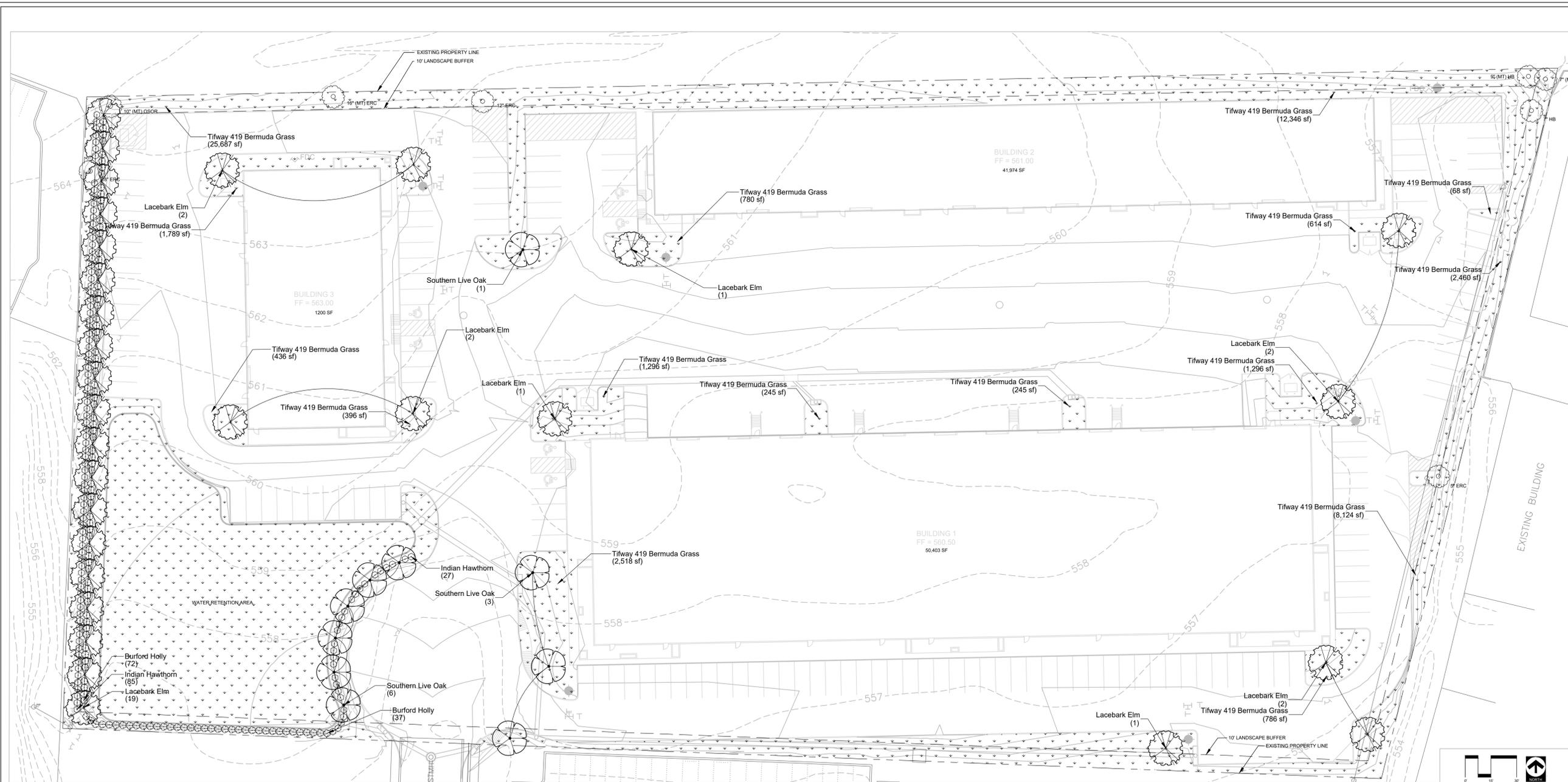
OWNER/ DEVELOPER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD
DALLAS, TX. 75240
CONTACT: REID CALDWELL
EMAIL: reid@longbowinterests.com
TEL: (214) 457-8198

ENGINEER
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: DYLAN HEDRICK
EMAIL: dhedrick@halff.com
TEL: (214) 217-6426
TBPE FIRM# F-312

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAIN WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF DESIGN.

Project No.: 35989
Issued: NOVEMBER 2019
Drawn By: REP
Checked By: DBH
Scale: AS SHOWN
Sheet Title
DETAILED SITE PLAN
1 OF 1
Sheet Number

BENCHMARKS:
CITY BENCHMARK NO. 1 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN HARRY MYERS PARK NORTHEAST OF THE WESTERLY BASEBALL FIELD (FIELD #1) RIGHT FIELD FENCE. STATE PLANE COORDINATES: 7,028,087.646 N, 2,597,870.985 W. ELEVATION = 523.27'
CITY BENCHMARK NO. 6 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN GRASS MEDIAN ±387' WEST OF INTERSECTION OF JOHN KING BLVD. AND AIRPORT RD. ±100' SOUTH OF AIRPORT RD. CL. ELEVATION = 558.61'



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPD	QTY
	Quercus virginiana / Southern Live Oak	B & B	4" Cal	10'-12" Ht.	6'-8'	10
	Ulmus parvifolia / Lacebark Elm	B & B	4" Cal	10'-12" Ht.	6'-8'	30
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HT	SPD	QTY	
	Ilex comuta 'Burfordii' / Burford Holly	5 gal	18"-24"	12"-18"	109	
	Rhaphiolepis indica / Indian Hawthorn	5 gal	18"-24"	12"-18"	112	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SIZE	QTY		
	Cynodon dactylon 'Tifway 419' / Tifway 419 Bermuda Grass	SOLID SOD		59,764 sf		

LANDSCAPE REQUIREMENTS

REQUIRED LANDSCAPING		
ZONED LIGHT INDUSTRIAL	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA PROVIDED (%)	15% OF SITE	21% OF SITE
TOTAL LANDSCAPE AREA PROVIDED (SF)	45,869 SF	63,914 SF
TREE MITIGATION		
MITIGATION REQUIREMENTS (inches)	REQUIRED	PROVIDED
	59" CALIPER*	160" CALIPER
* See Sheet L.1.01 for calculations		
PARKING LOT LANDSCAPING		
200 SF MIN / 2 ROWS OR MORE	REQUIRED	PROVIDED
3 AREAS 200 FT/SQ X 3	600 SF	✓
ONE TREE WITHIN 80' OF REQ. PARKING	✓	✓
PERMIABLE LANDSCAPE PROVIDED	3,756 SF	✓
1 TREE / 10 PARKING SPACES	16	16
SCREENING REQUIREMENTS		
	REQUIRED	PROVIDED
SCREEN TRASH AREAS	N/A	
SCREEN RESIDENTIAL OR MULTI-FAMILY	N/A	
STREET TREES		
	REQUIRED	PROVIDED
1 TREE / 50' FRONTAGE	1	1

PLANTING NOTES

PREPARATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.

PLANT LOCATIONS
REFER TO PLANTING PLAN FOR PLANTING LOCATION AND PLANT MATERIAL LEGEND FOR SPECIFICATIONS. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

COORDINATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

MAINTENANCE
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING BEDS IN A WEED AND DEBRIS FREE CONDITION AND SHALL ACCOMPLISH WATERING BY HAND AS DEEMED NECESSARY UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL MAINTAIN ALL WORK FOR A PERIOD OF 30 DAYS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE.

VERIFICATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATION BY LANDSCAPE ARCHITECT. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT TO BE NOTIFIED IF DISCREPANCIES OCCUR. OTHERWISE, THE CONTRACTOR IS TO BID THEIR OWN VERIFIED QUANTITIES PER LANDSCAPE PLAN.

PLANTING BEDS
ALL BED AREAS ARE TO BE FLUSH WITH FINISHED GRADE AT ADJACENT PAVEMENT. ALL BED AREAS SHALL BE ROTOTILLED TO BE A DEPTH OF 6", ADDING PREPARED SOIL MIXTURE AS REQUIRED.

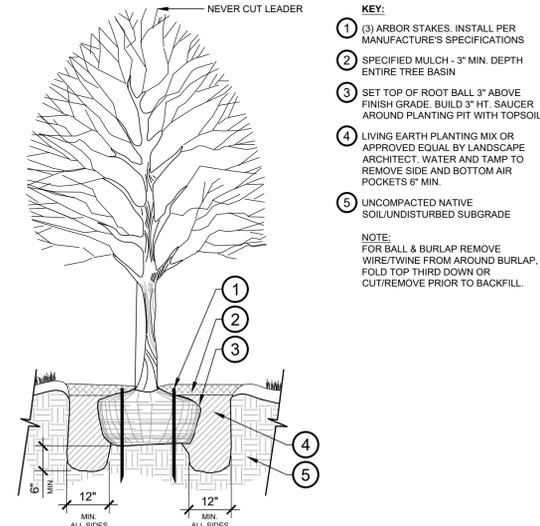
MULCH
AFTER SETTLEMENT, ALL PLANTING BED MULCH DEPTHS SHALL BE A MIN. OF 3". ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND REPLANTED. MULCH SHALL BE TEXAS NATIVE CEDAR

STANDARDS
ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.

PROTECTED TREES
PROTECTED TREES SHALL BE MARKED AND THE DRIP LINE OF SAID TREES SHALL BE PROTECTED PRIOR TO AND DURING ALL CONSTRUCTION, INCLUDING EARTHWORK.

IRRIGATION
IRRIGATION WILL MEET ALL TCEQ AND UDC REQUIREMENTS.

****NO TREES SHALL BE PLANTED WITHIN 5' OF UTILITIES****

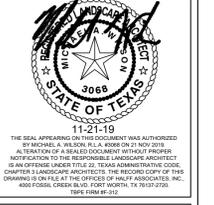


1 NEW TREE PLANTING
N.T.S.

Rockwall Urban + Industrial Center
END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description



Project No.:	35989
Issued:	11-21-19
Drawn By:	CAP
Checked By:	MAW
Scale:	AS SHOWN
Sheet Title	LANDSCAPE PLAN
Sheet Number	L 2.01





IRRIGATION
STATION













Miller, Ryan

From: McDowell, Russell
Sent: Tuesday, April 19, 2022 3:16 PM
To: Miller, Ryan
Subject: FW: 1910 Alpha

From: Perry, William <wperry@rockwall.com>
Sent: Wednesday, April 13, 2022 4:08 PM
To: Stephenson, Marcus <MStephenson@rockwall.com>; Pallares, Gabe <GPallares@rockwall.com>; McDowell, Russell <rmcdowell@rockwall.com>
Subject: 1910 Alpha



Gates locked



Sent from my iPad

This email was scanned by Bitdefender

Miller, Ryan

From: McDowell, Russell
Sent: Tuesday, April 19, 2022 3:15 PM
To: Miller, Ryan
Subject: FW: 1910 Alpha Fence

From: McDowell, Russell <>
Sent: Friday, April 8, 2022 3:23 PM
To: Pallares, Gabe <GPallares@rockwall.com>
Subject: FW: 1910 Alpha Fence

From: Williams, Amy
Sent: Friday, April 8, 2022 2:49 PM
To: McDowell, Russell <rmcdowell@rockwall.com>; Kistner, Ariana <AKistner@Rockwall.com>
Cc: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: 1910 Alpha Fence

I thought we told him no on the fence? It's an access easement and he will cause dead end parking. He needs to remove the gates.

*Thank you,
Amy Williams, P.E.
Director of Public Works/City Engineer
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-771-7746
972-771-7748 (fax)*

"This email contains the thought and opinions of Amy Williams and does not reflect official City policy."

From: McDowell, Russell
Sent: Friday, April 8, 2022 2:12 PM
To: Kistner, Ariana <AKistner@Rockwall.com>; Williams, Amy <AWilliams@rockwall.com>
Subject: FW: 1910 Alpha Fence

From: Perry, William
Sent: Friday, April 8, 2022 1:28 PM
To: Stephenson, Marcus <MStephenson@rockwall.com>
Cc: McDowell, Russell <rmcdowell@rockwall.com>; Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>
Subject: 1910 Alpha Fence

See attached



photos









Sent from my iPad

This email was scanned by Bitdefender

Miller, Ryan

From: Miller, Ryan
Sent: Thursday, April 21, 2022 4:48 PM
To: 'richard.sullivan@srsdistribution.com'
Cc: 'reid@longbowinterests.com'
Subject: Project Comments: SP2022-019
Attachments: Engineering Comments (04.21.2022).pdf; Project Comments (04.21.2022).pdf

Mr. Sullivan ... Attached are the project comments for *Case No. SP2022-019*. Please address these comments and have revisions returned to staff by May 3, 2022. The schedule for this case is as follows:

Planning and Zoning Commission Meeting Work Session Meeting: April 26, 2022
Planning and Zoning Commission Meeting: May 10, 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 at all meetings for this case to be approved. If you have any additional questions please let me know. Thanks



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

Miller, Ryan

From: Jan Jochems <jjochems@independence.engineering>
Sent: Tuesday, May 3, 2022 10:46 AM
To: Miller, Ryan
Cc: Neil Sander; Kate Lorusso
Subject: Amended Site Plan for 1910 Alpha Drive (IE# 030-022)
Attachments: 2022-05-03 030-022 SRS Rockwall TX Permit Plan Rev 1.pdf; 2022-05-03.NeilS.IND.City of Rockwall TX Rev #1.pdf

Mr. Miller,

On behalf of Independence Engineering, I am sending you an updated Permit Plan per comments received on April 21, 2022.

Also attached is a letter including responses to engineering and planning comments.

Some items in the letter will be discussed during a May 10, 2022 meeting that will be attended by Mr. Neil Sander of our office.

Sincerely,



Mr. Jan W. Jochems, Sr. Project Manager
102 Farnsworth Avenue, Suite 310
Bordentown, New Jersey 08505

jjochems@independence.engineering

M: (267) 664-2528

O: (609) 496-9369

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Miller, Ryan

From: Neil Sander <nsander@independence.engineering>
Sent: Tuesday, May 10, 2022 9:44 AM
To: Miller, Ryan
Cc: Richard Sullivan; Jan Jochems
Subject: 1910 Alpha Drive - Rockwall - Revised plans
Attachments: 2022-05-09 SRS Rockwall, TX Outdoor Storage Layout.pdf

Ryan,

Please find the revised plan attached. We will be attending the meeting tonight to discuss. I will also bring a printed and mounted version of this plan for reference.

We appreciate your patience with us in trying to resolve this difficult situation. We are eager to address the City's needs while still maintaining operations at this site.

Neil

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May 17, 2022

TO: Richard Sullivan
7440 TX 121
McKinney, TX 75079

CC: Reid Caldwell, *GP Manager*
Rockwall Urban Industrial LP
13150 Coit Road, Suite 205
Dallas, TX 75240

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

SUBJECT: SP2022-019; Amended Site Plan for Outside Storage at 1910 Alpha Drive

Mr. Sullivan:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was denied by the Planning and Zoning Commission on May 10, 2022. The following is a record of all recommendations and voting records:

Planning and Zoning Commission

On May 10, 2022, the Planning and Zoning Commission approved a motion to deny the amended site plan without prejudice by a vote of 6-0, with Commissioner Womble absent.

Please note that the reason this site plan case was denied is due to the site plan not meeting the following specific conditions:

- (1) No structures are permitted within easements. The proposed masonry wall is situated within an established utility easement. (Subsection 1.10, Easements and ROW, of the Engineering Department's Engineering Standards of Design and Construction Manual)
- (2) The proposed gates inhibit public access to a dedicated public access easement. (*Approved Plat for Lots 2 & 3, Block D, Ellis Centre, Phase 2 Addition; Instrument No. 20210000004665*)

Based on Section 212.0093 of the Texas Local Government Code (TLGC), you have the ability to provide a written response and corrected site plan package (*i.e. site plan, building elevations, landscape plan, photometric plan, treescape plan, and material sample board*) that remedies each reason for the disapproval provided. While no timeline may be established for the applicant to submit the response, please note that since the case was denied a new development application and application fee will be required to be submitted along with the written response and corrected site plan package. Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning