CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2023-034

PLANNING & ZONING FEE

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☑ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

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

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

On December 12, 2023, the Architectural Review Board (ARB) approved a motion to recommend approval of the building elevations by a vote of 5-0, with Board Member McAngus absent.

PLANNING AND ZONING COMMISSION

On December 12, 2023, the Planning and Zoning Commission approved a motion to approve a Site Plan by a vote of 6-0, with Commissioner Womble absent, and with the condition that arcades are added over the windows on the north side of the building.

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1111 E Yellow Jacket Ln, Rockwall, TX 75037				
SUBDIVISION	Rockwall County Courthouse Addition	LOT	1	BLOCK	A
GENERAL LOCATION	Grass area 300 ft NW of County Clerk Building				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial	CURRENT USE	Commercial
PROPOSED ZONING	Commercial	PROPOSED USE	Commercial
ACREAGE	1.9 acres (Total Distrubed area)	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

☐ OWNER	Rockwall County	☑ APPLICANT	Parkhill
CONTACT PERSON	Frank New	CONTACT PERSON	Trenton Jones, Ben Sanchez
ADDRESS	101 East Rusk St	ADDRESS	3000 Internet Blvd Suite 550
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	972-204-6000	PHONE	972-987-1670
E-MAIL	fnew@rockwallcountytexas.com	E-MAIL	tjones@parkhill.com, bsanchez@parkhill.com

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20___.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

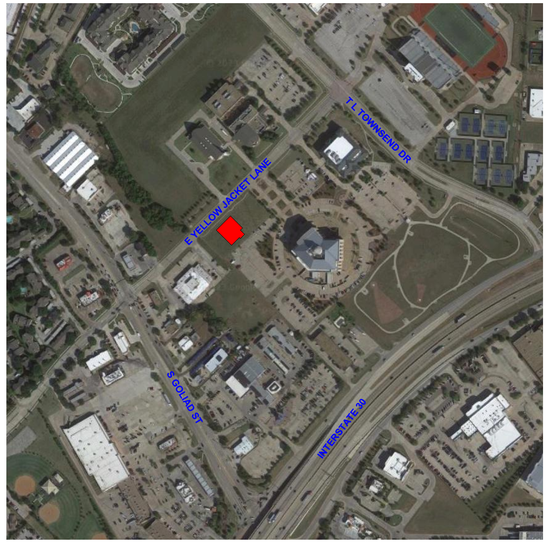
Rockwall County

Rockwall County Annex

Site Plan Submission

1111, E Yellow Jacket Ln
Rockwall, TX 75037

VICINITY MAP



SIGNATURE BLOCK

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this __ day of _____, ____.

_____ _____

Planning & Zoning Comission, Chairman *Director of Planing and Zoning*

PROJECT INFORMATION

LOT:	Lot 1, Block A, 12.79 AC.
PLATTED:	N/A
CASE NUMBER:	N/A
PROPOSED LAND USE:	COMMERCIAL

DESIGNER INFORMATION

NAME:	PARKHILL
ADDRESS:	3000 INTERNET BLVD,SUITE 550 FRISCO TX, 75034
PHONE NUMBER:	972-987-1670

OWNER CONTACT INFORMATION

NAME:	ROCKWALL COUNTY
ADDRESS:	101 EAST RUSK STREET ROCKWALL TX, 75087
PHONE NUMBER:	972-204-6000

Parkhill

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PARKHILL

10/20/2023

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.
11987.22

ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION
-	10/20/2023	Site Plan Submittal

Cover Sheet & Index

G-000

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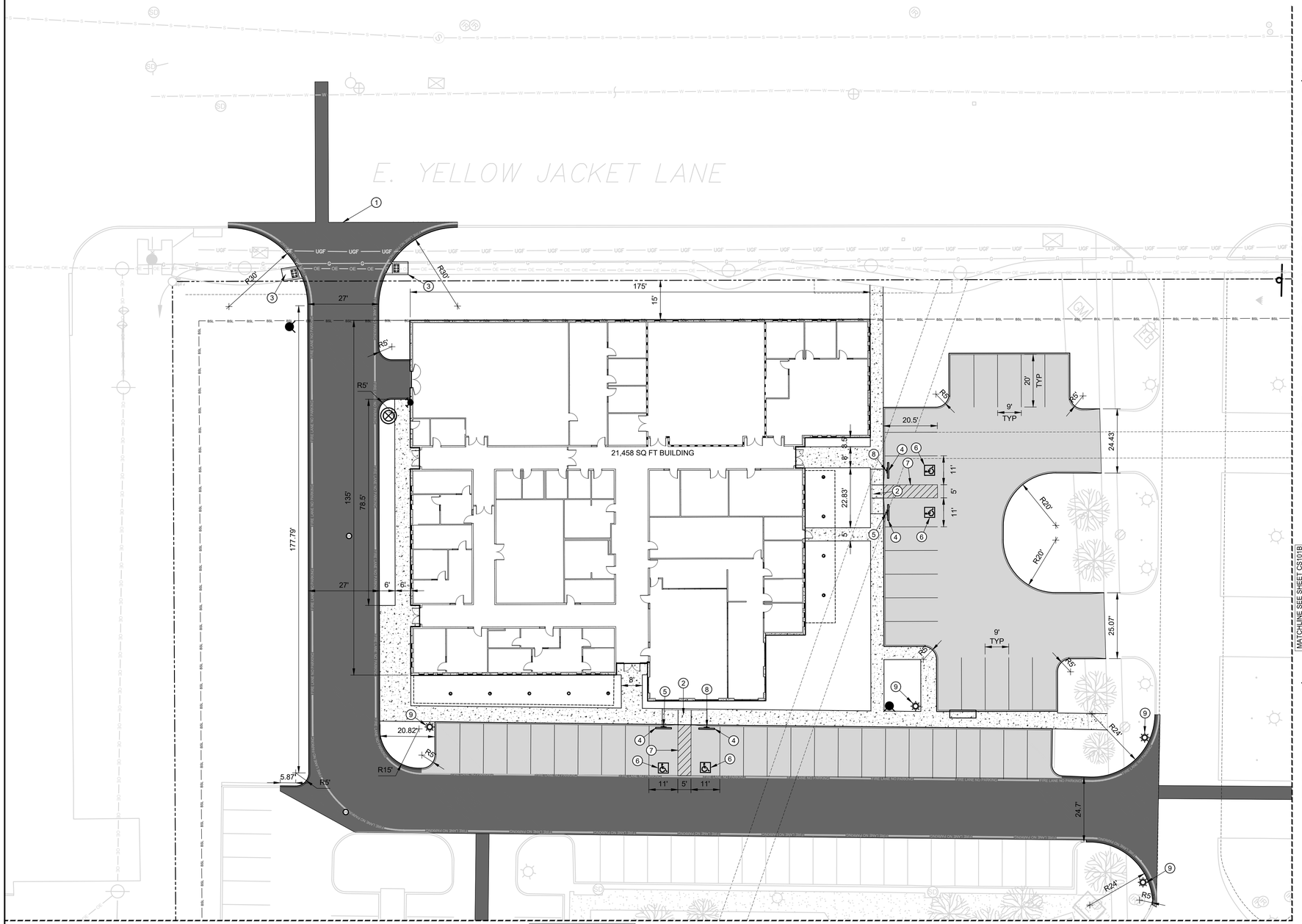
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PARKING LOT COUNT		
	REQUIRED	PROVIDED
EXISTING REGULAR SPACES	N/A	29
PROPOSED REGULAR SPACES	15	40
ACCESSIBLE SPACES	3	4
TOTAL SPACES	72	73

KEY NOTES

AS INDICATED BY: (XX)

1. DRIVEWAY - SEE DETAIL XX/CS501
2. PARALLEL CURB RAMP - SEE DETAIL B4/CS501
3. STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
4. PARKING BLOCK - SEE DETAIL B3/CS501
5. HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL A4/CS502
6. HANDICAP MARKING - SEE DETAIL A3/CS502
7. ACCESS AISLE MARKING - SEE DETAIL A2/CS502
8. HANDICAP SIGN - SEE DETAIL A1/CS502
9. RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.



SITE PLAN NOTES

A. FIRE LANE MARKING SHALL BE 6" WIDE RED BACKGROUND STRIPE WITH 4" WHITE LETTERS USING 3/4" STROKE STATING "NO PARKING FIRE LANE". PAINT EVERY 25' ON CENTER ALONG THE FIRE LANE. PLACE FIRE LANE MARKING ON THE VERTICAL SURFACE OF THE CURB WHEN PRESENT OR ON THE PARKING SURFACE WHEN NOT.
B. FIRE LANE MARKING SHOWN IS REPRESENTATIONAL. FIRE LANE MARKING SHALL BE A MINIMUM OF 20' APART OR 26' APART WHEN ADJACENT TO BUILDINGS OVER 30' HIGH. FIRE LANE MARKING SHALL BE PAINTED ON A CURB FACE WHERE THE REPRESENTATIONAL MARKING IS SHOWN NEXT TO A CURB. COORDINATE FIRE LANE MARKINGS WITH CITY OF ROCKWALL FIRE MARSHAL PRIOR TO INSTALLATION. XXX-XXX-XXXX.
C. INSTALL FIRE APPARATUS ACCESS ROADS AND MAKE SERVICEABLE PRIOR TO THE START OF BUILDING FRAMING.
D. STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (YELLOW). PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
E. CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.
F. LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
G. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
H. FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
I. EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
J. DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
K. DO NOT INSTALL STEEL REINFORCEMENT IN CONCRETE LOCATED WITHIN THE PUBLIC RIGHT OF WAY. USE FIBER MESH PER CITY REQUIREMENTS.
L. ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
M. CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
- EXISTING EASEMENT
- SIDEWALK - SEE DETAIL CS503
- 6" HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL A3/CS501
- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501

N

0 20' 40'

A1 SITE PLAN
1" = 20'

Parkhill

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PARKHILL, SMITH & COOPER, INC. F-560

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Site Plan
CS101A

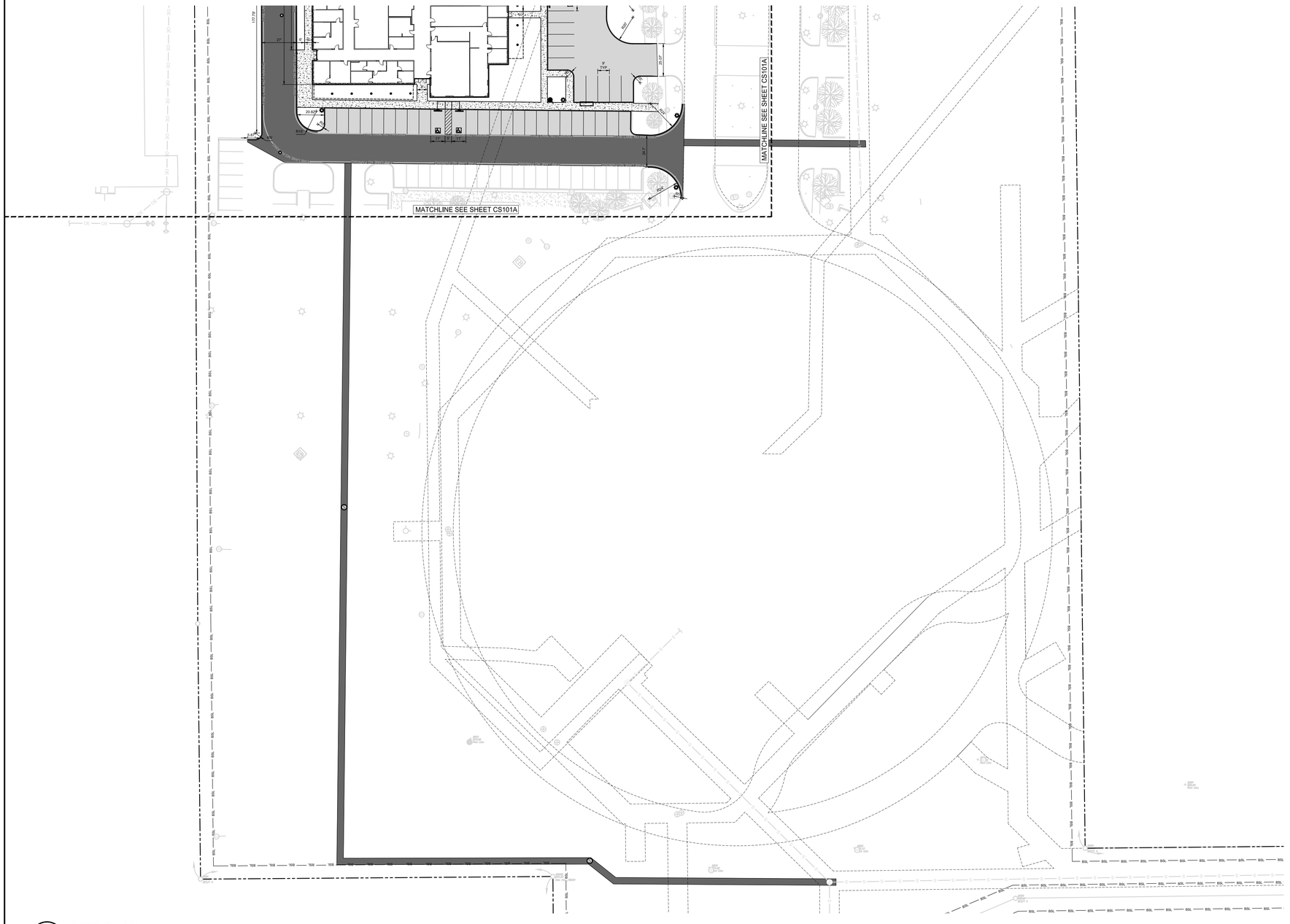
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N

0 40' 80'

A1 SITE PLAN
1" = 40'

Parkhill

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PARKHILL, SMITH & COOPER, INC. F-560

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Rockwall County Annex

CLIENT
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1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
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Proposed Land Use: Commercial

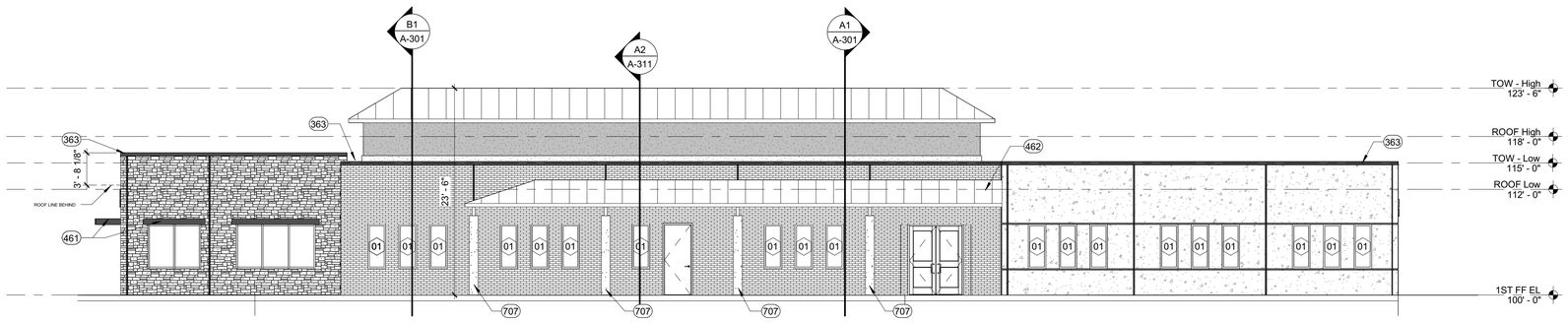
Designer Information:
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Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

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Name: Rockwall County
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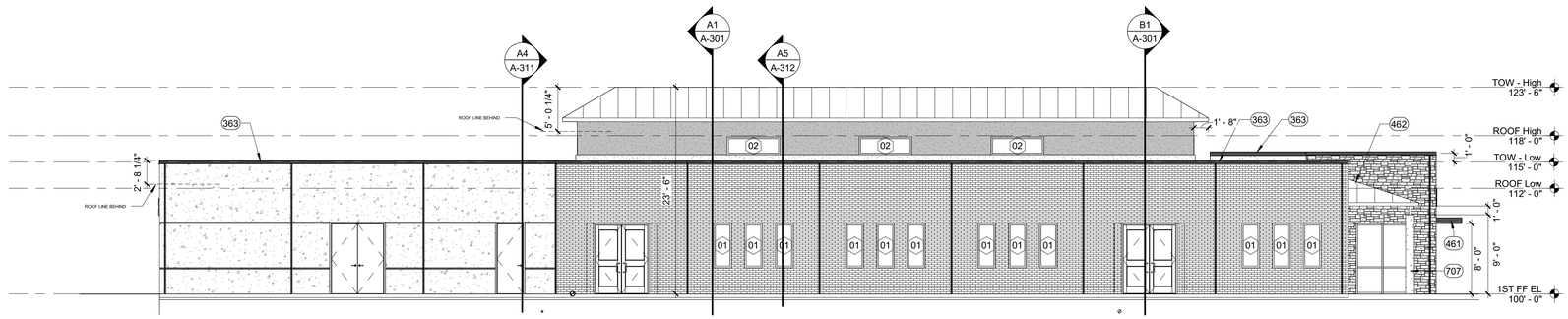
#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Site Plan
CS101B

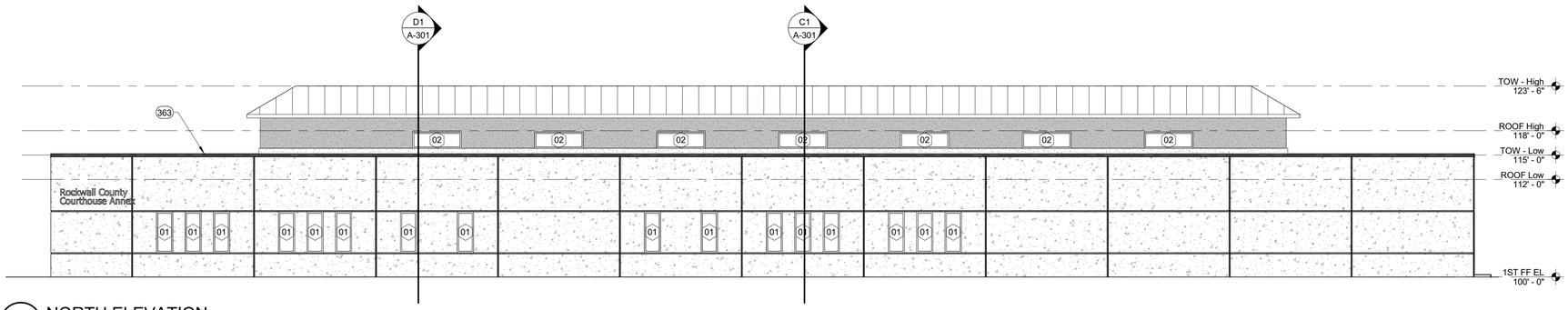
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D1 EAST ELEVATION
1/8" = 1'-0"



C1 WEST ELEVATION
1/8" = 1'-0"



B1 NORTH ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

GENERAL NOTES

A. ALL ROOF MOUNTED EQUIPMENT TO BE MOUNTED ON "ROOF HIGH" LEVEL BEHIND STANDING SEAM ROOF PARAPET.

KEY NOTES

AS INDICATED BY: (#)

363	PREFIN MTL COPING
461	ALUMINUM CANOPY
462	STANDING SEAM METAL CANOPY
707	CONC COLUMN.

LEGEND

- ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
  - Acme Pacific Clay - Calico or comparable color
- ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
  - Natural Stone Veneers - Ashlar pattern - Heritage Manor or comparable color
- CONCRETE TILT PANEL w/ELASTOMERIC COATING.
  - TremGard HB - Oyster Shell or comparable color
- EIFS TYPE A
  - Dryvit - 522 Lite Gray or comparable color
- EIFS TYPE B
  - Dryvit - 715 Licorice or comparable color
- STANDING SEAM METAL ROOF
  - Awntech - Black k or comparable color
- GLAZING

FACADE SURFACE AREA

EAST:	Concrete Tilt	= 578 sf	(23.3%)
	Thin Brick	= 963 sf	(38.8%)
	Thin Stone	= 319 sf	(12.8%)
	EIFS A	= 47 sf	(1.9%)
	EIFS B	= 262 sf	(10.5%)
	Glazing	= 315 sf	(12.7%)
	Total	**= 2484 sf**	**(100%)**
WEST:	Concrete Tilt	= 668 sf	(27%)
	Thin Brick	= 1,115 sf	(45%)
	Thin Stone	= 113 sf	(4.6%)
	EIFS A	= 47 sf	(1.9%)
	EIFS B	= 226 sf	(9.1%)
	Glazing	= 306 sf	(12.4%)
	Total	**= 2,475 sf**	**(100%)**
NORTH:	Concrete Tilt	= 2,438 sf	(77.2%)
	Thin Brick	= 0 sf	
	Thin Stone	= 0 sf	
	EIFS A	= 84 sf	(2.7%)
	EIFS B	= 390 sf	(12.4%)
	Glazing	= 244 sf	(7.7%)
	Total	**= 3,158 sf**	**(100%)**
SOUTH:	Concrete Tilt	= 368 sf	(11.6%)
	Thin Brick	= 1390 sf	(43.8%)
	Thin Stone	= 495 sf	(15.6%)
	EIFS A	= 55 sf	(1.7%)
	EIFS B	= 372 sf	(11.7%)
	Glazing	= 497 sf	(15.6%)
	Total	**= 3177sf**	**(100%)**

Parkhill

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PARKHILL

10/20/2023

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1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.
11987.22

ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION
-	10/20/2023	Site Plan Submittal

Exterior Elevations
A-201

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D1 3D View -NW



C1 3D View - NE



B1 3D View -SW



A1 3D View - SE

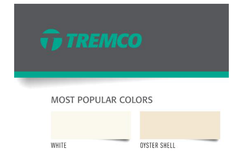
ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Acme Pacific Clay - Chino or comparable color



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- Natural Stone Veneers - Heritage Manor or comparable color



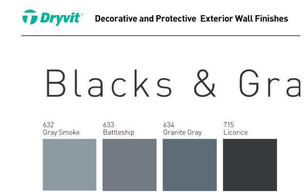
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- TremGard HB - Oyster Shell or comparable color



EIFS TYPE A
- Dryvit - 472 Captain or comparable color



EIFS TYPE B
- Dryvit - 715 Licorice or comparable color



STANDING SEAM METAL ROOF
Black or comparable color

FLAT ROOF BEHIND PARAPET
TPO - Light Gray or comparable color

A4 Materials
1" = 1'-0"

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ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION
-	10/20/2023	Site Plan Submittal

3D Views
A-900

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City of Rockwall Landscape Requirements			
ORD. REF.	**DESCRIPTION**	**REQUIRED**	**PROVIDED**
SEC 05.01.A	Required Landscaped Area	Limit of Construction Boundary = 78,645 S.F. **REQUIRED: 20% = 15,729 S.F**	**16,344 S.F. Provided**
SEC 05.01.B	Non-Residential Landscape Buffer	10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery.	**10' wide landscape buffer w/ 30" height shrubbery. 16 Accent Trees.** ***Variance requested to substitute 5 Canopy Trees for 5 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane.***
SEC 05.03.E.1	Interior Parking Lot Area Landscape Area	5% of Parking Area = 18,006 SF x .05 = **901 SF**	**2,915 SF**
SEC 05.03.E.2	Interior Parking Lot Area Trees	1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = **5 Canopy Trees**	**3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees**

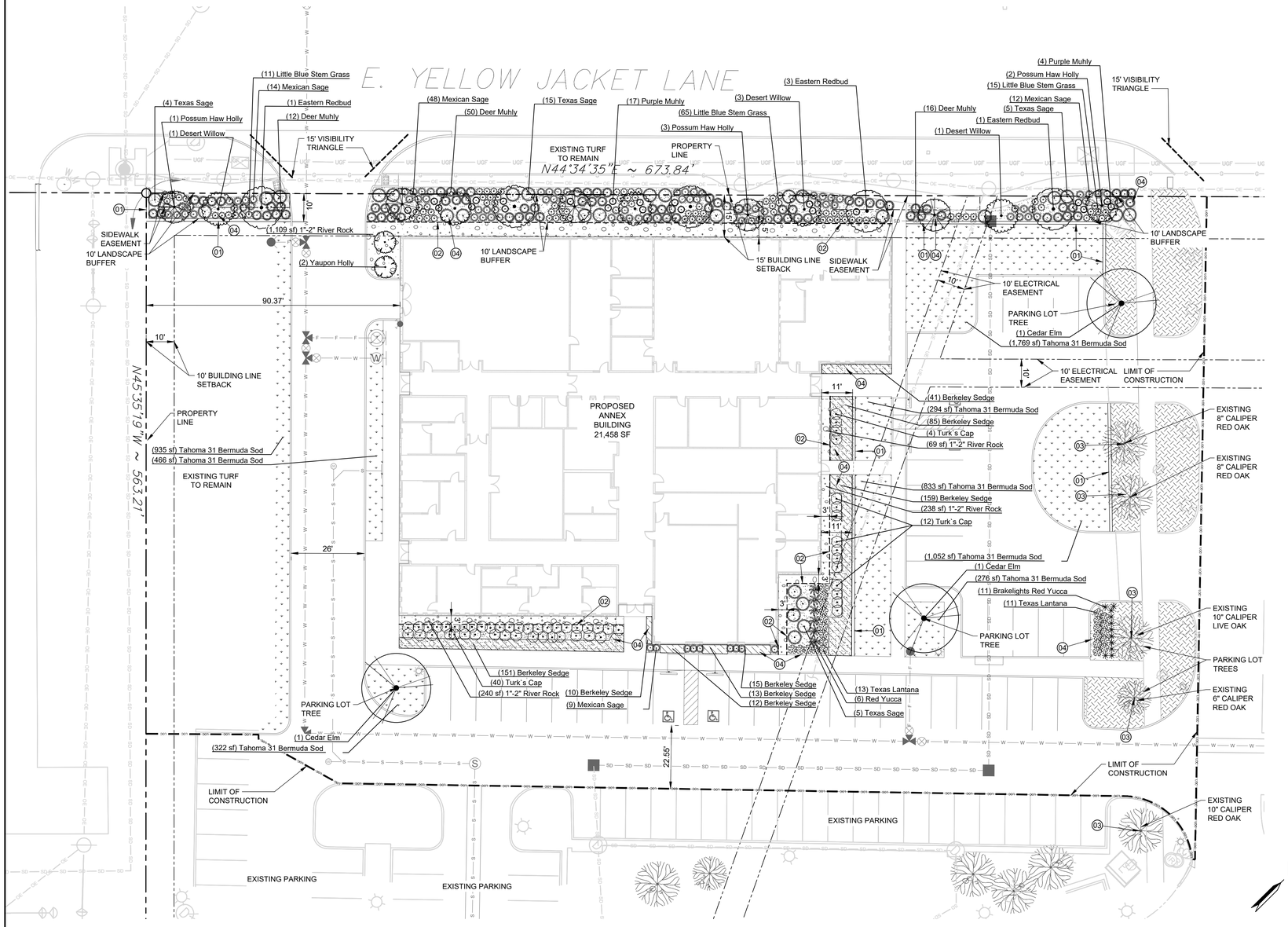
GENERAL NOTES

A. SEE SHEET LP103 FOR FULL PLANTING SCHEDULE.
B. SEE SHEETS LD501-502 FOR PLANTING DETAILS.
C. SEE SHEET LP103 FOR PLANTING GENERAL NOTES.
D. **FULL LANDSCAPE IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL PROPOSED PLANTING AREAS INDICATED. IRRIGATION WILL MEET REQUIREMENTS OF THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.**

KEY NOTES

AS INDICATED BY: (00)

1. 12" CONCRETE LANDSCAPE EDGE PER B4/LD501.
2. LANDSCAPE EDGE PER C5/LD501.
3. EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.
4. PLANTING BED TO RECEIVE 3" DEPTH SHREDDED HARDWOOD MULCH AS SPEC'D.



ABBREVIATED PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME
	5	DESERT WILLOW CHILOPSIS LINEARIS
	5	EASTERN REDBUD CERCIS CANADENSIS
	2	YAUPON HOLLY ILEX VOMITORIA
	6	POSSUM HAW HOLLY ILEX DECIDUA
	3	CEDAR ELM ULMUS CRASSIFOLIA

SHRUBS	QTY	COMMON / BOTANICAL NAME
	6	RED YUCCA HESPERALOE PARVIFLORA
	11	BRAKELIGHTS RED YUCCA HESPERALOE PARVIFLORA `BRAKELIGHTS` TM
	24	TEXAS LANTANA LANTANA URTICOIDES
	29	TEXAS SAGE LEUCOPHYLLUM LANGMANIAE `LYNN`S LEGACY`
	56	TURK`S CAP MALVAVISCUS DRUMMONDII
	78	DEER MUHLY MUHLENBERGIA RIGENS
	21	PURPLE MUHLY MUHLENBERGIA RIGIDA `NASHVILLE` TM
	83	MEXICAN SAGE SALVIA LEUCANTHA
	91	LITTLE BLUE STEM GRASS SCHIZACHYRIUM SCOPARIUM

SHRUB AREAS	QTY	COMMON / BOTANICAL NAME
	486	BERKELEY SEDGE CAREX DIVULSA

GROUND COVERS	QTY	COMMON / BOTANICAL NAME
	1,656 SF	1"-2" RIVER ROCK 1"-2" RIVER ROCK
	5,361 SF	SHREDDED HARDWOOD MULCH SHREDDED HARDWOOD MULCH

SOD/SEED	QTY	COMMON / BOTANICAL NAME
	5,947 SF	TAHOMA 31 BERMUDA SOD CYNODON DACTYLON `TAHOMA 31`
	3,380 SF	EXISTING PLANTING BED EXISTING PLANTING BED



LOCATION MAP

Parkhill

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PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Landscape Plan
LP101

A:\2022\11987.22\03_DSGN\01_DWG\060_LAND\03_SHEETS\LP101-11987.DWG, 10/19/2023 11:33 AM, lgbell

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE
	5	DESERT WILLOW	CHILOPSIS LINEARIS	25 GAL	2"CAL	6` - 8` HT
	5	EASTERN REDBUD	CERCIS CANADENSIS	25 GAL	2"CAL	6` - 8` HT
	2	YAUPON HOLLY	ILEX VOMITORIA	15 GAL	N/A	6` HT.
	6	POSSUM HAW HOLLY	ILEX DECIDUA	15 GAL	N/A	6` HT.
	3	CEDAR ELM	ULMUS CRASSIFOLIA	B & B	3"	12`-14` HT.

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	6	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL 18" MIN HT.	
	11	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM	5 GAL	1-2` HT
	24	TEXAS LANTANA	LANTANA URTICOIDES	1 GAL	
	29	TEXAS SAGE	LEUCOPHYLLUM LANGMANIAE `LYNN`S LEGACY`	5 GAL	30" HT.
	56	TURK`S CAP	MALVAVISCUS DRUMMONDII	1 GAL.	
	78	DEER MUHLY	MUHLENBERGIA RIGENS	5 GAL	
	21	PURPLE MUHLY	MUHLENBERGIA RIGIDA `NASHVILLE` TM	5 GAL	
	83	MEXICAN SAGE	SALVIA LEUCANTHA	5 GAL	
	91	LITTLE BLUE STEM GRASS	SCHIZACHYRIUM SCOPARIUM	3 GAL	

SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CONT
	486	BERKELEY SEDGE	CAREX DIVULSA	1 GAL

GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT
	1,656 SF	1"-2" RIVER ROCK	1"-2" RIVER ROCK	4" DEPTH
	5,361 SF	SHREDDED HARDWOOD MULCH	SHREDDED HARDWOOD MULCH	3" DEPTH

SOD/SEED	QTY	COMMON NAME	BOTANICAL NAME	CONT
	5,947 SF	TAHOMA 31 BERMUDA SOD	CYNODON DACTYLON 'TAHOMA 31'	SOLID SOD
	3,380 SF	EXISTING PLANTING BED	EXISTING PLANTING BED	N/A

PLANTING GENERAL NOTES

A. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS.
B. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT AND SPECIFICATIONS FOR REQUIREMENTS NOT LISTED HEREIN.
C. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
D. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN SHOWN ON ALL DRAWINGS. PLANT COUNTS AND SQUARE FOOTAGES ARE PROVIDED AS A COURTESY ONLY.
E. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
F. IN THE CASE OF A DISCREPANCY BETWEEN THE CONTAINER SIZE CALLED OUT IN PLANT LIST AND THE CALIPER AND HEIGHT OF PLANT MATERIAL, THE SPECIFIED TREE MUST MEET THE CALIPER AND HEIGHT REQUIREMENTS SPECIFIED, EVEN IF THE LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
G. ALL PLANTS TO BE GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND.
H. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE PLANT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
I. LANDSCAPE CONTRACTOR SHALL LOCATE THE SOURCE OF AND SELECT ALL PLANTS FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.
J. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO DELIVERY AT THE NURSERIES OR SUPPLIERS BY THE PROJECT LANDSCAPE ARCHITECT.
K. IF ANY SOURCE OF PLANTS IS LOCATED FURTHER THAN 30 MILES FROM THE PROJECT SITE THE CONTRACTOR WILL BE REQUIRED TO PAY TIME AND TRAVEL EXPENSES INCURED BY THE PROJECT LANDSCAPE ARCHITECT.
L. AT THE OPTION OF THE LANDSCAPE ARCHITECT , PHOTOS OF ALL PLANT MATERIAL SHOWING CONTAINER SIZE, HEIGHT AND CALIPER CAN BE SUBMITTED FOR APPROVAL.
M. ALL PLANTS TAGGED AS APPROVED AT NURSERY OR SUPPLIER SHALL BEAR THE SAME TAG WHEN DELIVERED ON SITE.
N. THE RIGHT TO REJECT PLANT MATERIALS DELIVERED TO THE SITE THAT DO NOT BEAR APPROVAL TAGS IS RESERVED BY THE PROJECT LANDSCAPE ARCHITECT.
O. IN AREAS WHERE PAVING SUBGRADES AND BUILDING PADS EXTEND INTO PLANT BED AREAS, 6 INCH HOLES SHALL BE DRILLED EVERY 3 FEET AND FILLED WITH 1 INCH DIAMETER GRAVEL TO PROVIDE PERCOLATION AND DRAINAGE FOR THE PLANTING BED. HOLES SHALL BE DRILLED THROUGH IMPROVED SUBGRADES INTO EXISTING SITE SOILS BUT NO DEEPER THAN FOUR FEET.
P. ALL PLANTING BEDS TO RECEIVE 2 INCHES OF BACK TO EARTH COMPOST PER SQUARE FOOT AND 1 POUND OF A 4(N):1(P):2(K) RATIO FERTILIZER PER 100 SQUARE FEET. BOTH MATERIALS SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 12 INCHES.
Q. ALL FINAL PLANTING BED GRADES IN AREAS WHERE ORGANIC AND/OR INORGANIC MULCH IS BEING APPLIED SHOULD BE 3 OR 4 INCHES BELOW ADJACENT HARD SURFACES ACCORDING TO MULCH DEPTH INDICATED ON PLANS.
R. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING IS COMPLETE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
S. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING OR AS ESTABLISHED IN CONTAINER.
T. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS.
U. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN AS NEEDED DURING THE FIRST GROWING SEASON.
V. ALL PLANTING BEDS SHALL RECEIVE ORGANIC AND/OR INORGANIC MULCH MATERIALS AS NOTED ON PLANS.
W. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
X. THE CONTRACTOR SHALL PRUNE ALL BRANCHES 6 FEET ABOVE FINISH GRADE ON ALL DECIDUOUS TREES 12 FEET OR TALLER.
Y. AREAS TO BE FILLED WITH INORGANIC MULCHES WITH A DIAMETER LESS THAN 1/4 INCH IN SIZE SHALL BE COMPACTED TO 85% PROCTOR DENSITY BEFORE MULCH IS PLACED.
Z. THE SITE SHALL BE FINE GRADED PRIOR TO ANY PLANT INSTILLATION. ANY AREAS DISTURBED BY PLANTING SHALL BE REGRADED AND SMOOTHED PRIOR TO GRASS PLANTING.
AA. SOD SHALL BE USED AROUND DRAIN INLETS (5' BUFFER) AND IN AREAS WHERE THE SLOPE EXCEEDS 20% (1:5) UNLESS THE AREA IS A PLANTING BED.

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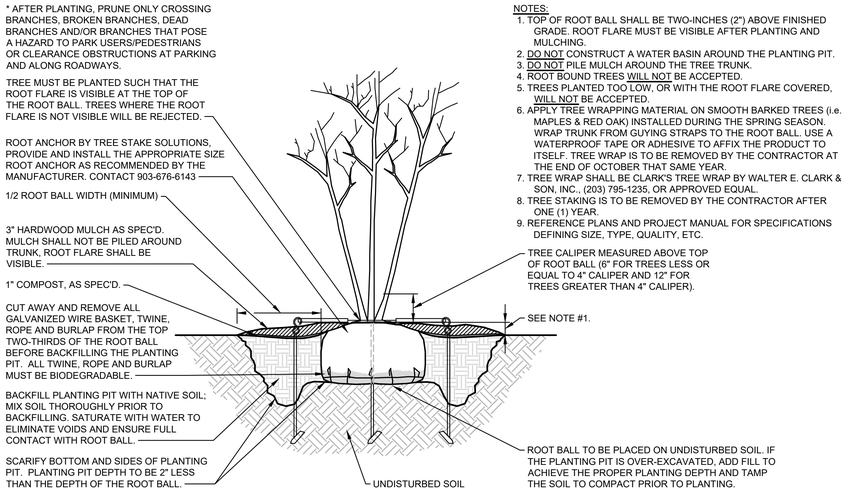
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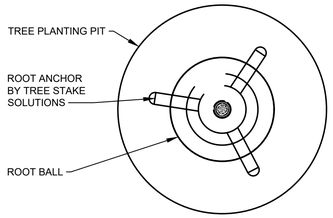
Planting Notes & Schedule

LP103

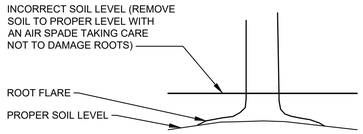
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NOTES:
1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.
2. DO NOT CONSTRUCT A WATER BASIN AROUND THE PLANTING PIT.
3. DO NOT PILE MULCH AROUND THE TREE TRUNK.
4. ROOT BOUND TREES WILL NOT BE ACCEPTED.
5. TREES PLANTED TOO LOW, OR WITH THE ROOT FLARE COVERED, WILL NOT BE ACCEPTED.
6. APPLY TREE WRAPPING MATERIAL ON SMOOTH BARKED TREES (i.e. MAPLES & RED OAK) INSTALLED DURING THE SPRING SEASON. WRAP TRUNK FROM GUYING STRAPS TO THE ROOT BALL. USE A WATERPROOF TAPE OR ADHESIVE TO AFFIX THE PRODUCT TO ITSELF. TREE WRAP IS TO BE REMOVED BY THE CONTRACTOR AT THE END OF OCTOBER THAT SAME YEAR.
7. TREE WRAP SHALL BE CLARK'S TREE WRAP BY WALTER E. CLARK & SON, INC., (203) 795-1235, OR APPROVED EQUAL.
8. TREE STAKING IS TO BE REMOVED BY THE CONTRACTOR AFTER ONE (1) YEAR.
9. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE, QUALITY, ETC.

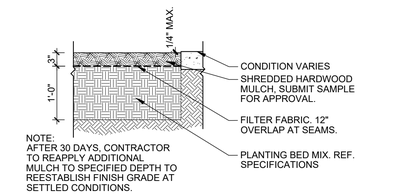


PLAN VIEW



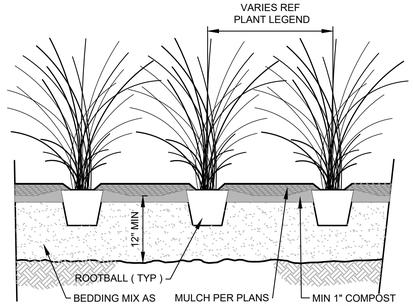
EXPOSED COVERED ROOT FLARE

C1 MULTI-TRUNK TREE PLANTING AND ANCHORING
1/2"=1'-0" L_PLANTING_TREE_MULTITRUNK

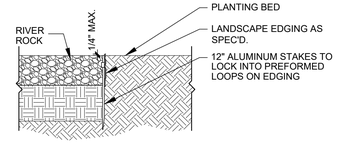


NOTE:
AFTER 30 DAYS, CONTRACTOR TO REAPPLY ADDITIONAL MULCH TO SPECIFIED DEPTH TO REESTABLISH FINISH GRADE AT SETTLED CONDITIONS.

D4 MULCH
3/4"=1'-0" L_MULCH



C4 ORNAMENTAL GRASS PLANTING
1"=1'-0" L_ORNAMENTAL_GRASS_PLANTING



C5 LANDSCAPE EDGE
1"=1'-0" LNDSCPE_EDG

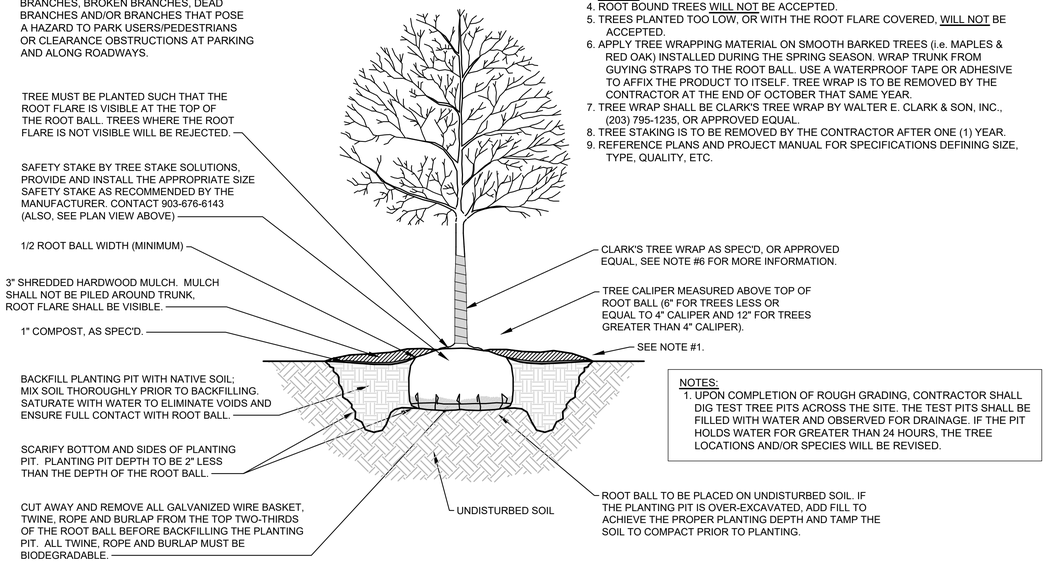


PLAN VIEW



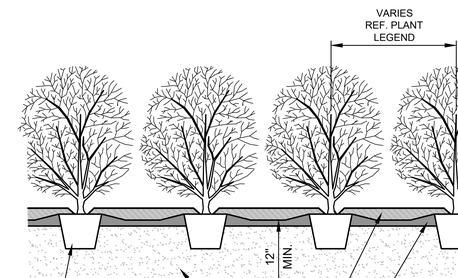
EXPOSED COVERED ROOT FLARE

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9. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE, QUALITY, ETC.



NOTES:
1. UPON COMPLETION OF ROUGH GRADING, CONTRACTOR SHALL DIG TEST TREE PITS ACROSS THE SITE. THE TEST PITS SHALL BE FILLED WITH WATER AND OBSERVED FOR DRAINAGE. IF THE PIT HOLDS WATER FOR GREATER THAN 24 HOURS, THE TREE LOCATIONS AND/OR SPECIES WILL BE REVISED.

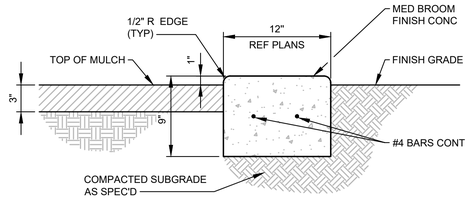
A1 TREE PLANTING AND STAKING
1/2"=1'-0" L_PLANTING_TREE_STANDARD



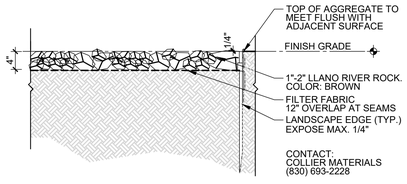
NOTE:
ALL PLANT BEDS SHALL BE EXCAVATED TO SUBGRADE ELEV AND BACKFILLED w/ SPECIFIED SOIL MIX

B3 SHRUB PLANTING
1"=1'-0" L_PLANTING_SHRUB

NOTE:
- MOWSTRIP TO BE DOWELED INTO EDGE OF CONC PAVING
- CONTROL JOINTS TO BE 1/8" WIDE X 1 3/4" DEEP, SPACED 5' OC
- DOWELED EXPANSION JOINTS TO BE 50' OC, AND AT ENDS. DOWELED EXPANSION JOINTS TO BE 12" L W/ #4 SMOOTH BAR DOWEL, CAP AND LUBE ONE END. JOINT IS TO BE 1/2" PREMOLDED FIBER EXPANSION JOINT MATERIAL WITH 1" JOINT SEALER ABOVE.
- CONTRACTOR SHALL STAKE LAYOUT OF EDGING FOR APPROVAL BY ARCHITECT / ENGINEER



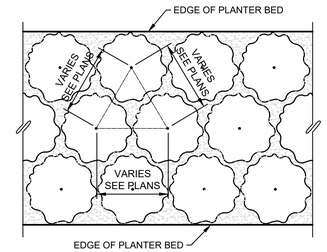
B4 12" CONCRETE LANDSCAPE EDGE
1 1/2" = 1'-0" PVMT_CONC_MOWSTRIP_LANDSCAPE_EDGE



NOTE:
SUBMIT MIN. 3 GAL. QUANTITY FOR APPROVAL PRIOR TO ORDERING AND SHIPPING TO SITE.

SUBMIT SAMPLE FOR ARCHITECT APPROVAL.

A3 RIVER ROCK - 1-2"
3/4"=1'-0" RRCK



A4 PLANT LAYOUT
1/2"=1'-0" L_PLANT_LAYOUT

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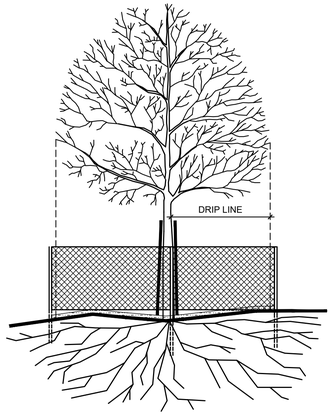
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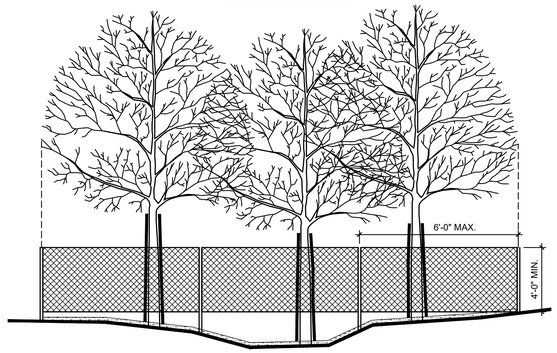
Landscape Details
LD501

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SINGLE TREE



TREE CLUSTER



*CRITICAL ROOT ZONE:

THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A CONCENTRIC CIRCLE WITH A RADIUS TO THE DISTANCE FROM THE TREE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.

DRIP LINE:

A VERTICAL LINE RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF A TREE AND EXTENDING TO THE GROUND.

PROTECTIVE FENCING:

ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING, OR OTHER SIMILAR FENCING AS SPECIFIED AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF SIX FOOT (6') INTERVALS BY APPROVED METHOD SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THIS FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL.

*THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY TREES TO REMAIN.

1. **MATERIAL STORAGE:** NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO THE CRITICAL ROOT ZONE OF A PROTECTED TREE.
2. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
3. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.
4. GRADE CHANGES: PAVING WITHIN THE DRIP LINE SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE OWNER'S REPRESENTATIVE.
5. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
6. ROOT PRUNING: ALL ROOTS ONE INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

TREE PROTECTION NOTES

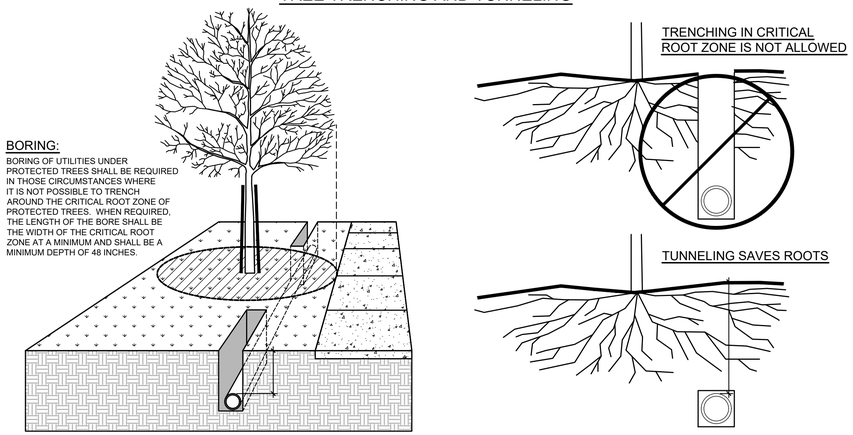
A. THE CONTRACTOR SHALL PROTECT THE TREE AND PLANT PROTECTION ZONE AT ALL TIMES FROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.

B. THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE AND PLANT PROTECTION ZONE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING SUPPLIES OR MATERIALS; LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND SHALL NOT PERMIT EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROJECT OR USE THE AREA FOR LUNCH OR ANY OTHER WORK BREAKS. PERMITTED ACTIVITY, IF ANY, WITHIN THE TREE AND PLANT PROTECTION AREA MAYBE INDICATED ON THE DRAWINGS ALONG WITH ANY REQUIRED REMEDIAL ACTIVITY AS LISTED BELOW.

C. TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PART 8) AND BE PERFORMED UNDER SUPERVISION OF AN ARBORIST.

D. TRUNK PROTECTION ONLY WHERE FENCE IS NOT CONSTRUCTIBLE: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A RING OF 8 FOOT LONG 2 INCH X 6 - INCH PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. REMOVE TRUNK PROTECTION UPON SUBSTANTIAL COMPLETION.

TREE TRENCHING AND TUNNELING



TREE TRENCHING AND TUNNELING NOTES

A. IN THE EVENT THAT CONSTRUCTION ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.

B. WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN WOOD CHIPS AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITH OUT THE APPROVAL OF THE OWNERS REPRESENTATIVE. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.

A1 TYPICAL TREE PROTECTION

1/2" - 1'-0"

PLANT DET 6_REV

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Parkhill

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PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex

CLIENT

Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.

11987.22

KEY PLAN

Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Landscape Details

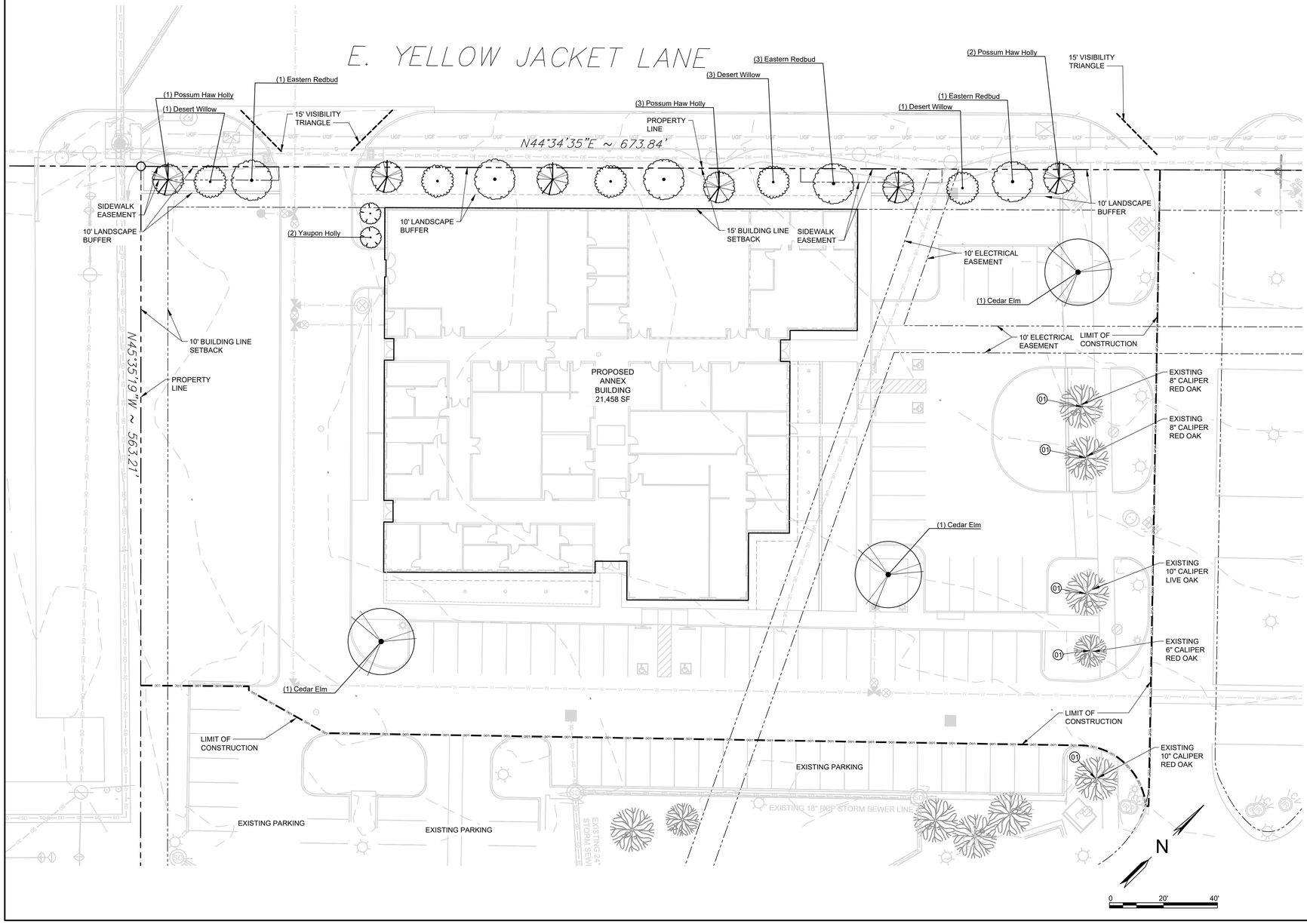
LD502

City of Rockwall Landscape Requirements			
ORD. REF.	**DESCRIPTION**	**REQUIRED**	**PROVIDED**
SEC 05.01.A	Required Landscaped Area	Limit of Construction Boundary = 78,645 S.F. **REQUIRED: 20% = 15,729 S.F**	**16,344 S.F. Provided**
SEC 05.01.B	Non-Residential Landscape Buffer	10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery.	**10' wide landscape buffer w/ 30" height shrubbery. 16 Accent Trees. *Variance requested to substitute 5 Canopy Trees for 5 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane.***
SEC 05.03.E.1	Interior Parking Lot Area Landscape Area	5% of Parking Area = 18,006 SF x .05 = **901 SF**	**2,915 SF**
SEC 05.03.E.2	Interior Parking Lot Area Trees	1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = **5 Canopy Trees**	**3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees**

KEY NOTES

AS INDICATED BY: (00)

1. EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.





LOCATION MAP

Parkhill

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Rockwall County Annex

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Rockwall, TX 75037

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Plat Cabinet "H" Slide 131
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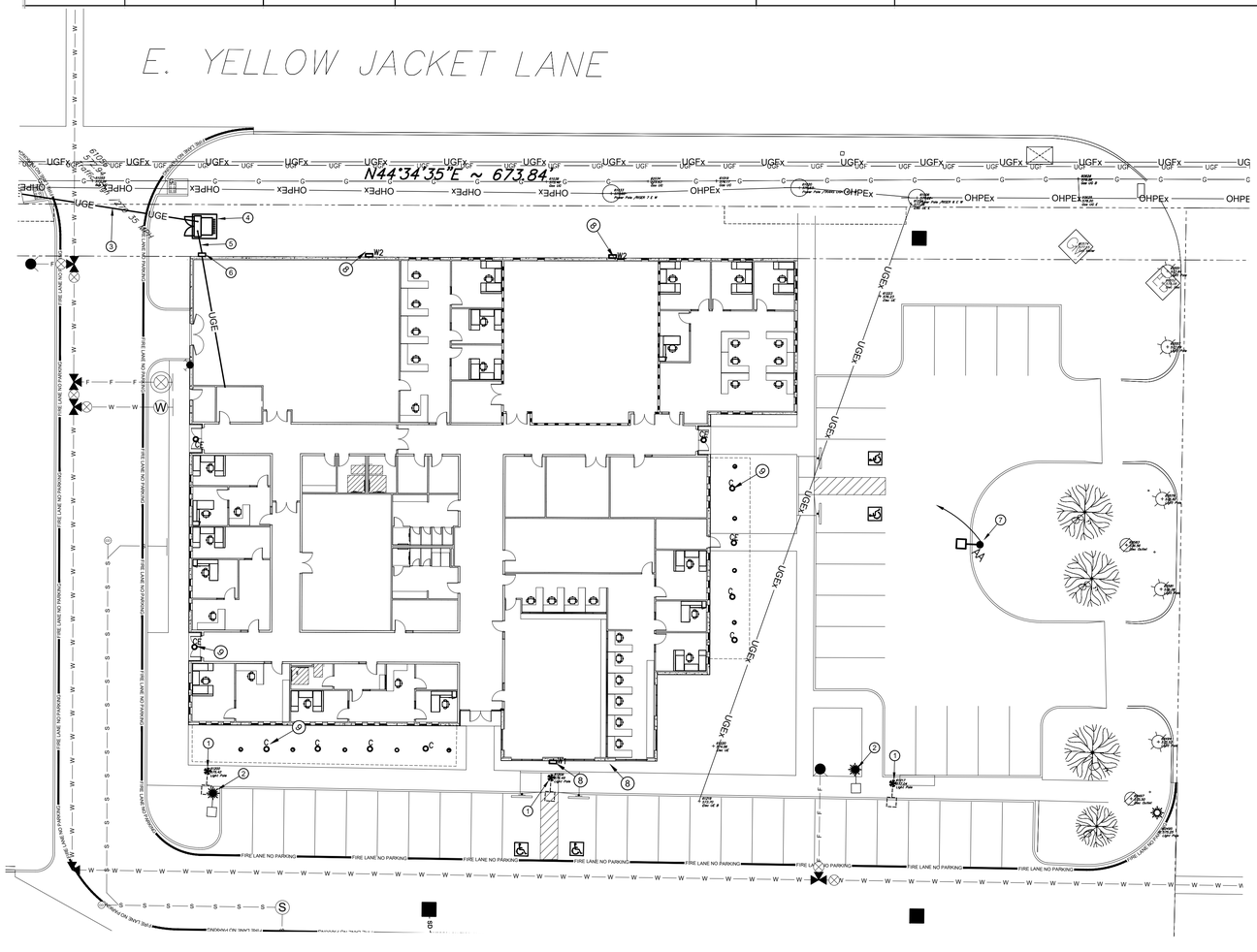
Treescape Plan

LP102

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LIGHTING FIXTURE SCHEDULE

TYPE	MOUNTING	VOLTAGE	MODEL NUMBER	LAMPS	REMARKS
AA	POLE	277	LITHONIA LIGHTING ESX1 LED P1 40K R3 EXISTING	LED	POLE MOUNTED SINGLE LED FIXTURE WITH 26,273 LUMEN OUTPUT, AND 4000K COLOR TEMPERATURE, TYPE 5 DISTRIBUTION. MOUNT TO RELOCATED LIGHT POLE. PROVIDE PROPER MOUNTING HARDWARE.
C	CAN	277	LITHONIA LIGHTING LDN6 40/07 LO6AR LD	LED	6" CAN LIGHTING WITH 700 LUMEN AND 4000K COLOR TEMPERATURE.
W1	WALL PACK	277	LITHONIA LIGHTING WST LED P3 40K VF MVOLT	LED	WALL PACK WITH 6000 LUMEN OUTPUT 4000K COLOR TEMPERATURE AND VISUAL COMFORT FORWARD THROW LIGHTING DISTRIBUTION.
W2	WALL PACK	277	LITHONIA LIGHTING WST LED P1 40K MVOLT	LED	WALL PACK WITH 1,500 LUMENS AND 4,000K COLOR TEMPERATURE AND STANDARD LIGHTING DISTRIBUTION.
CE	CAN	277	LITHONIA LIGHTING LDN6 40/07 LO6AR LD E10WCP	LED	6" CAN LIGHTING WITH 700 LUMEN AND 4000K COLOR TEMPERATURE. WITH INTEGRATED EMERGENCY BATTERY PACK



A1 ELECTRICAL SITE PLAN
1" = 20'-0"

0 20' 40'

GENERAL NOTES

A. COORDINATE WITH THE UTILITY SERVICE PROVIDERS FOR ALL REQUIREMENTS FOR DELIVERING POWER AND COMMUNICATION SERVICE TO THE NEW BUILDING.
B. VERIFY THE LINE OF DEMARCATION FOR THE TELEPHONE SERVICE CONDUITS. PREPARE TO EXTEND THE (3)-4" CONDUITS TO THE PROPERTY LINE AT A LOCATION TO BE DETERMINED BY THE SERVICE PROVIDER.
C. REFER TO THE LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPES. PROVIDE THE NUMBER OF FIXTURES AND ORIENTATION NOTED FOR POLE-MOUNTED FIXTURES. POLE EPA RATINGS SHALL BE FOR THE NUMBER OF FIXTURES SHOWN.
D. COORDINATE WITH THE FIRE SUPPRESSION CONTRACTOR FOR THE LOCATION OF THE POST INDICATOR VALVE (PIV). EXTEND UNDERGROUND CONDUIT AND PROVIDE WEATHER TIGHT CONNECTION (IF APPLICABLE).
E. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EARTH WORK.

KEY NOTES

AS INDICATED BY: (00)

1. EXISTING POLE LIGHT FIXTURE TO BE DISCONNECTED AND RELOCATED. EXISTING WIRING AND CONTROLS SHALL REMAIN.
2. LOCATION OF REMOVED POLE LIGHT FIXTURE. EXTEND AND CONNECT EXISTING LIGHTING BRANCH CIRCUIT AND CONTROLS AS NEEDED. NEW WIRING AND CONDUIT SHALL MATCH EXISTING.
3. NEW UNDERGROUND PRIMARY ELECTRICAL LINE EXTEND FROM OVERHEAD TO UNDERGROUND RISER POLE. ELECTRICAL CONTRACTOR TO PROVIDE TRENCH, CONDUIT AND BACKFILL. COORDINATE ALL REQUIREMENTS WITH ONCOR ELECTRIC DELIVERY.
4. NEW PAD MOUNT UTILITY TRANSFORMER PROVIDED BY ONCOR ELECTRIC DELIVERY. ELECTRICAL CONTRACTOR SHALL PROVIDE CONCRETE PAD PER ONCOR'S REQUIREMENTS. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION.
5. NEW UNDERGROUND ELECTRICAL SERVICE ENTRANCE. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION.
6. NEW EXTERIOR RATED (NEMA 3R) SERVICE RATED, FUSED DISCONNECT. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION.
7. LOCATION OF REMOVED POLE LIGHT FIXTURE. REPLACE EXISTING AREA LIGHT WITH NEW TYPE "AA" LIGHT FIXTURE. EXTEND AND CONNECT EXISTING LIGHTING BRANCH CIRCUIT AND CONTROLS AS NEEDED. NEW WIRING AND CONDUIT SHALL MATCH EXISTING.
8. MOUNT LIGHT FIXTURE 9' 0" ABOVE FINISHED GRADE. COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS.
9. MOUNT CAN LIGHTING UNDERNEATH NEW CANOPY AND SOFFIT AREAS MOUNTED AT 10'-0" AFF REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION PRIOR TO ROUGH IN.

Parkhill

PARKHILL, SMITH & COOPER, INC. STATE OF TEXAS F-560 117619 ISAAC N. AGUILAR LICENSED PROFESSIONAL ENGINEER

10/20/2022

Parkhill.com

Rockwall County Annex

Rockwall COUNTY

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
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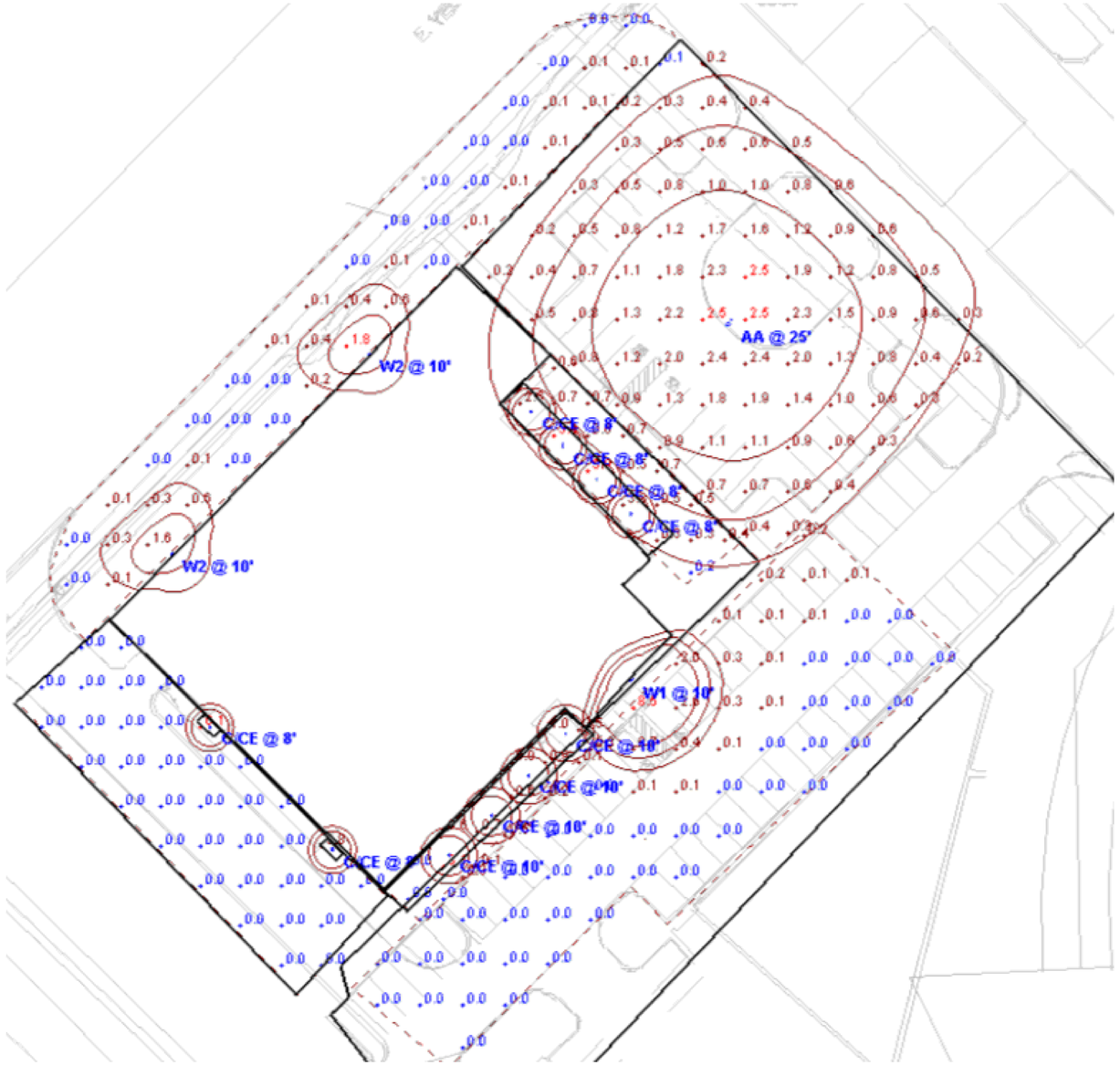
Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Electrical SITE PLAN

E-100

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GENERAL NOTES

A. REFER TO CIVIL SITE PLAN FOR INFORMATION REQUIRED FOR SECTION 2.1 (PROVIDE SITE DATA TABLE)

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Existing Parking Lot	0.3 fc	8.5 fc	0.0 fc	N/A	N/A
New Parking Lot	1.0 fc	2.5 fc	0.1 fc	25.0:1	10.0:1
Existing Parking Lot Canopy	0.7 fc	3.1 fc	0.0 fc	N/A	N/A
FIRELANE ROAD	0.3 fc	6.1 fc	0.0 fc	N/A	N/A
Front Canopy	1.2 fc	3.9 fc	0.2 fc	19.5:1	6.0:1
Yellow Jacket Lane Sidewalk	0.2 fc	1.8 fc	0.0 fc	N/A	N/A

Wattage

Symbol	Label	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Manufacturer	Wattage
	W1	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	6609	0.8	Lithonia Lighting	50
	AA	ESX1 LED P4 40K R5	ESX LED Area Luminaire Size 1 P4 Lumen Package 4000K CCT Type R5 Distribution	26273	0.8	Lithonia Lighting	189.98
	W2	WST LED P1 40K Mvolt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	1568	0.8	Lithonia Lighting	11.47
	C/CE	LDN6 40/07 LO6AR LD	6IN LDN, 4000K, 750LM, CLEAR, MATTE DIFFUSE REFLECTOR, CRI80	679	0.8	Lithonia Lighting	8.91

A1 Photometrics
NOT TO SCALE

N

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Parkhill

PARKHILL, SMITH & COOPER, INC. STATE OF TEXAS F-560
ISAAC N. AGUILAR
117619
LICENSED PROFESSIONAL ENGINEER
10/20/2022

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
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Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
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Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Electrical Photometrics

E-101

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1111 E Yellow Jacket Ln, Rockwall, TX 75037				
SUBDIVISION	Rockwall County Courthouse Addition	LOT	1	BLOCK	A
GENERAL LOCATION	Grass area 300 ft NW of County Clerk Building				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial	CURRENT USE	Commercial
PROPOSED ZONING	Commercial	PROPOSED USE	Commercial
ACREAGE	1.9 acres (Total Distrubed area)	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

☐ OWNER	Rockwall County	☑ APPLICANT	Parkhill
CONTACT PERSON	Frank New	CONTACT PERSON	Trenton Jones, Ben Sanchez
ADDRESS	101 East Rusk St	ADDRESS	3000 Internet Blvd Suite 550
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	972-204-6000	PHONE	972-987-1670
E-MAIL	fnew@rockwallcountytexas.com	E-MAIL	tjones@parkhill.com, bsanchez@parkhill.com

NOTARY VERIFICATION [REQUIRED]

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

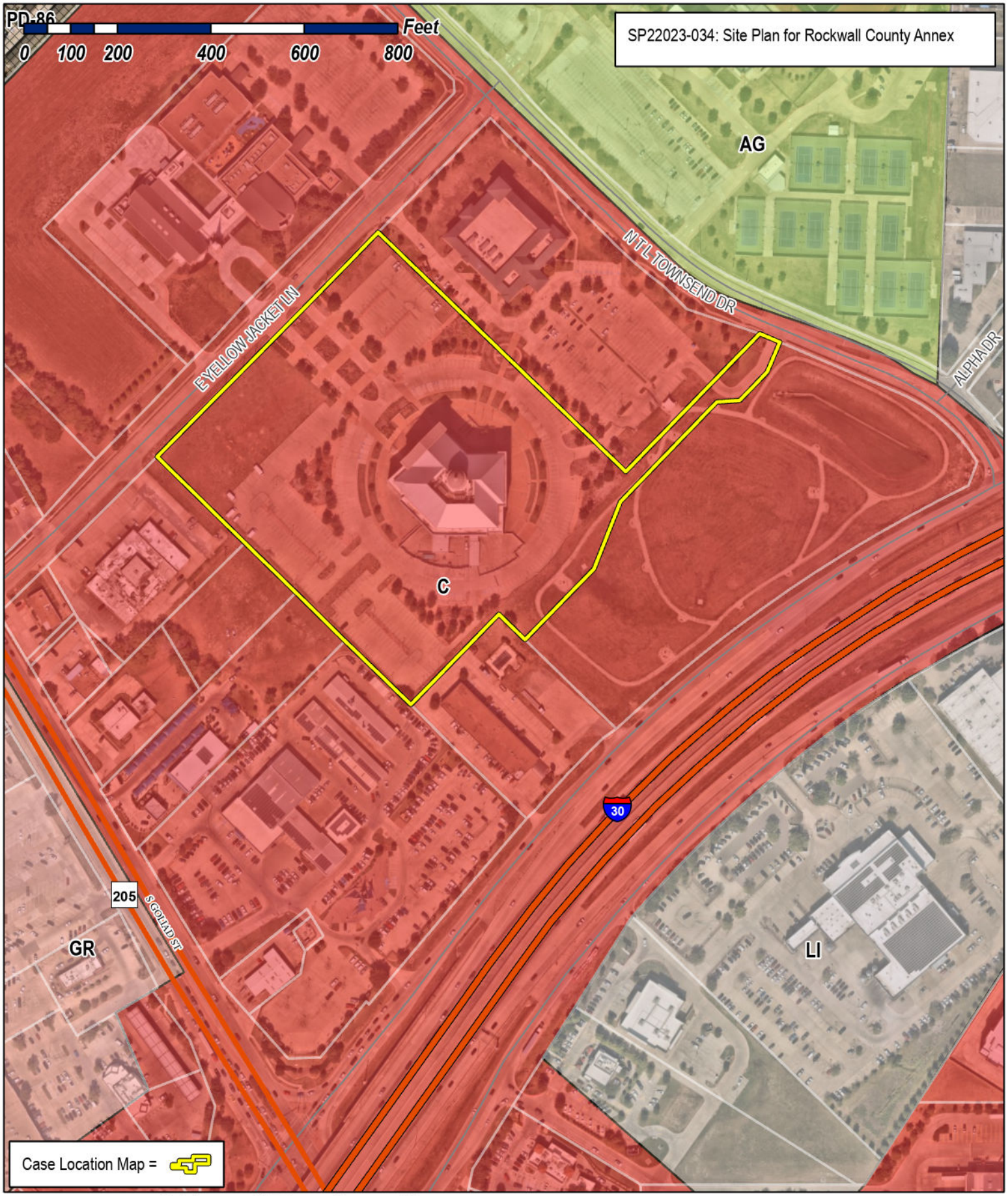
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20___.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

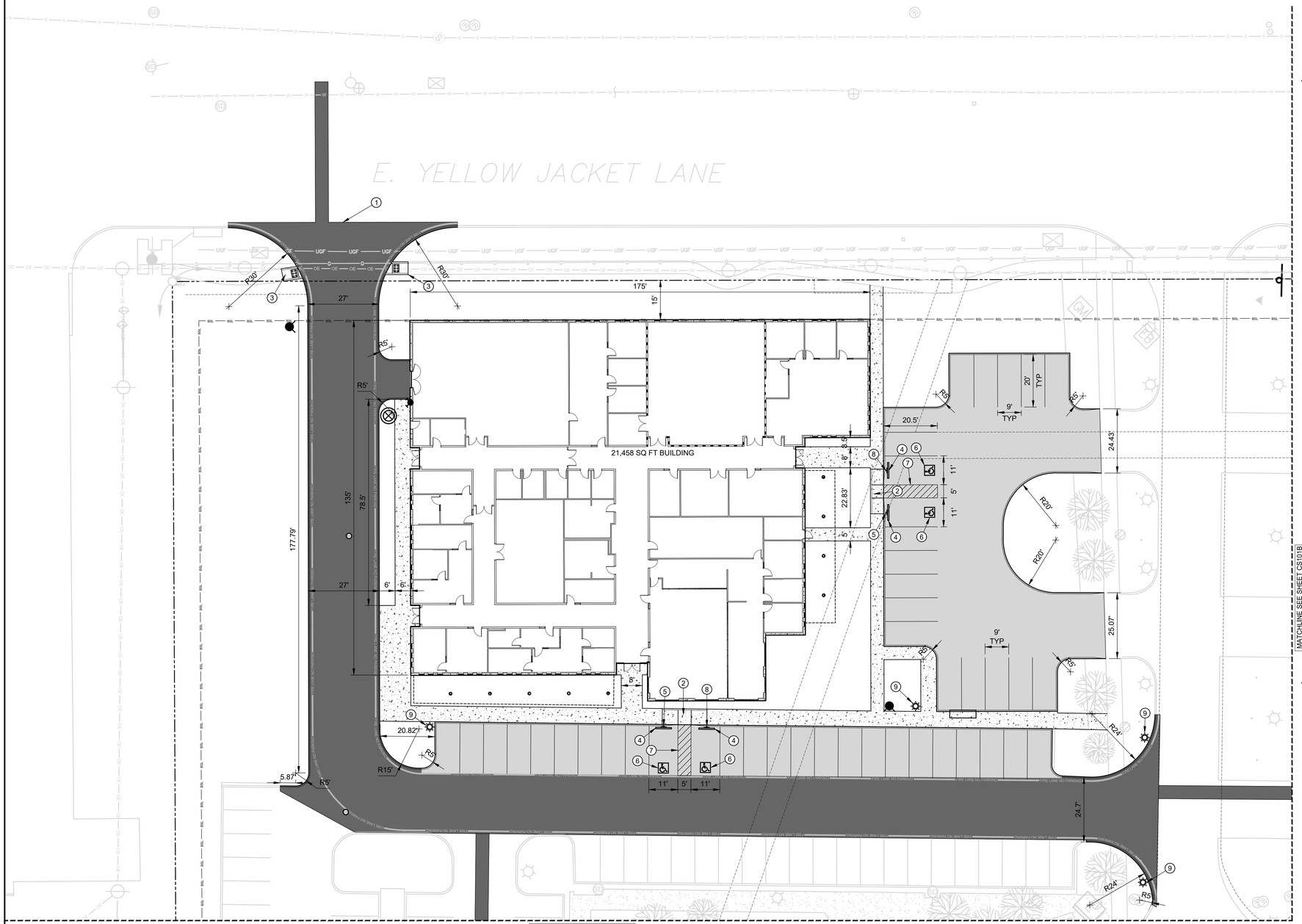
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PARKING LOT COUNT		
	REQUIRED	PROVIDED
EXISTING REGULAR SPACES	N/A	29
PROPOSED REGULAR SPACES	15	40
ACCESSIBLE SPACES	3	4
TOTAL SPACES	72	73

KEY NOTES

AS INDICATED BY: (XX)

1. DRIVEWAY - SEE DETAIL XX/CS501
2. PARALLEL CURB RAMP - SEE DETAIL B4/CS501
3. STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
4. PARKING BLOCK - SEE DETAIL B3/CS501
5. HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL A4/CS502
6. HANDICAP MARKING - SEE DETAIL A3/CS502
7. ACCESS AISLE MARKING - SEE DETAIL A2/CS502
8. HANDICAP SIGN - SEE DETAIL A1/CS502
9. RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.



SITE PLAN NOTES

A. FIRE LANE MARKING SHALL BE 6" WIDE RED BACKGROUND STRIPE WITH 4" WHITE LETTERS USING 3/4" STROKE STATING "NO PARKING FIRE LANE". PAINT EVERY 25' ON CENTER ALONG THE FIRE LANE. PLACE FIRE LANE MARKING ON THE VERTICAL SURFACE OF THE CURB WHEN PRESENT OR ON THE PARKING SURFACE WHEN NOT.
B. FIRE LANE MARKING SHOWN IS REPRESENTATIONAL. FIRE LANE MARKING SHALL BE A MINIMUM OF 20' APART OR 26' APART WHEN ADJACENT TO BUILDINGS OVER 30' HIGH. FIRE LANE MARKING SHALL BE PAINTED ON A CURB FACE WHERE THE REPRESENTATIONAL MARKING IS SHOWN NEXT TO A CURB. COORDINATE FIRE LANE MARKINGS WITH CITY OF ROCKWALL FIRE MARSHAL PRIOR TO INSTALLATION. XXX-XXX-XXXX.
C. INSTALL FIRE APPARATUS ACCESS ROADS AND MAKE SERVICEABLE PRIOR TO THE START OF BUILDING FRAMING.
D. STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (YELLOW). PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
E. CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.
F. LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
G. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
H. FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
I. EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
J. DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
K. DO NOT INSTALL STEEL REINFORCEMENT IN CONCRETE LOCATED WITHIN THE PUBLIC RIGHT OF WAY. USE FIBER MESH PER CITY REQUIREMENTS.
L. ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
M. CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
- EXISTING EASEMENT
- SIDEWALK - SEE DETAIL CS503
- 6" HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL A3/CS501
- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501

N

0 20' 40'

A1 SITE PLAN
1" = 20'

Parkhill

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PARKHILL, SMITH & COOPER, INC. F-560

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Site Plan
CS101A

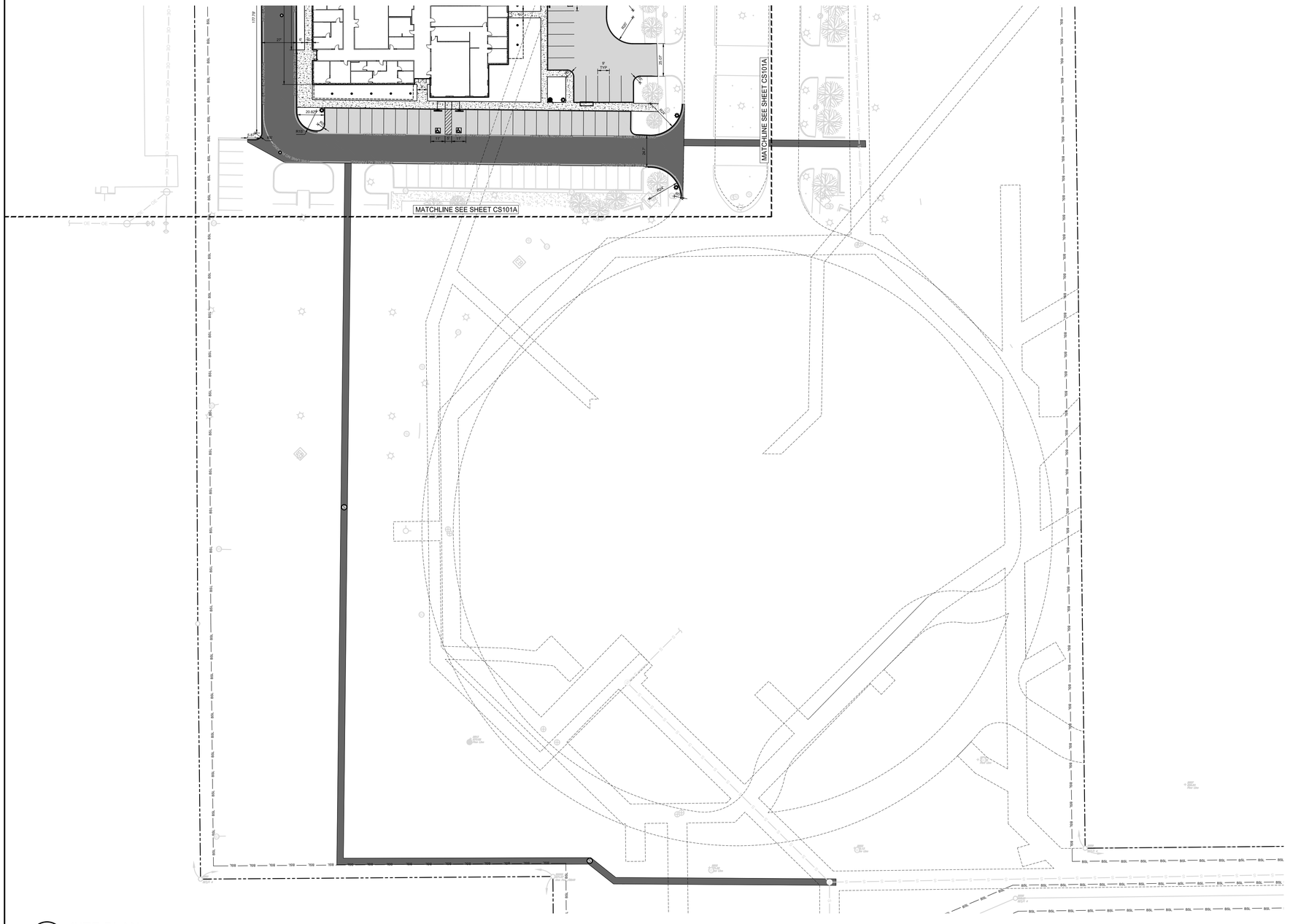
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PARKING LOT COUNT		
	REQUIRED	PROVIDED
EXISTING REGULAR SPACES	N/A	29
PROPOSED REGULAR SPACES	15	40
ACCESSIBLE SPACES	3	4
TOTAL SPACES	72	73

KEY NOTES

AS INDICATED BY: (XX)

1. DRIVEWAY - SEE DETAIL XX/CS501
2. PARALLEL CURB RAMP - SEE DETAIL B4/CS501
3. STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
4. PARKING BLOCK - SEE DETAIL B3/CS501
5. HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL A4/CS502
6. HANDICAP MARKING - SEE DETAIL A3/CS502
7. ACCESS AISLE MARKING - SEE DETAIL A2/CS502
8. HANDICAP SIGN - SEE DETAIL A1/CS502
9. RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.



SITE PLAN NOTES

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- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501

N

0 40' 80'

A1 SITE PLAN
1" = 40'

Parkhill

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PARKHILL, SMITH & COOPER, INC. F-560

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Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

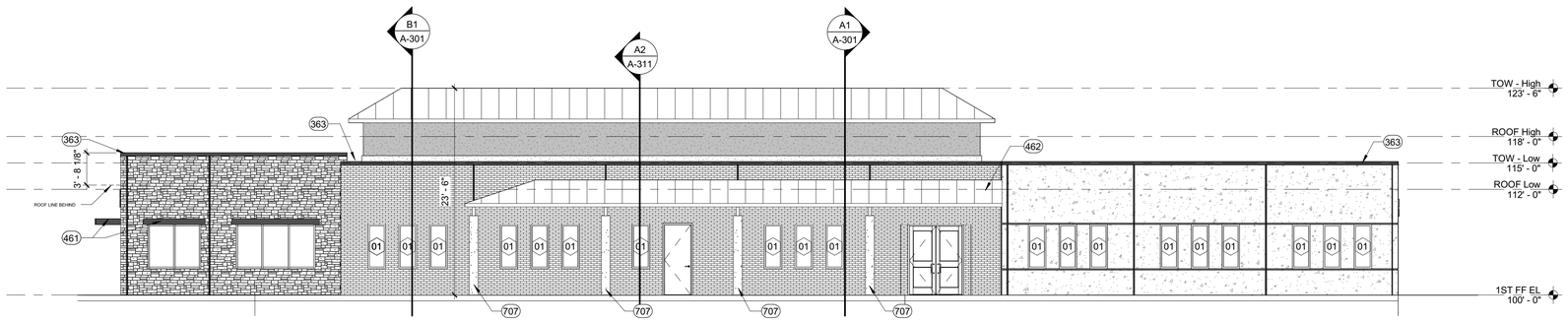
Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

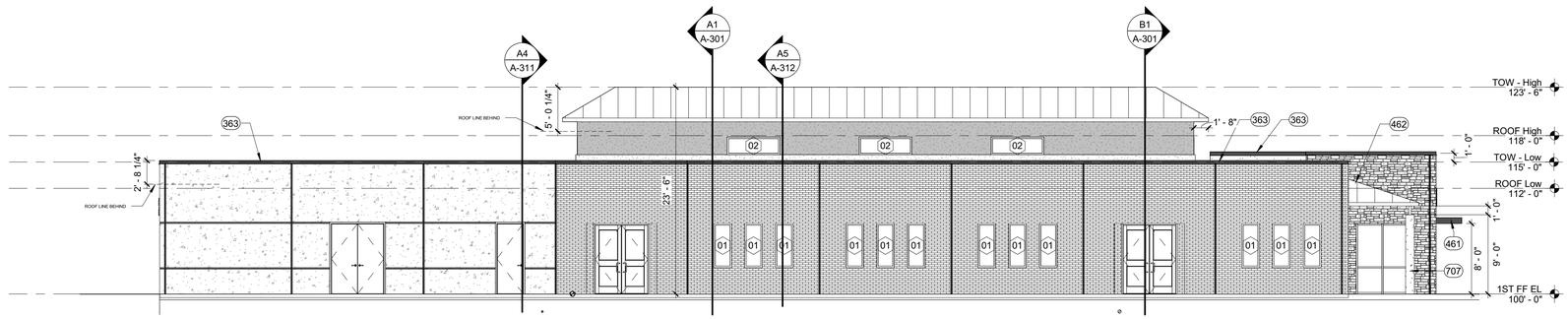
#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Site Plan
CS101B

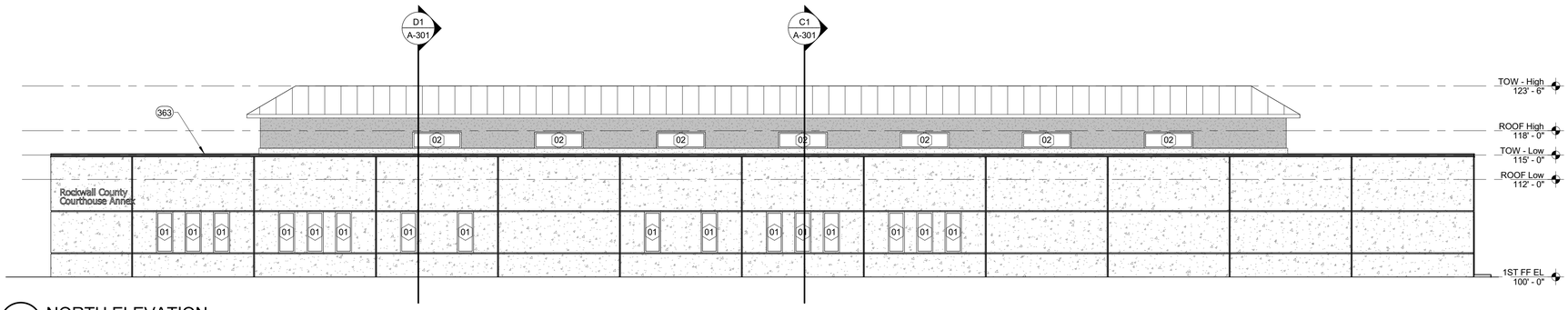
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D1 EAST ELEVATION
1/8" = 1'-0"



C1 WEST ELEVATION
1/8" = 1'-0"



B1 NORTH ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

GENERAL NOTES

A. ALL ROOF MOUNTED EQUIPMENT TO BE MOUNTED ON "ROOF HIGH" LEVEL BEHIND STANDING SEAM ROOF PARAPET.

KEY NOTES

AS INDICATED BY: (#)

363	PREFIN MTL COPING
461	ALUMINUM CANOPY
462	STANDING SEAM METAL CANOPY
707	CONC COLUMN.

LEGEND

- ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
  - Acme Pacific Clay - Calico or comparable color
- ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
  - Natural Stone Veneers - Ashlar pattern - Heritage Manor or comparable color
- CONCRETE TILT PANEL w/ELASTOMERIC COATING.
  - TremGard HB - Oyster Shell or comparable color
- EIFS TYPE A
  - Dryvit - 522 Lite Gray or comparable color
- EIFS TYPE B
  - Dryvit - 715 Licorice or comparable color
- STANDING SEAM METAL ROOF
  - Awntech - Black k or comparable color
- GLAZING

FACADE SURFACE AREA

EAST:	Concrete Tilt	= 578 sf	(23.3%)
	Thin Brick	= 963 sf	(38.8%)
	Thin Stone	= 319 sf	(12.8%)
	EIFS A	= 47 sf	(1.9%)
	EIFS B	= 262 sf	(10.5%)
	Glazing	= 315 sf	(12.7%)
	Total	**= 2484 sf**	**(100%)**
WEST:	Concrete Tilt	= 668 sf	(27%)
	Thin Brick	= 1,115 sf	(45%)
	Thin Stone	= 113 sf	(4.6%)
	EIFS A	= 47 sf	(1.9%)
	EIFS B	= 226 sf	(9.1%)
	Glazing	= 306 sf	(12.4%)
	Total	**= 2,475 sf**	**(100%)**
NORTH:	Concrete Tilt	= 2,438 sf	(77.2%)
	Thin Brick	= 0 sf	
	Thin Stone	= 0 sf	
	EIFS A	= 84 sf	(2.7%)
	EIFS B	= 390 sf	(12.4%)
	Glazing	= 244 sf	(7.7%)
	Total	**= 3,158 sf**	**(100%)**
SOUTH:	Concrete Tilt	= 368 sf	(11.6%)
	Thin Brick	= 1390 sf	(43.8%)
	Thin Stone	= 495 sf	(15.6%)
	EIFS A	= 55 sf	(1.7%)
	EIFS B	= 372 sf	(11.7%)
	Glazing	= 497 sf	(15.6%)
	Total	**= 3177sf**	**(100%)**

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PARKHILL

10/20/2023

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Rockwall County Annex

CLIENT
Rockwall County

1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.
11987.22

ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION
-	10/20/2023	Site Plan Submittal

Exterior Elevations
A-201

10/19/2023 1:16:15 PM

R. v24



D1 3D View -NW



C1 3D View - NE



B1 3D View -SW



A1 3D View - SE

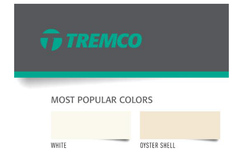
ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Acme Pacific Clay - Chino or comparable color



ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
- Natural Stone Veneers - Heritage Manor or comparable color



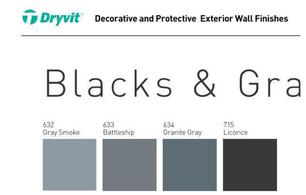
CONCRETE TILT PANEL w/ELASTOMERIC COATING.
- TremGard HB - Oyster Shell or comparable color



EIFS TYPE A
- Dryvit - 472 Captain or comparable color



EIFS TYPE B
- Dryvit - 715 Licorice or comparable color



STANDING SEAM METAL ROOF
Black or comparable color

FLAT ROOF BEHIND PARAPET
TPO - Light Gray or comparable color

A4 Materials
1" = 1'-0"

Parkhill

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PARKHILL

10/20/2023

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Rockwall County Annex

CLIENT
Rockwall County

1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.
11987.22

ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION
-	10/20/2023	Site Plan Submittal

3D Views
A-900

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R: v24

City of Rockwall Landscape Requirements			
ORD. REF.	**DESCRIPTION**	**REQUIRED**	**PROVIDED**
SEC 05.01.A	Required Landscaped Area	Limit of Construction Boundary = 78,645 S.F. **REQUIRED: 20% = 15,729 S.F**	**16,344 S.F. Provided**
SEC 05.01.B	Non-Residential Landscape Buffer	10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery.	**10' wide landscape buffer w/ 30" height shrubbery. 16 Accent Trees.** ***Variance requested to substitute 5 Canopy Trees for 5 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane.***
SEC 05.03.E.1	Interior Parking Lot Area Landscape Area	5% of Parking Area = 18,006 SF x .05 = **901 SF**	**2,915 SF**
SEC 05.03.E.2	Interior Parking Lot Area Trees	1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = **5 Canopy Trees**	**3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees**

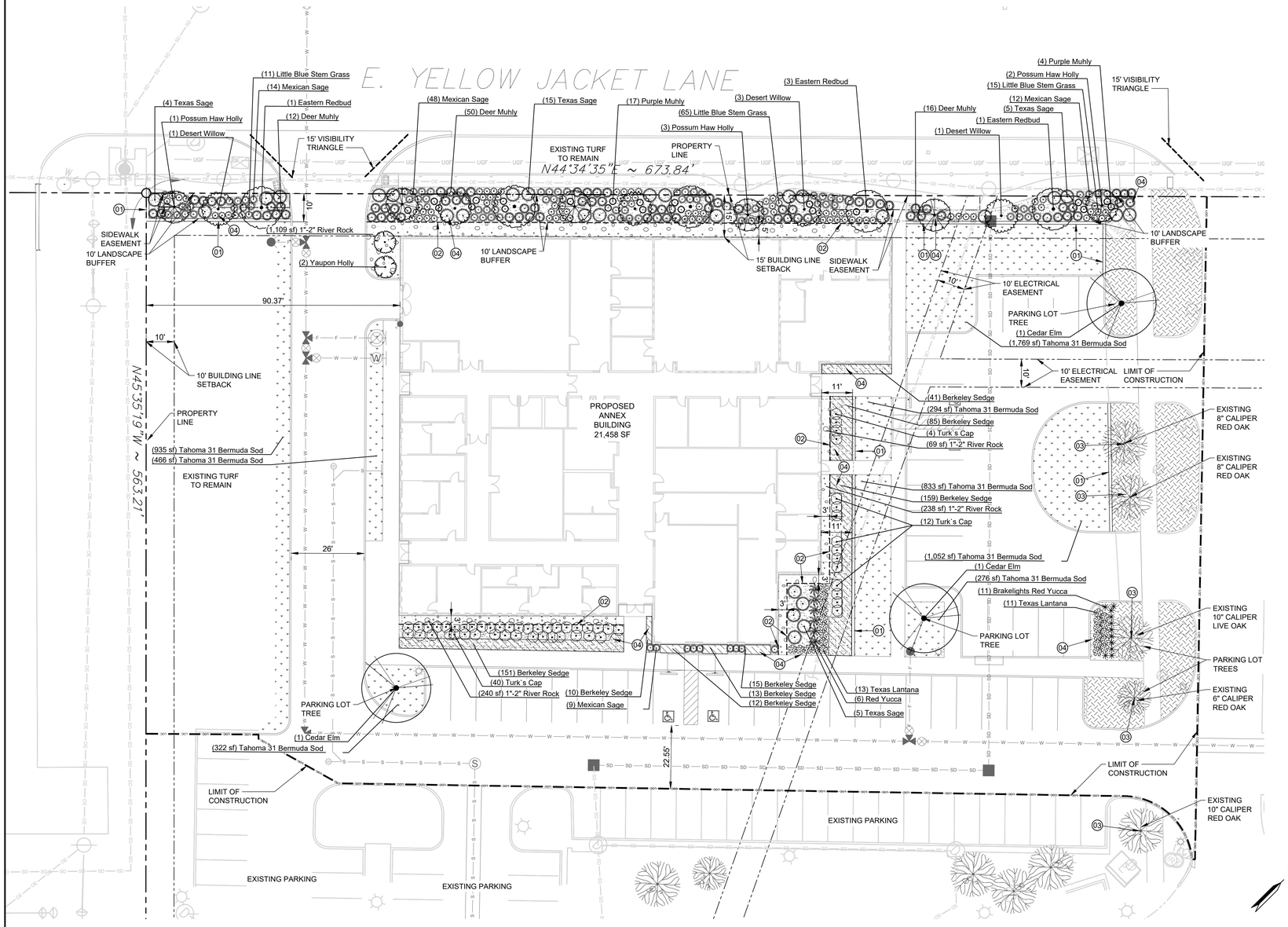
GENERAL NOTES

A. SEE SHEET LP103 FOR FULL PLANTING SCHEDULE.
B. SEE SHEETS LD501-502 FOR PLANTING DETAILS.
C. SEE SHEET LP103 FOR PLANTING GENERAL NOTES.
D. **FULL LANDSCAPE IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL PROPOSED PLANTING AREAS INDICATED. IRRIGATION WILL MEET REQUIREMENTS OF THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.**

KEY NOTES

AS INDICATED BY: (00)

1. 12" CONCRETE LANDSCAPE EDGE PER B4/LD501.
2. LANDSCAPE EDGE PER C5/LD501.
3. EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.
4. PLANTING BED TO RECEIVE 3" DEPTH SHREDDED HARDWOOD MULCH AS SPEC'D.



ABBREVIATED PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME
	5	DESERT WILLOW CHILOPSIS LINEARIS
	5	EASTERN REDBUD CERCIS CANADENSIS
	2	YAUPON HOLLY ILEX VOMITORIA
	6	POSSUM HAW HOLLY ILEX DECIDUA
	3	CEDAR ELM ULMUS CRASSIFOLIA

SHRUBS	QTY	COMMON / BOTANICAL NAME
	6	RED YUCCA HESPERALOE PARVIFLORA
	11	BRAKELIGHTS RED YUCCA HESPERALOE PARVIFLORA `BRAKELIGHTS` TM
	24	TEXAS LANTANA LANTANA URTICOIDES
	29	TEXAS SAGE LEUCOPHYLLUM LANGMANIAE `LYNN`S LEGACY`
	56	TURK`S CAP MALVAVISCUS DRUMMONDII
	78	DEER MUHLY MUHLENBERGIA RIGENS
	21	PURPLE MUHLY MUHLENBERGIA RIGIDA `NASHVILLE` TM
	83	MEXICAN SAGE SALVIA LEUCANTHA
	91	LITTLE BLUE STEM GRASS SCHIZACHYRIUM SCOPARIUM

SHRUB AREAS	QTY	COMMON / BOTANICAL NAME
	486	BERKELEY SEDGE CAREX DIVULSA

GROUND COVERS	QTY	COMMON / BOTANICAL NAME
	1,656 SF	1"-2" RIVER ROCK 1"-2" RIVER ROCK
	5,361 SF	SHREDDED HARDWOOD MULCH SHREDDED HARDWOOD MULCH

SOD/SEED	QTY	COMMON / BOTANICAL NAME
	5,947 SF	TAHOMA 31 BERMUDA SOD CYNODON DACTYLON `TAHOMA 31`
	3,380 SF	EXISTING PLANTING BED EXISTING PLANTING BED



LOCATION MAP

Parkhill

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PARKHILL, SMITH & COOPER, INC.

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Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
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Plat Cabinet "H" Slide 131
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Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
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#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Landscape Plan
LP101

A:\2022\11987.22\03_DSGN\01_DWG\060_LAND\03_SHEETS\LP101-11987.DWG, 10/19/2023 11:33 AM, lgbell

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE
	5	DESERT WILLOW	CHILOPSIS LINEARIS	25 GAL	2"CAL	6` - 8` HT
	5	EASTERN REDBUD	CERCIS CANADENSIS	25 GAL	2"CAL	6` - 8` HT
	2	YAUPON HOLLY	ILEX VOMITORIA	15 GAL	N/A	6` HT.
	6	POSSUM HAW HOLLY	ILEX DECIDUA	15 GAL	N/A	6` HT.
	3	CEDAR ELM	ULMUS CRASSIFOLIA	B & B	3"	12`-14` HT.

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	6	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL 18" MIN HT.	
	11	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM	5 GAL	1-2` HT
	24	TEXAS LANTANA	LANTANA URTICOIDES	1 GAL	
	29	TEXAS SAGE	LEUCOPHYLLUM LANGMANIAE `LYNN`S LEGACY`	5 GAL	30" HT.
	56	TURK`S CAP	MALVAVISCUS DRUMMONDII	1 GAL.	
	78	DEER MUHLY	MUHLENBERGIA RIGENS	5 GAL	
	21	PURPLE MUHLY	MUHLENBERGIA RIGIDA `NASHVILLE` TM	5 GAL	
	83	MEXICAN SAGE	SALVIA LEUCANTHA	5 GAL	
	91	LITTLE BLUE STEM GRASS	SCHIZACHYRIUM SCOPARIUM	3 GAL	

SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CONT
	486	BERKELEY SEDGE	CAREX DIVULSA	1 GAL

GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT
	1,656 SF	1"-2" RIVER ROCK	1"-2" RIVER ROCK	4" DEPTH
	5,361 SF	SHREDDED HARDWOOD MULCH	SHREDDED HARDWOOD MULCH	3" DEPTH

SOD/SEED	QTY	COMMON NAME	BOTANICAL NAME	CONT
	5,947 SF	TAHOMA 31 BERMUDA SOD	CYNODON DACTYLON 'TAHOMA 31'	SOLID SOD
	3,380 SF	EXISTING PLANTING BED	EXISTING PLANTING BED	N/A

PLANTING GENERAL NOTES

A. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS.
B. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT AND SPECIFICATIONS FOR REQUIREMENTS NOT LISTED HEREIN.
C. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
D. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN SHOWN ON ALL DRAWINGS. PLANT COUNTS AND SQUARE FOOTAGES ARE PROVIDED AS A COURTESY ONLY.
E. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
F. IN THE CASE OF A DISCREPANCY BETWEEN THE CONTAINER SIZE CALLED OUT IN PLANT LIST AND THE CALIPER AND HEIGHT OF PLANT MATERIAL, THE SPECIFIED TREE MUST MEET THE CALIPER AND HEIGHT REQUIREMENTS SPECIFIED, EVEN IF THE LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
G. ALL PLANTS TO BE GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND.
H. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE PLANT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
I. LANDSCAPE CONTRACTOR SHALL LOCATE THE SOURCE OF AND SELECT ALL PLANTS FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.
J. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO DELIVERY AT THE NURSERIES OR SUPPLIERS BY THE PROJECT LANDSCAPE ARCHITECT.
K. IF ANY SOURCE OF PLANTS IS LOCATED FURTHER THAN 30 MILES FROM THE PROJECT SITE THE CONTRACTOR WILL BE REQUIRED TO PAY TIME AND TRAVEL EXPENSES INCURED BY THE PROJECT LANDSCAPE ARCHITECT.
L. AT THE OPTION OF THE LANDSCAPE ARCHITECT , PHOTOS OF ALL PLANT MATERIAL SHOWING CONTAINER SIZE, HEIGHT AND CALIPER CAN BE SUBMITTED FOR APPROVAL.
M. ALL PLANTS TAGGED AS APPROVED AT NURSERY OR SUPPLIER SHALL BEAR THE SAME TAG WHEN DELIVERED ON SITE.
N. THE RIGHT TO REJECT PLANT MATERIALS DELIVERED TO THE SITE THAT DO NOT BEAR APPROVAL TAGS IS RESERVED BY THE PROJECT LANDSCAPE ARCHITECT.
O. IN AREAS WHERE PAVING SUBGRADES AND BUILDING PADS EXTEND INTO PLANT BED AREAS, 6 INCH HOLES SHALL BE DRILLED EVERY 3 FEET AND FILLED WITH 1 INCH DIAMETER GRAVEL TO PROVIDE PERCOLATION AND DRAINAGE FOR THE PLANTING BED. HOLES SHALL BE DRILLED THROUGH IMPROVED SUBGRADES INTO EXISTING SITE SOILS BUT NO DEEPER THAN FOUR FEET.
P. ALL PLANTING BEDS TO RECEIVE 2 INCHES OF BACK TO EARTH COMPOST PER SQUARE FOOT AND 1 POUND OF A 4(N):1(P):2(K) RATIO FERTILIZER PER 100 SQUARE FEET. BOTH MATERIALS SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 12 INCHES.
Q. ALL FINAL PLANTING BED GRADES IN AREAS WHERE ORGANIC AND/OR INORGANIC MULCH IS BEING APPLIED SHOULD BE 3 OR 4 INCHES BELOW ADJACENT HARD SURFACES ACCORDING TO MULCH DEPTH INDICATED ON PLANS.
R. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING IS COMPLETE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
S. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING OR AS ESTABLISHED IN CONTAINER.
T. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS.
U. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN AS NEEDED DURING THE FIRST GROWING SEASON.
V. ALL PLANTING BEDS SHALL RECEIVE ORGANIC AND/OR INORGANIC MULCH MATERIALS AS NOTED ON PLANS.
W. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
X. THE CONTRACTOR SHALL PRUNE ALL BRANCHES 6 FEET ABOVE FINISH GRADE ON ALL DECIDUOUS TREES 12 FEET OR TALLER.
Y. AREAS TO BE FILLED WITH INORGANIC MULCHES WITH A DIAMETER LESS THAN 1/4 INCH IN SIZE SHALL BE COMPACTED TO 85% PROCTOR DENSITY BEFORE MULCH IS PLACED.
Z. THE SITE SHALL BE FINE GRADED PRIOR TO ANY PLANT INSTILLATION. ANY AREAS DISTURBED BY PLANTING SHALL BE REGRADED AND SMOOTHED PRIOR TO GRASS PLANTING.
AA. SOD SHALL BE USED AROUND DRAIN INLETS (5' BUFFER) AND IN AREAS WHERE THE SLOPE EXCEEDS 20% (1:5) UNLESS THE AREA IS A PLANTING BED.

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PARKHILL, SMITH & COOPER, INC.

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Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

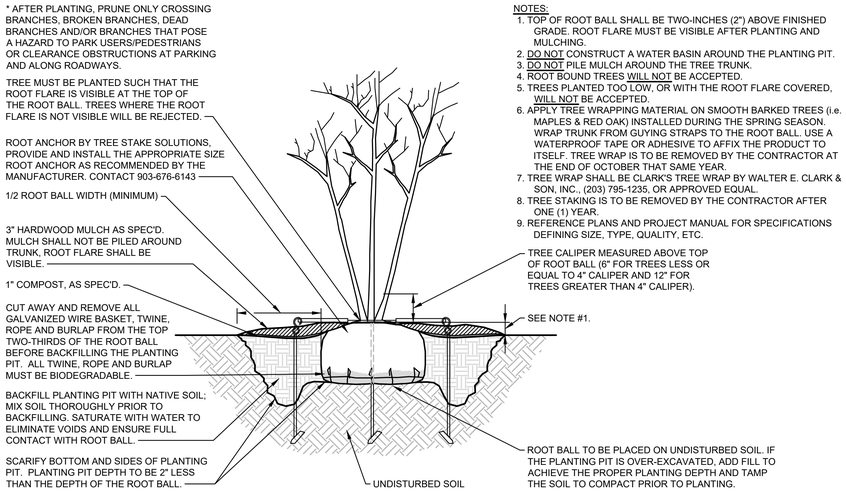
Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

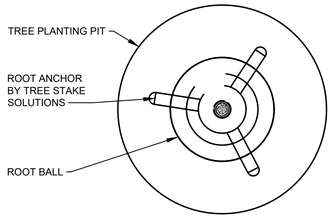
Planting Notes & Schedule

LP103

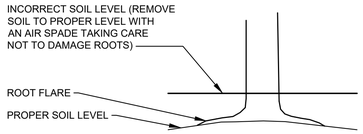
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NOTES:
1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.
2. DO NOT CONSTRUCT A WATER BASIN AROUND THE PLANTING PIT.
3. DO NOT PILE MULCH AROUND THE TREE TRUNK.
4. ROOT BOUND TREES WILL NOT BE ACCEPTED.
5. TREES PLANTED TOO LOW, OR WITH THE ROOT FLARE COVERED, WILL NOT BE ACCEPTED.
6. APPLY TREE WRAPPING MATERIAL ON SMOOTH BARKED TREES (i.e. MAPLES & RED OAK) INSTALLED DURING THE SPRING SEASON. WRAP TRUNK FROM GUYING STRAPS TO THE ROOT BALL. USE A WATERPROOF TAPE OR ADHESIVE TO AFFIX THE PRODUCT TO ITSELF. TREE WRAP IS TO BE REMOVED BY THE CONTRACTOR AT THE END OF OCTOBER THAT SAME YEAR.
7. TREE WRAP SHALL BE CLARK'S TREE WRAP BY WALTER E. CLARK & SON, INC., (203) 795-1235, OR APPROVED EQUAL.
8. TREE STAKING IS TO BE REMOVED BY THE CONTRACTOR AFTER ONE (1) YEAR.
9. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE, QUALITY, ETC.

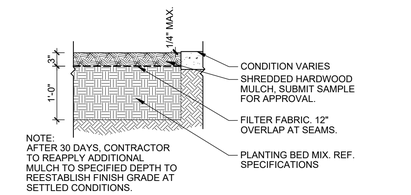


PLAN VIEW



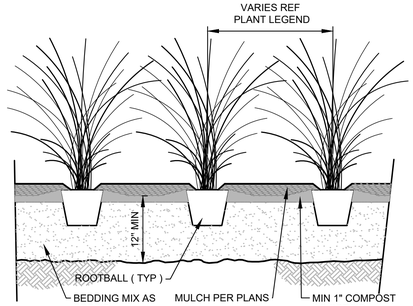
EXPOSED COVERED ROOT FLARE

C1 MULTI-TRUNK TREE PLANTING AND ANCHORING
1/2"=1'-0" L_PLANTING_TREE_MULTITRUNK

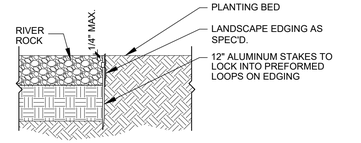


NOTE:
AFTER 30 DAYS, CONTRACTOR TO REAPPLY ADDITIONAL MULCH TO SPECIFIED DEPTH TO REESTABLISH FINISH GRADE AT SETTLED CONDITIONS.

D4 MULCH
3/4"=1'-0" L_MULCH



C4 ORNAMENTAL GRASS PLANTING
1"=1'-0" L_ORNAMENTAL_GRASS_PLANTING



C5 LANDSCAPE EDGE
1"=1'-0" LNDSCPE_EDG

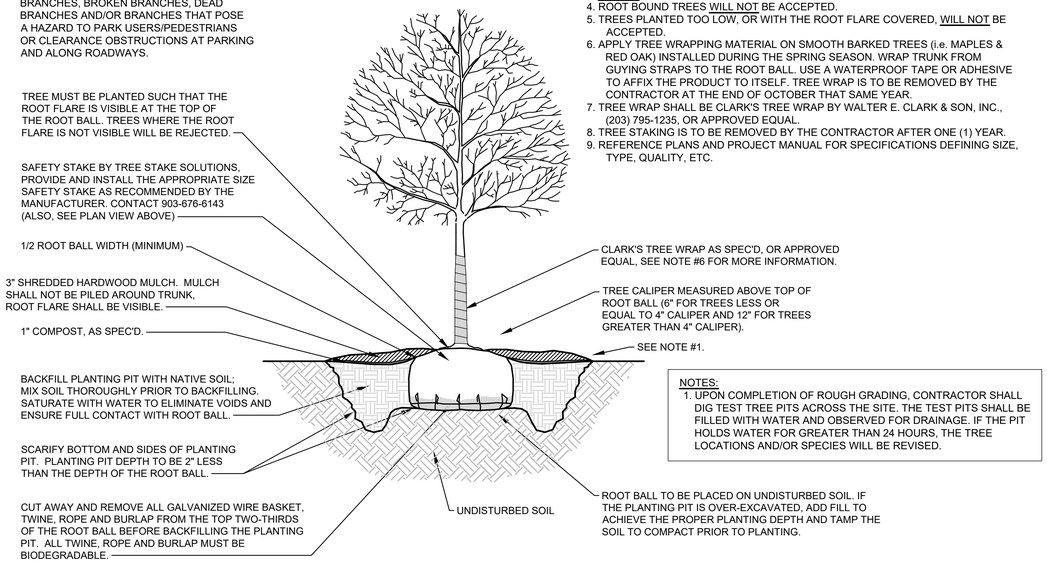


PLAN VIEW



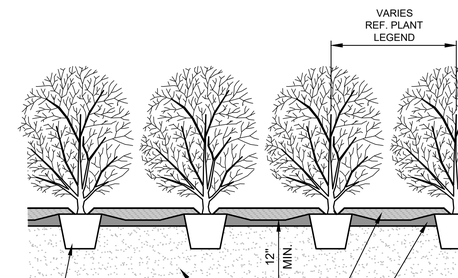
EXPOSED COVERED ROOT FLARE

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9. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE, QUALITY, ETC.



NOTES:
1. UPON COMPLETION OF ROUGH GRADING, CONTRACTOR SHALL DIG TEST TREE PITS ACROSS THE SITE. THE TEST PITS SHALL BE FILLED WITH WATER AND OBSERVED FOR DRAINAGE. IF THE PIT HOLDS WATER FOR GREATER THAN 24 HOURS, THE TREE LOCATIONS AND/OR SPECIES WILL BE REVISED.

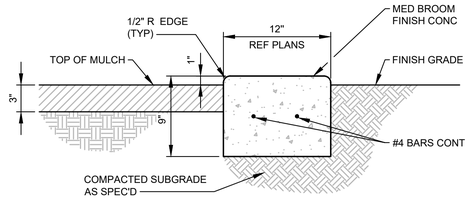
A1 TREE PLANTING AND STAKING
1/2"=1'-0" L_PLANTING_TREE_STANDARD



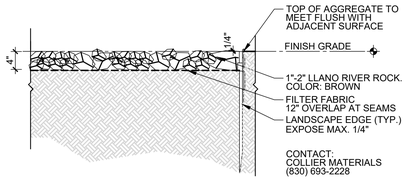
NOTE:
ALL PLANT BEDS SHALL BE EXCAVATED TO SUBGRADE ELEV AND BACKFILLED w/ SPECIFIED SOIL MIX

B3 SHRUB PLANTING
1"=1'-0" L_PLANTING_SHRUB

NOTE:
- MOWSTRIP TO BE DOWELED INTO EDGE OF CONC PAVING
- CONTROL JOINTS TO BE 1/8" WIDE X 1 3/4" DEEP, SPACED 5' OC
- DOWELED EXPANSION JOINTS TO BE 50' OC, AND AT ENDS. DOWELED EXPANSION JOINTS TO BE 12" L W/ #4 SMOOTH BAR DOWEL, CAP AND LUBE ONE END. JOINT IS TO BE 1/2" PREMOLDED FIBER EXPANSION JOINT MATERIAL WITH 1" JOINT SEALER ABOVE.
- CONTRACTOR SHALL STAKE LAYOUT OF EDGING FOR APPROVAL BY ARCHITECT / ENGINEER



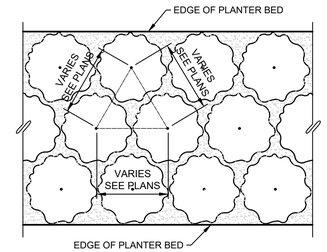
B4 12" CONCRETE LANDSCAPE EDGE
1 1/2" = 1'-0" PVMT_CONC_MOWSTRIP_LANDSCAPE_EDGE



NOTE:
SUBMIT MIN. 3 GAL. QUANTITY FOR APPROVAL PRIOR TO ORDERING AND SHIPPING TO SITE.

SUBMIT SAMPLE FOR ARCHITECT APPROVAL.

A3 RIVER ROCK - 1-2"
3/4"=1'-0" RRCK



A4 PLANT LAYOUT
1/2"=1'-0" L_PLANT_LAYOUT

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1111 E Yellowjacket Lane
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PROJECT NO.
11987.22

KEY PLAN
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Plat Cabinet "H" Slide 131
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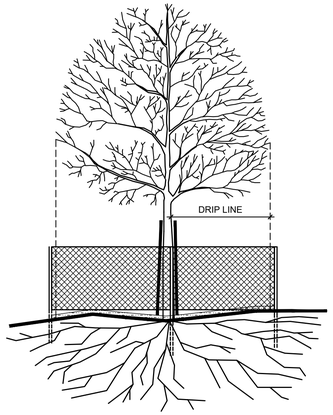
Owner Contact Information
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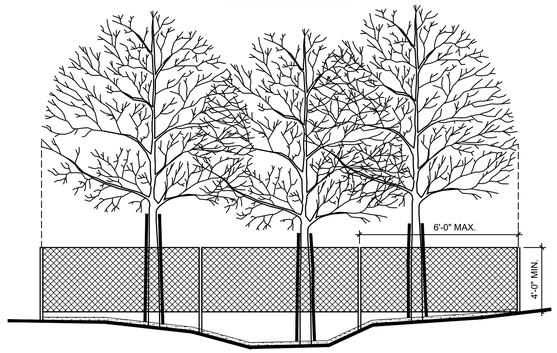
Landscape Details
LD501

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SINGLE TREE



TREE CLUSTER



*CRITICAL ROOT ZONE:

THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A CONCENTRIC CIRCLE WITH A RADIUS TO THE DISTANCE FROM THE TREE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.

DRIP LINE:

A VERTICAL LINE RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF A TREE AND EXTENDING TO THE GROUND.

PROTECTIVE FENCING:

ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING, OR OTHER SIMILAR FENCING AS SPECIFIED AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF SIX FOOT (6') INTERVALS BY APPROVED METHOD SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THIS FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL.

*THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY TREES TO REMAIN.

1. **MATERIAL STORAGE:** NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO THE CRITICAL ROOT ZONE OF A PROTECTED TREE.
2. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
3. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.
4. GRADE CHANGES: PAVING WITHIN THE DRIP LINE SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE OWNER'S REPRESENTATIVE.
5. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
6. ROOT PRUNING: ALL ROOTS ONE INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

TREE PROTECTION NOTES

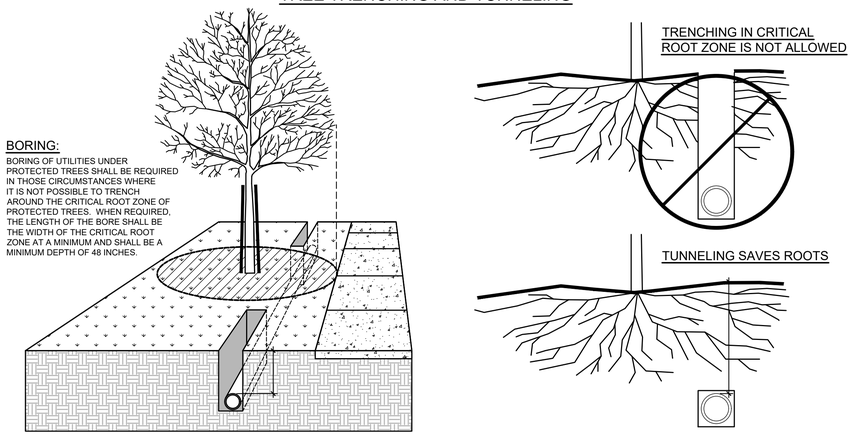
A. THE CONTRACTOR SHALL PROTECT THE TREE AND PLANT PROTECTION ZONE AT ALL TIMES FROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.

B. THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE AND PLANT PROTECTION ZONE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING SUPPLIES OR MATERIALS; LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND SHALL NOT PERMIT EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROJECT OR USE THE AREA FOR LUNCH OR ANY OTHER WORK BREAKS. PERMITTED ACTIVITY, IF ANY, WITHIN THE TREE AND PLANT PROTECTION AREA MAYBE INDICATED ON THE DRAWINGS ALONG WITH ANY REQUIRED REMEDIAL ACTIVITY AS LISTED BELOW.

C. TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PART 8) AND BE PERFORMED UNDER SUPERVISION OF AN ARBORIST.

D. TRUNK PROTECTION ONLY WHERE FENCE IS NOT CONSTRUCTIBLE: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A RING OF 8 FOOT LONG 2 INCH X 6 - INCH PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. REMOVE TRUNK PROTECTION UPON SUBSTANTIAL COMPLETION.

TREE TRENCHING AND TUNNELING



TREE TRENCHING AND TUNNELING NOTES

A. IN THE EVENT THAT CONSTRUCTION ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.

B. WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN WOOD CHIPS AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITH OUT THE APPROVAL OF THE OWNERS REPRESENTATIVE. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.

A1 TYPICAL TREE PROTECTION

1/2" - 1'-0"

PLANT DET 6_REV

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Rockwall County Annex

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Rockwall County

1111 E Yellowjacket Lane
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PROJECT NO.

11987.22

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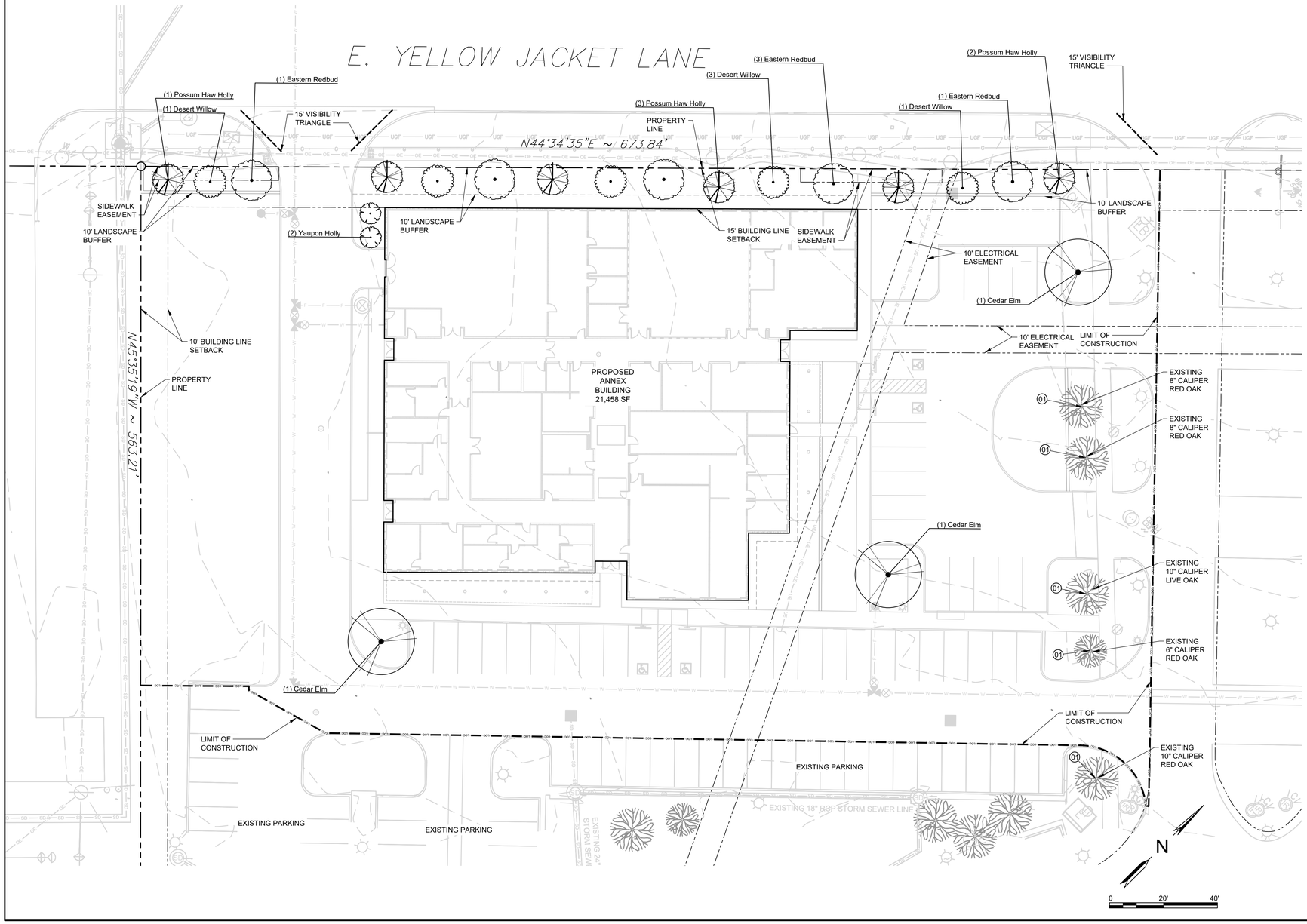
LD502

City of Rockwall Landscape Requirements			
ORD. REF.	**DESCRIPTION**	**REQUIRED**	**PROVIDED**
SEC 05.01.A	Required Landscaped Area	Limit of Construction Boundary = 78,645 S.F. **REQUIRED: 20% = 15,729 S.F**	**16,344 S.F. Provided**
SEC 05.01.B	Non-Residential Landscape Buffer	10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery.	**10' wide landscape buffer w/ 30" height shrubbery. 16 Accent Trees. *Variance requested to substitute 5 Canopy Trees for 5 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane.***
SEC 05.03.E.1	Interior Parking Lot Area Landscape Area	5% of Parking Area = 18,006 SF x .05 = **901 SF**	**2,915 SF**
SEC 05.03.E.2	Interior Parking Lot Area Trees	1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = **5 Canopy Trees**	**3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees**

KEY NOTES

AS INDICATED BY: (00)

1. EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.





LOCATION MAP

Parkhill

THIS DOCUMENT IS RELEASED ON OCTOBER 20, 2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LANDON G. BELL, R.L.A., TEXAS LICENSE #3245. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

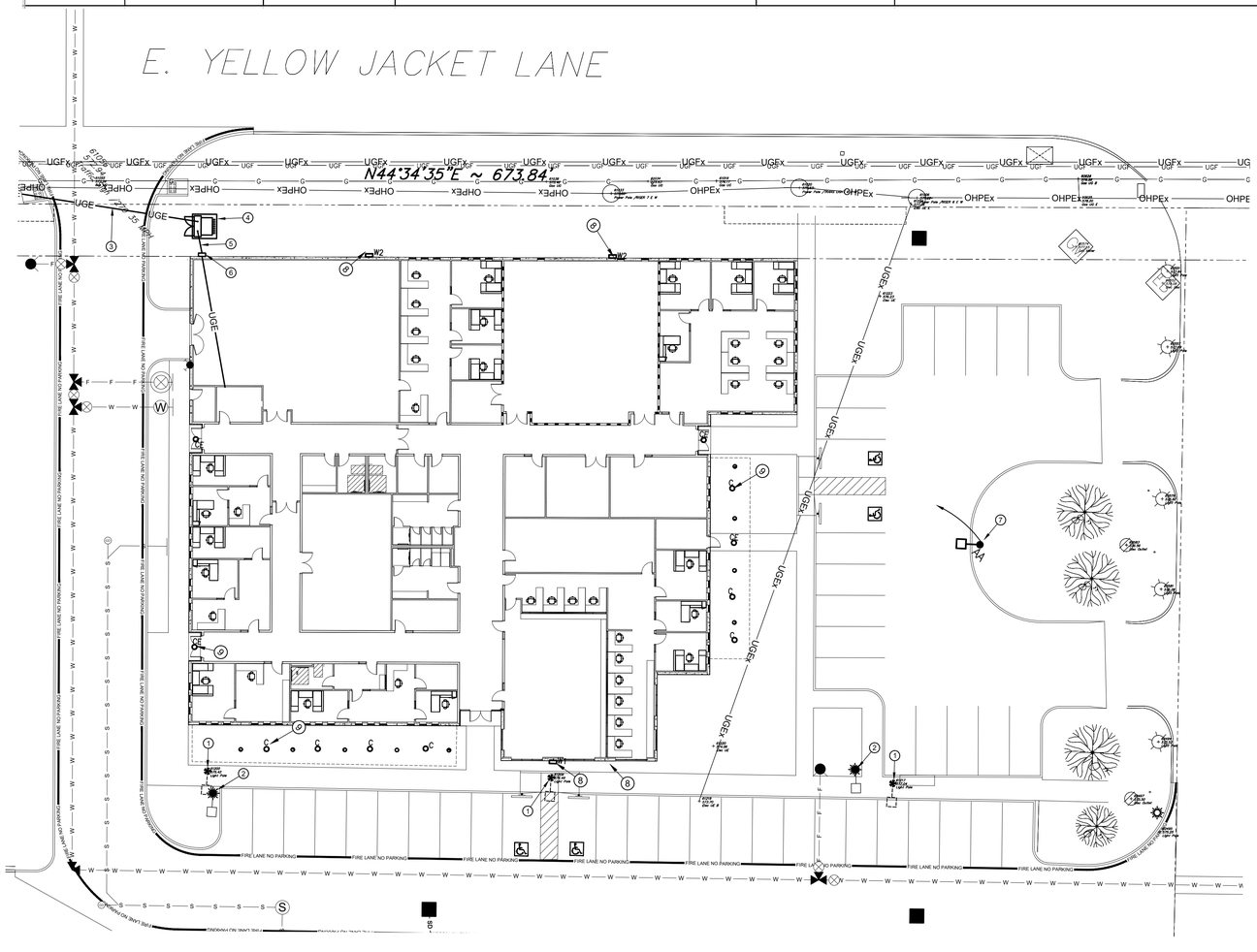
Treescape Plan

LP102

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LIGHTING FIXTURE SCHEDULE

TYPE	MOUNTING	VOLTAGE	MODEL NUMBER	LAMPS	REMARKS
AA	POLE	277	LITHONIA LIGHTING ESX1 LED P1 40K R3 EXISTING	LED	POLE MOUNTED SINGLE LED FIXTURE WITH 26,273 LUMEN OUTPUT, AND 4000K COLOR TEMPERATURE, TYPE 5 DISTRIBUTION. MOUNT TO RELOCATED LIGHT POLE. PROVIDE PROPER MOUNTING HARDWARE.
C	CAN	277	LITHONIA LIGHTING LDN6 40/07 LO6AR LD	LED	6" CAN LIGHTING WITH 700 LUMEN AND 4000K COLOR TEMPERATURE.
W1	WALL PACK	277	LITHONIA LIGHTING WST LED P3 40K VF MVOLT	LED	WALL PACK WITH 6000 LUMEN OUTPUT 4000K COLOR TEMPERATURE AND VISUAL COMFORT FORWARD THROW LIGHTING DISTRIBUTION.
W2	WALL PACK	277	LITHONIA LIGHTING WST LED P1 40K MVOLT	LED	WALL PACK WITH 1,500 LUMENS AND 4,000K COLOR TEMPERATURE AND STANDARD LIGHTING DISTRIBUTION.
CE	CAN	277	LITHONIA LIGHTING LDN6 40/07 LO6AR LD E10WCP	LED	6" CAN LIGHTING WITH 700 LUMEN AND 4000K COLOR TEMPERATURE. WITH INTEGRATED EMERGENCY BATTERY PACK



A1 ELECTRICAL SITE PLAN
1" = 20'-0"

0 20' 40'

GENERAL NOTES

A. COORDINATE WITH THE UTILITY SERVICE PROVIDERS FOR ALL REQUIREMENTS FOR DELIVERING POWER AND COMMUNICATION SERVICE TO THE NEW BUILDING.
B. VERIFY THE LINE OF DEMARCATION FOR THE TELEPHONE SERVICE CONDUITS. PREPARE TO EXTEND THE (3)-4" CONDUITS TO THE PROPERTY LINE AT A LOCATION TO BE DETERMINED BY THE SERVICE PROVIDER.
C. REFER TO THE LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPES. PROVIDE THE NUMBER OF FIXTURES AND ORIENTATION NOTED FOR POLE-MOUNTED FIXTURES. POLE EPA RATINGS SHALL BE FOR THE NUMBER OF FIXTURES SHOWN.
D. COORDINATE WITH THE FIRE SUPPRESSION CONTRACTOR FOR THE LOCATION OF THE POST INDICATOR VALVE (PIV). EXTEND UNDERGROUND CONDUIT AND PROVIDE WEATHER TIGHT CONNECTION (IF APPLICABLE).
E. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EARTH WORK.

KEY NOTES

AS INDICATED BY: (00)

1. EXISTING POLE LIGHT FIXTURE TO BE DISCONNECTED AND RELOCATED. EXISTING WIRING AND CONTROLS SHALL REMAIN.
2. LOCATION OF REMOVED POLE LIGHT FIXTURE. EXTEND AND CONNECT EXISTING LIGHTING BRANCH CIRCUIT AND CONTROLS AS NEEDED. NEW WIRING AND CONDUIT SHALL MATCH EXISTING.
3. NEW UNDERGROUND PRIMARY ELECTRICAL LINE EXTEND FROM OVERHEAD TO UNDERGROUND RISER POLE. ELECTRICAL CONTRACTOR TO PROVIDE TRENCH, CONDUIT AND BACKFILL. COORDINATE ALL REQUIREMENTS WITH ONCOR ELECTRIC DELIVERY.
4. NEW PAD MOUNT UTILITY TRANSFORMER PROVIDED BY ONCOR ELECTRIC DELIVERY. ELECTRICAL CONTRACTOR SHALL PROVIDE CONCRETE PAD PER ONCOR'S REQUIREMENTS. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION.
5. NEW UNDERGROUND ELECTRICAL SERVICE ENTRANCE. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION.
6. NEW EXTERIOR RATED (NEMA 3R) SERVICE RATED, FUSED DISCONNECT. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION.
7. LOCATION OF REMOVED POLE LIGHT FIXTURE. REPLACE EXISTING AREA LIGHT WITH NEW TYPE "AA" LIGHT FIXTURE. EXTEND AND CONNECT EXISTING LIGHTING BRANCH CIRCUIT AND CONTROLS AS NEEDED. NEW WIRING AND CONDUIT SHALL MATCH EXISTING.
8. MOUNT LIGHT FIXTURE 9' 0" ABOVE FINISHED GRADE. COORDINATE EXACT LOCATION WITH ARCHITECTURAL ELEVATIONS.
9. MOUNT CAN LIGHTING UNDERNEATH NEW CANOPY AND SOFFIT AREAS MOUNTED AT 10'-0" AFF REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION PRIOR TO ROUGH IN.

Parkhill

PARKHILL, SMITH & COOPER, INC. STATE OF TEXAS F-560 117619 ISAAC N. AGUILAR LICENSED PROFESSIONAL ENGINEER

10/20/2022

Parkhill.com

Rockwall County Annex

Rockwall COUNTY

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

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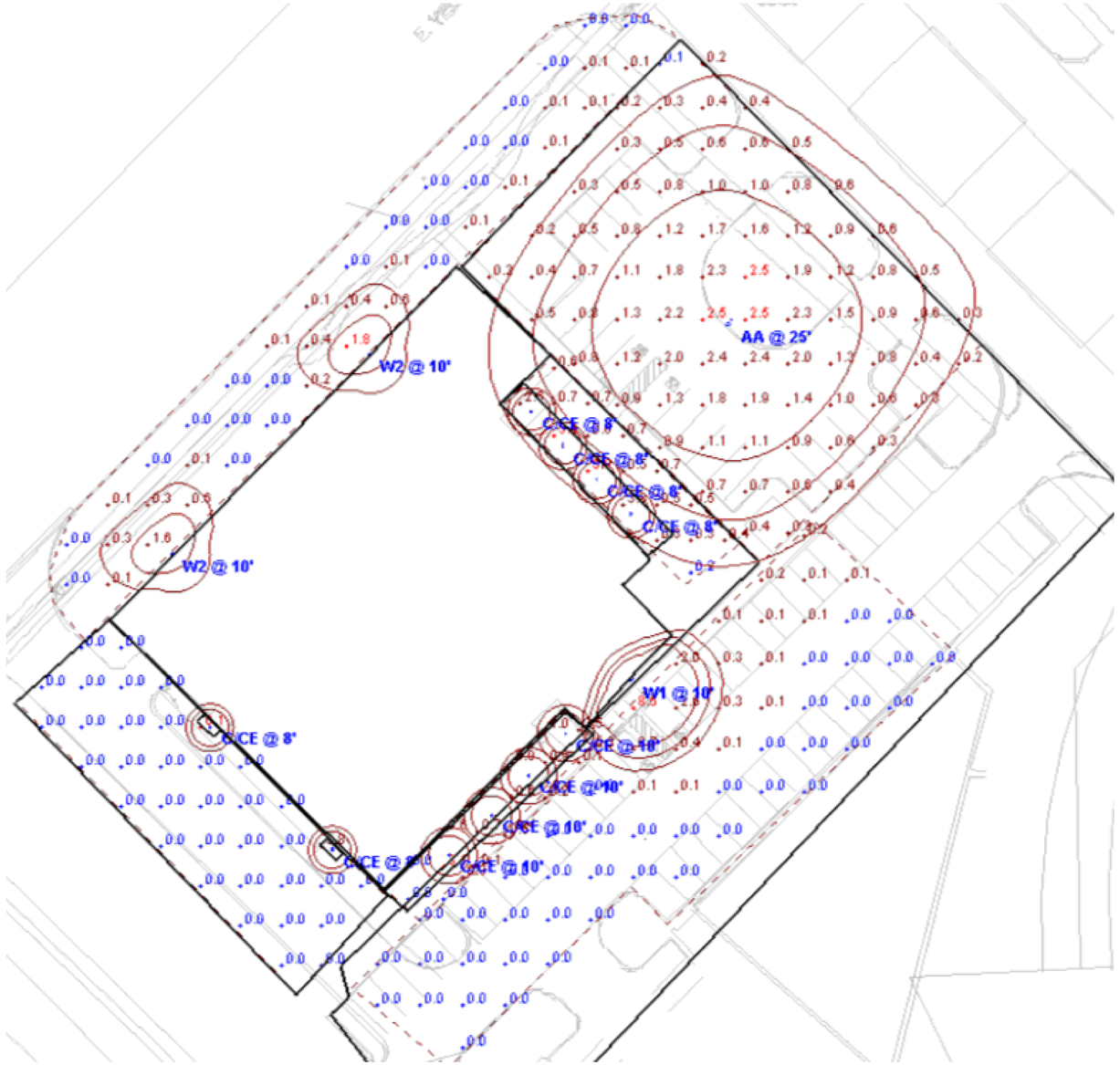
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Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Electrical SITE PLAN

E-100

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GENERAL NOTES

A. REFER TO CIVIL SITE PLAN FOR INFORMATION REQUIRED FOR SECTION 2.1 (PROVIDE SITE DATA TABLE)

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Existing Parking Lot	0.3 fc	8.5 fc	0.0 fc	N/A	N/A
New Parking Lot	1.0 fc	2.5 fc	0.1 fc	25.0:1	10.0:1
Existing Parking Lot Canopy	0.7 fc	3.1 fc	0.0 fc	N/A	N/A
FIRELANE ROAD	0.3 fc	6.1 fc	0.0 fc	N/A	N/A
Front Canopy	1.2 fc	3.9 fc	0.2 fc	19.5:1	6.0:1
Yellow Jacket Lane Sidewalk	0.2 fc	1.8 fc	0.0 fc	N/A	N/A

Wattage

Symbol	Label	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Manufacturer	Wattage
	W1	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	6609	0.8	Lithonia Lighting	50
	AA	ESX1 LED P4 40K R5	ESX LED Area Luminaire Size 1 P4 Lumen Package 4000K CCT Type R5 Distribution	26273	0.8	Lithonia Lighting	189.98
	W2	WST LED P1 40K Mvolt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	1568	0.8	Lithonia Lighting	11.47
	C/CE	LDN6 40/07 LO6AR LD	6IN LDN, 4000K, 750LM, CLEAR, MATTE DIFFUSE REFLECTOR, CRI80	679	0.8	Lithonia Lighting	8.91

A1 Photometrics
NOT TO SCALE

N

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Parkhill

PARKHILL, SMITH & COOPER, INC. STATE OF TEXAS F-560
ISAAC N. AGUILAR
117619
LICENSED PROFESSIONAL ENGINEER
10/20/2022

Parkhill.com

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1	10/20/2023	Site Plan Submittal

Electrical Photometrics

E-101

PROJECT COMMENTS

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

DATE: 10/26/2023

PROJECT NUMBER: SP2023-034
PROJECT NAME: Site Plan for Government Building
SITE ADDRESS/LOCATIONS: 1101 E YELLOW JACKET LN

CASE CAPTION: Discuss and consider a request by Trenton Jones and Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a Site Plan for a Government Building on a 1.90-acre portion of a larger 12.79-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/26/2023	Needs Review

10/26/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Trenton Jones and Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a Site Plan for a Government Building on a 1.90 -acre portion of a larger 12.79-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane.

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 (SP2023-034) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

I.4 The subject property will be required to replat if any ROW needs to be dedicated, the establishment of new lot lines, or the establishment of new easements (e.g. fire lane or utility easements). (Subsection 03.04. A, of Article 11, UDC)

M.5 A Material Sample Board must be provided by the November 1, 2023 Architecture Review Board (ARB) meeting. (Subsection 03.04. A, of Article 11, UDC)

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, UDC)

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 Site Plan:
(1) Please provide an overall site plan showing the entire campus. A secondary site plan showing an artificial lot can then be incorporated for the project area.
(2) Please provide the subject property size in acreage and square feet. An artificial lot may be used if the project area warrants a smaller site size (Subsection 03.04. B, of Article 11, UDC)
(3) Please provide the perimeter dimensions of the site. (Subsection 03.04. B, of Article 11, UDC)
(4) Please delineate the building setback adjacent to E. Yellow Jacket Lane (i.e. 15-feet). (Subsection 03.04. B, of Article 11, UDC)
(5) Please indicate all existing and proposed easements. (Subsection 03.04. B, of Article 11, UDC)
(6) Drive/turning radii must be 20-feet per the Engineering and Fire code standards. (Subsection 03.04. B, of Article 11, UDC)
(7) Drive widths must be 24-feet per the Engineering standards. (Subsection 03.04. B, of Article 11, UDC)
(8) Is there any existing or proposed fire lane on the site? If so, please indicate it as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
(9) Are there any existing or proposed fire hydrants? If so, please indicate them. (Subsection 03.04. B, of Article 11, UDC)
(10) Please provide me with the square footage of each room (e.g. bathroom, storage, office…), as this should reduce the required parking for the proposed building. Currently the required parking is 72 spaces; however, I think this number could be much less if the floor plan square footages were provided. (Subsection 05.04, of Article 06, UDC)
(11) Is there any pad mounted utility equipment? If so, please indicate it and provide the necessary screening (pad mounted equipment must be screened with 5-gallon evergreen shrubs). (Subsection 01.05. C, of Article 05, UDC)
(12) Are there any RTUs. If so, RTUs must be fully screened. (Subsection 01.05. C, of Article 05, UDC)
(13) Will there be a dumpster enclosure or will poly carts be used? If there will be a dumpster enclosure, it must be 12'x10', 8-feet tall, have self-latching gates, and be faced in the same masonry material as the building, and be surrounded by 5-gallon evergreen shrubs. (Subsection 01.05. B, of Article 05, UDC)
(14) A variance to the driveway spacing requirements will need to be requested. (Engineering Standards of Design and Construction)

M.8 Landscape Plan:
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the checklist. (See Sec. 2.1 of the Site Plan Checklist)
(2) Please indicate the impervious area vs. the landscaped area. (Subsection 01.01. B, of Article 05)
(3) Based on the landscape table the following changes need to be made: all canopy tree must be 4" caliper and all shrubs must be 5-gallon. (Subsection 05.03. B, of Article 08)
(4) Evergreen shrubs must be provided around the transformer box shown between the proposed building and E. Yellow Jacket Lane. (Subsection 05.03. B, of Article 08)

M.9 Treescape Plan:
(1) A Treescape Plan is only required if trees are to be removed from the subject property.

M.10 Photometric Plan:
(1) Provide the same site data information required in Section 2.1 of the site plan checklist. (See Section 2.1 of the site plan checklist)
(2) No light pole, base or combination thereof shall exceed 20 feet. (Subsection 03.03. D, of Article 07, UDC)
(3) Please provide the cutsheets for the proposed light fixtures. (Subdivision 03.03, of Article 07, UDC)

M.11 Building Elevations:
(1) Consider dressing up the northwest side of the building since it faces onto E. Yellow Jacket Lane. The Architectural Review Board (ARB) will more than likely have comments related to this façade on November 1. Consider extending a couple of tilt wall panels up and out, and facing them with the stone to create tower elements that break up the façade on this side.
(2) Exterior walls should consist of 90% masonry materials excluding doors and windows. This will be a variance. (Subsection 06.02. C, of Article 05, UDC)
(3) At least 20% natural or quarried stone shall be utilized on each façade. This will be a variance. (Subsection 06.02. C, of Article 05, UDC)
(4) Please remove the windows from the material percentages. Doors and windows do not count toward the total percentage. (Subsection 04.01, of Article 05, UDC)
(5) Stucco must be used in lieu of EIFS. (Subsection 04.01, of Article 05, UDC)
(6) Please indicate the roof pitch. The minimum roof pitch for this zoning district is 6:12. (Subsection 04.01, of Article 05, UDC)
(7) Please indicate the parapet wall height. (Subsection 04.01, of Article 05, UDC)
(8) Please provide a note indicating the parapet will be enclosed (i.e. wraps around the building) and will be finished in the same material as the exterior facing material. (Subsection 04.01, of Article 05, UDC)

(9) Please indicate any RTUs by crosshatching them on the building elevations. (Subsection 04.01, of Article 05, UDC)
(10) Based on the proposed building elevations the wall length and projection height does not meet the articulation requirements. Wall lengths are not to exceed 3-times the wall height (north and west facades). Wall projections are to be less than 25% of the wall height (south and east facades). This will be a variance. (Subsection 04.01. C, of Article 05, UDC)

I.12 Staff has identified the following exception(s) and variance(s) associated with the proposed request: [1] landscape buffer accent trees, [2] 20% stone, [3] greater than 50% cementitious material, [4] primary articulation, and [5] driveway spacing. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires 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 architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2023; 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 November 14, 2023 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on November 1, 2023.
2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 2023.

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

10/24/2023: 1. Show driveways on the north side of Yellow Jacket and label distance from proposed driveway to the existing western adjacent driveway.
2. This utility connection shall be made by dry bore method. If you sawcut and remove pavement here, you'll need to replace full panels of concrete 1" thicker (i.e. 9" thick). Not allowed to close roadway.
3. Ramps must be aligned for a straight crossing. Sidewalk to the east of the driveway may have to be realigned.
4. Dumpsters will need oil/water separators that outfall to the storm sewer system, even if they are internal to the building.
5. Please label this 10' electrical easement. Will need to get approval from the electric company that your proposed canopy is allowed to encroach into their easement.
6. Please show and label all proposed utility lines and their associated easements.
7. Dimension the depth of these parking stalls. Must be 20' min.
8. 20' minimum depth for all parking.
9. Fiber mesh not allowed in public or private paving.

General Library Comments:
General Items:
- Must meet City Standards of Design and Construction
- 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 (including "tall" curbs). No smooth concrete walls.
- Must plat the property.

Roadway Paving Items:

- All parking to be 20'x9'
- No dead-end parking allowed, must have a City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.
- Driveway spacing is 100'. Will need a variance for Yellowjacket Driveway
- Replat for easements/fire lane

Water and Wastewater Items:
- Show proposed and existing utility lines (Water, Sewer, etc.)
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There isn't sewer to site. Must tie into existing sewer south at the Courthouse.
- May need fire hydrant.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Boring across E Yellow Jacket Lane required.
- Water line in Yellowjacket is a 16" steel cylinder.
- Sanitary sewer service must be connected to the main by a manhole.

Drainage Items:
- Detention is provided, but the entire site must drain to ex. 24" RCP stubout.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

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	Craig Foshee	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved w/ Comments

10/23/2023: Assigned Address will be 1101 E YELLOW JACKET LN, ROCKWALL, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved w/ Comments

10/24/2023: Cedar Elm Trees are required to be 4" caliper minimum per ordinance.

General Items:
- Must meet City Standards of Design and Construction
- Minimum easement width is 20' for new easements. No structures allowed in easements.
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Ramps must be aligned for a straight crossing. Sidewalk to the east of the driveway may have to be realigned.

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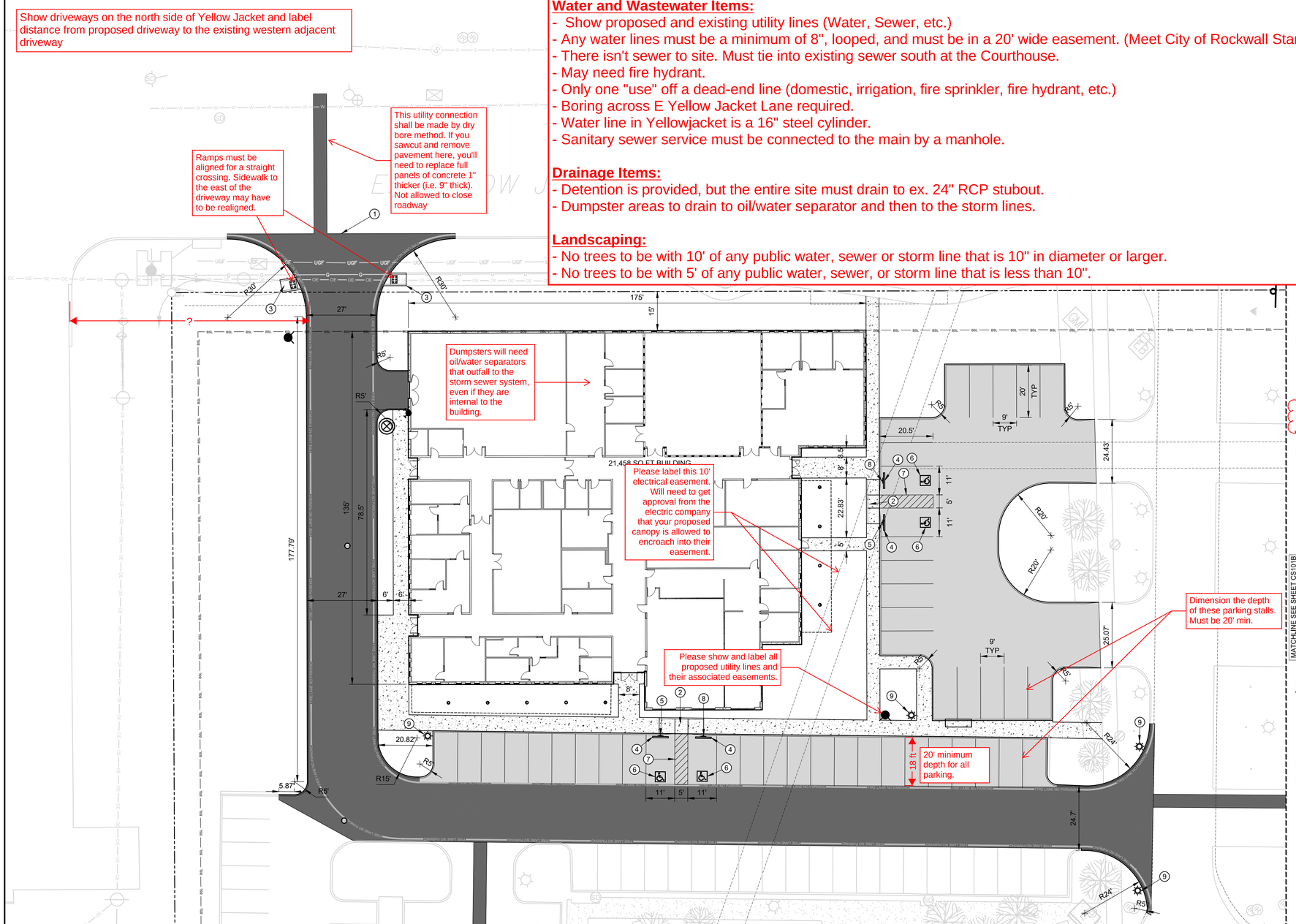
Please label this 10' electrical easement. Will need to get approval from the electric company that your proposed canopy is allowed to encroach into their easement.

Please show and label all proposed utility lines and their associated easements.

Dimension the depth of these parking stalls. Must be 20' min.

20' minimum depth for all parking.

Fiber mesh not allowed in public or private paving



A1 SITE PLAN
1" = 20'

- G. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
- H. FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- I. EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
- J. DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
- K. DO NOT INSTALL STEEL REINFORCEMENT IN CONCRETE LOCATED WITHIN THE PUBLIC RIGHT OF WAY. USE FIBER MESH PER CITY REQUIREMENTS.
- L. ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- M. CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
- EXISTING EASEMENT
- SIDEWALK - SEE DETAIL CS503
- 6" HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL A3/CS501
- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501

N

0 20' 40'

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Site Plan
CS101A

A:\2022\11987.22\03_DSGN\01_DWG\050_CIVIL\00_SHEETS\CS101-11987.DWG, 10/19/2023 1:52 PM, tjones

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1111 E Yellow Jacket Ln, Rockwall, TX 75037				
SUBDIVISION	Rockwall County Courthouse Addition	LOT	1	BLOCK	A
GENERAL LOCATION	Grass area 300 ft NW of County Clerk Building				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial	CURRENT USE	Commercial
PROPOSED ZONING	Commercial	PROPOSED USE	Commercial
ACREAGE	1.9 acres (Total Distrubed area)	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

☐ OWNER	Rockwall County	☑ APPLICANT	Parkhill
CONTACT PERSON	Frank New	CONTACT PERSON	Trenton Jones, Ben Sanchez
ADDRESS	101 East Rusk St	ADDRESS	3000 Internet Blvd Suite 550
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	972-204-6000	PHONE	972-987-1670
E-MAIL	fnew@rockwallcountytexas.com	E-MAIL	tjones@parkhill.com, bsanchez@parkhill.com

NOTARY VERIFICATION [REQUIRED]

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

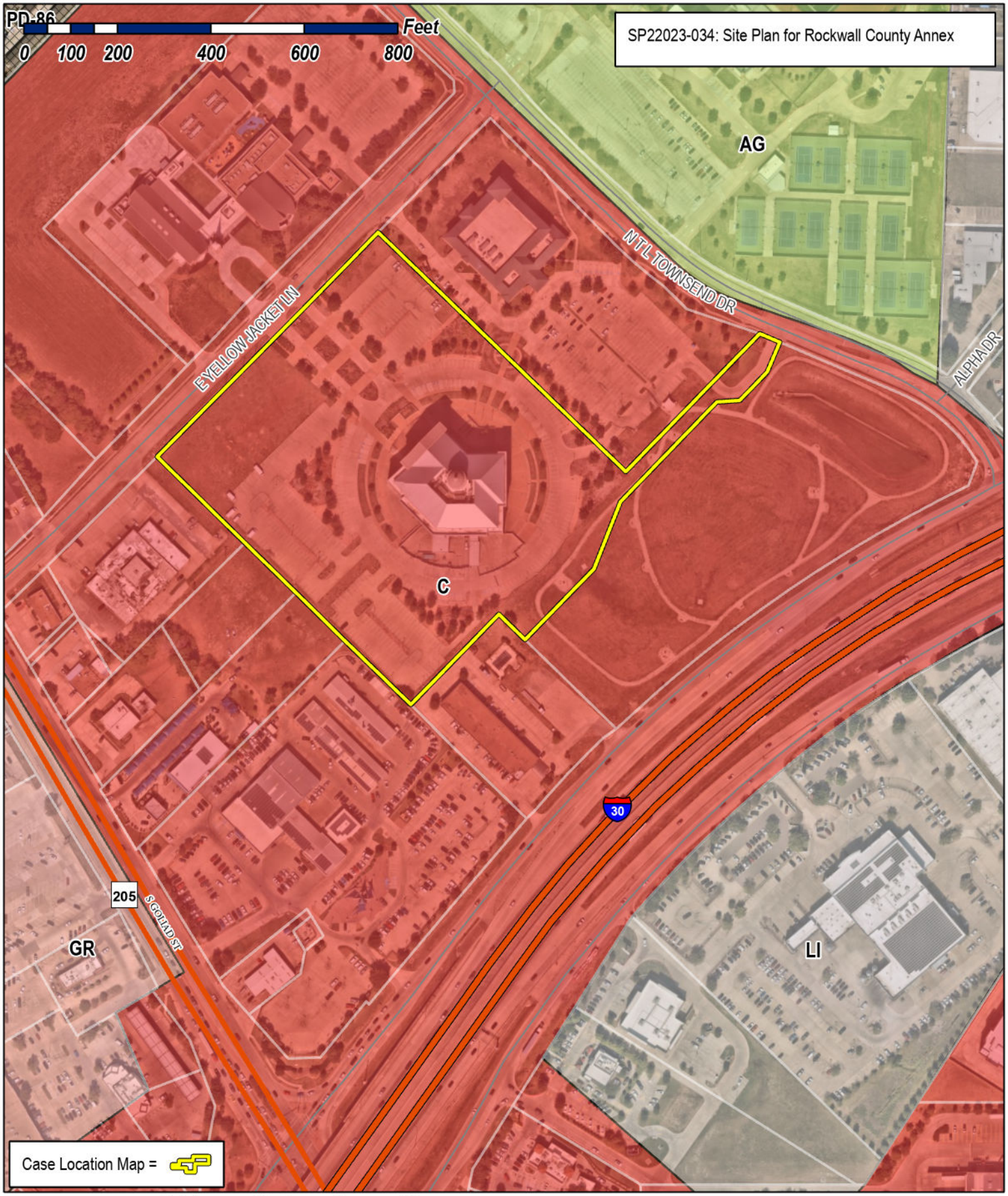
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20___.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

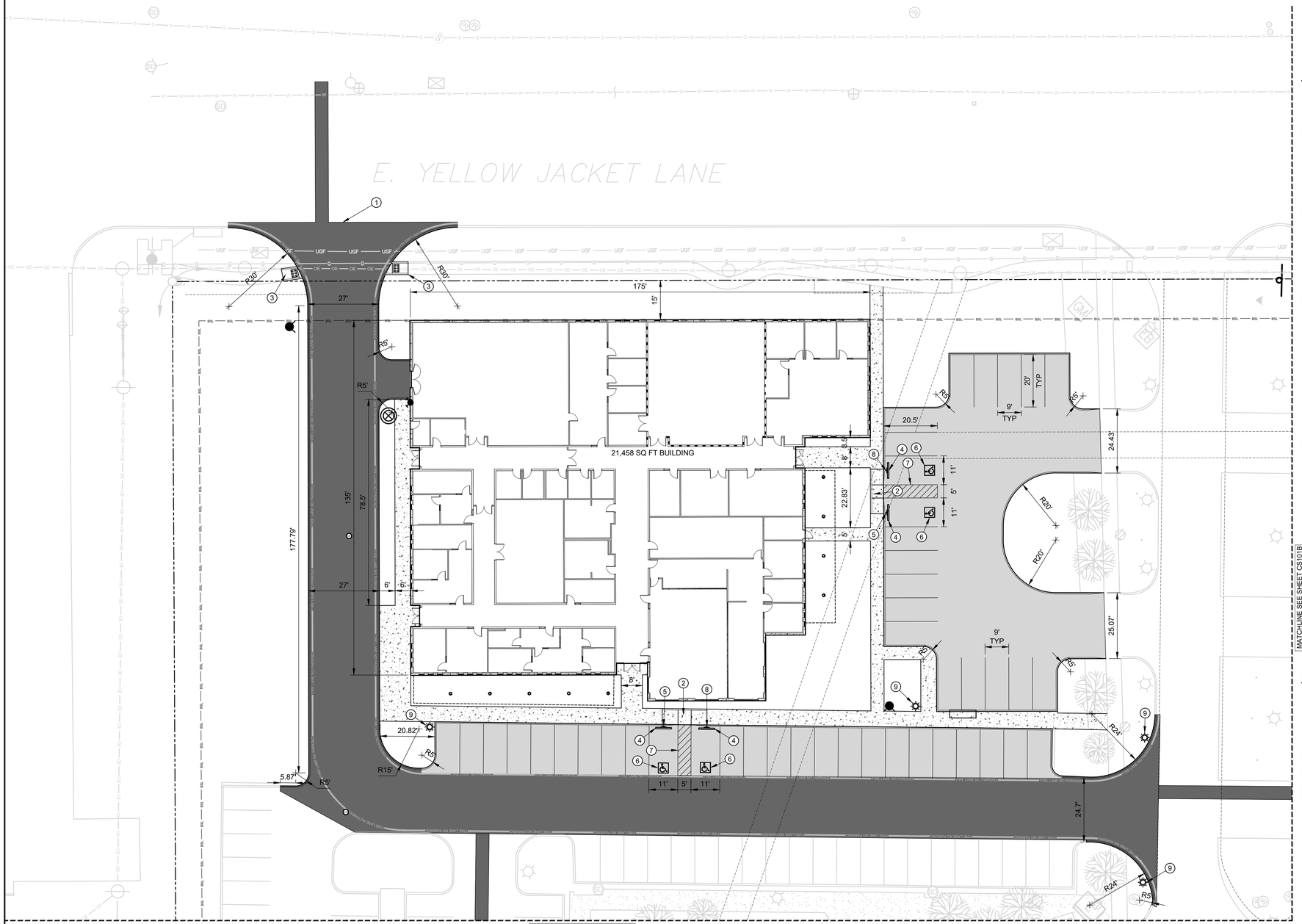
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

PARKING LOT COUNT		
	REQUIRED	PROVIDED
EXISTING REGULAR SPACES	N/A	29
PROPOSED REGULAR SPACES	15	40
ACCESSIBLE SPACES	3	4
TOTAL SPACES	72	73

KEY NOTES

AS INDICATED BY: (XX)

1. DRIVEWAY - SEE DETAIL XX/CS501
2. PARALLEL CURB RAMP - SEE DETAIL B4/CS501
3. STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
4. PARKING BLOCK - SEE DETAIL B3/CS501
5. HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL A4/CS502
6. HANDICAP MARKING - SEE DETAIL A3/CS502
7. ACCESS AISLE MARKING - SEE DETAIL A2/CS502
8. HANDICAP SIGN - SEE DETAIL A1/CS502
9. RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.



SITE PLAN NOTES

A. FIRE LANE MARKING SHALL BE 6" WIDE RED BACKGROUND STRIPE WITH 4" WHITE LETTERS USING 3/4" STROKE STATING "NO PARKING FIRE LANE". PAINT EVERY 25' ON CENTER ALONG THE FIRE LANE. PLACE FIRE LANE MARKING ON THE VERTICAL SURFACE OF THE CURB WHEN PRESENT OR ON THE PARKING SURFACE WHEN NOT.
B. FIRE LANE MARKING SHOWN IS REPRESENTATIONAL. FIRE LANE MARKING SHALL BE A MINIMUM OF 20' APART OR 26' APART WHEN ADJACENT TO BUILDINGS OVER 30' HIGH. FIRE LANE MARKING SHALL BE PAINTED ON A CURB FACE WHERE THE REPRESENTATIONAL MARKING IS SHOWN NEXT TO A CURB. COORDINATE FIRE LANE MARKINGS WITH CITY OF ROCKWALL FIRE MARSHAL PRIOR TO INSTALLATION. XXX-XXX-XXXX.
C. INSTALL FIRE APPARATUS ACCESS ROADS AND MAKE SERVICEABLE PRIOR TO THE START OF BUILDING FRAMING.
D. STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (YELLOW). PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
E. CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.
F. LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
G. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
H. FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
I. EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
J. DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
K. DO NOT INSTALL STEEL REINFORCEMENT IN CONCRETE LOCATED WITHIN THE PUBLIC RIGHT OF WAY. USE FIBER MESH PER CITY REQUIREMENTS.
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M. CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
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- SIDEWALK - SEE DETAIL CS503
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N

0 20' 40'

A1 SITE PLAN
1" = 20'

Parkhill

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PARKHILL, SMITH & COOPER, INC. F-560

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
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Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
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Site Plan
CS101A

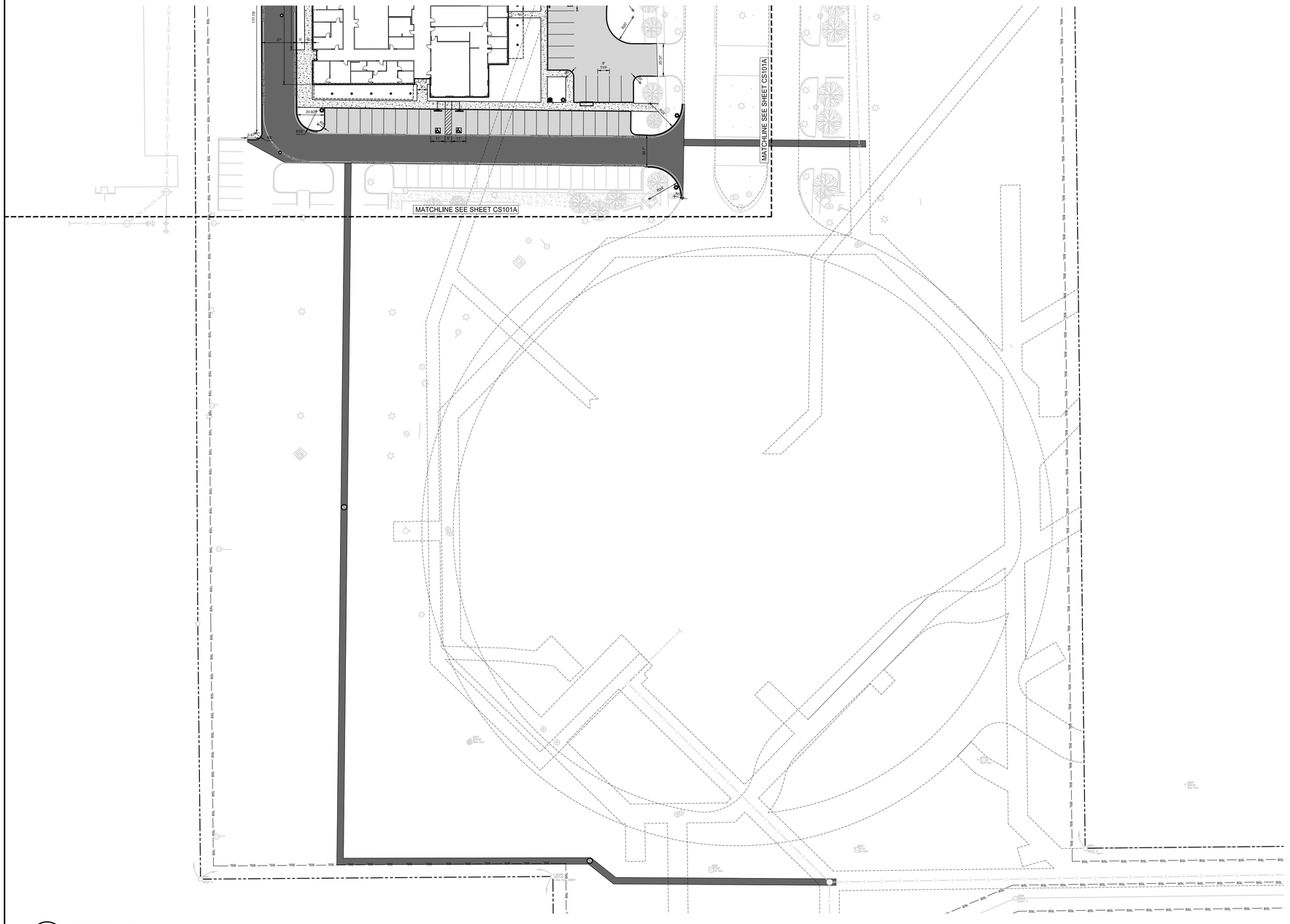
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N

0 40' 80'

A1 SITE PLAN
1" = 40'

Parkhill

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PARKHILL, SMITH & COOPER, INC. F-560

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
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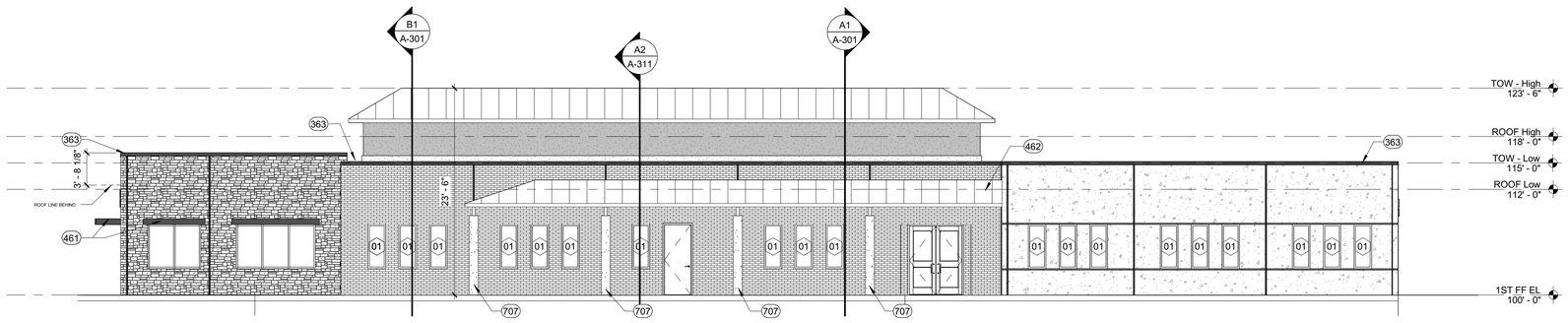
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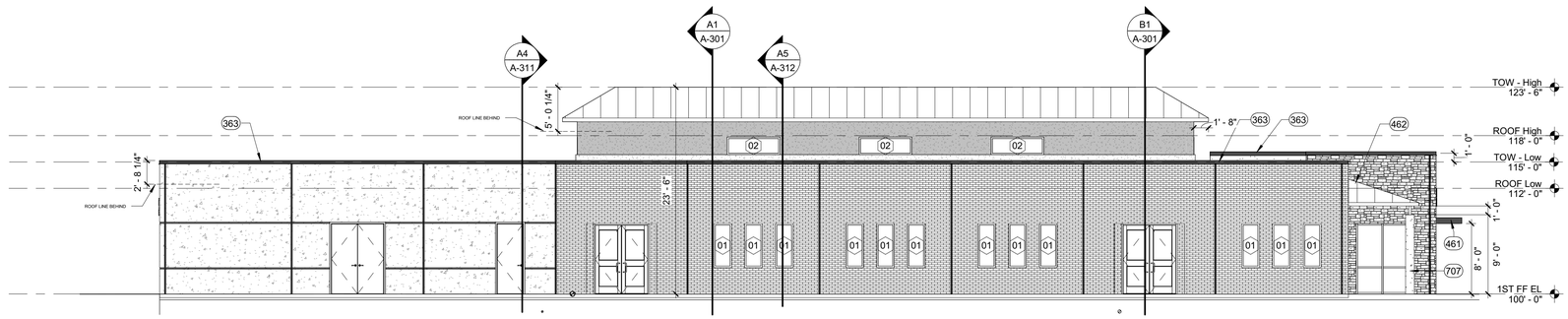
#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Site Plan
CS101B

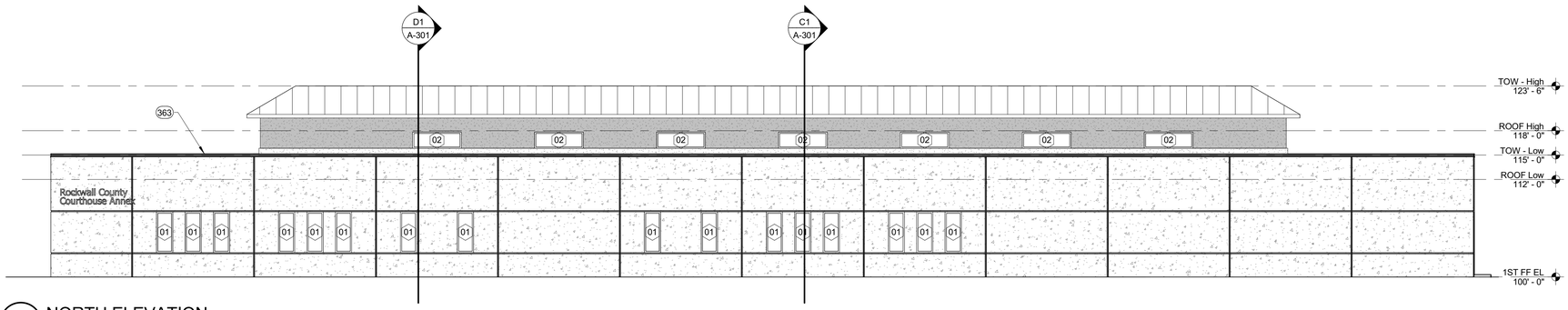
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D1 EAST ELEVATION
1/8" = 1'-0"



C1 WEST ELEVATION
1/8" = 1'-0"



B1 NORTH ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

GENERAL NOTES

A. ALL ROOF MOUNTED EQUIPMENT TO BE MOUNTED ON "ROOF HIGH" LEVEL BEHIND STANDING SEAM ROOF PARAPET.

KEY NOTES

AS INDICATED BY: (#)

363	PREFIN MTL COPING
461	ALUMINUM CANOPY
462	STANDING SEAM METAL CANOPY
707	CONC COLUMN.

LEGEND

- ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
  - Acme Pacific Clay - Calico or comparable color
- ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
  - Natural Stone Veneers - Ashlar pattern - Heritage Manor or comparable color
- CONCRETE TILT PANEL w/ELASTOMERIC COATING.
  - TremGard HB - Oyster Shell or comparable color
- EIFS TYPE A
  - Dryvit - 522 Lite Gray or comparable color
- EIFS TYPE B
  - Dryvit - 715 Licorice or comparable color
- STANDING SEAM METAL ROOF
  - Awntech - Black k or comparable color
- GLAZING

FACADE SURFACE AREA

EAST:	Concrete Tilt	= 578 sf	(23.3%)
	Thin Brick	= 963 sf	(38.8%)
	Thin Stone	= 319 sf	(12.8%)
	EIFS A	= 47 sf	(1.9%)
	EIFS B	= 262 sf	(10.5%)
	Glazing	= 315 sf	(12.7%)
	Total	**= 2484 sf**	**(100%)**
WEST:	Concrete Tilt	= 668 sf	(27%)
	Thin Brick	= 1,115 sf	(45%)
	Thin Stone	= 113 sf	(4.6%)
	EIFS A	= 47 sf	(1.9%)
	EIFS B	= 226 sf	(9.1%)
	Glazing	= 306 sf	(12.4%)
	Total	**= 2,475 sf**	**(100%)**
NORTH:	Concrete Tilt	= 2,438 sf	(77.2%)
	Thin Brick	= 0 sf	
	Thin Stone	= 0 sf	
	EIFS A	= 84 sf	(2.7%)
	EIFS B	= 390 sf	(12.4%)
	Glazing	= 244 sf	(7.7%)
	Total	**= 3,158 sf**	**(100%)**
SOUTH:	Concrete Tilt	= 368 sf	(11.6%)
	Thin Brick	= 1390 sf	(43.8%)
	Thin Stone	= 495 sf	(15.6%)
	EIFS A	= 55 sf	(1.7%)
	EIFS B	= 372 sf	(11.7%)
	Glazing	= 497 sf	(15.6%)
	Total	**= 3177sf**	**(100%)**

Parkhill

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PARKHILL

10/20/2023

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.
11987.22

ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION
-	10/20/2023	Site Plan Submittal

Exterior Elevations
A-201

10/19/2023 1:16:15 PM

R. v24



D1 3D View -NW



C1 3D View - NE



B1 3D View -SW



A1 3D View - SE

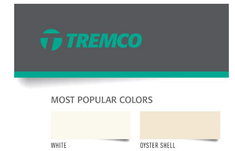
ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Acme Pacific Clay - Chino or comparable color



ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
- Natural Stone Veneers - Heritage Manor or comparable color



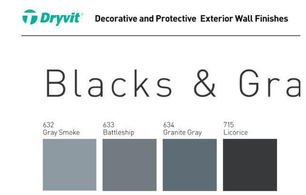
CONCRETE TILT PANEL w/ELASTOMERIC COATING.
- TremGard HB - Oyster Shell or comparable color



EIFS TYPE A
- Dryvit - 472 Captain or comparable color



EIFS TYPE B
- Dryvit - 715 Licorice or comparable color



STANDING SEAM METAL ROOF
Black or comparable color

FLAT ROOF BEHIND PARAPET
TPO - Light Gray or comparable color

A4 Materials
1" = 1'-0"

Parkhill

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PARKHILL

10/20/2023

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Rockwall County Annex

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1111, E Yellow Jacket Ln
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ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION
-	10/20/2023	Site Plan Submittal

3D Views
A-900

10/19/2023 1:19:01 PM
R: v24

City of Rockwall Landscape Requirements			
ORD. REF.	**DESCRIPTION**	**REQUIRED**	**PROVIDED**
SEC 05.01.A	Required Landscaped Area	Limit of Construction Boundary = 78,645 S.F. **REQUIRED: 20% = 15,729 S.F**	**16,344 S.F. Provided**
SEC 05.01.B	Non-Residential Landscape Buffer	10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery.	**10' wide landscape buffer w/ 30" height shrubbery. 16 Accent Trees.** ***Variance requested to substitute 5 Canopy Trees for 5 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane.***
SEC 05.03.E.1	Interior Parking Lot Area Landscape Area	5% of Parking Area = 18,006 SF x .05 = **901 SF**	**2,915 SF**
SEC 05.03.E.2	Interior Parking Lot Area Trees	1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = **5 Canopy Trees**	**3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees**

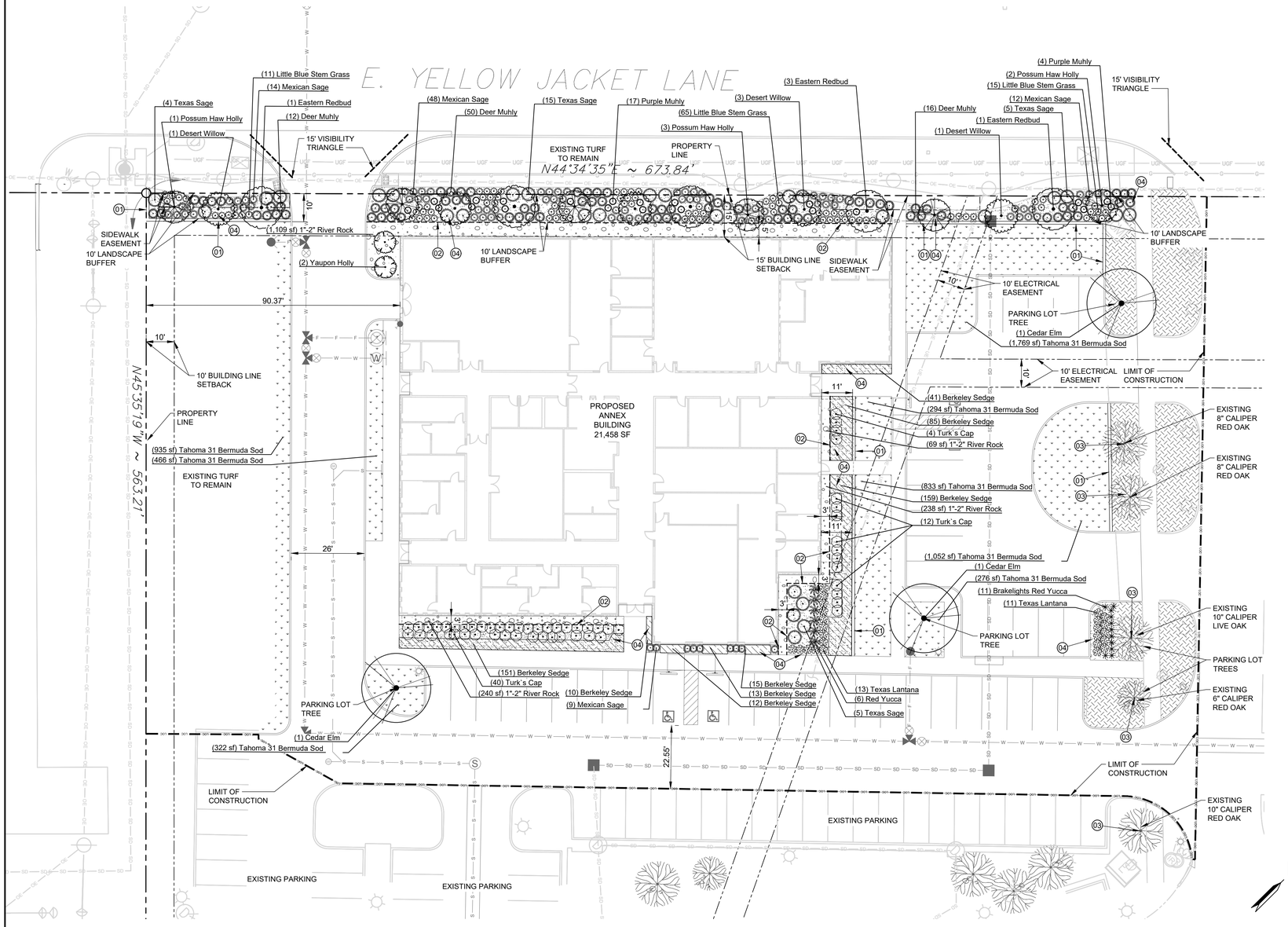
GENERAL NOTES

A. SEE SHEET LP103 FOR FULL PLANTING SCHEDULE.
B. SEE SHEETS LD501-502 FOR PLANTING DETAILS.
C. SEE SHEET LP103 FOR PLANTING GENERAL NOTES.
D. **FULL LANDSCAPE IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL PROPOSED PLANTING AREAS INDICATED. IRRIGATION WILL MEET REQUIREMENTS OF THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.**

KEY NOTES

AS INDICATED BY: (00)

1. 12" CONCRETE LANDSCAPE EDGE PER B4/LD501.
2. LANDSCAPE EDGE PER C5/LD501.
3. EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.
4. PLANTING BED TO RECEIVE 3" DEPTH SHREDDED HARDWOOD MULCH AS SPEC'D.



ABBREVIATED PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME
	5	DESERT WILLOW CHILOPSIS LINEARIS
	5	EASTERN REDBUD CERCIS CANADENSIS
	2	YAUPON HOLLY ILEX VOMITORIA
	6	POSSUM HAW HOLLY ILEX DECIDUA
	3	CEDAR ELM ULMUS CRASSIFOLIA

SHRUBS	QTY	COMMON / BOTANICAL NAME
	6	RED YUCCA HESPERALOE PARVIFLORA
	11	BRAKELIGHTS RED YUCCA HESPERALOE PARVIFLORA `BRAKELIGHTS` TM
	24	TEXAS LANTANA LANTANA URTICOIDES
	29	TEXAS SAGE LEUCOPHYLLUM LANGMANIAE `LYNN`S LEGACY`
	56	TURK`S CAP MALVAVISCUS DRUMMONDII
	78	DEER MUHLY MUHLENBERGIA RIGENS
	21	PURPLE MUHLY MUHLENBERGIA RIGIDA `NASHVILLE` TM
	83	MEXICAN SAGE SALVIA LEUCANTHA
	91	LITTLE BLUE STEM GRASS SCHIZACHYRIUM SCOPARIUM

SHRUB AREAS	QTY	COMMON / BOTANICAL NAME
	486	BERKELEY SEDGE CAREX DIVULSA

GROUND COVERS	QTY	COMMON / BOTANICAL NAME
	1,656 SF	1"-2" RIVER ROCK 1"-2" RIVER ROCK
	5,361 SF	SHREDDED HARDWOOD MULCH SHREDDED HARDWOOD MULCH

SOD/SEED	QTY	COMMON / BOTANICAL NAME
	5,947 SF	TAHOMA 31 BERMUDA SOD CYNODON DACTYLON `TAHOMA 31`
	3,380 SF	EXISTING PLANTING BED EXISTING PLANTING BED



LOCATION MAP

Parkhill

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PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Landscape Plan
LP101

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PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE
	5	DESERT WILLOW	CHILOPSIS LINEARIS	25 GAL	2"CAL	6` - 8` HT
	5	EASTERN REDBUD	CERCIS CANADENSIS	25 GAL	2"CAL	6` - 8` HT
	2	YAUPON HOLLY	ILEX VOMITORIA	15 GAL	N/A	6` HT.
	6	POSSUM HAW HOLLY	ILEX DECIDUA	15 GAL	N/A	6` HT.
	3	CEDAR ELM	ULMUS CRASSIFOLIA	B & B	3"	12`-14` HT.

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	6	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL 18" MIN HT.	
	11	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM	5 GAL	1-2` HT
	24	TEXAS LANTANA	LANTANA URTICOIDES	1 GAL	
	29	TEXAS SAGE	LEUCOPHYLLUM LANGMANIAE `LYNN`S LEGACY`	5 GAL	30" HT.
	56	TURK`S CAP	MALVAVISCUS DRUMMONDII	1 GAL.	
	78	DEER MUHLY	MUHLENBERGIA RIGENS	5 GAL	
	21	PURPLE MUHLY	MUHLENBERGIA RIGIDA `NASHVILLE` TM	5 GAL	
	83	MEXICAN SAGE	SALVIA LEUCANTHA	5 GAL	
	91	LITTLE BLUE STEM GRASS	SCHIZACHYRIUM SCOPARIUM	3 GAL	

SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CONT
	486	BERKELEY SEDGE	CAREX DIVULSA	1 GAL

GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT
	1,656 SF	1"-2" RIVER ROCK	1"-2" RIVER ROCK	4" DEPTH
	5,361 SF	SHREDDED HARDWOOD MULCH	SHREDDED HARDWOOD MULCH	3" DEPTH

SOD/SEED	QTY	COMMON NAME	BOTANICAL NAME	CONT
	5,947 SF	TAHOMA 31 BERMUDA SOD	CYNODON DACTYLON 'TAHOMA 31'	SOLID SOD
	3,380 SF	EXISTING PLANTING BED	EXISTING PLANTING BED	N/A

PLANTING GENERAL NOTES

A. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS.
B. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT AND SPECIFICATIONS FOR REQUIREMENTS NOT LISTED HEREIN.
C. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
D. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN SHOWN ON ALL DRAWINGS. PLANT COUNTS AND SQUARE FOOTAGES ARE PROVIDED AS A COURTESY ONLY.
E. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
F. IN THE CASE OF A DISCREPANCY BETWEEN THE CONTAINER SIZE CALLED OUT IN PLANT LIST AND THE CALIPER AND HEIGHT OF PLANT MATERIAL, THE SPECIFIED TREE MUST MEET THE CALIPER AND HEIGHT REQUIREMENTS SPECIFIED, EVEN IF THE LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
G. ALL PLANTS TO BE GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND.
H. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE PLANT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
I. LANDSCAPE CONTRACTOR SHALL LOCATE THE SOURCE OF AND SELECT ALL PLANTS FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.
J. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO DELIVERY AT THE NURSERIES OR SUPPLIERS BY THE PROJECT LANDSCAPE ARCHITECT.
K. IF ANY SOURCE OF PLANTS IS LOCATED FURTHER THAN 30 MILES FROM THE PROJECT SITE THE CONTRACTOR WILL BE REQUIRED TO PAY TIME AND TRAVEL EXPENSES INCURED BY THE PROJECT LANDSCAPE ARCHITECT.
L. AT THE OPTION OF THE LANDSCAPE ARCHITECT , PHOTOS OF ALL PLANT MATERIAL SHOWING CONTAINER SIZE, HEIGHT AND CALIPER CAN BE SUBMITTED FOR APPROVAL.
M. ALL PLANTS TAGGED AS APPROVED AT NURSERY OR SUPPLIER SHALL BEAR THE SAME TAG WHEN DELIVERED ON SITE.
N. THE RIGHT TO REJECT PLANT MATERIALS DELIVERED TO THE SITE THAT DO NOT BEAR APPROVAL TAGS IS RESERVED BY THE PROJECT LANDSCAPE ARCHITECT.
O. IN AREAS WHERE PAVING SUBGRADES AND BUILDING PADS EXTEND INTO PLANT BED AREAS, 6 INCH HOLES SHALL BE DRILLED EVERY 3 FEET AND FILLED WITH 1 INCH DIAMETER GRAVEL TO PROVIDE PERCOLATION AND DRAINAGE FOR THE PLANTING BED. HOLES SHALL BE DRILLED THROUGH IMPROVED SUBGRADES INTO EXISTING SITE SOILS BUT NO DEEPER THAN FOUR FEET.
P. ALL PLANTING BEDS TO RECEIVE 2 INCHES OF BACK TO EARTH COMPOST PER SQUARE FOOT AND 1 POUND OF A 4(N):1(P):2(K) RATIO FERTILIZER PER 100 SQUARE FEET. BOTH MATERIALS SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 12 INCHES.
Q. ALL FINAL PLANTING BED GRADES IN AREAS WHERE ORGANIC AND/OR INORGANIC MULCH IS BEING APPLIED SHOULD BE 3 OR 4 INCHES BELOW ADJACENT HARD SURFACES ACCORDING TO MULCH DEPTH INDICATED ON PLANS.
R. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING IS COMPLETE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
S. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING OR AS ESTABLISHED IN CONTAINER.
T. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS.
U. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN AS NEEDED DURING THE FIRST GROWING SEASON.
V. ALL PLANTING BEDS SHALL RECEIVE ORGANIC AND/OR INORGANIC MULCH MATERIALS AS NOTED ON PLANS.
W. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
X. THE CONTRACTOR SHALL PRUNE ALL BRANCHES 6 FEET ABOVE FINISH GRADE ON ALL DECIDUOUS TREES 12 FEET OR TALLER.
Y. AREAS TO BE FILLED WITH INORGANIC MULCHES WITH A DIAMETER LESS THAN 1/4 INCH IN SIZE SHALL BE COMPACTED TO 85% PROCTOR DENSITY BEFORE MULCH IS PLACED.
Z. THE SITE SHALL BE FINE GRADED PRIOR TO ANY PLANT INSTILLATION. ANY AREAS DISTURBED BY PLANTING SHALL BE REGRADED AND SMOOTHED PRIOR TO GRASS PLANTING.
AA. SOD SHALL BE USED AROUND DRAIN INLETS (5' BUFFER) AND IN AREAS WHERE THE SLOPE EXCEEDS 20% (1:5) UNLESS THE AREA IS A PLANTING BED.

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KEY PLAN
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Plat Cabinet "H" Slide 131
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Proposed Land Use: Commercial

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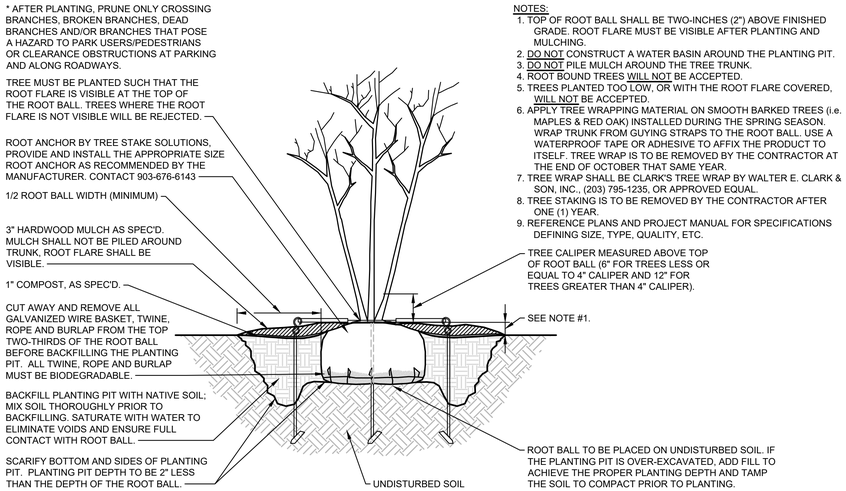
Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

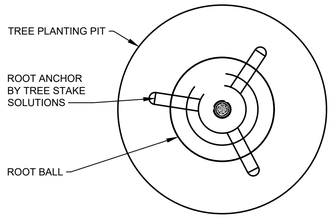
Planting Notes & Schedule

LP103

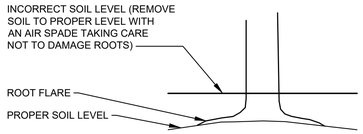
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NOTES:
1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.
2. DO NOT CONSTRUCT A WATER BASIN AROUND THE PLANTING PIT.
3. DO NOT PILE MULCH AROUND THE TREE TRUNK.
4. ROOT BOUND TREES WILL NOT BE ACCEPTED.
5. TREES PLANTED TOO LOW, OR WITH THE ROOT FLARE COVERED, WILL NOT BE ACCEPTED.
6. APPLY TREE WRAPPING MATERIAL ON SMOOTH BARKED TREES (i.e. MAPLES & RED OAK) INSTALLED DURING THE SPRING SEASON. WRAP TRUNK FROM GUYING STRAPS TO THE ROOT BALL. USE A WATERPROOF TAPE OR ADHESIVE TO AFFIX THE PRODUCT TO ITSELF. TREE WRAP IS TO BE REMOVED BY THE CONTRACTOR AT THE END OF OCTOBER THAT SAME YEAR.
7. TREE WRAP SHALL BE CLARK'S TREE WRAP BY WALTER E. CLARK & SON, INC., (203) 795-1235, OR APPROVED EQUAL.
8. TREE STAKING IS TO BE REMOVED BY THE CONTRACTOR AFTER ONE (1) YEAR.
9. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE, QUALITY, ETC.

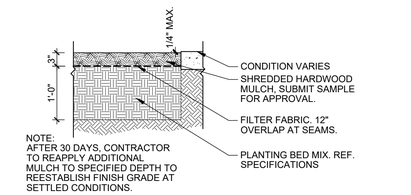


PLAN VIEW



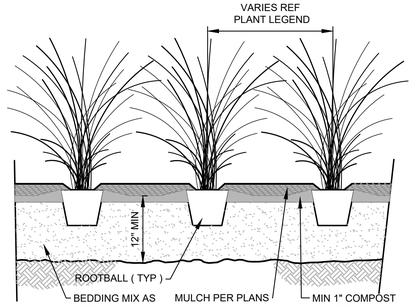
EXPOSED COVERED ROOT FLARE

C1 MULTI-TRUNK TREE PLANTING AND ANCHORING
1/2"=1'-0" L_PLANTING_TREE_MULTITRUNK

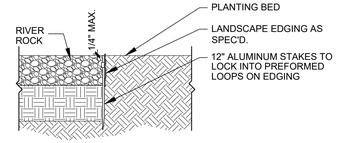


NOTE:
AFTER 30 DAYS, CONTRACTOR TO REAPPLY ADDITIONAL MULCH TO SPECIFIED DEPTH TO REESTABLISH FINISH GRADE AT SETTLED CONDITIONS.

D4 MULCH
3/4"=1'-0" L_MULCH



C4 ORNAMENTAL GRASS PLANTING
1"=1'-0" L_ORNAMENTAL_GRASS_PLANTING



C5 LANDSCAPE EDGE
1"=1'-0" LNDSCPE_EDG

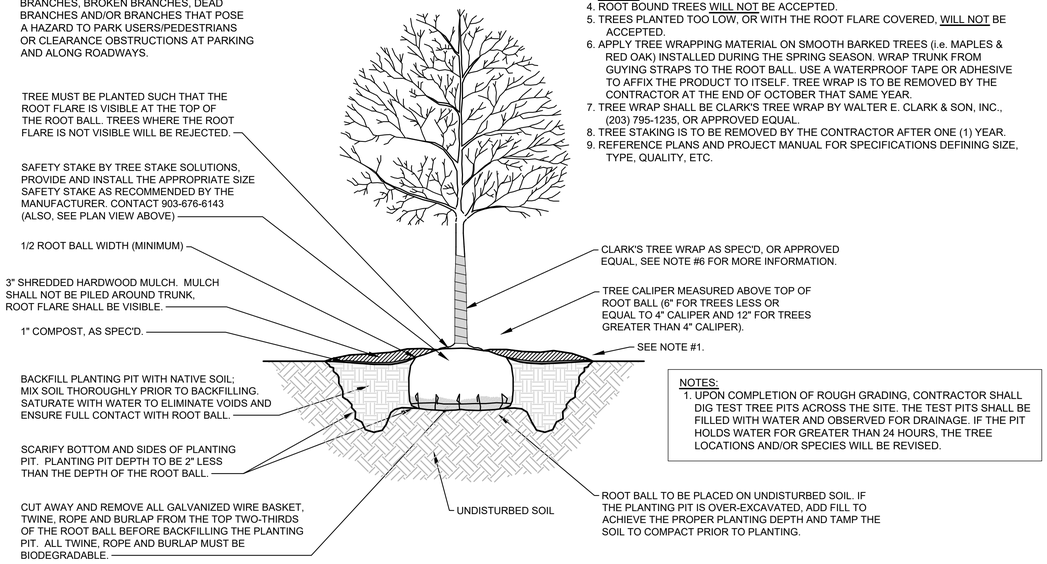


PLAN VIEW



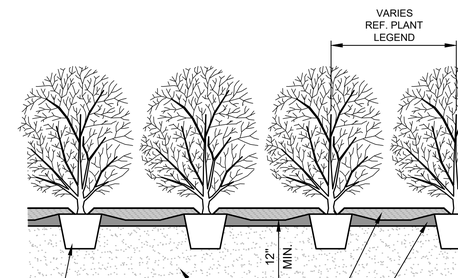
EXPOSED COVERED ROOT FLARE

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8. TREE STAKING IS TO BE REMOVED BY THE CONTRACTOR AFTER ONE (1) YEAR.
9. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE, QUALITY, ETC.



NOTES:
1. UPON COMPLETION OF ROUGH GRADING, CONTRACTOR SHALL DIG TEST TREE PITS ACROSS THE SITE. THE TEST PITS SHALL BE FILLED WITH WATER AND OBSERVED FOR DRAINAGE. IF THE PIT HOLDS WATER FOR GREATER THAN 24 HOURS, THE TREE LOCATIONS AND/OR SPECIES WILL BE REVISED.

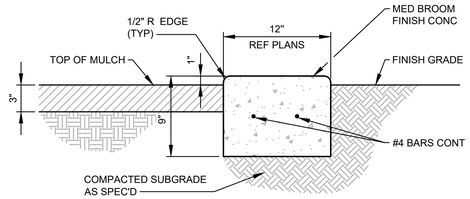
A1 TREE PLANTING AND STAKING
1/2"=1'-0" L_PLANTING_TREE_STANDARD



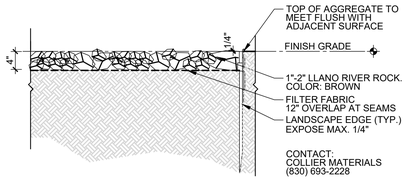
NOTE:
ALL PLANT BEDS SHALL BE EXCAVATED TO SUBGRADE ELEV AND BACKFILLED w/ SPECIFIED SOIL MIX

B3 SHRUB PLANTING
1"=1'-0" L_PLANTING_SHRUB

NOTE:
- MOWSTRIP TO BE DOWELED INTO EDGE OF CONC PAVING
- CONTROL JOINTS TO BE 1/8" WIDE X 1 3/4" DEEP, SPACED 5' OC
- DOWELED EXPANSION JOINTS TO BE 50' OC, AND AT ENDS. DOWELED EXPANSION JOINTS TO BE 12" L W/ #4 SMOOTH BAR DOWEL, CAP AND LUBE ONE END. JOINT IS TO BE 1/2" PREMOLDED FIBER EXPANSION JOINT MATERIAL WITH 1" JOINT SEALER ABOVE.
- CONTRACTOR SHALL STAKE LAYOUT OF EDGING FOR APPROVAL BY ARCHITECT / ENGINEER



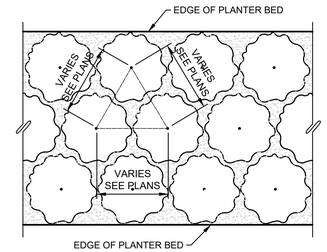
B4 12" CONCRETE LANDSCAPE EDGE
1 1/2" = 1'-0" PVMT_CONC_MOWSTRIP_LANDSCAPE_EDGE



NOTE:
SUBMIT MIN. 3 GAL. QUANTITY FOR APPROVAL PRIOR TO ORDERING AND SHIPPING TO SITE.

SUBMIT SAMPLE FOR ARCHITECT APPROVAL.

A3 RIVER ROCK - 1-2"
3/4"=1'-0" RRCK



A4 PLANT LAYOUT
1/2"=1'-0" L_PLANT_LAYOUT

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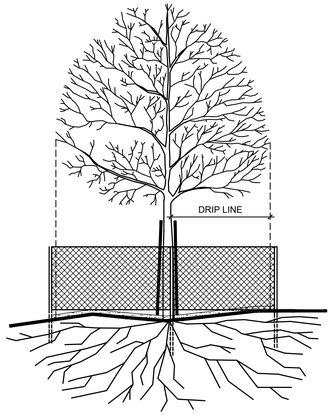
Owner Contact Information
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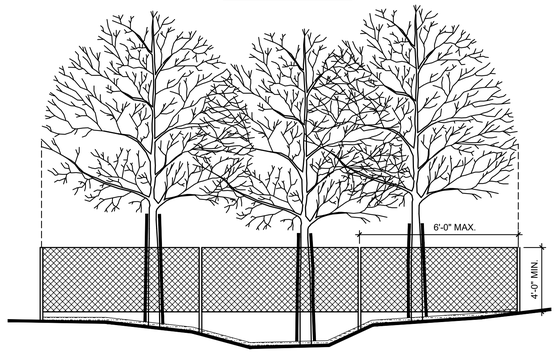
Landscape Details
LD501

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SINGLE TREE



TREE CLUSTER



*CRITICAL ROOT ZONE:

THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A CONCENTRIC CIRCLE WITH A RADIUS TO THE DISTANCE FROM THE TREE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.

DRIP LINE:

A VERTICAL LINE RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF A TREE AND EXTENDING TO THE GROUND.

PROTECTIVE FENCING:

ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING, OR OTHER SIMILAR FENCING AS SPECIFIED AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF SIX FOOT (6') INTERVALS BY APPROVED METHOD SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THIS FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL.

*THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY TREES TO REMAIN.

1. **MATERIAL STORAGE:** NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO THE CRITICAL ROOT ZONE OF A PROTECTED TREE.
2. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
3. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.
4. GRADE CHANGES: PAVING WITHIN THE DRIP LINE SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE OWNER'S REPRESENTATIVE.
5. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
6. ROOT PRUNING: ALL ROOTS ONE INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

TREE PROTECTION NOTES

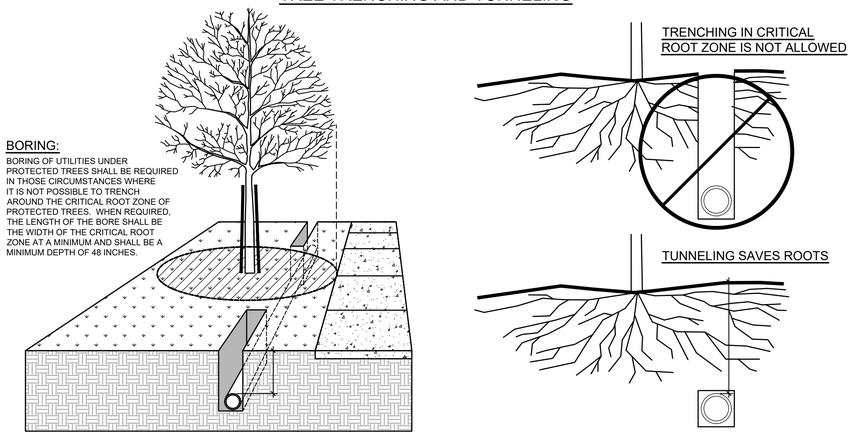
A. THE CONTRACTOR SHALL PROTECT THE TREE AND PLANT PROTECTION ZONE AT ALL TIMES FROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.

B. THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE AND PLANT PROTECTION ZONE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING SUPPLIES OR MATERIALS; LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND SHALL NOT PERMIT EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROJECT OR USE THE AREA FOR LUNCH OR ANY OTHER WORK BREAKS. PERMITTED ACTIVITY, IF ANY, WITHIN THE TREE AND PLANT PROTECTION AREA MAYBE INDICATED ON THE DRAWINGS ALONG WITH ANY REQUIRED REMEDIAL ACTIVITY AS LISTED BELOW.

C. TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PART 8) AND BE PERFORMED UNDER SUPERVISION OF AN ARBORIST.

D. TRUNK PROTECTION ONLY WHERE FENCE IS NOT CONSTRUCTIBLE: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A RING OF 8 FOOT LONG 2 INCH X 6 - INCH PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. REMOVE TRUNK PROTECTION UPON SUBSTANTIAL COMPLETION.

TREE TRENCHING AND TUNNELING



TREE TRENCHING AND TUNNELING NOTES

A. IN THE EVENT THAT CONSTRUCTION ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.

B. WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN WOOD CHIPS AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITH OUT THE APPROVAL OF THE OWNERS REPRESENTATIVE. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.

A1 TYPICAL TREE PROTECTION

1/2" - 1'-0"

PLANT DET 6_REV

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Parkhill

THIS DOCUMENT IS RELEASED ON OCTOBER 20, 2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LANDON G. BELL, R.L.A., TEXAS LICENSE #3245. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex

CLIENT

Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.

11987.22

KEY PLAN

Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Landscape Details

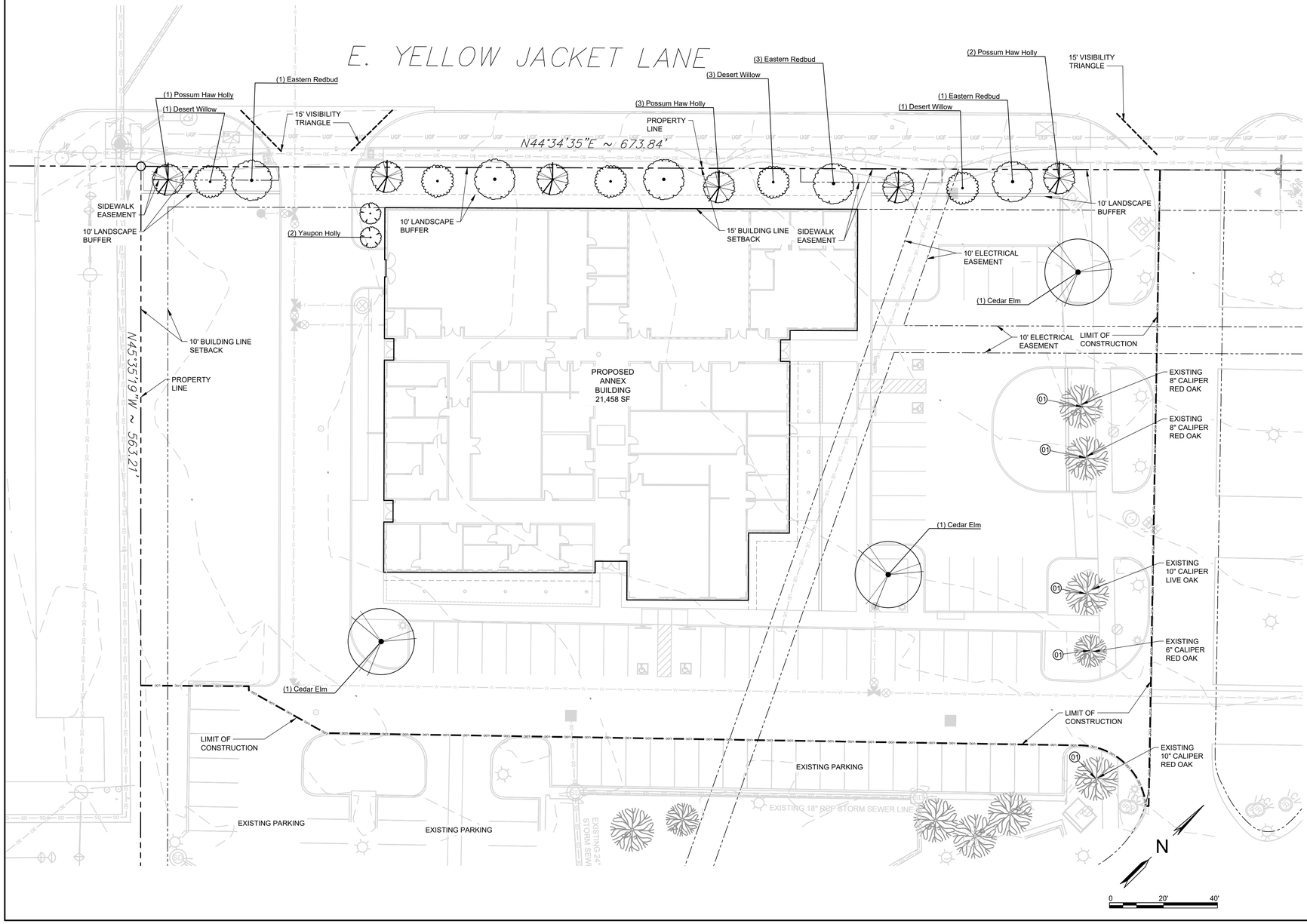
LD502

City of Rockwall Landscape Requirements			
ORD. REF.	**DESCRIPTION**	**REQUIRED**	**PROVIDED**
SEC 05.01.A	Required Landscaped Area	Limit of Construction Boundary = 78,645 S.F. **REQUIRED: 20% = 15,729 S.F**	**16,344 S.F. Provided**
SEC 05.01.B	Non-Residential Landscape Buffer	10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery.	**10' wide landscape buffer w/ 30" height shrubbery. 16 Accent Trees. *Variance requested to substitute 5 Canopy Trees for 5 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane.***
SEC 05.03.E.1	Interior Parking Lot Area Landscape Area	5% of Parking Area = 18,006 SF x .05 = **901 SF**	**2,915 SF**
SEC 05.03.E.2	Interior Parking Lot Area Trees	1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = **5 Canopy Trees**	**3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees**

KEY NOTES

AS INDICATED BY: (00)

1. EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.





LOCATION MAP

Parkhill

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KEY PLAN
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Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

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Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

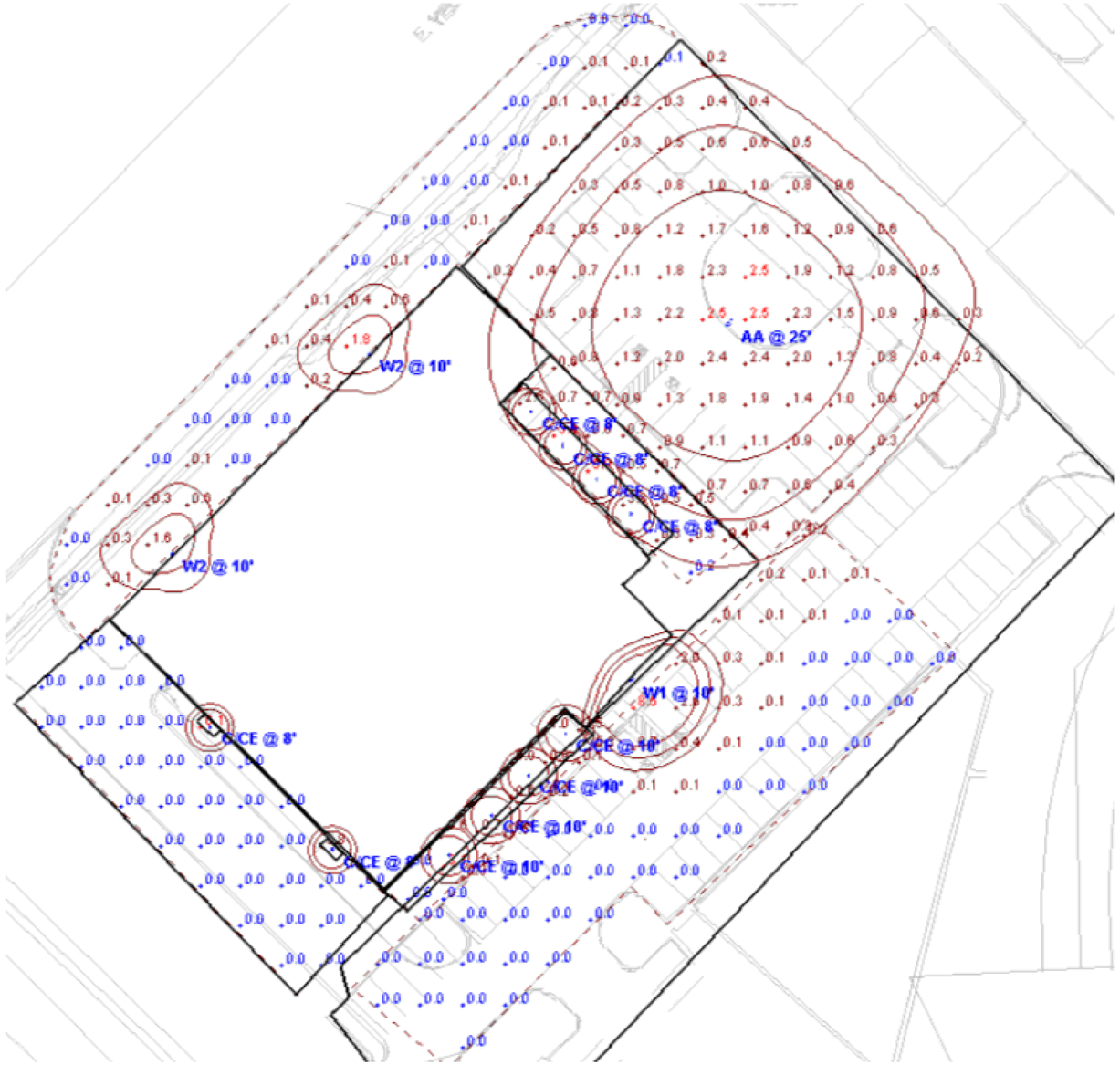
Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Treescape Plan

LP102

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GENERAL NOTES

A. REFER TO CIVIL SITE PLAN FOR INFORMATION REQUIRED FOR SECTION 2.1 (PROVIDE SITE DATA TABLE)

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Existing Parking Lot	0.3 fc	8.5 fc	0.0 fc	N/A	N/A
New Parking Lot	1.0 fc	2.5 fc	0.1 fc	25.0:1	10.0:1
Existing Parking Lot Canopy	0.7 fc	3.1 fc	0.0 fc	N/A	N/A
FIRELANE ROAD	0.3 fc	6.1 fc	0.0 fc	N/A	N/A
Front Canopy	1.2 fc	3.9 fc	0.2 fc	19.5:1	6.0:1
Yellow Jacket Lane Sidewalk	0.2 fc	1.8 fc	0.0 fc	N/A	N/A

Wattage

Symbol	Label	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Manufacturer	Wattage
	W1	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	6609	0.8	Lithonia Lighting	50
	AA	ESX1 LED P4 40K R5	ESX LED Area Luminaire Size 1 P4 Lumen Package 4000K CCT Type R5 Distribution	26273	0.8	Lithonia Lighting	189.98
	W2	WST LED P1 40K Mvolt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	1568	0.8	Lithonia Lighting	11.47
	C/CE	LDN6 40/07 LO6AR LD	6IN LDN, 4000K, 750LM, CLEAR, MATTE DIFFUSE REFLECTOR, CRI80	679	0.8	Lithonia Lighting	8.91

A1 Photometrics
NOT TO SCALE

N

Parkhill

PARKHILL, SMITH & COOPER, INC. STATE OF TEXAS F-560 ISAAC N. AGUILAR 117619 LICENSED PROFESSIONAL ENGINEER

10/20/2022

Parkhill.com

Rockwall County Annex

Rockwall COUNTY

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

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Owner Contact Information
Name: Rockwall County
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Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Electrical Photometrics

E-101

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	November 14, 2023
APPLICANT:	Trenton Jones & Ben Sanchez; *Parkhill*
CASE NUMBER:	SP2023-034; *Site Plan for Rockwall County Courthouse Annex*

SUMMARY

Consider a request by Trenton Jones and Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a *Site Plan* for a *Government Building* on a 1.90-acre portion of a larger 12.79-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane, and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the 1983 historic zoning map, at some point between January 3, 1972 and May 16, 1983 the property was zoned from Agricultural (AG) District to Commercial (C) District. On May 17, 2010, the City Council approved a final plat that establish the subject property as Lot 1, Block A, Rockwall County Courthouse Addition. According to the Rockwall Central Appraisal District (RCAD), a 121,208 SF *Government Facility* (*i.e. Rockwall County Courthouse*) was constructed in 2011.

PURPOSE

On October 20, 2023, the applicants -- *Trenton Jones and Ben Sanchez of Parkhill* -- submitted an application requesting the approval of a *Site Plan* for the purpose of constructing a *Government Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located south of the intersection of T. L. Townsend Drive and E. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Yellow Jacket Lane, which is classified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 8.485-acre parcel of land (*i.e. Lot 10, Block A, First United Methodist Church Addition*) developed with a *Church/House of Worship*. Beyond this is a vacant 9.001-acre parcel of land (*i.e. Lot 11, Block A, First United Methodist Church Addition*). Both of these properties are zoned Commercial (C) District.

South: Directly south of the subject property are several parcels of land developed with commercial land uses (*i.e. Office, Retail, General Personal Service, Animal Hospital, Car Wash, & Car Dealership*), and zoned Commercial (C) District. Beyond this is the intersection of S. Goliad Street [*SH-205*] and E. Interstate 30 [*IH-30*], where S. Goliad Street [*SH-205*] is classified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 5.909-acre parcel of land (*i.e. Lot 5, Block A, Rockwall Library Addition*) developed with a *Public Library* and zoned Commercial (C) District. Beyond this is T. L. Townsend Drive, which is classified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan

contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 4.194-acre parcel of land (*i.e. Lot 1, Block A, Emerus Emergency Hospital*) developed with a *Hospital* and zoned Light Industrial (LI) District.

West: Directly west of the subject property is E. Yellow Jacket Lane, which is classified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) vacant parcels of land (*i.e. Lot 11, Block A, First United Methodist Church Addition and Lot 6, Block 1, First United Methodist Church Addition*). Following this are three (3) parcels of land developed with commercial land uses (*i.e. Minor Automotive Repair, Restaurant with Drive-Through, and Convenience Store with Gasoline Sales*). All of these properties are zoned Commercial (C) District. After this is S. Goliad Street [*SH-205*], which is classified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Government Facility* is permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the item(s) noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=12.79-acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X= 673.84-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=563.21-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X=15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=23.5-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=9.1%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/300 SF (Office)* *39 Required Parking Spaces*	*X=43; In Conformance*
Minimum Landscaping Percentage	*20%*	*X=31.42%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=68.58%; In Conformance*

CONFORMANCE WITH THE CITY'S CODES

The applicant is requesting to construct a *Government Facility* on the subject property. According to Subsection 02.02(C)(12), *Government Facility*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Government Facility* is defined as "(a)n office of a governmental agency that provides administrative and/or direct services to the public..." In this case, the applicant's proposed use falls under this classification, which is permitted by-right within a Commercial (C) District. When reviewing the proposed site plan against these standards, it appears to generally conform with the exception of the variance(s) and exception(s) being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance(s) and exception(s):

(1) *Architectural Standards*.

(a) *Four-Sided Architecture.* According to Subsection 06.02(C)(5), of Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on

all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the proposed building exceeds the wall length requirement, "…the maximum wall length shall not exceed three (3) times the wall height." This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(b) *Stone*. According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20.00% natural or quarried stone is required on all building façades." In this case the applicant has *not* met this requirement on the north and west building façades. This will require a *variance* from the Planning and Zoning Commission.

(c) *Masonry Material*. According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a minimum of 90.00% masonry material must be utilized on each building façade. In this case the applicant has *not* met this requirement on the north and west building façades. This will require a *variance* from the Planning and Zoning Commission.

(d) *Tilt-Up Wall*. According to Section 06.01(C)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), concrete tilt-up walls are not a permitted material. The applicant is proposing the use of tilt-up wall construction for the building, and the amount of exposed tilt-up wall is 24.90% (*on the west building elevation*) and 58.60% (*on the north building elevation*). This will require a *variance* from the Planning and Zoning Commission.

(e) *Roof Pitch*. According to Subsection 04.01(A)(1), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll structures shall have the option of being constructed with either a pitched (*minimum of a 6:12 roof pitch*), parapet, or mansard roof system as long as the roof system is enclosed on all sides." In this case, the applicant is doing a pitched roof system where the canopies have a 4:12 pitch. This will require an *exception* from the Planning and Zoning Commission.

(2) *Landscape Buffer*. According to Subsection 05.01, *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), a landscape buffer shall have a "…minimum of one (1) canopy tree and one (1) accent tree…per 50-linear feet..." Given this, the applicant is required to have eight (8) canopy and eight (8) accent trees. That being said, the applicant is requesting not to plant the canopy trees and have 16 accent trees due to overhead power lines. This will require an *exception* from the Planning and Zoning Commission.

(3) *Driveway Spacing*. According to *Figure 2.4: Minimum Driveway Spacing and Corner Clearance*, of Chapter 2, *Streets*, of the Engineering Department's *Standards of Design and Construction Manual*, driveways must be 100-feet apart. In this case, the applicant is adding an additional drive along E. Yellow Jacket Lane that is less than 100-feet to another existing drive. This will require a *variance* from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. The applicant has indicated the following as compensatory measures: [*1*] providing a 15-foot landscape buffer in lieu of a ten (10) foot, and [*2*] providing 31.40% landscaping in lieu of the required 20.00%. Requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *Central District* and is designated for *Public* land uses. According to the *District Strategies* this land use designation should "… support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures." That being said, the subject property is located within a cluster of *Public* and

Quasi-Public land uses. Given this, the proposed request is in conformance with the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On November 1, 2023 the Architecture Review Board (ARB) reviewed the building elevations provided by the applicant. The ARB requested the applicant provide a material sample board and provide material variation on the north and west facades. The applicant has made the requested changes on the north façade, which will be reviewed by the ARB prior to the November 14, 2023 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of a *Government Facility* on the *subject property*, then staff would propose the following conditions of approval:

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

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1111 E Yellow Jacket Ln, Rockwall, TX 75037				
SUBDIVISION	Rockwall County Courthouse Addition	LOT	1	BLOCK	A
GENERAL LOCATION	Grass area 300 ft NW of County Clerk Building				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial	CURRENT USE	Commercial
PROPOSED ZONING	Commercial	PROPOSED USE	Commercial
ACREAGE	1.9 acres (Total Distrubed area)	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

☐ OWNER	Rockwall County	☑ APPLICANT	Parkhill
CONTACT PERSON	Frank New	CONTACT PERSON	Trenton Jones, Ben Sanchez
ADDRESS	101 East Rusk St	ADDRESS	3000 Internet Blvd Suite 550
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	972-204-6000	PHONE	972-987-1670
E-MAIL	fnew@rockwallcountytexas.com	E-MAIL	tjones@parkhill.com, bsanchez@parkhill.com

NOTARY VERIFICATION [REQUIRED]

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

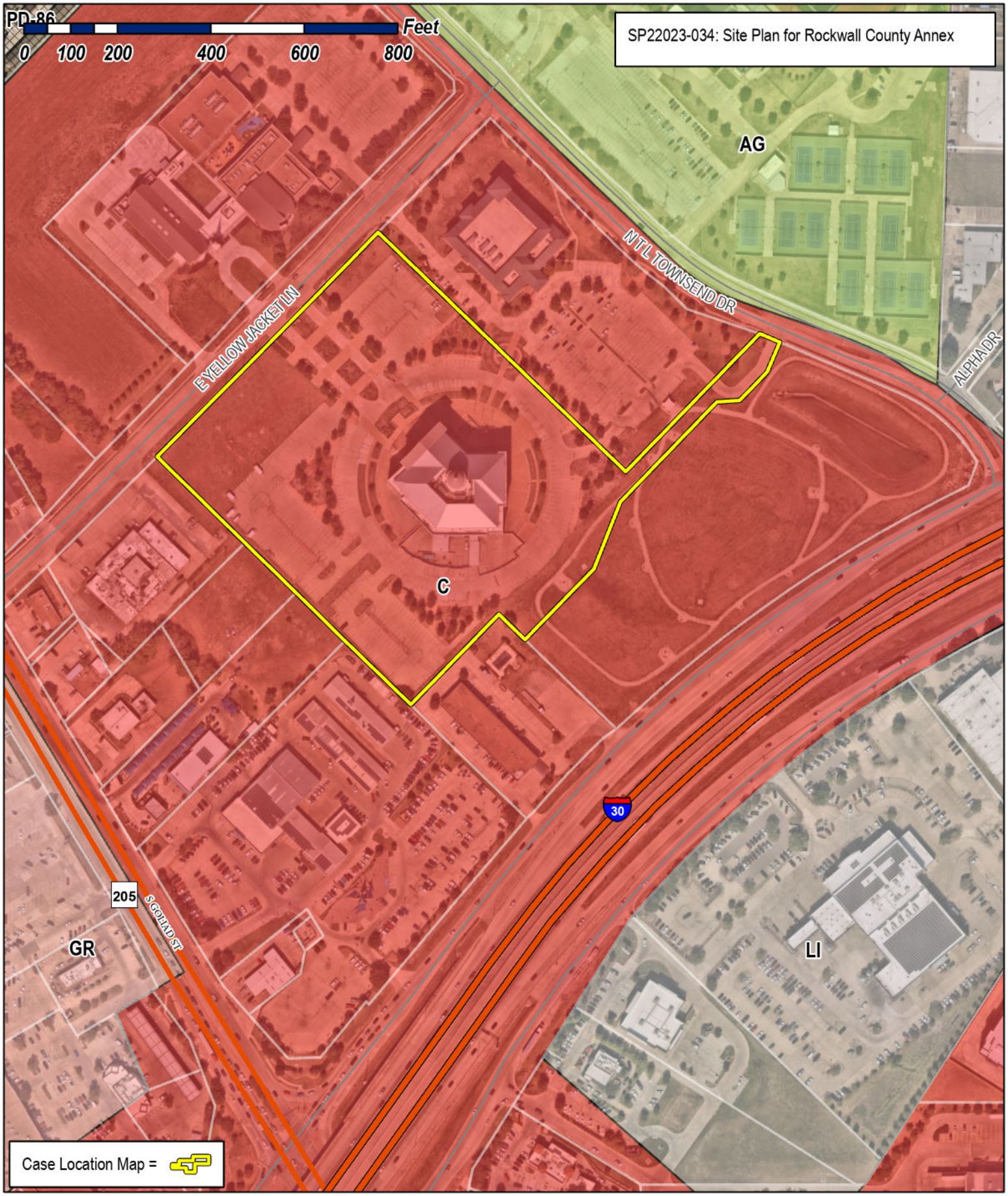
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20___.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

Parkhill

November 7, 2023

City of Rockwall
Planning Department
385 S. Goliad Street
Rockwall, Texas 75069

RE: Letter of Intent - Design Exceptions Request

Dear Mr. Lee:

Parkhill, as the representative for Rockwall County, previously submitted an application for site plan approval for the Rockwall County Courthouse Annex. The property is located at 1101 E. Yellow Jacket Lane Rockwall Texas, 75087. The application has been identified as case number SP2023-034.

The project consists of adding a Courthouse Annex Building, parking, utilities, and connection to the existing Rockwall County complex. As discussed previously with the city of Rockwall Planning Department, Parkhill was aware that multiple design exceptions would be necessary as part of this Site Plan Submission. Per our previous discussions with the city of Rockwall Planning Department, we would like to submit the following design exception requests:

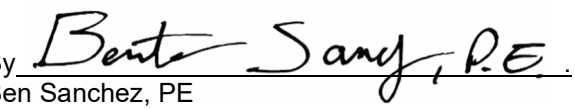
- Articulation Standards (Subsection 04.01. C. of Article 05, UDC)
    - Building footprint is nearly at maximum building size allowed. There is no primary building entrance along East Yellow Jacket, our main façade faces in toward the existing parking.
- Exterior Walls consist of 90% Masonry (Subsection 06.02. C. of Article 05, UDC)
    - Total of 60% Masonry provided. Design intent is to closely relate to the adjacent County courthouse and library
- At least 20% Natural quarried stone on each façade (Subsection 06.02. C. of Article 05, UDC)
    - Providing 18.8%, 33%, 41.5%, and 6.4% to the façades, and a total percentage of 25.4%
- The minimum roof pitch for this zoning district is 6:12. (Subsection 04.01, of Article 05, UDC)
    - Mansard roof pitch to be 6:12, front overhangs to be 4:12.
- Landscape Exception requested to substitute 8 Accent Trees for the 8 Canopy Trees required along East Yellow Jacket Lane due to the existing overhead power line in right of way (Subsection 05.01.B of Article 8, UDC). The two proposed compensatory measures include:
    - 15-foot wide landscape buffer provided along East Yellow Jacket Lane instead of the ordinance required 10-foot wide buffer.
    - 31.4% (24,711 SF) of landscape area provided instead of the ordinance required 20% (15,729 SF).
- Driveway Spacing (Section 02.06, Standards of Design and Construction)
    - Seeking an exception from the driveway spacing requirement of 200 feet along Yellow Jacket Lane, to a spacing of 85 ft.
- 20ft minimum depth for all parking
    - Seeking an exception to the 20ft depth requirement for the parking lot area south of the proposed building, to 18 feet. The existing parking spaces in this area are 18ft x 9ft.

3000 Internet Boulevard | Suite 550 | Frisco, Texas 75034 | 972.987.1670 Parkhill.com

Please feel free to contact me if you have any questions regarding the applications for the Site Plan of the Rockwall County Courthouse Annex.

Sincerely,

PARKHILL

By 
Ben Sanchez, PE
Civil Engineer
Authorized Representative/Applicant for Rockwall County

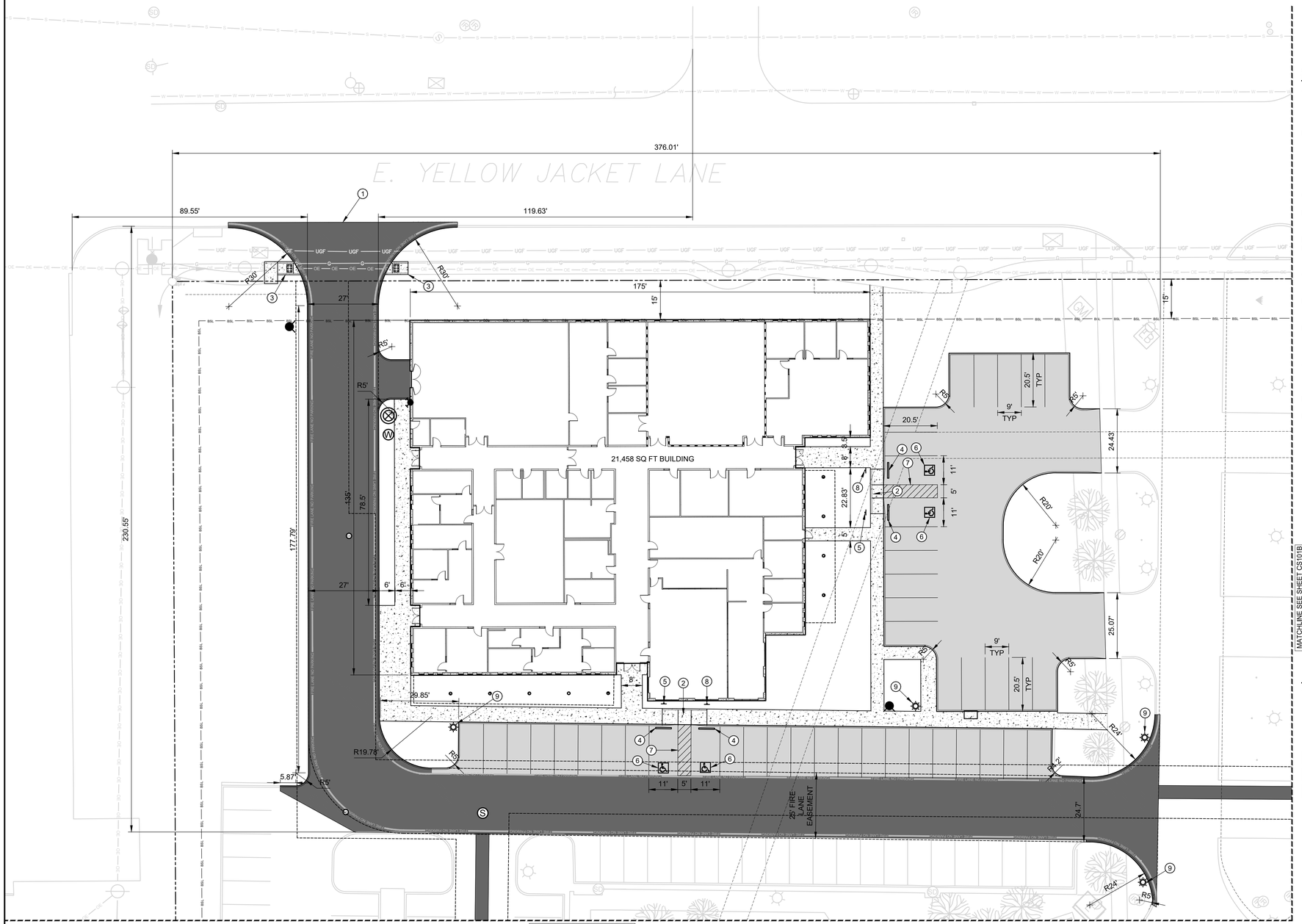
Enclosures
Cc: Files

PARKING LOT COUNT		
	REQUIRED	PROVIDED
EXISTING REGULAR SPACES	N/A	29
PROPOSED REGULAR SPACES	15	40
ACCESSIBLE SPACES	3	4
TOTAL SPACES	72	73

KEY NOTES

AS INDICATED BY: (##)

1. DRIVEWAY - SEE DETAIL B2/CS502
2. PARALLEL CURB RAMP - SEE DETAIL B4/CS501
3. STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
4. PARKING BLOCK - SEE DETAIL B3/CS501
5. HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL A4/CS502
6. HANDICAP MARKING - SEE DETAIL A3/CS502
7. ACCESS AISLE MARKING - SEE DETAIL A2/CS502
8. HANDICAP SIGN - SEE DETAIL A1/CS502
9. RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.



A1 SITE PLAN
1" = 20'

SITE PLAN NOTES

A. FIRE LANE MARKING SHALL BE 6" WIDE RED BACKGROUND STRIPE WITH 4" WHITE LETTERS USING 3/4" STROKE STATING "NO PARKING FIRE LANE". PAINT EVERY 25' ON CENTER ALONG THE FIRE LANE. PLACE FIRE LANE MARKING ON THE VERTICAL SURFACE OF THE CURB WHEN PRESENT OR ON THE PARKING SURFACE WHEN NOT.
B. FIRE LANE MARKING SHOWN IS REPRESENTATIONAL. FIRE LANE MARKING SHALL BE A MINIMUM OF 20' APART OR 26' APART WHEN ADJACENT TO BUILDINGS OVER 30' HIGH. FIRE LANE MARKING SHALL BE PAINTED ON A CURB FACE WHERE THE REPRESENTATIONAL MARKING IS SHOWN NEXT TO A CURB. COORDINATE FIRE LANE MARKINGS WITH CITY OF ROCKWALL FIRE MARSHAL PRIOR TO INSTALLATION.
C. INSTALL FIRE APPARATUS ACCESS ROADS AND MAKE SERVICEABLE PRIOR TO THE START OF BUILDING FRAMING.
D. STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (YELLOW). PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
E. CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.
F. LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
G. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
H. FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
I. EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
J. DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
K. ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
L. CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
- EXISTING EASEMENT
- SIDEWALK - SEE DETAIL CS503
- 6" HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL A3/CS501
- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501

SIGNATURE BLOCK

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

WITNESS OUR HANDS, this __ day of _____, ____.

Planning & Zoning Comission, Chairman *Director of Planning and Zoning*

Parkhill

THIS DOCUMENT IS RELEASED ON 10/19/23 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BENITO SANCHEZ, P.E., TEXAS LICENSE #87889. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
PARKHILL, SMITH & COOPER, INC. F-560

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN

N

0 20' 40'

#	DATE	DESCRIPTION
2	11/07/2023	Site Plan Re-Submittal #1
1	10/20/2023	Site Plan Submittal

Site Plan
CS101A

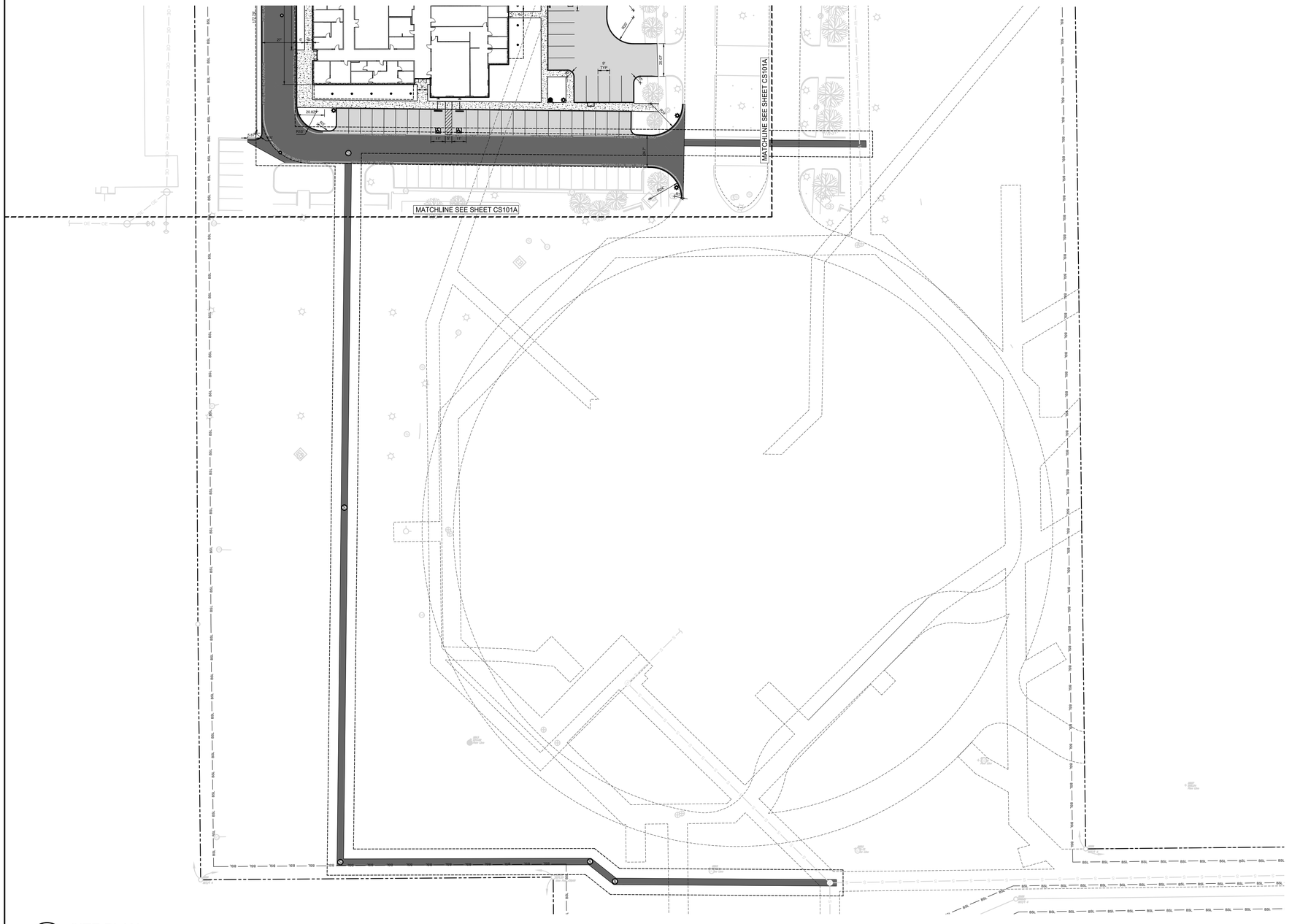
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	REQUIRED	PROVIDED
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LEGEND

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SIGNATURE BLOCK

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

WITNESS OUR HANDS, this __ day of _____, ____.

Planning & Zoning Comission, Chairman *Director of Planning and Zoning*

A1 SITE PLAN
1" = 40'

Parkhill

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PARKHILL, SMITH & COOPER, INC. F-560

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN

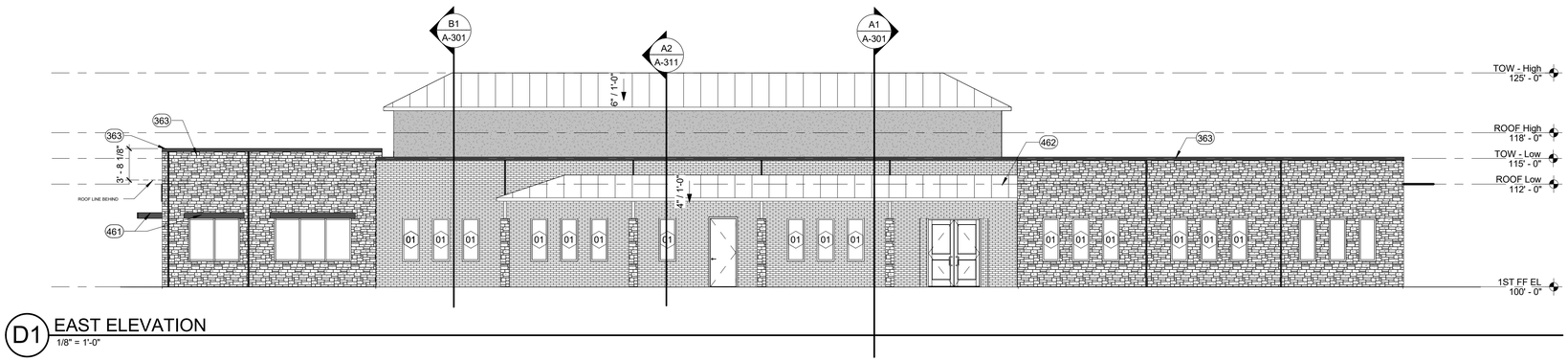
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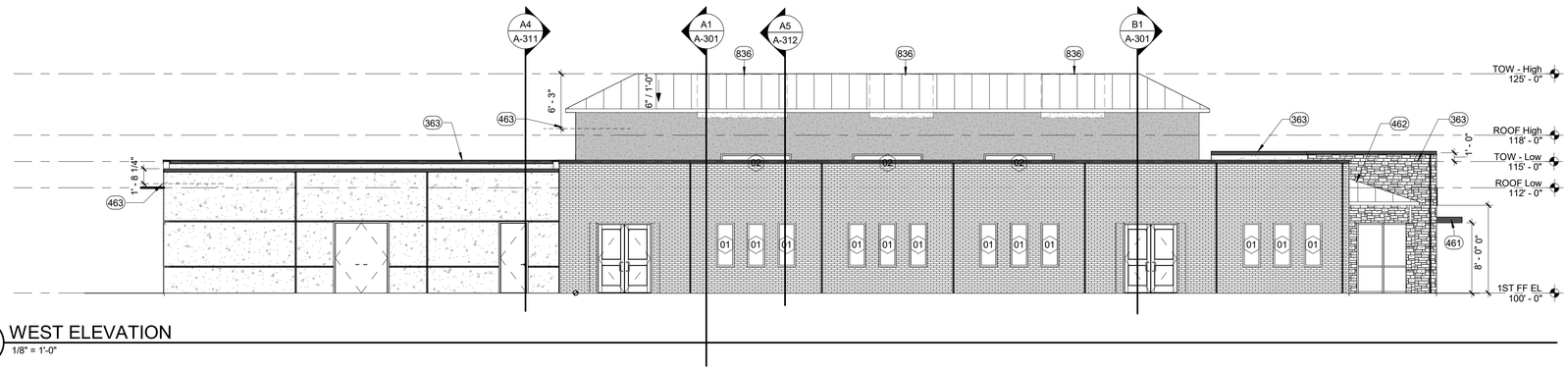
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2	11/07/2023	Site Plan Re-Submittal #1
1	10/20/2023	Site Plan Submittal

Site Plan
CS101B

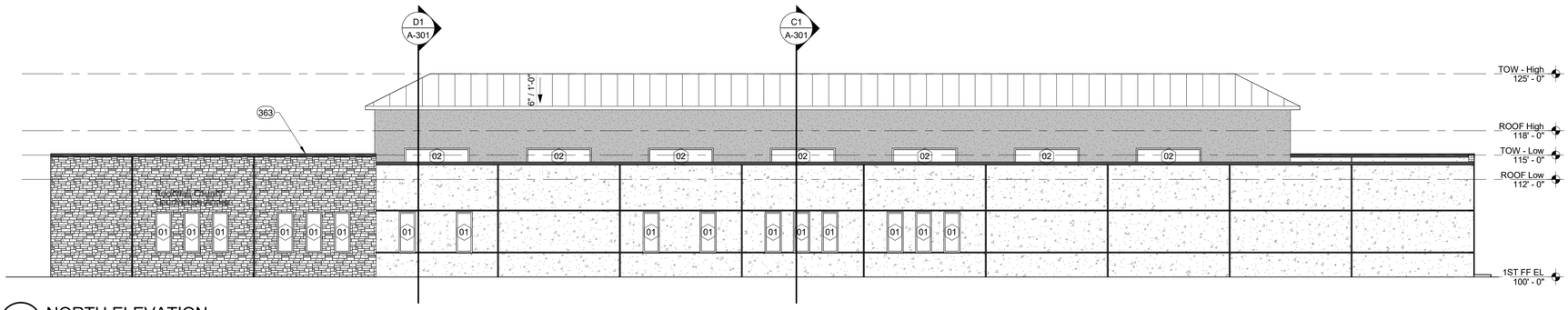
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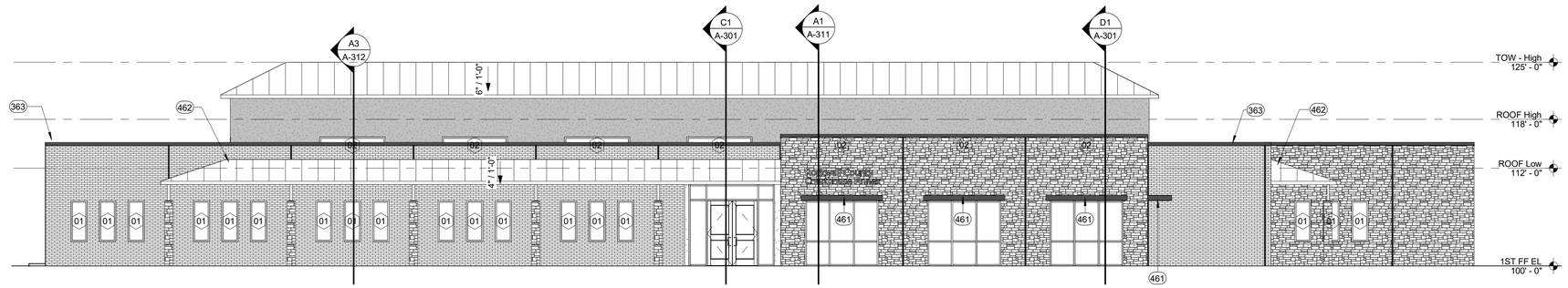
D1 EAST ELEVATION
1/8" = 1'-0"



C1 WEST ELEVATION
1/8" = 1'-0"



B1 NORTH ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

R: v24

11/7/2023 11:51:24 AM

GENERAL NOTES

A. ALL ROOF MOUNTED EQUIPMENT TO BE MOUNTED ON "ROOF HIGH" LEVEL BEHIND STANDING SEAM ROOF PARAPET.
B. ROOF PARAPET TO BE COMPLETELY ENCLOSED, AT UPPER/WOER ROOFS. INTERIOR FACE OF ROOF HIGH PARAEPT TO MATCH STUCCO ON EXTERIOR FACE.

KEY NOTES

AS INDICATED BY: (#)

363	PREFIN MTL COPING
461	ALUMINUM CANOPY
462	STANDING SEAM METAL CANOPY
463	ROOF LINE BEHIND PARAPET/PARAPET HEIGHT
836	ROOFTOP MECH EQUIP. SCREENED BEHIND ROOF

LEGEND

- ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
  - Acme Pacific Clay - Calico or comparable color
- ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
  - Natural Stone Veneers - Ashlar pattern - Heritage Manor or comparable color
- CONCRETE TILT PANEL w/ELASTOMERIC COATING.
  - TremGard HB - Oyster Shell or comparable color
- STUCCO
  - Dryvit - 522 Lite Gray or comparable color
- STANDING SEAM METAL ROOF
  - Awntech - Black k or comparable color
- GLAZING

FACADE SURFACE AREA

EAST:	Concrete Tilt	= 0 sf	
	Thin Brick	= 1,109 sf	(43.4%)
	Thin Stone	= 1,061 sf	(41.5%)
	Stucco	= 385 sf	(15.1%)
	Total	**= 2,555 sf**	**(100%)**
WEST:	Concrete Tilt	= 620 sf	(24.9%)
	Thin Brick	= 1,321 sf	(53.2%)
	Thin Stone	= 160 sf	(6.4%)
	Stucco	= 385 sf	(15.5%)
	Total	**= 2,486 sf**	**(100%)**
NORTH:	Concrete Tilt	= 1,855 sf	(58.6%)
	Thin Brick	= 0 sf	
	Thin Stone	= 594 sf	(18.8%)
	Stucco	= 720 sf	(22.6%)
	Total	**= 3,169 sf**	**(100%)**
SOUTH:	Concrete Tilt	= 0 sf	
	Thin Brick	= 1630 sf	(46.5%)
	Thin Stone	= 1155 sf	(33%)
	Stucco	= 720 sf	(20.5%)
	Total	**= 3,505sf**	**(100%)**

SIGNATURE BLOCK

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

WITNESS OUR HANDS, this __ day of _____, ____.

Planning & Zoning Comission, Chairman

Director of Planning and Zoning

Parkhill

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **SALVADOR T. SANCHEZ, R.A., TEXAS LICENSE #29255**. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PARKHILL

10/20/2023

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.
11987.22

ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION
-	10/20/2023	Site Plan

CASE NUMBER: SP-2023-034

Exterior Elevations

A-201



D1 3D View -NW



C1 3D View - NE



B1 3D View -SW



A1 3D View - SE

ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Acme Pacific Clay - Chino or comparable color



ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
- Natural Stone Veneers - Heritage Manor or comparable color



CONCRETE TILT PANEL w/ELASTOMERIC COATING.
- TremGard HB - Oyster Shell or comparable color



STUCCO
- Tremco - Dark Bronze or comparable color

STANDING SEAM METAL ROOF
Black or comparable color

FLAT ROOF BEHIND PARAPET
TPO - Light Gray or comparable color

A4 Materials
1" = 1'-0"

ROOM SCHEDULE

Department	ROOM NUMBER	ROOM NAME	AREA
AUDITOR	170	CIRCULATION	631 SF
AUDITOR	172	DIRECTOR	199 SF
AUDITOR	171	MANAGER	123 SF
AUDITOR	173	SUPERVISOR	163 SF
AUDITOR	174	SUPERVISOR	161 SF
AUDITOR	170C	WORKSTATION	64 SF
AUDITOR	170A	WORKSTATION	64 SF
AUDITOR	170E	WORKSTATION	62 SF
AUDITOR	170D	WORKSTATION	62 SF
AUDITOR	170F	WORKSTATION	62 SF
AUDITOR	170B	WORKSTATION	64 SF
			1,655 SF
CIRCULATION	101	CIRCULATION	2,501 SF
CIRCULATION	140	CIRCULATION	549 SF
CIRCULATION	100	ENTRY	161 SF
			3,211 SF
COMMON/SUPPORT	163	BREAK ROOM	485 SF
COMMON/SUPPORT	105	DATA	91 SF
COMMON/SUPPORT	141E	ELEC	132 SF
COMMON/SUPPORT	166	ELECTRICAL	126 SF
COMMON/SUPPORT	141F	FIRE RISER	64 SF
COMMON/SUPPORT	106	JAN	91 SF
COMMON/SUPPORT	161	MAIL	210 SF
COMMON/SUPPORT	102	MEETING	167 SF
COMMON/SUPPORT	103	MEN'S RR	260 SF
COMMON/SUPPORT	121	RESTROOM	82 SF
COMMON/SUPPORT	144	STAFF RESTROOM	85 SF
COMMON/SUPPORT	143	STAFF RESTROOM	85 SF
COMMON/SUPPORT	142	WELLNESS ROOM	104 SF
COMMON/SUPPORT	104	WOMEN'S RR	266 SF
			2,249 SF
ELECTIONS	150	CIRCULATION	348 SF
ELECTIONS	154	DIRECTOR	196 SF
ELECTIONS	151	ELECTIONS STORAGE	2,516 SF
ELECTIONS	153	SUPERVISOR	145 SF
ELECTIONS	152	SUPERVISOR	145 SF
ELECTIONS	150C	WORKSTATION	64 SF
ELECTIONS	150D	WORKSTATION	64 SF
ELECTIONS	150E	WORKSTATION	64 SF
ELECTIONS	150A	WORKSTATION	64 SF
ELECTIONS	150B	WORKSTATION	64 SF
			3,670 SF
ENVIRONMENTAL HEALTH	130	CIRCULATION	215 SF
ENVIRONMENTAL HEALTH	133	DIRECTOR	201 SF
ENVIRONMENTAL HEALTH	132	SUPERVISOR	144 SF
ENVIRONMENTAL HEALTH	131	WORKSTATION	83 SF
			643 SF
GIS	135	CIRCULATION	133 SF
GIS	137	DIRECTOR	193 SF
GIS	136	SUPERVISOR	112 SF
			438 SF
INDIGENT HEALTH	122	CIRCULATION	231 SF
INDIGENT HEALTH	123	DIRECTOR	147 SF
INDIGENT HEALTH	120	LOBBY	107 SF
INDIGENT HEALTH	122S	STORAGE	88 SF
INDIGENT HEALTH	124	WORKSTATION	107 SF
			681 SF
MULTI-PURPOSE	160S	CHAIR STORAGE	174 SF
MULTI-PURPOSE	160	MULTI-PURPOSE	2,020 SF
			2,194 SF
STORAGE	134	STORAGE	999 SF
			999 SF
TAX OFFICE	112	BACK OF HOUSE	204 SF
TAX OFFICE	116	DIRECTOR	208 SF
TAX OFFICE	115	MANAGER	127 SF
TAX OFFICE	162	RECEIVING	315 SF
TAX OFFICE	117	STORAGE	674 SF
TAX OFFICE	114	SUPERVISOR	161 SF
TAX OFFICE	113	TRANSACTION DESKS	488 SF
TAX OFFICE	111	TRANSACTION DESKS	420 SF
TAX OFFICE	110	WAITING	1,148 SF
			3,745 SF
VETERAN SERVICES	125	CIRCULATION	258 SF
VETERAN SERVICES	126	DIRECTOR	204 SF
			461 SF
Grand total: 64			19,946 SF

SIGNATURE BLOCK

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

WITNESS OUR HANDS, this __ day of _____, ____.

_____ _____
Planning & Zoning Comission, Chairman *Director of Planing and Zoning*

Parkhill

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **SALVADOR T. SANCHEZ, R.A., TEXAS LICENSE #29255**. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PARKHILL

10/20/2023

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.
11987.22

ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION
-	10/20/2023	Site Plan

CASE NUMBER: SP-2023-034

3D Views
A-900

11/7/2023 11:52:55 AM
R_v24

City of Rockwall Landscape Requirements			
ORD. REF.	**DESCRIPTION**	**REQUIRED**	**PROVIDED**
SEC 05.01.A	Required Landscaped Area	Limit of Construction Boundary = 78,645 S.F. **REQUIRED: 20% = 15,729 S.F**	**31.4% (24,711 SF Provided)**
SEC 05.01.B	Non-Residential Landscape Buffer	10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery.	**15' wide landscape buffer w/ 30" height shrubbery. 16 Accent Trees.** ***Exception requested to substitute 8 Canopy Trees for 8 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane.***
SEC 05.03.E.1	Interior Parking Lot Area Landscape Area	5% of Parking Area = 18,006 SF x .05 = **901 SF**	**16.1% (2,915 SF)**
SEC 05.03.E.2	Interior Parking Lot Area Trees	1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = **5 Canopy Trees**	**3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees**
SEC 05.01.01.B	Impervious Area versus the Landscaped Area		**Impervious Area: 53,934 SF** **Landscaped Area: 24,711 SF**

GENERAL NOTES

A. SEE SHEET LP102 FOR FULL PLANTING SCHEDULE.
B. SEE SHEETS LD501-502 FOR PLANTING DETAILS.
C. SEE SHEET LP102 FOR PLANTING GENERAL NOTES.
D. **FULL LANDSCAPE IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL PROPOSED PLANTING AREAS INDICATED. IRRIGATION WILL MEET REQUIREMENTS OF THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.**

LANDSCAPE EXCEPTION REQUESTED TO SUBSTITUTE 8 ACCENT TREES FOR THE 8 CANOPY TREES REQUIRED ALONG EAST YELLOW JACKET LANE DUE TO THE EXISTING OVERHEAD POWER LINE IN RIGHT OF WAY. THE TWO PROPOSED COMPENSATORY MEASURES INCLUDE:

1. 15 - FOOT WIDE LANDSCAPE BUFFER PROVIDED ALONG EAST YELLOW JACKET LANE INSTEAD OF THE ORDINANCE REQUIRED 10 - FOOT WIDE BUFFER.
2. 31.4% (2,711 SF) OF REQUIRED LANDSCAPE AREA PROVIDED INSTEAD OF THE ORDINANCE REQUIRED 20% (15,729 SF).

KEY NOTES

AS INDICATED BY: (00)

1. 12" CONCRETE LANDSCAPE EDGE PER B4/LD501.
2. LANDSCAPE EDGE PER C5/LD501.
3. EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.
4. PLANTING BED TO RECEIVE 3" DEPTH SHREDDED HARDWOOD MULCH AS SPEC'D.

LEGEND

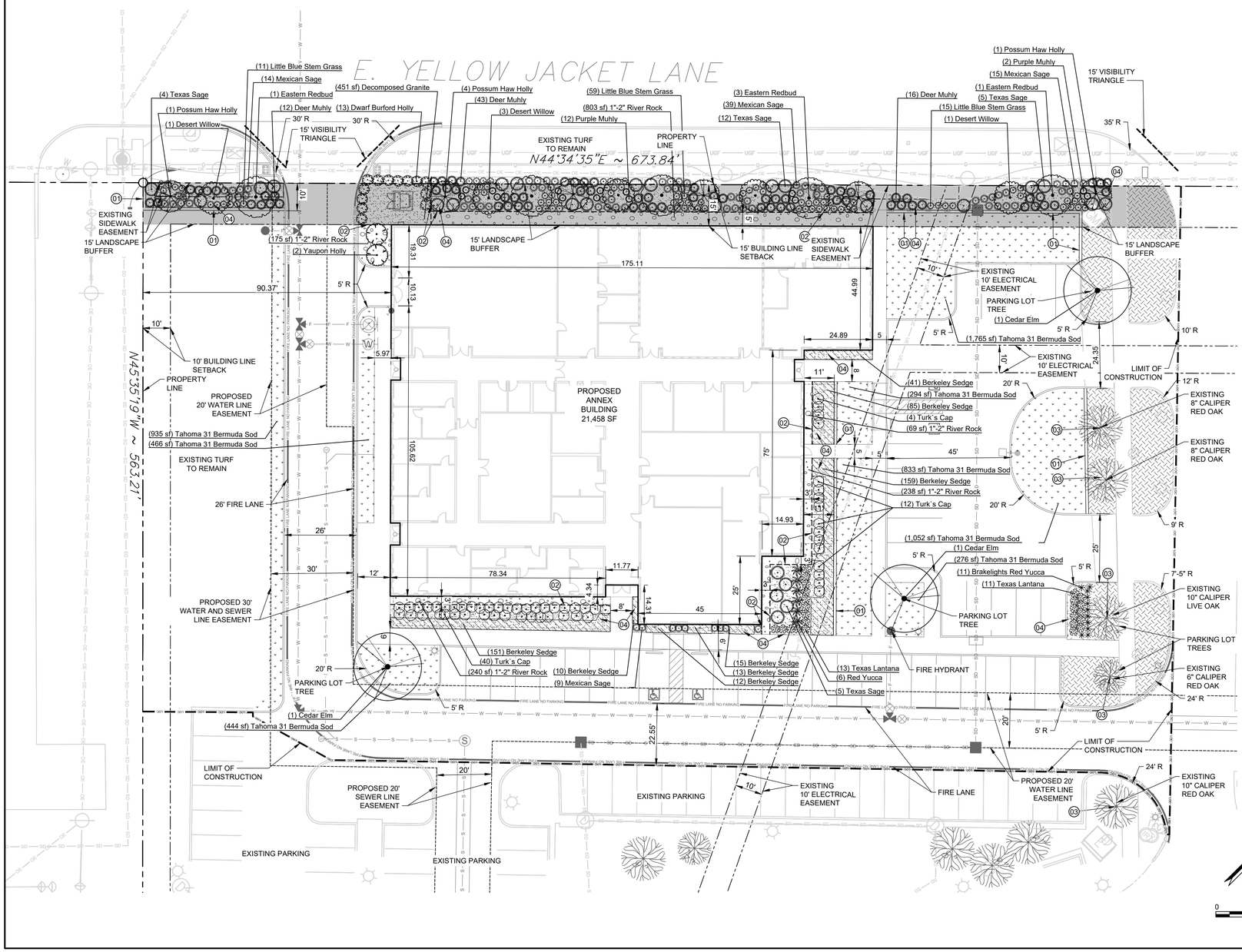
NON RESIDENTIAL LANDSCAPE BUFFER:
15' WIDE PROVIDED ALONG E YELLOW JACKET LANE

SIGNATURE BLOCK

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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 Comission, Chairman *Director of Planing and Zoning*



ABBREVIATED PLANT SCHEDULE

ACCENT TREES	QTY	COMMON / BOTANICAL NAME
	5	DESERT WILLOW CHILOPSIS LINEARIS
	5	EASTERN REDBUD CERCIS CANADENSIS
	2	YAUPON HOLLY ILEX VOMITORIA
	6	POSSUM HAW HOLLY ILEX DECIDUA

CANOPY TREES	QTY	COMMON / BOTANICAL NAME
	3	CEDAR ELM ULMUS CRASSIFOLIA

SHRUBS	QTY	COMMON / BOTANICAL NAME
	6	RED YUCCA HESPERALOE PARVIFLORA
	11	BRAKELIGHTS RED YUCCA HESPERALOE PARVIFLORA `BRAKELIGH
	13	DWARF BURFORD HOLLY ILLEX CORNUTA 'BURFORDII NANA'
	26	TEXAS SAGE LEUCOPHYLLUM LANGMANIAE `LYNN`S
	77	MEXICAN SAGE SALVIA LEUCANTHA

ORNAMENTAL GRASSES	QTY	COMMON / BOTANICAL NAME
	71	DEER MUHLY MUHLENBERGIA RIGENS
	14	PURPLE MUHLY MUHLENBERGIA RIGIDA `NASHVILLE` TM
	85	LITTLE BLUE STEM GRASS SCHIZACHYRIUM SCOPARIUM

PERENNIALS	QTY	COMMON / BOTANICAL NAME
	24	TEXAS LANTANA LANTANA URTICOIDES
	56	TURK`S CAP MALVAVISCUS DRUMMONDII

ORNAMENTAL GRASS AREA	QTY	COMMON / BOTANICAL NAME
	486	BERKELEY SEDGE CAREX DIVULSA

GROUND COVERS	QTY	COMMON / BOTANICAL NAME
	451 SF	DECOMPOSED GRANITE DECOMPOSED GRANITE
	1,525 SF	1"-2" RIVER ROCK 1"-2" RIVER ROCK
	5,141 SF	SHREDDED HARDWOOD MULCH SHREDDED HARDWOOD MULCH

SOD/SEED	QTY	COMMON / BOTANICAL NAME
	6,065 SF	TAHOMA 31 BERMUDA SOD CYNODON DACTYLON 'TAHOMA 31'
	3,380 SF	EXISTING PLANTING BED EXISTING PLANTING BED



LOCATION MAP

Parkhill

THIS DOCUMENT IS RELEASED ON NOVEMBER 7, 2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LANDON G. BELL, R.L.A., TEXAS LICENSE #3245. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: SP2023-034
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
2	11/07/2023	Site Plan Re-Submittal #1
1	10/20/2023	Site Plan Submittal

Landscape Plan
LP101

A:\2022\11987.22\03_DSGN\01_DWG\06D_LAND\03_SHEETS\LP101-11987.DWG, 11/6/2023 5:40 PM, LGBell

PLANT SCHEDULE

ACCENT TREES	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE
	5	DESERT WILLOW	CHILOPSIS LINEARIS	25 GAL	2"CAL	6` - 8` HT
	5	EASTERN REDBUD	CERCIS CANADENSIS	25 GAL	2"CAL	6` - 8` HT
	2	YAUPON HOLLY	ILEX VOMITORIA	15 GAL	N/A	6` HT.
	6	POSSUM HAW HOLLY	ILEX DECIDUA	15 GAL	N/A	6` HT.

CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE
	3	CEDAR ELM	ULMUS CRASSIFOLIA	B & B	4"CAL	12`-14` HT.

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	6	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL	
	11	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM	5 GAL	
	13	DWARF BURFORD HOLLY	ILLEX CORNUTA 'BURFORDII NANA'	7 GAL	30" HT.
	26	TEXAS SAGE	LEUCOPHYLLUM LANGMANIAE `LYNN`S LEGACY`	7 GAL	30" HT.
	77	MEXICAN SAGE	SALVIA LEUCANTHA	5 GAL	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	71	DEER MUHLY	MUHLENBERGIA RIGENS	5 GAL	
	14	PURPLE MUHLY	MUHLENBERGIA RIGIDA `NASHVILLE` TM	5 GAL	
	85	LITTLE BLUE STEM GRASS	SCHIZACHYRIUM SCOPARIUM	5 GAL	

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	24	TEXAS LANTANA	LANTANA URTICOIDES	1 GAL.	
	56	TURK`S CAP	MALVAVISCUS DRUMMONDII	1 GAL.	

ORNAMENTAL GRASS AREA	QTY	COMMON NAME	BOTANICAL NAME	CONT
	486	BERKELEY SEDGE	CAREX DIVULSA	1 GAL

GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT
	451 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	3" DEPTH
	1,525 SF	1"-2" RIVER ROCK	1"-2" RIVER ROCK	4" DEPTH
	5,141 SF	SHREDDED HARDWOOD MULCH	SHREDDED HARDWOOD MULCH	3" DEPTH

SOD/SEED	QTY	COMMON NAME	BOTANICAL NAME	CONT
	6,065 SF	TAHOMA 31 BERMUDA SOD	CYNODON DACTYLON 'TAHOMA 31'	SOLID SOD

PLANTING GENERAL NOTES

A. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS.
B. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT AND SPECIFICATIONS FOR REQUIREMENTS NOT LISTED HEREIN.
C. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
D. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN SHOWN ON ALL DRAWINGS. PLANT COUNTS AND SQUARE FOOTAGES ARE PROVIDED AS A COURTESY ONLY.
E. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
F. IN THE CASE OF A DISCREPANCY BETWEEN THE CONTAINER SIZE CALLED OUT IN PLANT LIST AND THE CALIPER AND HEIGHT OF PLANT MATERIAL, THE SPECIFIED TREE MUST MEET THE CALIPER AND HEIGHT REQUIREMENTS SPECIFIED, EVEN IF THE LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
G. ALL PLANTS TO BE GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND.
H. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE PLANT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
I. LANDSCAPE CONTRACTOR SHALL LOCATE THE SOURCE OF AND SELECT ALL PLANTS FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.
J. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO DELIVERY AT THE NURSERIES OR SUPPLIERS BY THE PROJECT LANDSCAPE ARCHITECT.
K. IF ANY SOURCE OF PLANTS IS LOCATED FURTHER THAN 30 MILES FROM THE PROJECT SITE THE CONTRACTOR WILL BE REQUIRED TO PAY TIME AND TRAVEL EXPENSES INCURED BY THE PROJECT LANDSCAPE ARCHITECT.
L. AT THE OPTION OF THE LANDSCAPE ARCHITECT , PHOTOS OF ALL PLANT MATERIAL SHOWING CONTAINER SIZE, HEIGHT AND CALIPER CAN BE SUBMITTED FOR APPROVAL.
M. ALL PLANTS TAGGED AS APPROVED AT NURSERY OR SUPPLIER SHALL BEAR THE SAME TAG WHEN DELIVERED ON SITE.
N. THE RIGHT TO REJECT PLANT MATERIALS DELIVERED TO THE SITE THAT DO NOT BEAR APPROVAL TAGS IS RESERVED BY THE PROJECT LANDSCAPE ARCHITECT.
O. IN AREAS WHERE PAVING SUBGRADES AND BUILDING PADS EXTEND INTO PLANT BED AREAS, 6 INCH HOLES SHALL BE DRILLED EVERY 3 FEET AND FILLED WITH 1 INCH DIAMETER GRAVEL TO PROVIDE PERCOLATION AND DRAINAGE FOR THE PLANTING BED. HOLES SHALL BE DRILLED THROUGH IMPROVED SUBGRADES INTO EXISTING SITE SOILS BUT NO DEEPER THAN FOUR FEET.
P. ALL PLANTING BEDS TO RECEIVE 2 INCHES OF BACK TO EARTH COMPOST PER SQUARE FOOT AND 1 POUND OF A 4(N):1(P):2(K) RATIO FERTILIZER PER 100 SQUARE FEET. BOTH MATERIALS SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 12 INCHES.
Q. ALL FINAL PLANTING BED GRADES IN AREAS WHERE ORGANIC AND/OR INORGANIC MULCH IS BEING APPLIED SHOULD BE 3 OR 4 INCHES BELOW ADJACENT HARD SURFACES ACCORDING TO MULCH DEPTH INDICATED ON PLANS.
R. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING IS COMPLETE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
S. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING OR AS ESTABLISHED IN CONTAINER.
T. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS.
U. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN AS NEEDED DURING THE FIRST GROWING SEASON.
V. ALL PLANTING BEDS SHALL RECEIVE ORGANIC AND/OR INORGANIC MULCH MATERIALS AS NOTED ON PLANS.
W. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
X. THE CONTRACTOR SHALL PRUNE ALL BRANCHES 6 FEET ABOVE FINISH GRADE ON ALL DECIDUOUS TREES 12 FEET OR TALLER.
Y. AREAS TO BE FILLED WITH INORGANIC MULCHES WITH A DIAMETER LESS THAN 1/4 INCH IN SIZE SHALL BE COMPACTED TO 85% PROCTOR DENSITY BEFORE MULCH IS PLACED.
Z. THE SITE SHALL BE FINE GRADED PRIOR TO ANY PLANT INSTILLATION. ANY AREAS DISTURBED BY PLANTING SHALL BE REGRADED AND SMOOTHED PRIOR TO GRASS PLANTING.
AA. SOD SHALL BE USED AROUND DRAIN INLETS (5' BUFFER) AND IN AREAS WHERE THE SLOPE EXCEEDS 20% (1:5) UNLESS THE AREA IS A PLANTING BED.

SIGNATURE BLOCK

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

WITNESS OUR HANDS, this __ day of _____, ____.

Planning & Zoning Comission, Chairman *Director of Planing and Zoning*

Parkhill

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PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: SP2023-034
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

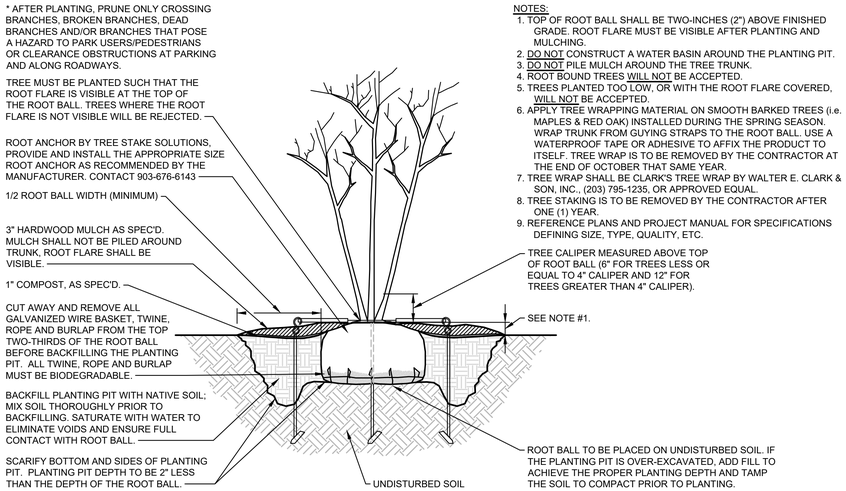
Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
2	11/07/2023	Site Plan Re-Submittal #1
1	10/20/2023	Site Plan Submittal

Planting Notes & Schedule

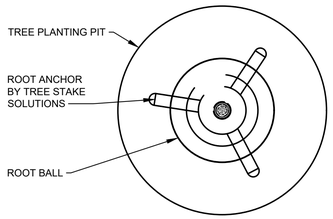
LP102

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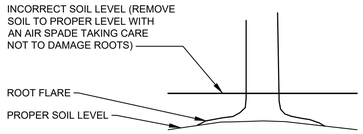


NOTES:
1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.
2. DO NOT CONSTRUCT A WATER BASIN AROUND THE PLANTING PIT.
3. DO NOT PILE MULCH AROUND THE TREE TRUNK.
4. ROOT BOUND TREES WILL NOT BE ACCEPTED.
5. TREES PLANTED TOO LOW, OR WITH THE ROOT FLARE COVERED, WILL NOT BE ACCEPTED.
6. APPLY TREE WRAPPING MATERIAL ON SMOOTH BARKED TREES (i.e. MAPLES & RED OAK) INSTALLED DURING THE SPRING SEASON. WRAP TRUNK FROM GUYING STRAPS TO THE ROOT BALL. USE A WATERPROOF TAPE OR ADHESIVE TO AFFIX THE PRODUCT TO ITSELF. TREE WRAP IS TO BE REMOVED BY THE CONTRACTOR AT THE END OF OCTOBER THAT SAME YEAR.
7. TREE WRAP SHALL BE CLARK'S TREE WRAP BY WALTER E. CLARK & SON, INC., (203) 795-1235, OR APPROVED EQUAL.
8. TREE STAKING IS TO BE REMOVED BY THE CONTRACTOR AFTER ONE (1) YEAR.
9. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE, QUALITY, ETC.

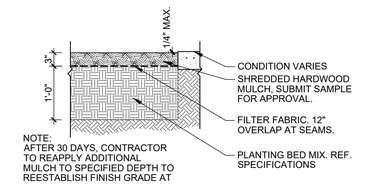
C1 MULTI-TRUNK TREE PLANTING AND ANCHORING
1/2"=1'-0" — L_PLANTING_TREE_MULTITRUNK



PLAN VIEW

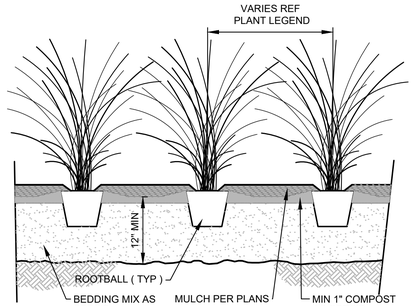


EXPOSED COVERED ROOT FLARE

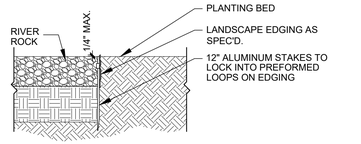


NOTE:
AFTER 30 DAYS, CONTRACTOR TO REAPPLY ADDITIONAL MULCH TO SPECIFIED DEPTH TO REESTABLISH FINISH GRADE AT SETTLED CONDITIONS.

D4 MULCH
3/4"=1'-0" — L_MULCH



C4 ORNAMENTAL GRASS PLANTING
1"=1'-0" — L_ORNAMENTAL_GRASS_PLANTING



C5 LANDSCAPE EDGE
1"=1'-0" — LNDSCPE_EDG

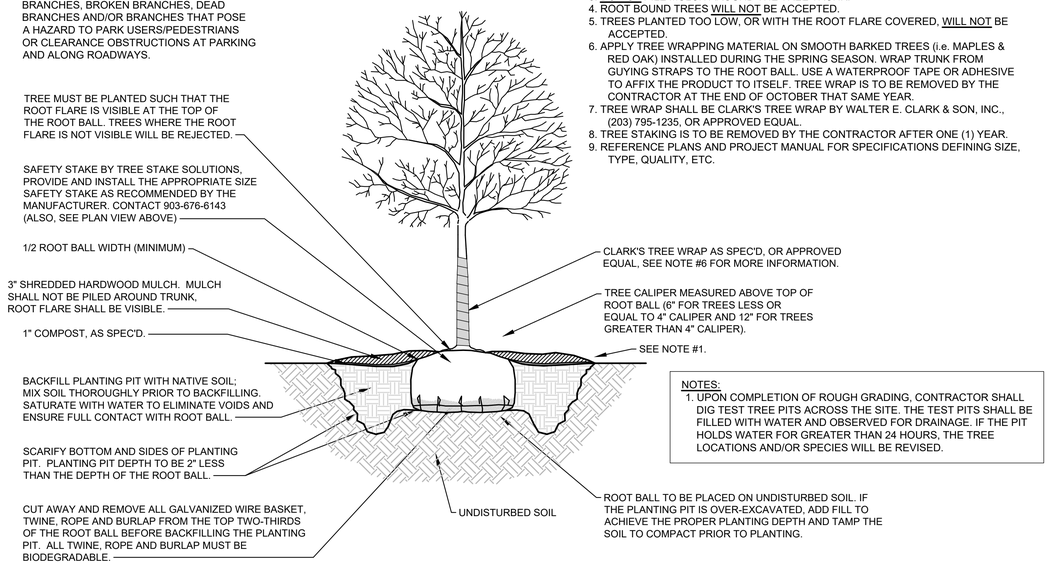


PLAN VIEW



EXPOSED COVERED ROOT FLARE

NOTES:
1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.
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8. TREE STAKING IS TO BE REMOVED BY THE CONTRACTOR AFTER ONE (1) YEAR.
9. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE, QUALITY, ETC.



NOTES:
1. UPON COMPLETION OF ROUGH GRADING, CONTRACTOR SHALL DIG TEST TREE PITS ACROSS THE SITE. THE TEST PITS SHALL BE FILLED WITH WATER AND OBSERVED FOR DRAINAGE. IF THE PIT HOLDS WATER FOR GREATER THAN 24 HOURS, THE TREE LOCATIONS AND/OR SPECIES WILL BE REVISED.

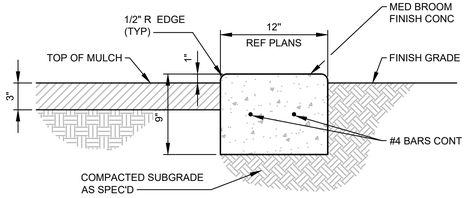
A1 TREE PLANTING AND STAKING
1/2"=1'-0" — L_PLANTING_TREE_STANDARD



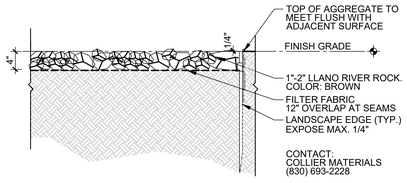
NOTE:
ALL PLANT BEDS SHALL BE EXCAVATED TO SUBGRADE ELEV AND BACKFILLED w/ SPECIFIED SOIL MIX

B3 SHRUB PLANTING
1"=1'-0" — L_PLANTING_SHRUB

NOTE:
- MOWSTRIP TO BE DOWELED INTO EDGE OF CONC PAVING
- CONTROL JOINTS TO BE 1/8" WIDE X 1 3/4" DEEP, SPACED 5' OC
- DOWELED EXPANSION JOINTS TO BE 50' OC, AND AT ENDS. DOWELED EXPANSION JOINTS TO BE 12" L W/ #4 SMOOTH BAR DOWEL, CAP AND LUBE ONE END. JOINT IS TO BE 1/2" PREMOLDED FIBER EXPANSION JOINT MATERIAL WITH 1" JOINT SEALER ABOVE.
- CONTRACTOR SHALL STAKE LAYOUT OF EDGING FOR APPROVAL BY ARCHITECT / ENGINEER



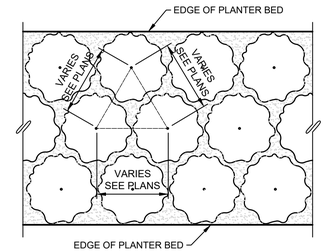
B4 12" CONCRETE LANDSCAPE EDGE
1 1/2" = 1'-0" — PVMT_CONC_MOWSTRIP_LANDSCAPE_EDGE



NOTE:
SUBMIT MIN. 3 GAL. QUANTITY FOR APPROVAL PRIOR TO ORDERING AND SHIPPING TO SITE.

SUBMIT SAMPLE FOR ARCHITECT APPROVAL.

A3 RIVER ROCK - 1-2"
3/4"=1'-0" — RRCK



A4 PLANT LAYOUT
1/2"=1'-0" — L_PLANT_LAYOUT

SIGNATURE BLOCK

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

WITNESS OUR HANDS, this __ day of _____, ____.

Planning & Zoning Comission, Chairman — *Director of Planing and Zoning*

Parkhill

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PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County
1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: SP2023-034
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

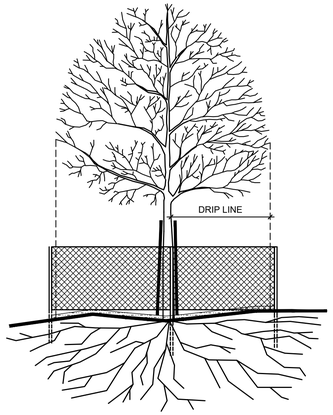
Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
2	11/07/2023	Site Plan Re-Submittal #1
1	10/20/2023	Site Plan Submittal

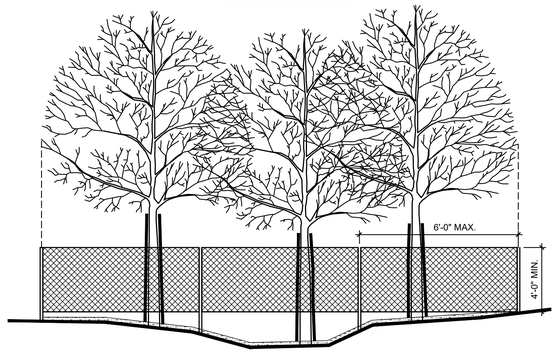
Landscape Details
LD501

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SINGLE TREE



TREE CLUSTER



*CRITICAL ROOT ZONE:

THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A CONCENTRIC CIRCLE WITH A RADIUS TO THE DISTANCE FROM THE TREE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.

DRIP LINE:

A VERTICAL LINE RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF A TREE AND EXTENDING TO THE GROUND.

PROTECTIVE FENCING:

ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING, OR OTHER SIMILAR FENCING AS SPECIFIED AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF SIX FOOT (6') INTERVALS BY APPROVED METHOD SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THIS FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL.

*THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY TREES TO REMAIN.

1. **MATERIAL STORAGE:** NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO THE CRITICAL ROOT ZONE OF A PROTECTED TREE.
2. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
3. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.
4. GRADE CHANGES: PAVING WITHIN THE DRIP LINE SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE OWNER'S REPRESENTATIVE.
5. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
6. ROOT PRUNING: ALL ROOTS ONE INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

TREE PROTECTION NOTES

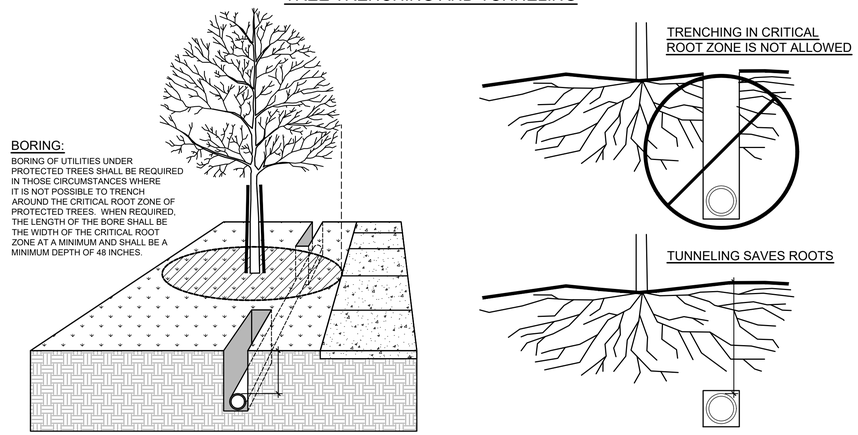
A. THE CONTRACTOR SHALL PROTECT THE TREE AND PLANT PROTECTION ZONE AT ALL TIMES FROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.

B. THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE AND PLANT PROTECTION ZONE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING SUPPLIES OR MATERIALS; LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND SHALL NOT PERMIT EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROJECT OR USE THE AREA FOR LUNCH OR ANY OTHER WORK BREAKS. PERMITTED ACTIVITY, IF ANY, WITHIN THE TREE AND PLANT PROTECTION AREA MAYBE INDICATED ON THE DRAWINGS ALONG WITH ANY REQUIRED REMEDIAL ACTIVITY AS LISTED BELOW.

C. TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PART 8) AND BE PERFORMED UNDER SUPERVISION OF AN ARBORIST.

D. TRUNK PROTECTION ONLY WHERE FENCE IS NOT CONSTRUCTIBLE: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A RING OF 8 FOOT LONG 2 INCH X 6 - INCH PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. REMOVE TRUNK PROTECTION UPON SUBSTANTIAL COMPLETION.

TREE TRENCHING AND TUNNELING



TREE TRENCHING AND TUNNELING NOTES

A. IN THE EVENT THAT CONSTRUCTION ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.

B. WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN WOOD CHIPS AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITH OUT THE APPROVAL OF THE OWNERS REPRESENTATIVE. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.

A1 TYPICAL TREE PROTECTION

1/2" - 1'-0"

PLANT DET 6_REV

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SIGNATURE BLOCK

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

WITNESS OUR HANDS, this __ day of _____, ____.

_____ _____

Planning & Zoning Comission, Chairman *Director of Planing and Zoning*

Parkhill

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PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex

CLIENT

Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.

11987.22

KEY PLAN

Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: SP2023-034
Proposed Land Use: Commercial

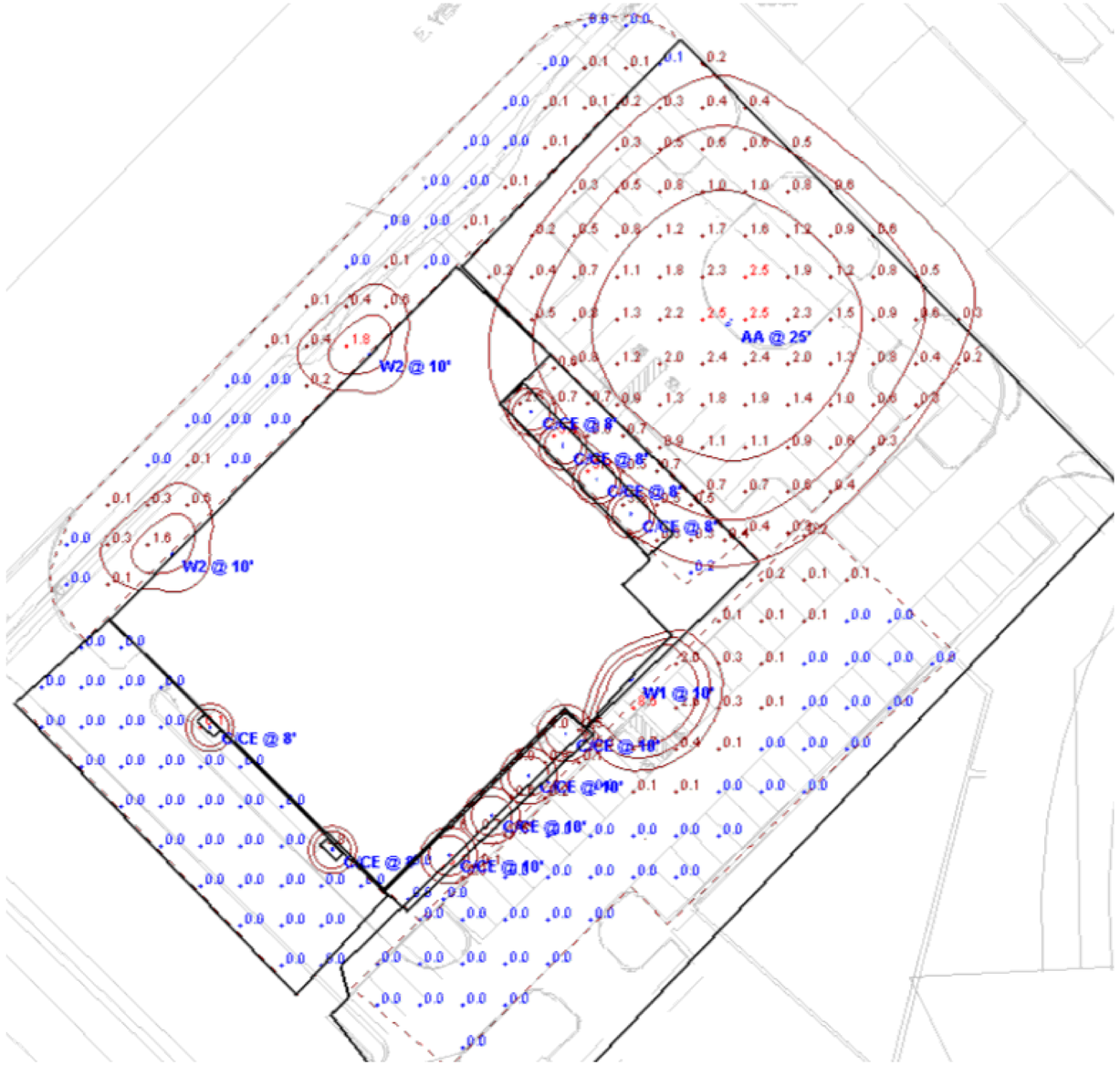
Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
2	11/07/2023	Site Plan Re-Submittal #1
1	10/20/2023	Site Plan Submittal

Landscape Details

LD502



GENERAL NOTES

A. REFER TO CIVIL SITE PLAN FOR INFORMATION REQUIRED FOR SECTION 2.1 (PROVIDE SITE DATA TABLE)

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Existing Parking Lot	0.3 fc	8.5 fc	0.0 fc	N/A	N/A
New Parking Lot	1.0 fc	2.5 fc	0.1 fc	25.0:1	10.0:1
Existing Parking Lot Canopy	0.7 fc	3.1 fc	0.0 fc	N/A	N/A
FIRELANE ROAD	0.3 fc	6.1 fc	0.0 fc	N/A	N/A
Front Canopy	1.2 fc	3.9 fc	0.2 fc	19.5:1	6.0:1
Yellow Jacket Lane Sidewalk	0.2 fc	1.8 fc	0.0 fc	N/A	N/A

Wattage

Symbol	Label	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Manufacturer	Wattage
	W1	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	6609	0.8	Lithonia Lighting	50
	AA	ESX1 LED P4 40K R5	ESX LED Area Luminaire Size 1 P4 Lumen Package 4000K CCT Type R5 Distribution	26273	0.8	Lithonia Lighting	189.98
	W2	WST LED P1 40K Mvolt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	1568	0.8	Lithonia Lighting	11.47
	C/CE	LDN6 40/07 LO6AR LD	6IN LDN, 4000K, 750LM, CLEAR, MATTE DIFFUSE REFLECTOR, CRI80	679	0.8	Lithonia Lighting	8.91

A1 Photometrics
NOT TO SCALE

N

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Parkhill

PARKHILL, SMITH & COOPER, INC. STATE OF TEXAS F-560
ISAAC N. AGUILAR
117619
LICENSED PROFESSIONAL ENGINEER
10/20/2022

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

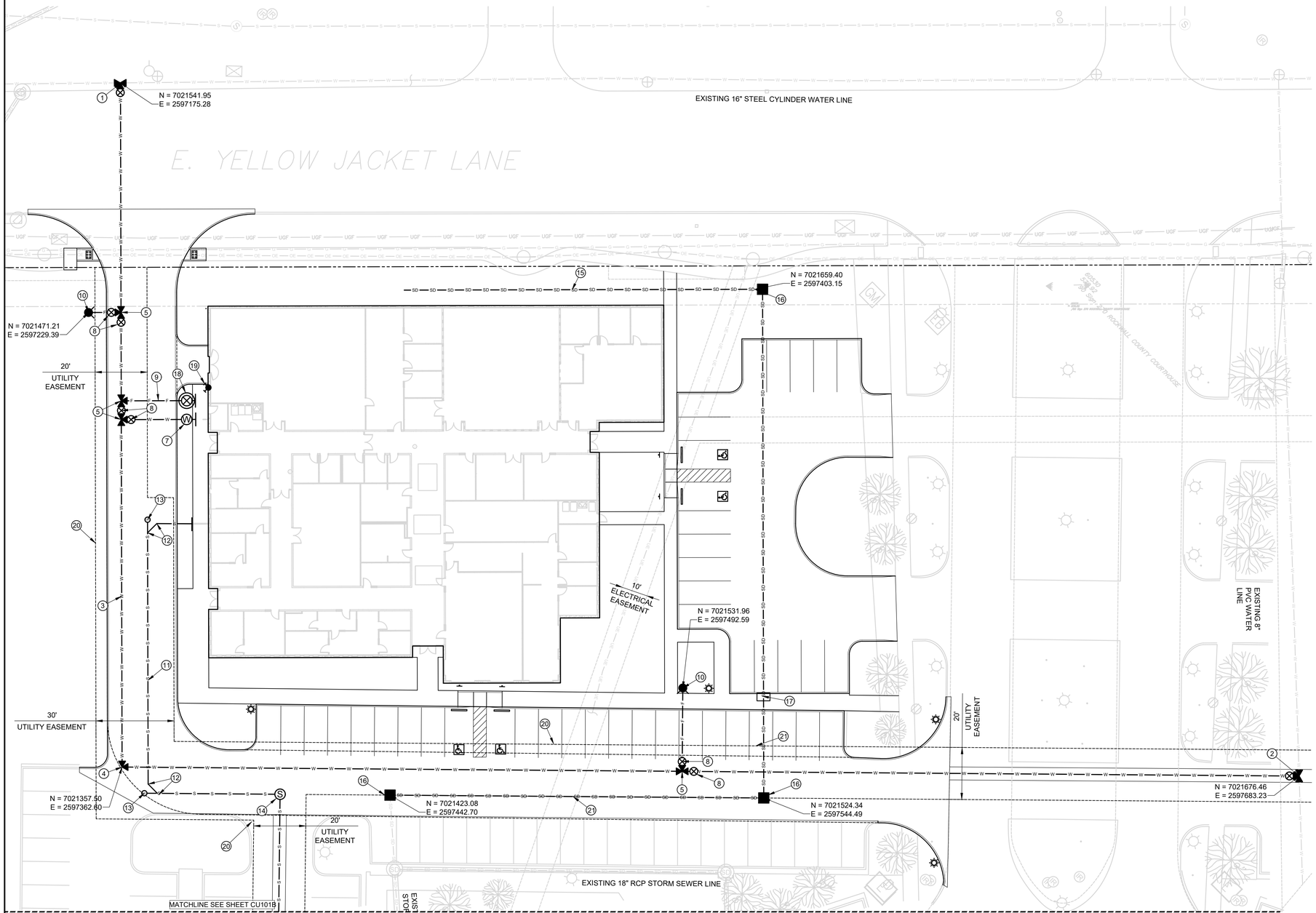
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Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Electrical Photometrics

E-101



A1 UTILITY PLAN
1" = 20'

KEY NOTES

AS INDICATED BY: (00)

1. 16"x6" TAPPING SLEEVE AND VALVE
2. 8" X 6" TAPPING SLEEVE AND VALVE
3. 6" C-900 PVC WATER LINE
4. 6"x6" 90° BEND
5. 6"x6" TEE
6. 6" X 2 ¾ " TEE
7. WATER METER
8. 6" GATE VALVE
9. 6" C-900 DR-14 PVC FIRE PROTECTION LINE
10. FIRE HYDRANT
11. 6" SDR-26 SANITARY SEWER LINE
12. 6" 45° BEND
13. CLEANOUT
14. 5' SANITARY SEWER MANHOLE
15. 12" HDPE STORM
16. X"XX" JUNCTION BOX
17. 5' CURB INLET
18. POST INDICATOR VALVE - SEE DETAIL XX/CU50X
19. WALL MOUNTED FIRE DEPARTMENT CONNECTION
20. 24" RCP STORM

UTILITY NOTES

A. THE EXISTING UTILITIES, ABOVE GROUND AND UNDER GROUND, INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY OTHERS. VERIFY, BOTH HORIZONTALLY AND VERTICALLY, THE LOCATIONS OF ALL EXISTING UTILITIES, APPURTENANCES, OR OTHER FEATURES, PRIOR TO CONSTRUCTION. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES, AND ANY OTHER FEATURES ENCOUNTERED, AND NOTIFY THE ENGINEER PROMPTLY OF ANY CONFLICTS WITH THE WORK.

B. REPAIR DAMAGE TO UTILITIES CAUSED BY CONTRACTOR, AT CONTRACTOR'S EXPENSE.

C. PRIVATE FIRE HYDRANTS MUST BE COATED RED BY THE MANUFACTURER. PRESSURE INDICATOR RINGS ARE TO BE INSTALLED. THE DEVELOPER OR CONTRACTOR IS REQUIRED TO PAY FOR THE FLOW TEST TO DETERMINE THE PRESSURE.

D. WATER LINE IS TO BE PVC C-900 DR-14 AFTER THE GATE VALVE HEADING TO THE FIRE HYDRANT OR FDC.

E. COORDINATE FIRE LINE INSPECTIONS WITH THE FIRE MARSHAL'S OFFICE XXX-XXX-XXXX.

F. FIELD VERIFY ALL DIMENSIONS AND GRADES TO CONFIRM POSITIVE FLOW OF ALL NEW AND EXISTING SANITARY SEWER LINES PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH EXISTING OR NEW CONDITIONS.

G. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO CITY OF ROCKALL STANDARDS AND ALL APPLICABLE CODES.

H. DRY UTILITY ONE LINES SHOWN IN RESPECTIVE DISCIPLINE DRAWINGS.

LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER LINE WITH MANHOLE
- EXISTING WATER LINE WITH VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM SEWER LINE
- NEW STORM SEWER LINE
- NEW GAS LINE WITH METER
- NEW TELECOMMUNICATIONS LINE
- NEW ELECTRIC LINE
- NEW DOMESTIC WATER LINE WITH VALVE
- NEW PVC C900 DR-14 FIRE PROTECTION WATER LINE
- NEW FIRE HYDRANT
- NEW SANITARY SEWER SERVICE LINE
- NEW UTILITY EASEMENT

SIGNATURE BLOCK

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Planning & Zoning Comission, Chairman *Director of Planning and Zoning*

Parkhill

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PARKHILL, SMITH & COOPER, INC. F-560

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN

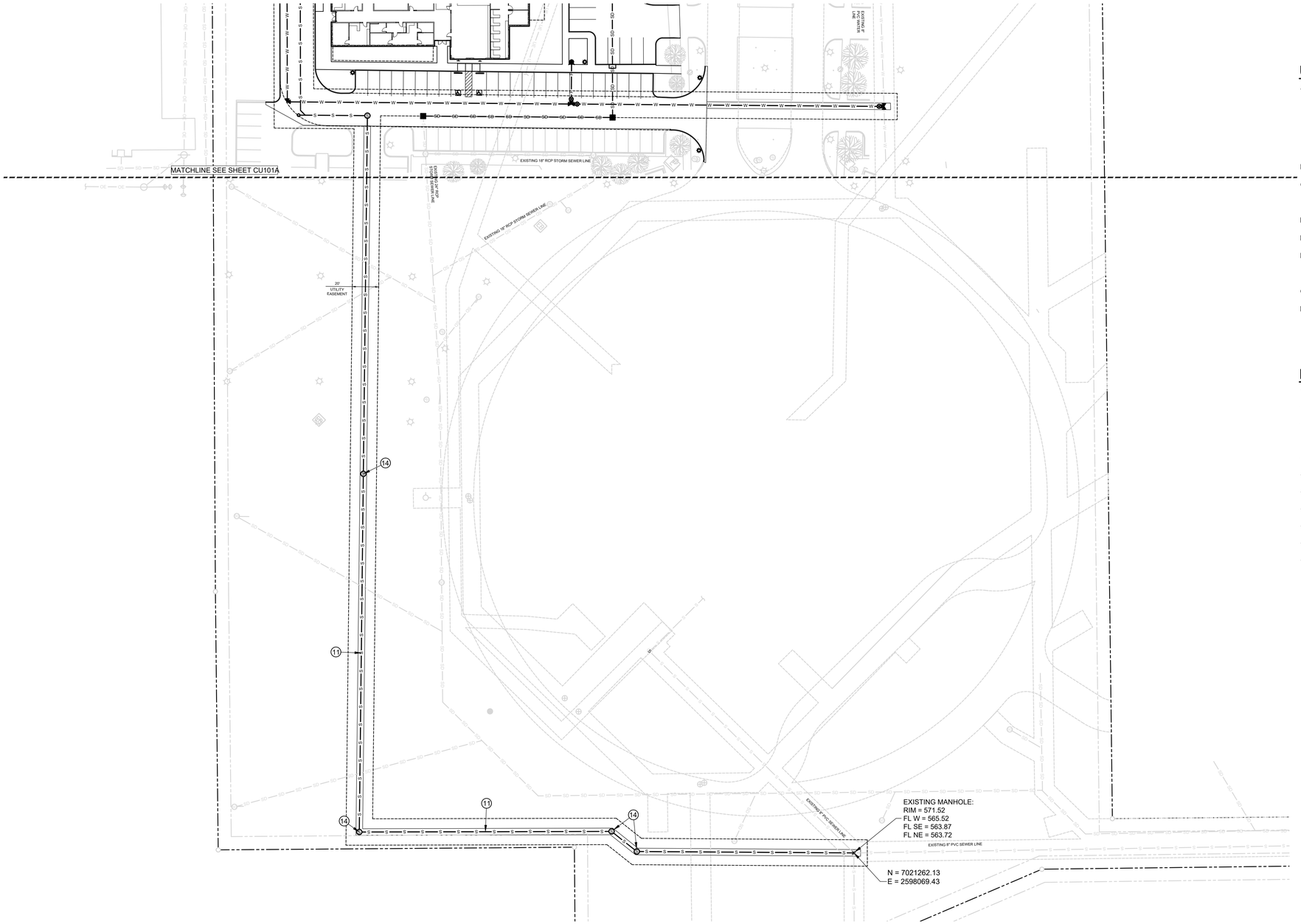
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0 20' 40'

#	DATE	DESCRIPTION
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1	10/20/2023	Site Plan Submittal

Utility Plan
CU101A

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KEY NOTES

AS INDICATED BY: (XX)

1. 16"x6" TAPPING SLEEVE AND VALVE
2. 8" X 6" TAPPING SLEEVE AND VALVE
3. 6" C-900 PVC WATER LINE
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17. 10' CURB INLET

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WITNESS OUR HANDS, this __ day of _____, ____.

_____ _____

Planning & Zoning Comission, Chairman *Director of Planing and Zoning*

A1 UTILITY PLAN
1" = 40'

Parkhill

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PARKHILL, SMITH & COOPER, INC. F-560

Parkhill.com

Rockwall County Annex

CLIENT
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1111 E Yellowjacket Lane
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PROJECT NO.
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KEY PLAN

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Utility Plan
CU101B

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	December 12, 2023
APPLICANT:	Trenton Jones & Ben Sanchez; *Parkhill*
CASE NUMBER:	SP2023-034; *Site Plan for Rockwall County Courthouse Annex*

SUMMARY

Consider a request by Trenton Jones and Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a *Site Plan* for a *Government Building* on a 1.90-acre portion of a larger 12.79-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane, and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the 1983 historic zoning map, at some point between January 3, 1972 and May 16, 1983 the property was zoned from Agricultural (AG) District to Commercial (C) District. On May 17, 2010, the City Council approved a final plat that established the subject property as Lot 1, Block A, Rockwall County Courthouse Addition. According to the Rockwall Central Appraisal District (RCAD), a 121,208 SF *Government Facility* (*i.e. Rockwall County Courthouse*) was constructed in 2011.

On November 14, 2023, the Planning and Zoning Commission approved a motion to table the applicants request, to allow the applicant time to better address recommendations made by the Architectural Review Board (ARB).

PURPOSE

On October 20, 2023, the applicants -- *Trenton Jones and Ben Sanchez of Parkhill* -- submitted an application requesting the approval of a *Site Plan* for the purpose of constructing a *Government Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located south of the intersection of T. L. Townsend Drive and E. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Yellow Jacket Lane, which is classified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 8.485-acre parcel of land (*i.e. Lot 10, Block A, First United Methodist Church Addition*) developed with a *Church/House of Worship*. Beyond this is a vacant 9.001-acre parcel of land (*i.e. Lot 11, Block A, First United Methodist Church Addition*). Both of these properties are zoned Commercial (C) District.

South: Directly south of the subject property are several parcels of land developed with commercial land uses (*i.e. Office, Retail, General Personal Service, Animal Hospital, Car Wash, & Car Dealership*), and zoned Commercial (C) District. Beyond this is the intersection of S. Goliad Street [*SH-205*] and E. Interstate 30 [*IH-30*], where S. Goliad Street [*SH-205*] is classified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 5.909-acre parcel of land (*i.e. Lot 5, Block A, Rockwall Library Addition*) developed with a *Public Library* and zoned Commercial (C) District. Beyond this is T. L. Townsend Drive, which is classified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 4.194-acre parcel of land (*i.e. Lot 1, Block A, Emerus Emergency Hospital*) developed with a *Hospital* and zoned Light Industrial (LI) District.

West: Directly west of the subject property is E. Yellow Jacket Lane, which is classified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) vacant parcels of land (*i.e. Lot 11, Block A, First United Methodist Church Addition and Lot 6, Block 1, First United Methodist Church Addition*). Following this are three (3) parcels of land developed with commercial land uses (*i.e. Minor Automotive Repair, Restaurant with Drive-Through, and Convenience Store with Gasoline Sales*). All of these properties are zoned Commercial (C) District. After this is S. Goliad Street [*SH-205*], which is classified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Government Facility* is permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the item(s) noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=12.79-acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X= 673.84-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=563.21-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X=15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=23.5-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=9.1%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/300 SF (Office)* *39 Required Parking Spaces*	*X=43; In Conformance*
Minimum Landscaping Percentage	*20%*	*X=31.42%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=68.58%; In Conformance*

CONFORMANCE WITH THE CITY'S CODES

The applicant is requesting to construct a *Government Facility* on the subject property. According to Subsection 02.02(C)(12), *Government Facility*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Government Facility* is defined as "(a)n office of a governmental agency that provides administrative and/or direct services to the public..." In this case, the applicant's proposed use falls under this classification, which is permitted by-right within a Commercial (C) District. When reviewing the proposed site plan against these standards, it appears to generally conform with the exception of the variance(s) and exception(s) being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance(s) and exception(s):

(1) *Four-Sided Architecture.* According to Subsection 06.02(C)(5), of Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the proposed building exceeds the wall length requirement, "…the maximum wall length shall not exceed three (3) times the wall height." This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(1) *Landscape Buffer*. According to Subsection 05.01, *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), a landscape buffer shall have a "…minimum of one (1) canopy tree and one (1) accent tree…per 50-linear feet..." Given this, the applicant is required to have eight (8) canopy and eight (8) accent trees. That being said, the applicant is requesting not to plant the canopy trees and have 16 accent trees due to overhead power lines. This will require an *exception* from the Planning and Zoning Commission.

(2) *Driveway Spacing*. According to *Figure 2.4: Minimum Driveway Spacing and Corner Clearance*, of Chapter 2, *Streets*, of the Engineering Department's *Standards of Design and Construction Manual*, driveways must be 100-feet apart. In this case, the applicant is adding an additional drive along E. Yellow Jacket Lane that is less than 100-feet to another existing drive. This will require a *variance* from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. The applicant has indicated the following as compensatory measures: [*1*] providing a 15-foot landscape buffer in lieu of a ten (10) foot, and [*2*] providing 31.40% landscaping in lieu of the required 20.00%. Requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *Central District* and is designated for *Public* land uses. According to the *District Strategies* this land use designation should "… support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures." That being said, the subject property is located within a cluster of *Public* and *Quasi-Public* land uses. Given this, the proposed request is in conformance with the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On November 1, 2023 the Architecture Review Board (ARB) reviewed the building elevations provided by the applicant. The ARB requested the applicant provide a material sample board and provide material variation on the north and west facades. The applicant has made to the building elevation, which will be reviewed by the ARB prior to the December 12, 2023 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of a *Government Facility* on the *subject property*, then staff would propose the following conditions of approval:

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

(2) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city

adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1111 E Yellow Jacket Ln, Rockwall, TX 75037				
SUBDIVISION	Rockwall County Courthouse Addition	LOT	1	BLOCK	A
GENERAL LOCATION	Grass area 300 ft NW of County Clerk Building				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial	CURRENT USE	Commercial
PROPOSED ZONING	Commercial	PROPOSED USE	Commercial
ACREAGE	1.9 acres (Total Distrubed area)	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

☐ OWNER	Rockwall County	☑ APPLICANT	Parkhill
CONTACT PERSON	Frank New	CONTACT PERSON	Trenton Jones, Ben Sanchez
ADDRESS	101 East Rusk St	ADDRESS	3000 Internet Blvd Suite 550
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	972-204-6000	PHONE	972-987-1670
E-MAIL	fnew@rockwallcountytexas.com	E-MAIL	tjones@parkhill.com, bsanchez@parkhill.com

NOTARY VERIFICATION [REQUIRED]

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

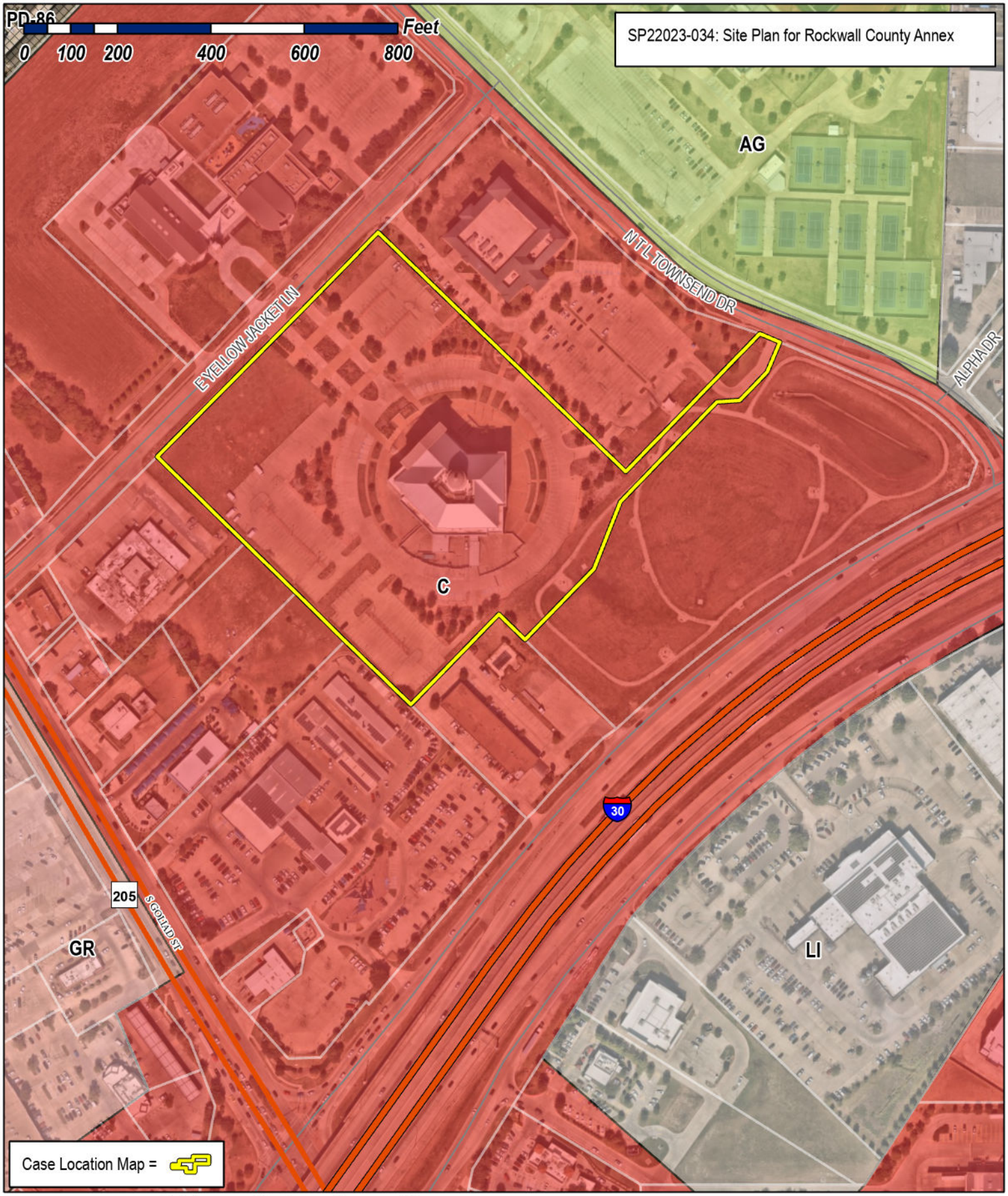
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20___.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

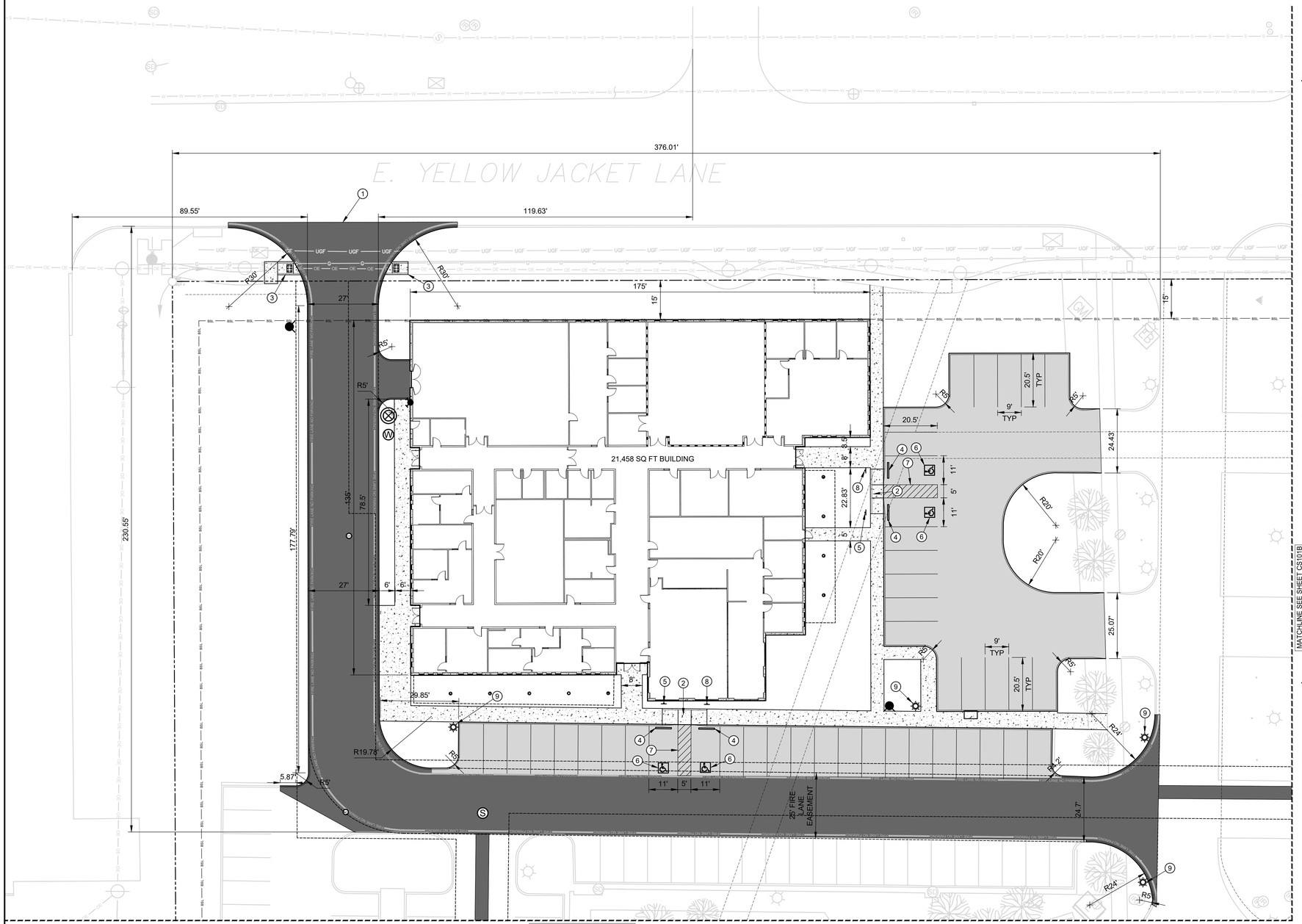
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

PARKING LOT COUNT		
	REQUIRED	PROVIDED
EXISTING REGULAR SPACES	N/A	29
PROPOSED REGULAR SPACES	15	40
ACCESSIBLE SPACES	3	4
TOTAL SPACES	72	73

KEY NOTES

AS INDICATED BY: (X)

1. DRIVEWAY - SEE DETAIL B2/CS502
2. PARALLEL CURB RAMP - SEE DETAIL B4/CS501
3. STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
4. PARKING BLOCK - SEE DETAIL B3/CS501
5. HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL A4/CS502
6. HANDICAP MARKING - SEE DETAIL A3/CS502
7. ACCESS AISLE MARKING - SEE DETAIL A2/CS502
8. HANDICAP SIGN - SEE DETAIL A1/CS502
9. RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.



A1 SITE PLAN
1" = 20'

SITE PLAN NOTES

A. FIRE LANE MARKING SHALL BE 6" WIDE RED BACKGROUND STRIPE WITH 4" WHITE LETTERS USING 3/4" STROKE STATING "NO PARKING FIRE LANE". PAINT EVERY 25' ON CENTER ALONG THE FIRE LANE. PLACE FIRE LANE MARKING ON THE VERTICAL SURFACE OF THE CURB WHEN PRESENT OR ON THE PARKING SURFACE WHEN NOT.
B. FIRE LANE MARKING SHOWN IS REPRESENTATIONAL. FIRE LANE MARKING SHALL BE A MINIMUM OF 20' APART OR 26' APART WHEN ADJACENT TO BUILDINGS OVER 30' HIGH. FIRE LANE MARKING SHALL BE PAINTED ON A CURB FACE WHERE THE REPRESENTATIONAL MARKING IS SHOWN NEXT TO A CURB. COORDINATE FIRE LANE MARKINGS WITH CITY OF ROCKWALL FIRE MARSHAL PRIOR TO INSTALLATION.
C. INSTALL FIRE APPARATUS ACCESS ROADS AND MAKE SERVICEABLE PRIOR TO THE START OF BUILDING FRAMING.
D. STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (YELLOW). PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
E. CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.
F. LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
G. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
H. FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
I. EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
J. DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
K. ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
L. CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
- EXISTING EASEMENT
- SIDEWALK - SEE DETAIL CS503
- 6" HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL A3/CS501
- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501

SIGNATURE BLOCK

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

WITNESS OUR HANDS, this __ day of _____, ____.

Planning & Zoning Comission, Chairman *Director of Planning and Zoning*

Parkhill

THIS DOCUMENT IS RELEASED ON 10/19/23 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BENITO SANCHEZ, P.E., TEXAS LICENSE #87889. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
PARKHILL, SMITH & COOPER, INC. F-560

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN

N

0 20' 40'

#	DATE	DESCRIPTION
2	11/07/2023	Site Plan Re-Submittal #1
1	10/20/2023	Site Plan Submittal

Site Plan
CS101A

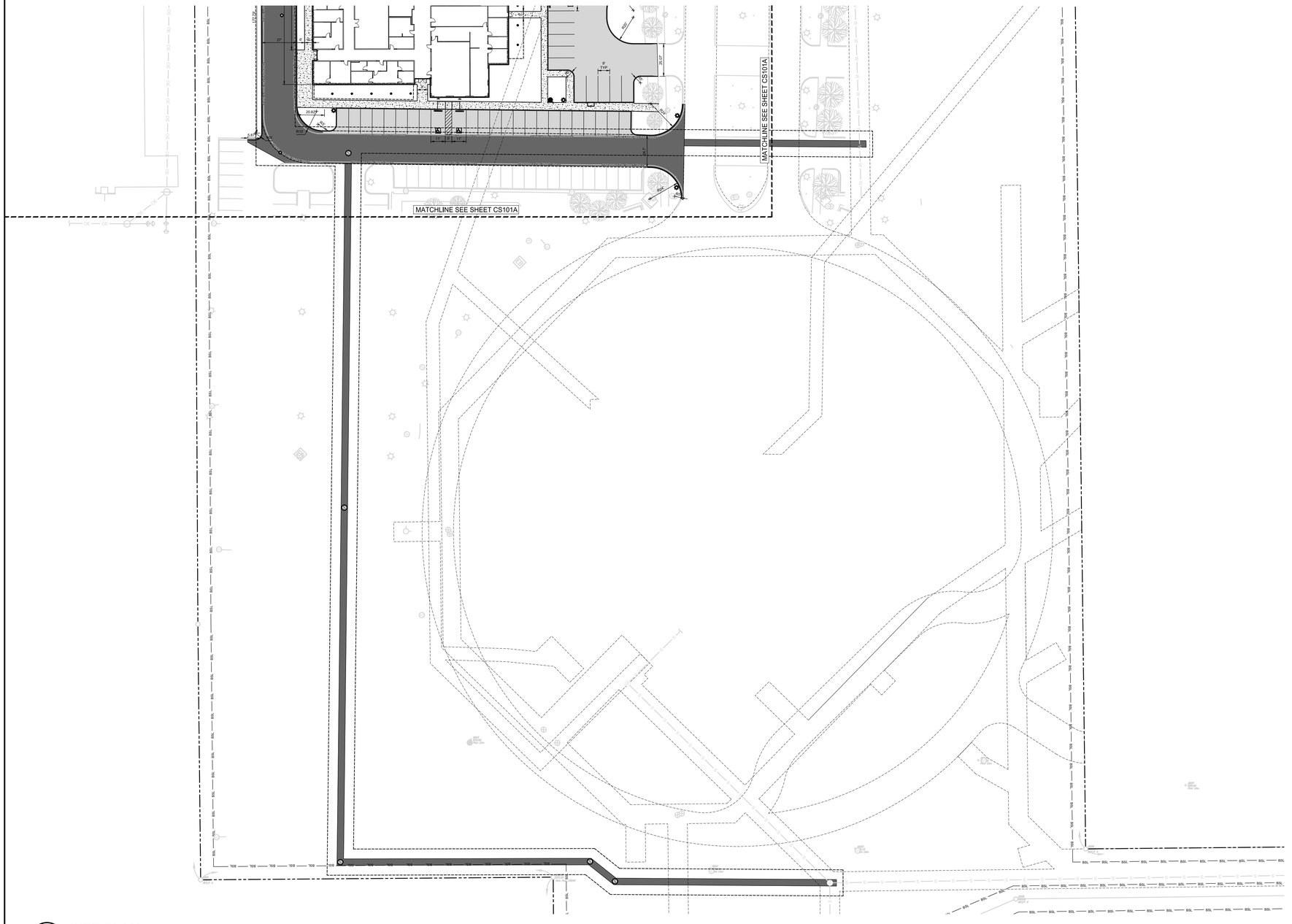
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PARKING LOT COUNT		
	REQUIRED	PROVIDED
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PROPOSED REGULAR SPACES	15	40
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KEY NOTES

AS INDICATED BY: (XX)

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4. PARKING BLOCK - SEE DETAIL B3/CS501
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7. ACCESS AISLE MARKING - SEE DETAIL A2/CS502
8. HANDICAP SIGN - SEE DETAIL A1/CS502
9. RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.



SITE PLAN NOTES

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LEGEND

- PROPERTY LINE
- BSL — BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
- EXISTING EASEMENT
- SIDEWALK - SEE DETAIL CS503
- 6" HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL A3/CS501
- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501

SIGNATURE BLOCK

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

WITNESS OUR HANDS, this __ day of _____, ____.

Planning & Zoning Comission, Chairman *Director of Planning and Zoning*

A1 SITE PLAN
1" = 40'

Parkhill

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PARKHILL, SMITH & COOPER, INC. F-560

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1111 E Yellowjacket Lane
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PROJECT NO.
11987.22

KEY PLAN

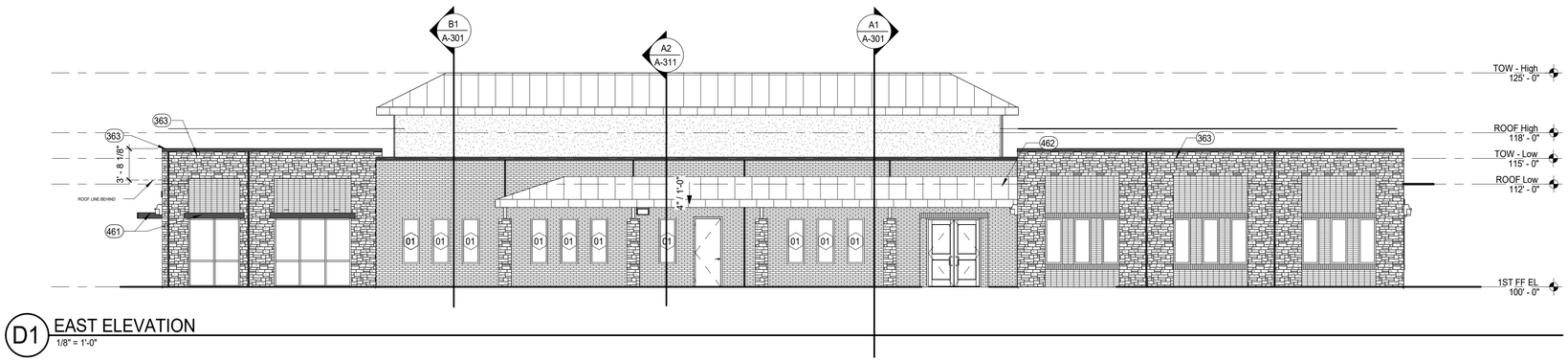
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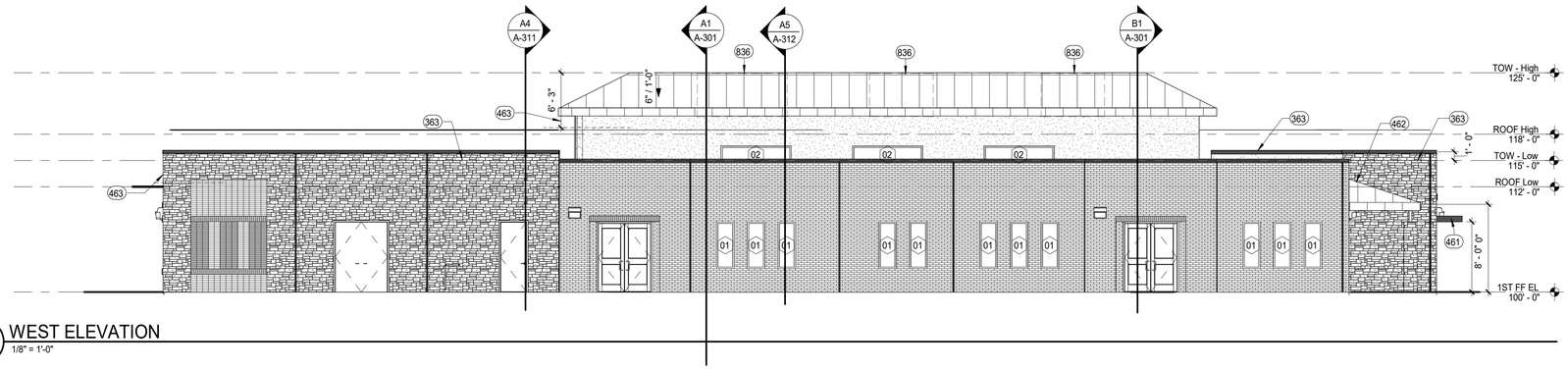
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1	10/20/2023	Site Plan Submittal

Site Plan
CS101B

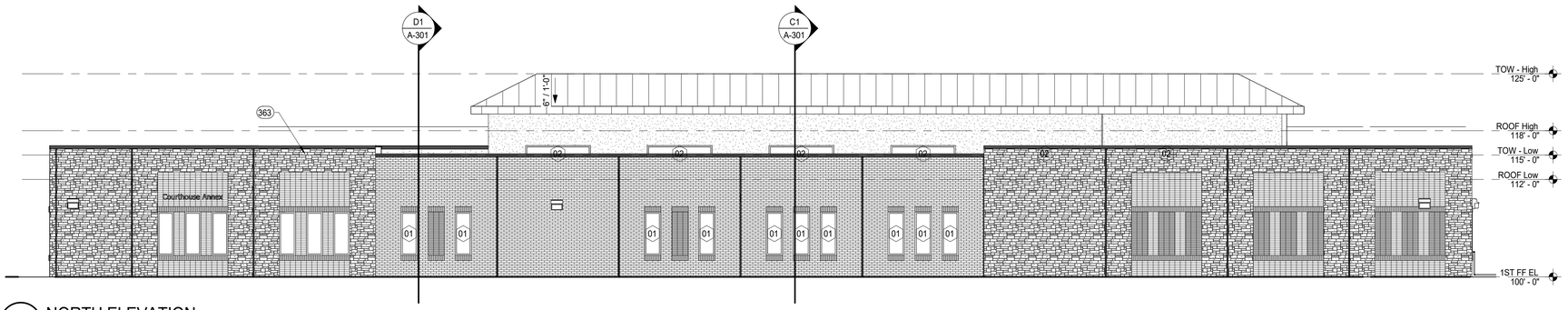
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D1 EAST ELEVATION
1/8" = 1'-0"



C1 WEST ELEVATION
1/8" = 1'-0"



B1 NORTH ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

GENERAL NOTES

A. ALL ROOF MOUNTED EQUIPMENT TO BE MOUNTED ON "ROOF HIGH" LEVEL BEHIND STANDING SEAM ROOF PARAPET.
B. ROOF PARAPET TO BE COMPLETELY ENCLOSED, AT UPPER/WOER ROOFS. INTERIOR FACE OF ROOF HIGH PARAEPT TO MATCH STUCCO ON EXTERIOR FACE.

KEY NOTES

AS INDICATED BY: (#)

363 PREFIN MTL COPING
461 ALUMINUM CANOPY
462 STANDING SEAM METAL CANOPY
463 ROOF LINE BEHIND PARAPET/PARAPET HEIGHT
836 ROOFTOP MECH EQUIP. SCREENED BEHIND ROOF

LEGEND

ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Brick Type A - Acme Pacific Clay - Calico or comparable color

ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Brick Type B - Acme Pacific Clay - Morro Rock or comparable color

ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
- Natural Stone Veneers - Ashlar pattern - Heritage Manor or comparable color

CONCRETE TILT PANEL w/ELASTOMERIC COATING.
- TremGard HB - Oyster Shell or comparable color

STUCCO
- Dryvit - 522 Lite Gray or comparable color

STANDING SEAM METAL ROOF
- Awntech - Black k or comparable color

GLAZING

FACADE SURFACE AREA

EAST:	Brick Type A	= 1,482 sf	(57.4%)
	Brick Type B	= 41 sf	(1.6%)
	Thin Stone	= 711 sf	(27.6%)
	Stucco	= 345 sf	(13.4%)
	Total	**= 2,581 sf**	**(100%)**
WEST:	Brick Type A	= 1,383 sf	(54%)
	Brick Type B	= 55 sf	(2.2%)
	Thin Stone	= 767 sf	(29.9%)
	Stucco	= 357 sf	(13.9%)
	Total	**= 2,562 sf**	**(100%)**
NORTH:	Brick Type A	= 1,307 sf	(40.4%)
	Brick Type B	= 422 sf	(13%)
	Thin Stone	= 1,021 sf	(31.5%)
	Stucco	= 489 sf	(15.1%)
	Total	**= 3,239 sf**	**(100%)**
SOUTH:	Brick Type A	= 1,667 sf	(52.9%)
	Brick Type B	= 10 sf	(.3%)
	Thin Stone	= 1,004 sf	(31.8%)
	Stucco	= 473 sf	(15%)
	Total	**= 3,154 sf**	**(100%)**

SIGNATURE BLOCK

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

WITNESS OUR HANDS, this __ day of _____, ____.

Planning & Zoning Comission, Chairman *Director of Planing and Zoning*

Parkhill

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PARKHILL

12/5/2023

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.
11987.22

ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION
-	12/01/2023	Site Plan

CASE NUMBER: SP-2023-034

Exterior Elevations
A-201

12/5/2023 3:04:14 PM
R: v24



D1 3D View - SE
1" = 1'-0"



C1 3D View - SW
1" = 1'-0"



B1 3D View - NE
1" = 1'-0"



A1 3D View - NW
1" = 1'-0"

ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Acme Pacific Clay - Chino or comparable color



ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
- Acme Pacific Clay - Morro Rock or comparable color



ADHERED VENEER STONE OVER CONCRETE TILT PANEL.
- Natural Stone Veneers - Heritage Manor or comparable color



STUCCO
- Tremco - Dark Bronze or comparable color

STANDING SEAM METAL ROOF
Black or comparable color

FLAT ROOF BEHIND PARAPET
TPO - Light Gray or comparable color

A4 Materials
1" = 1'-0"

ROOM SCHEDULE

Department	ROOM NUMBER	ROOM NAME	AREA
AUDITOR	170	CIRCULATION	631 SF
AUDITOR	172	DIRECTOR	199 SF
AUDITOR	171	MANAGER	123 SF
AUDITOR	173	SUPERVISOR	163 SF
AUDITOR	174	SUPERVISOR	161 SF
AUDITOR	170C	WORKSTATION	64 SF
AUDITOR	170A	WORKSTATION	62 SF
AUDITOR	170E	WORKSTATION	64 SF
AUDITOR	170D	WORKSTATION	62 SF
AUDITOR	170F	WORKSTATION	61 SF
AUDITOR	170B	WORKSTATION	65 SF
			1,655 SF
CIRCULATION	101	CIRCULATION	2,486 SF
CIRCULATION	140	CIRCULATION	548 SF
CIRCULATION	100	ENTRY	158 SF
			3,192 SF
COMMON/SUPPORT	163	BREAK ROOM	498 SF
COMMON/SUPPORT	105	DATA	80 SF
COMMON/SUPPORT	141E	ELEC	132 SF
COMMON/SUPPORT	166	ELECTRICAL	124 SF
COMMON/SUPPORT	141F	FIRE RISER	64 SF
COMMON/SUPPORT	106	JAN	80 SF
COMMON/SUPPORT	161	MAIL	215 SF
COMMON/SUPPORT	102	MEETING	191 SF
COMMON/SUPPORT	103	MEN'S RR	257 SF
COMMON/SUPPORT	121	RESTROOM	76 SF
COMMON/SUPPORT	144	STAFF RESTROOM	74 SF
COMMON/SUPPORT	143	STAFF RESTROOM	75 SF
COMMON/SUPPORT	142	WELLNESS ROOM	91 SF
COMMON/SUPPORT	104	WOMEN'S RR	251 SF
			2,208 SF
ELECTIONS	150	CIRCULATION	348 SF
ELECTIONS	154	DIRECTOR	196 SF
ELECTIONS	151	ELECTIONS STORAGE	2,516 SF
ELECTIONS	153	SUPERVISOR	145 SF
ELECTIONS	152	SUPERVISOR	145 SF
ELECTIONS	150C	WORKSTATION	64 SF
ELECTIONS	150D	WORKSTATION	64 SF
ELECTIONS	150E	WORKSTATION	64 SF
ELECTIONS	150A	WORKSTATION	64 SF
ELECTIONS	150B	WORKSTATION	64 SF
			3,670 SF
ENVIRONMENTAL HEALTH	130	CIRCULATION	215 SF
ENVIRONMENTAL HEALTH	133	DIRECTOR	201 SF
ENVIRONMENTAL HEALTH	132	SUPERVISOR	144 SF
ENVIRONMENTAL HEALTH	131	WORKSTATION	83 SF
			643 SF
GIS	135	CIRCULATION	133 SF
GIS	137	DIRECTOR	193 SF
GIS	136	SUPERVISOR	112 SF
			438 SF
INDIGENT HEALTH	122	CIRCULATION	231 SF
INDIGENT HEALTH	123	DIRECTOR	147 SF
INDIGENT HEALTH	120	LOBBY	106 SF
INDIGENT HEALTH	122S	STORAGE	87 SF
INDIGENT HEALTH	124	WORKSTATION	107 SF
			679 SF
MULTI-PURPOSE	160S	CHAIR STORAGE	174 SF
MULTI-PURPOSE	160	MULTI-PURPOSE	2,020 SF
			2,194 SF
STORAGE	134	STORAGE	1,032 SF
			1,032 SF
TAX OFFICE	112	BACK OF HOUSE	208 SF
TAX OFFICE	116	DIRECTOR	209 SF
TAX OFFICE	115	MANAGER	128 SF
TAX OFFICE	162	RECEIVING	299 SF
TAX OFFICE	117	STORAGE	671 SF
TAX OFFICE	114	SUPERVISOR	162 SF
TAX OFFICE	113	TRANSACTION DESKS	493 SF
TAX OFFICE	111	TRANSACTION DESKS	416 SF
TAX OFFICE	110	WAITING	1,141 SF
			3,727 SF
VETERAN SERVICES	125	CIRCULATION	257 SF
VETERAN SERVICES	126	DIRECTOR	203 SF
			460 SF
Grand total: 64			19,896 SF

SIGNATURE BLOCK

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WITNESS OUR HANDS, this __ day of _____, ____.

Planning & Zoning Comission, Chairman

Director of Planing and Zoning

12/5/2023 2:36:03 PM

R: v24

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PARKHILL

12/5/2023

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Rockwall County Annex

CLIENT
Rockwall County

1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.
11987.22

ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION
-	12/01/2023	Site Plan

CASE NUMBER: SP-2023-034

3D Views
A-900



D1 3D View - SE
1" = 1'-0"



C1 3D View - SW
1" = 1'-0"



B1 3D View - NE
1" = 1'-0"



A1 3D View - NW
1" = 1'-0"

ADHERED VENEER BRICK OVER CONCRETE TILT PANEL.
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Planning & Zoning Comission, Chairman

Director of Planing and Zoning

12/5/2023 2:41:26 PM

R: v24

Parkhill

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PARKHILL

12/5/2023

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111, E Yellow Jacket Ln
Rockwall, TX 75037

PROJECT NO.
11987.22

ROCKWALL COUNTY ANNEX

#	DATE	DESCRIPTION
-	12/01/2023	Site Plan

CASE NUMBER: SP-2023-034

3D Views
A-900

City of Rockwall Landscape Requirements			
ORD. REF.	**DESCRIPTION**	**REQUIRED**	**PROVIDED**
SEC 05.01.A	Required Landscaped Area	Limit of Construction Boundary = 78,645 S.F. **REQUIRED: 20% = 15,729 S.F**	**31.4% (24,711 SF Provided)**
SEC 05.01.B	Non-Residential Landscape Buffer	10' wide buffer along entire length of non residential lot w/ 1 canopy and 1 accent trees per 50' along Yellowjacket Lane: (377' frontage / 50) = 8 canopy trees & 8 accent trees, 30" tall shrubbery.	**15' wide landscape buffer w/ 30" height shrubbery. 16 Accent Trees.** ***Exception requested to substitute 8 Canopy Trees for 8 Accent Trees in Buffer due to overhead power line along Yellowjacket Lane.***
SEC 05.03.E.1	Interior Parking Lot Area Landscape Area	5% of Parking Area = 18,006 SF x .05 = **901 SF**	**16.1% (2,915 SF)**
SEC 05.03.E.2	Interior Parking Lot Area Trees	1 Canopy Tree per 10 spaces = 44 Parking Spaces / 10 = **5 Canopy Trees**	**3 Proposed Parking Lot Trees, 2 Existing Parking Lot Trees**
SEC 05.01.01.B	Impervious Area versus the Landscaped Area		**Impervious Area: 53,934 SF** **Landscaped Area: 24,711 SF**

GENERAL NOTES

A. SEE SHEET LP102 FOR FULL PLANTING SCHEDULE.
B. SEE SHEETS LD501-502 FOR PLANTING DETAILS.
C. SEE SHEET LP102 FOR PLANTING GENERAL NOTES.
D. **FULL LANDSCAPE IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL PROPOSED PLANTING AREAS INDICATED. IRRIGATION WILL MEET REQUIREMENTS OF THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.**

LANDSCAPE EXCEPTION REQUESTED TO SUBSTITUTE 8 ACCENT TREES FOR THE 8 CANOPY TREES REQUIRED ALONG EAST YELLOW JACKET LANE DUE TO THE EXISTING OVERHEAD POWER LINE IN RIGHT OF WAY. THE TWO PROPOSED COMPENSATORY MEASURES INCLUDE:

1. 15 - FOOT WIDE LANDSCAPE BUFFER PROVIDED ALONG EAST YELLOW JACKET LANE INSTEAD OF THE ORDINANCE REQUIRED 10 - FOOT WIDE BUFFER.
2. 31.4% (2,711 SF) OF REQUIRED LANDSCAPE AREA PROVIDED INSTEAD OF THE ORDINANCE REQUIRED 20% (15,729 SF).

KEY NOTES

AS INDICATED BY: (00)

1. 12" CONCRETE LANDSCAPE EDGE PER B4/LD501.
2. LANDSCAPE EDGE PER C5/LD501.
3. EXISTING TREE TO BE PRESERVED AND PROTECTED PER A1/LD502.
4. PLANTING BED TO RECEIVE 3" DEPTH SHREDDED HARDWOOD MULCH AS SPEC'D.

LEGEND

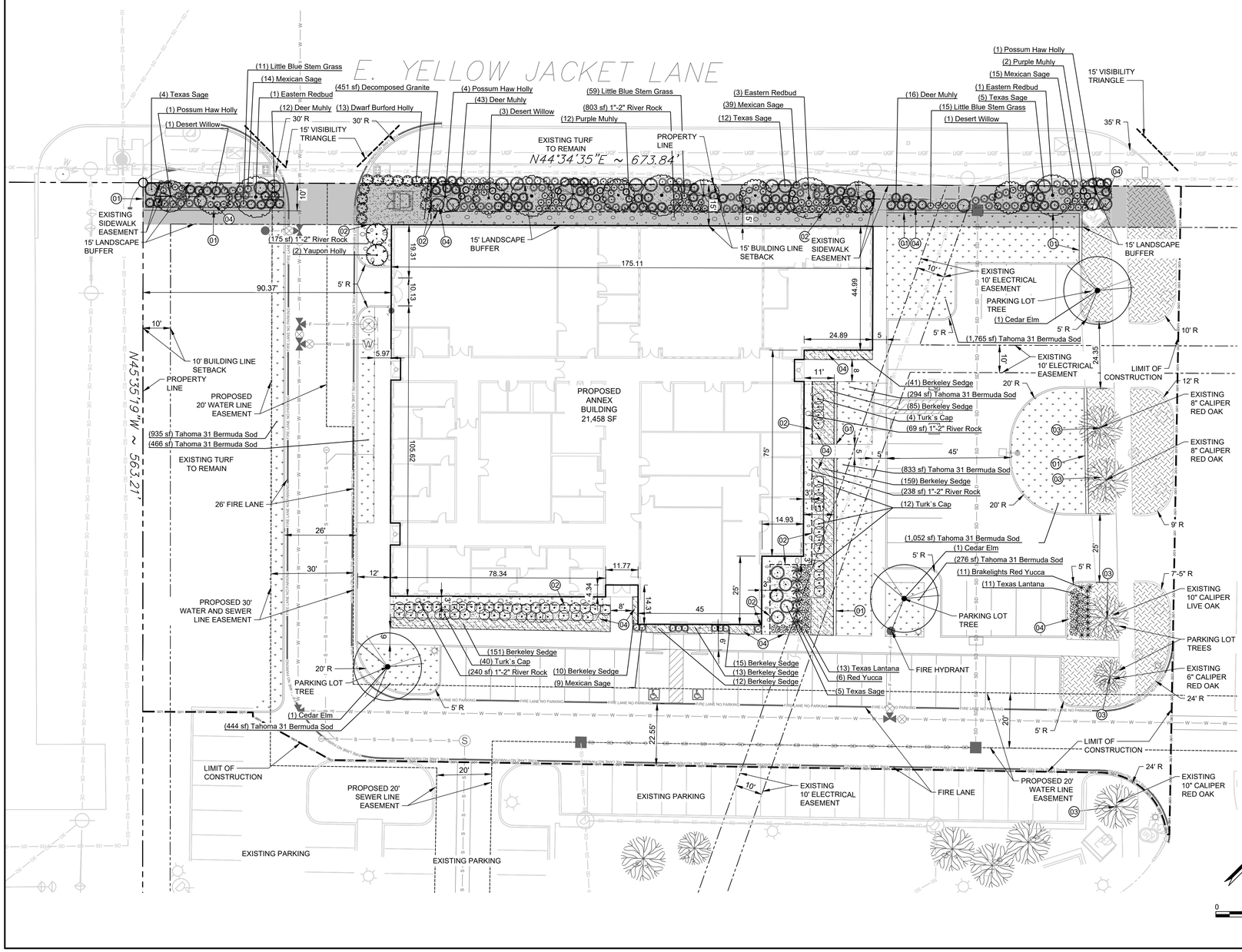
NON RESIDENTIAL LANDSCAPE BUFFER:
15' WIDE PROVIDED ALONG E YELLOW JACKET LANE

SIGNATURE BLOCK

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WITNESS OUR HANDS, this __ day of _____, ____.

Planning & Zoning Comission, Chairman *Director of Planing and Zoning*



ABBREVIATED PLANT SCHEDULE

ACCENT TREES	QTY	COMMON / BOTANICAL NAME
	5	DESERT WILLOW CHILOPSIS LINEARIS
	5	EASTERN REDBUD CERCIS CANADENSIS
	2	YAUPON HOLLY ILEX VOMITORIA
	6	POSSUM HAW HOLLY ILEX DECIDUA

CANOPY TREES	QTY	COMMON / BOTANICAL NAME
	3	CEDAR ELM ULMUS CRASSIFOLIA

SHRUBS	QTY	COMMON / BOTANICAL NAME
	6	RED YUCCA HESPERALOE PARVIFLORA
	11	BRAKELIGHTS RED YUCCA HESPERALOE PARVIFLORA `BRAKELIGH
	13	DWARF BURFORD HOLLY ILLEX CORNUTA 'BURFORDII NANA'
	26	TEXAS SAGE LEUCOPHYLLUM LANGMANIAE `LYNN`S
	77	MEXICAN SAGE SALVIA LEUCANTHA

ORNAMENTAL GRASSES	QTY	COMMON / BOTANICAL NAME
	71	DEER MUHLY MUHLENBERGIA RIGENS
	14	PURPLE MUHLY MUHLENBERGIA RIGIDA `NASHVILLE` TM
	85	LITTLE BLUE STEM GRASS SCHIZACHYRIUM SCOPARIUM

PERENNIALS	QTY	COMMON / BOTANICAL NAME
	24	TEXAS LANTANA LANTANA URTICOIDES
	56	TURK`S CAP MALVAVISCUS DRUMMONDII

ORNAMENTAL GRASS AREA	QTY	COMMON / BOTANICAL NAME
	486	BERKELEY SEDGE CAREX DIVULSA

GROUND COVERS	QTY	COMMON / BOTANICAL NAME
	451 SF	DECOMPOSED GRANITE DECOMPOSED GRANITE
	1,525 SF	1"-2" RIVER ROCK 1"-2" RIVER ROCK
	5,141 SF	SHREDDED HARDWOOD MULCH SHREDDED HARDWOOD MULCH

SOD/SEED	QTY	COMMON / BOTANICAL NAME
	6,065 SF	TAHOMA 31 BERMUDA SOD CYNODON DACTYLON 'TAHOMA 31'
	3,380 SF	EXISTING PLANTING BED EXISTING PLANTING BED



LOCATION MAP

Parkhill

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PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: SP2023-034
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
2	11/07/2023	Site Plan Re-Submittal #1
1	10/20/2023	Site Plan Submittal

Landscape Plan
LP101

A:\2022\11987.22\03_DSGN\01_DWG\00_LAND\03_SHEETS\LP101-11987.DWG, 11/6/2023 5:40 PM, LGBell

PLANT SCHEDULE

ACCENT TREES	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE
	5	DESERT WILLOW	CHILOPSIS LINEARIS	25 GAL	2"CAL	6` - 8` HT
	5	EASTERN REDBUD	CERCIS CANADENSIS	25 GAL	2"CAL	6` - 8` HT
	2	YAUPON HOLLY	ILEX VOMITORIA	15 GAL	N/A	6` HT.
	6	POSSUM HAW HOLLY	ILEX DECIDUA	15 GAL	N/A	6` HT.

CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER SIZE	CALIPER	SIZE
	3	CEDAR ELM	ULMUS CRASSIFOLIA	B & B	4"CAL	12`-14` HT.

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	6	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL	
	11	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM	5 GAL	
	13	DWARF BURFORD HOLLY	ILLEX CORNUTA 'BURFORDII NANA'	7 GAL	30" HT.
	26	TEXAS SAGE	LEUCOPHYLLUM LANGMANIAE `LYNN`S LEGACY`	7 GAL	30" HT.
	77	MEXICAN SAGE	SALVIA LEUCANTHA	5 GAL	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	71	DEER MUHLY	MUHLENBERGIA RIGENS	5 GAL	
	14	PURPLE MUHLY	MUHLENBERGIA RIGIDA `NASHVILLE` TM	5 GAL	
	85	LITTLE BLUE STEM GRASS	SCHIZACHYRIUM SCOPARIUM	5 GAL	

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	24	TEXAS LANTANA	LANTANA URTICOIDES	1 GAL.	
	56	TURK`S CAP	MALVAVISCUS DRUMMONDII	1 GAL.	

ORNAMENTAL GRASS AREA	QTY	COMMON NAME	BOTANICAL NAME	CONT
	486	BERKELEY SEDGE	CAREX DIVULSA	1 GAL

GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT
	451 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	3" DEPTH
	1,525 SF	1"-2" RIVER ROCK	1"-2" RIVER ROCK	4" DEPTH
	5,141 SF	SHREDDED HARDWOOD MULCH	SHREDDED HARDWOOD MULCH	3" DEPTH

SOD/SEED	QTY	COMMON NAME	BOTANICAL NAME	CONT
	6,065 SF	TAHOMA 31 BERMUDA SOD	CYNODON DACTYLON 'TAHOMA 31'	SOLID SOD

PLANTING GENERAL NOTES

A. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF ROCKWALL STANDARDS.
B. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT AND SPECIFICATIONS FOR REQUIREMENTS NOT LISTED HEREIN.
C. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
D. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN SHOWN ON ALL DRAWINGS. PLANT COUNTS AND SQUARE FOOTAGES ARE PROVIDED AS A COURTESY ONLY.
E. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
F. IN THE CASE OF A DISCREPANCY BETWEEN THE CONTAINER SIZE CALLED OUT IN PLANT LIST AND THE CALIPER AND HEIGHT OF PLANT MATERIAL, THE SPECIFIED TREE MUST MEET THE CALIPER AND HEIGHT REQUIREMENTS SPECIFIED, EVEN IF THE LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
G. ALL PLANTS TO BE GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND.
H. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE PLANT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
I. LANDSCAPE CONTRACTOR SHALL LOCATE THE SOURCE OF AND SELECT ALL PLANTS FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.
J. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO DELIVERY AT THE NURSERIES OR SUPPLIERS BY THE PROJECT LANDSCAPE ARCHITECT.
K. IF ANY SOURCE OF PLANTS IS LOCATED FURTHER THAN 30 MILES FROM THE PROJECT SITE THE CONTRACTOR WILL BE REQUIRED TO PAY TIME AND TRAVEL EXPENSES INCURED BY THE PROJECT LANDSCAPE ARCHITECT.
L. AT THE OPTION OF THE LANDSCAPE ARCHITECT , PHOTOS OF ALL PLANT MATERIAL SHOWING CONTAINER SIZE, HEIGHT AND CALIPER CAN BE SUBMITTED FOR APPROVAL.
M. ALL PLANTS TAGGED AS APPROVED AT NURSERY OR SUPPLIER SHALL BEAR THE SAME TAG WHEN DELIVERED ON SITE.
N. THE RIGHT TO REJECT PLANT MATERIALS DELIVERED TO THE SITE THAT DO NOT BEAR APPROVAL TAGS IS RESERVED BY THE PROJECT LANDSCAPE ARCHITECT.
O. IN AREAS WHERE PAVING SUBGRADES AND BUILDING PADS EXTEND INTO PLANT BED AREAS, 6 INCH HOLES SHALL BE DRILLED EVERY 3 FEET AND FILLED WITH 1 INCH DIAMETER GRAVEL TO PROVIDE PERCOLATION AND DRAINAGE FOR THE PLANTING BED. HOLES SHALL BE DRILLED THROUGH IMPROVED SUBGRADES INTO EXISTING SITE SOILS BUT NO DEEPER THAN FOUR FEET.
P. ALL PLANTING BEDS TO RECEIVE 2 INCHES OF BACK TO EARTH COMPOST PER SQUARE FOOT AND 1 POUND OF A 4(N):1(P):2(K) RATIO FERTILIZER PER 100 SQUARE FEET. BOTH MATERIALS SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 12 INCHES.
Q. ALL FINAL PLANTING BED GRADES IN AREAS WHERE ORGANIC AND/OR INORGANIC MULCH IS BEING APPLIED SHOULD BE 3 OR 4 INCHES BELOW ADJACENT HARD SURFACES ACCORDING TO MULCH DEPTH INDICATED ON PLANS.
R. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING IS COMPLETE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
S. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING OR AS ESTABLISHED IN CONTAINER.
T. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS.
U. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN AS NEEDED DURING THE FIRST GROWING SEASON.
V. ALL PLANTING BEDS SHALL RECEIVE ORGANIC AND/OR INORGANIC MULCH MATERIALS AS NOTED ON PLANS.
W. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
X. THE CONTRACTOR SHALL PRUNE ALL BRANCHES 6 FEET ABOVE FINISH GRADE ON ALL DECIDUOUS TREES 12 FEET OR TALLER.
Y. AREAS TO BE FILLED WITH INORGANIC MULCHES WITH A DIAMETER LESS THAN 1/4 INCH IN SIZE SHALL BE COMPACTED TO 85% PROCTOR DENSITY BEFORE MULCH IS PLACED.
Z. THE SITE SHALL BE FINE GRADED PRIOR TO ANY PLANT INSTILLATION. ANY AREAS DISTURBED BY PLANTING SHALL BE REGRADED AND SMOOTHED PRIOR TO GRASS PLANTING.
AA. SOD SHALL BE USED AROUND DRAIN INLETS (5' BUFFER) AND IN AREAS WHERE THE SLOPE EXCEEDS 20% (1:5) UNLESS THE AREA IS A PLANTING BED.

SIGNATURE BLOCK

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

WITNESS OUR HANDS, this __ day of _____, ____.

Planning & Zoning Comission, Chairman *Director of Planing and Zoning*

Parkhill

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PARKHILL, SMITH & COOPER, INC.

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: SP2023-034
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

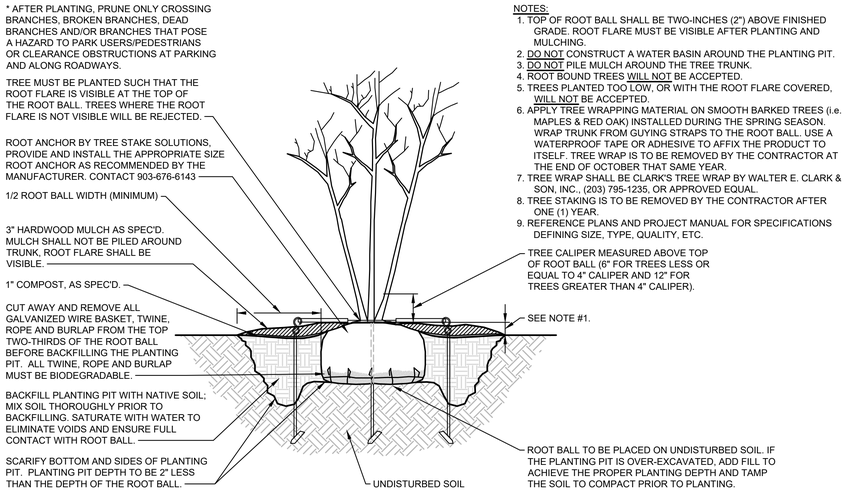
Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
2	11/07/2023	Site Plan Re-Submittal #1
1	10/20/2023	Site Plan Submittal

Planting Notes & Schedule

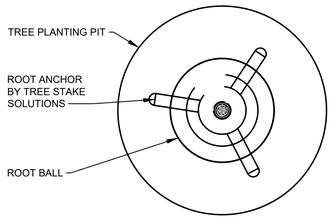
LP102

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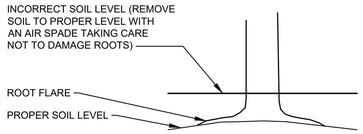


NOTES:
1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.
2. DO NOT CONSTRUCT A WATER BASIN AROUND THE PLANTING PIT.
3. DO NOT PILE MULCH AROUND THE TREE TRUNK.
4. ROOT BOUND TREES WILL NOT BE ACCEPTED.
5. TREES PLANTED TOO LOW, OR WITH THE ROOT FLARE COVERED, WILL NOT BE ACCEPTED.
6. APPLY TREE WRAPPING MATERIAL ON SMOOTH BARKED TREES (i.e. MAPLES & RED OAK) INSTALLED DURING THE SPRING SEASON. WRAP TRUNK FROM GUYING STRAPS TO THE ROOT BALL. USE A WATERPROOF TAPE OR ADHESIVE TO AFFIX THE PRODUCT TO ITSELF. TREE WRAP IS TO BE REMOVED BY THE CONTRACTOR AT THE END OF OCTOBER THAT SAME YEAR.
7. TREE WRAP SHALL BE CLARK'S TREE WRAP BY WALTER E. CLARK & SON, INC., (203) 795-1235, OR APPROVED EQUAL.
8. TREE STAKING IS TO BE REMOVED BY THE CONTRACTOR AFTER ONE (1) YEAR.
9. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE, QUALITY, ETC.

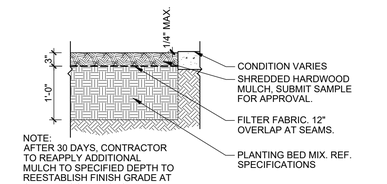
C1 MULTI-TRUNK TREE PLANTING AND ANCHORING
1/2"=1'-0" — L_PLANTING_TREE_MULTITRUNK



PLAN VIEW

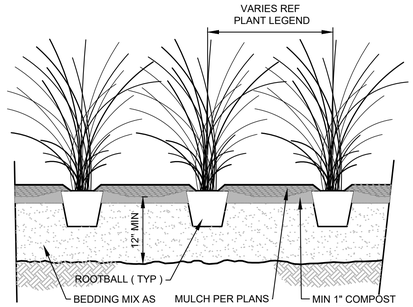


EXPOSED COVERED ROOT FLARE

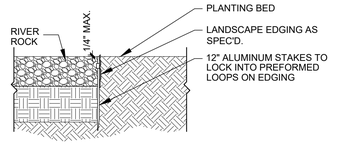


NOTE:
AFTER 30 DAYS, CONTRACTOR TO REAPPLY ADDITIONAL MULCH TO SPECIFIED DEPTH TO REESTABLISH FINISH GRADE AT SETTLED CONDITIONS.

D4 MULCH
3/4"=1'-0" — L_MULCH



C4 ORNAMENTAL GRASS PLANTING
1"=1'-0" — L_ORNAMENTAL_GRASS_PLANTING



C5 LANDSCAPE EDGE
1"=1'-0" — LNDSCPE_EDG

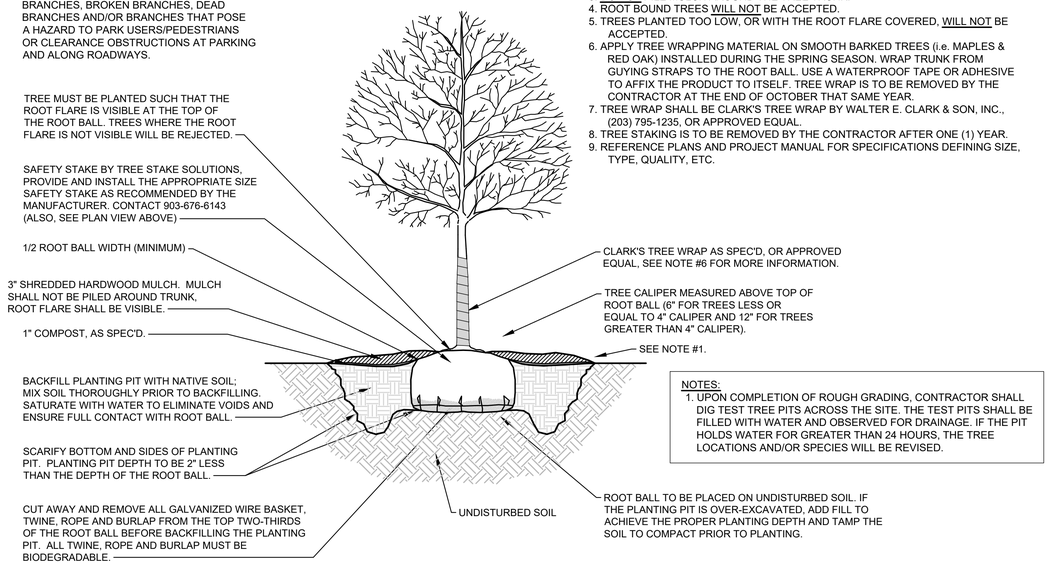


PLAN VIEW



EXPOSED COVERED ROOT FLARE

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NOTES:
1. UPON COMPLETION OF ROUGH GRADING, CONTRACTOR SHALL DIG TEST TREE PITS ACROSS THE SITE. THE TEST PITS SHALL BE FILLED WITH WATER AND OBSERVED FOR DRAINAGE. IF THE PIT HOLDS WATER FOR GREATER THAN 24 HOURS, THE TREE LOCATIONS AND/OR SPECIES WILL BE REVISED.

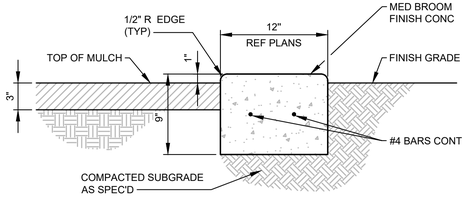
A1 TREE PLANTING AND STAKING
1/2"=1'-0" — L_PLANTING_TREE_STANDARD



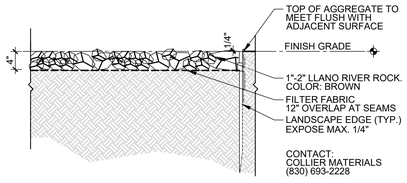
NOTE:
ALL PLANT BEDS SHALL BE EXCAVATED TO SUBGRADE ELEV AND BACKFILLED w/ SPECIFIED SOIL MIX

B3 SHRUB PLANTING
1"=1'-0" — L_PLANTING_SHRUB

NOTE:
- MOWSTRIP TO BE DOWELED INTO EDGE OF CONC PAVING
- CONTROL JOINTS TO BE 1/8" WIDE X 1 3/4" DEEP, SPACED 5' OC
- DOWELED EXPANSION JOINTS TO BE 50' OC, AND AT ENDS. DOWELED EXPANSION JOINTS TO BE 12" L W/ #4 SMOOTH BAR DOWEL, CAP AND LUBE ONE END. JOINT IS TO BE 1/2" PREMOLDED FIBER EXPANSION JOINT MATERIAL WITH 1" JOINT SEALER ABOVE.
- CONTRACTOR SHALL STAKE LAYOUT OF EDGING FOR APPROVAL BY ARCHITECT / ENGINEER



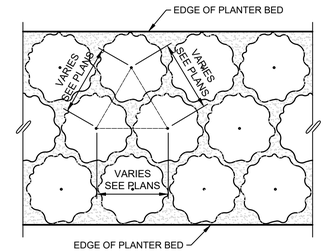
B4 12" CONCRETE LANDSCAPE EDGE
1 1/2" = 1'-0" — PVMT_CONC_MOWSTRIP_LANDSCAPE_EDGE



NOTE:
SUBMIT MIN. 3 GAL. QUANTITY FOR APPROVAL PRIOR TO ORDERING AND SHIPPING TO SITE.

SUBMIT SAMPLE FOR ARCHITECT APPROVAL.

A3 RIVER ROCK - 1-2"
3/4"=1'-0" — RRCK



A4 PLANT LAYOUT
1/2"=1'-0" — L_PLANT_LAYOUT

SIGNATURE BLOCK

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Planning & Zoning Comission, Chairman — *Director of Planing and Zoning*

Parkhill

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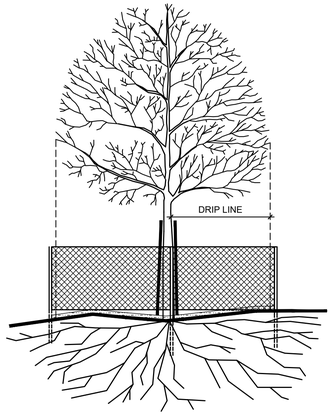
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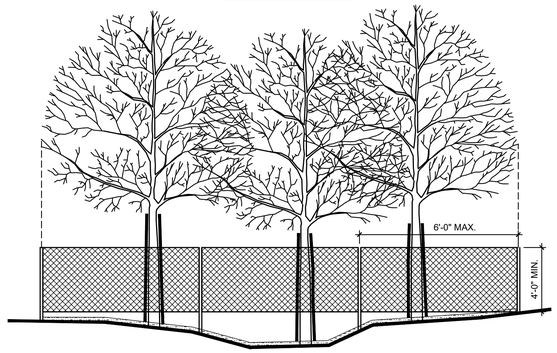
Landscape Details
LD501

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SINGLE TREE



TREE CLUSTER



*CRITICAL ROOT ZONE:

THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A CONCENTRIC CIRCLE WITH A RADIUS TO THE DISTANCE FROM THE TREE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.

DRIP LINE:

A VERTICAL LINE RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF A TREE AND EXTENDING TO THE GROUND.

PROTECTIVE FENCING:

ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING, OR OTHER SIMILAR FENCING AS SPECIFIED AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF SIX FOOT (6') INTERVALS BY APPROVED METHOD SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THIS FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL.

*THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY TREES TO REMAIN.

1. **MATERIAL STORAGE:** NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO THE CRITICAL ROOT ZONE OF A PROTECTED TREE.
2. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
3. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.
4. GRADE CHANGES: PAVING WITHIN THE DRIP LINE SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE OWNER'S REPRESENTATIVE.
5. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
6. ROOT PRUNING: ALL ROOTS ONE INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

TREE PROTECTION NOTES

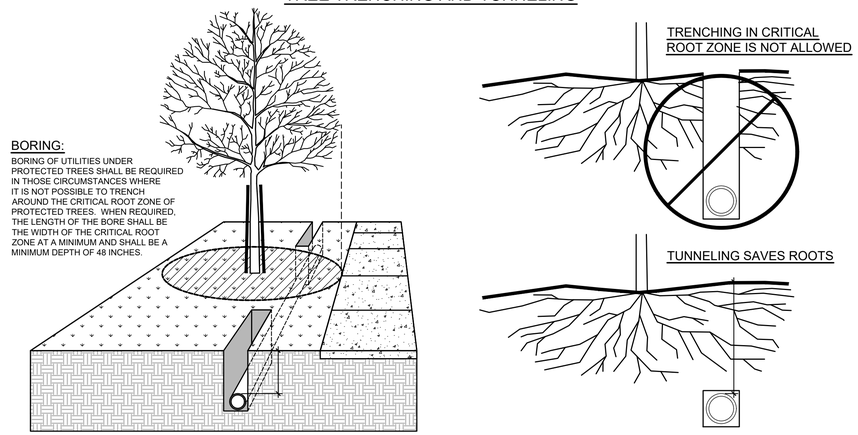
A. THE CONTRACTOR SHALL PROTECT THE TREE AND PLANT PROTECTION ZONE AT ALL TIMES FROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.

B. THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE AND PLANT PROTECTION ZONE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING SUPPLIES OR MATERIALS; LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND SHALL NOT PERMIT EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROJECT OR USE THE AREA FOR LUNCH OR ANY OTHER WORK BREAKS. PERMITTED ACTIVITY, IF ANY, WITHIN THE TREE AND PLANT PROTECTION AREA MAYBE INDICATED ON THE DRAWINGS ALONG WITH ANY REQUIRED REMEDIAL ACTIVITY AS LISTED BELOW.

C. TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PART 8) AND BE PERFORMED UNDER SUPERVISION OF AN ARBORIST.

D. TRUNK PROTECTION ONLY WHERE FENCE IS NOT CONSTRUCTIBLE: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A RING OF 8 FOOT LONG 2 INCH X 6 - INCH PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. REMOVE TRUNK PROTECTION UPON SUBSTANTIAL COMPLETION.

TREE TRENCHING AND TUNNELING



TREE TRENCHING AND TUNNELING NOTES

A. IN THE EVENT THAT CONSTRUCTION ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.

B. WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN WOOD CHIPS AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITH OUT THE APPROVAL OF THE OWNERS REPRESENTATIVE. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.

A1 TYPICAL TREE PROTECTION

1/2" - 1'-0"

PLANT DET 6_REV

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SIGNATURE BLOCK

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_____ _____

Planning & Zoning Comission, Chairman *Director of Planing and Zoning*

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Landscape Details

LD502

Plot

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	W1		1	Lithonia Lighting	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	1	6609	0.8	50
	W2		2	Lithonia Lighting	WST LED P1 40K Mvolt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	1	1568	0.8	11.47
	C/CE		10	Lithonia Lighting	LDN6 40/07 L06AR LD	6IN LDN, 4000K, 750LM, CLEAR, MATTE DIFFUSE REFLECTOR, CRI80	1	679	0.8	8.91
	AA		1	Lithonia Lighting	ESX1 LED P3 40K R5	ESX LED Area Luminaire Size 1 P3 Lumen Package 4000K CCT Type R5 Distribution	1	21680	0.8	146.35

Symbol

Description	Avg	Max	Min	Max/Min	Avg/Min
Existing Parking Lot	0.3 fc	8.6 fc	0.0 fc	N/A	N/A
Existing Parking Lot Canopy	0.8 fc	3.1 fc	0.0 fc	N/A	N/A
FIRELANE ROAD	0.3 fc	5.8 fc	0.0 fc	N/A	N/A
Front Canopy	0.8 fc	3.1 fc	0.0 fc	N/A	N/A
New Parking Lot	0.9 fc	5.7 fc	0.0 fc	N/A	N/A
Yellow Jacket Lane Sidewalk	0.2 fc	1.9 fc	0.0 fc	N/A	N/A

PARKING LOT COUNT		
	REQUIRED	PROVIDED
EXISTING REGULAR SPACES	N/A	29
PROPOSED REGULAR SPACES	15	40
ACCESSIBLE SPACES	3	4
TOTAL SPACES	72	73

KEY NOTES

AS INDICATED BY: (XX)

1. DRIVEWAY - SEE DETAIL XX/CS501
2. PARALLEL CURB RAMP - SEE DETAIL B4/CS501
3. STRAIGHT HANDICAP RAMP AT RADIUS - SEE DETAIL B1/CS501
4. PARKING BLOCK - SEE DETAIL B3/CS501
5. HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL A4/CS502
6. HANDICAP MARKING - SEE DETAIL A3/CS502
7. ACCESS AISLE MARKING - SEE DETAIL A2/CS502
8. HANDICAP SIGN - SEE DETAIL A1/CS502
9. RELOCATED LIGHT POLE - SEE DEMOLITION PLANS. COORDINATE WITH ELECTRICAL.

SITE PLAN NOTES

A. FIRE LANE MARKING SHALL BE 6" WIDE RED BACKGROUND STRIPE WITH 4" WHITE LETTERS USING 3/4" STROKE STATING "NO PARKING FIRE LANE". PAINT EVERY 25' ON CENTER ALONG THE FIRE LANE. PLACE FIRE LANE MARKING ON THE VERTICAL SURFACE OF THE CURB WHEN PRESENT OR ON THE PARKING SURFACE WHEN NOT.
B. FIRE LANE MARKING SHOWN IS REPRESENTATIONAL. FIRE LANE MARKING SHALL BE A MINIMUM OF 20' APART OR 26' APART WHEN ADJACENT TO BUILDINGS OVER 30' HIGH. FIRE LANE MARKING SHALL BE PAINTED ON A CURB FACE WHERE THE REPRESENTATIONAL MARKING IS SHOWN NEXT TO A CURB. COORDINATE FIRE LANE MARKINGS WITH CITY OF ROCKWALL FIRE MARSHAL PRIOR TO INSTALLATION. XXX-XXX-XXXX.
C. INSTALL FIRE APPARATUS ACCESS ROADS AND MAKE SERVICEABLE PRIOR TO THE START OF BUILDING FRAMING.
D. STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (YELLOW). PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
E. CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.
F. LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
G. ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE LATEST CITY OF ROCKWALL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
H. FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
I. EARTHWORK AND BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 95% MODIFIED PROCTOR (ASTM D-1557), WITHIN 2% OF OPTIMUM MOISTURE CONTENT, PRIOR TO PLACEMENT OF IMPROVEMENTS.
J. DOWEL SIDEWALKS INTO PAVEMENT AT TIE-INS TO EXISTING SLABS, AND TO DRIVEWAY PAVEMENTS. INSTALL EXPANSION JOINT MATERIAL WHERE PAVEMENT ABUTS EXISTING STRUCTURES FOR ISOLATION PURPOSES.
K. DO NOT INSTALL STEEL REINFORCEMENT IN CONCRETE LOCATED WITHIN THE PUBLIC RIGHT OF WAY. USE FIBER MESH PER CITY REQUIREMENTS.
L. ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
M. CONTRACTOR IS TO SCHEDULE A PRE-PAVING MEETING WITH THE ENGINEER AT LEAST 7 DAYS PRIOR TO ANY PAVING.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FIRE LANE MARKING - SEE DETAIL A5/CS501 & NOTE THIS SHEET
- EXISTING EASEMENT
- SIDEWALK - SEE DETAIL CS503
- 6" HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL A3/CS501
- 5" STANDARD DUTY CONCRETE PAVEMENT - SEE DETAIL A1/CS501

N

0 20' 40'

A1 SITE PLAN
1" = 20'

MATCHLINE SEE SHEET CS101B

MATCHLINE SEE SHEET CS101B

Current View

A:\2022\11987.22\03_DSGN\01_DWG\050_CIVIL\00_SHEETS\CS101-11987.DWG, 10/19/2023 1:52 PM, tjones

Parkhill

THIS DOCUMENT IS RELEASED ON 12/07/2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ISAAC N. AGUILAR, P.E., TEXAS LICENSE #117619. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
PARKHILL SMITH & COOPER, INC. F-560

12/7/2023

Parkhill.com

Rockwall County Annex

CLIENT
Rockwall County

1111 E Yellowjacket Lane
Rockwall, TX 75037

PROJECT NO.
11987.22

KEY PLAN
Lot 1, Block A, 12.79 Ac. Rockwall County Courthouse Addition
Plat Cabinet "H" Slide 131
Case Number: N/A
Proposed Land Use: Commercial

Designer Information:
Name: Parkhill
Address: 3000 Internet Blvd Suite 550, Frisco, Texas 75034
Phone Number: 972-987-1670

Owner Contact Information
Name: Rockwall County
Address: 101 East Rusk Street, Rockwall, Texas, 75087
Phone Number: 972-204-6000

#	DATE	DESCRIPTION
1	10/20/2023	Site Plan Submittal

Site Plan
CS101A

Parkhill

November 7, 2023

City of Rockwall
Planning Department
385 S. Goliad Street
Rockwall, Texas 75069

RE: Letter of Intent - Design Exceptions Request

Dear Mr. Lee:

Parkhill, as the representative for Rockwall County, previously submitted an application for site plan approval for the Rockwall County Courthouse Annex. The property is located at 1101 E. Yellow Jacket Lane Rockwall Texas, 75087. The application has been identified as case number SP2023-034.

The project consists of adding a Courthouse Annex Building, parking, utilities, and connection to the existing Rockwall County complex. As discussed previously with the city of Rockwall Planning Department, Parkhill was aware that multiple design exceptions would be necessary as part of this Site Plan Submission. Per our previous discussions with the city of Rockwall Planning Department, we would like to submit the following design exception requests:

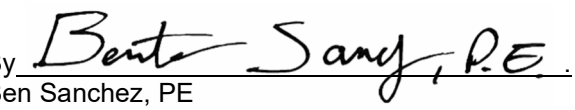
- Articulation Standards (Subsection 04.01. C. of Article 05, UDC)
    - Building footprint is nearly at maximum building size allowed. There is no primary building entrance along East Yellow Jacket, our main façade faces in toward the existing parking.
- Exterior Walls consist of 90% Masonry (Subsection 06.02. C. of Article 05, UDC)
    - Total of 60% Masonry provided. Design intent is to closely relate to the adjacent County courthouse and library
- At least 20% Natural quarried stone on each façade (Subsection 06.02. C. of Article 05, UDC)
    - Providing 18.8%, 33%, 41.5%, and 6.4% to the façades, and a total percentage of 25.4%
- The minimum roof pitch for this zoning district is 6:12. (Subsection 04.01, of Article 05, UDC)
    - Mansard roof pitch to be 6:12, front overhangs to be 4:12.
- Landscape Exception requested to substitute 8 Accent Trees for the 8 Canopy Trees required along East Yellow Jacket Lane due to the existing overhead power line in right of way (Subsection 05.01.B of Article 8, UDC). The two proposed compensatory measures include:
    - 15-foot wide landscape buffer provided along East Yellow Jacket Lane instead of the ordinance required 10-foot wide buffer.
    - 31.4% (24,711 SF) of landscape area provided instead of the ordinance required 20% (15,729 SF).
- Driveway Spacing (Section 02.06, Standards of Design and Construction)
    - Seeking an exception from the driveway spacing requirement of 200 feet along Yellow Jacket Lane, to a spacing of 85 ft.
- 20ft minimum depth for all parking
    - Seeking an exception to the 20ft depth requirement for the parking lot area south of the proposed building, to 18 feet. The existing parking spaces in this area are 18ft x 9ft.

3000 Internet Boulevard | Suite 550 | Frisco, Texas 75034 | 972.987.1670 Parkhill.com

Please feel free to contact me if you have any questions regarding the applications for the Site Plan of the Rockwall County Courthouse Annex.

Sincerely,

PARKHILL

By 
Ben Sanchez, PE
Civil Engineer
Authorized Representative/Applicant for Rockwall County

Enclosures
Cc: Files

January 11, 2024

TO: Trenton Jones
Parkhill
3000 Internet Boulevard, Suite 550
Frisco, TX 75034

CC: Frank New
Rockwall County
101 E. Rusk Street
Rockwall, TX 75087

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

SUBJECT: SP2023-034; *Site Plan for Rockwall County Annex Building*

Trenton Jones**:**

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on December 12, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

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

Planning and Zoning Commission
On December 12, 2023, the Planning and Zoning Commission approved a motion to approve a site plan by a vote of 6-0, with Commissioner Womble absent, and with the condition that arcades are added over the windows on the north side of the building.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department