

P&Z CASE # _ SP2022-033 P&Z DATE July 12, 202	22 CC D	ATE Approved/Denied
ARCHITECTURAL REVIEW BOARD DATE	_HPAB DATE_	PARK BOARD DATE
Zoning Application  Specific Use Permit Zoning Change PD Concept Plan PD Development Plan		Copy of Ordinance (ORD#) Applications Receipt Location Map HOA Map
Site Plan Application  X Site Plan  Landscape Plan  Treescape Plan  Photometric Plan  Building Elevations  Material Samples  Color Rendering		PON Map FLU Map Newspaper Public Notice 500-foot Buffer Public Notice Project Review Staff Report Correspondence Copy-all Plans Required Copy-Mark-Ups
Platting Application  Master Plat Preliminary Plat Final Plat Replat Administrative/Minor Plat Vacation Plat Landscape Plan Treescape Plan		City Council Minutes – Laserfiche Minutes-Laserfiche Plat Filled Date
HPAB Application  Exhibit		
Miscellaneous Application  Variance/Exception Request	Zoning	Map Updated



PLATTING APPLICATION FEES:

☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1

☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1

☐ AMENDING OR MINOR PLAT (\$150.00)

☐ PLAT REINSTATEMENT REQUEST (\$100.00)

☐ REPLAT (\$300.00 + \$20.00 ACRE) 1

☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1

### **DEVELOPMENT APPLICATION**

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

1	STAFF USE ONLY
	PLANNING & ZONING CASE NO.
	<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
	DIRECTOR OF PLANNING:

CITY ENGINEER:

☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1

☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1

☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1

**ZONING APPLICATION FEES:** 

OTHER APPLICATION FEES:

☐ TREE REMOVAL (\$75.00)

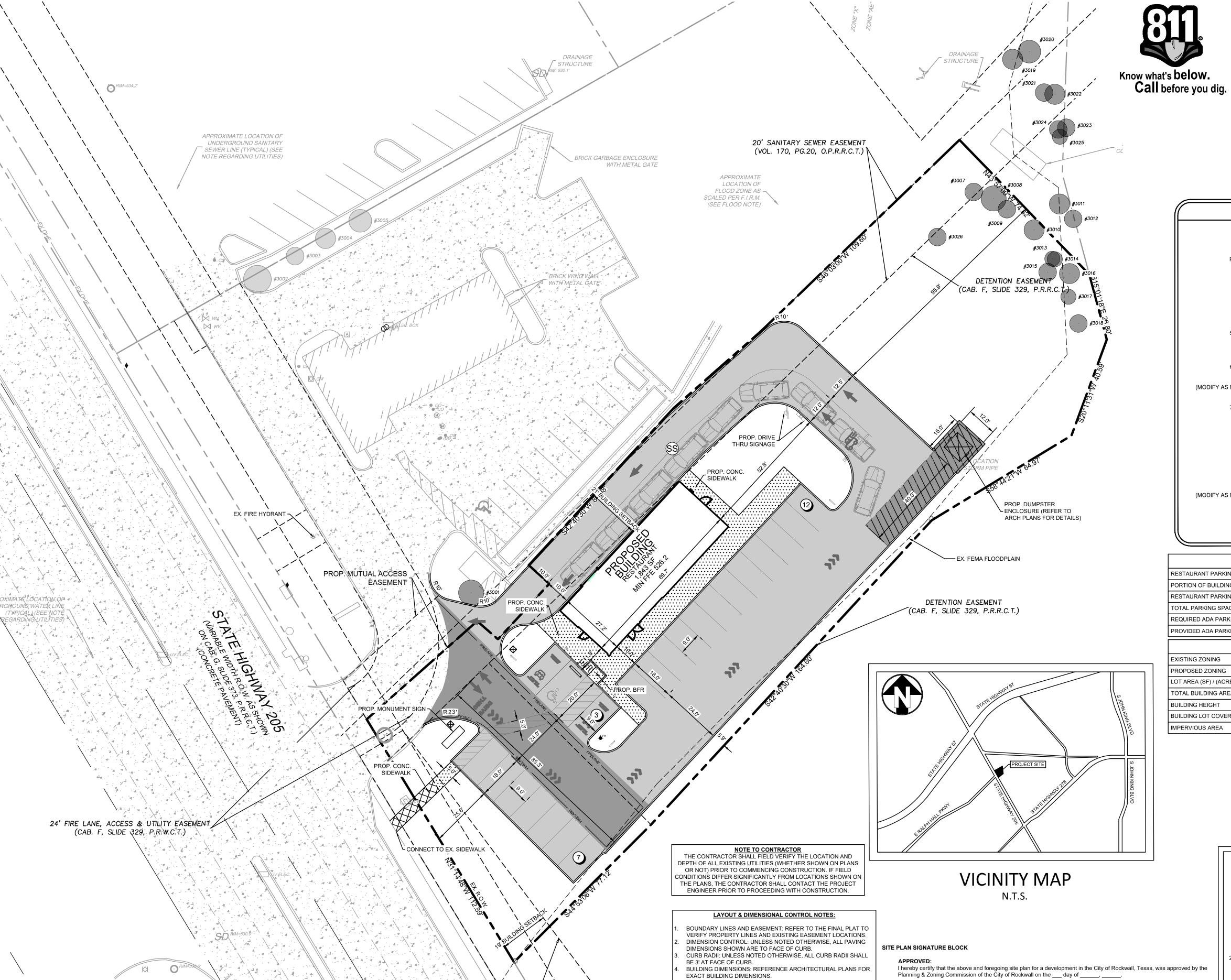
☐ VARIANCE REQUEST (\$100.00)

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

SITE PLAN APPLICATE  SITE PLAN (\$250.0  □ AMENDED SITE PLAN		MULTIPLYING BY	NG THE FEE, PLI THE PER ACRE AMO TO ONE (1) ACRE.	EASE USE THE DUNT. FOR REQU	EXACT ACRE/ JESTS ON LESS	AGE WHEN 3 THAN ONE	
PROPERTY INFOR	MATION [PLEASE PRINT]						
ADDRESS	2325 S Goliad Street						
SUBDIVISION	Meadowcreek Business	s Park Center		LOT	2	BLOCK	1
GENERAL LOCATION	The intersection of S G	oliad Street and Ralp	h Hall Parkway				
ZONING, SITE PLA	N AND PLATTING INFO	ORMATION [PLEASE I	PRINT]				
CURRENT ZONING	C-Commercial		CURRENT USE	Undevelope	ed		
PROPOSED ZONING	C-Commercial - SUP		PROPOSED USE	Multi Tena	nt Retail / Re	estaurant wi	th DT
ACREAGE	0.799ac	LOTS [CURRENT]	1	LOTS	[PROPOSED]	1	
REGARD TO ITS APP RESULT IN THE DENI	LATS: BY CHECKING THIS BOX PROVAL PROCESS, AND FAILURE IAL OF YOUR CASE.  IT/AGENT INFORMATION	TO ADDRESS ANY OF ST	AFF'S COMMENTS BY	THE DATE PROVID	ED ON THE DEV	ELOPMENT CA	EXIBILITY WITI ALENDAR WIL
☐ OWNER			☑ APPLICANT	Kirkman En	gineering		
CONTACT PERSON		C	ONTACT PERSON	John Gardne	er		
ADDRESS			ADDRESS	5200 State	Highway 121		
CITY, STATE & ZIP		(	CITY, STATE & ZIP	Colleyville	e, TX 76034		
PHONE			PHONE	817-488-49	960		
E-MAIL			E-MAIL	john.gardn	er@trustke.c	om	
STATED THE INFORMATION	SNED AUTHORITY, ON THIS DAY F ON THIS APPLICATION TO BE TRI	UE AND CERTIFIED THE F.C	U	Roberts		THE UNDERS	
	. 20 . BY SIGNING TH	OF THIS APPLICATION, HAS E HIS APPLICATION, I AGREE	BEEN PAID TO THE CITY THAT THE CITY OF ROC	OF ROCKWALL ON T CKWALL (I. <b>F. "CITY")</b>	THIS THE	AND PERMITTE	DAY OF
SUBMITTED IN CONJUNCTION	VITHIN THIS APPLICATION TO THE WITH THIS APPLICATION, IF SUCH	REPRODUCTION IS ASSOCIA	ATED OR IN RESPONSE	TO A REQUEST FOR		ATHAN, State of	of Texas
GIVEN UNDER MY HAND AND	D SEAL OF OFFICE ON THIS THE	27+BAYOF_M	Ay , 20 2 6			Expires 10-1 ry ID 133398	
	OWNER'S SIGNATURE	Carlyn Ro	let				
NOTARY PUBLIC IN AND FOR	R THE STATE OF TEXAS	my tunn	nand	MY COMM	ISSION EXPIRES	10-18	-2025
DEVELOPMENT	APPLICATION • CITY OF ROCKWA	ALL • 385 SOUTH GOLIAD	STREET • ROCKWALL,	TX 75087 • [P] (9)	72) 771-7745 • [	F] (972) 771-7	727



TH FH



15' CITY\OF ROCKWALL

SANITARY SEWER EASEMENT

VOL. 1552, PAGE 16, P.R.W.C.T.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES

MOUNTED MECHANICAL EQUIPMENT, HVAC, OR SATELLITE DISHES

ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

ALL BUILDINGS MUST BE DESIGNED SUCH THAT NO ROOF

PRIOR TO CONSTRUCTION.

SHALL BE VISIBLE FROM ANY DIRECTION.

REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

**Director of Planning and Zoning** 

Planning & Zoning Commission, Chairman

SITE BENCHMARKS

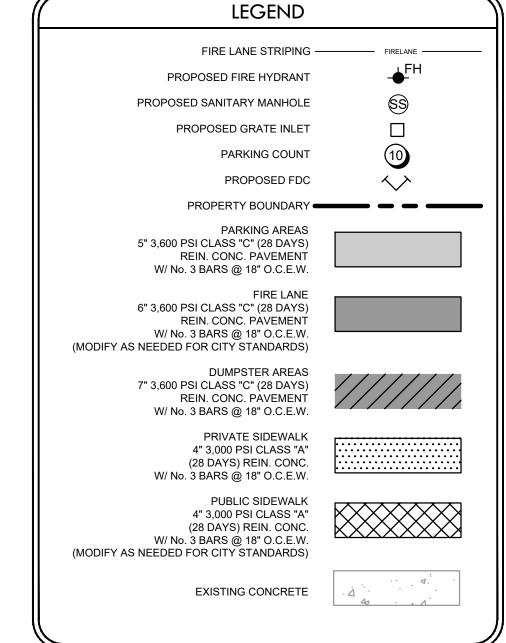
BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE NORTHEAST LINE OF A CONCRETE SIDEWALK ADJACENT TO THE NORTH LINE OF STATE HIGHWAY 205, BEING LOCATED APPROXIMATELY 22 FEET

NORTH OF A STREET SIGN POSTED "40 MPH SPEED LIMIT", AND BEING APPROXIMATELY 17 FEET SOUTH OF A POWER POLE IN THE NORTH LINE OF SAID STATE HIGHWAY 205.

ELEVATION = 533.19' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL WITHIN THE SITE, BEING LOCATED APPROXIMATELY 150 FEET NORTHEAST OF THE NORTHEAST CORNER OF A DUMPSTER PAD ENCLOSURE NEAR THE WEST LINE OF THE SITE AND BEING LOCATED APPROXIMATELY 190 FEET EAST OF THE SOUTHERNMOST BUILDING CORNER OF THE BUILDING SITUATED ON SITE.

ELEVATION = 527.62' (NAVD '88)



RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RESTAURANT	100% / 1700 SF
RESTAURANT PARKING SPACES REQUIRED	17 SPACES
TOTAL PARKING SPACES PROVIDED	22 SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 SPACES (1 VAN)
SITE PLAN DATA TA	ABLE
EXISTING ZONING	C-COMMERCIAL
PROPOSED ZONING	C-COMMERCIAL
LOT AREA (SF) / (ACRES)	84,103 /1.93
TOTAL BUILDING AREA (SF)	1,700
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.0% / 0.020:1
IMPERVIOUS AREA	18,783 SF / 84,103 SF
,	•

PARKING DATA TABLE



GRAPHIC SCALE

SCALE: 1'' = 20'

SITE PLAN

CITY PROJECT NO. SPXX-XXXX **ROCKWALL RETAIL** 1.93 ACRES LOT 2, BLOCK 1 MEADOWCREEK BUSINESS PARK CENTER PHASE 1 (INST. NO. 20190215010000670) CITY OF ROCKWALL, ROCKWALL

COUNTY, TEXAS PREPARATION DATE: 04/19/2022 <u>OWNER/APPLICANT</u> VICTORY REAL ESTATE GROUP 2911 TURTLE CREEK BLVD, STE 700

DALLAS, TX, 75219 PH: 972-707-9555 CONTACT: BOBBY MENDOZA

P.O. BOX 28 COLLINSVILLE, TX 76223 PH: 972-800-0676 CONTACT: AMY LONDON, RLA

LANDSCAPE ARCHITECT

<u>SURVEYOR</u> BARTON CHAPA SURVEYING KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 COLLEYVILLE, TX 76034 PH: 817-488-4960 PH: 817-864-1957 CONTACT: JOHN GARDNER, PE CONTACT: JACK BARTON, RPLS DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF

JOHN D. GARDNER P.E.# 138295 DATE: June 16, 2022

VICTORY GROUP

Victory Real Estate Group

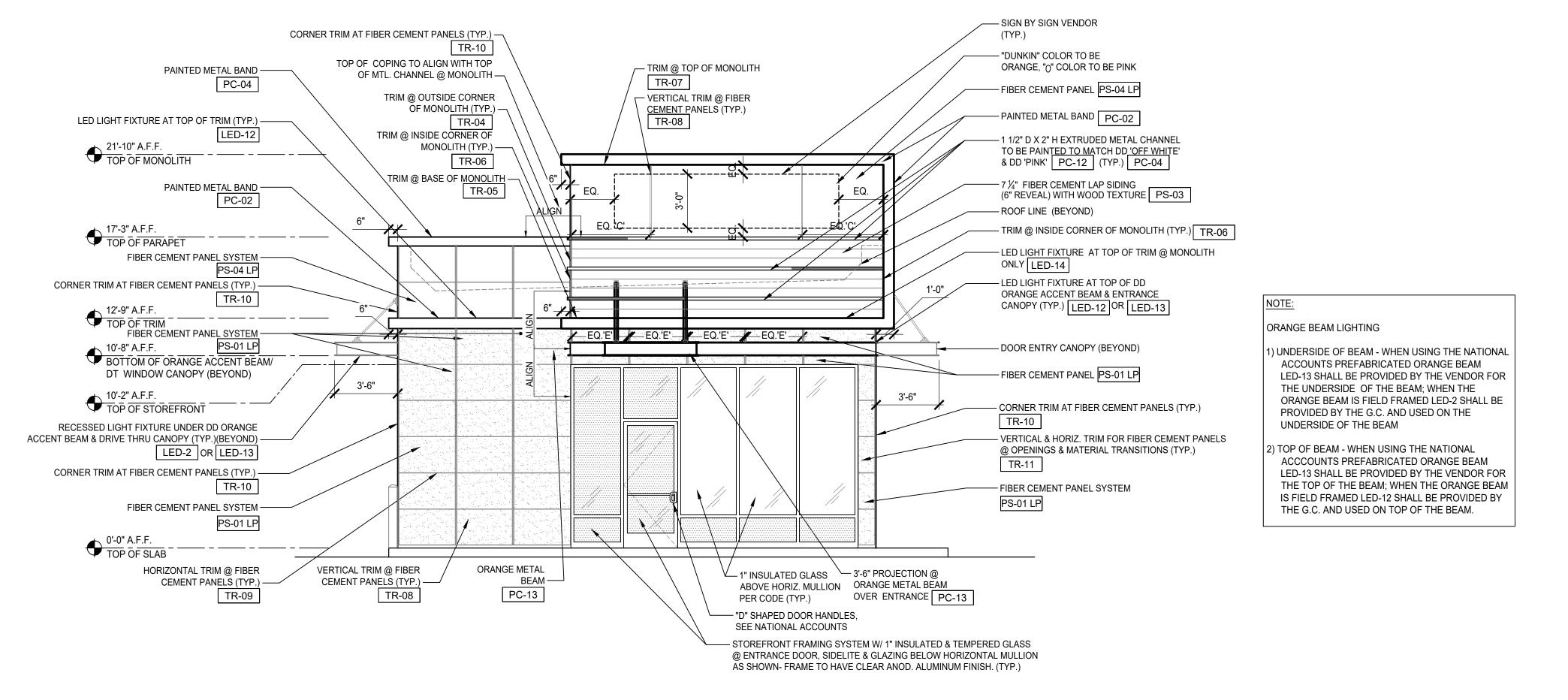
RE



KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

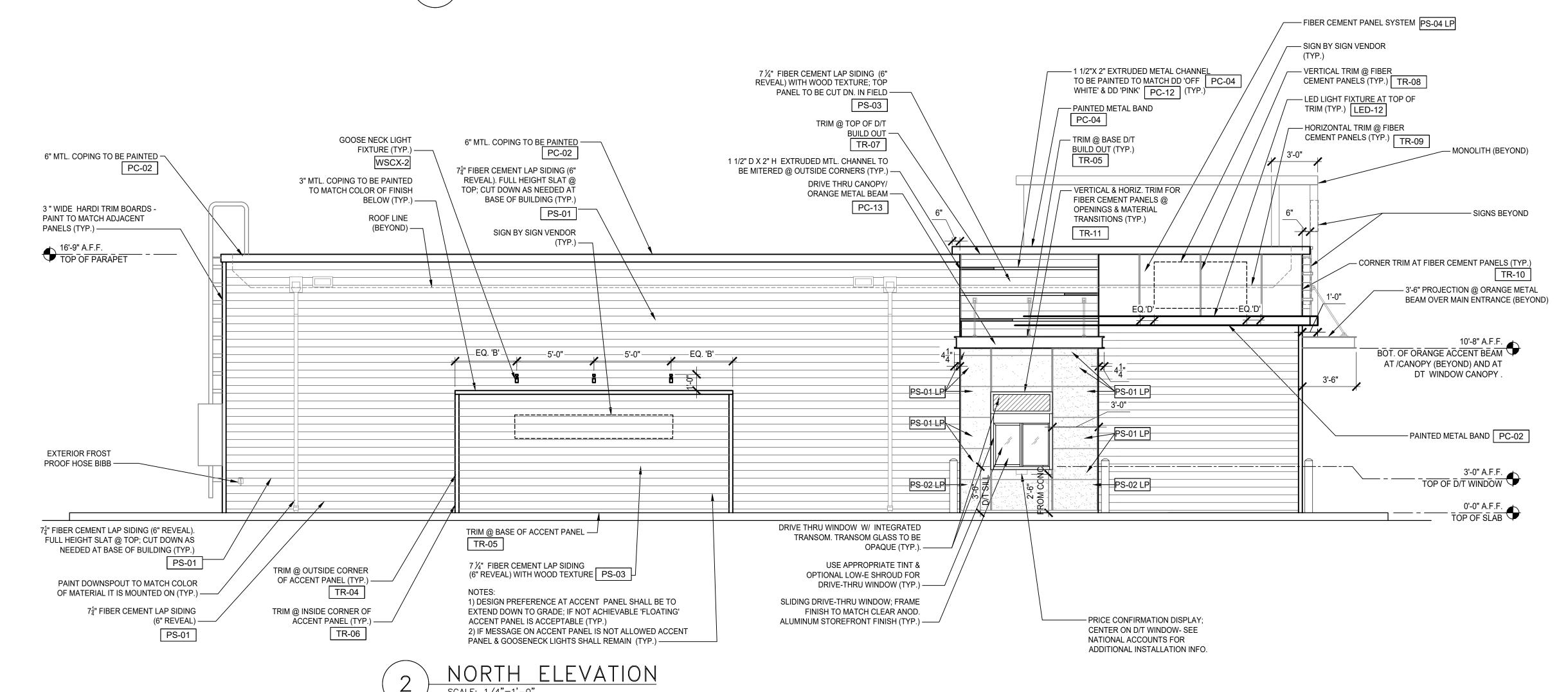
JOB NUMBER: VIC21014 ISSUE DATE:

**SITE PLAN** 



MEST ELEVATION

SCALE: 1/4"=1'-0"



DATE: 04/06/2022

JOB NO: 222108

DRAWN: PA

CHECKED: OR

1 ARCHITECTS, INC 501 EAST LAMAR BLVD. SUITE 213 ARLINGTON, TX 76011 (817) 548-3104

DIAD STREET

2325 S. GOLIAD STREET

DC #

REVISIONS

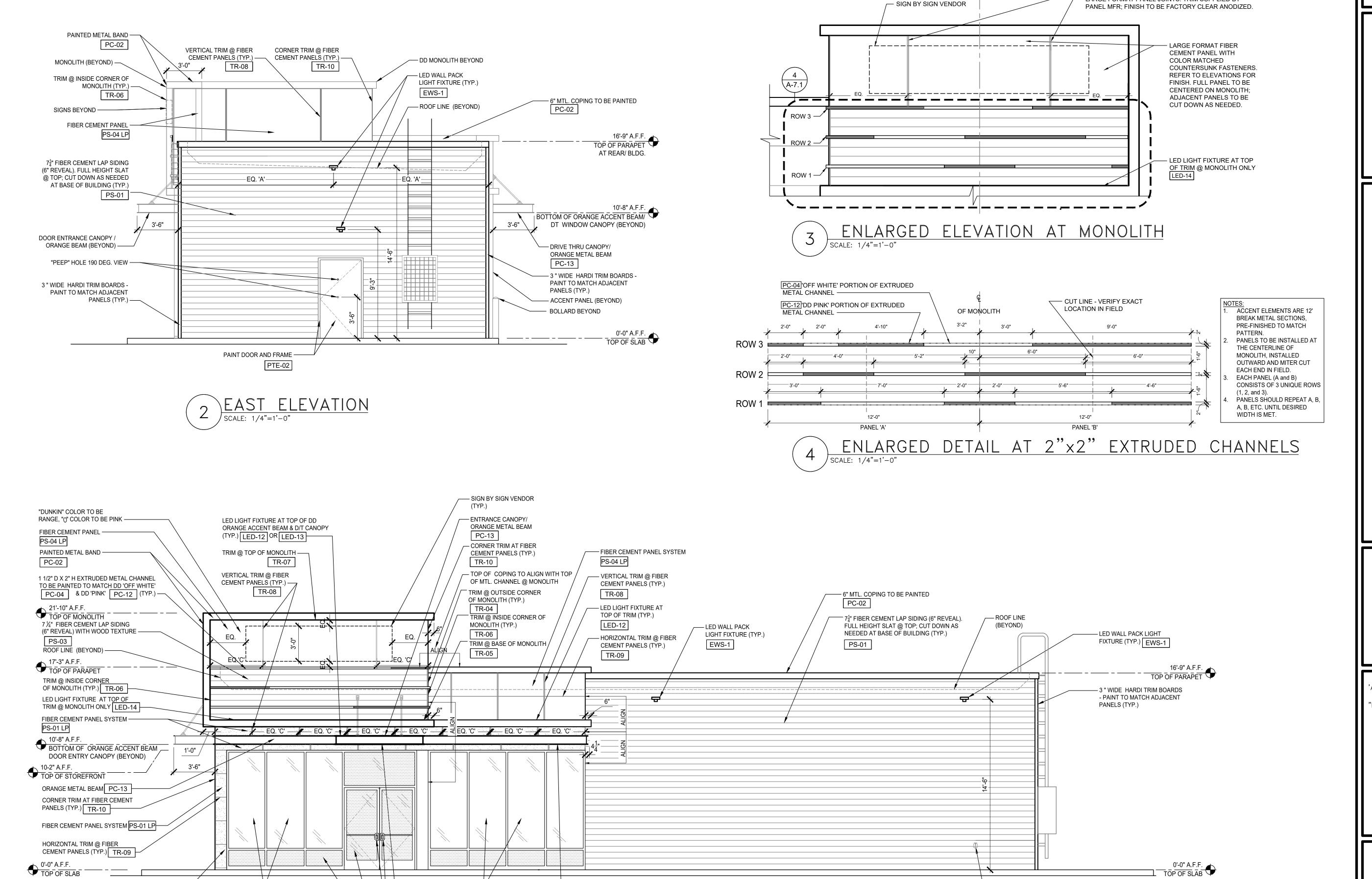
A' - 04/08/2022
ISSUED FOR OWNER'S' REVIEW

B" -05/02/2022
ISSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

A-7.0

SHEET NUMBER



- RECESSED LIGHT FIXTURE UNDER DD

ORANGE ACCENT BEAM & ENTRANCE

CANOPY (TYP.)

LED-2 OR LED-13

1" INSULATED GLASS

PER CODE (TYP.)

ABOVE HORIZ. MULLION

- 3'-6" PROJECTION @

ORANGE METAL BEAM
OVER ENTRANCE PC-13

- "D" SHAPED DOOR HANDLES, SEE NATIONAL ACCOUNTS

- STOREFRONT FRAMING SYSTEM W/ 1" INSULATED & TEMPERED GLASS @ ENTRANCE DOOR, SIDELITE &

GLAZING BELOW HORIZONTAL MULLION AS SHOWN-FRAME TO HAVE CLEAR ANOD. ALUMINUM FINISH. (TYP.)

1" INSULATED GLASS

PER CODE (TYP.)

SOUTH ELEVATION

SCALE: 1/4"=1'-0"

ABOVE HORIZ. MULLION

VERTICAL & HORIZ. TRIM FOR FIBER CEMENT PANELS @ OPENINGS &

MATERIAL TRANSITIONS (TYP.) TR-11

DATE: 04/06/2022

JOB NO: 222108

DRAWN: PA

CHECKED: OR

— G.C. TO INSTALL VERTICAL SURROUND TRIM TR-08 @

LARGE FORMAT PANEL JOINTS. TRIM SUPPLIED BY

OF MONOLITH

- EXTERIOR FROST

PROOF HOSE BIBB

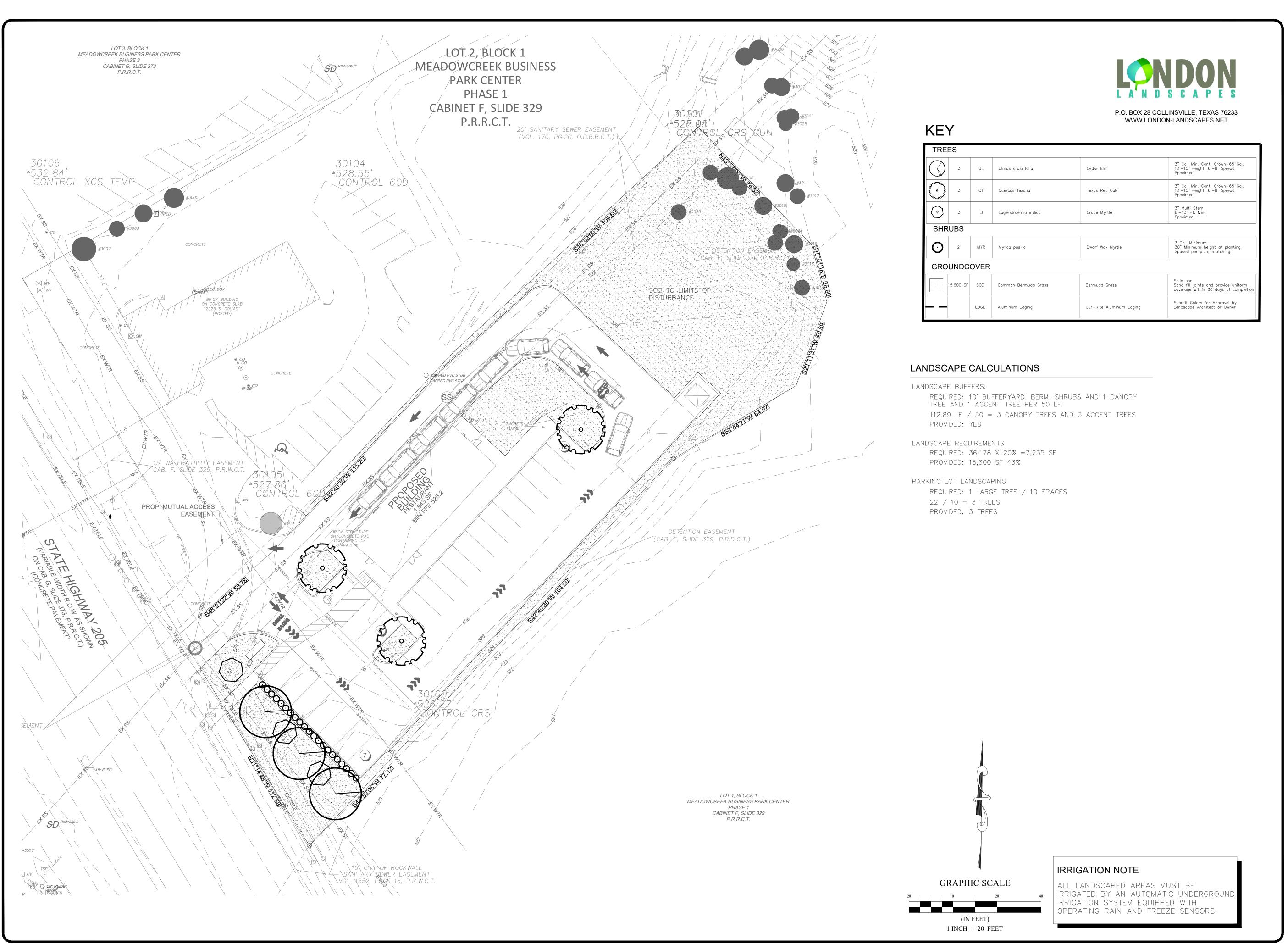
RAY ARCHITECTS, INC.
1601 EAST LAMAR BLVD.
SUITE 213
ARLINGTON, TX 76011
(817) 548-3104

DE Brands...
2325 S. GOLIAD STREET
PC#

REVISIONS
'A' - 04/08/2022
ISSUED FOR OWNER'S' REVIEW
"B" -05/02/2022
ISSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

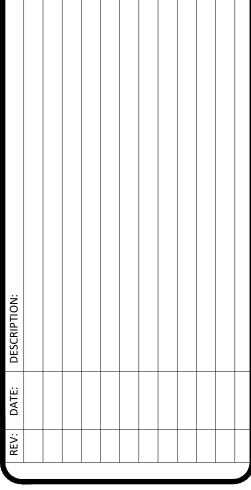
A-7.1





VICTORY GROUP
Victory Real Estate Group

LOT 2, BLOCK 1
CITY OF ROCKWALL





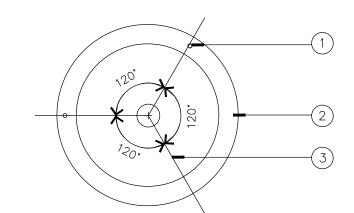
COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

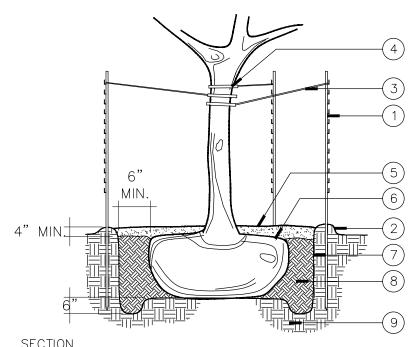
ISSUE DATE: 5/10/22

LANDSCAPE PLAN

SHEET:

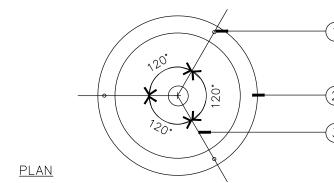


<u>PLAN</u>



TREE PLANTING

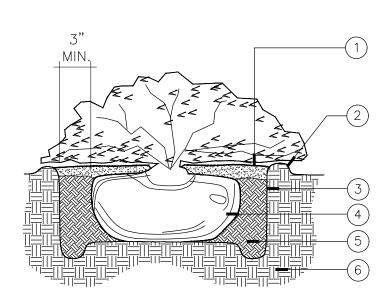
FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



(8) PLANTING PIT EXCAVATED 12"

MULTI-TRUNK TREE PLANTING

FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



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SHRUB PLANTING

**SECTION** 

(1)2"x2"x8' STEEL FENCE "T" POST, 3 PER TREE, SPACED EQUALLY, MATERIAL PER NOTES AND/OR SPECS.

(2)4" EARTH SAUCER 3) GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE

(4) RUBBER CHAFING GUARD (5)3" ORGANIC MULCH

(6)ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL. (AS NECESSARY)

7) PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.

(8) PIT BACKFILL SOIL PER SPECIFICATIONS

(9) UNDISTURBED EARTH

1)2"x2"x24" WOOD STAKE, 3 PER

3) GALVANIZED GUY WIRE, ADD

6) ROOT BALL: REMOVE BURLAP,

FROM TOP 1/3 OF ROOTBALL.

REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER

BURLAP TIES, AND WIRE BASKET

SYNTHETIC MATERIALS FROM THE

LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT

PROPOSED FINISHED GRADE. PLACE

ROOTBALL ON SOLID SOIL AND NOT

(4) RUBBER CHAFING GUARD

STABILIZE TREE

) WARNING FLAGS

7)3" ORGANIC MULCH

LOOSE BACKFILL.

(10) UNDISTURBED EARTH

(1)3" ORGANIC MULCH LAYER.

(3) PLANTING PIT: EXCAVATE 6"

4) MASSERABED REMOVENCESOM

IN MASS PLANTINGS.

(6) UNDISTURBED EARTH

CONTAINER. GENTLY SCARIFY

GIRDERED ROOTS AS NEEDED. 5) BEMBAEKALL TAGSPREJARES SOIL

BED MIX PER SPECIFICATIONS.

PROVIDE CONTINUOUS SOIL BED MIX

LARGER (MIN.) THAN WIDTH OF ROOTBALL, W/ PIT DEPTH AS

NEEDED TO SET ROOTBALL @

PROPOSED FINISHED GRADE. PLACE

ROOTBALL ON SOLID SOIL AND NOT

LOOSE BACKFILL. SCARIFY SIDES OF

PIT. PROVIDE CONTINUOUS PIT FOR

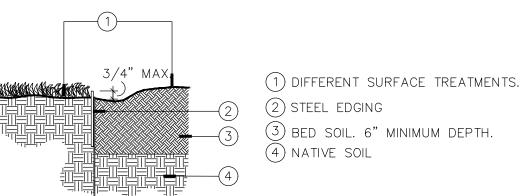
(2)3" HIGH EARTH SAUCER

(9)PIT BACKFILL SOIL

TURNBUCKLES IF NECESSARY TO

TREE, SPACED EQUALLY (2)4" EARTH SAUCER GROUNDCOVER PLANTING

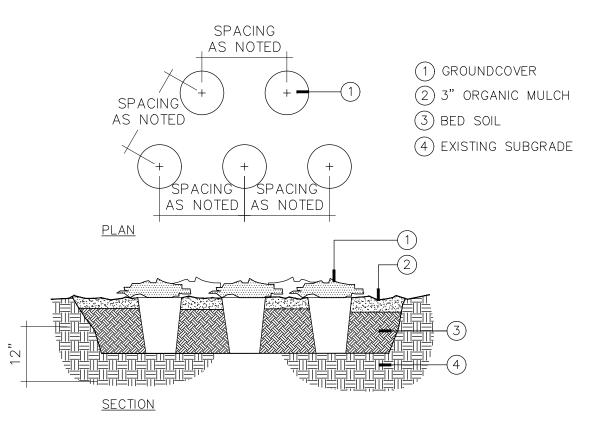
FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



(3) BED SOIL. 6" MINIMUM DEPTH.

STEEL EDGING

FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



N.T.S.

### LANDSCAPE NOTES

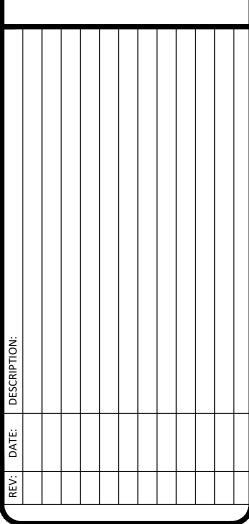
- 1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
- TREES MUST BE PLANTED FOUR FEET (41) OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- 6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
- 7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- 8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- 9. BURLAP, TWINE, AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- 10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- 11. A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
- 12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICALVTRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- 13. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS ANDVANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- 14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
- 15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- 16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
- 17. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
- 18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
- 19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE. ESTABLISHMENT. AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- 20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF PROSPER.
- 21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND
- 22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION
- 23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- 24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3 HORIZONTAL TO 1 VERTICAL.
- 25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- 26. CONTACT TOWN OF PROSPER PARKS AND RECREATION DIVISION AT (972) 346-3502 FOR LANDSCAPE INSPECTION. NOTE THAT LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- 27. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES. TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPERIS PUBLIC WORKS DEPARTMENT STANDARDS.
- 28. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE TOWN.



WWW.LONDON-LANDSCAPES.NET



RETAII



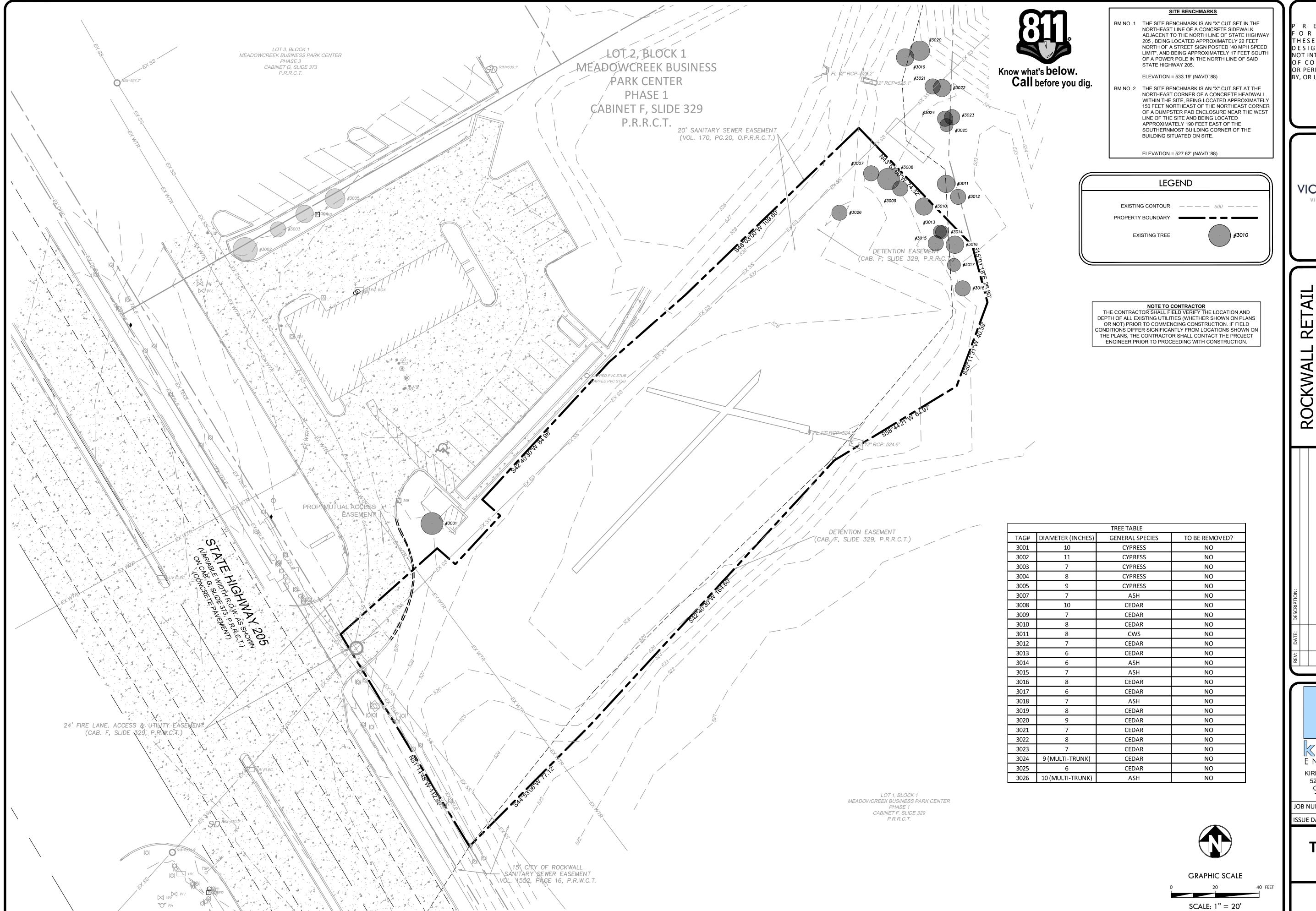


TEXAS FIRM NO. 15874 JOB NUMBER: VIC21014

ISSUE DATE: 5/10/22

LANDSCAPE DETAILS

COLLEYVILLE, TX 76034



DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF

JOHN D. GARDNER P.E.# 138295 DATE: June 14, 2022

VICTORY GROUP

Victory Real Estate Group

KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

ISSUE DATE:

**TREESCAPE PLAN** 



	Luminaire list (Site 1)								
Index	Index Manufacturer Article name		Item number	Fitting	Luminous flux	Light Ioss factor	Connected load	Quantity	
1	Lithonia Lighting	WDGE1 LED WITH P1 — PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1 LED P1 40K 80CRI VF	1x	1227 lm	0.80	10 W	6	
2	Lithonia Lighting	WDGE2 LED WITH P4 — PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE2 LED P4 40K 80CRI VF	1x	4412 lm	0.80	35 W	5	
3	Lithonia Lighting	DSX0 LED P3 40K T4M MVOLT with houseside shield	DSXO LED P3 40K T4M MVOLT HS	1x LED	6417 lm	0.80	71 W	2	

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Surface result object 1	Perpendicular illuminance (Adaptive)	0.000 fc	10.1 fc	0.84 fc	_	_
		Luminance (Adaptive)	$0.000 \text{ cd/m}^2$	6.89 cd/m²	0.58 cd/m²	_	_

### GENERAL NOTES:

- CONTRACTOR TO COORDINATE 20' HIGH POLE LIGHT AND WALL PACK POWER WITH BUILDING ELECTRICAL SERVICE.
- CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH OWNER/ARCHITECT.

## PHOTOMETRIC DISCLAIMER

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. SOFTWARE USED WAS TO GENERATE THIS DOCUMENT ALONG WITH IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRADE LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR THE ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE OF 0 FEET AFG.





 Project No.
 22013

 Designed by
 DL

 Drawn by
 DL

 Checked by
 DL

 Date
 05/18/2022

Revisions

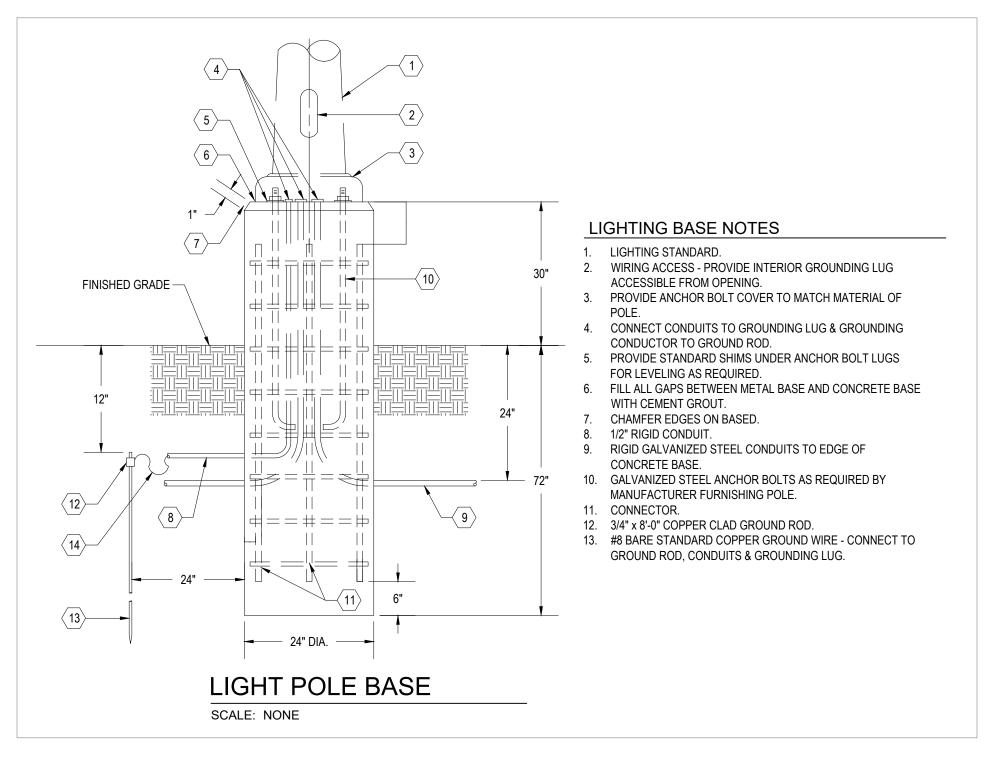
JCKWALL KEIAI LOT 2, BLOCK 1 CITY OF ROCKWALL

Sheet Title
SITE PLAN PHOTOMETRIC
Sheet No.

**E1** 

Of





### FLOOR PLAN KEY NOTES: (DESIGNATED BY " (#) ")

- 1. RE: BUILDING ELECTRICAL PLAN FOR PANEL LOCATION AND CIRCUIT #.
- 2. CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH

- REFER TO SHEET E1 FOR ELECTRICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES.
  ELECTRICAL CONTRACTOR SHALL VERIFY ALL POWER AND TELEPHONE REQUIREMENTS AND EQUIPMENT PRIOR TO
- ELECTRICAL CONTRACTOR TO VERIFY UNDERGROUND SERVICE REQUIREMENTS WITH POWER CO. SIGNAGE TO BE INSTALLED BY SIGN CONTRACTOR. VERIFY EXACT LOCATIONS, LOADS AND WIRING REQUIREMENTS PRIOR
- TO INSTALLATION.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRING AND CONNECTIONS FOR EXTERIOR LIGHTS. COORDINATE EXACT LOCATIONS WITH CIVIL AND ARCHITECTURAL PLANS.

  ELECTRICAL CONTRACTOR SHALL VERIFY ALL REQUIREMENTS WITH GENERAL CONTRACTOR.
- UNDERGROUND CONDUIT INSTALLATIONS SHALL COMPLY WITH NEC ARTICLE 300.5. EXTERIOR LIGHTING AND SIGN LIGHTING SHALL BE CONTROLLED VIA TIME CLOCK AND PHOTOCELL.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE NEC AS WELL AS ALL APPLICABLE FEDERAL STATE, AND
- LOCAL REQUIREMENTS. WHERE CONFLICTS ARISE, THE MOST STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE.

  ALL UNDERGROUND CONDUIT RUNS SHALL BE ROUTED CLEAR OF UNDERGROUND DETENTION.

  ALL EXTERIOR LIGHT POLES, FLAGPOLE LIGHTS, SIGNAGE, AND EXTERIOR MENU BOARDS SHALL ROUTE THROUGH THE BMS





22013 Checked by \_\_\_\_\_DL 05/18/2022

SITE PLAN -LIGHTING

**E2** 

SITE PLAN GENERAL NOTES



PLATTING APPLICATION FEES:

☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1

☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1

☐ AMENDING OR MINOR PLAT (\$150.00)

☐ PLAT REINSTATEMENT REQUEST (\$100.00)

☐ REPLAT (\$300.00 + \$20.00 ACRE) 1

☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1

### **DEVELOPMENT APPLICATION**

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

1	STAFF USE ONLY
	PLANNING & ZONING CASE NO.
	<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
	DIRECTOR OF PLANNING:

CITY ENGINEER:

☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1

☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1

☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1

**ZONING APPLICATION FEES:** 

OTHER APPLICATION FEES:

☐ TREE REMOVAL (\$75.00)

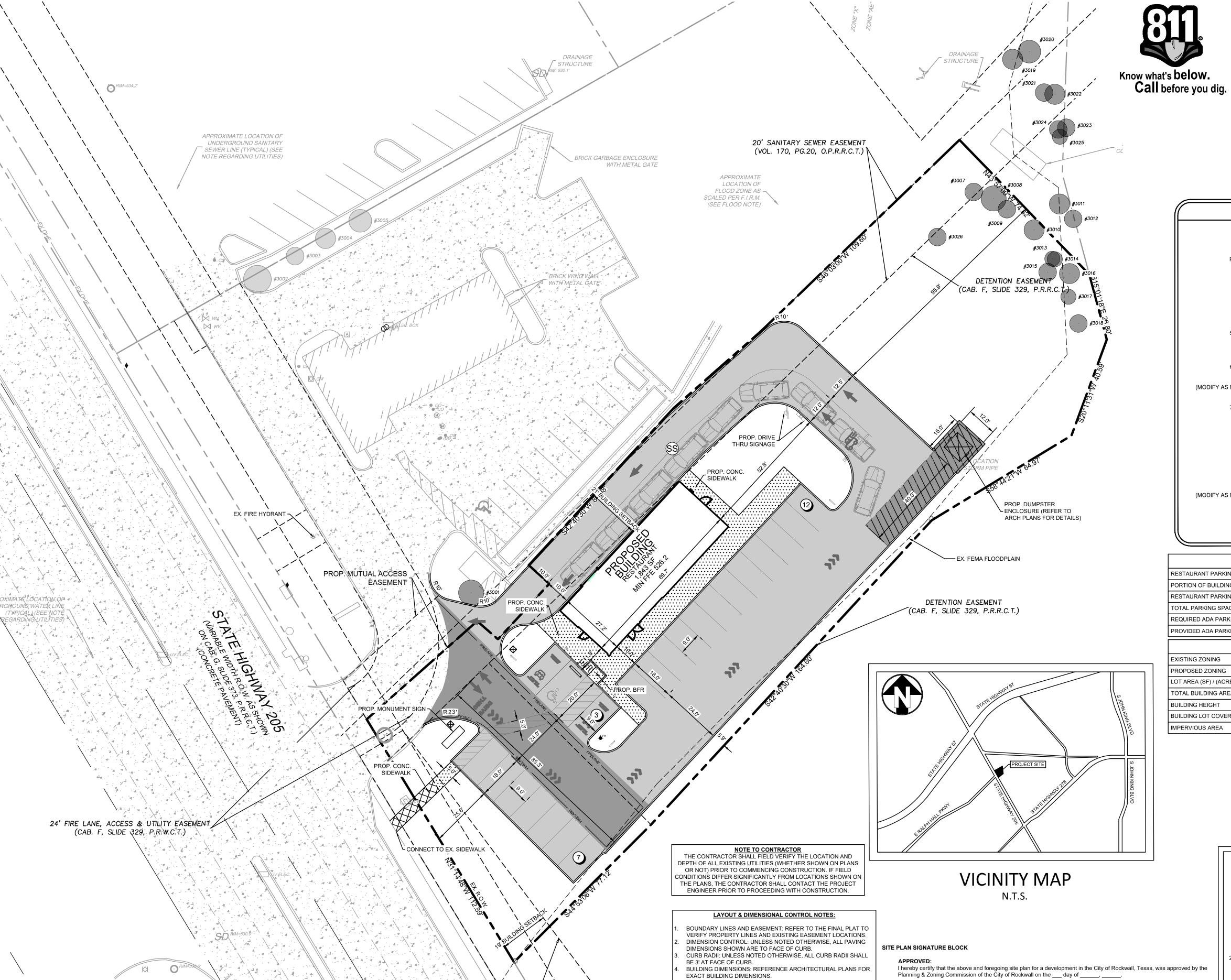
☐ VARIANCE REQUEST (\$100.00)

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

SITE PLAN APPLICATE  SITE PLAN (\$250.0  □ AMENDED SITE PLAN		MULTIPLYING BY	NG THE FEE, PLI THE PER ACRE AMO TO ONE (1) ACRE.	EASE USE THE DUNT. FOR REQU	EXACT ACRE/ JESTS ON LESS	AGE WHEN 3 THAN ONE	
PROPERTY INFOR	MATION [PLEASE PRINT]						
ADDRESS	2325 S Goliad Street						
SUBDIVISION	Meadowcreek Business	s Park Center		LOT	2	BLOCK	1
GENERAL LOCATION	The intersection of S G	oliad Street and Ralp	h Hall Parkway				
ZONING, SITE PLA	N AND PLATTING INFO	ORMATION [PLEASE I	PRINT]				
CURRENT ZONING	C-Commercial		CURRENT USE	Undevelope	ed		
PROPOSED ZONING	C-Commercial - SUP		PROPOSED USE	Multi Tena	nt Retail / Re	estaurant wi	th DT
ACREAGE	0.799ac	LOTS [CURRENT]	1	LOTS	[PROPOSED]	1	
REGARD TO ITS APP RESULT IN THE DENI	LATS: BY CHECKING THIS BOX PROVAL PROCESS, AND FAILURE IAL OF YOUR CASE.  IT/AGENT INFORMATION	TO ADDRESS ANY OF ST	AFF'S COMMENTS BY	THE DATE PROVID	ED ON THE DEV	ELOPMENT CA	EXIBILITY WITI ALENDAR WIL
☐ OWNER			☑ APPLICANT	Kirkman En	gineering		
CONTACT PERSON		C	ONTACT PERSON	John Gardne	er		
ADDRESS			ADDRESS	5200 State	Highway 121		
CITY, STATE & ZIP		(	CITY, STATE & ZIP	Colleyville	e, TX 76034		
PHONE			PHONE	817-488-49	960		
E-MAIL			E-MAIL	john.gardn	er@trustke.c	om	
STATED THE INFORMATION	SNED AUTHORITY, ON THIS DAY F ON THIS APPLICATION TO BE TRI	UE AND CERTIFIED THE F.C	U	Roberts		THE UNDERS	
	. 20 . BY SIGNING TH	OF THIS APPLICATION, HAS E HIS APPLICATION, I AGREE	BEEN PAID TO THE CITY THAT THE CITY OF ROC	OF ROCKWALL ON T CKWALL (I. <b>F. "CITY")</b>	THIS THE	AND PERMITTE	DAY OF
SUBMITTED IN CONJUNCTION	VITHIN THIS APPLICATION TO THE WITH THIS APPLICATION, IF SUCH	REPRODUCTION IS ASSOCIA	ATED OR IN RESPONSE	TO A REQUEST FOR		ATHAN, State of	of Texas
GIVEN UNDER MY HAND AND	D SEAL OF OFFICE ON THIS THE	27+BAYOF_M	Ay , 20 2 6			Expires 10-1 ry ID 133398	
	OWNER'S SIGNATURE	Carlyn Ro	let				
NOTARY PUBLIC IN AND FOR	R THE STATE OF TEXAS	my tunn	nand	MY COMM	ISSION EXPIRES	10-18	-2025
DEVELOPMENT	APPLICATION • CITY OF ROCKWA	ALL • 385 SOUTH GOLIAD	STREET • ROCKWALL,	TX 75087 • [P] (9)	72) 771-7745 • [	F] (972) 771-7	727



TH FH



15' CITY\OF ROCKWALL

SANITARY SEWER EASEMENT

VOL. 1552, PAGE 16, P.R.W.C.T.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES

MOUNTED MECHANICAL EQUIPMENT, HVAC, OR SATELLITE DISHES

ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

ALL BUILDINGS MUST BE DESIGNED SUCH THAT NO ROOF

PRIOR TO CONSTRUCTION.

SHALL BE VISIBLE FROM ANY DIRECTION.

REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

**Director of Planning and Zoning** 

Planning & Zoning Commission, Chairman

SITE BENCHMARKS

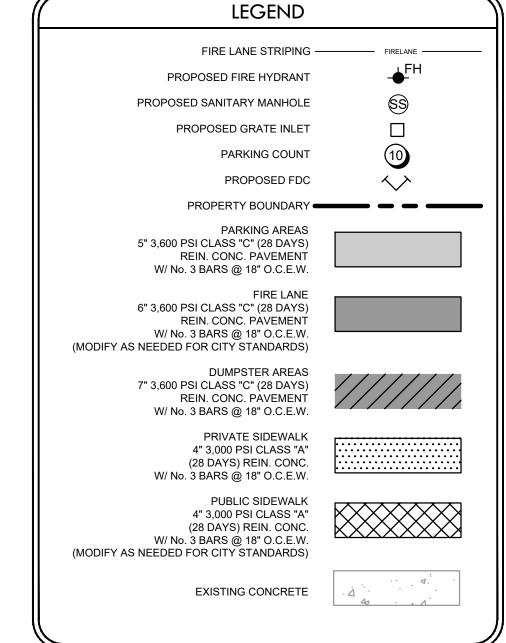
BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE NORTHEAST LINE OF A CONCRETE SIDEWALK ADJACENT TO THE NORTH LINE OF STATE HIGHWAY 205, BEING LOCATED APPROXIMATELY 22 FEET

NORTH OF A STREET SIGN POSTED "40 MPH SPEED LIMIT", AND BEING APPROXIMATELY 17 FEET SOUTH OF A POWER POLE IN THE NORTH LINE OF SAID STATE HIGHWAY 205.

ELEVATION = 533.19' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL WITHIN THE SITE, BEING LOCATED APPROXIMATELY 150 FEET NORTHEAST OF THE NORTHEAST CORNER OF A DUMPSTER PAD ENCLOSURE NEAR THE WEST LINE OF THE SITE AND BEING LOCATED APPROXIMATELY 190 FEET EAST OF THE SOUTHERNMOST BUILDING CORNER OF THE BUILDING SITUATED ON SITE.

ELEVATION = 527.62' (NAVD '88)



RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RESTAURANT	100% / 1700 SF
RESTAURANT PARKING SPACES REQUIRED	17 SPACES
TOTAL PARKING SPACES PROVIDED	22 SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 SPACES (1 VAN)
SITE PLAN DATA TA	ABLE
EXISTING ZONING	C-COMMERCIAL
PROPOSED ZONING	C-COMMERCIAL
LOT AREA (SF) / (ACRES)	84,103 /1.93
TOTAL BUILDING AREA (SF)	1,700
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.0% / 0.020:1
IMPERVIOUS AREA	18,783 SF / 84,103 SF
,	•

PARKING DATA TABLE



GRAPHIC SCALE

SCALE: 1'' = 20'

SITE PLAN

CITY PROJECT NO. SPXX-XXXX **ROCKWALL RETAIL** 1.93 ACRES LOT 2, BLOCK 1 MEADOWCREEK BUSINESS PARK CENTER PHASE 1 (INST. NO. 20190215010000670) CITY OF ROCKWALL, ROCKWALL

COUNTY, TEXAS PREPARATION DATE: 04/19/2022 <u>OWNER/APPLICANT</u> VICTORY REAL ESTATE GROUP 2911 TURTLE CREEK BLVD, STE 700

DALLAS, TX, 75219 PH: 972-707-9555 CONTACT: BOBBY MENDOZA

P.O. BOX 28 COLLINSVILLE, TX 76223 PH: 972-800-0676 CONTACT: AMY LONDON, RLA

LANDSCAPE ARCHITECT

<u>SURVEYOR</u> BARTON CHAPA SURVEYING KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 COLLEYVILLE, TX 76034 PH: 817-488-4960 PH: 817-864-1957 CONTACT: JOHN GARDNER, PE CONTACT: JACK BARTON, RPLS DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF

JOHN D. GARDNER P.E.# 138295 DATE: June 16, 2022

VICTORY GROUP

Victory Real Estate Group

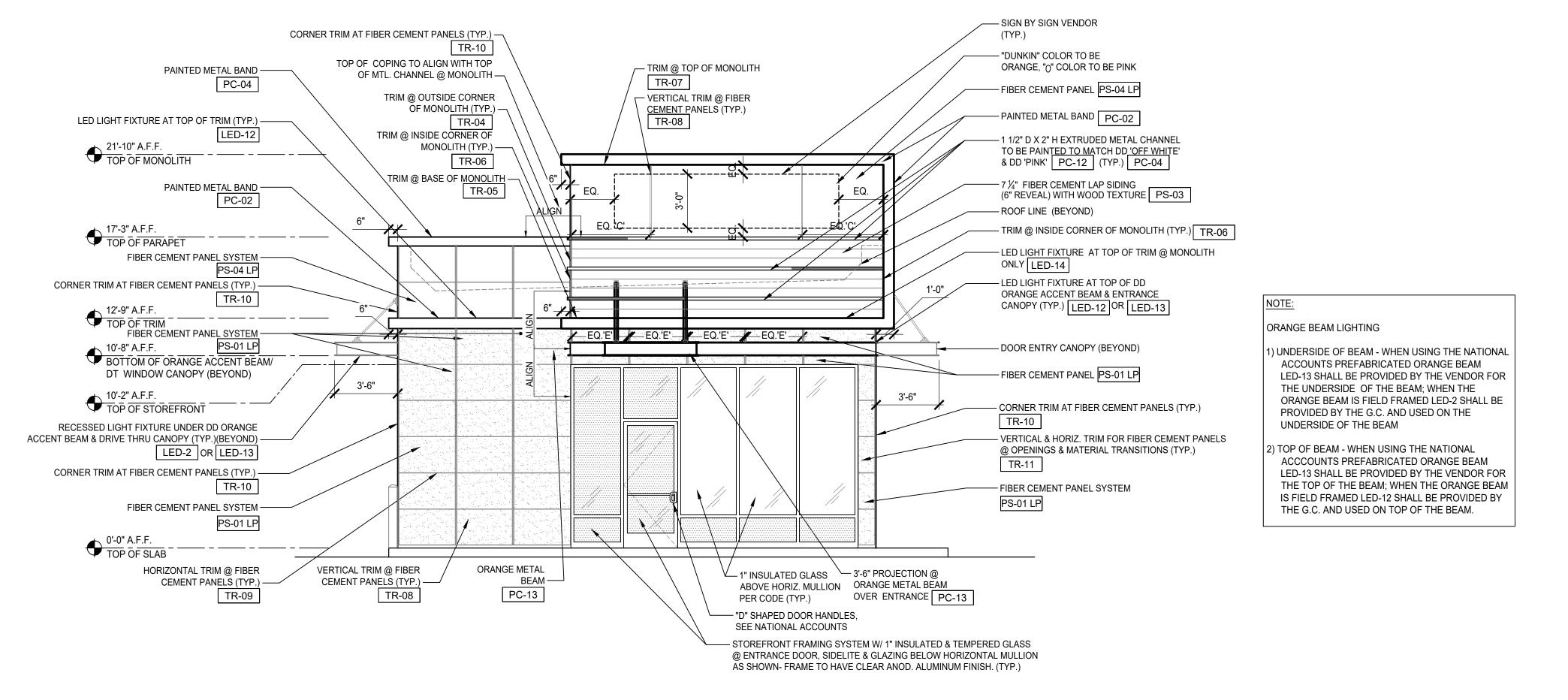
RE



KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

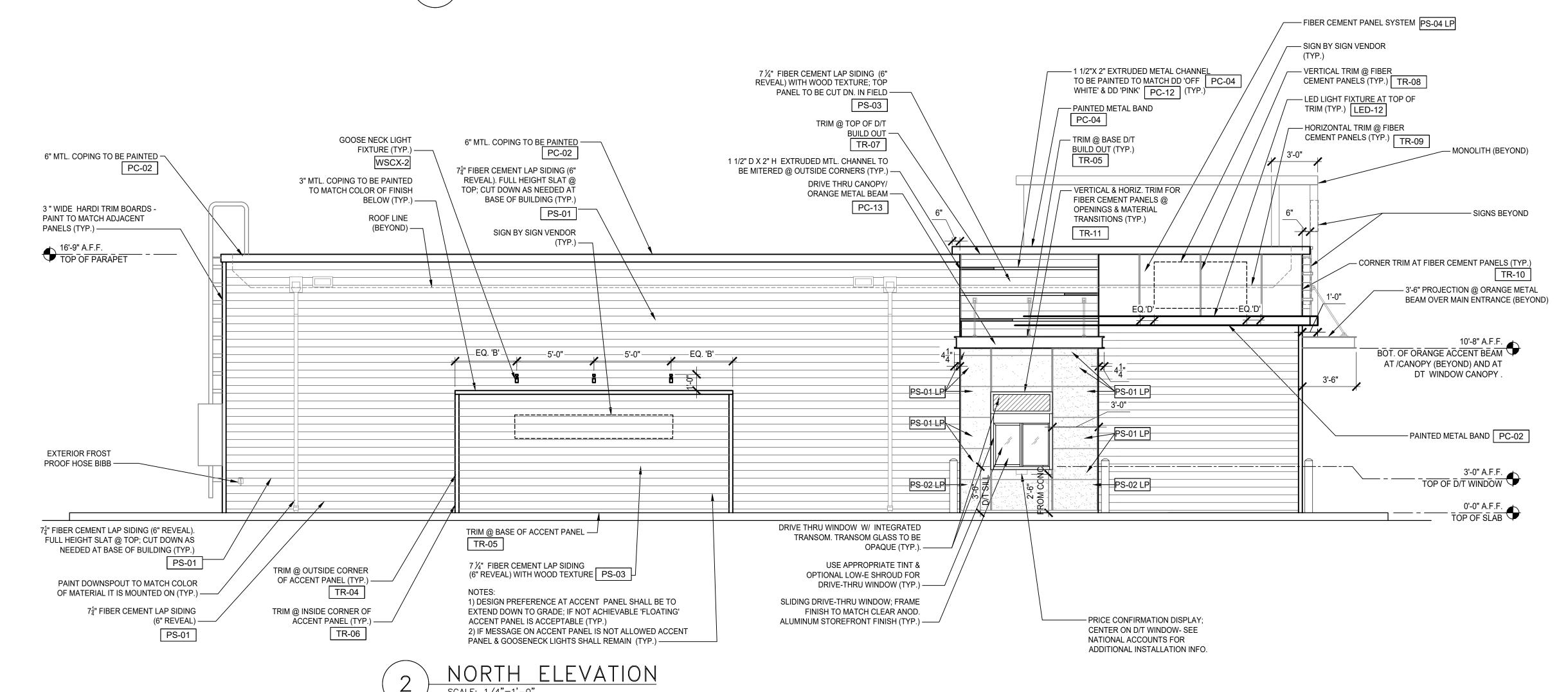
JOB NUMBER: VIC21014 ISSUE DATE:

**SITE PLAN** 



MEST ELEVATION

SCALE: 1/4"=1'-0"



DATE: 04/06/2022

JOB NO: 222108

DRAWN: PA

CHECKED: OR

1 ARCHITECTS, INC 501 EAST LAMAR BLVD. SUITE 213 ARLINGTON, TX 76011 (817) 548-3104

DIAD STREET

2325 S. GOLIAD STREET

DC #

REVISIONS

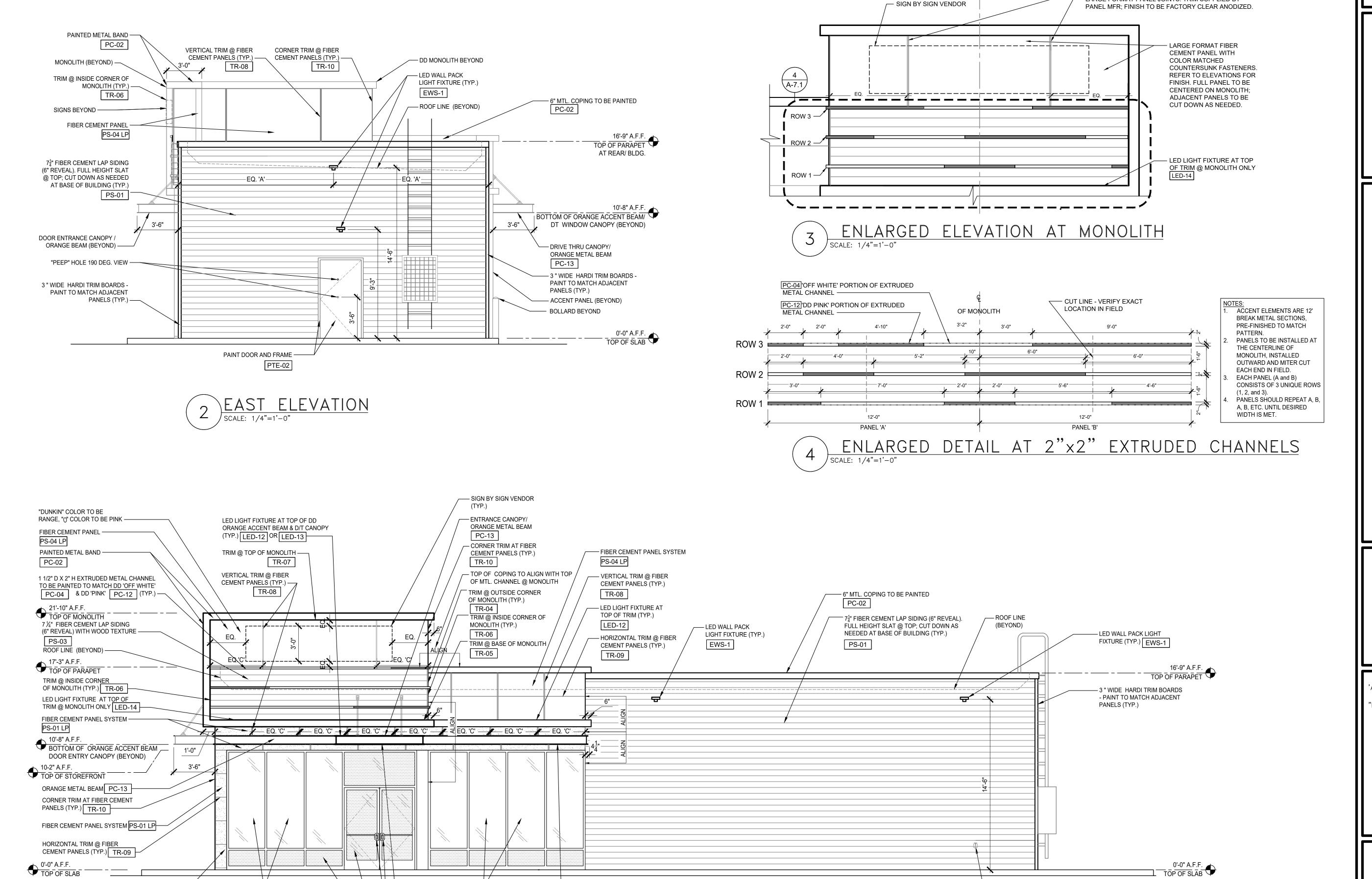
A' - 04/08/2022
ISSUED FOR OWNER'S' REVIEW

B" -05/02/2022
ISSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

A-7.0

SHEET NUMBER



- RECESSED LIGHT FIXTURE UNDER DD

ORANGE ACCENT BEAM & ENTRANCE

CANOPY (TYP.)

LED-2 OR LED-13

1" INSULATED GLASS

PER CODE (TYP.)

ABOVE HORIZ. MULLION

- 3'-6" PROJECTION @

ORANGE METAL BEAM
OVER ENTRANCE PC-13

- "D" SHAPED DOOR HANDLES, SEE NATIONAL ACCOUNTS

- STOREFRONT FRAMING SYSTEM W/ 1" INSULATED & TEMPERED GLASS @ ENTRANCE DOOR, SIDELITE &

GLAZING BELOW HORIZONTAL MULLION AS SHOWN-FRAME TO HAVE CLEAR ANOD. ALUMINUM FINISH. (TYP.)

1" INSULATED GLASS

PER CODE (TYP.)

SOUTH ELEVATION

SCALE: 1/4"=1'-0"

ABOVE HORIZ. MULLION

VERTICAL & HORIZ. TRIM FOR FIBER CEMENT PANELS @ OPENINGS &

MATERIAL TRANSITIONS (TYP.) TR-11

DATE: 04/06/2022

JOB NO: 222108

DRAWN: PA

CHECKED: OR

— G.C. TO INSTALL VERTICAL SURROUND TRIM TR-08 @

LARGE FORMAT PANEL JOINTS. TRIM SUPPLIED BY

OF MONOLITH

- EXTERIOR FROST

PROOF HOSE BIBB

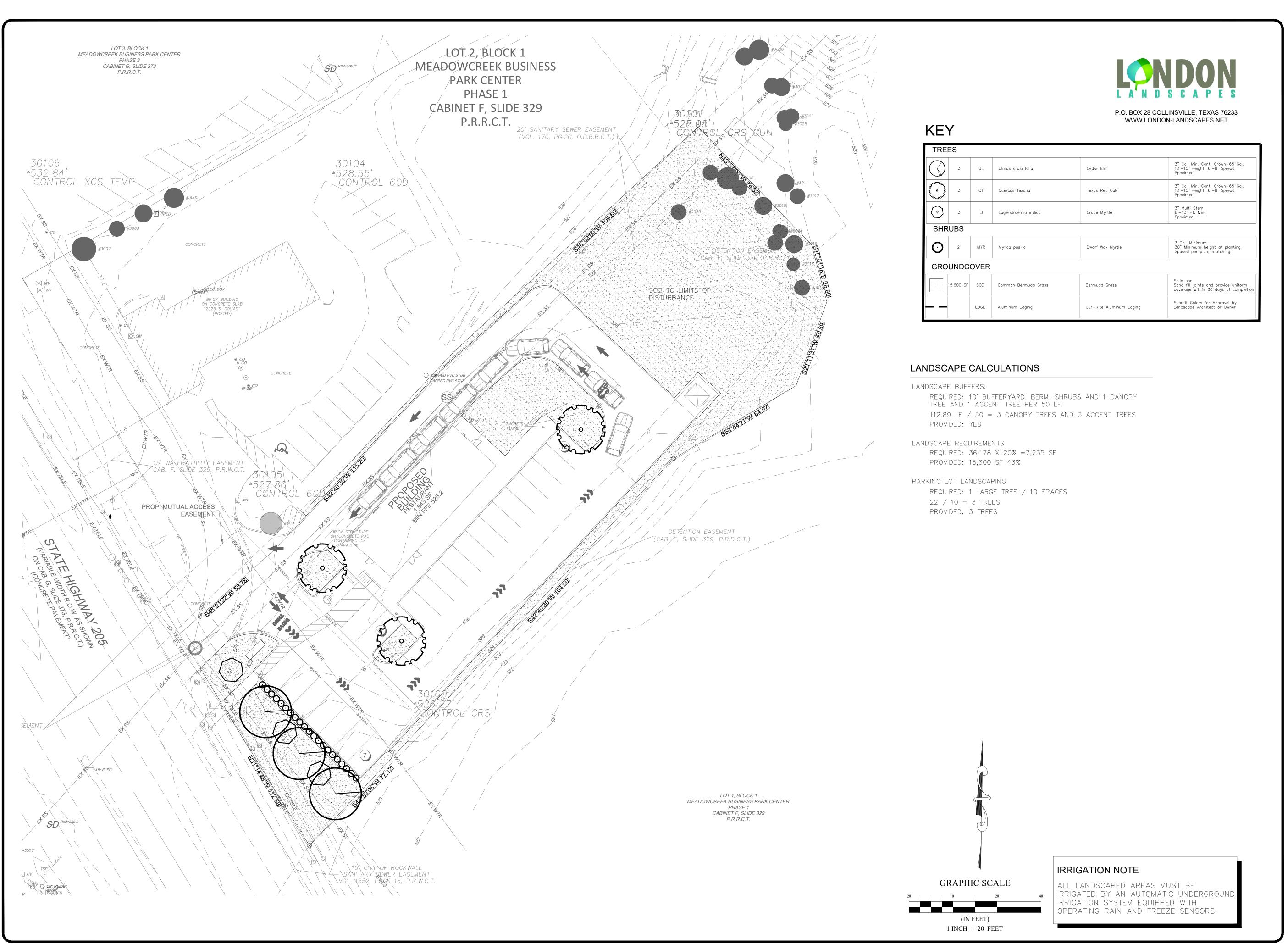
RAY ARCHITECTS, INC.
1601 EAST LAMAR BLVD.
SUITE 213
ARLINGTON, TX 76011
(817) 548-3104

DE Brands...
2325 S. GOLIAD STREET
PC#

REVISIONS
'A' - 04/08/2022
ISSUED FOR OWNER'S' REVIEW
"B" -05/02/2022
ISSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

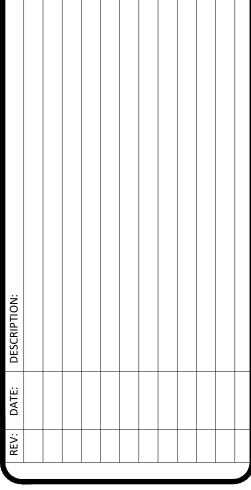
A-7.1





VICTORY GROUP
Victory Real Estate Group

LOT 2, BLOCK 1
CITY OF ROCKWALL





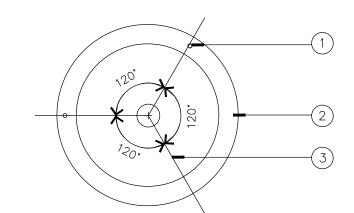
COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

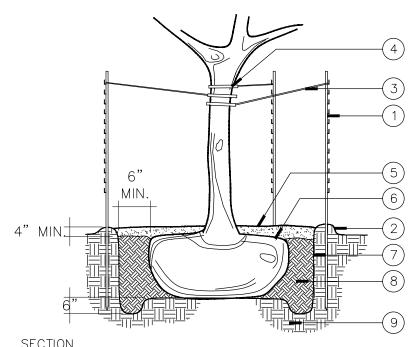
ISSUE DATE: 5/10/22

LANDSCAPE PLAN

SHEET:

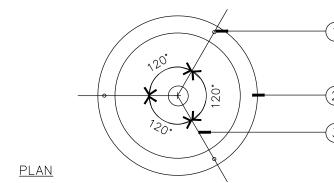


<u>PLAN</u>



TREE PLANTING

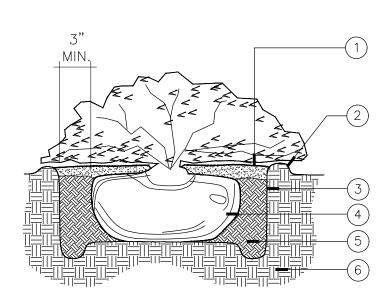
FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



(8) PLANTING PIT EXCAVATED 12"

MULTI-TRUNK TREE PLANTING

FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

SHRUB PLANTING

**SECTION** 

(1)2"x2"x8' STEEL FENCE "T" POST, 3 PER TREE, SPACED EQUALLY, MATERIAL PER NOTES AND/OR SPECS.

(2)4" EARTH SAUCER 3) GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE

(4) RUBBER CHAFING GUARD (5)3" ORGANIC MULCH

(6)ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL. (AS NECESSARY)

7) PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.

(8) PIT BACKFILL SOIL PER SPECIFICATIONS

(9) UNDISTURBED EARTH

1)2"x2"x24" WOOD STAKE, 3 PER

3) GALVANIZED GUY WIRE, ADD

6) ROOT BALL: REMOVE BURLAP,

FROM TOP 1/3 OF ROOTBALL.

REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER

BURLAP TIES, AND WIRE BASKET

SYNTHETIC MATERIALS FROM THE

LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT

PROPOSED FINISHED GRADE. PLACE

ROOTBALL ON SOLID SOIL AND NOT

(4) RUBBER CHAFING GUARD

STABILIZE TREE

) WARNING FLAGS

7)3" ORGANIC MULCH

LOOSE BACKFILL.

(10) UNDISTURBED EARTH

(1)3" ORGANIC MULCH LAYER.

(3) PLANTING PIT: EXCAVATE 6"

4) MASSERABED REMOVENCESOM

IN MASS PLANTINGS.

(6) UNDISTURBED EARTH

CONTAINER. GENTLY SCARIFY

GIRDERED ROOTS AS NEEDED. 5) BEMBAEKALL TAGSPREJARES SOIL

BED MIX PER SPECIFICATIONS.

PROVIDE CONTINUOUS SOIL BED MIX

LARGER (MIN.) THAN WIDTH OF ROOTBALL, W/ PIT DEPTH AS

NEEDED TO SET ROOTBALL @

PROPOSED FINISHED GRADE. PLACE

ROOTBALL ON SOLID SOIL AND NOT

LOOSE BACKFILL. SCARIFY SIDES OF

PIT. PROVIDE CONTINUOUS PIT FOR

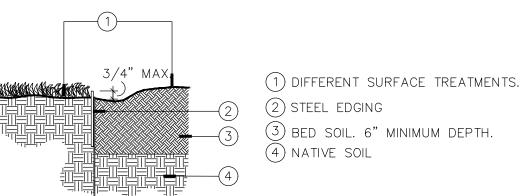
(2)3" HIGH EARTH SAUCER

(9)PIT BACKFILL SOIL

TURNBUCKLES IF NECESSARY TO

TREE, SPACED EQUALLY (2)4" EARTH SAUCER GROUNDCOVER PLANTING

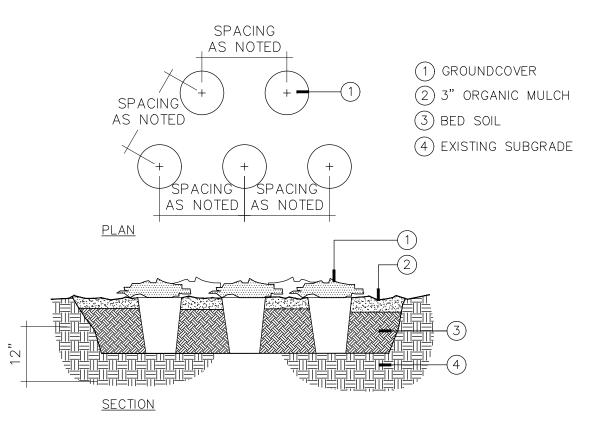
FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



(3) BED SOIL. 6" MINIMUM DEPTH.

STEEL EDGING

FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



N.T.S.

### LANDSCAPE NOTES

- 1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
- TREES MUST BE PLANTED FOUR FEET (41) OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- 6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
- 7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- 8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- 9. BURLAP, TWINE, AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- 10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- 11. A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
- 12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICALVTRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- 13. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS ANDVANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- 14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
- 15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- 16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
- 17. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
- 18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
- 19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE. ESTABLISHMENT. AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- 20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF PROSPER.
- 21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND
- 22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION
- 23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- 24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3 HORIZONTAL TO 1 VERTICAL.
- 25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- 26. CONTACT TOWN OF PROSPER PARKS AND RECREATION DIVISION AT (972) 346-3502 FOR LANDSCAPE INSPECTION. NOTE THAT LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- 27. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES. TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPERIS PUBLIC WORKS DEPARTMENT STANDARDS.
- 28. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE TOWN.

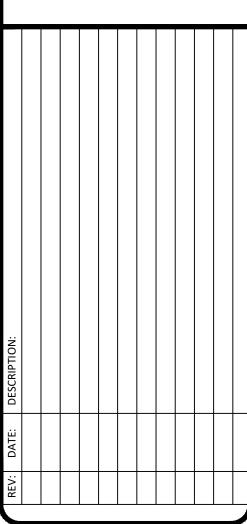


WWW.LONDON-LANDSCAPES.NET



VICTORY GROUP Victory Real Estate Group

RETAII



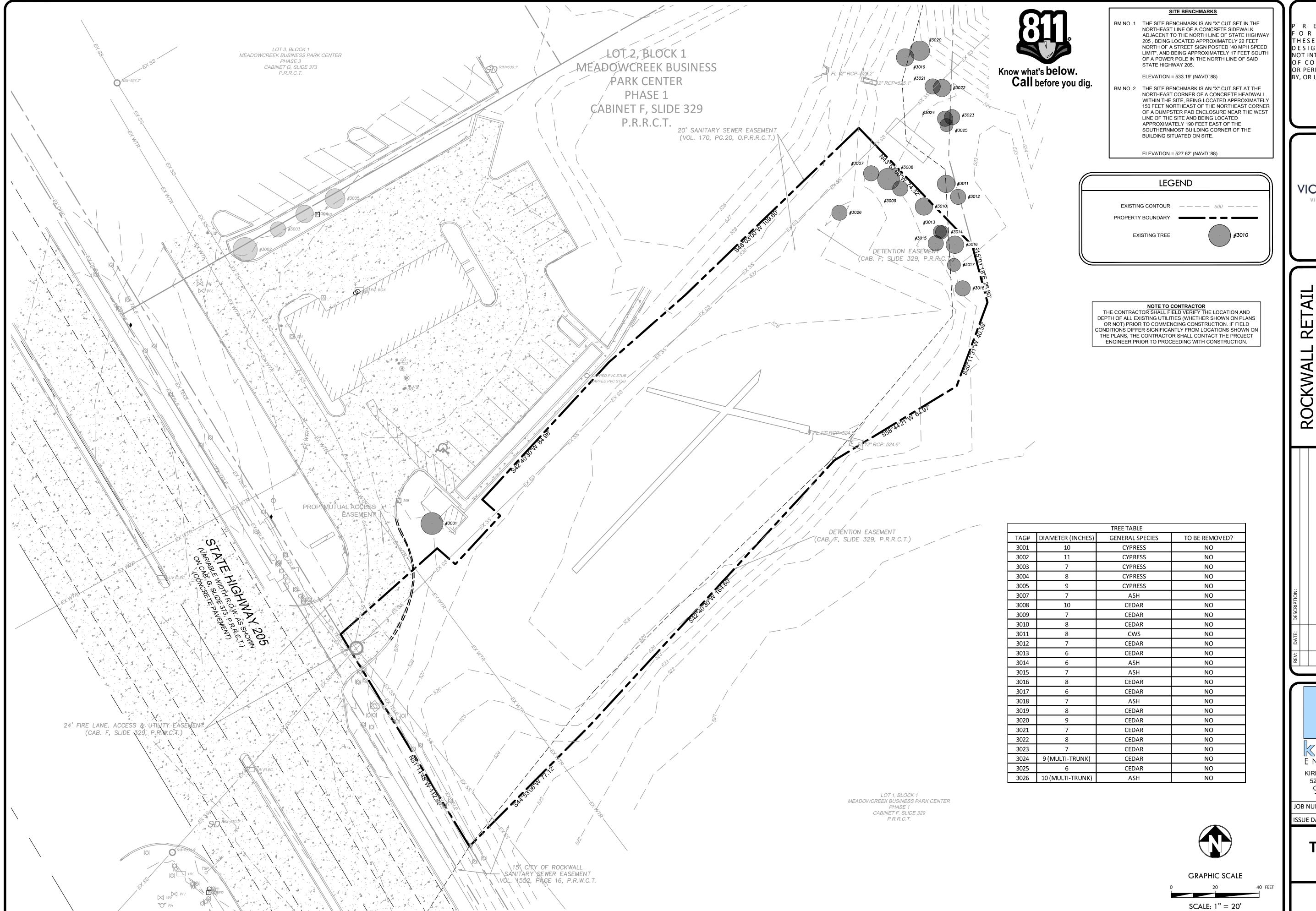


COLLEYVILLE, TX 76034

TEXAS FIRM NO. 15874 JOB NUMBER: VIC21014

ISSUE DATE: 5/10/22

LANDSCAPE DETAILS



DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF

JOHN D. GARDNER P.E.# 138295 DATE: June 14, 2022

VICTORY GROUP

Victory Real Estate Group

KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

ISSUE DATE:

**TREESCAPE PLAN** 



	Luminaire list (Site 1)								
Index	Index Manufacturer Article name		Item number	Fitting	Luminous flux	Light Ioss factor	Connected load	Quantity	
1	Lithonia Lighting	WDGE1 LED WITH P1 — PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1 LED P1 40K 80CRI VF	1x	1227 lm	0.80	10 W	6	
2	Lithonia Lighting	WDGE2 LED WITH P4 — PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE2 LED P4 40K 80CRI VF	1x	4412 lm	0.80	35 W	5	
3	Lithonia Lighting	DSX0 LED P3 40K T4M MVOLT with houseside shield	DSXO LED P3 40K T4M MVOLT HS	1x LED	6417 lm	0.80	71 W	2	

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Surface result object 1	Perpendicular illuminance (Adaptive)	0.000 fc	10.1 fc	0.84 fc	_	_
		Luminance (Adaptive)	$0.000 \text{ cd/m}^2$	6.89 cd/m²	0.58 cd/m²	_	_

### GENERAL NOTES:

- CONTRACTOR TO COORDINATE 20' HIGH POLE LIGHT AND WALL PACK POWER WITH BUILDING ELECTRICAL SERVICE.
- CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH OWNER/ARCHITECT.

## PHOTOMETRIC DISCLAIMER

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. SOFTWARE USED WAS TO GENERATE THIS DOCUMENT ALONG WITH IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRADE LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR THE ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE OF 0 FEET AFG.





 Project No.
 22013

 Designed by
 DL

 Drawn by
 DL

 Checked by
 DL

 Date
 05/18/2022

Revisions

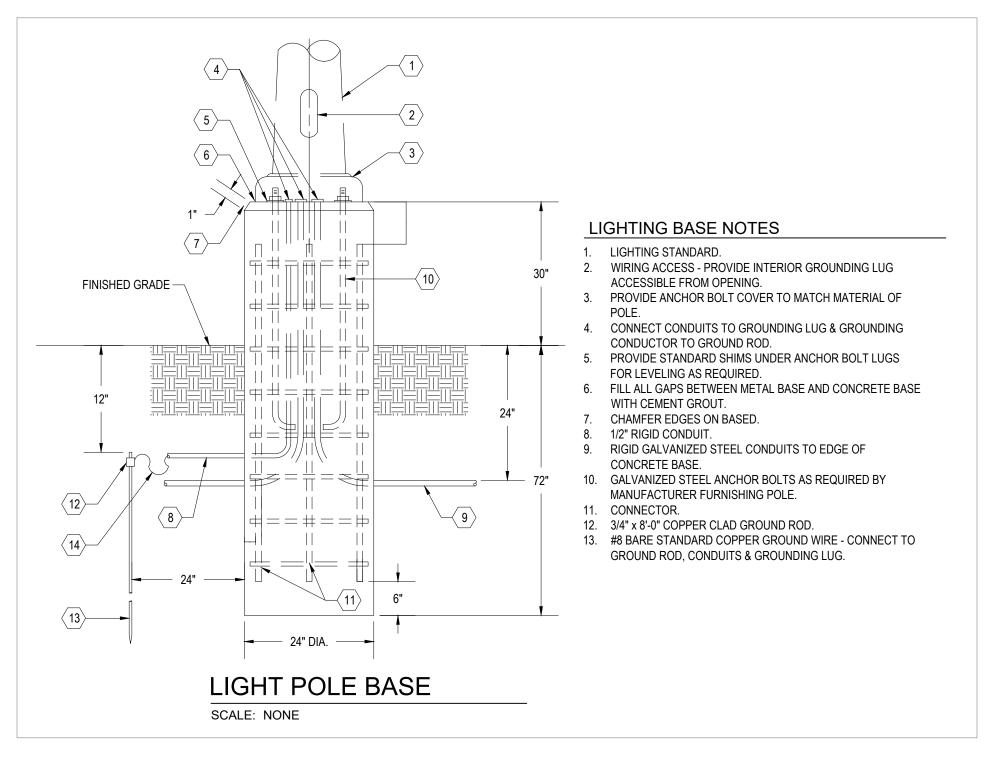
JCKWALL KEIAI LOT 2, BLOCK 1 CITY OF ROCKWALL

Sheet Title
SITE PLAN PHOTOMETRIC
Sheet No.

**E1** 

Of





### FLOOR PLAN KEY NOTES: (DESIGNATED BY " (#) ")

- 1. RE: BUILDING ELECTRICAL PLAN FOR PANEL LOCATION AND CIRCUIT #.
- 2. CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH

- REFER TO SHEET E1 FOR ELECTRICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES.
  ELECTRICAL CONTRACTOR SHALL VERIFY ALL POWER AND TELEPHONE REQUIREMENTS AND EQUIPMENT PRIOR TO
- ELECTRICAL CONTRACTOR TO VERIFY UNDERGROUND SERVICE REQUIREMENTS WITH POWER CO. SIGNAGE TO BE INSTALLED BY SIGN CONTRACTOR. VERIFY EXACT LOCATIONS, LOADS AND WIRING REQUIREMENTS PRIOR
- TO INSTALLATION.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRING AND CONNECTIONS FOR EXTERIOR LIGHTS. COORDINATE EXACT LOCATIONS WITH CIVIL AND ARCHITECTURAL PLANS.

  ELECTRICAL CONTRACTOR SHALL VERIFY ALL REQUIREMENTS WITH GENERAL CONTRACTOR.
- UNDERGROUND CONDUIT INSTALLATIONS SHALL COMPLY WITH NEC ARTICLE 300.5. EXTERIOR LIGHTING AND SIGN LIGHTING SHALL BE CONTROLLED VIA TIME CLOCK AND PHOTOCELL.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE NEC AS WELL AS ALL APPLICABLE FEDERAL STATE, AND
- LOCAL REQUIREMENTS. WHERE CONFLICTS ARISE, THE MOST STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE.

  ALL UNDERGROUND CONDUIT RUNS SHALL BE ROUTED CLEAR OF UNDERGROUND DETENTION.

  ALL EXTERIOR LIGHT POLES, FLAGPOLE LIGHTS, SIGNAGE, AND EXTERIOR MENU BOARDS SHALL ROUTE THROUGH THE BMS





22013 Checked by \_\_\_\_\_DL 05/18/2022

SITE PLAN -LIGHTING

**E2** 

SITE PLAN GENERAL NOTES

# PROJECT COMMENTS



Henry Lee

972.772.6434

hlee@rockwall.com

CASE MANAGER:

CASE MANAGER PHONE:

CASE MANAGER EMAIL:

DATE: 6/24/2022

PROJECT NUMBER: SP2022-033

PROJECT NAME: Site Plan for Dunkin' Donuts

SITE ADDRESS/LOCATIONS: 2335 S GOLIAD ST

CASE CAPTION: Discuss and consider a request by John Gardner of Kirkman Engineering for the approval of a Site Plan for a Restaurant with Less

Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, addressed as 2335 S.

Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Henry Lee	06/24/2022	Needs Review	

06/24/2022: 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 a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, addressed as 2335 S. Goliad Street.
- 1.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (SP2022-033) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the SH-205 Overlay District Standards, and the Development Standards of Article 05, that are applicable to the subject property.
- M.5 The subject property will be required to plat to establish the new easements. (Subsection 03.04. A, of Article 11)
- M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

#### APPROVED:

hereby certify that the above and foregoing site pla	n for a development in the City of Rockwall	, Texas, was approved by the Pl	anning & Zoning Commission of th	e City of Rockwal
on the day of,				
WITNESS OUR HANDS, this day of	,			
Planning & Zoning Commission, Chairman	Director of Planning and Zoning			

#### M.7 Site Plan:

- 1. The building square footage varies between the site data table and the callout. Please verify which one is accurate and make them consistent. (Subsection 03.04. B, of Article 11)
- 2. The front building setback is 25-feet. Please correct the site plan to reflect this. (Subsection 03.04. B, of Article 11)
- 3. Please indicate all drive/turn radii. (Subsection 03.04. B, of Article 11)
- 4. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
- 5. Parking against the building must be 9x20 per the Engineering Standards of Design. (Subsection 05.03, of Article 06)
- 6. Remove signage on the site plan. Signage is covered by a separate permit at the time of building permit. (Subsection 06.02. F, of Article 05)
- 7. Indicate any ground mounted utility equipment and the subsequent screening. (Subsection 01.05. C, of Article 05)
- 8. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
- 9. Dumpster Screening. The masonry screening wall must be 8-feet in height because the property is located in an overlay district. The gate must be self-latching and not manual. The dumpster enclosure must be faced in the same material as the primary building. The enclosure must have 5-gallon shrubs planted around it. (Subsection 01.05. B, of Article 05)

#### M.8 Landscape Plan:

- 1. Provide the same site data as the site plan site data table. (See Sec. 2.1 of this checklist)
- 2. Provide the impervious vs. landscaped area within the site data table. (Subsection 01.01. B, of Article 05)
- 3. Clearly indicate and delineate the landscape buffer (i.e. 20-feet) along S. Goliad Street. The buffer should include a 30"-48" berm, three (3) canopy trees, five (5) accent trees, and a row of shrubs. (Subsection 05.01, of Article 08)
- 4. All canopy trees shall be 4" caliper and all shrubs shall be five (5) gallon. (Subsection 05.03. B, of Article 08)
- 5. Headlight screening shall be provided along the entire drive-through per the approved Specific Use Permit (SUP). Headlight screening shall also be provided in front of the drive-through to prevent headlights from shining onto S. Goliad Street. All of the headlight screening shrubs shall be evergreen. (Subsection 05.03. B, of Article 08)
- 6. Four (4) or more canopy or accent trees shall be planted along perimeter of the subject property to the rear of the building. In this case they could be located along the entry of the drive-through on the north-east side. (Subsection 05.03. B, of Article 08)
- 7. Crape Myrtle are not considered accent trees. Please change out the Crape Myrtles with an accent tree in the landscape buffer. (Appendix C)
- 8. Identify visibility triangles on all lots for all driveway intersections and public streets. (Subsection 01.08, of Article 05)
- 9. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)
- 10. If no trees are being removed from the property we do not need a Treescape Plan.

#### 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 this checklist. (Section 2.1 of this checklist)
- 2. The maximum foot-candles at all property lines must not exceed 0.2 FC. (Subsection 03.03. G, of Article 07)
- 3. Provide cutsheets for all proposed light fixtures. As a note all lighting must be orientated downward. (Subsection 03.03. G, of Article 07)

#### M.10 Building Elevations:

- 1. Please provide the material percentages on each façade of the proposed building. (Subsection 04.01, of Article 05)
- 2. 20% natural or quarried stone is required on each façade of the proposed building. (Subsection 06.02. C, of Article 05)
- 3. 90% masonry materials are required on each façade of the proposed building. (Subsection 06.02. C, of Article 05)
- 4. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. (Subsection 06.02. C.2, of Article 05)
- 5. Please provide more information on the proposed materials. (Subsection 04.01, of Article 05)
- 6. Include a note that the parapet will be finished on both sides with the same material as the external facing façade. Also, indicate the parapet height. (Subsection 04.01, of Article 05)
- 7. Please crosshatch the roof mounted utility equipment. (Subsection 01.05. C, of Article 05)
- 8. Within the SH-205 Overlay District "(a)|I buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case the building must have primary façade articulation on all sides of the building. Given this the wall lengths do not meet on North and South sides, because the wall length is greater than three (3) times the wall height.

- I.11 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] less than 90% masonry material, [3] no pitched roof, and [4] primary articulation. Should you decide to request these items as variances, please provide a letter that lists the variances, why they are being requested, and the subsequent compensatory measures. For each variance requested you must provide two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased landscaping, increased architectural elements, more pedestrian amenity, etc.
- I.12 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 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.13 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 July 6, 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 July 12, 2022 Planning & Zoning Meeting.
- I.14 Please note the scheduled meetings for this case:
- 1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
- 2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.
- I.15 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	06/23/2022	Needs Review

06/23/2022: - Label and show existing detention system.

- Will be required to replat both lots to show relocated detention.
- Required to show and label ex. and proposed water and sewer.
- Ex. concrete drainage flume. Will need to get this drainage to detention pond or leave flume in place.
- No structures or overhangs in 20' easement.
- 12' drive aisles for drive thru.
- Prop. mutual access and fire lane easement.
- All 3,600 psi shall be a min. 6.5 sack mix concrete.
- All 3,000 psi shall be a min. 5.5 sack mix concrete.
- Dumpster to drain to an oil/water separator and then the storm lines.
- Flood study will need to be updated to show this area being reclaimed. Review fees apply.
- Parking to be 20'x9' min.

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 including walls, signs, overhangs, or canopies 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:

- Site to drain to ex. detention pond per approved detention plans
- Manning's C-value is determined by use.
- Detention outfall must be above the floodplain.

- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls in detention.
- Will need to verify and confirm capacity and outfall for the existing detention system is per approved plan

#### Water and Wastewater Items:

- Design engineer will need to check the deadend 8" water line. If the proper capacity and pressure isn't available, must loop an 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line on the northeast.
- Water and sewer must be 10' apart.
- Must extend 8" water to the north

#### Roadway Paving Items:

- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Drive thru to be 12' wide minimum for each lane.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.

#### 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".

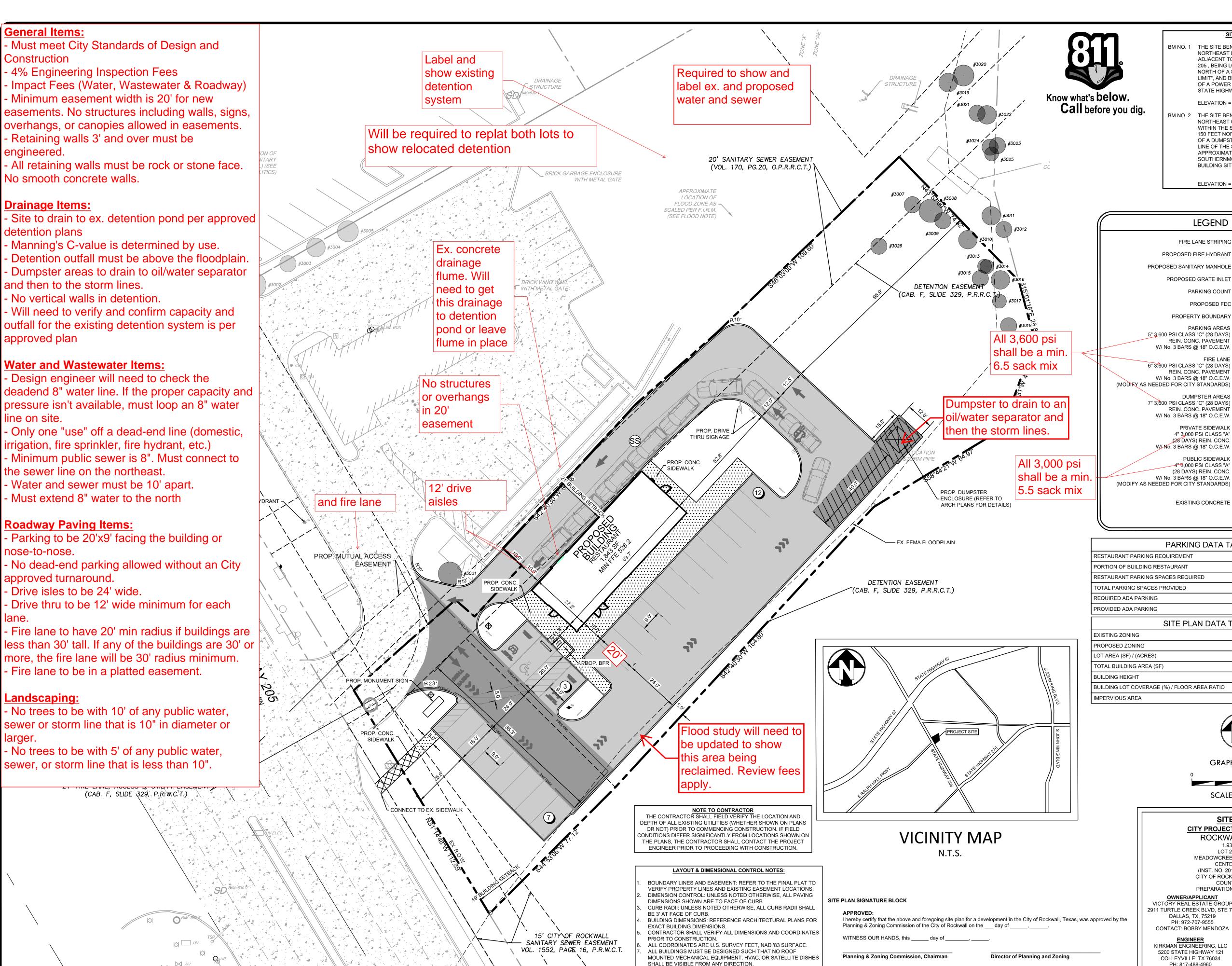
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Rusty McDowell	06/23/2022	Approved	
No Comments	•		···	
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	06/23/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	06/21/2022	Approved w/ Comments	
06/21/2022: Assigned 911 add	dress will be *2335 S Goliad St, Rockwall, TX 75	032*		
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	06/20/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	06/20/2022	Approved w/ Comments	

06/20/2022: Tree Mitigation Plan:

Please identify species, health and caliper inch

#### Landscape Plan

All canopy trees are required to be 4" caliper minimum



REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE NORTHEAST LINE OF A CONCRETE SIDEWALK ADJACENT TO THE NORTH LINE OF STATE HIGHWAY 205 BEING LOCATED APPROXIMATELY 22 FEET NORTH OF A STREET SIGN POSTED "40 MPH SPEED LIMIT", AND BEING APPROXIMATELY 17 FEET SOUTH NOT INTENDED FOR THE PURPOSES OF A POWER POLE IN THE NORTH LINE OF SAID OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPAREI

SITE BENCHMARKS

THE SITE BENCHMARK IS AN "X" CUT SET AT THE

NORTHEAST CORNER OF A CONCRETE HEADWALL

OF A DUMPSTER PAD ENCLOSURE NEAR THE WEST

LINE OF THE SITE AND BEING LOCATED

APPROXIMATELY 190 FEET EAST OF THE

SOUTHERNMOST BUILDING CORNER OF THE

150 FEET NORTHEAST OF THE NORTHEAST CORNER

10

1 SPACE PER 100 SF

100% / 1700 SF

STATE HIGHWAY 205.

ELEVATION = 533.19' (NAVD '88)

BUILDING SITUATED ON SITE

ELEVATION = 527.62' (NAVD '88)

LEGEND

FIRE LANE STRIPING

PROPOSED FIRE HYDRANT

PROPOSED GRATE INLET

PARKING COUNT

PROPOSED FDC

PARKING AREAS

FIRE LANE

PROPERTY BOUNDARY

REIN. CONC. PAVEMENT W/ No. 3 BARS @ 18" O.C.E.W.

W/ No. 3 BARS @ 18" O.C.E.W.

**DUMPSTER AREAS** 

PRIVATE SIDEWALK

PUBLIC SIDEWALK

4" 3,000 PSI CLASS "A"

(28 DAYS) REIN. CONC.

4"3,000 PSI CLASS "A"

EXISTING CONCRETE

PARKING DATA TABLE

SITE PLAN DATA TABLE

REIN. CONC. PAVEMENT

W/ No. 3 BARS @ 18" O.C.E.W.

W/ No. 3 BARS @ 18" O.C.E.W.

W/ No. 3 BARS @ 18" O.C.E.W.

JOHN D. GARDNER P.E.# 138295

DATE: June 16, 2022

BY. OR UNDER THE SUPERVISION OF

VICTORY GROUP Victory Real Estate Group

LOT 2, BLOCK 1 CITY OF ROCKWALL DALLAS COUNTY, TEXAS

RETAIL

ROCKWALL

22 SPACES 1 SPACES (1 VAN) 1 SPACES (1 VAN) C-COMMERCIAL C-COMMERCIAL 84,103 /1.93 1,700 24'-0" (1 STORY) 2.0% / 0.020:1 18,783 SF / 84,103 SF



SCALE: 1" = 20'

SITE PLAN

**CITY PROJECT NO. SPXX-XXXX** 

**ROCKWALL RETAIL** MEADOWCREEK BUSINESS PARK CENTER PHASE 1 (INST. NO. 20190215010000670 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS PREPARATION DATE: 04/19/2022

2911 TURTLE CREEK BLVD, STE 700

<u>OWNER/APPLICANT</u> VICTORY REAL ESTATE GROUP DALLAS, TX, 75219 PH: 972-707-9555

P.O. BOX 28 COLLINSVILLE, TX 76223 PH: 972-800-0676 CONTACT: BOBBY MENDOZA CONTACT: AMY LONDON, RLA

5200 STATE HIGHWAY 121 COLLEYVILLE TX 76034 PH: 817-488-4960

CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-864-1957 CONTACT: JACK BARTON, RPLS



COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014 SSUE DATE:

**SITE PLAN** 

C3.0



PLATTING APPLICATION FEES:

☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1

☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1

☐ AMENDING OR MINOR PLAT (\$150.00)

☐ PLAT REINSTATEMENT REQUEST (\$100.00)

☐ REPLAT (\$300.00 + \$20.00 ACRE) 1

☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1

### **DEVELOPMENT APPLICATION**

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

1	STAFF USE ONLY
	PLANNING & ZONING CASE NO.
	<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
	DIRECTOR OF PLANNING:

CITY ENGINEER:

☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1

☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1

☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1

**ZONING APPLICATION FEES:** 

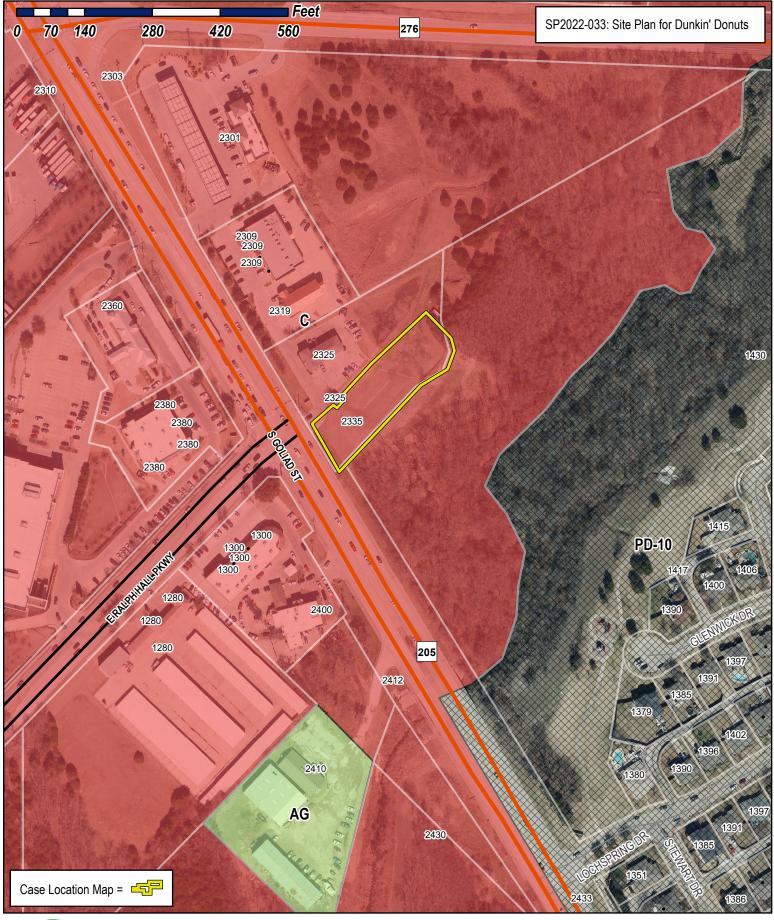
OTHER APPLICATION FEES:

☐ TREE REMOVAL (\$75.00)

☐ VARIANCE REQUEST (\$100.00)

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

SITE PLAN APPLICATION FEES:  ☑ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹ ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)			MULTIPLYING BY	NG THE FEE, PLI THE PER ACRE AMO TO ONE (1) ACRE.	EASE USE THE DUNT. FOR REQU	EXACT ACRE/ JESTS ON LESS	AGE WHEN S THAN ONE
PROPERTY INFOR	MATION [PLEASE PRINT]						
ADDRESS	2325 S Goliad Street						
SUBDIVISION	Meadowcreek Business	s Park Center		LOT	2	BLOCK	1
GENERAL LOCATION	The intersection of S G	oliad Street and Ralp	h Hall Parkway				
ZONING, SITE PLA	N AND PLATTING INFO	ORMATION [PLEASE I	PRINT]				
CURRENT ZONING	C-Commercial		CURRENT USE	Undevelope	ed		
PROPOSED ZONING	C-Commercial - SUP		PROPOSED USE	Multi Tenant Retail / Restaurant with DT			th DT
ACREAGE	0.799ac	LOTS [CURRENT]	1	LOTS	[PROPOSED]	1	
REGARD TO ITS APP RESULT IN THE DENI	<u>.ATS</u> : BY CHECKING THIS BOX YPROVAL PROCESS, AND FAILURE VAL OF YOUR CASE.  IT/AGENT INFORMATION	TO ADDRESS ANY OF ST,	AFF'S COMMENTS BY	THE DATE PROVID	ED ON THE DEV	ELOPMENT CA	EXIBILITY WITI ALENDAR WIL
☐ OWNER			☑ APPLICANT	Kirkman En	gineering		
CONTACT PERSON		C	ONTACT PERSON	John Gardne	er		
ADDRESS			ADDRESS	5200 State	Highway 121		House Control
CITY, STATE & ZIP		C	CITY, STATE & ZIP	Colleyville	e, TX 76034		
PHONE			PHONE	817-488-49	960		
E-MAIL			E-MAIL	john.gardn	er@trustke.c	om	
STATED THE INFORMATION	SNED AUTHORITY, ON THIS DAY F ON THIS APPLICATION TO BE TRI	UE AND CERTIFIED THE F.C	U	Roberts		THE UNDERS	
	. 20 . BY SIGNING TH	OF THIS APPLICATION, HAS B HIS APPLICATION. I AGREE	BEEN PAID TO THE CITY THAT THE CITY OF ROC	OF ROCKWALL ON T CKWALL (I. <b>F. "CITY")</b>	THIS THE	AND PERMITTE	DAY OF
SUBMITTED IN CONJUNCTION	VITHIN THIS APPLICATION TO THE WITH THIS APPLICATION, IF SUCH	REPRODUCTION IS ASSOCIA	ATED OR IN RESPONSE	TO A REQUEST FOR		ATHAN, State of	of Texas
GIVEN UNDER MY HAND AND	O SEAL OF OFFICE ON THIS THE	27+BAY OF_M	Ay , 20 2 6			Expires 10-1 ry ID 133391	
	OWNER'S SIGNATURE	Carlyn Ko	hat				
NOTARY PUBLIC IN AND FOR	R THE STATE OF TEXAS	my tunn	nard	MY COMM	ISSION EXPIRES	10-18	-2025
DEVELOPMENT	APPLICATION • CITY OF ROCKWA	ALL • 385 SOUTH GOLIAD	STREET • ROCKWALL,	TX 75087 • [P] (9)	72) 771-7745 • [	F] (972) 771-7	727





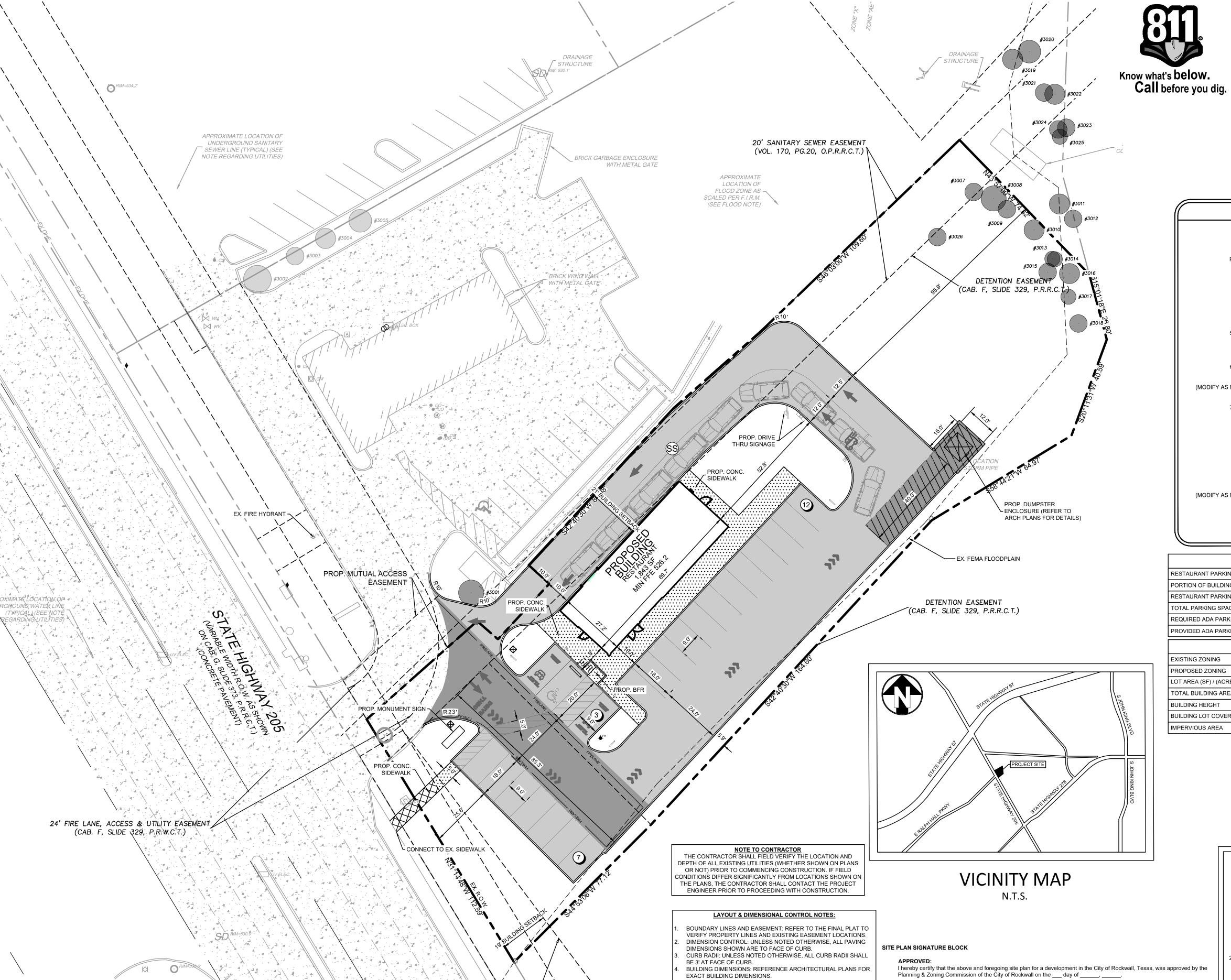
# City of Rockwall

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.





TH FH



15' CITY\OF ROCKWALL

SANITARY SEWER EASEMENT

VOL. 1552, PAGE 16, P.R.W.C.T.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES

MOUNTED MECHANICAL EQUIPMENT, HVAC, OR SATELLITE DISHES

ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

ALL BUILDINGS MUST BE DESIGNED SUCH THAT NO ROOF

PRIOR TO CONSTRUCTION.

SHALL BE VISIBLE FROM ANY DIRECTION.

REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

**Director of Planning and Zoning** 

Planning & Zoning Commission, Chairman

SITE BENCHMARKS

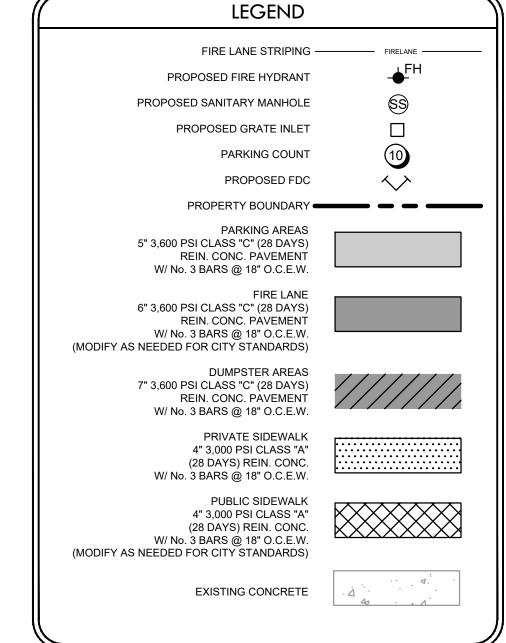
BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE NORTHEAST LINE OF A CONCRETE SIDEWALK ADJACENT TO THE NORTH LINE OF STATE HIGHWAY 205, BEING LOCATED APPROXIMATELY 22 FEET

NORTH OF A STREET SIGN POSTED "40 MPH SPEED LIMIT", AND BEING APPROXIMATELY 17 FEET SOUTH OF A POWER POLE IN THE NORTH LINE OF SAID STATE HIGHWAY 205.

ELEVATION = 533.19' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL WITHIN THE SITE, BEING LOCATED APPROXIMATELY 150 FEET NORTHEAST OF THE NORTHEAST CORNER OF A DUMPSTER PAD ENCLOSURE NEAR THE WEST LINE OF THE SITE AND BEING LOCATED APPROXIMATELY 190 FEET EAST OF THE SOUTHERNMOST BUILDING CORNER OF THE BUILDING SITUATED ON SITE.

ELEVATION = 527.62' (NAVD '88)



RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RESTAURANT	100% / 1700 SF
RESTAURANT PARKING SPACES REQUIRED	17 SPACES
TOTAL PARKING SPACES PROVIDED	22 SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 SPACES (1 VAN)
SITE PLAN DATA TA	ABLE
EXISTING ZONING	C-COMMERCIAL
PROPOSED ZONING	C-COMMERCIAL
LOT AREA (SF) / (ACRES)	84,103 /1.93
TOTAL BUILDING AREA (SF)	1,700
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.0% / 0.020:1
IMPERVIOUS AREA	18,783 SF / 84,103 SF
,	•

PARKING DATA TABLE



GRAPHIC SCALE

SCALE: 1'' = 20'

SITE PLAN

CITY PROJECT NO. SPXX-XXXX **ROCKWALL RETAIL** 1.93 ACRES LOT 2, BLOCK 1 MEADOWCREEK BUSINESS PARK CENTER PHASE 1 (INST. NO. 20190215010000670) CITY OF ROCKWALL, ROCKWALL

COUNTY, TEXAS PREPARATION DATE: 04/19/2022 <u>OWNER/APPLICANT</u> VICTORY REAL ESTATE GROUP 2911 TURTLE CREEK BLVD, STE 700

DALLAS, TX, 75219 PH: 972-707-9555 CONTACT: BOBBY MENDOZA

P.O. BOX 28 COLLINSVILLE, TX 76223 PH: 972-800-0676 CONTACT: AMY LONDON, RLA

LANDSCAPE ARCHITECT

<u>SURVEYOR</u> BARTON CHAPA SURVEYING KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 COLLEYVILLE, TX 76034 PH: 817-488-4960 PH: 817-864-1957 CONTACT: JOHN GARDNER, PE CONTACT: JACK BARTON, RPLS DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF

JOHN D. GARDNER P.E.# 138295 DATE: June 16, 2022

VICTORY GROUP

Victory Real Estate Group

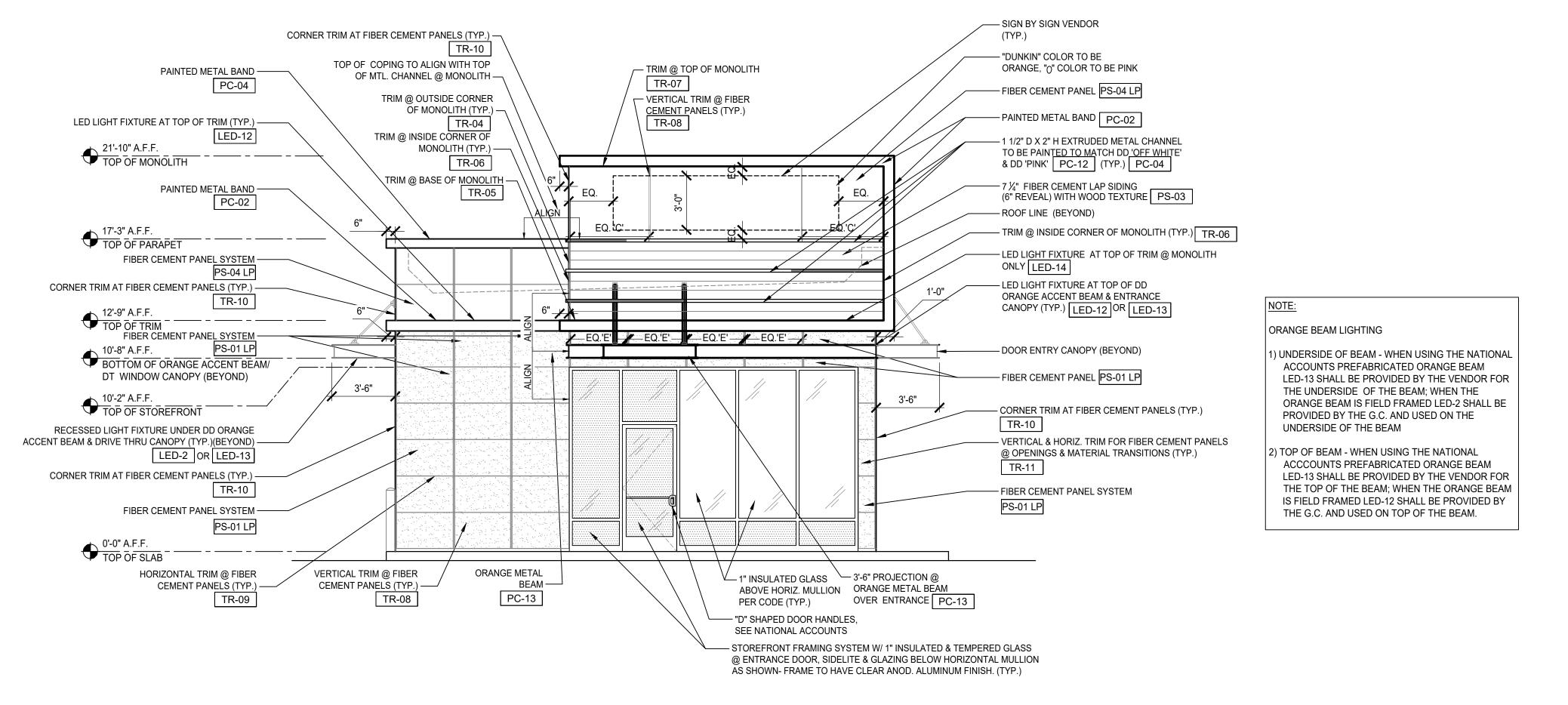
RE



KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

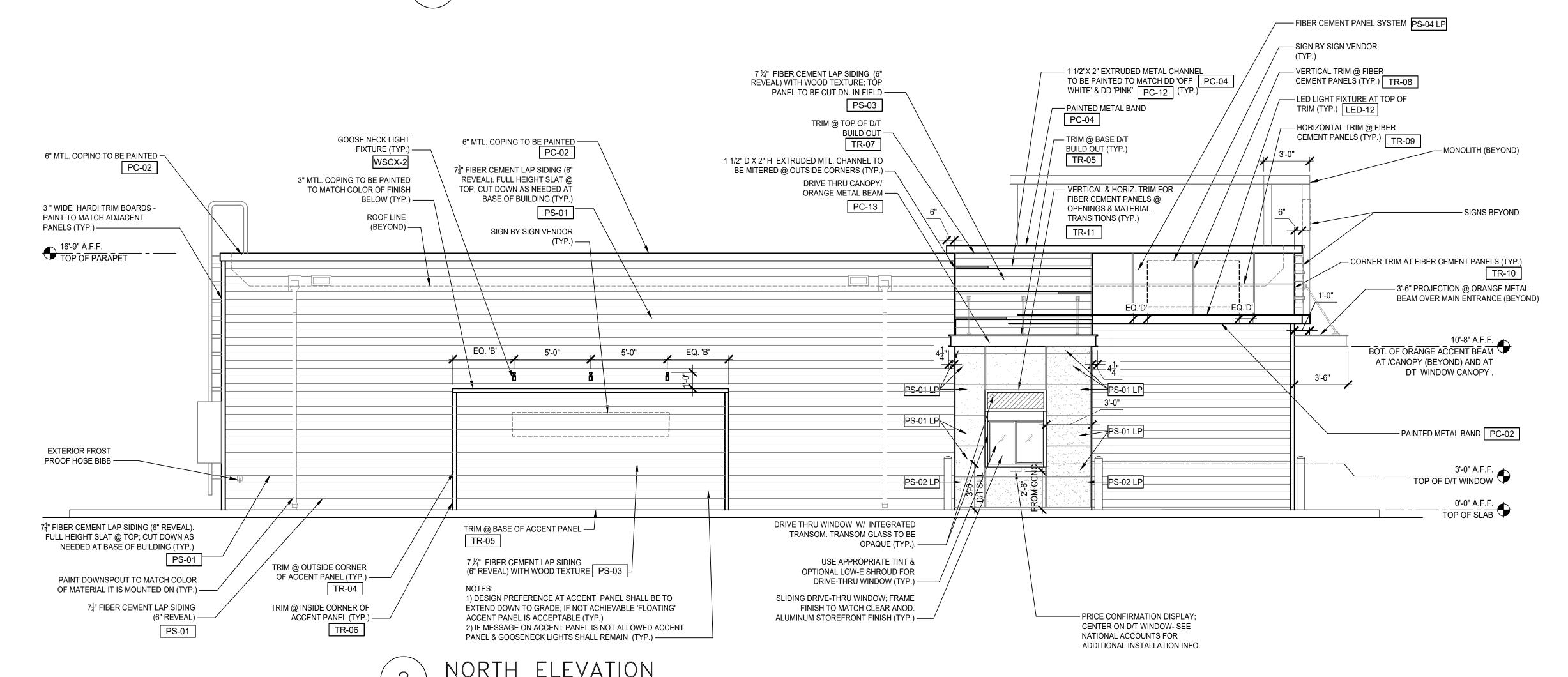
JOB NUMBER: VIC21014 ISSUE DATE:

**SITE PLAN** 



MEST ELEVATION

SCALE: 1/4"=1'-0"



DATE: 04/06/2022

JOB NO: 222108

DRAWN: PA

CHECKED: OR

AL AINCEILLE C. 1.3, 11.0.

1601 EAST LAMAR BLVD.

SUITE 213

ARLINGTON, TX 76011

(817) 548-3104

S325 S. GOLIAD STREET

REVISIONS

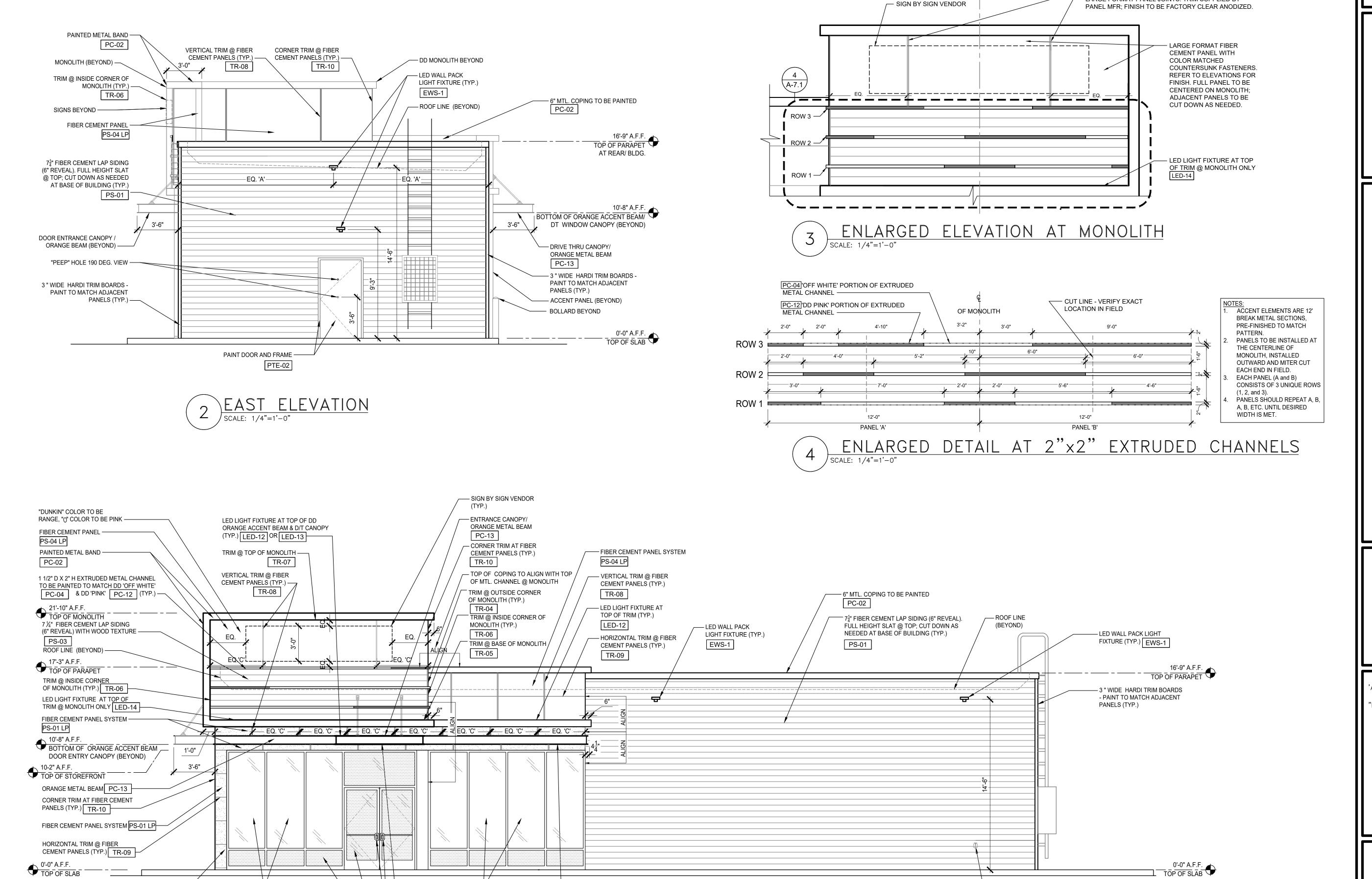
A' - 04/08/2022
ISSUED FOR OWNER'S' REVIEW

B" -05/02/2022
ISSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

A-7.0

SHEET NUMBER



- RECESSED LIGHT FIXTURE UNDER DD

ORANGE ACCENT BEAM & ENTRANCE

CANOPY (TYP.)

LED-2 OR LED-13

1" INSULATED GLASS

PER CODE (TYP.)

ABOVE HORIZ. MULLION

- 3'-6" PROJECTION @

ORANGE METAL BEAM
OVER ENTRANCE PC-13

- "D" SHAPED DOOR HANDLES, SEE NATIONAL ACCOUNTS

- STOREFRONT FRAMING SYSTEM W/ 1" INSULATED & TEMPERED GLASS @ ENTRANCE DOOR, SIDELITE &

GLAZING BELOW HORIZONTAL MULLION AS SHOWN-FRAME TO HAVE CLEAR ANOD. ALUMINUM FINISH. (TYP.)

1" INSULATED GLASS

PER CODE (TYP.)

SOUTH ELEVATION

SCALE: 1/4"=1'-0"

ABOVE HORIZ. MULLION

VERTICAL & HORIZ. TRIM FOR FIBER CEMENT PANELS @ OPENINGS &

MATERIAL TRANSITIONS (TYP.) TR-11

DATE: 04/06/2022

JOB NO: 222108

DRAWN: PA

CHECKED: OR

— G.C. TO INSTALL VERTICAL SURROUND TRIM TR-08 @

LARGE FORMAT PANEL JOINTS. TRIM SUPPLIED BY

OF MONOLITH

- EXTERIOR FROST

PROOF HOSE BIBB

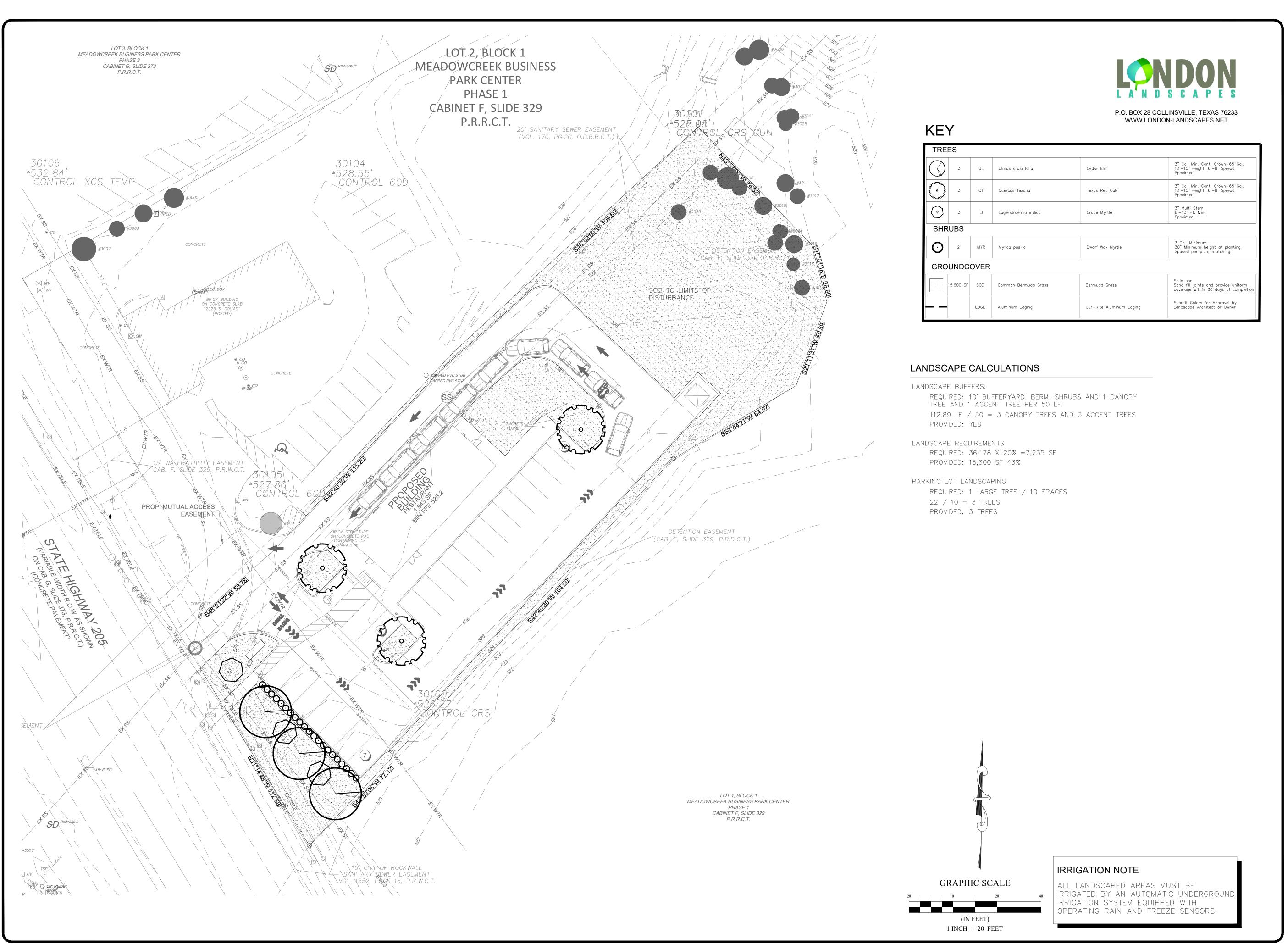
RAY ARCHITECTS, INC.
1601 EAST LAMAR BLVD.
SUITE 213
ARLINGTON, TX 76011
(817) 548-3104

DE Brands...
2325 S. GOLIAD STREET
PC#

REVISIONS
'A' - 04/08/2022
ISSUED FOR OWNER'S' REVIEW
"B" -05/02/2022
ISSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

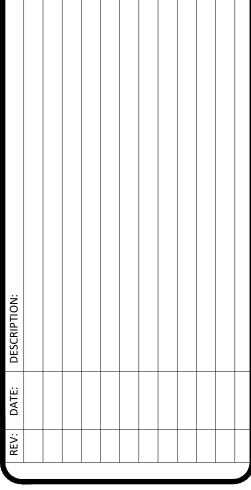
A-7.1





VICTORY GROUP
Victory Real Estate Group

LOT 2, BLOCK 1
CITY OF ROCKWALL





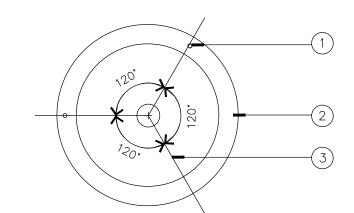
COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

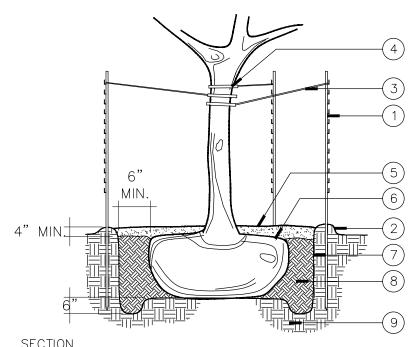
ISSUE DATE: 5/10/22

LANDSCAPE PLAN

SHEET:

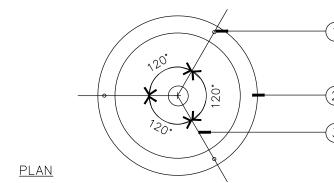


<u>PLAN</u>



TREE PLANTING

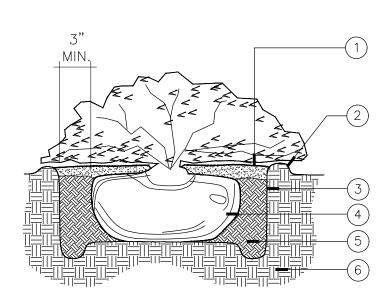
FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



(8) PLANTING PIT EXCAVATED 12"

MULTI-TRUNK TREE PLANTING

FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

SHRUB PLANTING

**SECTION** 

(1)2"x2"x8' STEEL FENCE "T" POST, 3 PER TREE, SPACED EQUALLY, MATERIAL PER NOTES AND/OR SPECS.

(2)4" EARTH SAUCER 3) GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE

(4) RUBBER CHAFING GUARD (5)3" ORGANIC MULCH

(6)ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL. (AS NECESSARY)

7) PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.

(8) PIT BACKFILL SOIL PER SPECIFICATIONS

(9) UNDISTURBED EARTH

1)2"x2"x24" WOOD STAKE, 3 PER

3) GALVANIZED GUY WIRE, ADD

6) ROOT BALL: REMOVE BURLAP,

FROM TOP 1/3 OF ROOTBALL.

REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER

BURLAP TIES, AND WIRE BASKET

SYNTHETIC MATERIALS FROM THE

LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT

PROPOSED FINISHED GRADE. PLACE

ROOTBALL ON SOLID SOIL AND NOT

(4) RUBBER CHAFING GUARD

STABILIZE TREE

) WARNING FLAGS

7)3" ORGANIC MULCH

LOOSE BACKFILL.

(10) UNDISTURBED EARTH

(1)3" ORGANIC MULCH LAYER.

(3) PLANTING PIT: EXCAVATE 6"

4) MASSERABED REMOVENCESOM

IN MASS PLANTINGS.

(6) UNDISTURBED EARTH

CONTAINER. GENTLY SCARIFY

GIRDERED ROOTS AS NEEDED. 5) BEMBAEKALL TAGSPREJARES SOIL

BED MIX PER SPECIFICATIONS.

PROVIDE CONTINUOUS SOIL BED MIX

LARGER (MIN.) THAN WIDTH OF ROOTBALL, W/ PIT DEPTH AS

NEEDED TO SET ROOTBALL @

PROPOSED FINISHED GRADE. PLACE

ROOTBALL ON SOLID SOIL AND NOT

LOOSE BACKFILL. SCARIFY SIDES OF

PIT. PROVIDE CONTINUOUS PIT FOR

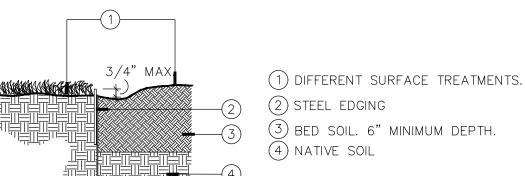
(2)3" HIGH EARTH SAUCER

(9)PIT BACKFILL SOIL

TURNBUCKLES IF NECESSARY TO

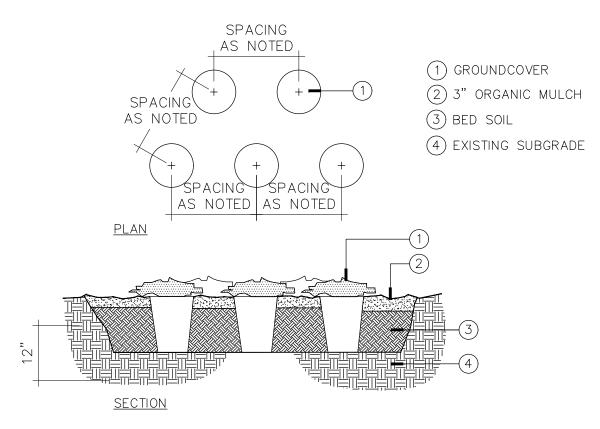
TREE, SPACED EQUALLY (2)4" EARTH SAUCER

FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W.



STEEL EDGING

FOR PRIVATE PROPERTY USE ONLY- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



GROUNDCOVER PLANTING N.T.S.

OR EASEMENT AREAS.

## LANDSCAPE NOTES

- 1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
- TREES MUST BE PLANTED FOUR FEET (41) OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- 6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
- 7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- 8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- 9. BURLAP, TWINE, AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- 10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- 11. A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
- 12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICALVTRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- 13. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS ANDVANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- 14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
- 15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- 16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
- 17. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
- 18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
- 19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE. ESTABLISHMENT. AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- 20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF PROSPER.
- 21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND
- 22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION
- 23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- 24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3 HORIZONTAL TO 1 VERTICAL.
- 25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- 26. CONTACT TOWN OF PROSPER PARKS AND RECREATION DIVISION AT (972) 346-3502 FOR LANDSCAPE INSPECTION. NOTE THAT LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- 27. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES. TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPERIS PUBLIC WORKS DEPARTMENT STANDARDS.
- 28. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE TOWN.

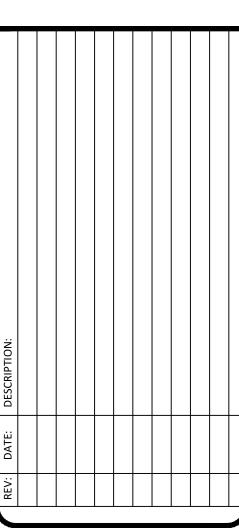


WWW.LONDON-LANDSCAPES.NET



VICTORY GROUP Victory Real Estate Group

RETAII



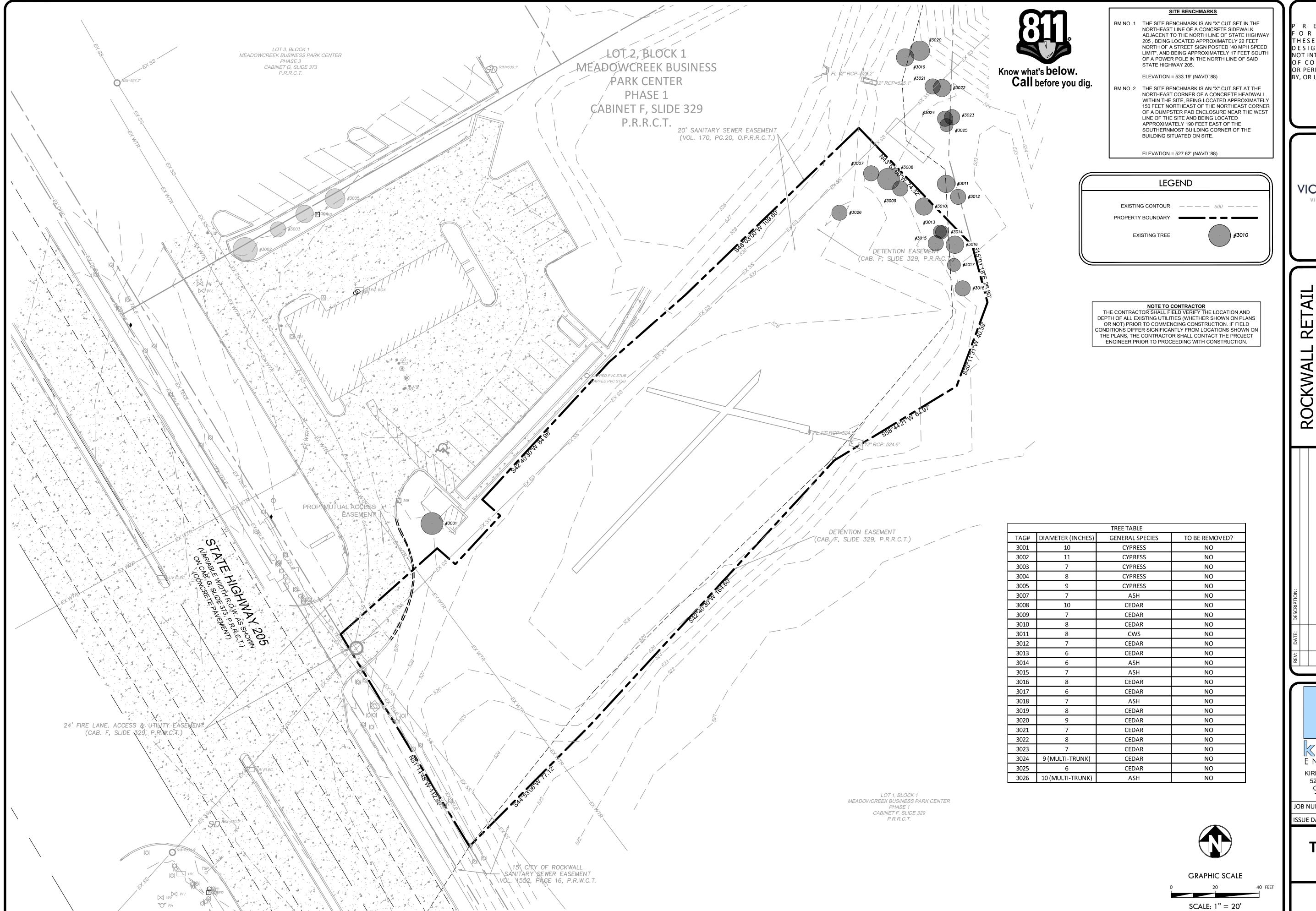


TEXAS FIRM NO. 15874 JOB NUMBER: VIC21014

COLLEYVILLE, TX 76034

ISSUE DATE: 5/10/22

LANDSCAPE DETAILS



DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF

JOHN D. GARDNER P.E.# 138295 DATE: June 14, 2022

VICTORY GROUP

Victory Real Estate Group

KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

ISSUE DATE:

**TREESCAPE PLAN** 



	Luminaire list (Site 1)							
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light Ioss factor	Connected load	Quantity
1	Lithonia Lighting	WDGE1 LED WITH P1 — PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1 LED P1 40K 80CRI VF	1x	1227 lm	0.80	10 W	6
2	Lithonia Lighting	WDGE2 LED WITH P4 — PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE2 LED P4 40K 80CRI VF	1x	4412 lm	0.80	35 W	5
3	Lithonia Lighting	DSX0 LED P3 40K T4M MVOLT with houseside shield	DSXO LED P3 40K T4M MVOLT HS	1x LED	6417 lm	0.80	71 W	2

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Surface result object 1	Perpendicular illuminance (Adaptive)	0.000 fc	10.1 fc	0.84 fc	_	_
		Luminance (Adaptive)	$0.000 \text{ cd/m}^2$	6.89 cd/m²	0.58 cd/m²	_	_

### GENERAL NOTES:

- CONTRACTOR TO COORDINATE 20' HIGH POLE LIGHT AND WALL PACK POWER WITH BUILDING ELECTRICAL SERVICE.
- CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH OWNER/ARCHITECT.

## PHOTOMETRIC DISCLAIMER

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. SOFTWARE USED WAS TO GENERATE THIS DOCUMENT ALONG WITH IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRADE LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR THE ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE OF 0 FEET AFG.





 Project No.
 22013

 Designed by
 DL

 Drawn by
 DL

 Checked by
 DL

 Date
 05/18/2022

Revisions

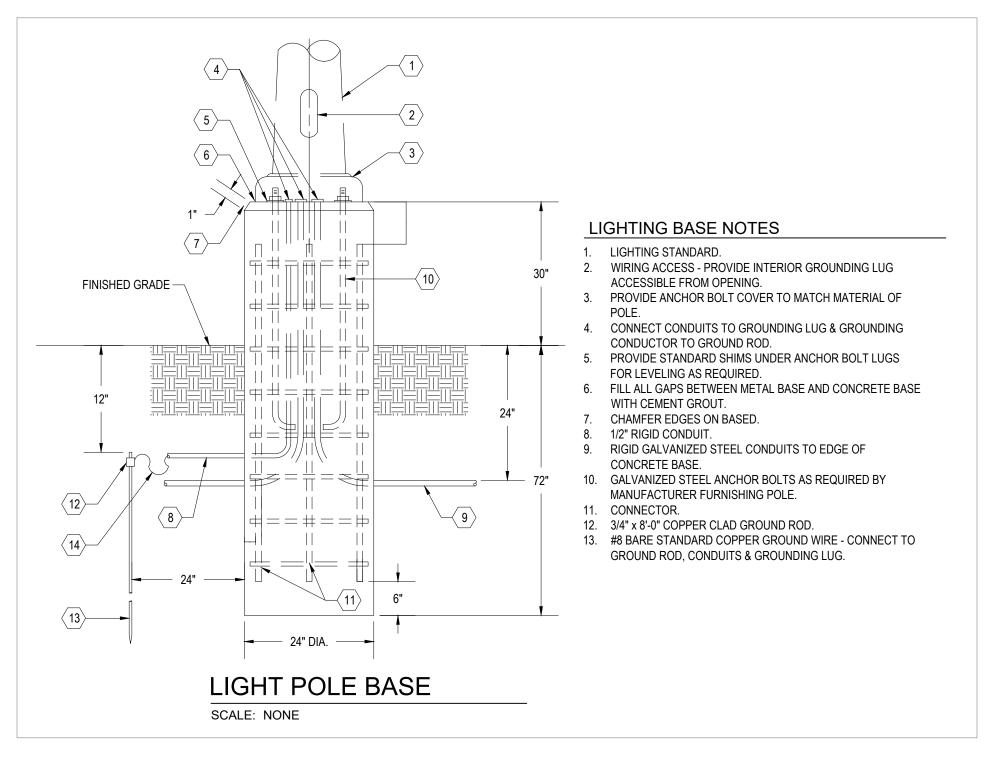
JCKWALL KEIAI LOT 2, BLOCK 1 CITY OF ROCKWALL

Sheet Title
SITE PLAN PHOTOMETRIC
Sheet No.

**E1** 

Of





### FLOOR PLAN KEY NOTES: (DESIGNATED BY " (#) ")

- 1. RE: BUILDING ELECTRICAL PLAN FOR PANEL LOCATION AND CIRCUIT #.
- 2. CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH

## SITE PLAN GENERAL NOTES

- REFER TO SHEET E1 FOR ELECTRICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES.
  ELECTRICAL CONTRACTOR SHALL VERIFY ALL POWER AND TELEPHONE REQUIREMENTS AND EQUIPMENT PRIOR TO
- ELECTRICAL CONTRACTOR TO VERIFY UNDERGROUND SERVICE REQUIREMENTS WITH POWER CO.
- TO INSTALLATION.

- UNDERGROUND CONDUIT INSTALLATIONS SHALL COMPLY WITH NEC ARTICLE 300.5. EXTERIOR LIGHTING AND SIGN LIGHTING SHALL BE CONTROLLED VIA TIME CLOCK AND PHOTOCELL.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE NEC AS WELL AS ALL APPLICABLE FEDERAL STATE, AND





22013 Checked by \_\_\_\_\_DL 05/18/2022

SITE PLAN -LIGHTING

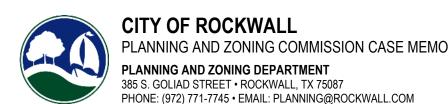
**E2** 

SIGNAGE TO BE INSTALLED BY SIGN CONTRACTOR. VERIFY EXACT LOCATIONS, LOADS AND WIRING REQUIREMENTS PRIOR ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRING AND CONNECTIONS FOR EXTERIOR LIGHTS. COORDINATE EXACT LOCATIONS WITH CIVIL AND ARCHITECTURAL PLANS.

ELECTRICAL CONTRACTOR SHALL VERIFY ALL REQUIREMENTS WITH GENERAL CONTRACTOR. LOCAL REQUIREMENTS. WHERE CONFLICTS ARISE, THE MOST STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE.

ALL UNDERGROUND CONDUIT RUNS SHALL BE ROUTED CLEAR OF UNDERGROUND DETENTION.

ALL EXTERIOR LIGHT POLES, FLAGPOLE LIGHTS, SIGNAGE, AND EXTERIOR MENU BOARDS SHALL ROUTE THROUGH THE BMS



TO: Planning and Zoning Commission

**DATE:** July 26, 2022

**APPLICANT:** John Gardner; Kirkman Engineering

**CASE NUMBER:** SP2022-033; Site Plan for Dunkin Donuts

#### **SUMMARY**

Discuss and consider a request by John Gardner of Kirkman Engineering for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant/retail building on a 0.799-acre portion of a larger 2.02-acre parcel of land identified as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within SH-205 Overlay (SH-205 OV) District, addressed as 2335 S. Goliad Street, and take any action necessary.

#### **BACKGROUND**

The subject property was annexed into the City of Rockwall on September 16, 1974 by *Ordinance No.* 74-22 [Case No. A1974-002]. The City's historic zoning map indicates the subject property was zoned Office (OF) District as of May 16, 1983. Sometime between May 16, 1983 and April 5, 2005 the zoning of the subject property was changed from an Office (OF) District to a Commercial (C) District. On December 27, 2005, the City Council approved a final plat [Case No. P2005-047] that established the subject property as Lot 2, Block 1, Meadowcreek Business Center, Phase 1 Addition. The subject property has remained vacant since it was annexed in 1974. On February 7, 2022, the City Council approved a Specific Use Permit (SUP) (S-270) for a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In [Case No. Z2021-055; Ordinance No. 22-07].

#### **PURPOSE**

On June 17, 2022, the applicant -- John Gardner of Kirkman Engineering-- submitted an application requesting the approval of a site plan for the purpose of constructing a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Dunkin Donuts) on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located east of the intersection of S. Goliad Street [SH-205] and Ralph Hall Parkway. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject are two (2) parcels of land zoned Commercial (C) District and developed with commercial land uses (i.e. Your Cleaners, PPG Paints, Carnation Nail Spa, Donut Station, Bad Ace Vapor Lounge, and RaceTrak Gas Station). Beyond this is the old alignment of SH-276 (unofficially Caddo Ridge Road), which is identified as a M4U (i.e. major collector, four [4] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 20.2904-acre parcel of land, zoned Commercial (C) District, that is currently developed with a General Retail Store (i.e. Costco Wholesale).

South:

Directly south of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is are two (2) parcels of land, zoned Commercial (C) District, that

are developed with commercial land uses (i.e. Mathnasium, Embroidery and More, Cute Nails and Spa, Rockwall Foot Spa, McNew Dentistry, Hacienda Car Wash, and The Vault Self Storage).

<u>East</u>: Directly east of the subject property is a vacant eight (8) acre parcel of land located entirely within the floodplain and zoned Commercial (C) District. Beyond this is Meadowcreek Park, which is situated on a 17.1937-acre parcel of land. Beyond this are Phases 1 & 2 of the Meadowcreek Estates Subdivision. This subdivision is zoned Planned Development District 10 (PD-10) for Single-Family 10 (SF-10) District land uses.

<u>West</u>: Directly west of the subject property is the intersection of S. Goliad Street [SH-205] and Ralph Hall Parkway. S. Goliad Street [SH-205] is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) and Ralph Hall Parkway is identified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land zoned Commercial (C) District that are developed with commercial land uses.

### **DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC), a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In requires a Specific Use Permit (SUP) in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	10,000 SF	X =1.93-acres; In Conformance
Minimum Lot frontage	60-Feet	X =112.89-feet; In Conformance
Minimum Lot Depth	100-Feet	X >100-feet; In Conformance
Minimum Front Yard Setback	15-Feet	X >15-feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X >10-feet; In Conformance
Minimum Side Yard Setback	10-Feet	X >10-feet; In Conformance
Maximum Building Height	60-Feet	X >60-feet; In Conformance
Max Building/Lot Coverage	60%	X=2.00%; In Conformance
Minimum Number of Parking Spaces	1 Parking Space/100 SF (19 Required)	X=22; In Conformance
Minimum Landscaping Percentage	20%	In Conformance
Maximum Impervious Coverage	85-90%	X<85%; In Conformance

#### TREESCAPE PLAN

No trees are being removed from the subject property. Based on this no Treescape Plan is required.

#### **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 02.02(F)(27), Restaurant with Drive Through or Drive-In, of Article 13, Definitions, of the Unified Development Code (UDC) a Restaurant with Drive Through or Drive-In is defined as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises." In this case, the applicant is requesting a Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In, which is permitted by Specific Use Permit (SUP) according to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC). Staff should note that a Specific Use Permit [Case No. Z2021-055; Ordinance 22-07; S-270] was approved by the City Council for the proposed use on the subject property.

The proposed site plan also generally conforms to the requirements of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

#### **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:

#### (1) Architectural Standards.

- (a) <u>Primary Materials.</u> According to Subsection 06.02 (C)(1), <u>Materials and Masonry Composition</u>, of Article 05, <u>District Development Standards</u>, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades." In this case, the applicant is proposing a manufactured stone. This will require a <u>variance</u> from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB)
- (b) <u>Roof Design Standards</u>. According to Subsection 06.02 (C)(2), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)II structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". In this case, the applicant is proposing a flat roof with a parapet to screen the roof mounted utility equipment. This will require a <u>variance</u> from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).
- (c) Four (4) Sided Architecture. According to Subsection 06.02 (C)(5), Four (4) Sided Architecture, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)II buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the applicant is required to meet the building articulation standards for the primary building façade on all sides of the building. Given the proposed building elevations the applicant does not meet the wall length requirements. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 09.02, *Variances to the General Overlay District 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 a variance 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." This section of the code also includes the same language for variances to the *General Overlay District Standards*. In addition, the code requires that applicant's provide compensatory measures that directly offset the requested variances. In this case, as compensatory measures the applicant is proposing to provide [1] increased landscaping, and [2] a minimum of 50% stone on each facade. In this case, for the increased landscaping shrubs are indicated along the length of the southeast property line and along the entrance to the drive through, and for the increased use of stone each façade has at least 50% manufactured stone. Requests for variances to the *General Overlay District 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 a variance or 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 <u>South Central Residential District</u>. The <u>South Central Residential District</u> is an established district that is developed with a mix of medium and low density residential. Given the proximity to IH-30 and the adjacency to S. Goliad Street [SH-205] and State Highway 276 [SH-276] there are existing clusters of commercial development in the area of the subject property. Strategy #2 in the <u>South Central Residential District</u> states that commercial development on the north side is "...intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures." In this case, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

#### ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on June 28, 2022, and made the recommendation that the applicant meet the overlay district requirements. Before action is taken on the building elevations, the ARB will review the applicant's revised building elevations and provide a recommendation to the Planning and Zoning Commission at the *July 26, 2022* meeting.

#### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's <u>Site Plan</u> for the Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. Dunkin Donuts) on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this <u>Site Plan</u> 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.



PLATTING APPLICATION FEES:

☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1

☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1

☐ AMENDING OR MINOR PLAT (\$150.00)

☐ PLAT REINSTATEMENT REQUEST (\$100.00)

☐ REPLAT (\$300.00 + \$20.00 ACRE) 1

☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1

### **DEVELOPMENT APPLICATION**

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

1	STAFF USE ONLY
	PLANNING & ZONING CASE NO.
	<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
	DIRECTOR OF PLANNING:

CITY ENGINEER:

☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1

☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1

☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1

**ZONING APPLICATION FEES:** 

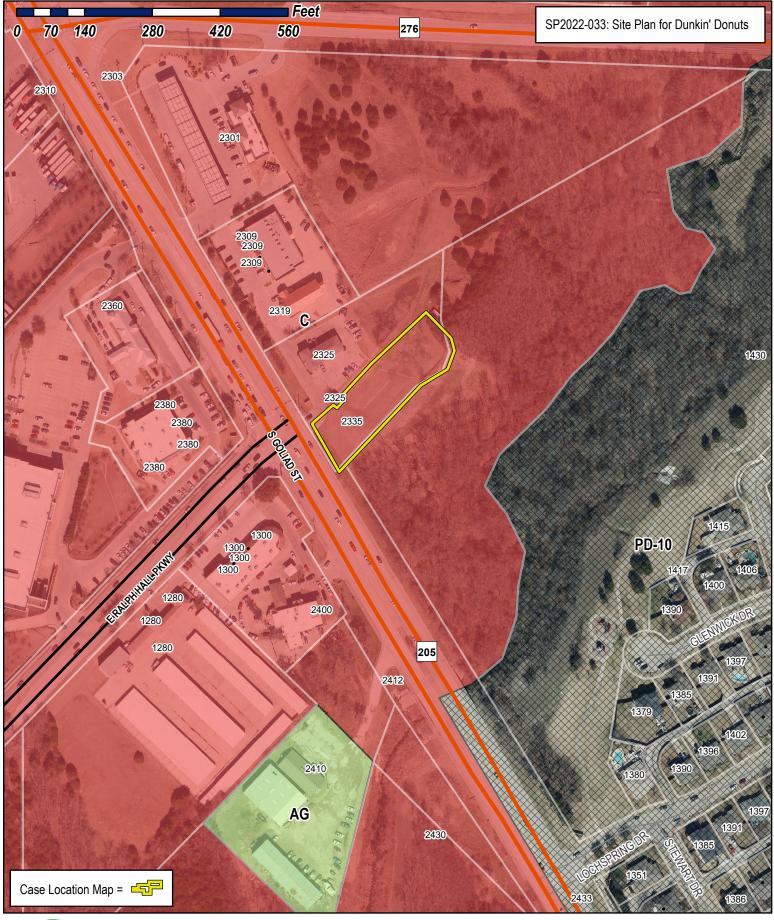
OTHER APPLICATION FEES:

☐ TREE REMOVAL (\$75.00)

☐ VARIANCE REQUEST (\$100.00)

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

SITE PLAN APPLICATE  SITE PLAN (\$250.0  □ AMENDED SITE PLAN		MULTIPLYING BY	NG THE FEE, PLI THE PER ACRE AMO TO ONE (1) ACRE.	EASE USE THE DUNT. FOR REQU	EXACT ACRE/ JESTS ON LESS	AGE WHEN 3 THAN ONE	
PROPERTY INFOR	MATION [PLEASE PRINT]						
ADDRESS	2325 S Goliad Street						
SUBDIVISION	Meadowcreek Business	s Park Center		LOT	2	BLOCK	1
GENERAL LOCATION	The intersection of S G	oliad Street and Ralp	h Hall Parkway				
ZONING, SITE PLA	N AND PLATTING INFO	ORMATION [PLEASE I	PRINT]				
CURRENT ZONING	C-Commercial		CURRENT USE	Undevelope	ed		
PROPOSED ZONING	C-Commercial - SUP		PROPOSED USE	Multi Tena	nt Retail / Re	estaurant wi	th DT
ACREAGE	0.799ac	LOTS [CURRENT]	1	LOTS	[PROPOSED]	1	
REGARD TO ITS APP RESULT IN THE DENI	LATS: BY CHECKING THIS BOX PROVAL PROCESS, AND FAILURE IAL OF YOUR CASE.  IT/AGENT INFORMATION	TO ADDRESS ANY OF ST	AFF'S COMMENTS BY	THE DATE PROVID	ED ON THE DEV	ELOPMENT CA	EXIBILITY WITI ALENDAR WIL
☐ OWNER			☑ APPLICANT	Kirkman Engineering			
CONTACT PERSON		C	ONTACT PERSON	John Gardne	er		
ADDRESS			ADDRESS	5200 State	Highway 121		
CITY, STATE & ZIP		(	CITY, STATE & ZIP	Colleyville, TX 76034			
PHONE			PHONE	817-488-49	960		
E-MAIL			E-MAIL	john.gardn	er@trustke.c	om	
STATED THE INFORMATION	SNED AUTHORITY, ON THIS DAY F ON THIS APPLICATION TO BE TRI	UE AND CERTIFIED THE F.C	U	Roberts		THE UNDERS	
	. 20 . BY SIGNING TH	OF THIS APPLICATION, HAS E HIS APPLICATION, I AGREE	BEEN PAID TO THE CITY THAT THE CITY OF ROC	OF ROCKWALL ON T CKWALL (I. <b>F. "CITY")</b>	THIS THE	AND PERMITTE	DAY OF
SUBMITTED IN CONJUNCTION	VITHIN THIS APPLICATION TO THE WITH THIS APPLICATION, IF SUCH	REPRODUCTION IS ASSOCIA	ATED OR IN RESPONSE	TO A REQUEST FOR		ATHAN, State of	of Texas
IVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27 DAY OF MAY 2022 Notary ID 133398269							
	OWNER'S SIGNATURE	Carlyn Ro	let				
NOTARY PUBLIC IN AND FOR	R THE STATE OF TEXAS	my tunn	nand	MY COMM	ISSION EXPIRES	10-18	-2025
DEVELOPMENT	APPLICATION • CITY OF ROCKWA	ALL • 385 SOUTH GOLIAD	STREET • ROCKWALL,	TX 75087 • [P] (9)	72) 771-7745 • [	F] (972) 771-7	727





# 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.



July 18, 2022

City of Rockwall Planning Department 385 South Goliad Street Rockwall, Texas 75087

Attn: Henry Lee – Case Manager

(972) 772-6434 - hlee@rockwall.com

Re: Dunkin' Restaurant – Variance Request

Project Number: SP2022-033

Project Address: 2335 South Goliad Street

Rockwall, Texas 75078

Architect: Ray Architects, Inc.

1601 East Lamar Blvd., Suite 213

Arlington, Texas 76011

(817) 548-3104

Dear Mr. Henry Lee:

We are requesting variances on the Roof Design (Subsection 06.02C, of Article 05) and on the wall length which exceeds three (3) times the height of the building (Subsection 04.01, Article 05). Dunkin' Corporation has developed Typical Prototype Building Designs and Specifications that will be utilized through-out the United States. We are requesting variances to allow us to use Dunkin' Corporation Prototypical Building Designs in lieu of a pitched roof and to have the top of the parapet at 18'-9" in lieu of 23'-4" as required per subsection 04.01, Article 05. All of the roof top equipment is screened from public view with the parapet height at 18'-9".

Natural stone has been added to each façade of the building that has a minimum 50% coverage on each Façade, additional landscaping has been added around the dumpster and natural stone have been added at the exterior perimeter walls of the dumpster as compensatory measures.

Thank you for your consideration on the above items.

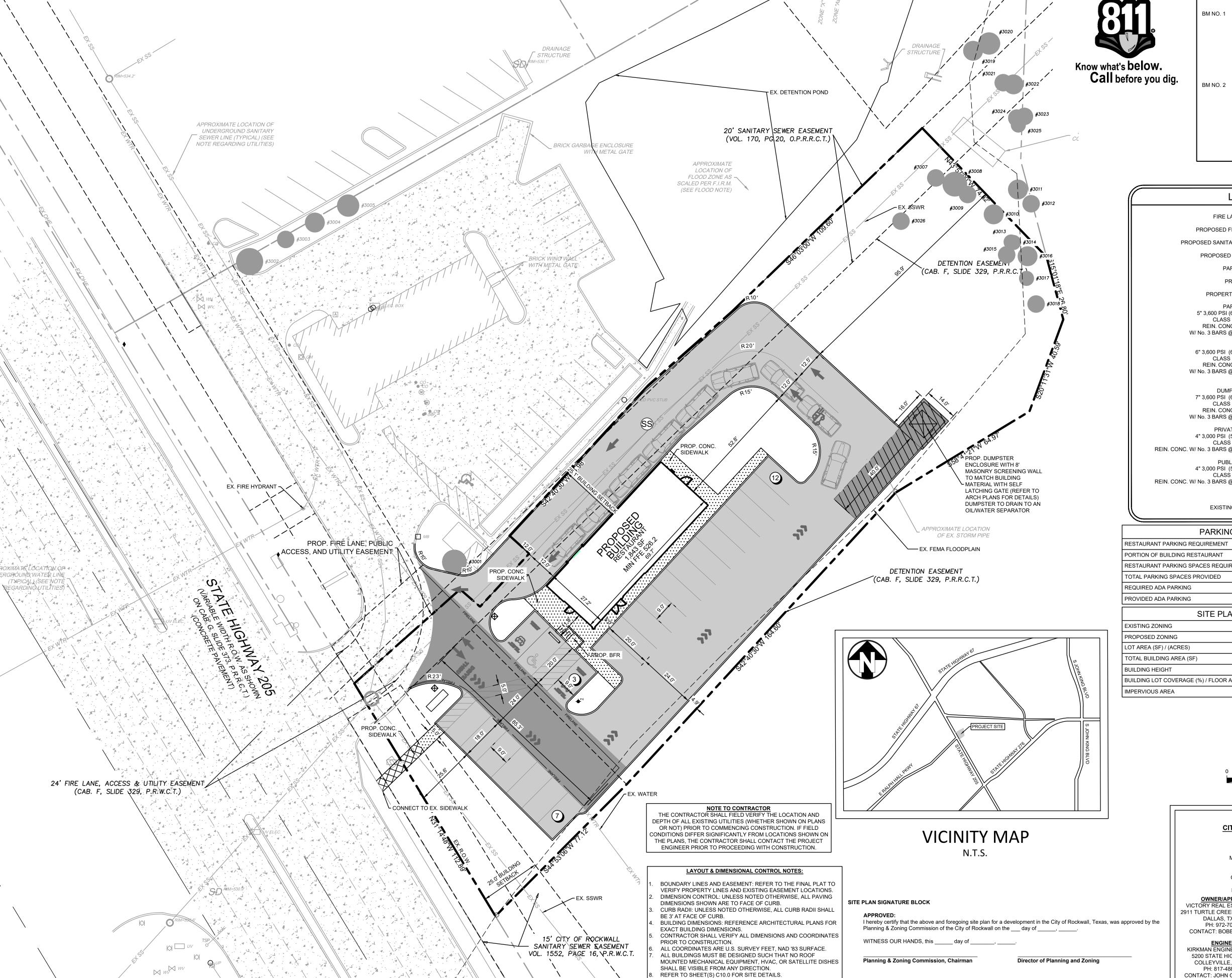
Sincerely,

Ray Architects, Inc.

Odis Ray



TH FH



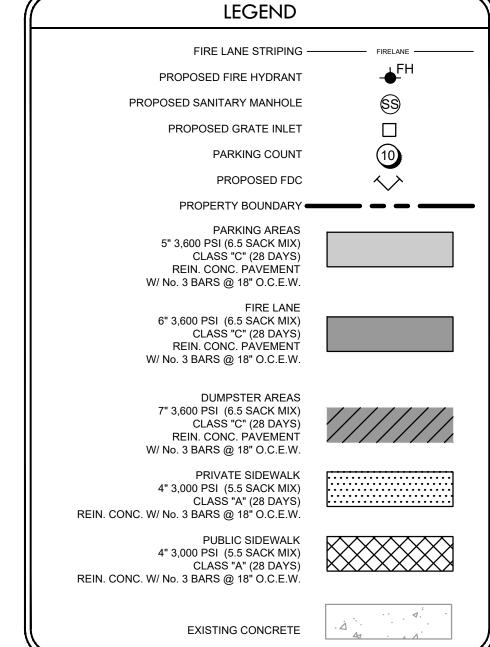
SITE BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE NORTHEAST LINE OF A CONCRETE SIDEWALK ADJACENT TO THE NORTH LINE OF STATE HIGHWAY 205, BEING LOCATED APPROXIMATELY 22 FEET NORTH OF A STREET SIGN POSTED "40 MPH SPEED LIMIT", AND BEING APPROXIMATELY 17 FEET SOUTH OF A POWER POLE IN THE NORTH LINE OF SAID STATE HIGHWAY 205.

ELEVATION = 533.19' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET AT THE NORTHEAST CORNER OF A CONCRETE HEADWALL WITHIN THE SITE, BEING LOCATED APPROXIMATELY 150 FEET NORTHEAST OF THE NORTHEAST CORNER OF A DUMPSTER PAD ENCLOSURE NEAR THE WEST LINE OF THE SITE AND BEING LOCATED APPROXIMATELY 190 FEET EAST OF THE SOUTHERNMOST BUILDING CORNER OF THE BUILDING SITUATED ON SITE.

ELEVATION = 527.62' (NAVD '88)



RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF				
PORTION OF BUILDING RESTAURANT	100% / 1700 SF				
RESTAURANT PARKING SPACES REQUIRED	17 SPACES				
TOTAL PARKING SPACES PROVIDED	22 SPACES				
REQUIRED ADA PARKING	1 SPACES (1 VAN)				
PROVIDED ADA PARKING	1 SPACES (1 VAN)				
SITE PLAN DATA TABLE					
EXISTING ZONING	C-COMMERCIAL				
PROPOSED ZONING	C-COMMERCIAL				
LOT AREA (SF) / (ACRES)	84,103 /1.93				
TOTAL BUILDING AREA (SF)	1,843				
BUILDING HEIGHT	24'-0" (1 STORY)				
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.0% / 0.020:1				
IMPERVIOUS AREA	18,783 SF / 84,103 SF				

PARKING DATA TABLE



GRAPHIC SCALE

SCALE: 1'' = 20'

# SITE PLAN

CITY PROJECT NO. SP2022-033 **ROCKWALL RETAIL** 1.93 ACRES LOT 2, BLOCK 1 MEADOWCREEK BUSINESS PARK CENTER PHASE 1 (INST. NO. 20190215010000670) CITY OF ROCKWALL, ROCKWALL

COUNTY, TEXAS PREPARATION DATE: 04/19/2022 <u>OWNER/APPLICANT</u> VICTORY REAL ESTATE GROUP

2911 TURTLE CREEK BLVD, STE 700

COLLINSVILLE, TX 76223 DALLAS, TX, 75219 PH: 972-800-0676 PH: 972-707-9555 CONTACT: BOBBY MENDOZA CONTACT: AMY LONDON, RLA

KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-488-4960 CONTACT: JOHN GARDNER, PE

<u>SURVEYOR</u> BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-864-1957 CONTACT: JACK BARTON, RPLS

LANDSCAPE ARCHITECT

P.O. BOX 28

DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF

JOHN D. GARDNER P.E.# 138295 DATE: July 22, 2022

VICTORY GROUP

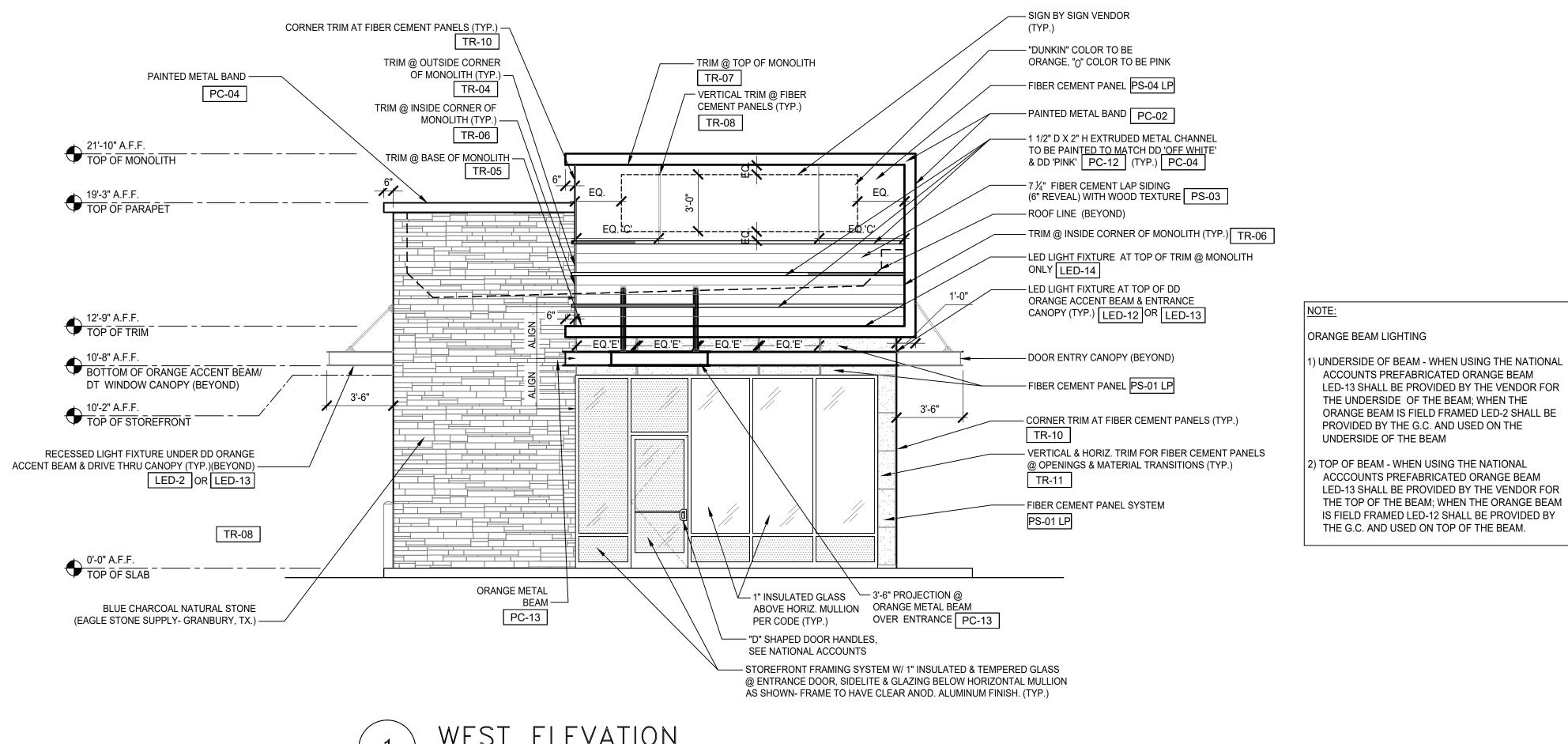
Victory Real Estate Group

RE



JOB NUMBER: VIC21014 ISSUE DATE:

**SITE PLAN** 



MATERIAL S.F. LEGEND **WEST ELEVATION** PRO-LEDGE BLACK FOREST STONE 185 S.F. / 365 S.F. = 51 % <u>102</u> S.F. / 365 S.F. = <u>28</u> % FIBER CEMENT PANEL SYSTEM \_\_\_\_\_78\_\_\_ S.F. / 365 S.F. = \_\_21\_%  $7\frac{1}{4}$ " FIBER CEMENT LAP SIDING TOTAL BUILDING MATERIAL AT WEST ELEVATION \_\_365\_\_\_ S.F. NORTH ELEVATION PRO-LEDGE BLACK FOREST STONE <u>728</u> S.F. / 1,297 S.F. <u>56</u> % 40 S.F. / 1,297 S.F 3 % FIBER CEMENT PANEL SYSTEM  $7\frac{1}{4}$ " FIBER CEMENT LAP SIDING \_\_529\_\_ S.F. / 1,297 S.F \_\_41\_\_% TOTAL BUILDING MATERIAL AT NORTH ELEVATION 1,297 S.F. EAST ELEVATION <u>254</u> S.F. / 469 S.F. = <u>54</u> % PRO-LEDGE BLACK FOREST STONE \_\_\_\_0 S.F. / FIBER CEMENT PANEL SYSTEM  $7\frac{1}{4}$ " FIBER CEMENT LAP SIDING 215 S.F. / 469 S.F. = 46 % TOTAL BUILDING MATERIAL AT EAST ELEVATION 469 S.F. **SOUTH ELEVATION** 722 S.F. / 1051 S.F. 69 % 245 S.F. / 1051 S.F. 23 % PRO-LEDGE BLACK FOREST STONE FIBER CEMENT PANEL SYSTEM 84\_\_\_\_S.F. / 1051 S.F <u>8</u>%  $7\frac{1}{4}$ " FIBER CEMENT LAP SIDING TOTAL BUILDING MATERIAL AT SOUTH ELEVATION 1,051 S.F.

DATE: 04/06/2022

JOB NO: 222108

DRAWN: PA

CHECKED: OR

RAY ARCHITECTS, INC.
1601 EAST LAMAR BLVD.
SUITE 213
ARLINGTON, TX 76011
(817) 548-3104

DOCKAMIL TEXAS

REVISIONS

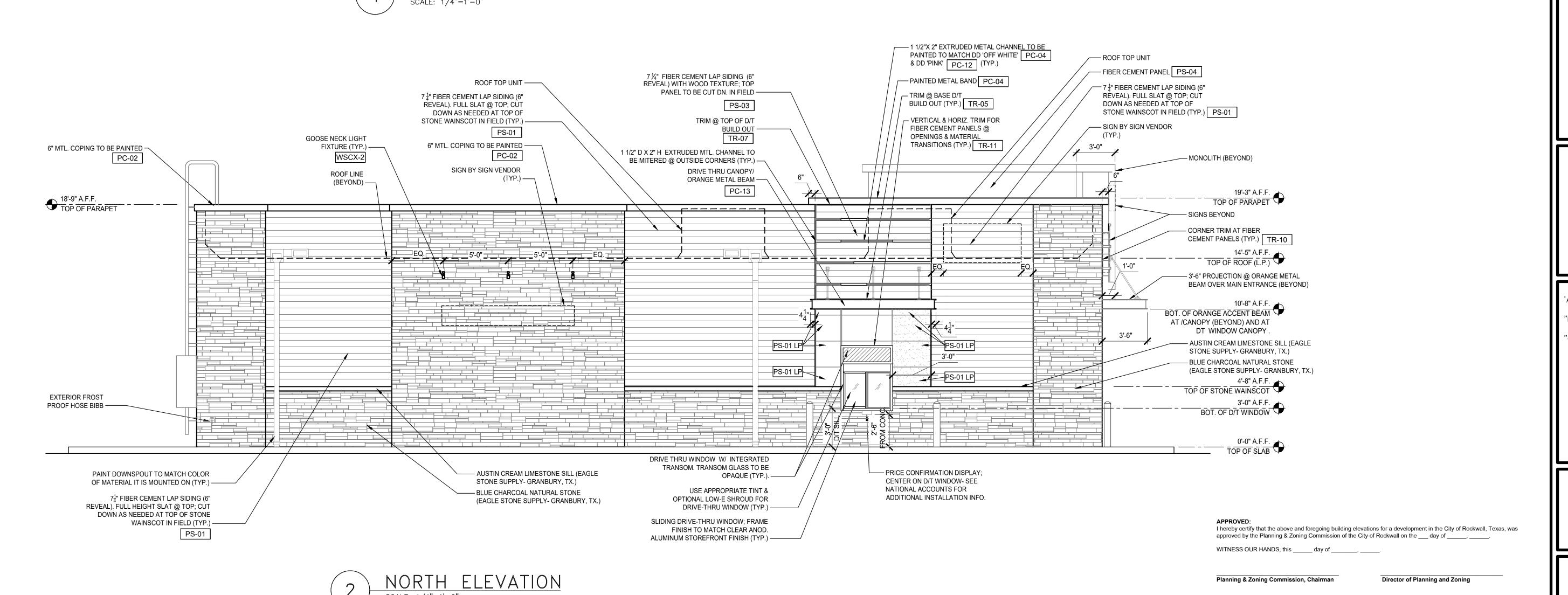
'A' - 04/08/2022
ISSUED FOR OWNER'S' REVIEW

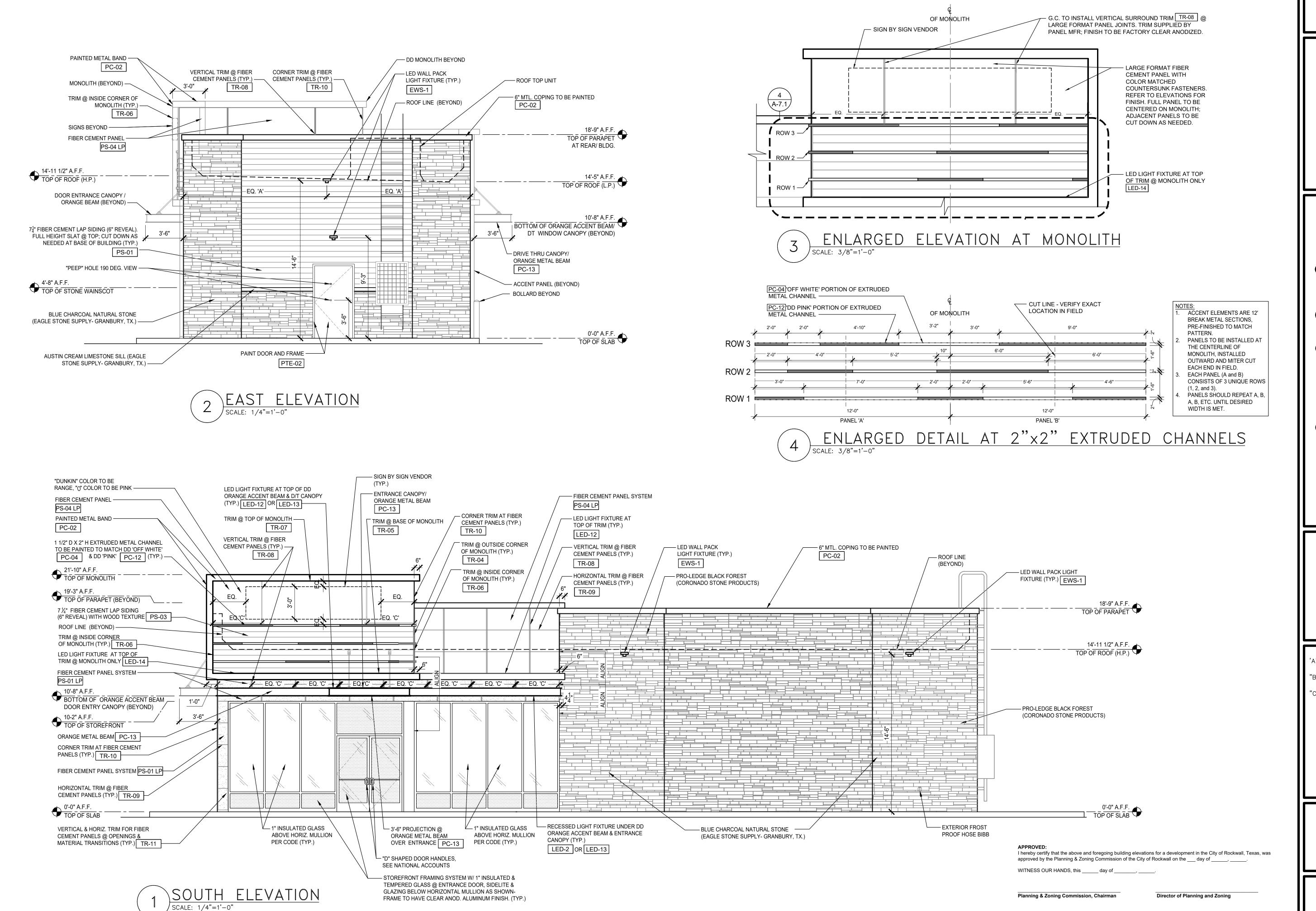
"B" -05/02/2022
ISSUED EXT. ELEV. FOR APPROVAL

"C" -07/08/2022
SSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

A-7.0





DATE: 04/06/2022

JOB NO: 222108

DRAWN: PA

CHECKED: OR

RAY ARCHITECTS, INC. 1601 EAST LAMAR BLVD. SUITE 213 ARLINGTON, TX 76011 (817) 548-3104

DE Brands...

2325 S. GOLIAD STREET
PC#

REVISIONS

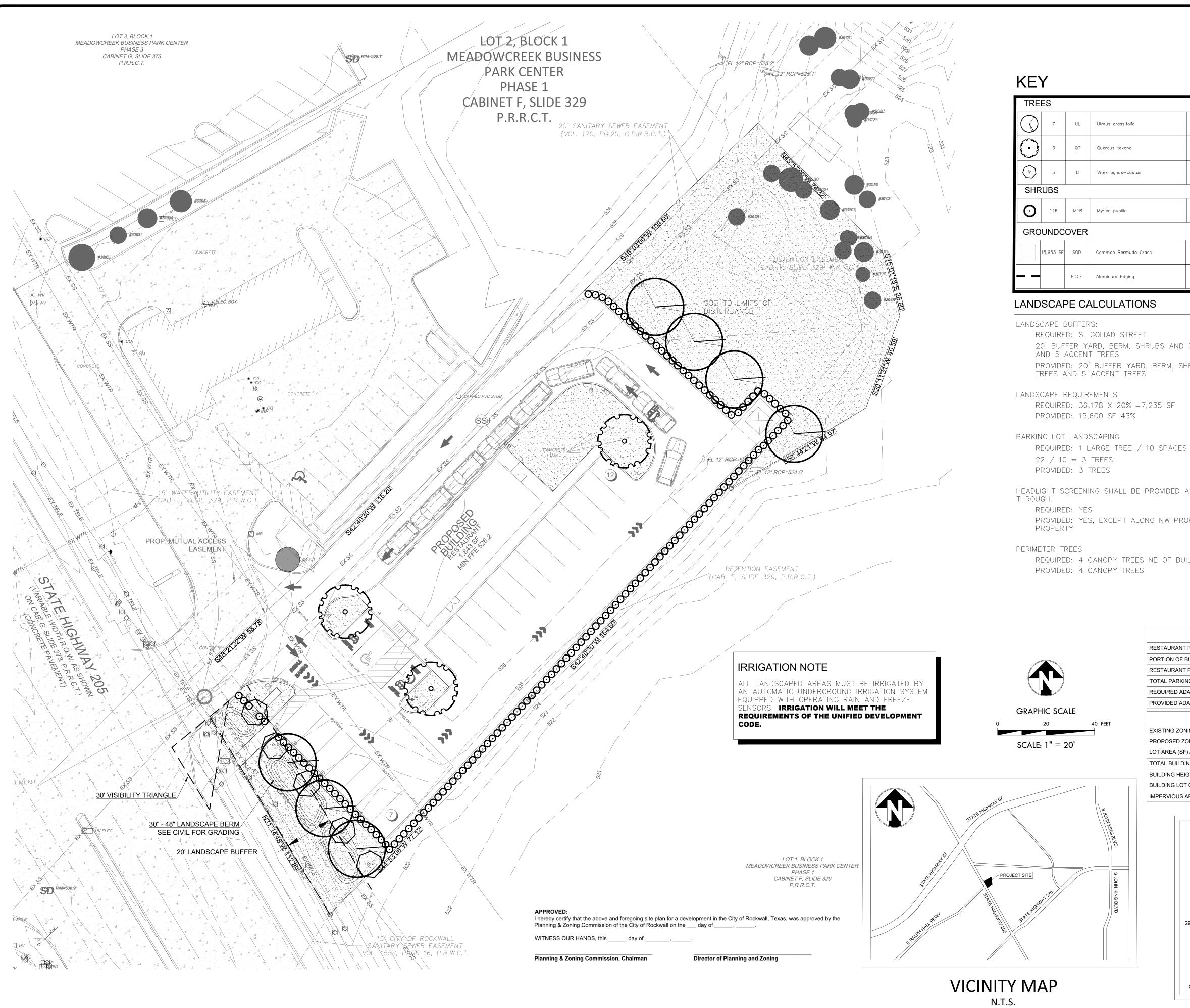
'A' - 04/08/2022
ISSUED FOR OWNER'S' REVIEW

"B" -05/02/2022
ISSUED EXT. ELEV. FOR APPROVAL

"C" -07/08/2022
SSUED EXT. ELEV. FOR APPROVAL

EXTERIOR ELEVATIONS

A-7.1





P.O. BOX 28 COLLINSVILLE, TEXAS 76233 WWW.LONDON-LANDSCAPES.NET

TRE	TREES						
	7	UL	Ulmus crassifolia	Cedar Elm	4" Cal. Min. Cont. Grown—65 Gal. 12'—15' Height, 6'—8' Spread Specimen		
A CONTROL	3	QT	Quercus texana	Texas Red Oak	4" Cal. Min. Cont. Grown—65 Gal. 12'—15' Height, 6'—8' Spread Specimen		
*	5	LI	Vitex agnus—castus	Vitex	4" Multi Stem 8'-10' Ht. Min. Specimen		
SHF	RUBS						
0	146	MYR	Myrica pusilla	Dwarf Wax Myrtle	5 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching		
GROUNDCOVER							
	15,653 SF	SOD	Common Bermuda Grass	Bermuda Grass	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion		
		EDGE	Aluminum Edging	Cur—Rite Aluminum Edging	Submit Colors for Approval by Landscape Architect or Owner		

20' BUFFER YARD, BERM, SHRUBS AND 3 CANOPY TREES

PROVIDED: 20' BUFFER YARD, BERM, SHRUBS AND 3 CANOPY

HEADLIGHT SCREENING SHALL BE PROVIDED ALONG ENTIRE DRIVE

PROVIDED: YES, EXCEPT ALONG NW PROPERTY AS IT IS OFF

REQUIRED: 4 CANOPY TREES NE OF BUILDING

PARKING DATA TABLE					
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100				
PORTION OF BUILDING RESTAURANT	100% / 1700 SF				
RESTAURANT PARKING SPACES REQUIRED	17 SPACES				
TOTAL PARKING SPACES PROVIDED	22 SPACES				
REQUIRED ADA PARKING	1 SPACES (1 VA				
PROVIDED ADA PARKING	1 SPACES (1 VA				
SITE PLAN DATA TA	ABLE				

OHE LANDAIA IA	ADLL
EXISTING ZONING	C-COMMERCIAL
PROPOSED ZONING	C-COMMERCIAL
LOT AREA (SF) / (ACRES)	84,103 /1.93
TOTAL BUILDING AREA (SF)	1,700
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.0% / 0.020:1
IMPERVIOUS AREA	18 783 SF / 84 103 SF

#### SITE PLAN CITY PROJECT NO. SP2022-033 ROCKWALL RETAIL 1.93 ACRES LOT 2, BLOCK 1 MEADOWCREEK BUSINESS PARK **CENTER PHASE 1**

(INST. NO. 20190215010000670) CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS PREPARATION DATE: 04/19/2022 OWNER/APPLICANT

VICTORY REAL ESTATE GROUP 2911 TURTLE CREEK BLVD, STE 700 DALLAS, TX, 75219 PH: 972-707-9555 CONTACT: BOBBY MENDOZA

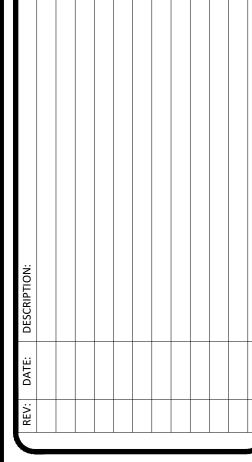
**ENGINEER** KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034

LANDSCAPE ARCHITECT LONDON LANDSCAPES P.O. BOX 28 COLLINSVILLE, TX 76223 PH: 972-800-0676 CONTACT: AMY LONDON, RLA

SURVEYOR BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-488-4960 PH: 817-864-1957
CONTACT: JOHN GARDNER, PE CONTACT: JACK BARTON, RPLS



VICTORY GROUP Victory Real Estate Group

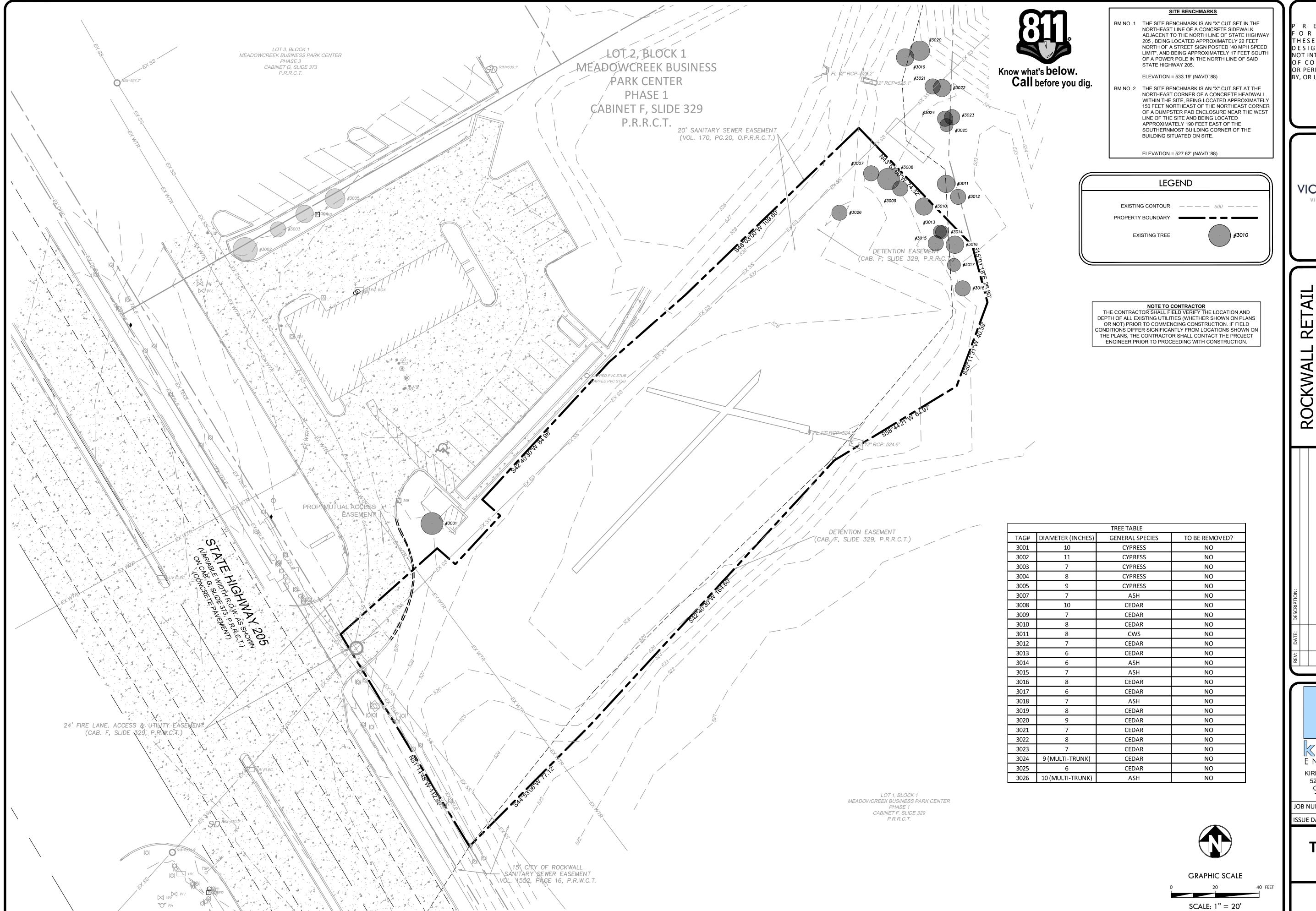




JOB NUMBER: VIC21014

ISSUE DATE: 7/15/22

LANDSCAPE PLAN



DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF

JOHN D. GARDNER P.E.# 138295 DATE: June 14, 2022

VICTORY GROUP

Victory Real Estate Group

KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

ISSUE DATE:

**TREESCAPE PLAN** 



			Luminaire	list (Site 1)				
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	LITHONIA	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	WDGE2 LED P2 40K 80CRI VW	1×	2075 lm	0.80	14.5 W	7
2	LITHONIA	DOVO LED DE AOM TAM	DSXO LED P3 40K T4M MVOLT HS	1x LED	6417 lm	0.80	71 W	2

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Surface result object 1	Perpendicular illuminance (Adaptive)	0.000 fc	12.5 fc	0.59 fc	_	_
		Luminance (Adaptive)	$0.000 \text{ cd/m}^2$	8.53 cd/m²	0.40 cd/m²	_	_

### GENERAL NOTES:

- CONTRACTOR TO COORDINATE 16' HIGH POLE LIGHT AND WALL PACK POWER WITH BUILDING ELECTRICAL SERVICE.
- CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH OWNER/ARCHITECT.

# PHOTOMETRIC DISCLAIMER

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. SOFTWARE USED WAS TO GENERATE THIS DOCUMENT ALONG WITH IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRADE LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR THE ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE OF 0 FEET AFG.

SITE PLAN DATA T	ABLE
EXISTING ZONING	C-COMMERCIAL
PROPOSED ZONING	C-COMMERCIAL
LOT AREA (SF) / (ACRES)	84,103 /1.93
TOTAL BUILDING AREA (SF)	1,843
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.0% / 0.020:1
IMPERVIOUS AREA	18,783 SF / 84,103 SF

### APPROVED:

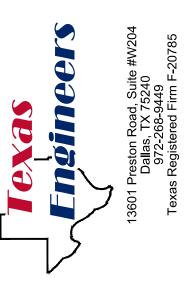
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_, \_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER: SP2022-033





Revisions

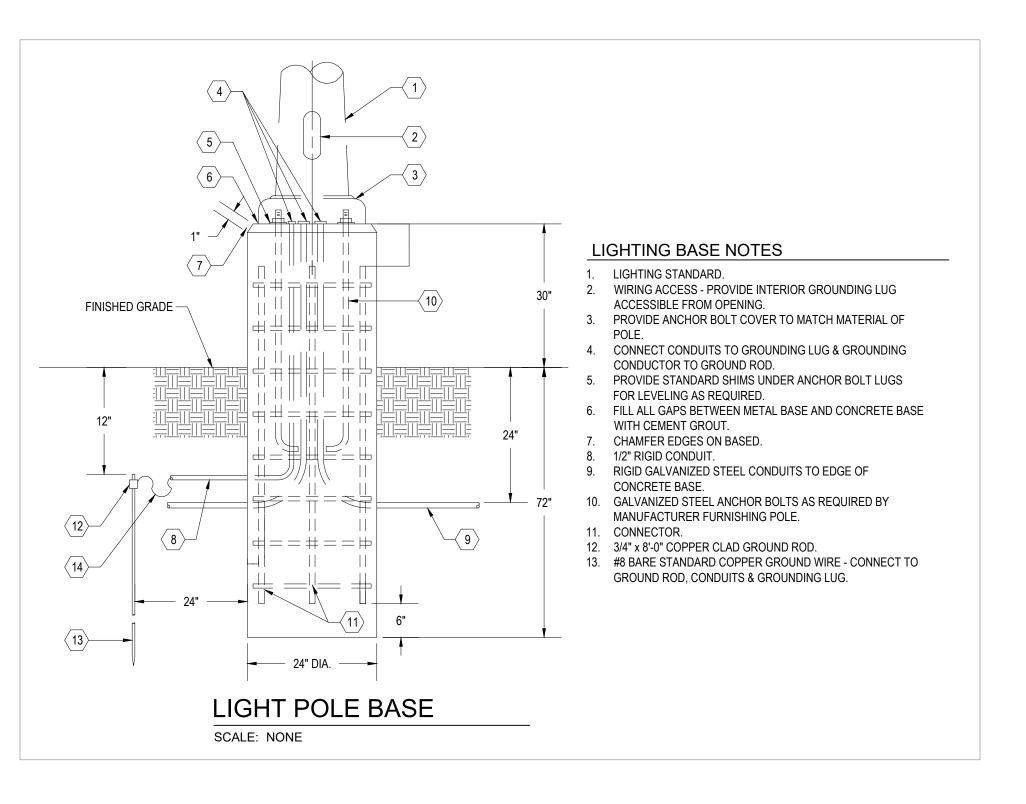
CKWALL KE I AI LOT 2, BLOCK 1 CITY OF ROCKWALL

Sheet Title
SITE PLAN PHOTOMETRIC
Sheet No.

**E1** 

Of





### FLOOR PLAN KEY NOTES: (DESIGNATED BY " (#) ")

- 1. RE: BUILDING ELECTRICAL PLAN FOR PANEL LOCATION AND CIRCUIT #.
- 2. CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH

# SITE PLAN GENERAL NOTES

- REFER TO SHEET E1 FOR ELECTRICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES.
  ELECTRICAL CONTRACTOR SHALL VERIFY ALL POWER AND TELEPHONE REQUIREMENTS AND EQUIPMENT PRIOR TO
- ELECTRICAL CONTRACTOR TO VERIFY UNDERGROUND SERVICE REQUIREMENTS WITH POWER CO. SIGNAGE TO BE INSTALLED BY SIGN CONTRACTOR. VERIFY EXACT LOCATIONS, LOADS AND WIRING REQUIREMENTS PRIOR TO INSTALLATION.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRING AND CONNECTIONS FOR EXTERIOR LIGHTS. COORDINATE EXACT LOCATIONS WITH CIVIL AND ARCHITECTURAL PLANS.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL REQUIREMENTS WITH GENERAL CONTRACTOR.
- UNDERGROUND CONDUIT INSTALLATIONS SHALL COMPLY WITH NEC ARTICLE 300.5.
- EXTERIOR LIGHTING AND SIGN LIGHTING SHALL BE CONTROLLED VIA TIME CLOCK AND PHOTOCELL.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE NEC AS WELL AS ALL APPLICABLE FEDERAL STATE, AND
- LOCAL REQUIREMENTS. WHERE CONFLICTS ARISE, THE MOST STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE.
  ALL UNDERGROUND CONDUIT RUNS SHALL BE ROUTED CLEAR OF UNDERGROUND DETENTION. ALL EXTERIOR LIGHT POLES, FLAGPOLE LIGHTS, SIGNAGE, AND EXTERIOR MENU BOARDS SHALL ROUTE THROUGH THE BMS

22013

Checked by \_\_\_\_ 05/18/2022

SITE PLAN -LIGHTING

**E2** 

CASE NUMBER: SP2022-033

# **LEGACY AREA LIGHT 300W**



#### STANDARD







130 LM / W

INPUT 100-277 V





The Legacy Area light is a group of premium architectural LED lights designed to illuminate parking areas, pathways, building facades, loading docks and a wide variety of other large general site lighting applications. Multiple mounting options make the 300W Legacy Area Light a versatile product for flood pole, ground and wall mounted areas and other outdoor requirements.

#### **FEATURES**

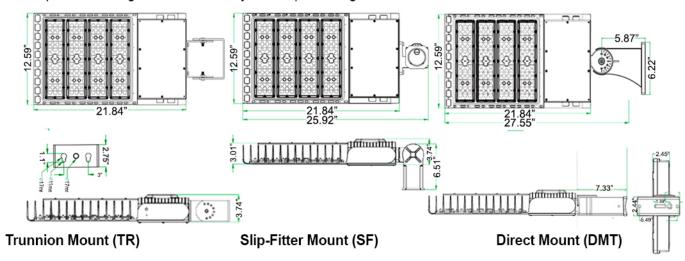
- . Standard in 5000K. 4000K optional
- . 100-277V AC input voltage providing long-life LEDs with 50,000 hours of operation (Ta=86 F @LM70).
- . Optional 480V AC input voltage in 5000K available
- . 39,000 lumens.
- . Philipps Lumileds LED chips.
- . Premium SOSEN driver.
- . Die cast aluminum housing with durable dark bronze powder coat finish with at least 2 mils thick on all surfaces and a heat resistant polycabonate lens.

#### **WARRANTY & LISTING**

- . ETL.
- . DLC Listed
- . IP65 "wet location' rated.
- . Flicker free per IEEE 1789-2015 (no observable adverse effects of flicker at 100% light output level).
- 5-year warranty on all electronics and housing.
- . Power factor > 0.90.
- . Universal 100-277 AC voltage (50-60 Hz), 200-480V available 5000K
- . Total harmonic distortion <20%.
- Color rendering Index >80.
- . Optional full and half glare shields are available.
- . Optional Dusk to Dawn sensor.
- Easy installation in new construction or retrofit.
- . Wireway enclosure is sealed with a water-tight, silicon

#### **MOUNTING OPTIONS & DIMENSION**

. Trunion and Slip-fitter mounting accessories are adjustable up to 90 degrees in both directions.



**ORDERING** INFORMATION

PART#	Color Temp	Me	ounting options	
CLL-LGCY-300W	4K = 4000K	TR	Trunnion Mount	Blank: 100V-277V
CLL-LGCY-300W-HV	5K = 5000K	DMT	ADJ Direct Mount	HV: 200V-480V (5K only)
		SF	Split-Fitter Mount	

### **LEGACY AREA LIGHT 300W**

Part No

LED Type

LED QTY

Luminous flux

Luminous flux

CCT

CCT

Beam Angle

CRI

System Efficiency

Power Supply

Input Voltage

Output Voltage

**Output Current** 

Power Efficiency

CLL-LGCY-300W

PHILIPS LUMILEDS

448 PCS

130 LM /W (CCT=5000k) 5%

39,000 LM (CCT=5000K) 5%

5000 K OR 4000k IN 100-277V

200-480V in 5K only

TYPE III/90 X 120

> 80 Ra

> 90

SOSEN

AC 100- 277 V (50-60 HZ)

Dc 28.8-48V

3.35-6.7A (Constant Current)

> 90%

Power factor

Total Harmonic Distortion

System Power Consumption

**LED Power Consumption** 

**Fixture Material** 

Ingress Protection

Net Weight

Gross Weight

Life Span

Junction temperature

Storage Temperature

**Operating Temperature** 

Operating Humidity

Outlook Dimensions

Carton Size

> 0.90

< 15%

300 W ± 5 W

285 W  $\pm$  5 W

ADC12 Aluminum alloy

IP 65

20.46 Lbs ± 1.1 Lbs

 $22.22 Lbs \pm 1.1 Lbs$ 

>50,000 Hrs (Ta=86°F@LM 70)

< 167° F (Ta=86°F)

 $(-40^{\circ} \text{ F} \sim + 158^{\circ} \text{ F})$ 

 $(-22^{\circ} \text{ F} \sim +122^{\circ} \text{ F})$ 

15 - 90 % RH

L 25.9" \* W 13" \* H 3.74"

L 31.3" \* W 14.5" \* H 5.7"

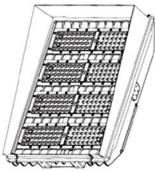
CLL-LGCY-LG-FGS

#### **CLL-LGCY-LG-HGS**

#### ACCESSORIES

Shields

Half



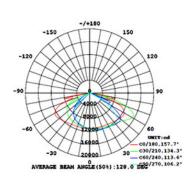
#### **3** /// )

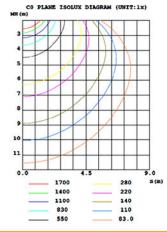
Processors | Proce

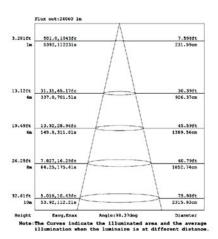
Full

### 300W - 39,000 LUMENS

LUMINOUS INTENSITY DISTRIBUTION DIAGRAM









#### **STANDARD**













#### **APPLICATIONS**

The CLL-ROTWP Series is a rugged, durable LED Wall Pack that provides full adjustability of the LED modules, so light can be focused up, down, or anything in between. It is perfect for outdoor perimeter and area lighting. With a die cast aluminum housing and a polycarbonate lens, the CLL-ROTWP Series will stand up to many years of harsh environmental conditions. High-efficacy, long-life LEDs provide both energy and maintenance cost savings compared to traditional MH / HID Wall Packs.

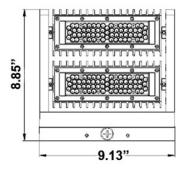
#### **FEATURES**

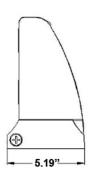
- Standard in 5000K color temperature
- 135 Lumen/watt 16,200 LU
- Long-life LEDs provide 61,000 hours of operation with at least 70% of initial lumen output (L70)
- Uniform illumination with no visible LED pixilation
- Universal 120-277 AC voltage (50-60Hz) is standard
- Power factor > 0.90
- Total harmonic distortion < 20%</li>
- Color rendering index > 70
- Die cast aluminum housing with durable, dark bronze, powder coat paint
- Polycarbonate lens with seamless, silicone gasket to prevent leaks
- Easy installation in new construction or retrofit

#### **WARRANTY & DETAILS**

- cULus listed for wet locations (-20°C to 45°C)
- IP65 rated
- DLC premium Listed
- Complies with FCC Part 15 class B
- Complies with EN61000-4-5, surge immunity (4kV)
- 5-year warranty on all electronics and housing

#### **DIMENSIONS**





#### **ORDERING INFORMATION**

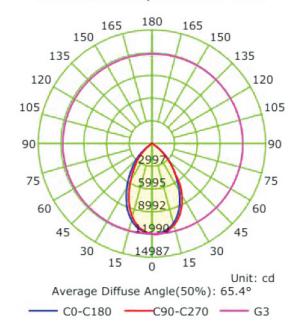
PART #	Color Temp	Lumens	Lumen/watt	Wattage	Voltage
CLL-ROTWP-120W-5K	5000K	16,200	135	118	AC 100-277V

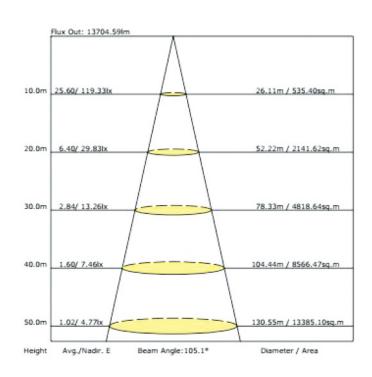
Part No	CLL-ROTWP-120W
LED Type	SEOUL SMD 3030
LED QTY	126 PCS
Luminous flux	135 LM /W (CCT=5000k) 5%
Luminous flux	16,200 LM (CCT=5000K) 5%
CCT	5000K
Beam Angle	60°
CRI	> 70 Ra
Power Frequency	50 / 60 Hz
Input Voltage	AC 100- 277 V

Power factor	> 0.90	
Total Harmonic Distortion	< 20%	
System Power Consumption	120 W	
Ingress Protection	IP 65	
Fixture Material	Aluminum alloy	
Net Weight	7.43 Lbs	
Life Span	>61,000 Hrs (Ta=86°F@LM 70)	
Storage Temperature	-30°F to 140°F	
Operating Temperature	-4°F to 113°F	
Operating Humidity	20 – 90 % RH	

#### PHOTOMETRIC DATA

Luminous Intensity Distribution Curve





From: Lee, Henry

Sent:Friday, June 24, 2022 4:38 PMTo:'john.gardner@trustke.com'Subject:Staff Comments SP2022-033

Attachments: Engineering Mark-Ups (06.24.2022).pdf; Project Comments (06.24.2022).pdf

#### Good Afternoon,

Attached are staff comments in reference to your case, SP2022-033. Final revised plans are due no later than 3pm on July 6; please provide revisions before then to ensure all comments have been addressed. Feel free to contact me if you have any questions.

#### Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com

385 S. Goliad Street, Rockwall, TX 75087

From: Lee, Henry

**Sent:** Friday, June 24, 2022 4:40 PM

**To:** 'Patrick Filson'

**Subject:** FW: Staff Comments SP2022-033

Attachments: Engineering Mark-Ups (06.24.2022).pdf; Project Comments (06.24.2022).pdf

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Sent: Friday, June 24, 2022 4:38 PM

To: 'john.gardner@trustke.com' <john.gardner@trustke.com>

Subject: Staff Comments SP2022-033

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HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com

385 S. Goliad Street, Rockwall, TX 75087

From: Patrick Filson <patrick.filson@trustke.com>

Sent: Wednesday, July 6, 2022 8:29 AM

**To:** Lee, Henry

**Cc:** John Gardner; Odis Ray; Andrew Acedo

**Subject:** RE: Staff Comments SP2022-033

#### Good Morning Henry,

Our team is still working on getting the requested information put together. The two biggest issues we are dealing with is the request for a pitched roof because of the size of the building, and the height vs depth requirement. I believe you spoke with Odis Ray the architect on this project yesterday regarding these items and I understand that we can make a request for a variance on these items. The expectation is that we will also do something above the ordinance requirements to offset the ask. Do we make the variance request with our resubmittal package?

At this time we are not ready to move forward can we request our case be pushed to the next resubmittal date? Would you like us to go ahead and submit the revised site plan and landscape plan while we continue to work on the building?

Patrick Filson 817.987.9614

From: Lee, Henry <HLee@rockwall.com> Sent: Friday, June 24, 2022 4:40 PM

**To:** Patrick Filson <patrick.filson@trustke.com> **Subject:** FW: Staff Comments SP2022-033

From: Lee, Henry <>

Sent: Friday, June 24, 2022 4:38 PM

To: 'john.gardner@trustke.com' < john.gardner@trustke.com >

Subject: Staff Comments SP2022-033

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#### Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
<u>HLee@rockwall.com</u>
385 S. Goliad Street, Rockwall, TX 75087

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**From:** Patrick Filson <patrick.filson@trustke.com>

**Sent:** Thursday, July 7, 2022 6:40 AM

**To:** Lee, Henry

**Cc:** John Gardner; 'Odis Ray'; 'Andrew Acedo'

**Subject:** RE: Staff Comments SP2022-033

#### Good Morning Henry,

Please use this email as a request to push our case to the next P&Z date. We will make sure to get you all of the required material by July 19<sup>th</sup> to be taken to the July 26<sup>th</sup> P&Z meeting.

Please let me know if you need any additional information.

Patrick Filson 817.987.9614

From: Patrick Filson

**Sent:** Wednesday, July 6, 2022 8:29 AM **To:** 'Lee, Henry' < HLee@rockwall.com>

Cc: John Gardner <john.gardner@trustke.com>; Odis Ray <odisray@gmail.com>; Andrew Acedo

<andy@pdsolutions.biz>

Subject: RE: Staff Comments SP2022-033

#### Good Morning Henry,

Our team is still working on getting the requested information put together. The two biggest issues we are dealing with is the request for a pitched roof because of the size of the building, and the height vs depth requirement. I believe you spoke with Odis Ray the architect on this project yesterday regarding these items and I understand that we can make a request for a variance on these items. The expectation is that we will also do something above the ordinance requirements to offset the ask. Do we make the variance request with our resubmittal package?

At this time we are not ready to move forward can we request our case be pushed to the next resubmittal date? Would you like us to go ahead and submit the revised site plan and landscape plan while we continue to work on the building?

Patrick Filson 817.987.9614

From: Lee, Henry < <u>HLee@rockwall.com</u>> Sent: Friday, June 24, 2022 4:40 PM

To: Patrick Filson < <u>patrick.filson@trustke.com</u>>
Subject: FW: Staff Comments SP2022-033

From: Lee, Henry <>

Sent: Friday, June 24, 2022 4:38 PM

To: 'john.gardner@trustke.com' <john.gardner@trustke.com>

Subject: Staff Comments SP2022-033

#### Good Afternoon,

Attached are staff comments in reference to your case, SP2022-033. Final revised plans are due no later than 3pm on July 6; please provide revisions before then to ensure all comments have been addressed. Feel free to contact me if you have any questions.

#### Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
<u>HLee@rockwall.com</u>
385 S. Goliad Street, Rockwall, TX 75087

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**From:** John Gardner < john.gardner@trustke.com>

**Sent:** Tuesday, July 19, 2022 9:33 AM

**To:** Lee, Henry **Cc:** Patrick Filson

**Subject:** SP2022-033 Resubmittal

Attachments: SP2022-033 Comment Response.docx; DunkinRestaurant-RockwallTX-221108-071822-

RequestForVariDepartment.PDF; 071822-IssuedRevisedElevationsToJohnGardner-Dunkin-Rockwall-ARB.pdf; L1.00 LANDSCAPE PLAN.pdf; 220719\_SITE PLAN.pdf; Legacy LED Lights.pdf; Spec Sheet CLL-

ROTWP 120W rotatable wall pack.pdf; Dunkin -Rockwall -ESP.pdf

#### Good Morning Henry,

Please see attached for the revised plans and comment response. Please let me know if you have any questions or if there is anything else needed.

Thanks,

John Gardner, PE



5200 State Highway 121 Colleyville, TX 76034 817.488.4960 o 903.279.7702 c

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**From:** John Gardner < john.gardner@trustke.com>

**Sent:** Friday, July 22, 2022 11:10 AM

**To:** Lee, Henry **Cc:** Patrick Filson

Subject: RE: SP2022-033 Resubmittal

Henry,

Please see the link below for the revised plans and comment response.

https://kirkmanengineering.sharefile.com/d-sb2bdbff49fda443d91d6513856f1cb45

Thanks,

John Gardner, PE KIRKMAN ENGINEERING 817.488.4960 o 903.279.7702 c

From: Lee, Henry <HLee@rockwall.com>
Sent: Wednesday, July 20, 2022 3:09 PM
To: John Gardner <john.gardner@trustke.com>
Cc: Patrick Filson <patrick.filson@trustke.com>

Subject: RE: SP2022-033 Resubmittal

Good Afternoon,

Attached are the remaining comments our Engineering Department has for you. Contact Sarah Johnston, <a href="mailto:sjohnston@rockwall.com">sjohnston@rockwall.com</a>, if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
<u>HLee@rockwall.com</u>
385 S. Goliad Street, Rockwall, TX 75087

From: John Gardner < john.gardner@trustke.com >

**Sent:** Tuesday, July 19, 2022 9:33 AM **To:** Lee, Henry < <u>HLee@rockwall.com</u>>

Cc: Patrick Filson <patrick.filson@trustke.com>

Subject: SP2022-033 Resubmittal

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Thanks,

John Gardner, PE



5200 State Highway 121 Colleyville, TX 76034 817.488.4960 o 903.279.7702 c

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#### August 11, 2022

TO: Patrick Filson

Kirkman Engineering 5200 State Highway 121 Colleyville, TX 76034

FROM: Henry Lee, AICP

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT: SP2022-033; Site Plan for Dunkin Donuts

Patrick Filson:

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 July 26, 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) Any construction resulting from the approval of this <u>Site Plan</u> 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 July 26, 2022, the Planning and Zoning Commission approved the Site Plan and denied the four (4) sided architecture variance by a vote of 6-0, with Commissioner Thomas absent.

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

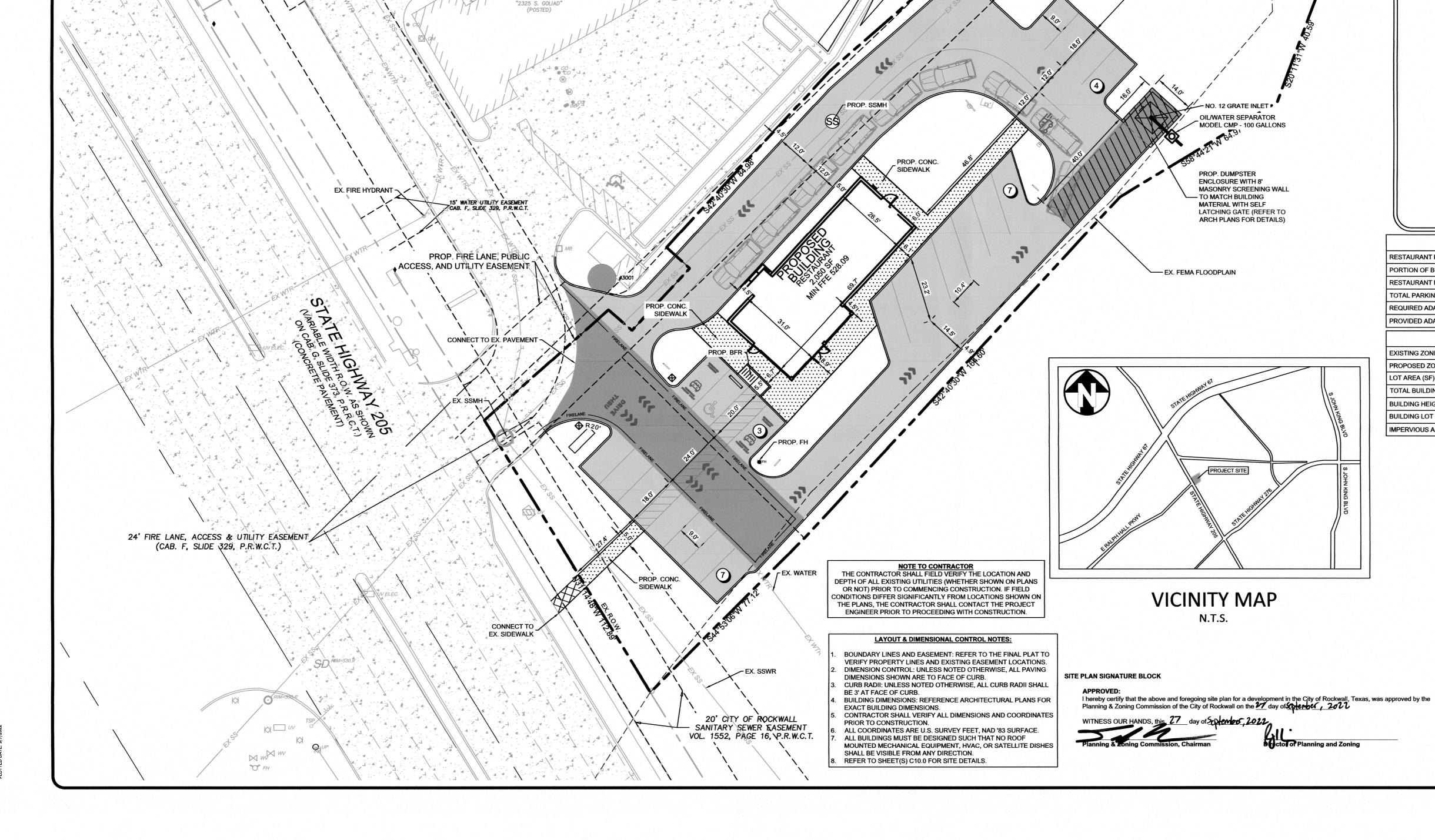
Sincerely.

Heary Lee, AICP, Planner

City of Rockwall Planning and Zoning Department



6'X15' WATER UTILITY EASEMENT (CAB. F, SLIDE 329, P.R.R.C.T.)



SITE BENCHMARKS

Know what's below. Call before you dig.

OIL/WATER SEPARATOR

PROP. DUMPSTER

**ENCLOSURE WITH 8'** MASONRY SCREENING WALL

- TO MATCH BUILDING

MATERIAL WITH SELF LATCHING GATE (REFER TO ARCH PLANS FOR DETAILS)

EX. FEMA FLOODPLAIN

VICINITY MAP

MODEL CMP - 100 GALLONS

20' SANITARY SEWER EASEMENT

EX. DETENTION POND -

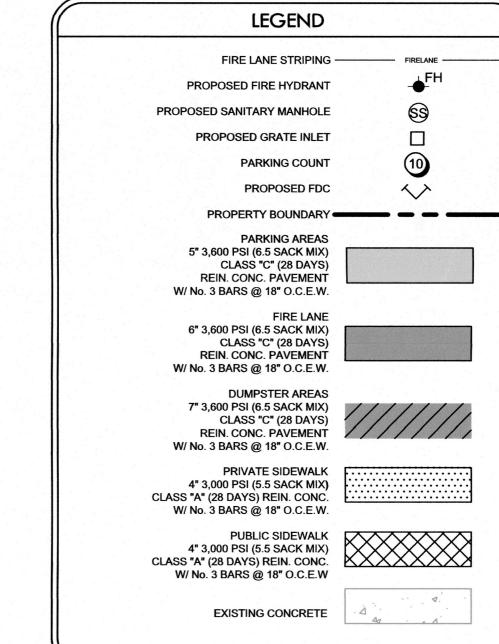
(VOL. 170, PG.20, O.P.R.R.C.T.)

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE NORTHEAST LINE OF A CONCRETE SIDEWALK ADJACENT TO THE NORTH LINE OF STATE HIGHWAY 205, BEING LOCATED APPROXIMATELY 22 FEET NORTH OF A STREET SIGN POSTED "40 MPH SPEED LIMIT", AND BEING APPROXIMATELY 17 FEET SOUTH OF A POWER POLE IN THE NORTH LINE OF SAID STATE HIGHWAY 205.

ELEVATION = 533.19' (NAVD '88)

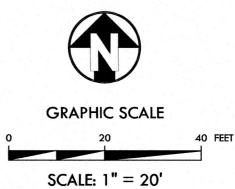
BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET AT THE NORTHEAST CORNER OF A CONCRETE HEADWALI WITHIN THE SITE, BEING LOCATED APPROXIMATELY 150 FEET NORTHEAST OF THE NORTHEAST CORNER OF A DUMPSTER PAD ENCLOSURE NEAR THE WEST LINE OF THE SITE AND BEING LOCATED APPROXIMATELY 190 FEET EAST OF THE SOUTHERNMOST BUILDING CORNER OF THE BUILDING SITUATED ON SITE.

ELEVATION = 527.62' (NAVD '88)



PARKING DATA 1	TABLE
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RESTAURANT	100% / 1700 SF
RESTAURANT PARKING SPACES REQUIRED	17 SPACES
TOTAL PARKING SPACES PROVIDED	21 SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 SPACES (1 VAN)

BLE
C-COMMERCIAL
C-COMMERCIAL
84,103 /1.93
2,050
24'-0" (1 STORY)
2.43% / 0.024:1
19,006 SF / 84,103 SF



### SITE PLAN CITY PROJECT NO. SP2022-033 ROCKWALL RETAIL

**1.93 ACRES** LOT 2, BLOCK 1 MEADOWCREEK BUSINESS PARK **CENTER PHASE 1** (INST. NO. 20190215010000670) CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS PREPARATION DATE: 04/19/2022

P.O. BOX 28

PH: 972-800-0676

CONTACT: AMY LONDON, RLA

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP LANDSCAPE ARCHITECT
LONDON LANDSCAPES 2911 TURTLE CREEK BLVD, STE 700 COLLINSVILLE, TX 76223 DALLAS, TX, 75219 PH: 972-707-9555

CONTACT: BOBBY MENDOZA KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121

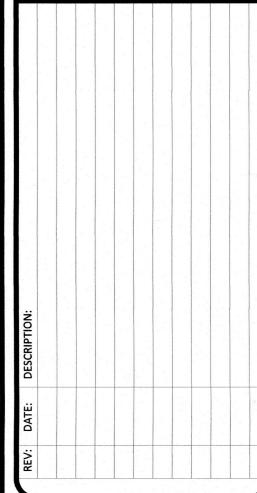
SURVEYOR
BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 COLLEYVILLE, TX 76034 PH: 817-488-4960 PH: 817-864-1957 CONTACT: JACK BARTON, RPLS CONTACT: JOHN GARDNER, PE

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF JOHN D. GARDNER P.E.# 138295 DATE: September 7, 2022

VICTORY GROUP

Victory Real Estate Group

RETAIL



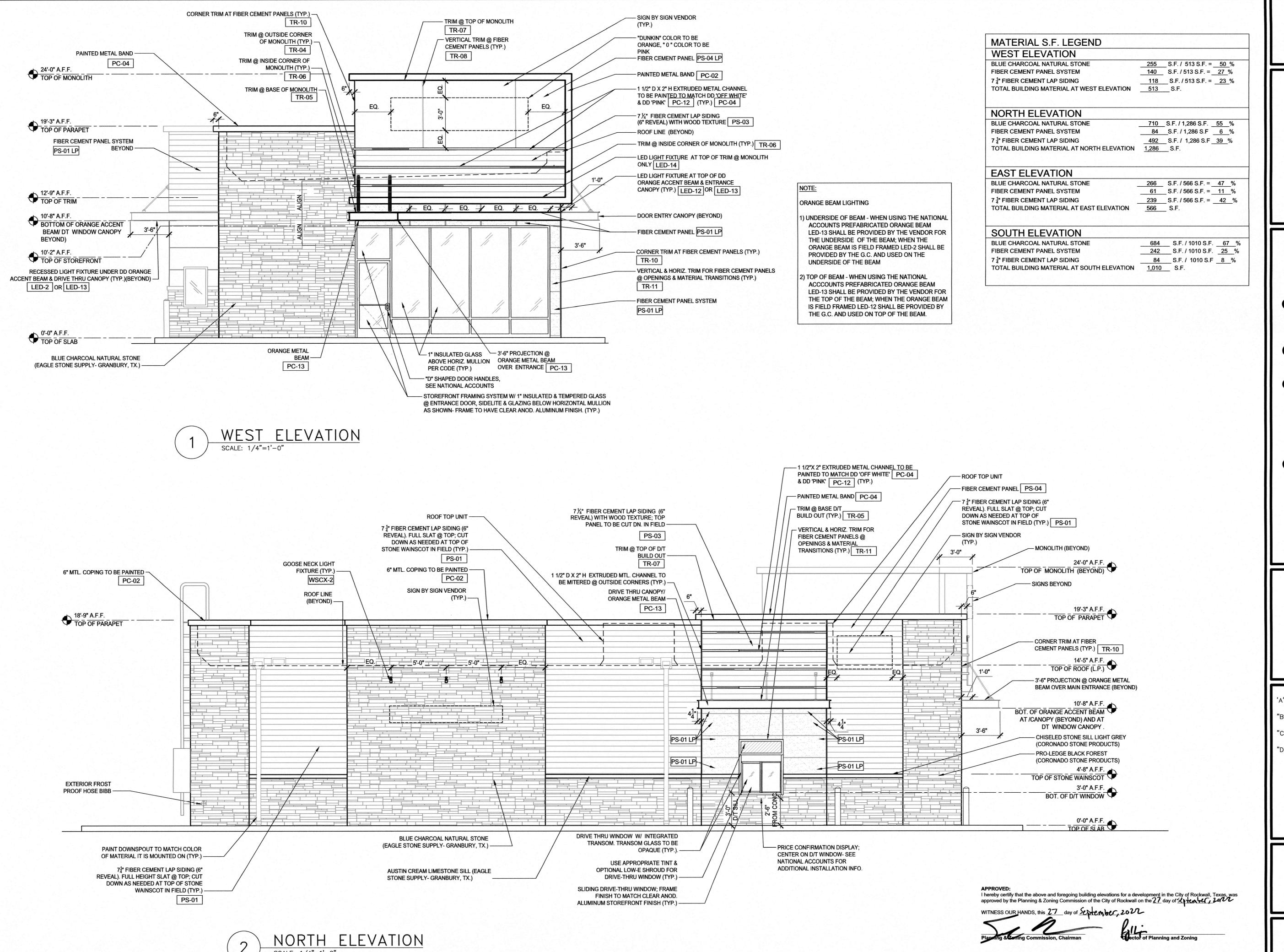
ENGINEERING KIRKMAN ENGINEERING, LLC

5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874

JOB NUMBER: VIC21014

ISSUE DATE:

**SITE PLAN** 



DATE: 04/06/2022

JOB NO: 222108

DRAWN: PA

DRAWN: PA CHECKED: OR

> RAY ARCHITECTS, INC. 1601 EAST LAMAR BLVD. SUITE 213 ARLINGTON, TX 76011 (817) 548-3104

DINGUESTREET
2325 S. GOLIAD STREET
PC#

REVISIONS

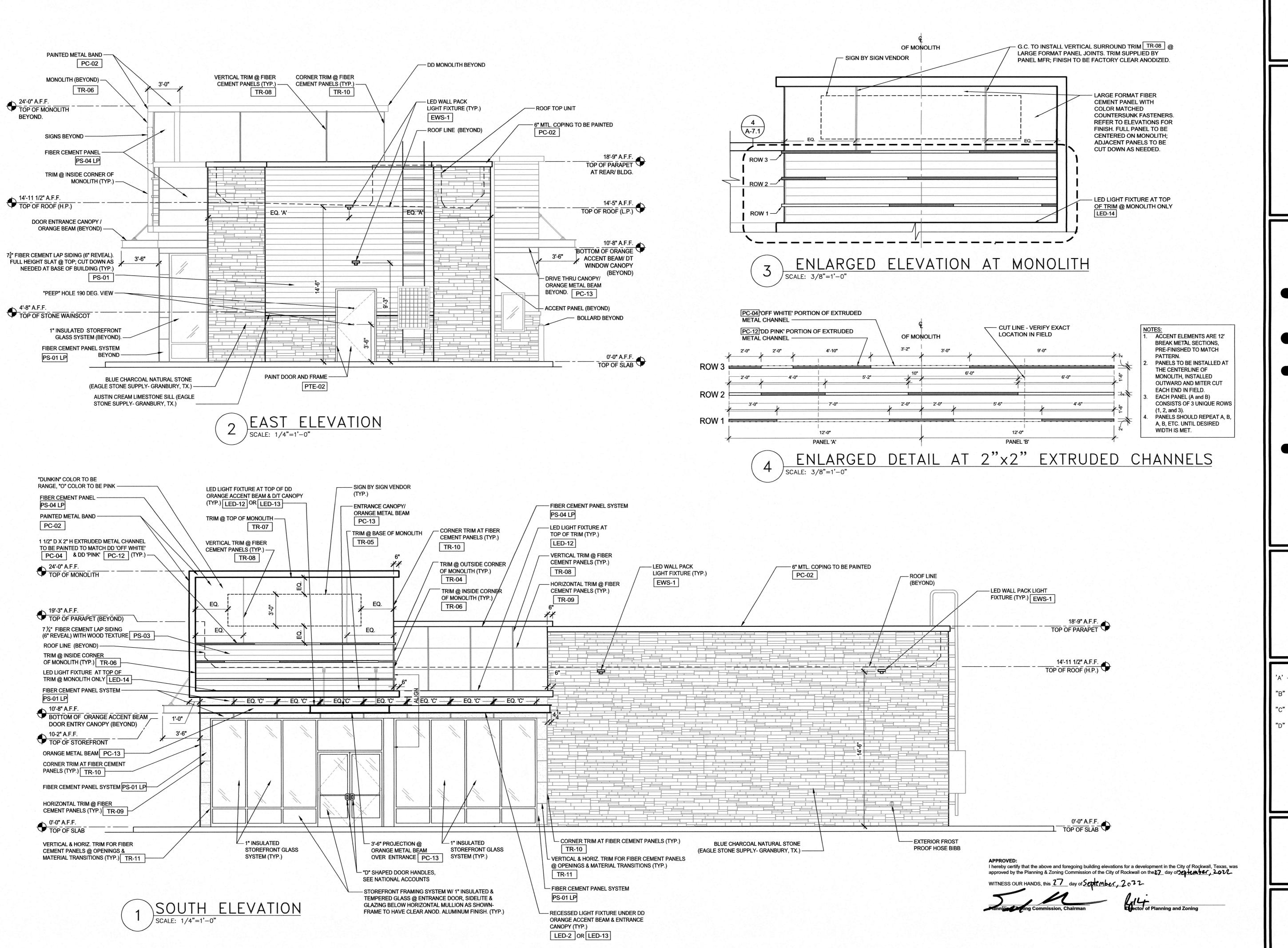
'A' - 04/08/2022 ISSUED FOR OWNER'S' REVIEW

"B" -05/02/2022 ISSUED EXT. ELEV. FOR APPROVAL "C" -07/08/2022 SSUED EXT. ELEV. FOR APPROVAL

"D" - 08/05/2022 REVISED TO COMPLY WITH 'ARB'

EXTERIOR ELEVATIONS

A-7 0



JOB NO: 222108

DRAWN: PA

CHECKED: OR

AY ARCHILECTS, INC 1601 EAST LAMAR BLVD. SUITE 213 ARLINGTON, TX 76011 (817) 548-3104

DUNANTEET 2325 S. GOLIAD STREET PC#

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EXTERIOR ELEVATIONS

A-7.1



			Luminaire	e list (Site 1)				
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	CERTIFIEDLED	Rotatable LED 120 Wall pack		1x CLL-ROTWP-12 0W-5K	14513 lm	0.80	113.3 W	7
2	CERTIFIEDLED	300W general LEd Lights		1x CLL-LGCY-300 W-5K	44629 lm	0.80	303.5 W	2

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Surface result object 1	Perpendicular illuminance (Adaptive)	0.002 fc	167 fc	3.43 fc	1945	94368
		Luminance (Adaptive)	0.001 cd/m <sup>2</sup>	114 cd/m <sup>2</sup>	2.35 cd/m <sup>2</sup>	-	-

### GENERAL NOTES:

- CONTRACTOR TO COORDINATE 20' HIGH POLE LIGHT AND WALL PACK POWER WITH BUILDING ELECTRICAL SERVICE.
- CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH OWNER/ARCHITECT.

# PHOTOMETRIC DISCLAIMER

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. SOFTWARE USED WAS TO GENERATE THIS DOCUMENT ALONG WITH IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRADE LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR THE ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE OF 0 FEET AFG.

SITE PLAN DATA	TABLE
EXISTING ZONING	C-COMMERCIAL
PROPOSED ZONING	C-COMMERCIAL
LOT AREA (SF) / (ACRES)	84,103 /1.93
TOTAL BUILDING AREA (SF)	1,843
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.0% / 0.020:1
IMPERVIOUS AREA	18 783 SF / 84 103 SF

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 27 day of 2222



CASE NUMBER: SP2022-033





oject No. \_\_\_\_\_\_22013 \_\_\_\_\_ esigned by \_\_\_\_\_\_ DL \_\_\_\_\_awn by \_\_\_\_\_\_ DL

Revisions

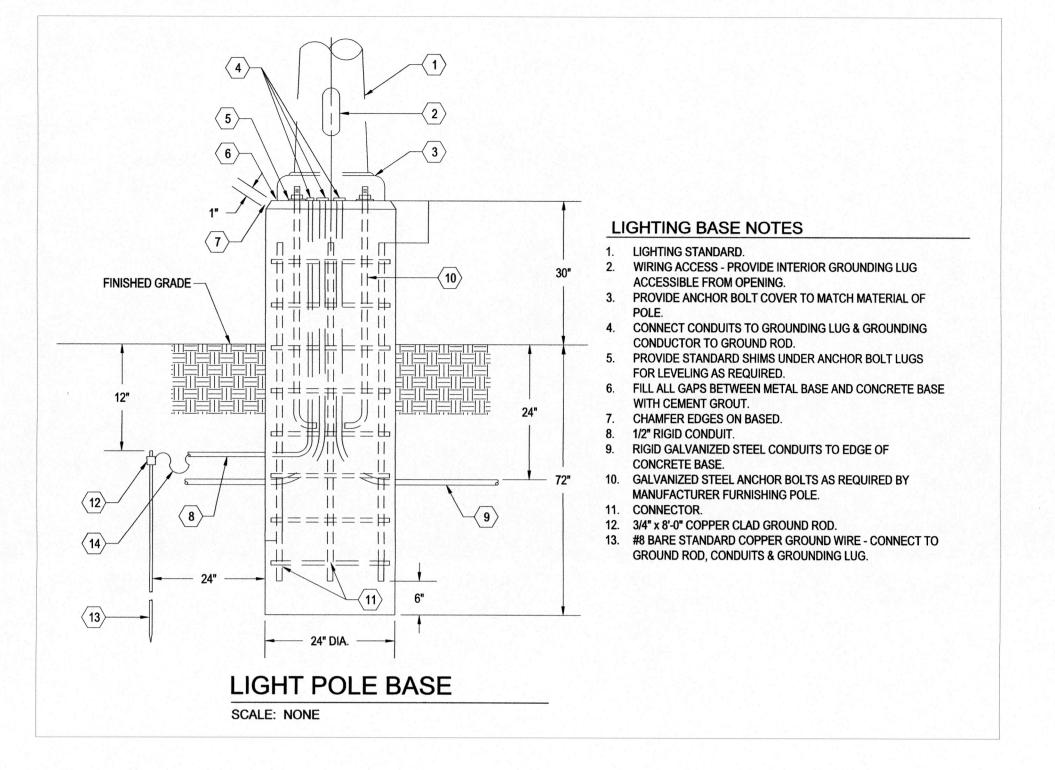
ROCKWALL RETAIL
LOT 2, BLOCK 1
CITY OF ROCKWALL

Sheet Title
SITE PLAN PHOTOMETRIC

E1

**E1** 





### FLOOR PLAN KEY NOTES: (DESIGNATED BY " (#) ")

- 1. RE: BUILDING ELECTRICAL PLAN FOR PANEL LOCATION AND CIRCUIT #.
- CONTRACTOR TO COORDINATE THE WALL PACK FINAL LOCATIONS WITH OWNER/ARCHITECT. (TYPICAL)

# SITE PLAN GENERAL NOTES

- REFER TO SHEET E1 FOR ELECTRICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES.
  ELECTRICAL CONTRACTOR SHALL VERIFY ALL POWER AND TELEPHONE REQUIREMENTS AND EQUIPMENT PRIOR TO INSTALLATION.
- ELECTRICAL CONTRACTOR TO VERIFY UNDERGROUND SERVICE REQUIREMENTS WITH POWER CO.
  SIGNAGE TO BE INSTALLED BY SIGN CONTRACTOR. VERIFY EXACT LOCATIONS, LOADS AND WIRING REQUIREMENTS PRIOR
- TO INSTALLATION.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRING AND CONNECTIONS FOR EXTERIOR LIGHTS. COORDINATE EXACT LOCATIONS WITH CIVIL AND ARCHITECTURAL PLANS. ELECTRICAL CONTRACTOR SHALL VERIFY ALL REQUIREMENTS WITH GENERAL CONTRACTOR.

ALL UNDERGROUND CONDUIT RUNS SHALL BE ROUTED CLEAR OF UNDERGROUND DETENTION.

- UNDERGROUND CONDUIT INSTALLATIONS SHALL COMPLY WITH NEC ARTICLE 300.5.
- EXTERIOR LIGHTING AND SIGN LIGHTING SHALL BE CONTROLLED VIA TIME CLOCK AND PHOTOCELL.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE NEC AS WELL AS ALL APPLICABLE FEDERAL STATE, AND LOCAL REQUIREMENTS. WHERE CONFLICTS ARISE, THE MOST STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE.
- ALL EXTERIOR LIGHT POLES, FLAGPOLE LIGHTS, SIGNAGE, AND EXTERIOR MENU BOARDS SHALL ROUTE THROUGH THE BMS - LIGHTING CONTROL PANEL.

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 27 day of Scotember,



CASE NUMBER: SP2022-033

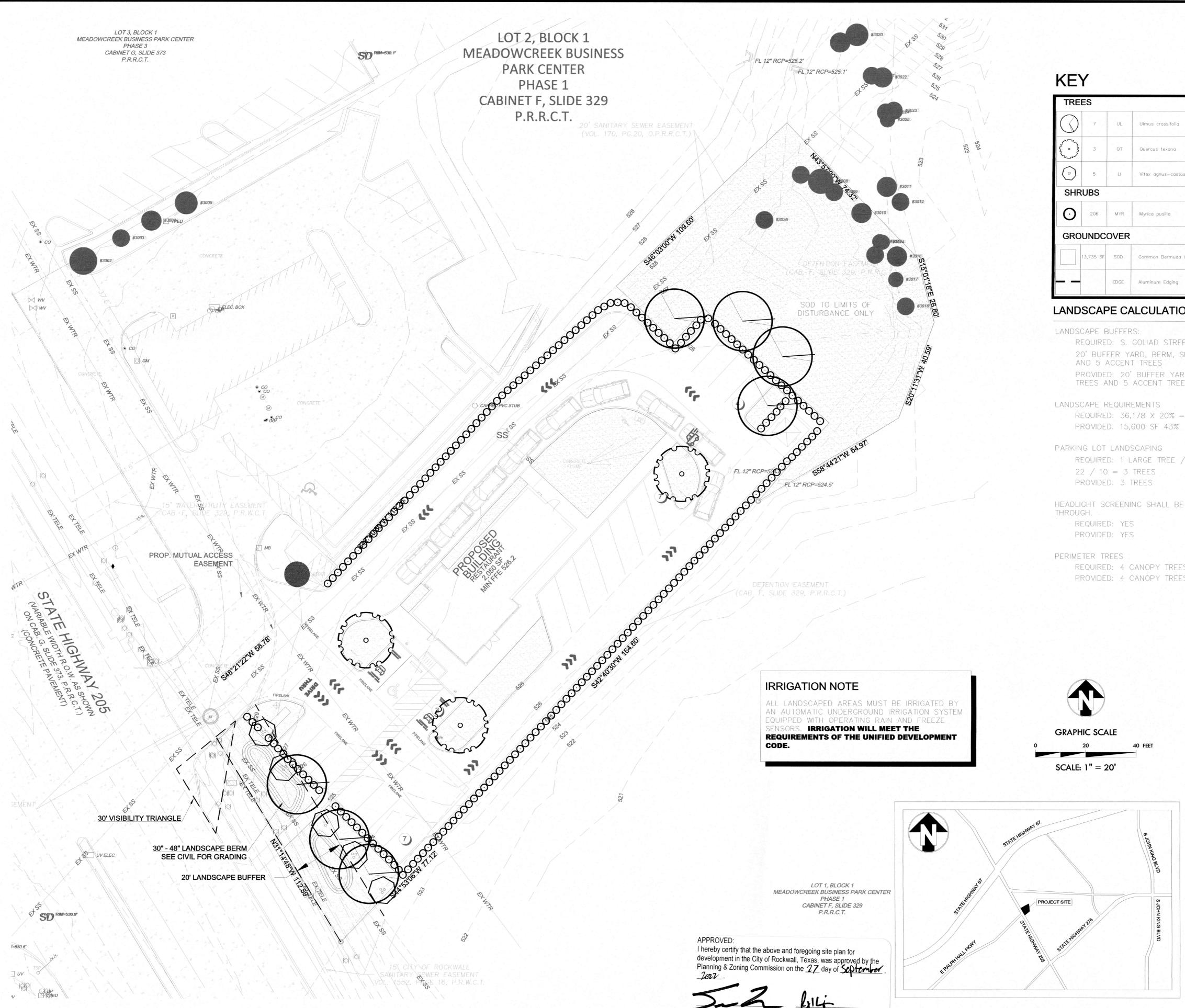
Project No. \_\_\_\_\_22013

Designed by \_\_\_

Checked by \_\_\_\_ 05/18/2022

Sheet Title SITE PLAN -LIGHTING Sheet No.

**E2** 





# P.O. BOX 28 COLLINSVILLE, TEXAS 76233

NE	I				WWW.LONDON-LANDSCAPES.NE
TRE	ES				
	7	UL	Ulmus crassifolia	Cedar Elm	4" Cal. Min. Cont. Grown—65 Gal. 12'—15' Height, 6'—8' Spread Specimen
	3	QT	Quercus texana	Texas Red Oak	4" Cal. Min. Cont. Grown—65 Gal. 12'—15' Height, 6'—8' Spread Specimen
000	5	U	Vitex agnus—castus	Vitex	4" Multi Stem 8'-10' Ht. Min. Specimen
SHF	RUBS				
0	206	MYR	Myrica pusilla	Dwarf Wax Myrtle	5 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
GRO	OUNDC	OVER			
	13,735 SF	SOD	Common Bermuda Grass	Bermuda Grass	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion
_		EDGE	Aluminum Edging	Cur-Rite Aluminum Edging	Submit Colors for Approval by Landscape Architect or Owner

### LANDSCAPE CALCULATIONS

REQUIRED: S. GOLIAD STREET

20' BUFFER YARD, BERM, SHRUBS AND 3 CANOPY TREES

AND 5 ACCENT TREES

PROVIDED: 20' BUFFER YARD, BERM, SHRUBS AND 3 CANOPY TREES AND 5 ACCENT TREES

LANDSCAPE REQUIREMENTS

REQUIRED: 36,178 X 20% =7,235 SF

REQUIRED: 1 LARGE TREE / 10 SPACES

22 / 10 = 3 TREES

PROVIDED: 3 TREES

HEADLIGHT SCREENING SHALL BE PROVIDED ALONG ENTIRE DRIVE

REQUIRED: 4 CANOPY TREES NE OF BUILDING

PROVIDED: 4 CANOPY TREES

5	ATE HIGHWAY 67	SJOH
		S JOHN KING BLVD
ER AND	PROJECT SITE	S JOHN KING BLVD
ERMANIALIRANA	STATE HELDER STATE HERWAY 700	NG BLVD

VICINITY MAP

PARKING DATA T	TABLE
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PROPOSED ZONING	C-COMMERCIAL
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TOTAL BUILDING AREA (SF)	1,700
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	2.0% / 0.020:1
IMPERVIOUS AREA	18,783 SF / 84,103 SF

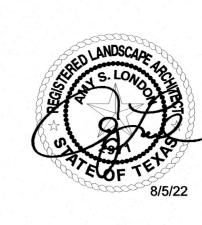
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VICTORY REAL ESTATE GROUP LANDSCAPE ARCHITECT LONDON LANDSCAPES P.O. BOX 28

2911 TURTLE CREEK BLVD, STE 700 DALLAS, TX, 75219 PH: 972-800-0676 CONTACT: AMY LONDON, RLA PH: 972-707-9555 CONTACT: BOBBY MENDOZA

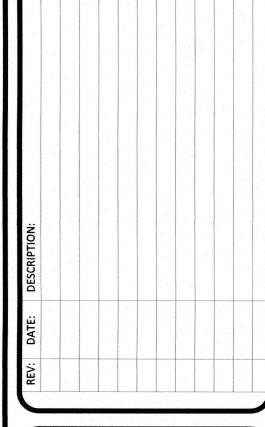
**ENGINEER**KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034

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COLLINSVILLE, TX 76223



VICTORY GROUP Victory Real Estate Group





LANDSCAPE PLAN

L1.00