



# PLANNING AND ZONING CASE CHECKLIST

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET  
ROCKWALL, TX 75087

P&Z CASE # \_\_\_\_\_ P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

### Zoning Application

- ☐ Specific Use Permit
- ☐ Zoning Change
- ☐ PD Concept Plan
- ☐ PD Development Plan

### Site Plan Application

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Treescape Plan
- ☐ Photometric Plan
- ☐ Building Elevations
- ☐ Material Samples
- ☐ Color Rendering

### Platting Application

- ☐ Master Plat
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Administrative/Minor Plat
- ☐ Vacation Plat
- ☐ Landscape Plan
- ☐ Treescape Plan

### HPAB Application

- ☐ Exhibit

### Miscellaneous Application

- ☐ Variance/Exception Request

- ☐ Copy of Ordinance (ORD# \_\_\_\_\_)
- ☐ Applications
- ☐ Receipt
- ☐ Location Map
- ☐ HOA Map
- ☐ PON Map
- ☐ FLU Map
- ☐ Newspaper Public Notice
- ☐ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled Date \_\_\_\_\_
  - ☐ Cabinet # \_\_\_\_\_
  - ☐ Slide # \_\_\_\_\_

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Zoning Map Updated \_\_\_\_\_





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-035

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

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

<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.

SUBDIVISION

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32

CURRENT USE Undeveloped

PROPOSED ZONING PD-32

PROPOSED USE Condominium

ACREAGE 3.59 Acres

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

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

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

☒ Agent RIV Properties LLC

☒ APPLICANT RIV Properties LLC

CONTACT PERSON Asher Hamilton

CONTACT PERSON Asher Hamilton

ADDRESS PO Box 192054

ADDRESS PO Box 192054

CITY, STATE & ZIP Dallas, Texas 75219

CITY, STATE & ZIP Dallas, TX 75219

PHONE (214) 908-4684

PHONE (214) 908-4684

E-MAIL ahamilton@realityinvestments.com

E-MAIL ahamilton@realityinvestments.com

## NOTARY VERIFICATION [REQUIRED]

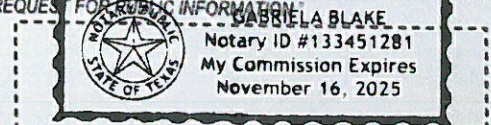
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ASHER HAMILTON [AGENT] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE AGENT FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 321.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF JUNE 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF JUNE 2022

AGENT'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 11/16/2025





# CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:

REVIEWED BY:

OVERLAY DISTRICT:

REVIEW DATE:

## 1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓ = OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.A, of Art. 11
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Photometric Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") <b>folded</b> copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

## 2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

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



## Acceptable Landscape Materials:

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

## 4.1 TREESCAPE PLAN

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



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

## 5.1 PHOTOMETRIC AND LIGHTING PLANS

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

## 6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

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

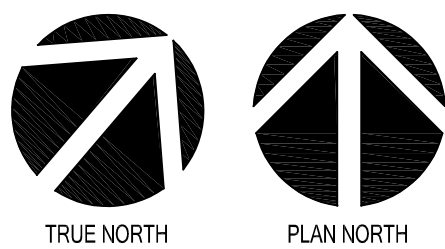
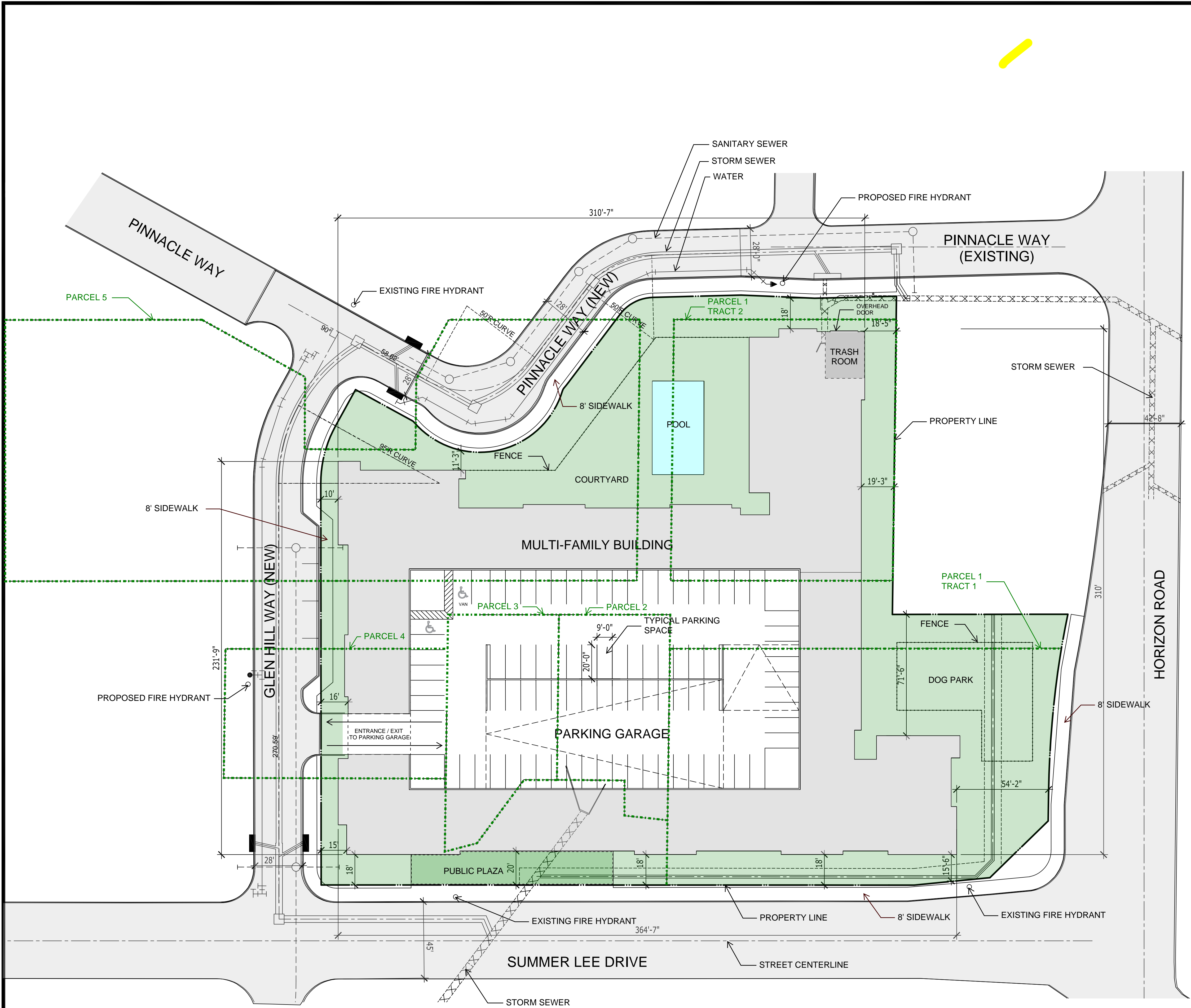


Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties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

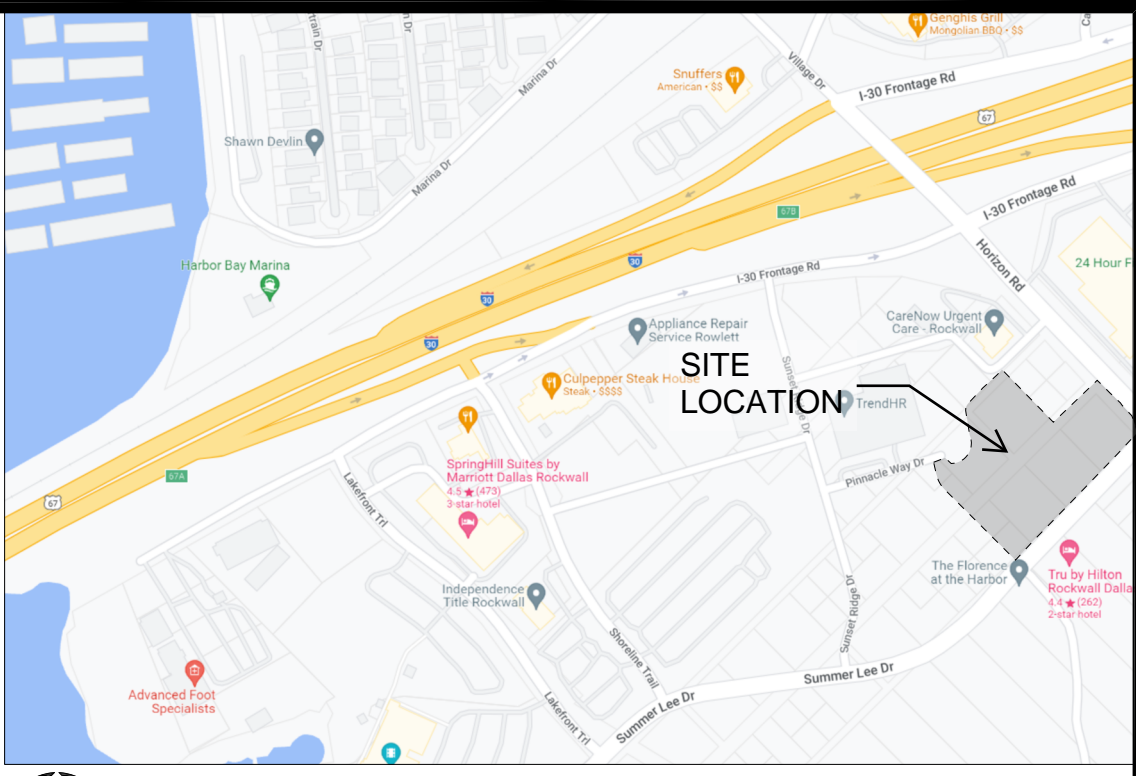
## 6.2 BUILDING ELEVATIONS: INDUSTRIAL

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

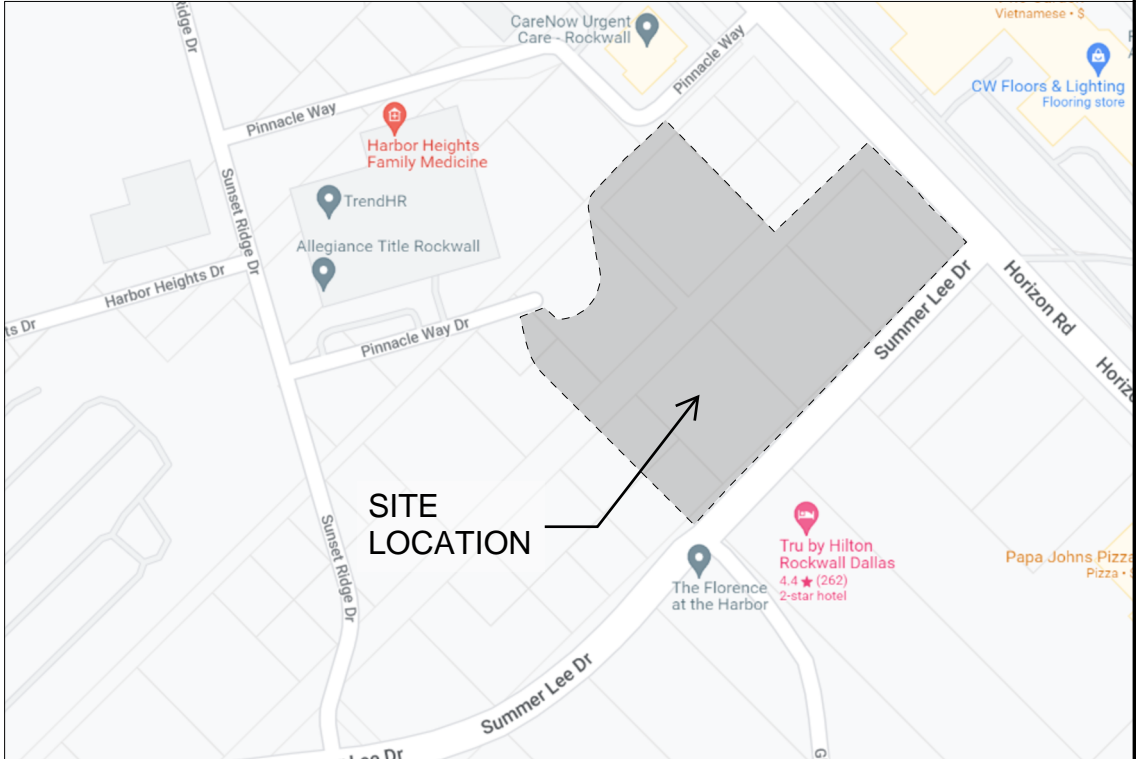




SITE PLAN  
SCALE: 1" = 30'-0"



VICINITY MAP  
N.T.S.



SITE MAP  
N.T.S.

PROJECT DATA

**SITE AREA:**  
2.69 ACRES

**LAND USE:**  
COMMERCIAL

**BUILDING INFORMATION:**  
(1) FOUR/FIVE STORY BUILDING  
SQUARE FOOTAGE:  
346,815 GSF  
196,592 NRSF

**UNIT INFORMATION:**  
1,117 SF AVG. UNIT SIZE  
1 BEDRM UNIT TOTAL: 104 UNITS  
2 BEDRM UNIT TOTAL 72 UNITS  
TOTAL: 176 UNITS

**PARKING INFORMATION:**  
300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT  
7 ACCESSIBLE PARKING SPACES TO BE PROVIDED  
DISTRIBUTED THROUGH EACH PARKING LEVEL

SITE PLAN REQUIRES REPLATTING LINES  
SHOW AS FOLLOWS:

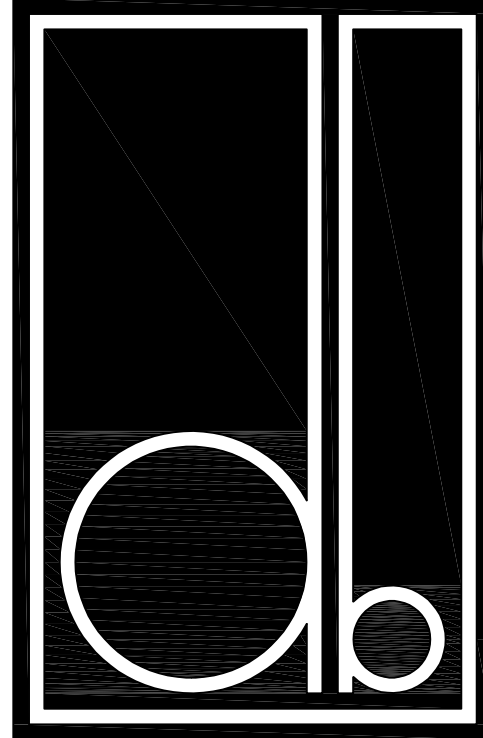
..... CURRENT PLATS  
———— FUTURE PLAT

PAVING INFORMATION

STREET: 6" 3600 PSI CONCRETE W/#4 @ 18" OCEW

DRIVES: 6" 3600 PSI CONCRETE W/#3 @24" OCEW

SIDEWALK: 4" 3000 PSI CONCRETE W/#3 @24" OCEW



DESIGN BALANCE, INC.  
2231 RIDGE ROAD, SUITE 200  
ROCKWALL, TEXAS 75087  
214.668.2306

OWNER:  
RIV PROPERTIES, LLC  
P.O. BOX 192054  
DALLAS, TX 75219  
214.908.4684

HARBOR  
RESIDENCES:

PORTION OF THE MOTON  
ADDITION, CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS,  
SITUATED WITHIN THE HILLSIDE  
MIXED USE SUBDISTRICT AND  
THE HORIZON/SUMMER LEE  
SUBDISTRICT OF PLANNED  
DEVELOPMENT DISTRICT 32  
(PD-32), GENERALLY LOCATED  
AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF HORIZON  
ROAD AND SUMMER LEE DRIVE

DATE ISSUED:  
06/17/2022

SHEET NUMBER AND TITLE:  
2.1 SITE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN  
SIGNATURE:

PLANNING DIRECTOR SIGNATURE:





01 EAST ELEVATION

Scale: 1" = 30'-0"



02 SOUTH ELEVATION

Scale: 1" = 30'-0"



03 WEST ELEVATION

Scale: 1" = 30'-0"



04 NORTH ELEVATION

Scale: 1" = 30'-0"

Surface Area: 17,647 SF

Material Percentages  
Brick: 32%  
Stucco: 68%

Surface Area: 21,154 SF

Material Percentages  
Brick: 34%  
Stucco: 66%

Surface Area: 187,833 SF

Material Percentages  
Brick: 33%  
Stucco: 67%

Surface Area: 14,488 SF

Material Percentages  
Brick: 30%  
Stucco: 70%

ROOFTOP EQUIPMENT:

Mechanical equipment to be on the rooftop. This will either be hidden by the parapets or screened

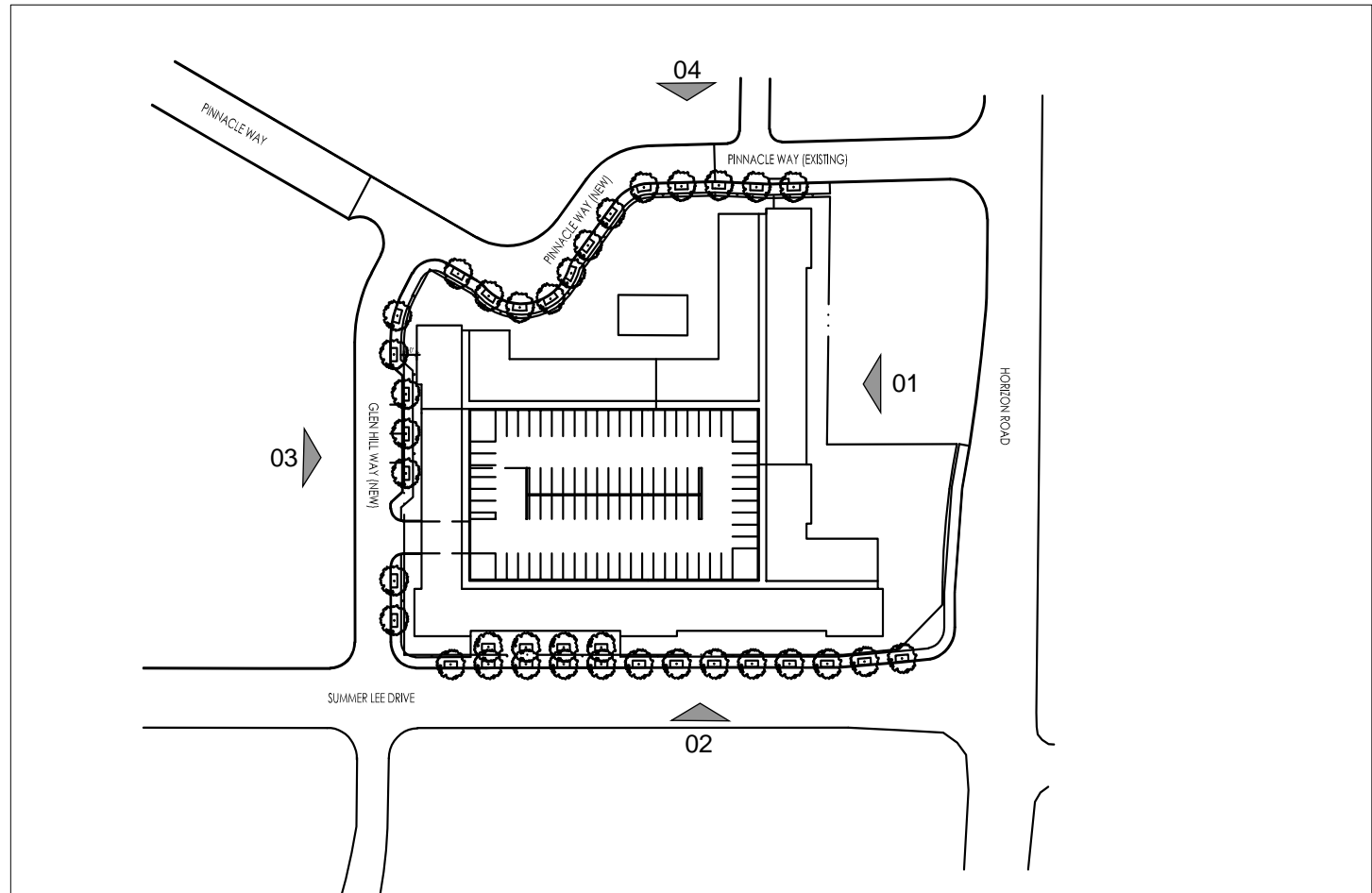
PROPOSED BUILDING MATERIAL:

Brick:  
ACME Brick; Marble Grey  
ACME Brick; Ridgemar

Stucco Colors  
Sherwin Williams; SW 9165; Gossamer Veil  
Sherwin Williams; SW 7066; Gray Matters  
Sherwin Williams; SW 7069; Iron Ore

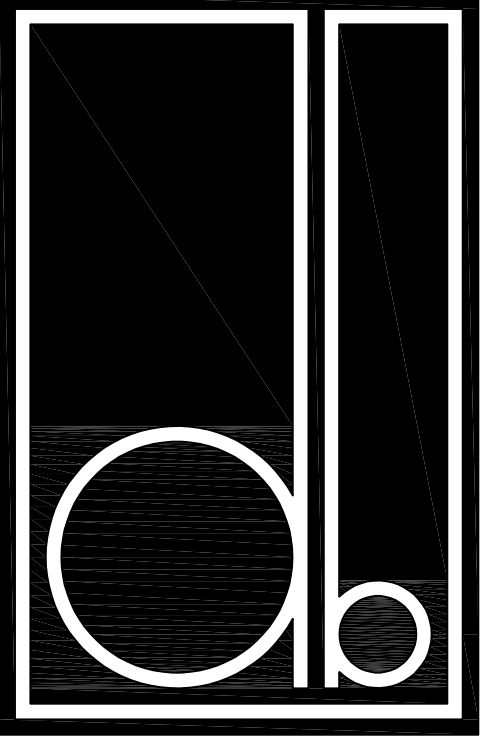
Roof Materials  
BORAL Concrete Roof Tile ; Saxony Country Slate; Charcoal Blend  
Thermoplastic Polyolefin

Precast Stone  
Coronado Stone; Lompoc



ELEVATION KEY PLAN

Scale: N.T.S.



DESIGN BALANCE, INC.  
2231 RIDGE ROAD, SUITE 200  
ROCKWALL, TEXAS 75087  
214.668.2306

OWNER: RIV PROPERTIES, LLC  
P.O. BOX 192054  
DALLAS, TX 75219  
214.908.4684

HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:  
06/17/2022

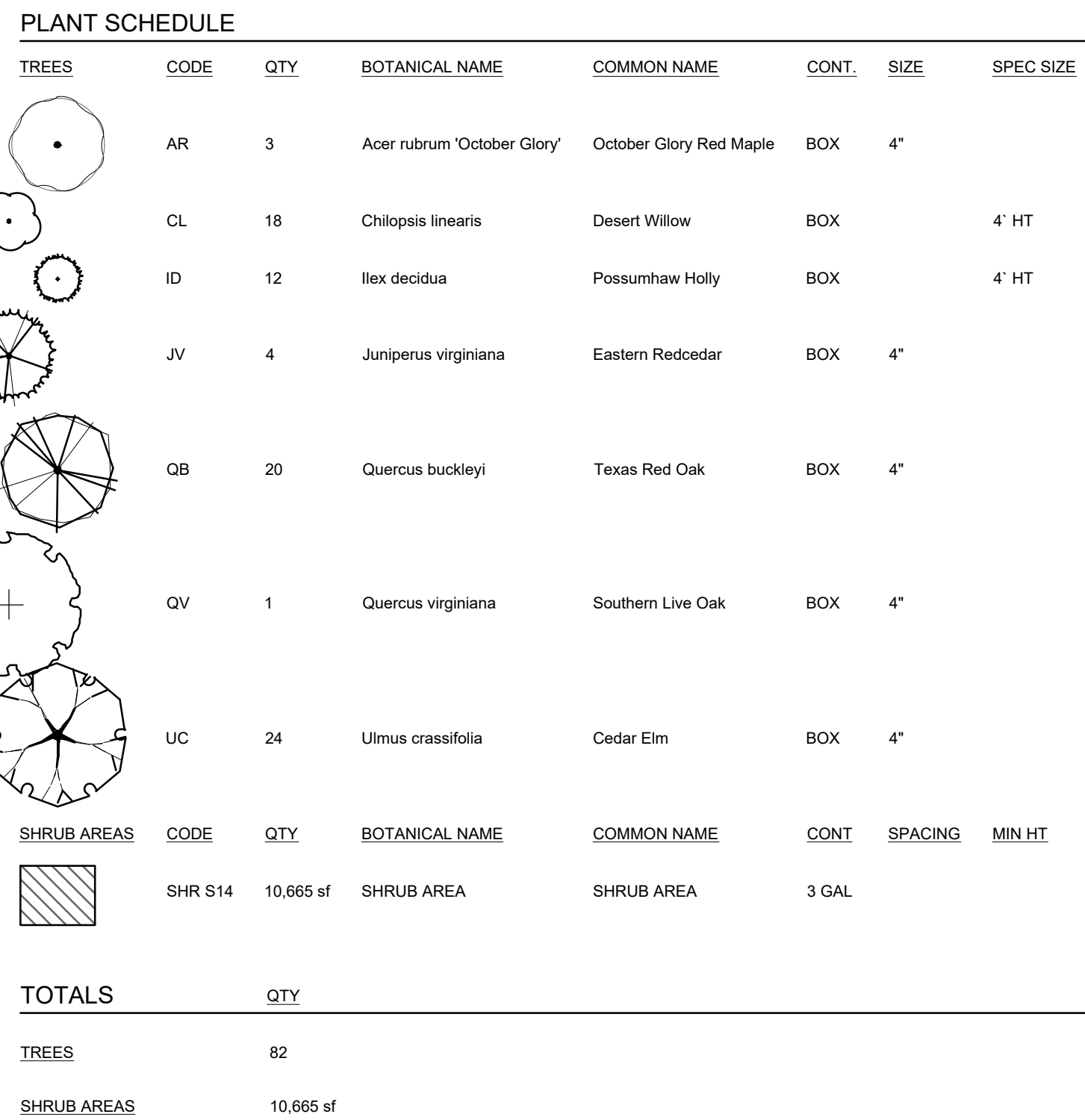
SHEET NUMBER AND TITLE:  
6.1 BUILDING ELEVATIONS

CASE NUMBER:


PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:





LANDSCAPE / OPENSOURCE AREA = 30,884 SF (26% OF SITE AREA)



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ROAD AND SUMMER LEE DRIVE

DATE ISSUED:  
06/17/2022

SHEET NUMBER AND TITLE:  
3.1 LANDSCAPE  
PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN  
SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

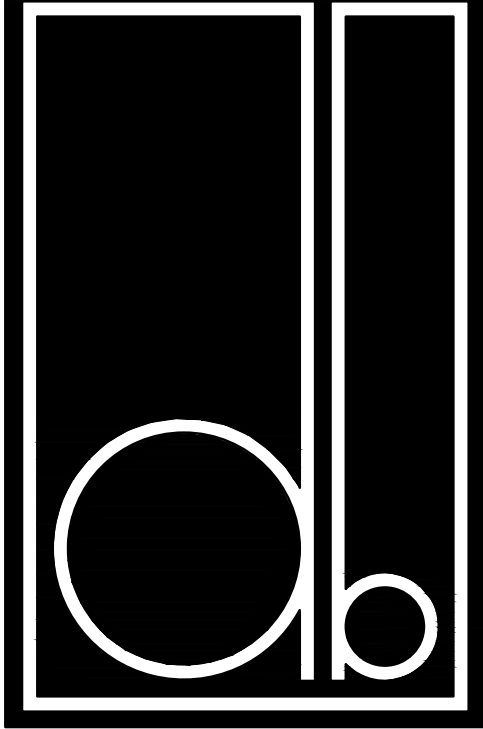




PROJECT DATA			
SITE AREA: 2.73 ACRES (ESTIMATED) 63% LOT COVERAGE	REQUIRED PARKING:		
	1 BR UNITS	104 UNITS	156 SPACES
	2 BR UNITS	72 UNITS	144 SPACES
(1) FOUR/FIVE STORY BUILDING 346,815 GSF 196,592 NRSF 1,117 SF AVG. UNIT SIZE 176 UNITS	TOTAL UNITS		
	176 UNITS		300 SPACES
INTERIOR AMENITY SPACE 7,500 GSF	PROVIDED PARKING:		
	GARAGES		300 SPACES
	TOTAL PARKING		300 SPACES
		300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT	

Existing Tree Survey				
Tree #	Family	Size	Status	Classified
3102	Oak	17"	Healthy	Protected
3103	Hackberry	9"	Healthy	Secondary
3104	Hackberry	6"	Healthy	Secondary
3105	Hackberry	11"	Healthy	Secondary
3106	Hackberry	6"	Healthy	Secondary
3107	Oak	14"	Healthy	Protected
3108	Oak	23"	Healthy	Protected
3109	Oak	13"	Healthy	Protected
3111	Oak	10"	Healthy	Protected
3112	Oak	6"	Healthy	Protected
3113	Oak	8"	Healthy	Protected
3116	Oak	9"	Healthy	Protected
3117	Oak	10"	Healthy	Protected
3118	Elm	17"	Healthy	Protected
3119	Oak	32"	Healthy	Protected
3120	Hackberry	15"	Healthy	Secondary
3121	Elm	12"	Healthy	Protected
3122	Elm	11"	Healthy	Protected
3123	Hackberry	12"	Healthy	Secondary
3124	Oak	15"	Healthy	Protected
3125	Oak	14"	Healthy	Protected
3126	Hackberry	9"	Healthy	Secondary
3127	Hackberry	13"	Healthy	Secondary
3128	Oak	9"	Healthy	Protected
3129	Elm	9"	Healthy	Protected
3130	Oak	17"	Healthy	Protected
3131	Elm	15"	Healthy	Protected
3132	Elm	12"	Healthy	Protected
3133	Oak	23"	Healthy	Protected
3134	Hackberry	13"	Healthy	Secondary
3135	Hackberry	10"	Healthy	Secondary
3136	Hackberry	13"	Healthy	Secondary
3137	Hackberry	12"	Healthy	Secondary
3138	Hackberry	8"	Healthy	Secondary
3139	Oak	12"	Healthy	Protected
3140	Oak	13"	Healthy	Protected
3141	Oak	12"	Healthy	Protected
3142	Hackberry	8"	Healthy	Secondary
3143	Hackberry	14"	Healthy	Secondary
3146	Oak	12"	Healthy	Protected
3147	Pecan	10"	Healthy	Protected
3148	Elm	9"	Healthy	Protected
3149	Oak	14"	Healthy	Protected
3150	Oak	16"	Healthy	Protected
3151	Oak	8"	Healthy	Protected
3152	Elm	11"	Healthy	Protected
3154	Elm	11"	Healthy	Protected
3155	Hackberry	9"	Healthy	Secondary
3156	Elm	11"	Healthy	Protected
3157	Oak	7"	Healthy	Protected
3158	Oak	17"	Healthy	Protected
3159	Hackberry	14"	Healthy	Secondary
3160	Oak	14"	Healthy	Protected
3161	Oak	15"	Healthy	Protected
3162	Elm	11"	Healthy	Protected
3163	Oak	8"	Healthy	Protected
3164	Elm	9"	Healthy	Protected
3165	Elm	10"	Healthy	Protected
3166	Oak	16"	Healthy	Protected
3167	Oak	13"	Healthy	Protected
3168	Oak	10"	Healthy	Protected
3169	Elm	8"	Healthy	Protected
3170	Hackberry	9"	Healthy	Secondary
3171	Hackberry	9"	Healthy	Secondary
3172	Oak	8"	Healthy	Protected
3173	Hackberry	12"	Healthy	Secondary
3175	Oak	8"	Healthy	Protected
3176	Oak	8"	Healthy	Protected
3177	Hackberry	9"	Healthy	Secondary
3178	Elm	8"	Healthy	Protected
3179	Oak	17"	Healthy	Protected
3180	Elm	11"	Healthy	Protected
3181	Oak	9"	Healthy	Protected
3182	Oak	8"	Healthy	Protected
3183	Oak	11"	Healthy	Protected
3184	Oak	14"	Healthy	Protected
3185	Elm	10"	Healthy	Protected
3186	Hackberry	8"	Healthy	Secondary
3187	Oak	11"	Healthy	Protected
3188	Hackberry	8"	Healthy	Secondary
3189	Oak	9"	Healthy	Protected

Site Mitigation Requirements			
Type of Tree	Total Inches	Mitigation Requirement	Mitigated Inches
Primary	673	1" : 1"	673
Secondary	129	1" : 1/2"	65
Featured	32	1" : 2"	64
Total Mitigation Inches Required			802



DESIGN BALANCE, INC.  
2231 RIDGE ROAD, SUITE 200  
ROCKWALL, TEXAS 75087  
214.668.2306

OWNER: RIV PROPERTIES, LLC  
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DALLAS, TX 75219  
214.908.4684

HARBOR RESIDENCES:  
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DATE ISSUED:  
06/17/2022

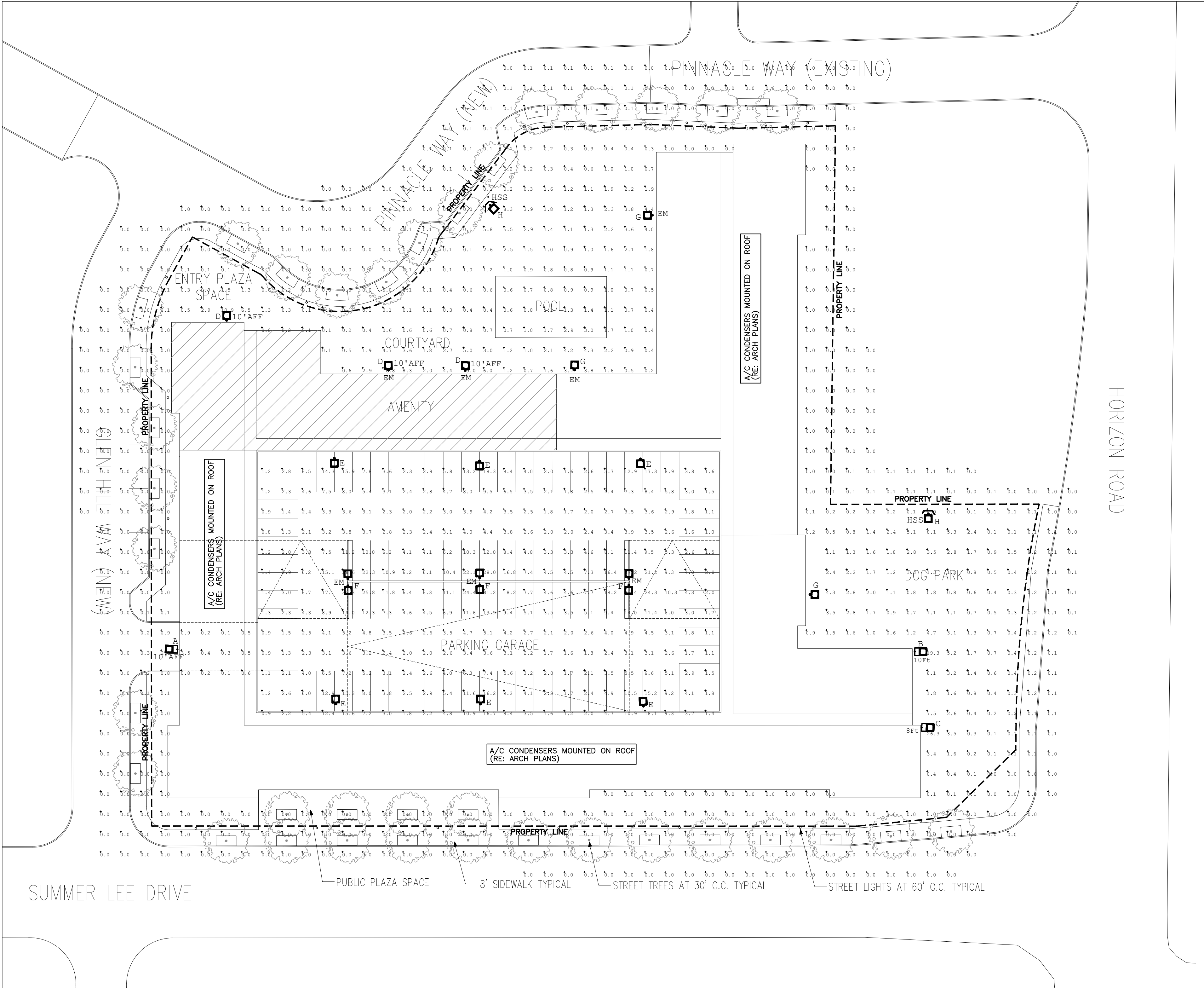
SHEET NUMBER AND TITLE:  
4.1 TREESCAPE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

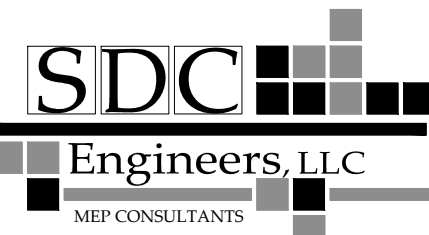




Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Fixture Height
	1	WPCL-LED10	Single	1.000	1150	11.6	10'
	1	MWPCLED80-10FT	Single	1.000	8996	87.2	10'
	1	MWPCLED50-8FT	Single	0.993	4867	45.3	8'
	3	MWPCLED50	Single	0.993	4867	45.3	10'
	6	PSLM-LED150-IV	Single	1.000	17972	147.37	15'
	3	PSLM-LED150-III	Back-Back	1.000	17786	147.41	15'
	3	MWPCLED80	Single	1.000	8996	87.2	20'
	2	PSLLED70-IV	Single	1.000	9450	72.3	15'

HSS - HOUSE SIDE SHIELD  
EM - 90 MINUTE INVERTER BACKUP

MEP CONSULTANT:



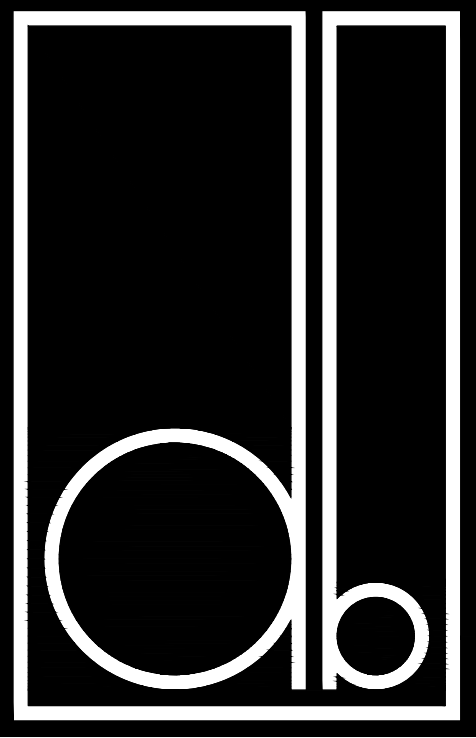
8100 WASHINGTON AVE, SUITE 250  
HOUSTON, TX 77007  
PHONE 713-552-1777  
TOMMY@SDC-MEP.COM  
TEXAS ENGINEERING FIRM #21385

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SEAL:



TEXAS ENGINEERING FIRM #F-10533



DESIGN BALANCE, INC.  
2231 RIDGE ROAD, STE 200  
ROCKWALL, TEXAS 75087  
214.668.2306

OWNER:

RIV PROPERTIES, LLC  
P.O. BOX 192054  
DALLAS, TX 75219  
214.908.4684

HARBOR  
RESIDENCES:

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SUBDISTRICT OF PLANNED  
DEVELOPMENT DISTRICT 32  
(PD-32). GENERALLY LOCATED  
AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF HORIZON  
ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1a  
PHOTOMETRIC &  
LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING  
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR  
SIGNATURE:

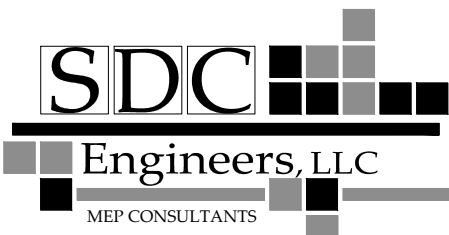
PHOTOMETRIC STUDY

SITE PLAN

1"=30'-0"



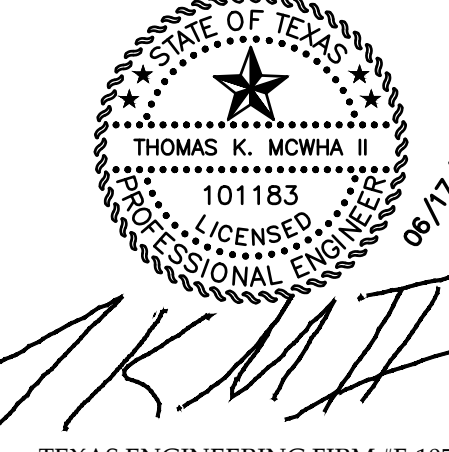
MEP CONSULTANT:



8100 WASHINGTON AVE, SUITE 250  
HOUSTON, TX 77007  
PHONE: 713-552-1777  
TOMMY@SDC-MEP.COM  
TEXAS ENGINEERING FIRM #21385

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SEAL:



TEXAS ENGINEERING FIRM #F-10533

DESIGN BALANCE, INC.  
2231 RIDGE ROAD, STE 200  
ROCKWALL, TEXAS 75087  
214.668.2306

OWNER:

RIV PROPERTIES, LLC  
P.O. BOX 192054  
DALLAS, TX 75219  
214.908.4684

## HARBOR RESIDENCES:

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DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1b  
PHOTOMETRIC &  
LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING  
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR  
SIGNATURE:

## WALLPACKS FULL CUTOFF WALLPACKS



DIMENSIONS:  
MWPCCL  
14.25"W x 9.25"H x 7.5"E  
LWPCL  
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Full Cutoff Finned LED Wallpack with Slits  
**Materials:**  
Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Borosilicate Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL 1598 Standard Dark Sky Compliant  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



### ORDER INFORMATION

Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCCL	BL-BLACK	LED50	40K	EM12
Model MWPCCL LWPCL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (MWPCCL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms	Kelvin 40 - 40K 50 - 50K	Options PC - Photocell EM5 - 500 Lm Emergency EM12 - 1200 Lm Emergency

Divine Lighting & Fab, LLC,  
3704 Hilltop Dr. Ste. 200

<http://www.divinelighting.net>  
customerservice@divinelighting.net  
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

## WALLPACKS FULL CUTOFF WALLPACKS



DIMENSIONS:  
MWPCCL  
14.25"W x 9.25"H x 7.5"E  
LWPCL  
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Full Cutoff Finned LED Wallpack with Slits  
**Materials:**  
Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Borosilicate Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL 1598 Standard Dark Sky Compliant  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



### ORDER INFORMATION

Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCCL	BL-BLACK	LED50	40K	EM12
Model MWPCCL LWPCL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (MWPCCL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms	Kelvin 40 - 40K 50 - 50K	Options PC - Photocell EM5 - 500 Lm Emergency EM12 - 1200 Lm Emergency

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## WALLPACKS FULL CUTOFF WALLPACKS



DIMENSIONS:  
MWPCCL  
14.25"W x 9.25"H x 7.5"E  
LWPCL  
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Full Cutoff Finned LED Wallpack with Slits  
**Materials:**  
Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Borosilicate Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL 1598 Standard Dark Sky Compliant  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



### ORDER INFORMATION

Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCCL	BL-BLACK	LED80	40K	EM12
Model MWPCCL LWPCL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (MWPCCL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms	Kelvin 40 - 40K 50 - 50K	Options PC - Photocell EM5 - 500 Lm Emergency EM12 - 1200 Lm Emergency

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## WALLPACKS FULL CUTOFF WALLPACKS



DIMENSIONS:  
MWPCCL  
14.25"W x 9.25"H x 7.5"E  
LWPCL  
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Full Cutoff Finned LED Wallpack with Slits  
**Materials:**  
Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Borosilicate Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL 1598 Standard Dark Sky Compliant  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



### ORDER INFORMATION

Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCCL	BL-BLACK	LED80	40K	EM12
Model MWPCCL LWPCL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (MWPCCL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms	Kelvin 40 - 40K 50 - 50K	Options PC - Photocell EM5 - 500 Lm Emergency EM12 - 1200 Lm Emergency

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customerservice@divinelighting.net  
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

## SITE LIGHTING PSLS / PSLL



DIMENSIONS:  
PSLS 3.5"H x 13"W x 17.5"E (No Arm)  
5.6"W x 13"W x 25.2"E (Staright Arm)  
PSLL 3.5"H x 13"W x 21.1"E (No Arm)  
5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Flat Top Site Light with Low to High Output  
**Materials:**  
Die Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Heat-Resistant Clear Polycarbonate  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard IP65 Rated  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



### ORDER INFORMATION

Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	LED70	40K	IV	EM12
Model PSLS PSLL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (PSLS) LED70 - 70W LED 9300-10000 Lms LED100 - 100W LED 12300-13500 Lms LED150 - 150W LED 17700-18500 Lms LED180 - 180W LED 20600-22500 Lms Wattage (PSLL) LED220 - 220W LED 30200-31000 Lms LED310 - 310W LED 36800-38400 Lms	Kelvin 30 - 30K 40 - 40K 50 - 50K	Type III - Type III IV - Type IV V - Type V Standard	Options PC - Photocell MOT - Motion DIMM-10 - 0-10V Dimmable TRIM - Trim Mount LSF - Large Slip Fitter MA - Mounting Arm SF - Slip Fitter EM5 - Emergency Backup 500 Lms EM12 - Emergency Backup 1200 Lms

Divine Lighting & Mfg., LLC,  
3704 Hilltop Dr. Ste. 200

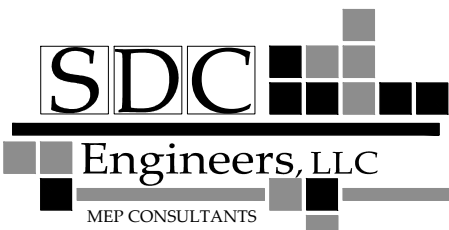
<http://www.dvinsighting.net>  
customerservice@divinsighting.net  
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

LIGHTING SPECIFICATIONS



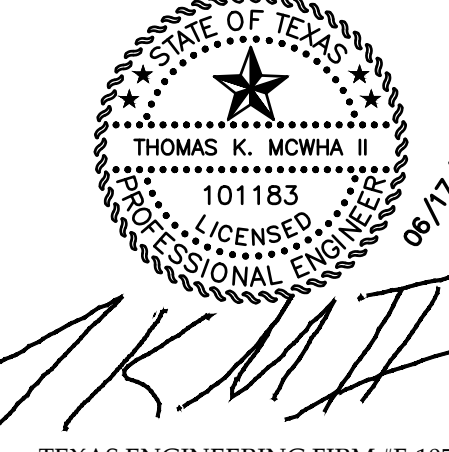
MEP CONSULTANT:



8100 WASHINGTON AVE, SUITE 250  
HOUSTON, TX 77007  
PHONE: 713-552-1777  
TOMMY@SDC-MEP.COM  
TEXAS ENGINEERING FIRM #21385

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SEAL:



TEXAS ENGINEERING FIRM #F-10533

DESIGN BALANCE, INC.  
2231 RIDGE ROAD, STE 200  
ROCKWALL, TEXAS 75087  
214.668.2306

OWNER:

RIV PROPERTIES, LLC  
P.O. BOX 192054  
DALLAS, TX 75219  
214.908.4684

## HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1c  
PHOTOMETRIC &  
LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING  
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR  
SIGNATURE:

LIGHTING SPECIFICATIONS  
(CONTINUED)

## SITE LIGHTING PSLS / PSLL



**DIMENSIONS:**  
**PSLS** 3.5"H x 13"W x 17.5"E (No Arm)  
5.6"W x 13"W x 25.2"E (Staright Arm)  
**PSLL** 3.5"H x 13"W x 21.1"E (No Arm)  
5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Flat Top Site Light with Low to High Output  
**Materials:**  
Die Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Heat-Resistant Clear Polycarbonate  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard IP65 Rated  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options					
MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	150LED	40K	III	EM12
Model PSLS PSLL	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (PSLS) LED70 - 70W LED 9300-10000 lms LED100 - 100W LED 12300-15300 lms LED150 - 150W LED 17700-18500 lms LED180 - 180W LED 20600-12500 lms  Wattage (PSLL) LED220 - 220W LED 30200-31000 lms LED310 - 310W LED 36800-38400 lms	Kelvin 30 - 30K 40 - 40K 50 - 50K	Type III - Type III IV - Type IV V - Type V* *Standard	Options PC - Photocell MOT - Motion DIM0-10 - 0-10V Dimmable TRUN - Trunion Mount LSF - Large Slip Fitter MA - Mounting Arm SF - Slip Fitter EM5 - Emergency Backup500 Lms EM12 - Emergency Backup 1200Lms

Divine Lighting & Mfg., LLC.  
3704 Hilltop Dr. Ste. 200

<http://www.divinelighting.net>  
customerservice@divinelighting.net  
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

## SITE LIGHTING PSLS / PSLL



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**PSLS** 3.5"H x 13"W x 17.5"E (No Arm)  
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Integrated LED Array  
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Install by Qualified Electrician  
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2 Years From Date of Shipment



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PSLS	BL-BLACK	150LED	40K	III	EM12
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ORDER INFORMATION Call Factory For Fluorescent Options					
MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	150LED	40K	IV	
Model PSLS PSLL	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (PSLS) LED70 - 70W LED 9300-10000 lms LED100 - 100W LED 12300-15300 lms LED150 - 150W LED 17700-18500 lms LED180 - 180W LED 20600-12500 lms  Wattage (PSLL) LED220 - 220W LED 30200-31000 lms LED310 - 310W LED 36800-38400 lms	Kelvin 30 - 30K 40 - 40K 50 - 50K	Type III - Type III IV - Type IV V - Type V* *Standard	Options PC - Photocell MOT - Motion DIM0-10 - 0-10V Dimmable TRUN - Trunion Mount LSF - Large Slip Fitter MA - Mounting Arm SF - Slip Fitter EM5 - Emergency Backup500 Lms EM12 - Emergency Backup 1200Lms

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FX: 936-494-3910

## WALLPACKS WPCP



**DIMENSIONS:**  
**12W:** 3.375"E x 5"W x 6"H  
**28-50W:** 4.5"E x 7.6"W x 11"H  
**80-120W:** 5.5"E x 11"W x 13"H

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Wallpack with Full Cutoff Capability  
Dark Sky Standard  
**Materials:**  
Die-Cast Aluminum  
**Finish:**  
Powder Coated  
**Lens:**  
Impact Resistant Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard IP65 Sealed  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options			
MODEL	FINISH	WATTAGE	KELVIN
WPCP	BL-BLACK	LED 10W	40K
Model WPCP	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage LED10 - 10W LED 1150 Lms  Wattage LED28 - 28W LED 3239 Lms LED50 - 50W LED 5193 Lms  Wattage LED80 - 80W LED 9000 Lms LED120 - 120W LED 13700 Lms	Kelvin 30 - 30K 40 - 40K 50 - 50K

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Dark Sky Standard  
**Materials:**  
Die-Cast Aluminum  
**Finish:**  
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Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard IP65 Sealed  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options				
MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
WPCP	BL-BLACK	LED 10W	40K	EMBOX - EM12
Model WPCP	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage LED10 - 10W LED 1150 Lms  Wattage LED28 - 28W LED 3239 Lms LED50 - 50W LED 5193 Lms  Wattage LED80 - 80W LED 9000 Lms LED120 - 120W LED 13700 Lms	Kelvin 30 - 30K 40 - 40K 50 - 50K	EMBOX - EM5 500LMS EMBOX - EM12 1200LMS

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# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-035

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

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

<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.

SUBDIVISION

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32

CURRENT USE Undeveloped

PROPOSED ZONING PD-32

PROPOSED USE Condominium

ACREAGE 3.59 Acres

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

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

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

☒ Agent RIV Properties LLC

☒ APPLICANT RIV Properties LLC

CONTACT PERSON Asher Hamilton

CONTACT PERSON Asher Hamilton

ADDRESS PO Box 192054

ADDRESS PO Box 192054

CITY, STATE & ZIP Dallas, Texas 75219

CITY, STATE & ZIP Dallas, TX 75219

PHONE (214) 908-4684

PHONE (214) 908-4684

E-MAIL ahamilton@realityinvestments.com

E-MAIL ahamilton@realityinvestments.com

## NOTARY VERIFICATION [REQUIRED]

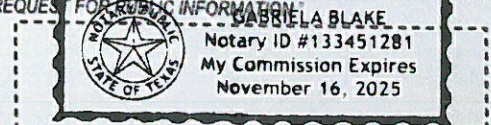
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ASHER HAMILTON [AGENT] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE AGENT FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 321.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF JUNE 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF JUNE 2022

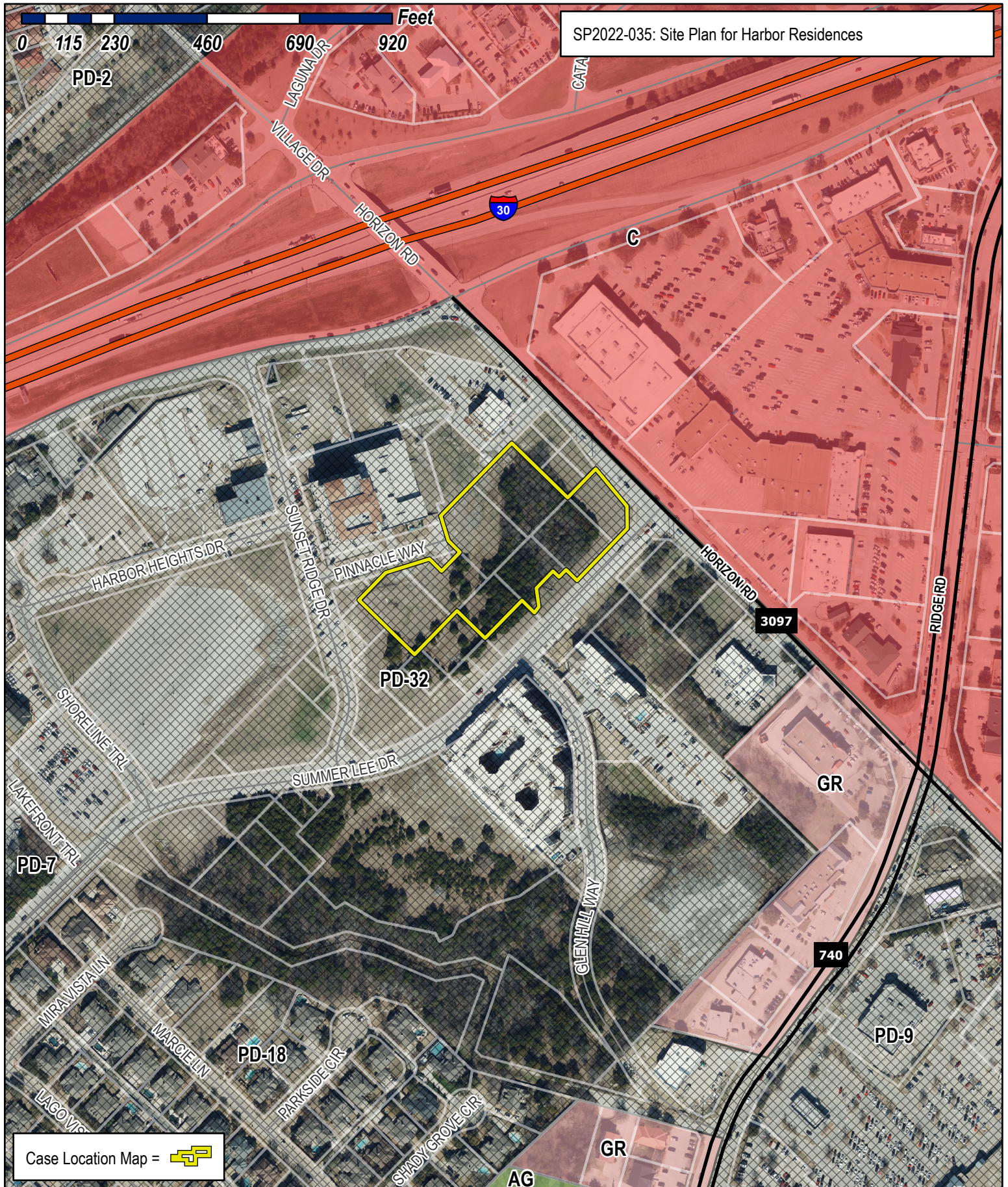
AGENT'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 11/16/2025





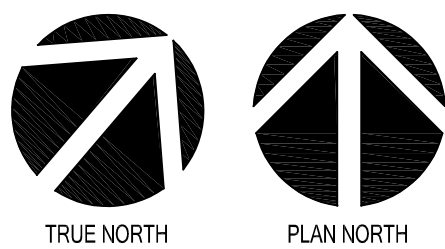
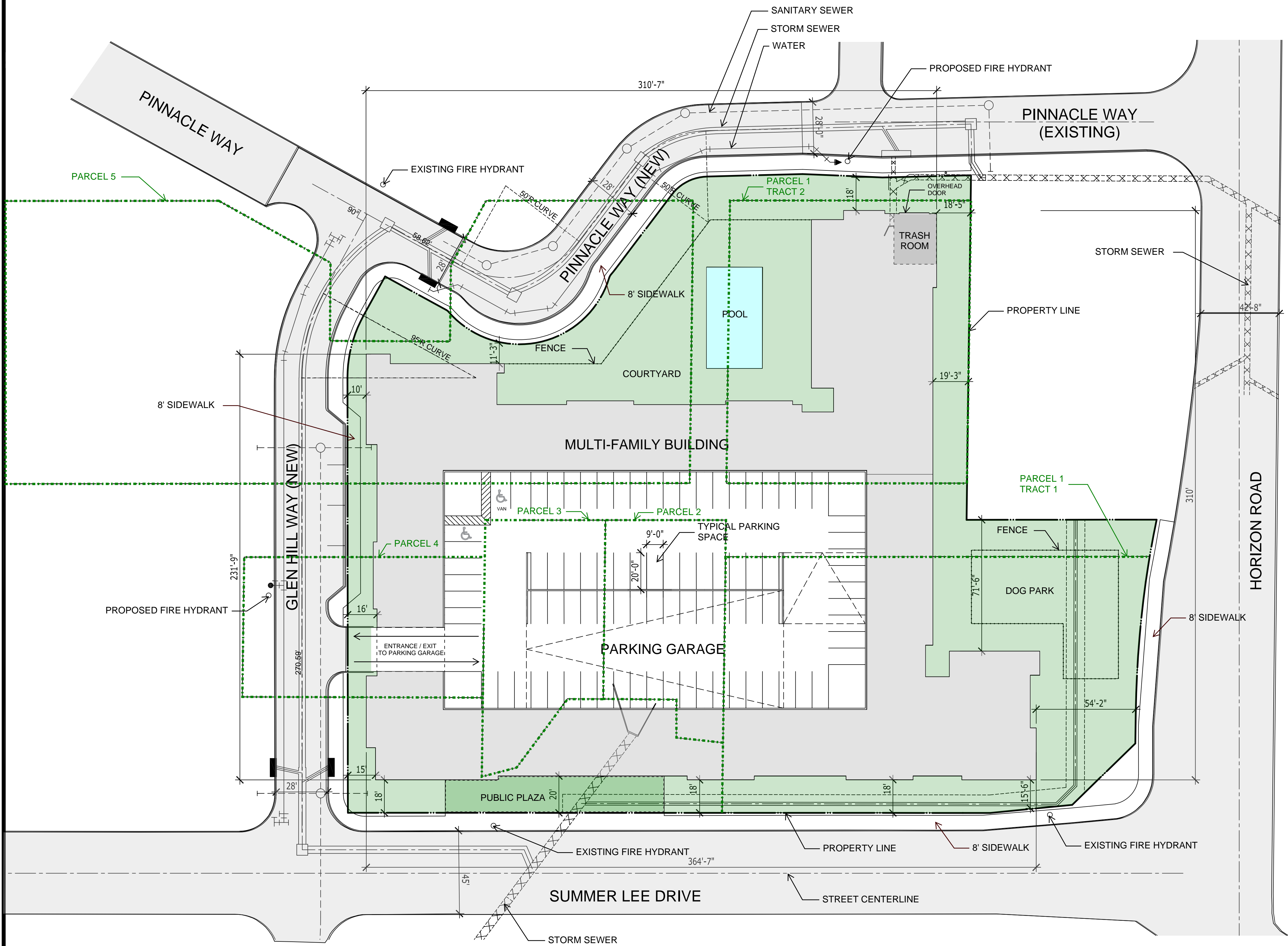
## City of Rockwall

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

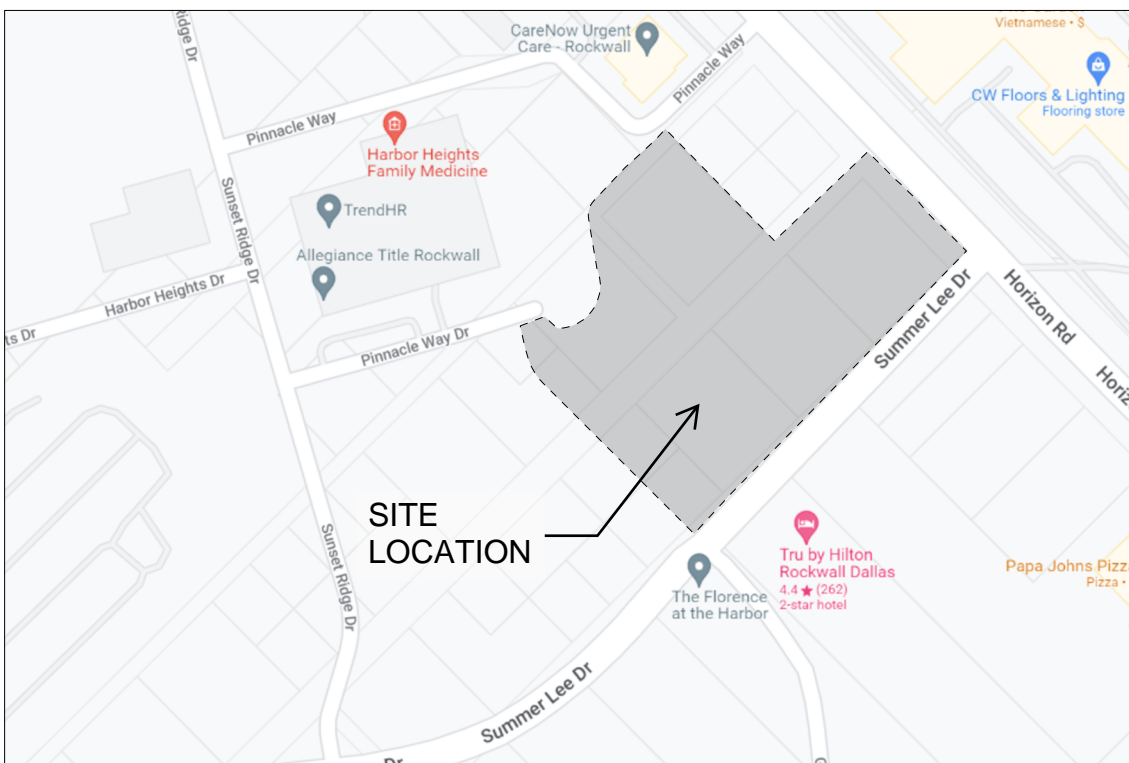
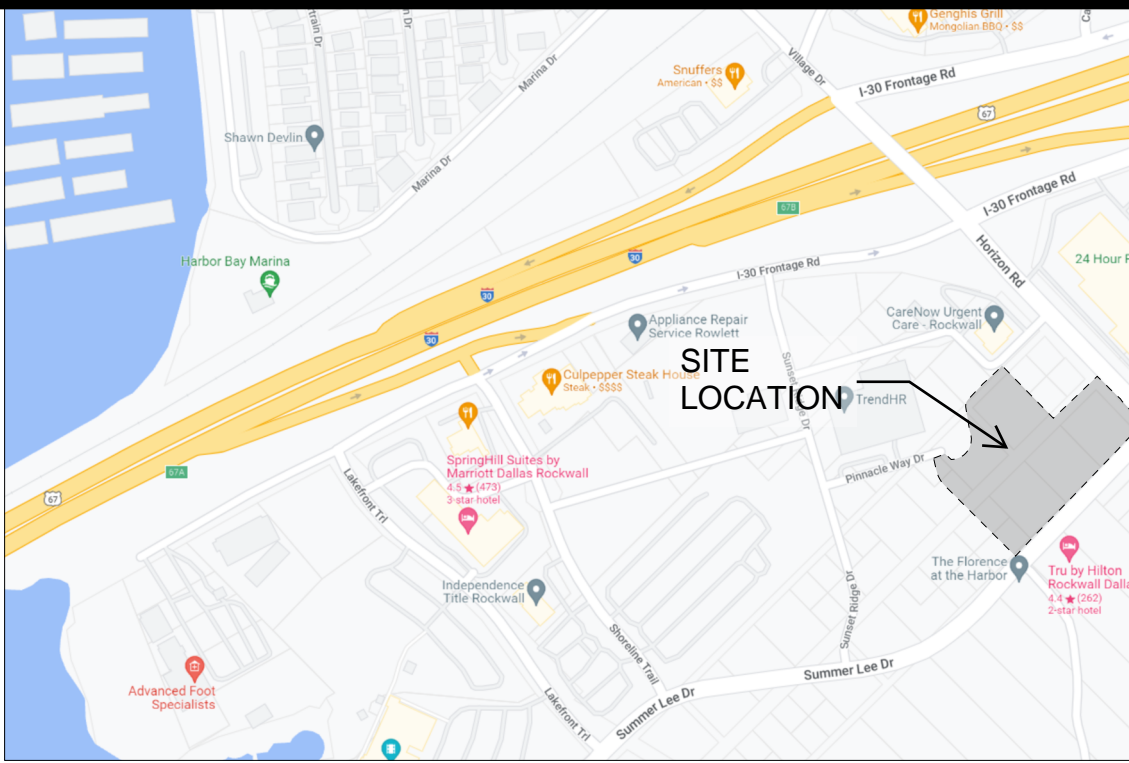






## SITE PLAN

SCALE: 1" = 30'-0"



### PROJECT DATA

SITE AREA:  
2.69 ACRES

LAND USE:  
COMMERCIAL

BUILDING INFORMATION:  
(1) FOUR/FIVE STORY BUILDING  
SQUARE FOOTAGE:  
346,815 GSF  
196,592 NRSF

UNIT INFORMATION:  
1,117 SF AVG. UNIT SIZE  
1 BEDRM UNIT TOTAL: 104 UNITS  
2 BEDRM UNIT TOTAL 72 UNITS  
TOTAL: 176 UNITS

PARKING INFORMATION:  
300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT  
7 ACCESSIBLE PARKING SPACES TO BE PROVIDED  
DISTRIBUTED THROUGH EACH PARKING LEVEL

SITE PLAN REQUIRES REPLATTING LINES  
SHOW AS FOLLOWS:

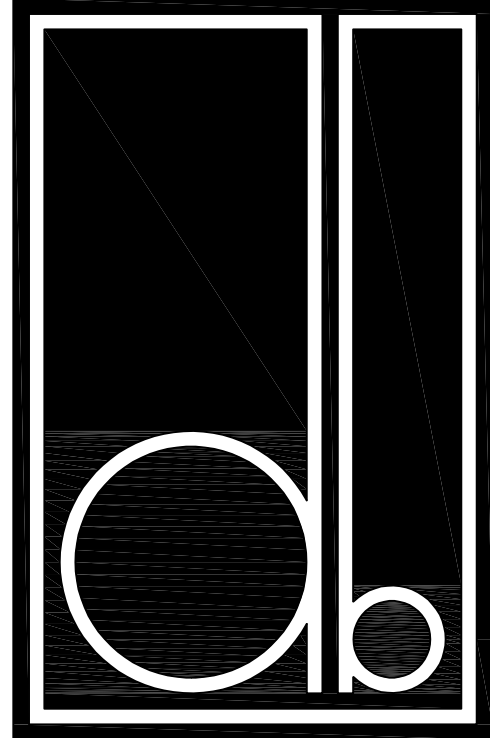
..... CURRENT PLATS  
———— FUTURE PLAT

### PAVING INFORMATION

STREET: 6" 3600 PSI CONCRETE W/#4 @ 18" OCEW

DRIVES: 6" 3600 PSI CONCRETE W/#3 @24" OCEW

SIDEWALK: 4" 3000 PSI CONCRETE W/#3 @24" OCEW



OWNER:  
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SITUATED WITHIN THE HILLSIDE  
MIXED USE SUBDISTRICT AND  
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(PD-32), GENERALLY LOCATED  
AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF HORIZON  
ROAD AND SUMMER LEE DRIVE

DATE ISSUED:  
06/17/2022

SHEET NUMBER AND TITLE:  
2.1 SITE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN  
SIGNATURE:

PLANNING DIRECTOR SIGNATURE:





01 EAST ELEVATION

Scale: 1" = 30'-0"

Surface Area: 17,647 SF

Material Percentages  
Brick: 32%  
Stucco: 68%



02 SOUTH ELEVATION

Scale: 1" = 30'-0"

Surface Area: 21,154 SF

Material Percentages  
Brick: 34%  
Stucco: 66%



03 WEST ELEVATION

Scale: 1" = 30'-0"

Surface Area: 187,833 SF

Material Percentages  
Brick: 33%  
Stucco: 67%



04 NORTH ELEVATION

Scale: 1" = 30'-0"

Surface Area: 14,488 SF

Material Percentages  
Brick: 30%  
Stucco: 70%

ROOFTOP EQUIPMENT:

Mechanical equipment to be on the rooftop. This will either be hidden by the parapets or screened

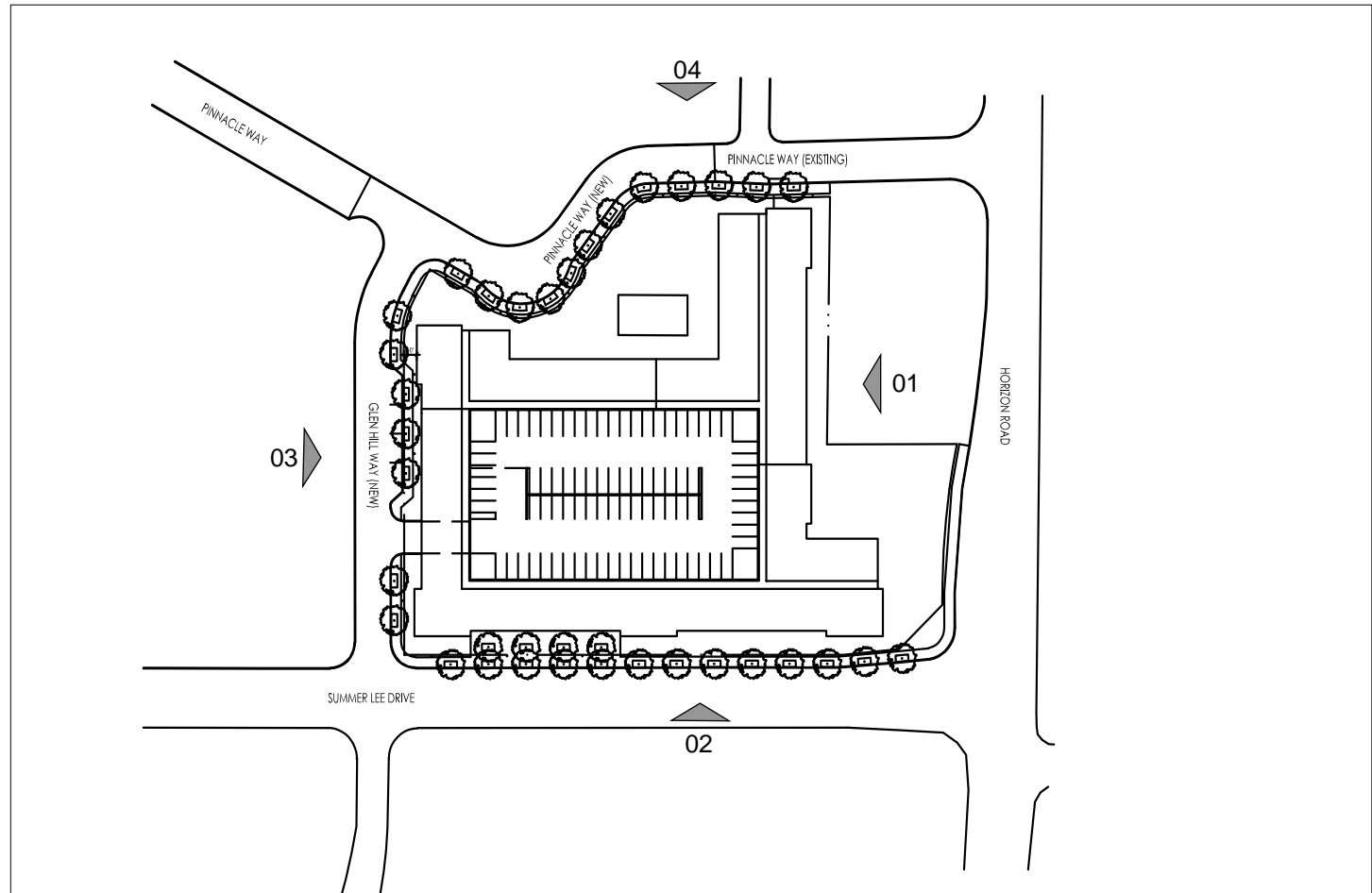
PROPOSED BUILDING MATERIAL:

Brick:  
ACME Brick; Marble Grey  
ACME Brick; Ridgemar

Stucco Colors  
Sherwin Williams; SW 9165; Gossamer Veil  
Sherwin Williams; SW 7066; Gray Matters  
Sherwin Williams; SW 7069; Iron Ore

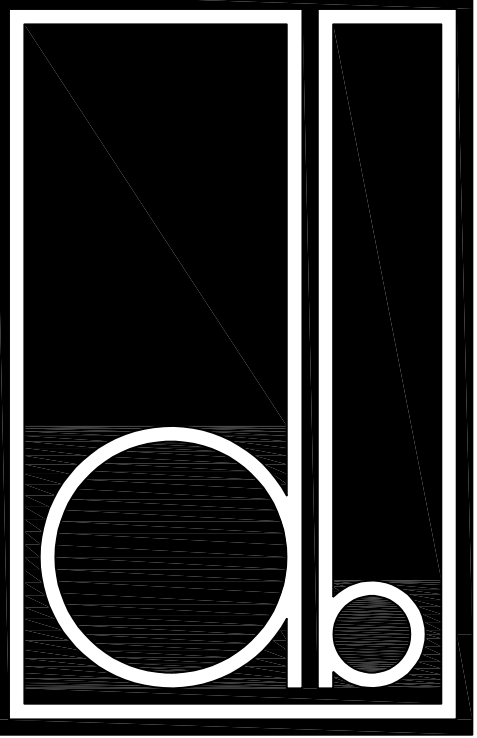
Roof Materials  
BORAL Concrete Roof Tile ; Saxony Country Slate; Charcoal Blend  
Thermoplastic Polyolefin

Precast Stone  
Coronado Stone; Lompoc



ELEVATION KEY PLAN

Scale: N.T.S.



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214.668.2306

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DATE ISSUED:  
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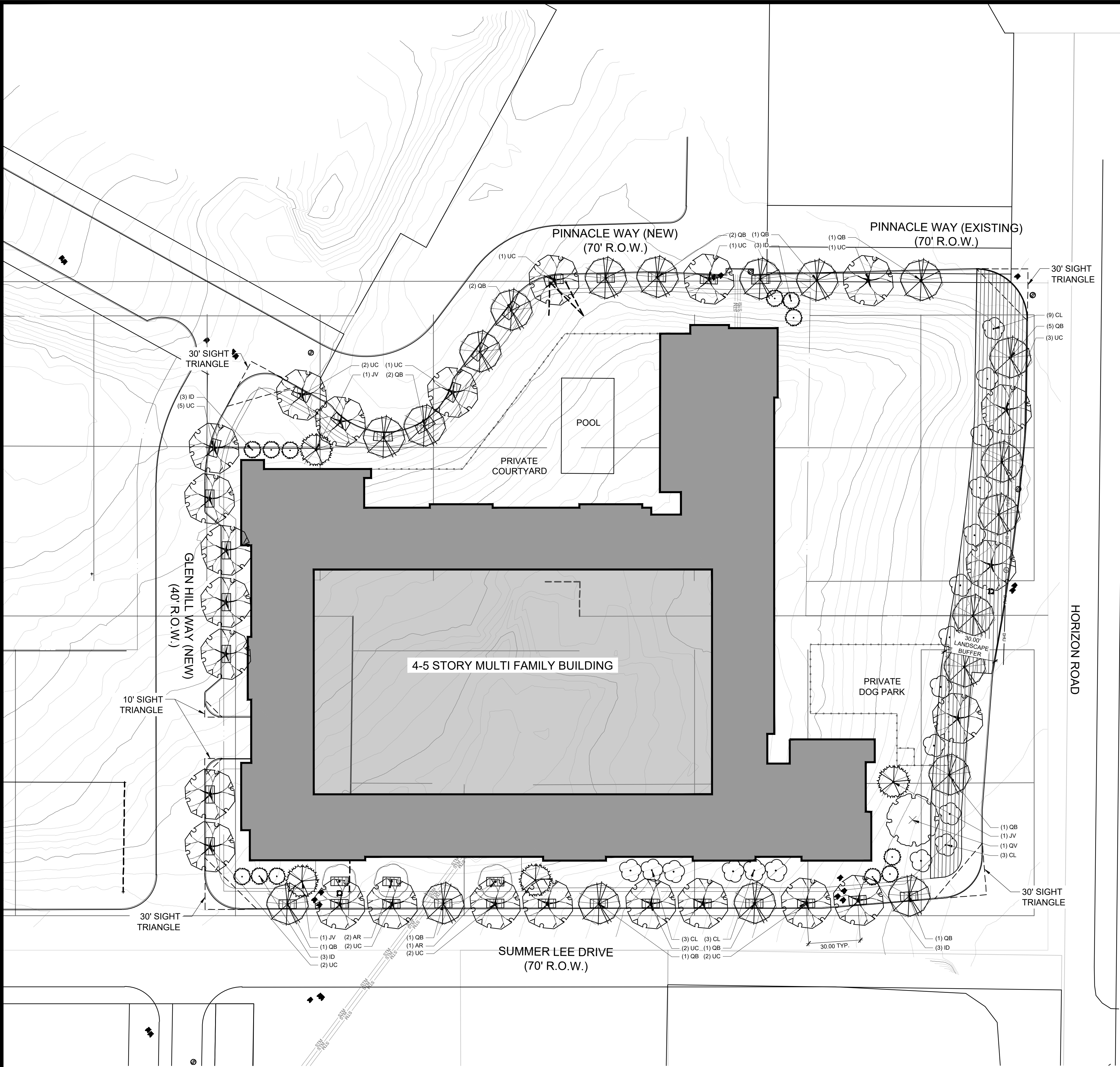
SHEET NUMBER AND TITLE:  
6.1 BUILDING ELEVATIONS

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:



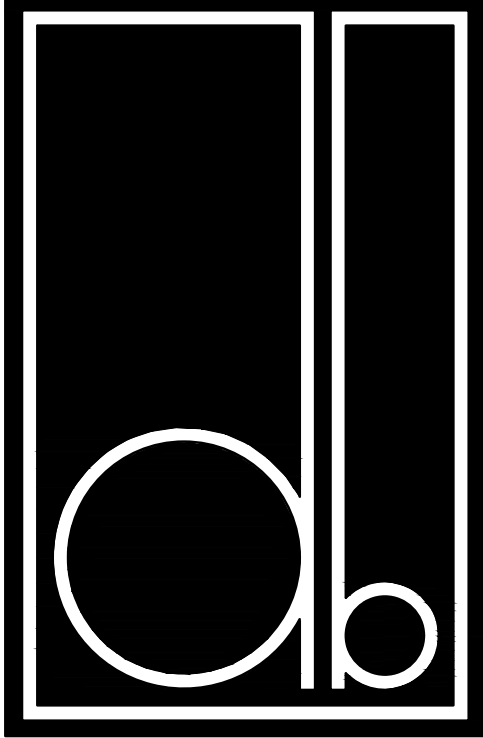


PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPEC SIZE
	AR	3	Acer rubrum 'October Glory'	October Glory Red Maple	BOX	4"	
	CL	18	Chilopsis linearis	Desert Willow	BOX		4' HT
	ID	12	Ilex decidua	Possumhaw Holly	BOX		4' HT
	JV	4	Juniperus virginiana	Eastern Redcedar	BOX	4"	
	QB	20	Quercus buckleyi	Texas Red Oak	BOX	4"	
	QV	1	Quercus virginiana	Southern Live Oak	BOX	4"	
	UC	24	Ulmus crassifolia	Cedar Elm	BOX	4"	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	MIN HT
	SHR S14	10,665 sf	SHRUB AREA	SHRUB AREA	3 GAL		
TOTALS		QTY					
TREES		82					
SHRUB AREAS		10,665 sf					

PROJECT DATA			
SITE AREA: 2.73 ACRES (ESTIMATED) 63% LOT COVERAGE	REQUIRED PARKING:		
	1.88 UNITS	104 UNITS	156 SPACES
	2.88 UNITS	72 UNITS	144 SPACES
[1] FOUR/FIVE STORY BUILDING 346,815 GSF 196,592 NRSF 1,117 SF AVG. UNIT SIZE 176 UNITS	TOTAL UNITS		300 SPACES
	PROVIDED PARKING:		
	GARAGES		300 SPACES
INTERIOR AMENITY SPACE 7,500 GSF	TOTAL PARKING		300 SPACES
	300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT		

IMPERVIOUS AREA = 14,070 SF (11% OF SITE AREA)  
LANDSCAPE / OPENSOURCE AREA = 30,884 SF (26% OF SITE AREA)

NOTES:  
1. IRRIGATION WILL MEET ALL REQUIREMENTS  
OF THE ROCKWALL, TX UDC



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214.668.2306

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DEVELOPMENT DISTRICT 32  
(PD-32). GENERALLY LOCATED  
AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF HORIZON  
ROAD AND SUMMER LEE DRIVE

DATE ISSUED:  
06/17/2022

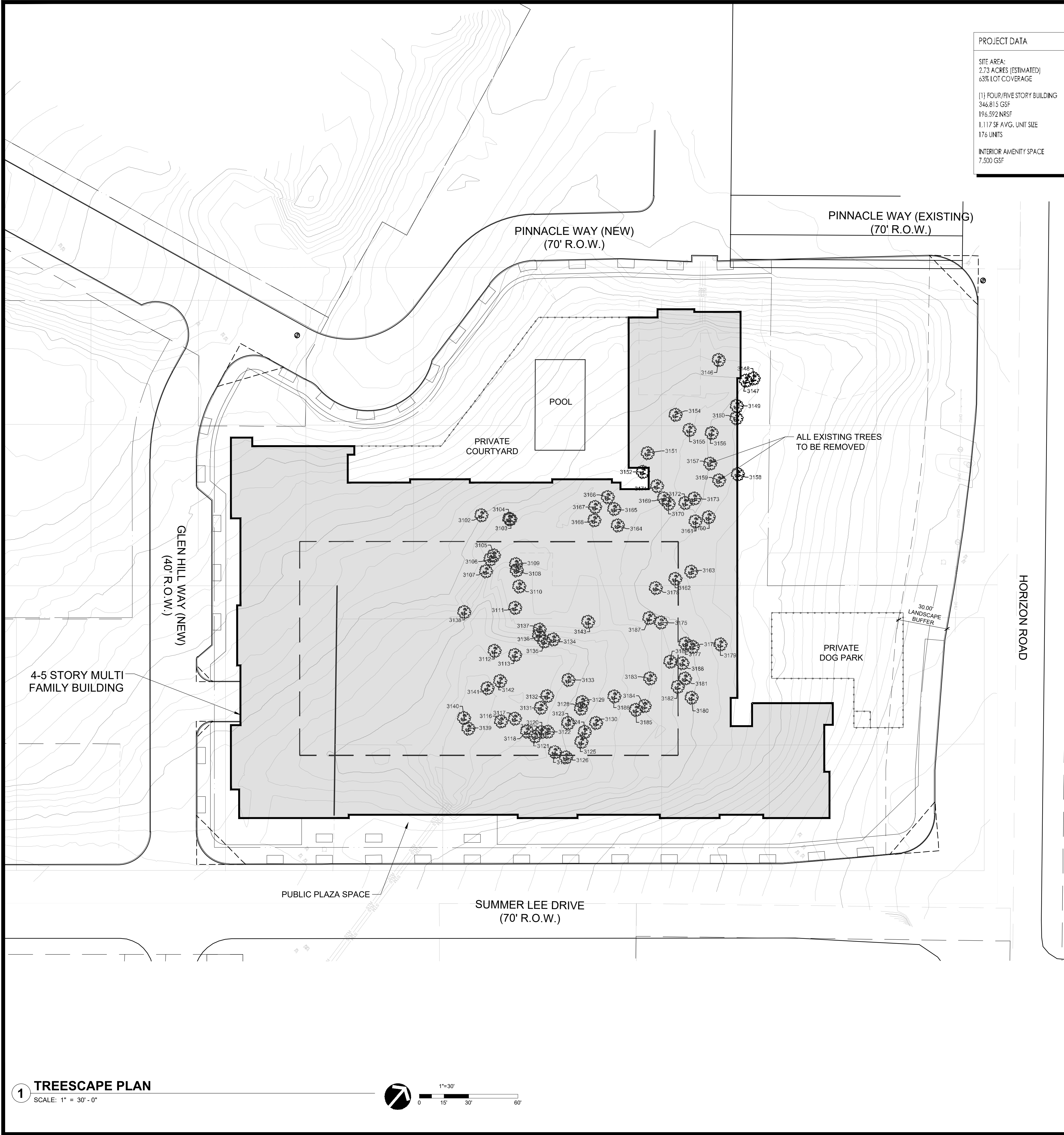
SHEET NUMBER AND TITLE:  
3.1 LANDSCAPE  
PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN  
SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

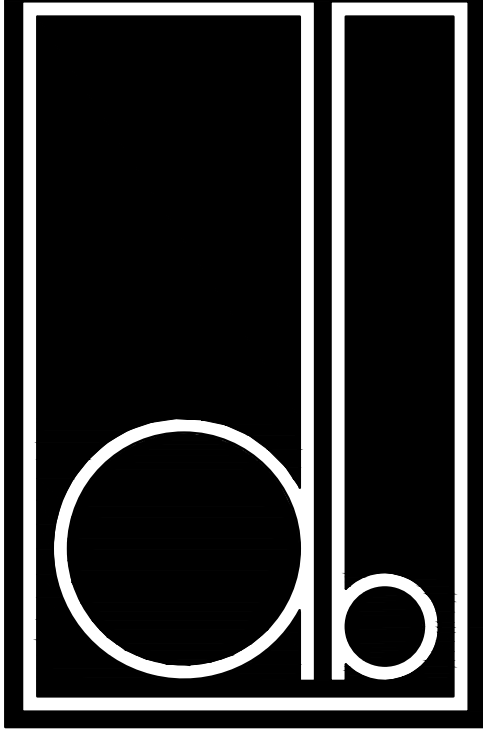




PROJECT DATA			
SITE AREA: 2.73 ACRES (ESTIMATED) 63% LOT COVERAGE	REQUIRED PARKING:		
	1 BR UNITS	104 UNITS	156 SPACES
	2 BR UNITS	72 UNITS	144 SPACES
(1) FOUR/FIVE STORY BUILDING 346,815 GSF 196,592 NRSF 1,117 SF AVG. UNIT SIZE 176 UNITS	TOTAL UNITS		
	176 UNITS		300 SPACES
INTERIOR AMENITY SPACE 7,500 GSF	PROVIDED PARKING:		
	GARAGES		300 SPACES
	TOTAL PARKING		300 SPACES
		300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT	

Existing Tree Survey				
Tree #	Family	Size	Status	Classified
3102	Oak	17"	Healthy	Protected
3103	Hackberry	9"	Healthy	Secondary
3104	Hackberry	6"	Healthy	Secondary
3105	Hackberry	11"	Healthy	Secondary
3106	Hackberry	6"	Healthy	Secondary
3107	Oak	14"	Healthy	Protected
3108	Oak	23"	Healthy	Protected
3109	Oak	13"	Healthy	Protected
3111	Oak	10"	Healthy	Protected
3112	Oak	6"	Healthy	Protected
3113	Oak	8"	Healthy	Protected
3116	Oak	9"	Healthy	Protected
3117	Oak	10"	Healthy	Protected
3118	Elm	17"	Healthy	Protected
3119	Oak	32"	Healthy	Protected
3120	Hackberry	15"	Healthy	Secondary
3121	Elm	12"	Healthy	Protected
3122	Elm	11"	Healthy	Protected
3123	Hackberry	12"	Healthy	Secondary
3124	Oak	15"	Healthy	Protected
3125	Oak	14"	Healthy	Protected
3126	Hackberry	9"	Healthy	Secondary
3127	Hackberry	13"	Healthy	Secondary
3128	Oak	9"	Healthy	Protected
3129	Elm	9"	Healthy	Protected
3130	Oak	17"	Healthy	Protected
3131	Elm	15"	Healthy	Protected
3132	Elm	12"	Healthy	Protected
3133	Oak	23"	Healthy	Protected
3134	Hackberry	13"	Healthy	Secondary
3135	Hackberry	10"	Healthy	Secondary
3136	Hackberry	13"	Healthy	Secondary
3137	Hackberry	12"	Healthy	Secondary
3138	Hackberry	8"	Healthy	Secondary
3139	Oak	12"	Healthy	Protected
3140	Oak	13"	Healthy	Protected
3141	Oak	12"	Healthy	Protected
3142	Hackberry	8"	Healthy	Secondary
3143	Hackberry	14"	Healthy	Secondary
3146	Oak	12"	Healthy	Protected
3147	Pecan	10"	Healthy	Protected
3148	Elm	9"	Healthy	Protected
3149	Oak	14"	Healthy	Protected
3150	Oak	16"	Healthy	Protected
3151	Oak	8"	Healthy	Protected
3152	Elm	11"	Healthy	Protected
3154	Elm	11"	Healthy	Protected
3155	Hackberry	9"	Healthy	Secondary
3156	Elm	11"	Healthy	Protected
3157	Oak	7"	Healthy	Protected
3158	Oak	17"	Healthy	Protected
3159	Hackberry	14"	Healthy	Secondary
3160	Oak	14"	Healthy	Protected
3161	Oak	15"	Healthy	Protected
3162	Elm	11"	Healthy	Protected
3163	Oak	8"	Healthy	Protected
3164	Elm	9"	Healthy	Protected
3165	Elm	10"	Healthy	Protected
3166	Oak	16"	Healthy	Protected
3167	Oak	13"	Healthy	Protected
3168	Oak	10"	Healthy	Protected
3169	Elm	8"	Healthy	Protected
3170	Hackberry	9"	Healthy	Secondary
3171	Hackberry	9"	Healthy	Secondary
3172	Oak	8"	Healthy	Protected
3173	Hackberry	12"	Healthy	Secondary
3175	Oak	8"	Healthy	Protected
3176	Oak	8"	Healthy	Protected
3177	Hackberry	9"	Healthy	Secondary
3178	Elm	8"	Healthy	Protected
3179	Oak	17"	Healthy	Protected
3180	Elm	11"	Healthy	Protected
3181	Oak	9"	Healthy	Protected
3182	Oak	8"	Healthy	Protected
3183	Oak	11"	Healthy	Protected
3184	Oak	14"	Healthy	Protected
3185	Elm	10"	Healthy	Protected
3186	Hackberry	8"	Healthy	Secondary
3187	Oak	11"	Healthy	Protected
3188	Hackberry	8"	Healthy	Secondary
3189	Oak	9"	Healthy	Protected

Site Mitigation Requirements			
Type of Tree	Total Inches	Mitigation Requirement	Mitigated Inches
Primary	673	1" : 1"	673
Secondary	129	1" : 1/2"	65
Featured	32	1" : 2"	64
Total Mitigation Inches Required			802



DESIGN BALANCE, INC.  
2231 RIDGE ROAD, SUITE 200  
ROCKWALL, TEXAS 75087  
214.668.2306

OWNER: RIV PROPERTIES, LLC  
P.O. BOX 192054  
DALLAS, TX 75219  
214.908.4684

HARBOR RESIDENCES:  
PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

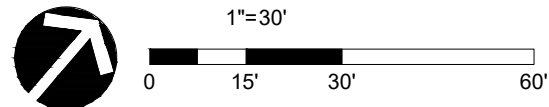
DATE ISSUED:  
06/17/2022

SHEET NUMBER AND TITLE:  
4.1 TREESCAPE PLAN

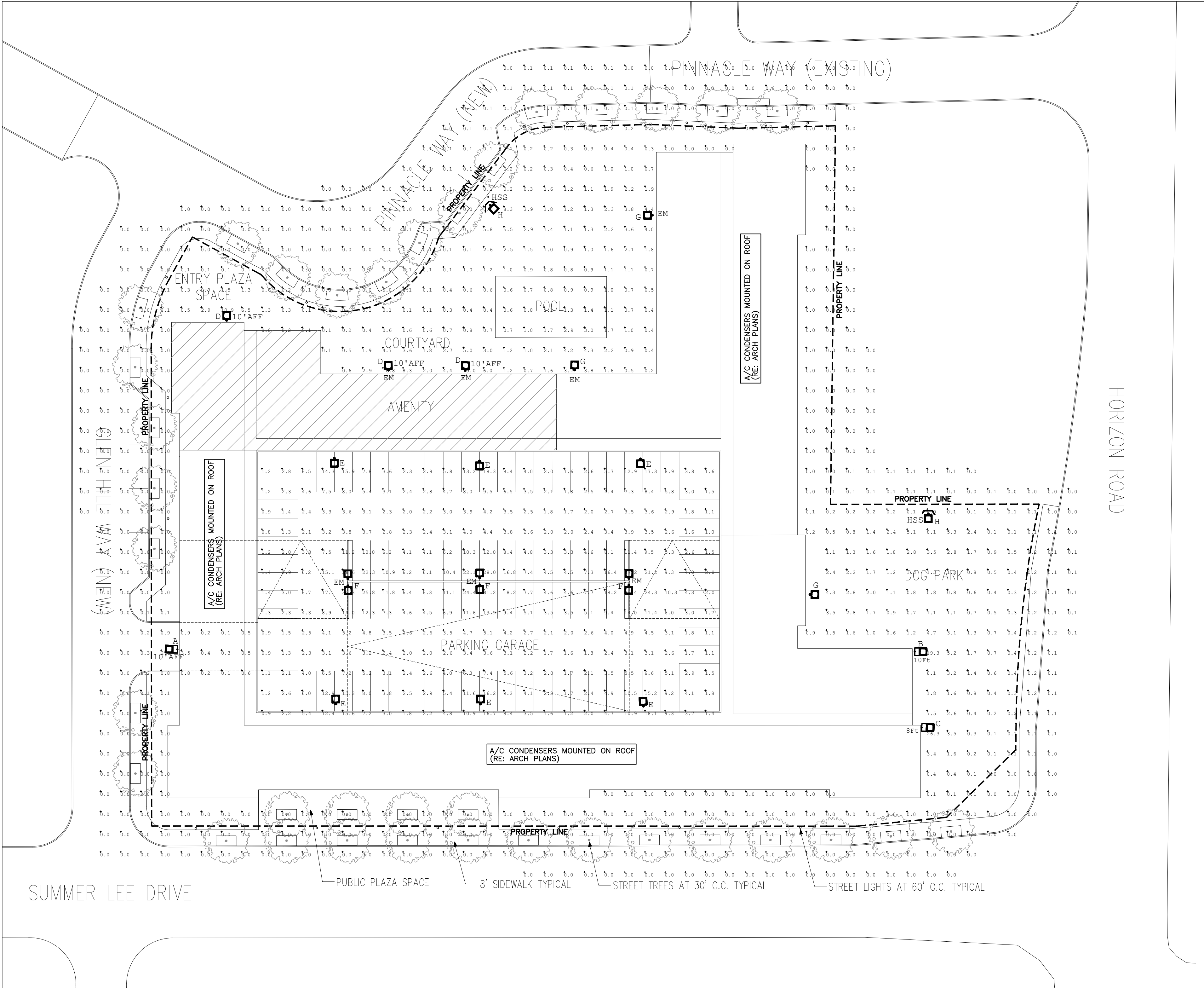
CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:



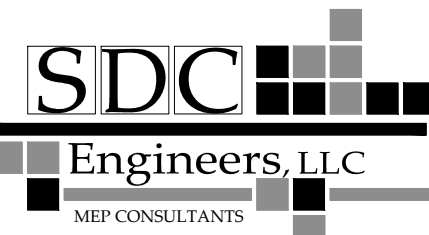




Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Fixture Height
	1	WPCL-LED10	Single	1.000	1150	11.6	10'
	1	MWCL-LED80-10FT	Single	1.000	8996	87.2	10'
	1	MWCL-LED50-8FT	Single	0.993	4867	45.3	8'
	3	MWCL-LED50	Single	0.993	4867	45.3	10'
	6	PSLM-LED150-IV	Single	1.000	17972	147.37	15'
	3	PSLM-LED150-III	Back-Back	1.000	17786	147.41	15'
	3	MWCL-LED80	Single	1.000	8996	87.2	20'
	2	PSLS-LED70-IV	Single	1.000	9450	72.3	15'

HSS - HOUSE SIDE SHIELD  
EM - 90 MINUTE INVERTER BACKUP

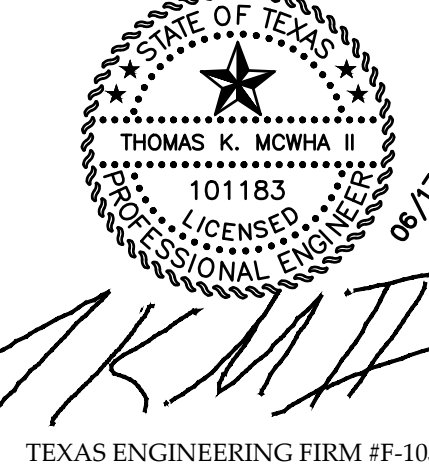
MEP CONSULTANT:



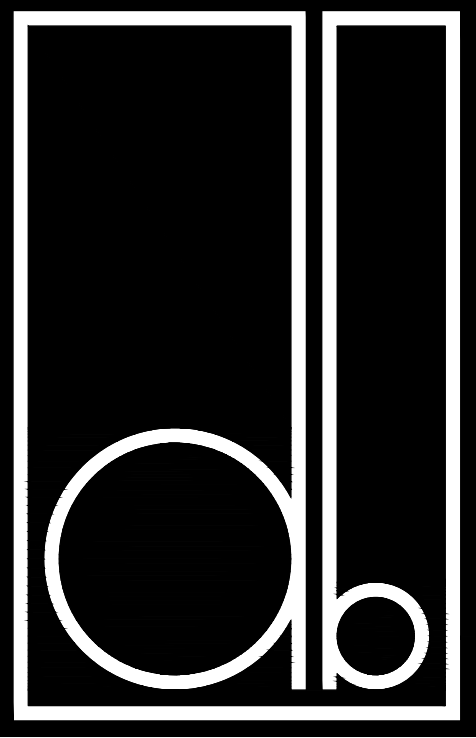
8100 WASHINGTON AVE, SUITE 250  
HOUSTON, TX 77007  
PHONE 713-552-1777  
TOMMY@SDC-MEP.COM  
TEXAS ENGINEERING FIRM #21385

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2231 RIDGE ROAD, STE 200  
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214.668.2306

OWNER:

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DALLAS, TX 75219  
214.908.4684

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RESIDENCES:

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ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1a  
PHOTOMETRIC &  
LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING  
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR  
SIGNATURE:

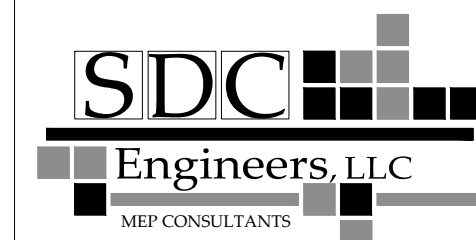
PHOTOMETRIC STUDY

SITE PLAN

1"=30'-0"



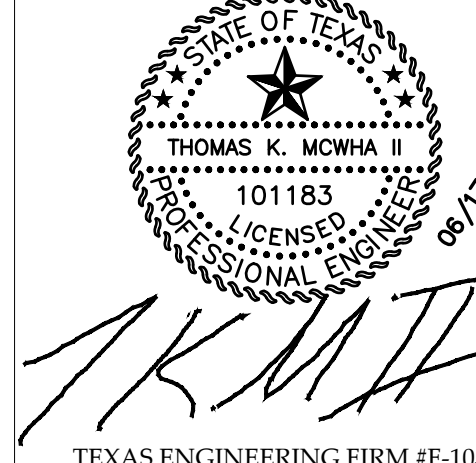
MEP CONSULTANT:



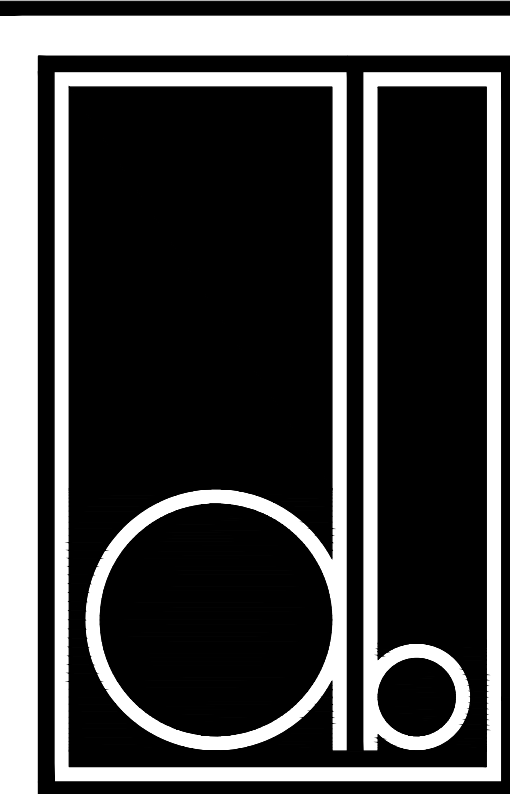
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## HARBOR RESIDENCES:

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DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1b  
PHOTOMETRIC &  
LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING  
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR  
SIGNATURE:

## WALLPACKS FULL CUTOFF WALLPACKS



DIMENSIONS:  
MWPCFL 14.25"W x 9.25"H x 7.5"E  
LWPCL 18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	

### PRODUCT SPECIFICATIONS

**Description:**  
Full Cutoff Finned LED Wallpack with Slits  
**Materials:**  
Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Borosilicate Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL 1598 Standard Dark Sky Compliant  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options				
MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCFL	BL-BLACK	LED50	40K	EM12
Model MWPCFL LWPCL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (MWPCFL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms	Kelvin 40 - 40K 50 - 50K	Options PC - Photocell EM5 - 500 Lm Emergency EM12 - 1200 Lm Emergency

Divine Lighting & Fab, LLC,  
3704 Hilltop Dr. Ste. 200

<http://www.divinelighting.net>  
customerservice@divinelighting.net  
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

## WALLPACKS FULL CUTOFF WALLPACKS



DIMENSIONS:  
MWPCFL 14.25"W x 9.25"H x 7.5"E  
LWPCL 18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	

### PRODUCT SPECIFICATIONS

**Description:**  
Full Cutoff Finned LED Wallpack with Slits  
**Materials:**  
Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
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**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL 1598 Standard Dark Sky Compliant  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options				
MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCFL	BL-BLACK	LED50	40K	EM12
Model MWPCFL LWPCL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (MWPCFL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms	Kelvin 40 - 40K 50 - 50K	Options PC - Photocell EM5 - 500 Lm Emergency EM12 - 1200 Lm Emergency

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LWPCL 18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	

### PRODUCT SPECIFICATIONS

**Description:**  
Full Cutoff Finned LED Wallpack with Slits  
**Materials:**  
Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Borosilicate Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL 1598 Standard Dark Sky Compliant  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options				
MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCFL	BL-BLACK	LED80	40K	EM12
Model MWPCFL LWPCL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (MWPCFL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms	Kelvin 40 - 40K 50 - 50K	Options PC - Photocell EM5 - 500 Lm Emergency EM12 - 1200 Lm Emergency

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DIMENSIONS:  
MWPCFL 14.25"W x 9.25"H x 7.5"E  
LWPCL 18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	

### PRODUCT SPECIFICATIONS

**Description:**  
Full Cutoff Finned LED Wallpack with Slits  
**Materials:**  
Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Borosilicate Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL 1598 Standard Dark Sky Compliant  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options				
MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCFL	BL-BLACK	LED80	40K	EM12
Model MWPCFL LWPCL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (MWPCFL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms	Kelvin 40 - 40K 50 - 50K	Options PC - Photocell EM5 - 500 Lm Emergency EM12 - 1200 Lm Emergency

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PH: 936-494-3900  
FX: 936-494-3910

## SITE LIGHTING PSLS / PSLL



DIMENSIONS:  
PSLS 3.5"H x 13"W x 17.5"E (No Arm)  
5.6"W x 13"W x 25.2"E (Staright Arm)  
PSLL 3.5"H x 13"W x 21.1"E (No Arm)  
5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	

### PRODUCT SPECIFICATIONS

**Description:**  
Flat Top Site Light with Low to High Output  
**Materials:**  
Die Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Heat-Resistant Clear Polycarbonate  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard IP65 Rated  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options					
MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	LED70	40K	IV	
Model PSLS PSLL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (PSLS) LED70 - 70W LED 9300-10000 lms LED100 - 100W LED 12300-13500 lms LED150 - 150W LED 17700-18500 lms LED180 - 180W LED 20600-22500 lms Wattage (PSLL) LED220 - 220W LED 30200-31000 lms LED310 - 310W LED 36800-38400 lms	Kelvin 30 - 30K 40 - 40K 50 - 50K	Type III - Type III IV - Type IV V - Type V Standard	Options PC - Photocell MOT - Motion DIMM-10 - 0-10V Dimmable TRUN - Transition Mount LSF - Large Slip Fitter MA - Mounting Arm SF - Slip Fitter EM5 - Emergency Backup 500 Lms EM12 - Emergency Backup 1200Lms

Divine Lighting & Mfg., LLC,  
3704 Hilltop Dr. Ste. 200

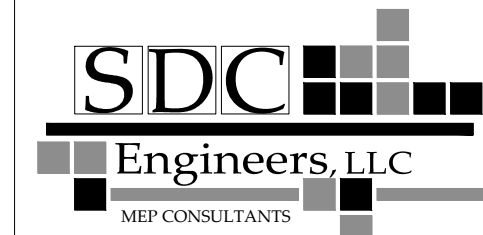
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customerservice@divinelighting.net  
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PH: 936-494-3900  
FX: 936-494-3910

## LIGHTING SPECIFICATIONS



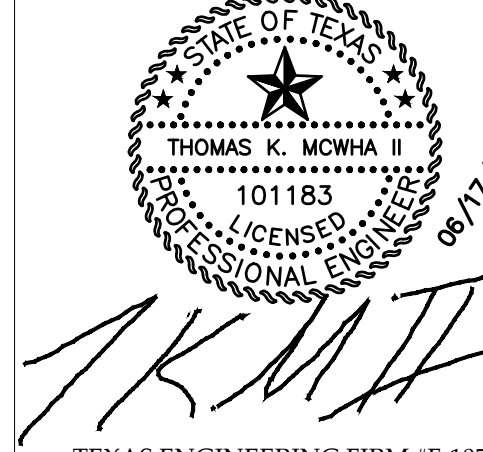
MEP CONSULTANT:



8100 WASHINGTON AVE, SUITE 250  
HOUSTON, TX 77007  
PHONE: 713-552-1777  
TOMMY@SDC-MEP.COM  
TEXAS ENGINEERING FIRM #21385

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SEAL:



TEXAS ENGINEERING FIRM #F-10533

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2231 RIDGE ROAD, STE 200  
ROCKWALL, TEXAS 75087  
214.668.2306

OWNER:

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P.O. BOX 192054  
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THE HORIZON/SUMMER LEE  
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DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1c  
PHOTOMETRIC &  
LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING  
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR  
SIGNATURE:

## SITE LIGHTING PSLS / PSLL



**DIMENSIONS:**  
**PSLS** 3.5"H x 13"W x 17.5"E (No Arm)  
5.6"W x 13"W x 25.2"E (Staright Arm)  
**PSLL** 3.5"H x 13"W x 21.1"E (No Arm)  
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Project:	
Location(s):	
Type:	
Qty:	
Date:	

### PRODUCT SPECIFICATIONS

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Flat Top Site Light with Low to High Output  
**Materials:**  
Die Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Heat-Resistant Clear Polycarbonate  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard  
IP65 Rated  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options					
MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	150LED	40K	III	EM12
Model PSLS PSLL	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (PSLS) LED70 - 70W LED 9300-10000 lms LED100 - 100W LED 12300-13500 lms LED150 - 150W LED 17700-18500 lms LED180 - 180W LED 20600-12500 lms  Wattage (PSLL) LED220 - 220W LED 30200-31000 lms LED310 - 310W LED 36800-38400 lms	Kelvin 30 - 30K 40 - 40K 50 - 50K	Type III - Type III IV - Type IV V - Type V* *Standard	Options PC - Photocell MOT - Motion DIM0-10 - 0-10V Dimmable TRUN - Trunion Mount LSF - Large Slip Fitter MA - Mounting Arm SF - Slip Fitter EM5 - Emergency Backup500 Lms EM12 - Emergency Backup 1200Lms

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3704 Hilltop Dr. Ste. 200

<http://www.divinelighting.net>  
[customerservice@divinelighting.net](mailto:customerservice@divinelighting.net)  
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

## SITE LIGHTING PSLS / PSLL



**DIMENSIONS:**  
**PSLS** 3.5"H x 13"W x 17.5"E (No Arm)  
5.6"W x 13"W x 25.2"E (Staright Arm)  
**PSLL** 3.5"H x 13"W x 21.1"E (No Arm)  
5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	

### PRODUCT SPECIFICATIONS

**Description:**  
Flat Top Site Light with Low to High Output  
**Materials:**  
Die Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Heat-Resistant Clear Polycarbonate  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard  
IP65 Rated  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options					
MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	150LED	40K	III	EM12
Model PSLS PSLL	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (PSLS) LED70 - 70W LED 9300-10000 lms LED100 - 100W LED 12300-13500 lms LED150 - 150W LED 17700-18500 lms LED180 - 180W LED 20600-12500 lms  Wattage (PSLL) LED220 - 220W LED 30200-31000 lms LED310 - 310W LED 36800-38400 lms	Kelvin 30 - 30K 40 - 40K 50 - 50K	Type III - Type III IV - Type IV V - Type V* *Standard	Options PC - Photocell MOT - Motion DIM0-10 - 0-10V Dimmable TRUN - Trunion Mount LSF - Large Slip Fitter MA - Mounting Arm SF - Slip Fitter EM5 - Emergency Backup500 Lms EM12 - Emergency Backup 1200Lms

Divine Lighting & Mfg., LLC.  
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## SITE LIGHTING PSLS / PSLL



**DIMENSIONS:**  
**PSLS** 3.5"H x 13"W x 17.5"E (No Arm)  
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5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	

### PRODUCT SPECIFICATIONS

**Description:**  
Flat Top Site Light with Low to High Output  
**Materials:**  
Die Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Heat-Resistant Clear Polycarbonate  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard  
IP65 Rated  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options					
MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	150LED	40K	IV	
Model PSLS PSLL	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (PSLS) LED70 - 70W LED 9300-10000 lms LED100 - 100W LED 12300-13500 lms LED150 - 150W LED 17700-18500 lms LED180 - 180W LED 20600-12500 lms  Wattage (PSLL) LED220 - 220W LED 30200-31000 lms LED310 - 310W LED 36800-38400 lms	Kelvin 30 - 30K 40 - 40K 50 - 50K	Type III - Type III IV - Type IV V - Type V* *Standard	Options PC - Photocell MOT - Motion DIM0-10 - 0-10V Dimmable TRUN - Trunion Mount LSF - Large Slip Fitter MA - Mounting Arm SF - Slip Fitter EM5 - Emergency Backup500 Lms EM12 - Emergency Backup 1200Lms

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PH: 936-494-3900  
FX: 936-494-3910

## WALLPACKS WPCP



**DIMENSIONS:**  
**12W:** 3.375"E x 5"W x 6"H  
**28-50W:** 4.5"E x 7.6"W x 11"H  
**80-120W:** 5.5"E x 11"W x 13"H

Project:	
Location(s):	
Type:	
Qty:	
Date:	

### PRODUCT SPECIFICATIONS

**Description:**  
Wallpack with Full Cutoff Capability  
Dark Sky Standard  
**Materials:**  
Die-Cast Aluminum  
**Finish:**  
Powder Coated  
**Lens:**  
Impact Resistant Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard  
IP65 Sealed  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options			
MODEL	FINISH	WATTAGE	KELVIN
WPCP	BL-BLACK	LED 10W	40K
Model WPCP	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage LED10 - 10W LED 1150 Lms  Wattage LED28 - 28W LED 3239 Lms LED50 - 50W LED 5193 Lms  Wattage LED80 - 80W LED 9000 Lms LED120 - 120W LED 13700 Lms	Kelvin 30 - 30K 40 - 40K 50 - 50K

Divine Lighting & Mfg., LLC.  
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As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

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FX: 936-494-3910

## WALLPACKS WPCP



**DIMENSIONS:**  
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**28-50W:** 4.5"E x 7.6"W x 11"H  
**80-120W:** 5.5"E x 11"W x 13"H

Project:	
Location(s):	
Type:	
Qty:	
Date:	

### PRODUCT SPECIFICATIONS

**Description:**  
Wallpack with Full Cutoff Capability  
Dark Sky Standard  
**Materials:**  
Die-Cast Aluminum  
**Finish:**  
Powder Coated  
**Lens:**  
Impact Resistant Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard  
IP65 Sealed  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options				
MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
WPCP	BL-BLACK	LED 10W	40K	EMBOX - EM12
Model WPCP	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage LED10 - 10W LED 1150 Lms  Wattage LED28 - 28W LED 3239 Lms LED50 - 50W LED 5193 Lms  Wattage LED80 - 80W LED 9000 Lms LED120 - 120W LED 13700 Lms	Kelvin 30 - 30K 40 - 40K 50 - 50K	EMBOX - EM5 500LMS EMBOX - EM12 1200LMS

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As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

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FX: 936-494-3910

LIGHTING SPECIFICATIONS  
(CONTINUED)



# PROJECT COMMENTS



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

DATE: 6/24/2022

PROJECT NUMBER: SP2022-035  
PROJECT NAME: Site Plan for Harbor Residences  
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Asher Hamilton of RIV Properties, LLC for the approval of a Site Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, 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 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.

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

M.3 For reference, include the case number (SP2022-035) 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 Planned Development District 32 (PD-32), the PD-32 Design Guidelines (Resolution No. 10-40), the IH-30 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:

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



M.7 Provide a physical material sample board. (Subsection 03.04. A, of Article 11)

M.8 Provide a Streetscape Plan, that includes the right-of-way (ROW), sidewalks, light fixtures, landscaping, benches, trash receptacles, seat wells, bike racks, etc. Examples of a Streetscape Plan can be found within the PD-32 zoning ordinance, Ordinance No. 17-22.

M.9 Site Plan:

1. Provide a numeric and graphic scale. (Subsection 03.04. A, of Article 11)
2. Please include the lot square footage. (Subsection 03.04. B, of Article 11)
3. Please indicate the dimensions of the site in feet. (Subsection 03.04. B, of Article 11)
4. Please indicate all wall lengths. (Subsection 03.04. B, of Article 11)
5. Please indicate the distance between the building and all property line. (Subsection 03.04. B, of Article 11)
6. Please indicate all existing lot property lines. These may be ghosted. (Subsection 03.04. B, of Article 11)
7. Please indicate all building setbacks adjacent to public ROW. The building setbacks were changed as part of the PD Development Plan from the previously approved case (Case No. Z2022-001), so use these setbacks. (Subsection 03.04. B, of Article 11)
8. Please indicate all existing and proposed easements. (Subsection 03.04. B, of Article 11)
9. Please label all proposed fire lanes. (Subsection 03.04. B, of Article 11)
10. Please indicate all adjacent streets ROW. (Subsection 03.04. B, of Article 11)
11. Please only provide the parking table on the site plan. (Subsection 03.04. B, of Article 11)
12. Please indicate the type and height of all proposed fencing. (Subsection 03.04. B, of Article 11)
13. If there is any ground mounted equipment it must indicated on the site plan with the subsequent screening. (Subsection 01.05. C, of Article 05)
14. Please crosshatch all the roof mounted utility equipment on the building elevations. (Subsection 01.05. C, of Article 05)
15. Please indicate the dog park as private. (Subsection 03.04. B, of Article 11)

M.10 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. Verify the impervious area as the building is included in that calculation. (Subsection 01.01. B, of Article 05)
3. All shrubs shall be 5-gallon (Subsection 05.03. B, of Article 08)
4. Provide more detail on the "shrub area;" include the species and location of the planting. (Subsection 05.03, of Article 08)
5. The October Glory Red Maple, Possumhaw Holly, and Eastern Red Cedar are not approved trees for PD-32. PD-32 includes a master planting list that you should consult it. (Ordinance No. 17-22)

M.11 Treescape Plan:

1. Provide the same site data as the site plan site data table. (See Sec. 2.1 of this checklist)
2. The total mitigation is 801.5 caliper inches. Based on the current landscape plan you are replanting 208 caliper inches, which leaves a mitigation balance of 593.5. This does not meet our 80/20 replanting vs. payment ratio. You will need to request an Alternative Tree Mitigation Settlement Agreement in conjunction with this case. The agreement requires approval from both the Planning and Zoning Commission and City Council. I will just need a letter requesting the agreement, which outlines the total mitigation balance, the remaining mitigation balance, and why you are requesting the agreement. Payment for the remaining inches will be \$100.00 per inch.

M.12 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. Please provide the Foot-candles at the to confirm that the 0.2 FC is being met. Currently it appears that some of the light levels might run afoul from this requirement. (Subsection 03.03. G, of Article 07)
3. Please indicate the height that the lighting fixtures will be mounted; this includes both wall mounted and pole mounted. (Subsection 03.03. D, of Article 07)

M.13 Building Elevations:



1. Please remove all of the signage from the building elevations. (Subsection 06.02. F, of Article 05)
2. Please indicate where the dumpster enclosure is on the elevations. (Subsection 01.05. B, of Article 05)
3. Please provide callouts for the materials on the building. (Subsection 04.04, of Article 05)
4. 20% natural or quarried stone is required on each façade of the proposed building. (Subsection 06.02. C, of Article 05)
  - a. If you do not end up meeting this requirement it should be noted that the overlay district standards also indicate that “(a)ll buildings within a common...development shall incorporate complementary architectural styles, materials, and colors.” In this case, if you are generally matching the architectural styles of the adjacent buildings then there is justification for a variance to the material requirement.
5. 90% masonry materials are required on each façade of the proposed building. (Subsection 06.02. C, 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. Please indicate any design elements on the proposed building. (Subsection 04.01, of Article 05)
9. Provide the vertical projection heights to confirm conformance with the vertical articulation standards (i.e. vertical wall projections shall be 25% of the wall height). Currently the vertically projecting elements do not appear to meet. (Subsection 04.01, of Article 05)
10. The wall projections do not meet our articulation standards (i.e. wall projections must be 25% of the wall height). That being said they appear to meet the articulation standards of the Horizon/Summer Lee Subdistrict within PD-32. Please show conformance to the PD-32 articulation requirements. (Subsection 06.02, of Article 05 and Ordinance 17-22)

**M.14 PD-32 Design Guidelines:**

1. Review the PD-32 design guidelines that were attached with these comments. Make note to the text outlined by a pink box. These design guidelines contain more specific requirements that are applicable to the subject property and the architectural style selected for the project. (Resolution No. 10-40)

**M.15 All franchise utilities must be underground. (Subsection 06.02, of Article 05)**

I.16 Should you decide to request any 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.17 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.18 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.19 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.20 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: - Need to show and label ex. water and sewer. - Parallel parking to be 22x9' min. - Show proposed 8" water connecting to 12" water. - 8" minimum water and sewer size.			



- Parking to be 20'x9' with 24' wide drive isles.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata \$7226.59/acre.
- Will require WOUS and wetland study for creek

Water and Wastewater Items:

- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- 12" water line to be installed in Glen Hill Way to connect to ex. 12" water

Roadway Paving Items:

- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Need offsite fire line and accessibility easement.
- Traffic Impact Analysis is required
- Need PD-32 required sidewalks along Summer Lee, Pinnacle Way and New Street and "new" street with landscaping and lighting

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	Needs Review

06/23/2022: Review landscape plans for obstruction caused by tree branches/limbs of required clear height above all fire apparatus roadway. A minimum clear vertical height clearance of 14 feet is required.

Review landscape plans for obstruction caused by tree branches/limbs of fire aerial apparatus access to the building. Buildings or portions of buildings or facilities three or more stories or 30 feet or more in height above the lowest level of fire department vehicle access shall be provided with an aerial apparatus access a minimum of 15 feet to a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Provide exhibit showing available access with proposed landscaping at mature heights.



Show the location of the proposed fire department connection and fire pump control room.

Fire lane cannot exceed 10% in grade change, with a cross slope not exceeding 5%. The angles of approach and departure shall not exceed 12 %.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved w/ Comments

06/21/2022: Please let us know what side of the building you would like to be addressed off of.

Also please provide an interior unit addressing plan following our requirements <http://www.rockwall.com/pz/GIS/AddressingStandards.pdf>

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:

What is the plan for the balance of the 802' of mitigation required

Landscape Plan:

Approved



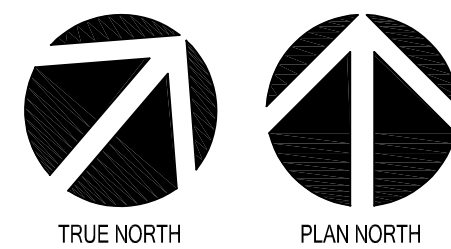
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata \$7226.59/acre.
- Will require WOUS and wetland study for creek

- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- 12" water line to be installed in Glen Hill Way to connect to ex. 12" water

- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Need offsite fire line and accessibility easement.
- Traffic Impact Analysis is required
- Need PD-32 required sidewalks along Summer Lee, Pinnacle Way and New Street and 'new' street with landscaping and lighting

- 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".



SCALE: 1" = 30'-0"



SIDEWALK: 4" 3000 PSI CONCRETE W/#3 @24" OCEW

OWNER:  
RIV PROPERTIES, LLC  
P.O. BOX 192054  
DALLAS, TX 75219  
214.908.4684

PLANNING DIRECTOR SIGNATURE:





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-035

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

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

<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.

SUBDIVISION

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32

CURRENT USE Undeveloped

PROPOSED ZONING PD-32

PROPOSED USE Condominium

ACREAGE 3.59 Acres

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

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

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

☒ Agent RIV Properties LLC

☒ APPLICANT RIV Properties LLC

CONTACT PERSON Asher Hamilton

CONTACT PERSON Asher Hamilton

ADDRESS PO Box 192054

ADDRESS PO Box 192054

CITY, STATE & ZIP Dallas, Texas 75219

CITY, STATE & ZIP Dallas, TX 75219

PHONE (214) 908-4684

PHONE (214) 908-4684

E-MAIL ahamilton@realityinvestments.com

E-MAIL ahamilton@realityinvestments.com

## NOTARY VERIFICATION [REQUIRED]

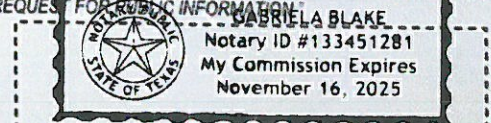
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ASHER HAMILTON [AGENT] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE AGENT FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 321.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF JUNE 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF JUNE 2022

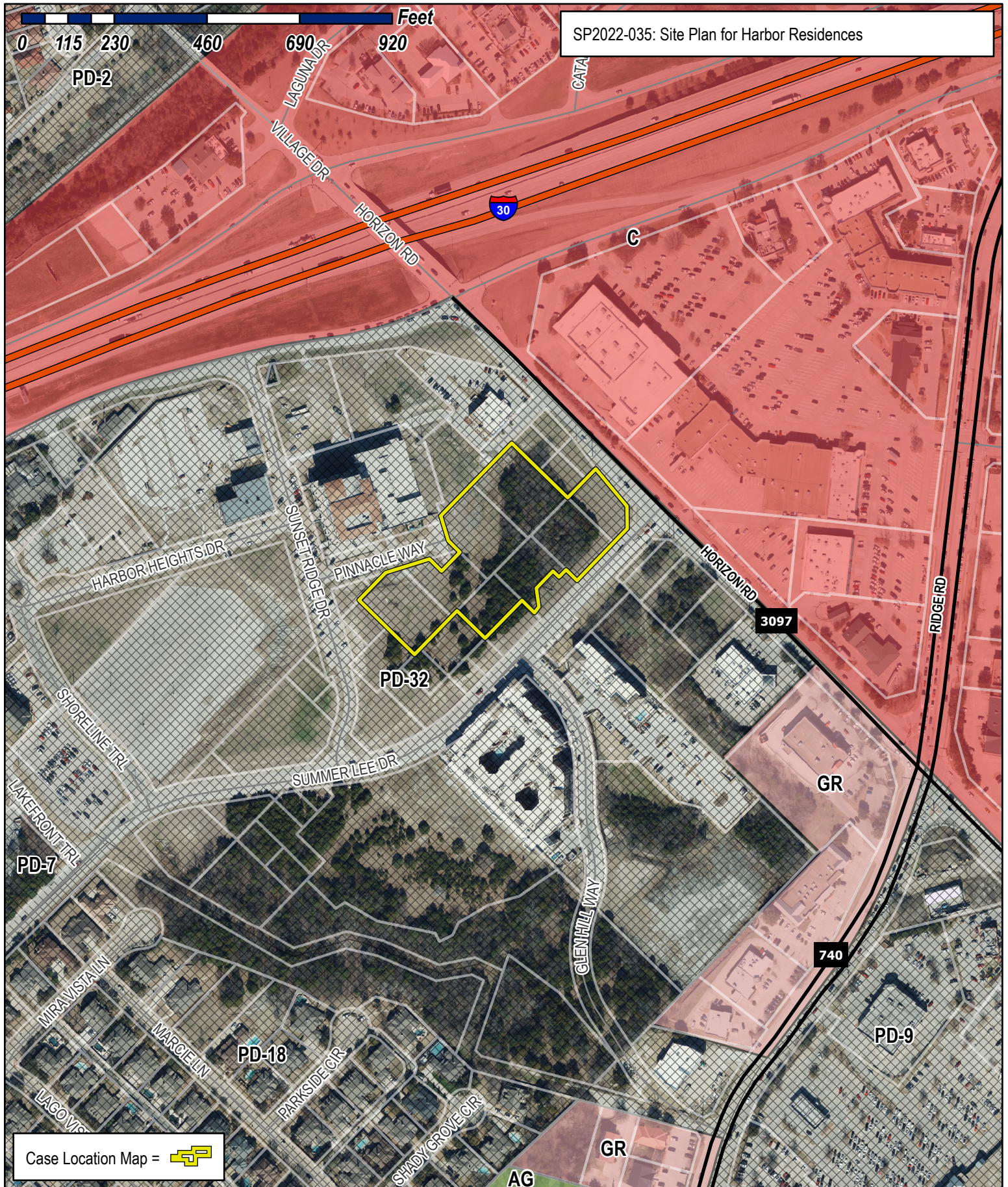
AGENT'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 11/16/2025





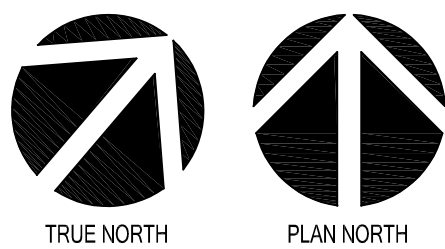
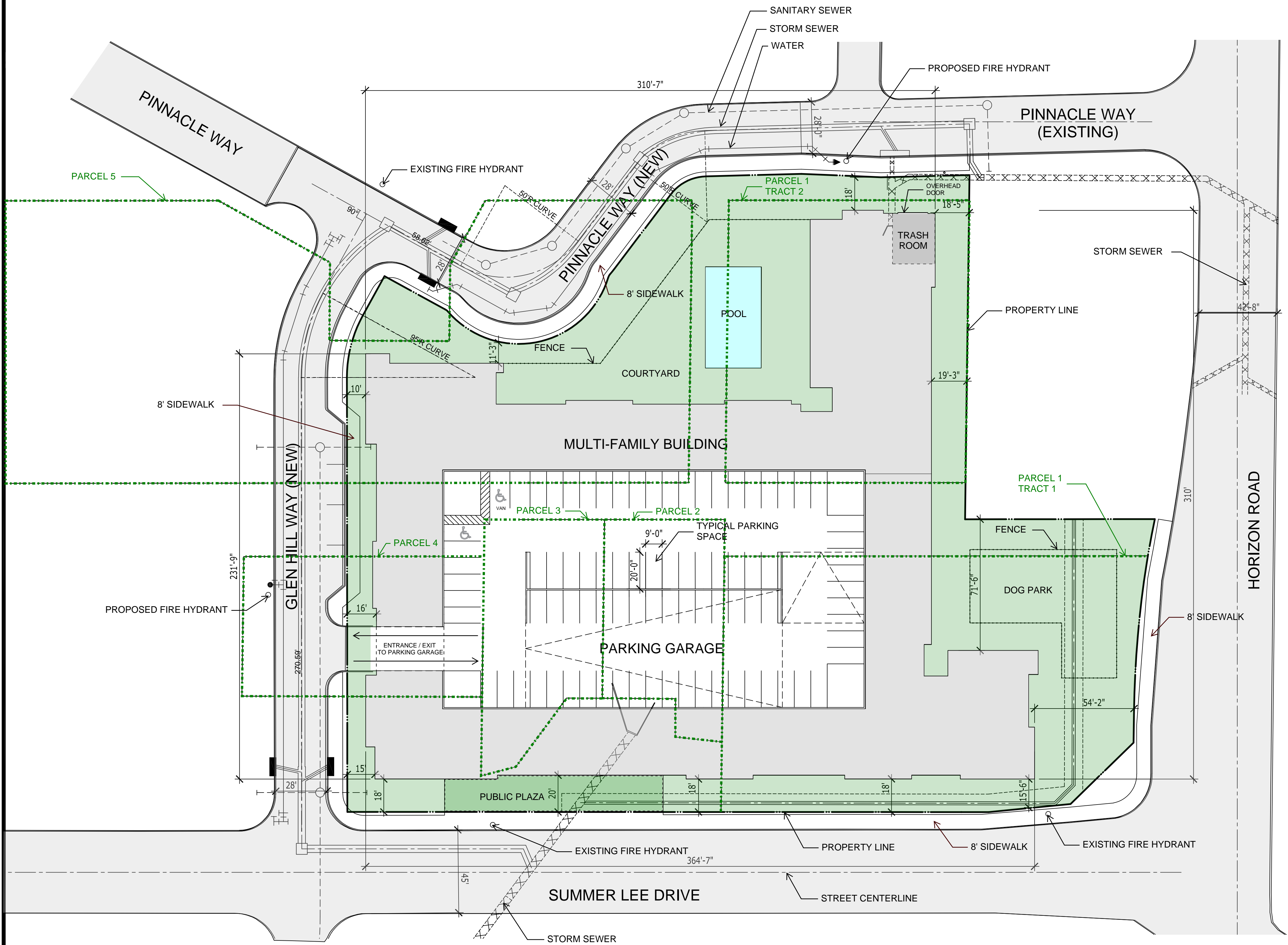
## City of Rockwall

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

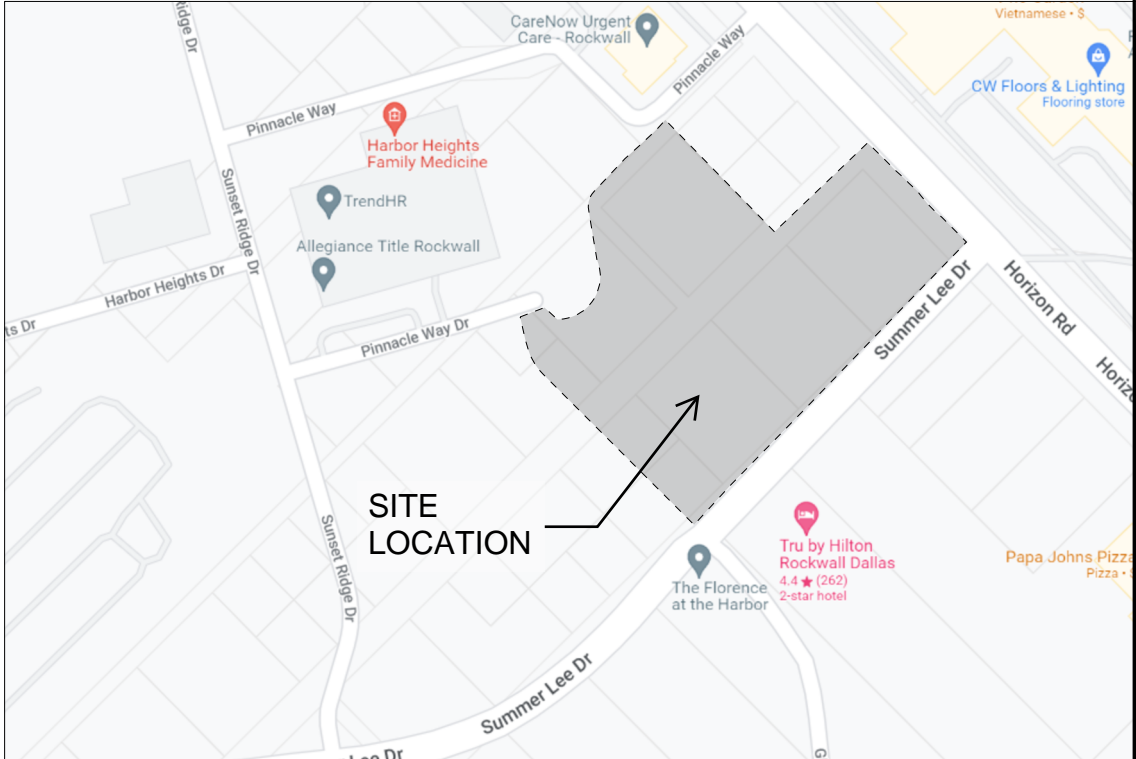
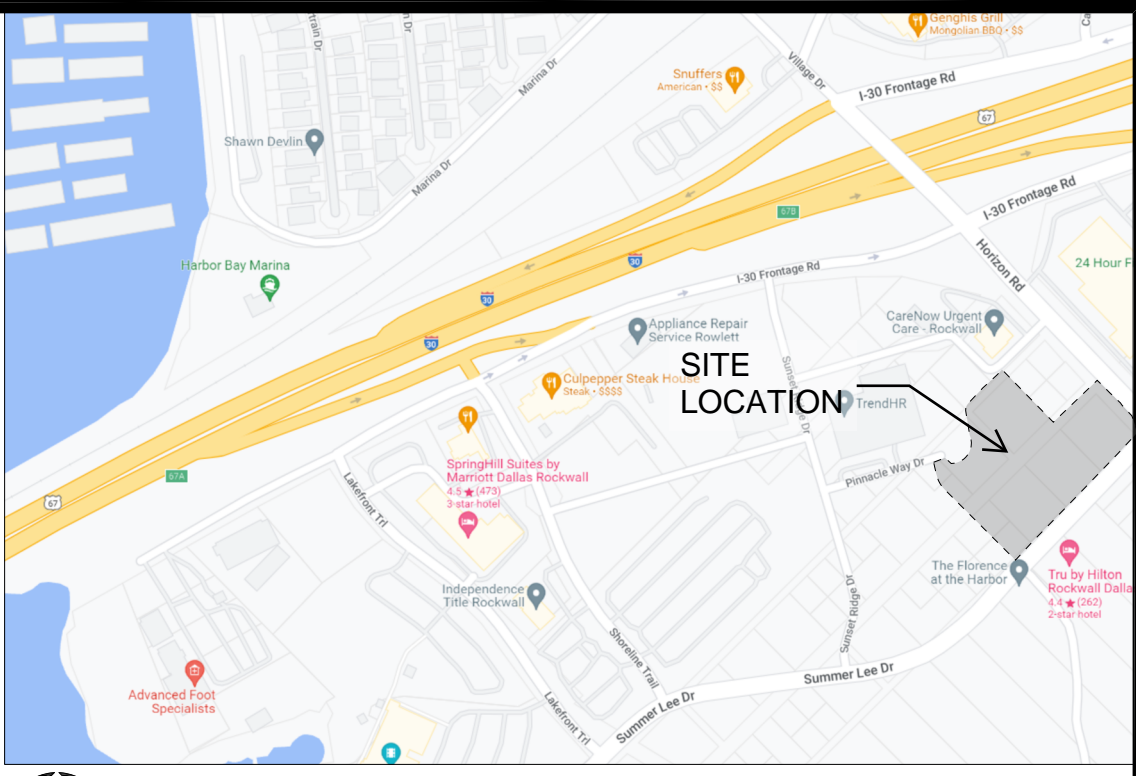






# SITE PLAN

SCALE: 1" = 30'-0"



## PROJECT DATA

**SITE AREA:**  
2.69 ACRES

**LAND USE:**  
COMMERCIAL

**BUILDING INFORMATION:**  
(1) FOUR/FIVE STORY BUILDING  
SQUARE FOOTAGE:  
346,815 GSF  
196,592 NRSF

**UNIT INFORMATION:**  
1,117 SF AVG. UNIT SIZE  
1 BEDRM UNIT TOTAL: 104 UNITS  
2 BEDRM UNIT TOTAL 72 UNITS  
TOTAL: 176 UNITS

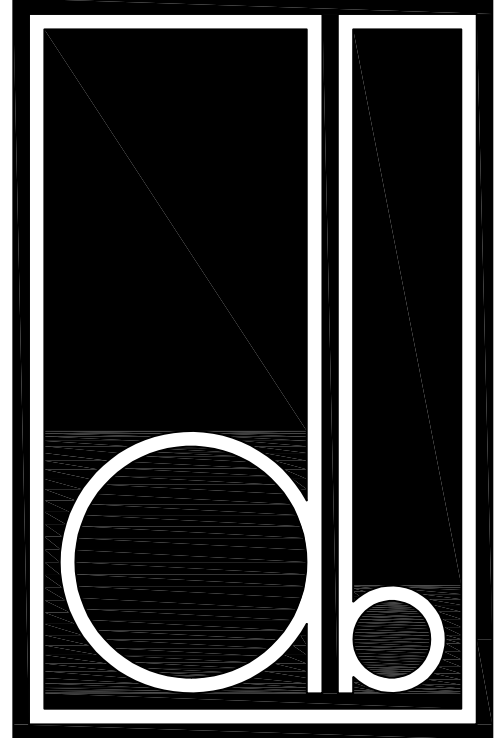
**PARKING INFORMATION:**  
300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT  
7 ACCESSIBLE PARKING SPACES TO BE PROVIDED  
DISTRIBUTED THROUGH EACH PARKING LEVEL

**SITE PLAN REQUIRES REPLATTING LINES  
SHOW AS FOLLOWS:**

..... CURRENT PLATS  
———— FUTURE PLAT

## PAVING INFORMATION

STREET: 6" 3600 PSI CONCRETE W/#4 @ 18" OCEW  
DRIVES: 6" 3600 PSI CONCRETE W/#3 @24" OCEW  
SIDEWALK: 4" 3000 PSI CONCRETE W/#3 @24" OCEW



OWNER:  
RIV PROPERTIES, LLC  
P.O. BOX 192054  
DALLAS, TX 75219  
214.908.4684

**HARBOR  
RESIDENCES:**

PORTION OF THE MOTON  
ADDITION, CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS,  
SITUATED WITHIN THE HILLSIDE  
MIXED USE SUBDISTRICT AND  
THE HORIZON/SUMMER LEE  
SUBDISTRICT OF PLANNED  
DEVELOPMENT DISTRICT 32  
(PD-32), GENERALLY LOCATED  
AT THE SOUTHWEST CORNER OF  
THE INTERSECTION OF HORIZON  
ROAD AND SUMMER LEE DRIVE

DATE ISSUED:  
06/17/2022

SHEET NUMBER AND TITLE:  
2.1 SITE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN  
SIGNATURE:

PLANNING DIRECTOR SIGNATURE:





01 EAST ELEVATION

Scale: 1" = 30'-0"



02 SOUTH ELEVATION

Scale: 1" = 30'-0"



03 WEST ELEVATION

Scale: 1" = 30'-0"



04 NORTH ELEVATION

Scale: 1" = 30'-0"

ROOFTOP EQUIPMENT:

Mechanical equipment to be on the rooftop. This will either be hidden by the parapets or screened

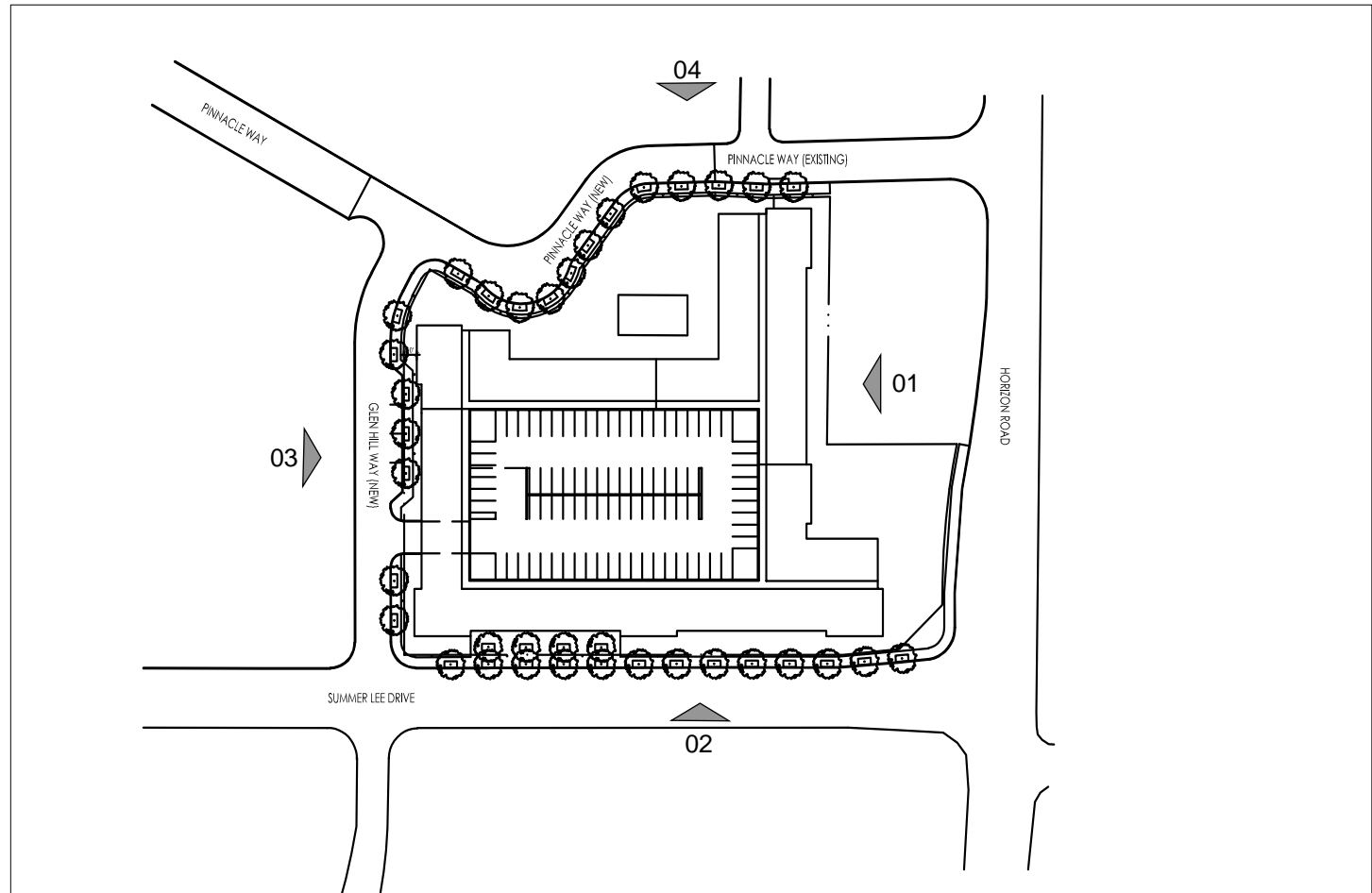
PROPOSED BUILDING MATERIAL:

Brick:  
ACME Brick; Marble Grey  
ACME Brick; Ridgemar

Stucco Colors  
Sherwin Williams; SW 9165; Gossamer Veil  
Sherwin Williams; SW 7066; Gray Matters  
Sherwin Williams; SW 7069; Iron Ore

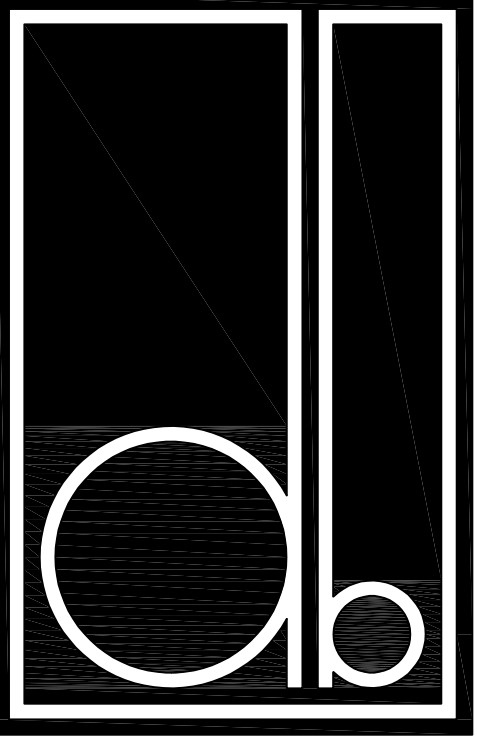
Roof Materials  
BORAL Concrete Roof Tile ; Saxony Country Slate; Charcoal Blend  
Thermoplastic Polyolefin

Precast Stone  
Coronado Stone; Lompoc



ELEVATION KEY PLAN

Scale: N.T.S.



DESIGN BALANCE, INC.  
2231 RIDGE ROAD, SUITE 200  
ROCKWALL, TEXAS 75087  
214.668.2306

OWNER: RIV PROPERTIES, LLC  
P.O. BOX 192054  
DALLAS, TX 75219  
214.908.4684

HARBOR RESIDENCES:

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ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

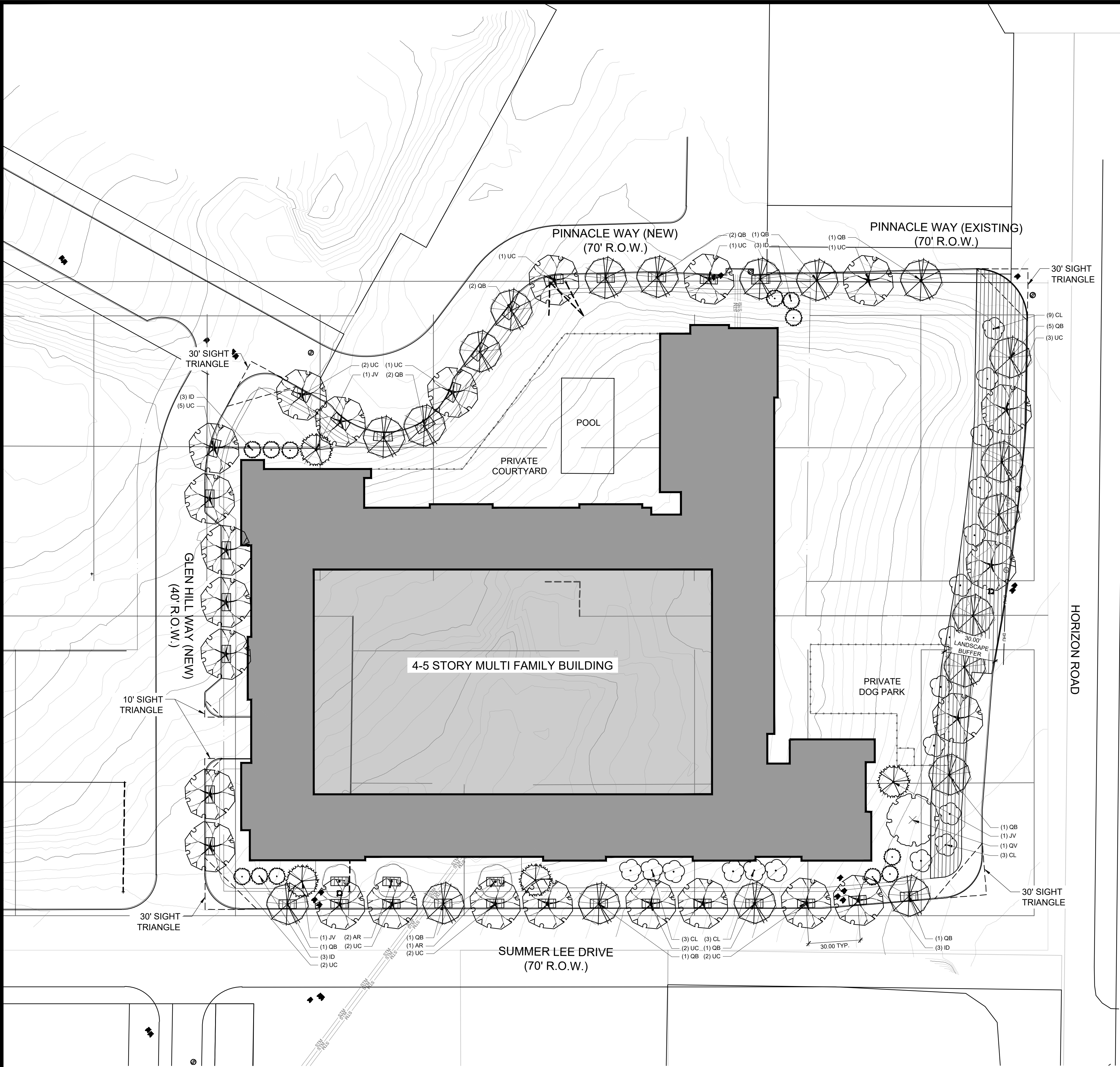
6.1 BUILDING  
ELEVATIONS

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN  
SIGNATURE:

PLANNING DIRECTOR SIGNATURE:



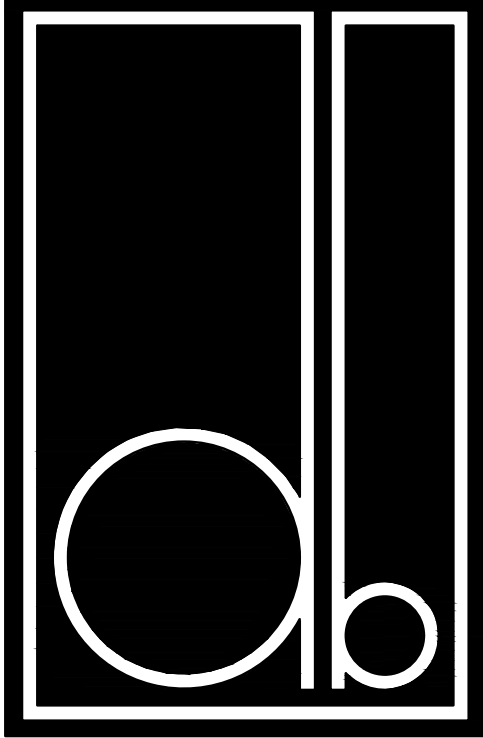


PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPEC SIZE
	AR	3	Acer rubrum 'October Glory'	October Glory Red Maple	BOX	4"	
	CL	18	Chilopsis linearis	Desert Willow	BOX		4' HT
	ID	12	Ilex decidua	Possumhaw Holly	BOX		4' HT
	JV	4	Juniperus virginiana	Eastern Redcedar	BOX	4"	
	QB	20	Quercus buckleyi	Texas Red Oak	BOX	4"	
	QV	1	Quercus virginiana	Southern Live Oak	BOX	4"	
	UC	24	Ulmus crassifolia	Cedar Elm	BOX	4"	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	MIN HT
	SHR S14	10,665 sf	SHRUB AREA	SHRUB AREA	3 GAL		
TOTALS		QTY					
TREES		82					
SHRUB AREAS		10,665 sf					

PROJECT DATA			
SITE AREA: 2.73 ACRES (ESTIMATED) 63% LOT COVERAGE	REQUIRED PARKING:		
	1.88 UNITS	104 UNITS	156 SPACES
	2.88 UNITS	72 UNITS	144 SPACES
[1] FOUR/FIVE STORY BUILDING 346,815 GSF 196,592 NRSF 1,117 SF AVG. UNIT SIZE 176 UNITS	TOTAL UNITS		300 SPACES
	PROVIDED PARKING:		
	GARAGES		300 SPACES
INTERIOR AMENITY SPACE 7,500 GSF	TOTAL PARKING		300 SPACES
	300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT		

IMPERVIOUS AREA = 14,070 SF (11% OF SITE AREA)  
LANDSCAPE / OPENSOURCE AREA = 30,884 SF (26% OF SITE AREA)

NOTES:  
1. IRRIGATION WILL MEET ALL REQUIREMENTS  
OF THE ROCKWALL, TX UDC



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2231 RIDGE ROAD, SUITE 200  
ROCKWALL, TEXAS 75087  
214.668.2306

OWNER: RIV PROPERTIES, LLC  
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DALLAS, TX 75219  
214.908.4684

HARBOR  
RESIDENCES:

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ROAD AND SUMMER LEE DRIVE

DATE ISSUED:  
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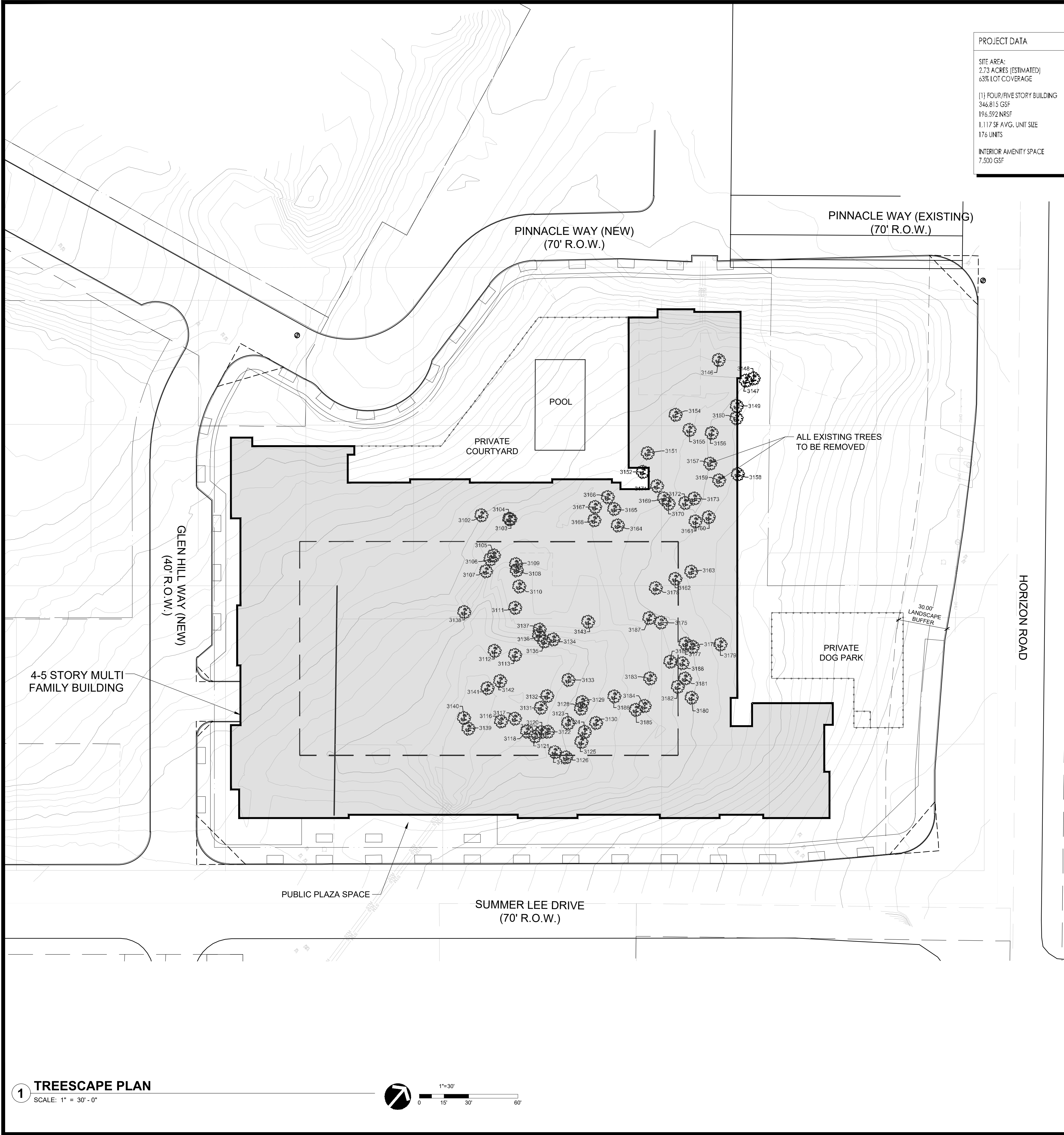
SHEET NUMBER AND TITLE:  
3.1 LANDSCAPE  
PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN  
SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

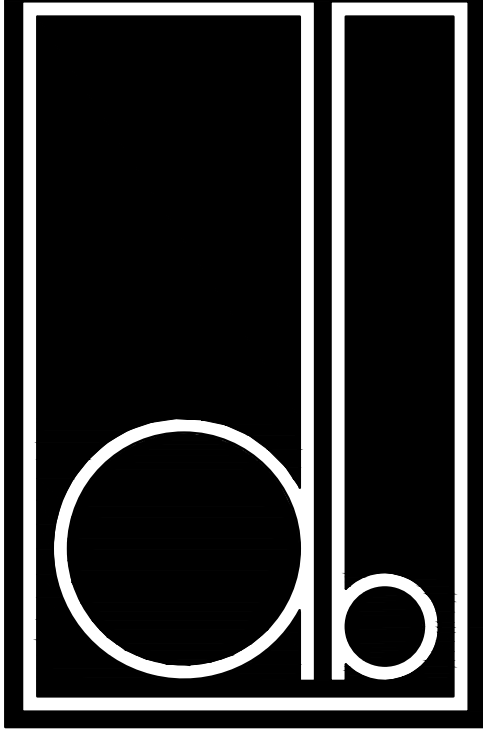




PROJECT DATA			
SITE AREA: 2.73 ACRES (ESTIMATED) 63% LOT COVERAGE	REQUIRED PARKING:		
	1 BR UNITS	104 UNITS	156 SPACES
	2 BR UNITS	72 UNITS	144 SPACES
(1) FOUR/FIVE STORY BUILDING 346,815 GSF 196,592 NRSF 1,117 SF AVG. UNIT SIZE 176 UNITS	TOTAL UNITS		
	176 UNITS		300 SPACES
INTERIOR AMENITY SPACE 7,500 GSF	PROVIDED PARKING:		
	GARAGES		300 SPACES
	TOTAL PARKING		300 SPACES
		300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT	

Existing Tree Survey				
Tree #	Family	Size	Status	Classified
3102	Oak	17"	Healthy	Protected
3103	Hackberry	9"	Healthy	Secondary
3104	Hackberry	6"	Healthy	Secondary
3105	Hackberry	11"	Healthy	Secondary
3106	Hackberry	6"	Healthy	Secondary
3107	Oak	14"	Healthy	Protected
3108	Oak	23"	Healthy	Protected
3109	Oak	13"	Healthy	Protected
3111	Oak	10"	Healthy	Protected
3112	Oak	6"	Healthy	Protected
3113	Oak	8"	Healthy	Protected
3116	Oak	9"	Healthy	Protected
3117	Oak	10"	Healthy	Protected
3118	Elm	17"	Healthy	Protected
3119	Oak	32"	Healthy	Protected
3120	Hackberry	15"	Healthy	Secondary
3121	Elm	12"	Healthy	Protected
3122	Elm	11"	Healthy	Protected
3123	Hackberry	12"	Healthy	Secondary
3124	Oak	15"	Healthy	Protected
3125	Oak	14"	Healthy	Protected
3126	Hackberry	9"	Healthy	Secondary
3127	Hackberry	13"	Healthy	Secondary
3128	Oak	9"	Healthy	Protected
3129	Elm	9"	Healthy	Protected
3130	Oak	17"	Healthy	Protected
3131	Elm	15"	Healthy	Protected
3132	Elm	12"	Healthy	Protected
3133	Oak	23"	Healthy	Protected
3134	Hackberry	13"	Healthy	Secondary
3135	Hackberry	10"	Healthy	Secondary
3136	Hackberry	13"	Healthy	Secondary
3137	Hackberry	12"	Healthy	Secondary
3138	Hackberry	8"	Healthy	Secondary
3139	Oak	12"	Healthy	Protected
3140	Oak	13"	Healthy	Protected
3141	Oak	12"	Healthy	Protected
3142	Hackberry	8"	Healthy	Secondary
3143	Hackberry	14"	Healthy	Secondary
3146	Oak	12"	Healthy	Protected
3147	Pecan	10"	Healthy	Protected
3148	Elm	9"	Healthy	Protected
3149	Oak	14"	Healthy	Protected
3150	Oak	16"	Healthy	Protected
3151	Oak	8"	Healthy	Protected
3152	Elm	11"	Healthy	Protected
3154	Elm	11"	Healthy	Protected
3155	Hackberry	9"	Healthy	Secondary
3156	Elm	11"	Healthy	Protected
3157	Oak	7"	Healthy	Protected
3158	Oak	17"	Healthy	Protected
3159	Hackberry	14"	Healthy	Secondary
3160	Oak	14"	Healthy	Protected
3161	Oak	15"	Healthy	Protected
3162	Elm	11"	Healthy	Protected
3163	Oak	8"	Healthy	Protected
3164	Elm	9"	Healthy	Protected
3165	Elm	10"	Healthy	Protected
3166	Oak	16"	Healthy	Protected
3167	Oak	13"	Healthy	Protected
3168	Oak	10"	Healthy	Protected
3169	Elm	8"	Healthy	Protected
3170	Hackberry	9"	Healthy	Secondary
3171	Hackberry	9"	Healthy	Secondary
3172	Oak	8"	Healthy	Protected
3173	Hackberry	12"	Healthy	Secondary
3175	Oak	8"	Healthy	Protected
3176	Oak	8"	Healthy	Protected
3177	Hackberry	9"	Healthy	Secondary
3178	Elm	8"	Healthy	Protected
3179	Oak	17"	Healthy	Protected
3180	Elm	11"	Healthy	Protected
3181	Oak	9"	Healthy	Protected
3182	Oak	8"	Healthy	Protected
3183	Oak	11"	Healthy	Protected
3184	Oak	14"	Healthy	Protected
3185	Elm	10"	Healthy	Protected
3186	Hackberry	8"	Healthy	Secondary
3187	Oak	11"	Healthy	Protected
3188	Hackberry	8"	Healthy	Secondary
3189	Oak	9"	Healthy	Protected

Site Mitigation Requirements			
Type of Tree	Total Inches	Mitigation Requirement	Mitigated Inches
Primary	673	1" : 1"	673
Secondary	129	1" : 1/2"	65
Featured	32	1" : 2"	64
Total Mitigation Inches Required			802



DESIGN BALANCE, INC.  
2231 RIDGE ROAD, SUITE 200  
ROCKWALL, TEXAS 75087  
214.668.2306

OWNER: RIV PROPERTIES, LLC  
P.O. BOX 192054  
DALLAS, TX 75219  
214.908.4684

HARBOR RESIDENCES:  
PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:  
06/17/2022

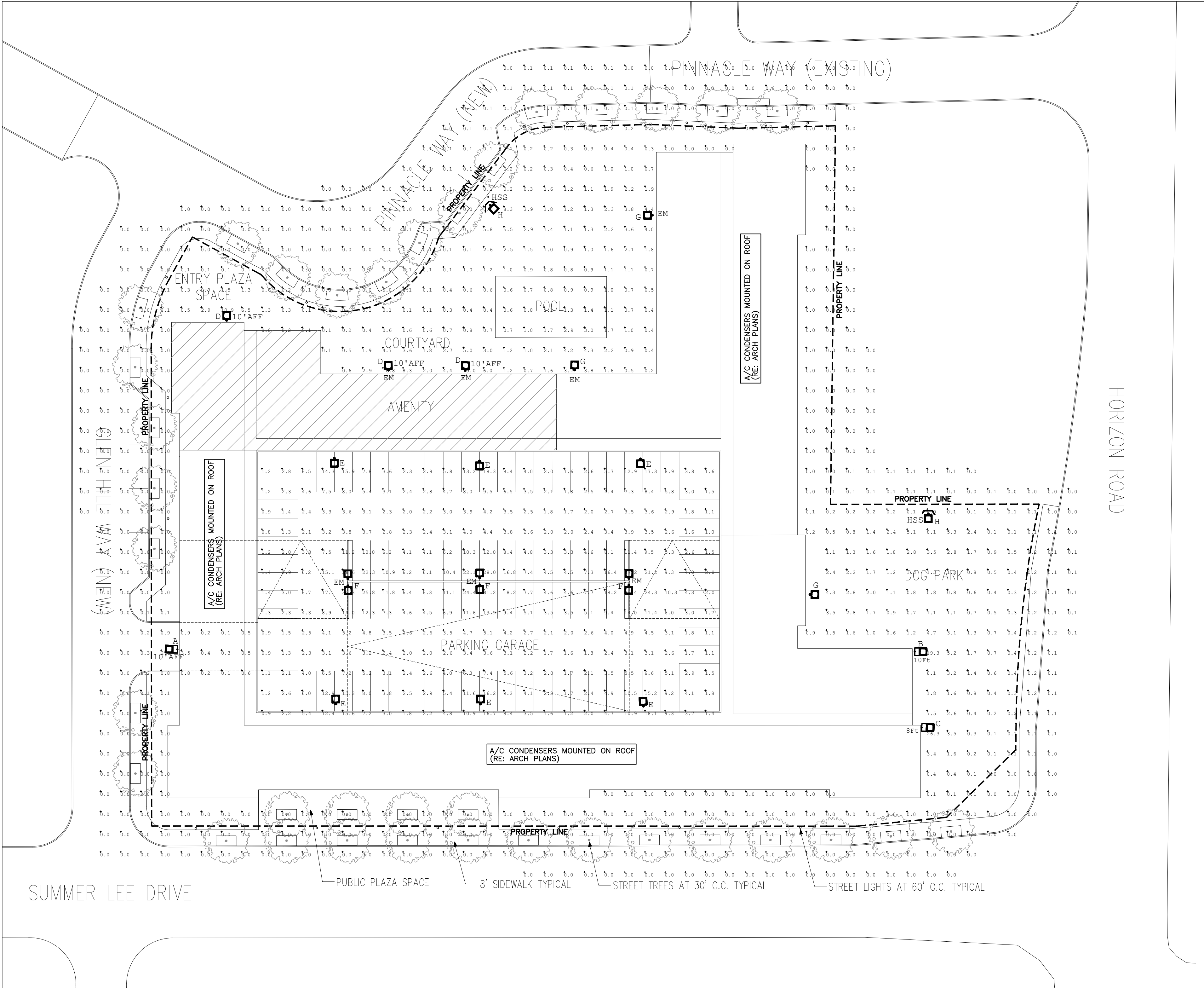
SHEET NUMBER AND TITLE:  
4.1 TREESCAPE PLAN

CASE NUMBER:

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR SIGNATURE:

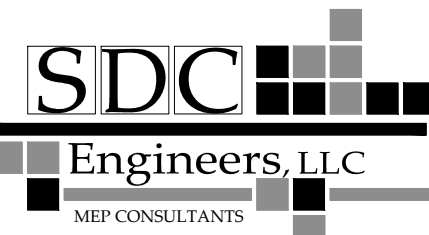




Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Fixture Height
	1	WPCL-LED10	Single	1.000	1150	11.6	10'
	1	MWCL-LED80-10FT	Single	1.000	8996	87.2	10'
	1	MWCL-LED50-8FT	Single	0.993	4867	45.3	8'
	3	MWCL-LED50	Single	0.993	4867	45.3	10'
	6	PSLM-LED150-IV	Single	1.000	17972	147.37	15'
	3	PSLM-LED150-III	Back-Back	1.000	17786	147.41	15'
	3	MWCL-LED80	Single	1.000	8996	87.2	20'
	2	PSLS-LED70-IV	Single	1.000	9450	72.3	15'

HSS - HOUSE SIDE SHIELD  
EM - 90 MINUTE INVERTER BACKUP

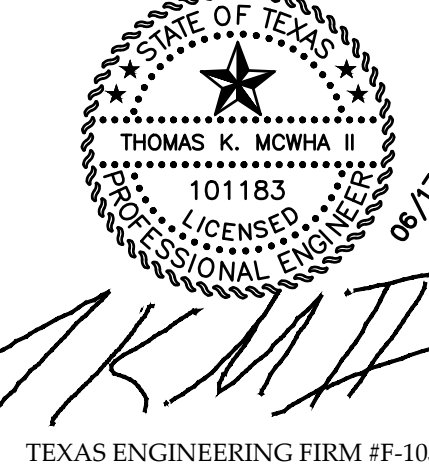
MEP CONSULTANT:



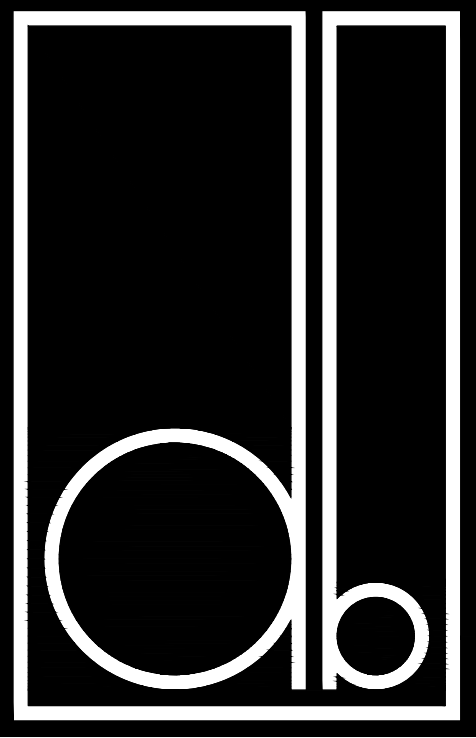
8100 WASHINGTON AVE, SUITE 250  
HOUSTON, TX 77007  
PHONE 713-552-1777  
TOMMY@SDC-MEP.COM  
TEXAS ENGINEERING FIRM #21385

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SEAL:



TEXAS ENGINEERING FIRM #F-10533



DESIGN BALANCE, INC.  
2231 RIDGE ROAD, STE 200  
ROCKWALL, TEXAS 75087  
214.668.2306

OWNER:

RIV PROPERTIES, LLC  
P.O. BOX 192054  
DALLAS, TX 75219  
214.908.4684

HARBOR  
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THE INTERSECTION OF HORIZON  
ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1a  
PHOTOMETRIC &  
LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING  
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR  
SIGNATURE:

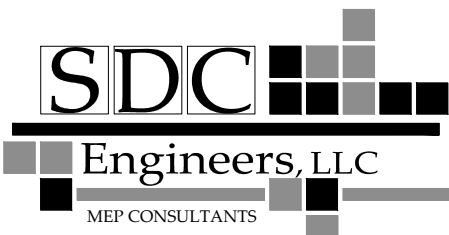
PHOTOMETRIC STUDY

SITE PLAN

1"=30'-0"



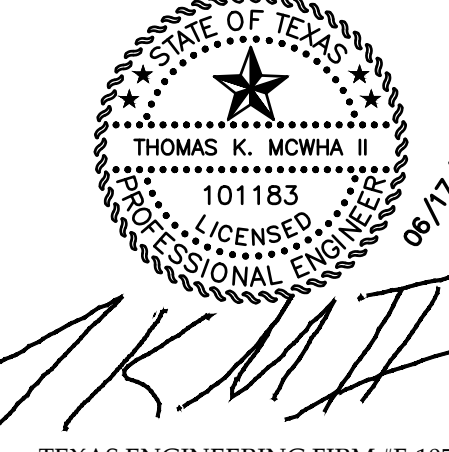
MEP CONSULTANT:



8100 WASHINGTON AVE, SUITE 250  
HOUSTON, TX 77007  
PHONE: 713-552-1777  
TOMMY@SDC-MEP.COM  
TEXAS ENGINEERING FIRM #21385

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SEAL:



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OWNER:

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## HARBOR RESIDENCES:

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DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1b  
PHOTOMETRIC &  
LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING  
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR  
SIGNATURE:

## WALLPACKS FULL CUTOFF WALLPACKS



DIMENSIONS:  
MWPCCL  
14.25"W x 9.25"H x 7.5"E  
LWPCL  
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Full Cutoff Finned LED Wallpack with Slits  
**Materials:**  
Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Borosilicate Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL 1598 Standard Dark Sky Compliant  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



### ORDER INFORMATION

Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCCL	BL-BLACK	LED50	40K	
Model MWPCCL LWPCL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (MWPCCL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms	Kelvin 40 - 40K 50 - 50K	Options PC - Photocell EM5 - 500 Lm Emergency EM12 - 1200 Lm Emergency

Divine Lighting & Fab, LLC,  
3704 Hilltop Dr. Ste. 200

<http://www.divinelighting.net>  
customerservice@divinelighting.net  
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

## WALLPACKS FULL CUTOFF WALLPACKS



DIMENSIONS:  
MWPCCL  
14.25"W x 9.25"H x 7.5"E  
LWPCL  
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Full Cutoff Finned LED Wallpack with Slits  
**Materials:**  
Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Borosilicate Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL 1598 Standard Dark Sky Compliant  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



### ORDER INFORMATION

Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCCL	BL-BLACK	LED50	40K	EM12
Model MWPCCL LWPCL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (MWPCCL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms	Kelvin 40 - 40K 50 - 50K	Options PC - Photocell EM5 - 500 Lm Emergency EM12 - 1200 Lm Emergency

Divine Lighting & Fab, LLC,  
3704 Hilltop Dr. Ste. 200

<http://www.divinelighting.net>  
customerservice@divinelighting.net  
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

## WALLPACKS FULL CUTOFF WALLPACKS



DIMENSIONS:  
MWPCCL  
14.25"W x 9.25"H x 7.5"E  
LWPCL  
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Full Cutoff Finned LED Wallpack with Slits  
**Materials:**  
Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Borosilicate Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL 1598 Standard Dark Sky Compliant  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



### ORDER INFORMATION

Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCCL	BL-BLACK	LED80	40K	
Model MWPCCL LWPCL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (MWPCCL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms	Kelvin 40 - 40K 50 - 50K	Options PC - Photocell EM5 - 500 Lm Emergency EM12 - 1200 Lm Emergency

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<http://www.divinelighting.net>  
customerservice@divinelighting.net  
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

## WALLPACKS FULL CUTOFF WALLPACKS



DIMENSIONS:  
MWPCCL  
14.25"W x 9.25"H x 7.5"E  
LWPCL  
18"W x 10.75"H x 9.75"E

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Full Cutoff Finned LED Wallpack with Slits  
**Materials:**  
Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Borosilicate Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL 1598 Standard Dark Sky Compliant  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



### ORDER INFORMATION

Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
MWPCCL	BL-BLACK	LED80	40K	EM12
Model MWPCCL LWPCL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (MWPCCL) LED50 - 50W LED 5000 Lms LED80 - 80W LED 8000 Lms Wattage (LWPCL) LED100 - 100W LED 10100 Lms LED120 - 120W LED 12000 Lms	Kelvin 40 - 40K 50 - 50K	Options PC - Photocell EM5 - 500 Lm Emergency EM12 - 1200 Lm Emergency

Divine Lighting & Fab, LLC,  
3704 Hilltop Dr. Ste. 200

<http://www.divinelighting.net>  
customerservice@divinelighting.net  
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

## SITE LIGHTING PSLS / PSLL



DIMENSIONS:  
PSLS 3.5"H x 13"W x 17.5"E (No Arm)  
5.6"W x 13"W x 25.2"E (Staright Arm)  
PSLL 3.5"H x 13"W x 21.1"E (No Arm)  
5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Flat Top Site Light with Low to High Output  
**Materials:**  
Die Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Heat-Resistant Clear Polycarbonate  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard IP65 Rated  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



### ORDER INFORMATION

Call Factory For Fluorescent Options

MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	LED70	40K	IV	
Model PSLS PSLL	Finish DB - Dark Bronze (Standard) BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (PSLS) LED70 - 70W LED 9300-10000 lms LED100 - 100W LED 12300-13500 lms LED150 - 150W LED 17700-18500 lms LED180 - 180W LED 20600-22500 lms Wattage (PSLL) LED220 - 220W LED 30200-31000 lms LED310 - 310W LED 36800-38400 lms	Kelvin 30 - 30K 40 - 40K 50 - 50K	Type III - Type III IV - Type IV V - Type V Standard	Options PC - Photocell MOT - Motion DIMM-10 - 0-10V Dimmable TRUN - Transition Mount LSF - Large Slip Fitter MA - Mounting Arm SF - Slip Fitter EM5 - Emergency Backup 500 Lms EM12 - Emergency Backup 1200Lms

Divine Lighting & Mfg., LLC,  
3704 Hilltop Dr. Ste. 200

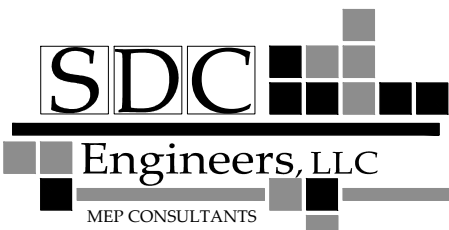
<http://www.dvinsighting.net>  
customerservice@divinsighting.net  
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

LIGHTING SPECIFICATIONS



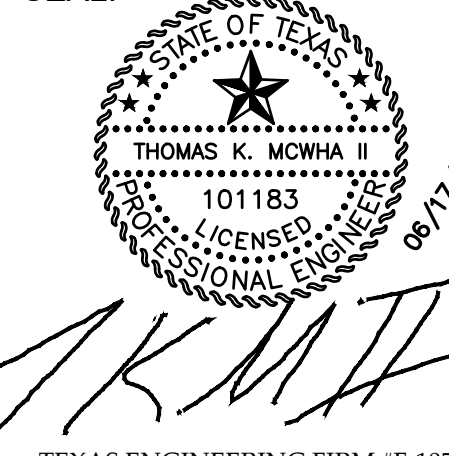
MEP CONSULTANT:



8100 WASHINGTON AVE, SUITE 250  
HOUSTON, TX 77007  
PHONE: 713-552-1777  
TOMMY@SDC-MEP.COM  
TEXAS ENGINEERING FIRM #21385

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SEAL:



TEXAS ENGINEERING FIRM #F-10533

DESIGN BALANCE, INC.  
2231 RIDGE ROAD, STE 200  
ROCKWALL, TEXAS 75087  
214.668.2306

OWNER:

RIV PROPERTIES, LLC  
P.O. BOX 192054  
DALLAS, TX 75219  
214.908.4684

## HARBOR RESIDENCES:

PORTION OF THE MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

06/17/2022

SHEET NUMBER AND TITLE:

5.1c  
PHOTOMETRIC &  
LIGHTING PLAN

CASE NUMBER:

PLANNING AND ZONING  
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR  
SIGNATURE:

## SITE LIGHTING PSLS / PSLL



**DIMENSIONS:**  
**PSLS** 3.5"H x 13"W x 17.5"E (No Arm)  
5.6"W x 13"W x 25.2"E (Staright Arm)  
**PSLL** 3.5"H x 13"W x 21.1"E (No Arm)  
5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Flat Top Site Light with Low to High Output  
**Materials:**  
Die Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Heat-Resistant Clear Polycarbonate  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard  
IP65 Rated  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options					
MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	150LED	40K	III	EM12
Model PSLS PSLL	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (PSLS) LED70 - 70W LED 9300-10000 lms LED100 - 100W LED 12300-13500 lms LED150 - 150W LED 17700-18500 lms LED180 - 180W LED 20600-12500 lms  Wattage (PSLL) LED220 - 220W LED 30200-31000 lms LED310 - 310W LED 36800-38400 lms	Kelvin 30 - 30K 40 - 40K 50 - 50K	Type III - Type III IV - Type IV V - Type V* *Standard	Options PC - Photocell MOT - Motion DIM0-10 - 0-10V Dimmable TRUN - Trunion Mount LSF - Large Slip Fitter MA - Mounting Arm SF - Slip Fitter EM5 - Emergency Backup500 Lms EM12 - Emergency Backup 1200Lms

Divine Lighting & Mfg., LLC.  
3704 Hilltop Dr. Ste. 200

<http://www.divinelighting.net>  
[customerservice@divinelighting.net](mailto:customerservice@divinelighting.net)  
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

## SITE LIGHTING PSLS / PSLL



**DIMENSIONS:**  
**PSLS** 3.5"H x 13"W x 17.5"E (No Arm)  
5.6"W x 13"W x 25.2"E (Staright Arm)  
**PSLL** 3.5"H x 13"W x 21.1"E (No Arm)  
5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Flat Top Site Light with Low to High Output  
**Materials:**  
Die Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Heat-Resistant Clear Polycarbonate  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard  
IP65 Rated  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options					
MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	150LED	40K	III	EM12
Model PSLS PSLL	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (PSLS) LED70 - 70W LED 9300-10000 lms LED100 - 100W LED 12300-13500 lms LED150 - 150W LED 17700-18500 lms LED180 - 180W LED 20600-12500 lms  Wattage (PSLL) LED220 - 220W LED 30200-31000 lms LED310 - 310W LED 36800-38400 lms	Kelvin 30 - 30K 40 - 40K 50 - 50K	Type III - Type III IV - Type IV V - Type V* *Standard	Options PC - Photocell MOT - Motion DIM0-10 - 0-10V Dimmable TRUN - Trunion Mount LSF - Large Slip Fitter MA - Mounting Arm SF - Slip Fitter EM5 - Emergency Backup500 Lms EM12 - Emergency Backup 1200Lms

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PH: 936-494-3900  
FX: 936-494-3910

## SITE LIGHTING PSLS / PSLL



**DIMENSIONS:**  
**PSLS** 3.5"H x 13"W x 17.5"E (No Arm)  
5.6"W x 13"W x 25.2"E (Staright Arm)  
**PSLL** 3.5"H x 13"W x 21.1"E (No Arm)  
5.6"W x 13"W x 28.8"E (Staright Arm)

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Flat Top Site Light with Low to High Output  
**Materials:**  
Die Cast Aluminum Housing  
**Finish:**  
Powder Coated  
**Lens:**  
Heat-Resistant Clear Polycarbonate  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard  
IP65 Rated  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options					
MODEL	FINISH	WATTAGE	KELVIN	TYPE	OPTIONS
PSLS	BL-BLACK	150LED	40K	IV	
Model PSLS PSLL	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage (PSLS) LED70 - 70W LED 9300-10000 lms LED100 - 100W LED 12300-13500 lms LED150 - 150W LED 17700-18500 lms LED180 - 180W LED 20600-12500 lms  Wattage (PSLL) LED220 - 220W LED 30200-31000 lms LED310 - 310W LED 36800-38400 lms	Kelvin 30 - 30K 40 - 40K 50 - 50K	Type III - Type III IV - Type IV V - Type V* *Standard	Options PC - Photocell MOT - Motion DIM0-10 - 0-10V Dimmable TRUN - Trunion Mount LSF - Large Slip Fitter MA - Mounting Arm SF - Slip Fitter EM5 - Emergency Backup500 Lms EM12 - Emergency Backup 1200Lms

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3704 Hilltop Dr. Ste. 200

<http://www.divinelighting.net>  
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As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

## WALLPACKS WPCP



**DIMENSIONS:**  
**12W:** 3.375"E x 5"W x 6"H  
**28-50W:** 4.5"E x 7.6"W x 11"H  
**80-120W:** 5.5"E x 11"W x 13"H

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Wallpack with Full Cutoff Capability  
Dark Sky Standard  
**Materials:**  
Die-Cast Aluminum  
**Finish:**  
Powder Coated  
**Lens:**  
Impact Resistant Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard  
IP65 Sealed  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options			
MODEL	FINISH	WATTAGE	KELVIN
WPCP	BL-BLACK	LED 10W	40K
Model WPCP	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage LED10 - 10W LED 1150 Lms  Wattage LED28 - 28W LED 3239 Lms LED50 - 50W LED 5193 Lms  Wattage LED80 - 80W LED 9000 Lms LED120 - 120W LED 13700 Lms	Kelvin 30 - 30K 40 - 40K 50 - 50K

Divine Lighting & Mfg., LLC.  
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<http://www.divinelighting.net>  
[customerservice@divinelighting.net](mailto:customerservice@divinelighting.net)  
As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

## WALLPACKS WPCP



**DIMENSIONS:**  
**12W:** 3.375"E x 5"W x 6"H  
**28-50W:** 4.5"E x 7.6"W x 11"H  
**80-120W:** 5.5"E x 11"W x 13"H

Project:	
Location(s):	
Type:	
Qty:	
Date:	



### PRODUCT SPECIFICATIONS

**Description:**  
Wallpack with Full Cutoff Capability  
Dark Sky Standard  
**Materials:**  
Die-Cast Aluminum  
**Finish:**  
Powder Coated  
**Lens:**  
Impact Resistant Glass  
**LED:**  
Integrated LED Array  
**Listing:**  
Wet List to Meet UL1598 Standard  
IP65 Sealed  
**Driver Info:**  
120/277V  
**Installation Information:**  
Install by Qualified Electrician  
**Warranty:**  
2 Years From Date of Shipment



ORDER INFORMATION Call Factory For Fluorescent Options				
MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
WPCP	BL-BLACK	LED 10W	40K	EMBOX - EM12
Model WPCP	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH - White CC - Custom Color	Wattage LED10 - 10W LED 1150 Lms  Wattage LED28 - 28W LED 3239 Lms LED50 - 50W LED 5193 Lms  Wattage LED80 - 80W LED 9000 Lms LED120 - 120W LED 13700 Lms	Kelvin 30 - 30K 40 - 40K 50 - 50K	EMBOX - EM5 500LMS EMBOX - EM12 1200LMS

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As led performance and lumen output becomes more efficient, specifications are subject to change without notice.

PH: 936-494-3900  
FX: 936-494-3910

LIGHTING SPECIFICATIONS  
(CONTINUED)



**From:** [John Womble](#)  
**To:** [Miller, Ryan](#); [Lee, Henry](#)  
**Cc:** [Gabriela Blake](#); [Brad Boswell](#); [Asher Hamilton](#)  
**Subject:** RE: Case SP2022-035\_due date for drawings  
**Date:** Wednesday, July 27, 2022 4:40:12 PM  
**Attachments:** [image002.jpg](#)  
[image003.jpg](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.jpg](#)

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Ryan,

Based on our conversation last night, please withdraw our case. We will resubmit once we are ready to proceed.

John Womble, AIA  
**Design Balance, Inc**  
[designbalance.com](http://designbalance.com)  
214.668.2306

---

**From:** Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
**Sent:** Tuesday, July 26, 2022 4:06 PM  
**To:** John Womble <[john@designbalance.com](mailto:john@designbalance.com)>; Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Cc:** Gabriela Blake <[gabriela@designbalance.com](mailto:gabriela@designbalance.com)>; Brad Boswell <[bboswell@realtyinvestments.com](mailto:bboswell@realtyinvestments.com)>; Asher Hamilton <[ahamilton@realtyinvestments.com](mailto:ahamilton@realtyinvestments.com)>  
**Subject:** RE: Case SP2022-035\_due date for drawings

John ... You are going to have to withdraw since this pushes you out past the 60-day mark. We can talk more about it tonight. Thanks.

**Ryan C. Miller, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)  
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

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

---

**From:** John Womble <[john@designbalance.com](mailto:john@designbalance.com)>  
**Sent:** Tuesday, July 26, 2022 1:55 PM  
**To:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>; Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
**Cc:** Gabriela Blake <[gabriela@designbalance.com](mailto:gabriela@designbalance.com)>; Brad Boswell <[bboswell@realtyinvestments.com](mailto:bboswell@realtyinvestments.com)>; Asher Hamilton <[ahamilton@realtyinvestments.com](mailto:ahamilton@realtyinvestments.com)>



**Subject:** RE: Case SP2022-035\_due date for drawings

Ryan / Lee:

My client is in the process of having the current design priced, so we will a little more time. We want to be sure what is presented to the City matches the budget. Please move our case to the September work session agenda and let us know when the resubmittal will be due.

John Womble, AIA  
**Design Balance, Inc**  
[designbalance.com](http://designbalance.com)  
214.668.2306

---

**From:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Sent:** Tuesday, July 26, 2022 10:49 AM  
**To:** Gabriela Blake <[gabriela@designbalance.com](mailto:gabriela@designbalance.com)>  
**Cc:** John Womble <[john@designbalance.com](mailto:john@designbalance.com)>  
**Subject:** RE: Case SP2022-035\_due date for drawings

Good Morning,

I would need corrected plans by 3:00PM on the 2<sup>nd</sup>. That being said if they are done sooner you can send them over. Let me know if you have any other questions.

Thank you,



---

**From:** Gabriela Blake <[gabriela@designbalance.com](mailto:gabriela@designbalance.com)>  
**Sent:** Monday, July 25, 2022 10:55 AM  
**To:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Cc:** John Womble <[john@designbalance.com](mailto:john@designbalance.com)>  
**Subject:** Case SP2022-035\_due date for drawings

Good morning Henry,

By when do we need to resubmit our drawings in order to be in the August 9<sup>th</sup> agenda?





**Gabriela Blake**

Design Balance, Inc

915.861.2247

[gabriela@designbalance.com](mailto:gabriela@designbalance.com)

[www.designbalance.com](http://www.designbalance.com)

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