CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2024-023

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 June 25, 2024, the Architectural Review Board (ARB) approved a motion to recommend approval of the building elevations by a vote of 5-0, with Board Members Roberts and Hadawi absent.

PLANNING AND ZONING COMMISSION

On June 25, 2024, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 5-1, with Commissioner Womble dissenting, and one (1) vacancy.

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. SP2024-023

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	Washington St.		
SUBDIVISION	Indalloy Addition	LOT	BLOCK
GENERAL LOCATION	Washington St. east of SH66		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-87	CURRENT USE	
PROPOSED ZONING	PD-87 (no change)	PROPOSED USE	Church / House of Worship
ACREAGE	13.92	LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***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	Crosspoint Community Church	☐ APPLICANT	Douphrate & Assoc., Inc.
CONTACT PERSON	Scott Sutton	CONTACT PERSON	Dub Douphrate
ADDRESS	1408 S. Goliad St	ADDRESS	2235 Ridge Rd
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, Tx 75087
PHONE	903-456-5529	PHONE	972 742 2210
E-MAIL	scott@cccrockwall.org	E-MAIL	wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Sutton [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 $ 528.40, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2024. 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 16th DAY OF May, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Anna Olson

MY COMMISSION EXPIRES 8/19/2027

NOTARY PUBLIC STATE OF TEXAS
ANNA OLSON
Notary ID # 13442613-8
My Commission Expires

RESIDENTIAL FUTURE PHASE

WASHINGTON STREET

(EXIST 60' Right-of-Way)

N89°55'27"E 513.72'

295.0486

248.3195

N89°37'18"E 445.29'

CONNECT TO EX 12" WATER

EX 12" WATER

CONNECT TO EX 12" WATER

0 40 80

SCALE IN FEET

N

TYPICAL PAVING SECTION

SIDEWALK:
4" — 3000 PSI Concrete Pavement With #3 Bars at 24" O.C.E.W.
4" COMPACTED SUBGRADE

PARKING AREAS:
5" — 3000 PSI Concrete Pavement With #3 Bars at 24" O.C.E.W.
6" Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

FIRE AND TRUCK LANES:
6" — 3,600 PSI Class"C" Concrete Pavement with #3 Bars at 24" O.C.E.W.
6" Lime Stabilized Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

DUMPSTER:
7" — 3,600 PSI Concrete Pavement with #3 Bars at 24" O.C.E.W.
6" Lime Stabilized Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

INSTALL SPEED BUMPS

MAIN ENTRANCE

FUTURE WIDENING AND REROUTING OF EXIST ROW
1.33 AC ROW DEDICATED

ROW DEDICATION
0.180 Acres
(7,842.9')

6' SIDEWALK

15' BLDG SETBACK

20' LANDSCAPE BUFFER

24' FIRE LANE, PUBLIC ACCESS, & UTILITY ESMT

PROP 8" WATER

COLONNADE ENTRYWAYS

NOTE: DETENTION / RETENTION PONDS WILL BE PROVIDED THAT MEETS THE CITY OF ROCKWALL ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION

603.41'

N07°24'46"E

LOT 1
LOT 2
LOT 3
LOT 18
LOT 4
LOT 5
LOT 6
LOT 7
LOT 19
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12

TRACT 1 TOWNHOUSE & CUL-DE-SAC 2.34 AC
FUTURE PHASE (NOT PART OF THIS SITE PLAN)
APP. SEE PHASING PLAN)

(50' Right-of-Way)

40' - 3 TIER LANDSCAPED BUFFER
SEE LANDSCAPING PLAN

PHASE 2 SANCTUARY

PHASE 1 AUDITORIUM (708 SEATS) AND CLASSROOMS
35,000 SF

136.59

591 PARKING SPACES

408.28

17 SPACES (9 HC SPACES)

4 HC SPACES

41 SPACES

26 SPACES

25 SPACES

13 SPACES

22 SPACES

28 SPACES

27 SPACES

24 SPACES

58 SPACES

32 SPACES

24' FIRE LANE

SPR 30' ACCESS EASEMENT

S06°36'08"E 718.44'

SAN SEWER PROP LIFT STATION TO SERVE CROSSPOINT AND CHILDREN'S ADVOCACY CENTER

LANDSCAPED WITH LIVE SCREENING AND BERM

CHILDREN'S ADVOCACY CENTER

LOCATION MAP

HARRY MEYERS PARK
WASHINGTON ST
CROSSPOINT CHURCH
CHILDRENS ADVOCACY
PARK PLACE
SPR MANUFACTURING

DUMPSTER W/ SELF LATCHING SCREENING ENCLOSURE & OIL /WATER SEPARATOR

PHASE 1
418 SPACES

PHASE 2
173 LOTS

SOUTH PRONG SQUABBLE CREEK TRIBUTARY 3-A

0.257 ACRES
(11,195 SQ. FT.)

CONNECT TO SRP SEWER GRAV EXTENTION

PROP FORCE MAIN

30.0672

S81°31'05"W 407.41'

435.64' N85°33'11"W

Corporation
Vol. 444, Pg. 102
D.R.R.C.T.

SITE DATA SUMMARY:
ZONING: PD-87
PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,&5, 13.92 ACRES TOTAL
CHURCH BUILDING ADDITION PHASE 1 35,000 SF
PHASE 1 BUILDING HEIGHT: 36'
PHASE 2 BUILDING AND PARKING WILL BE REVIEWED AT A LATER DATE, SEPARATE REQUEST
TRACTS 2-5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%
PARKING PHASE 1 REQD 177 PARKING PHASE 1 PROVIDED 418
PARKING PHASE 2 REQD 430 PARKING PHASE 2 PROVIDED 173
TOTAL PARKING SPACES REQUIRED: 607 TOTAL PARKING SPACES PROVIDED: 591
HANDICAP PARKING REQUIRED: 12
HANDICAP PARKING PROVIDED: 13
INTERIOR LANDSCAPING REQUIRED: 15%
INTERIOR LANDSCAPING PROVIDED: 20%
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=336,693 SF 7.73 AC
PARKING SPACES 9'X20'
PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED
PER CITY OF ROCKWALL STANDARDS
EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK
WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT
ILLUMINATION (SEE PHOTOMETRIC SHEET)

SITE DATA SUMMARY CONTD:
THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.
ALL EXISTING OR PROPOSED UTILITY DISTRIBUTION LINES MUST BE UNDERGROUND PER THE PLANNED DEVELOPMENT (PD-87) DISTRICT ORDINANCE NO. 23-03

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL

ON THE _____DAY OF _____

WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN *DIRECTOR OF PLANNING AND ZONING*

CASE NO SP 2024-020

REGISTERED PROFESSIONAL ENGINEER
WILL DOUPHRATE II
60102
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILL DOUPHRATE II TEXAS P.E. # 60102 ON DATE: APRIL 14, 2024

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD. # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

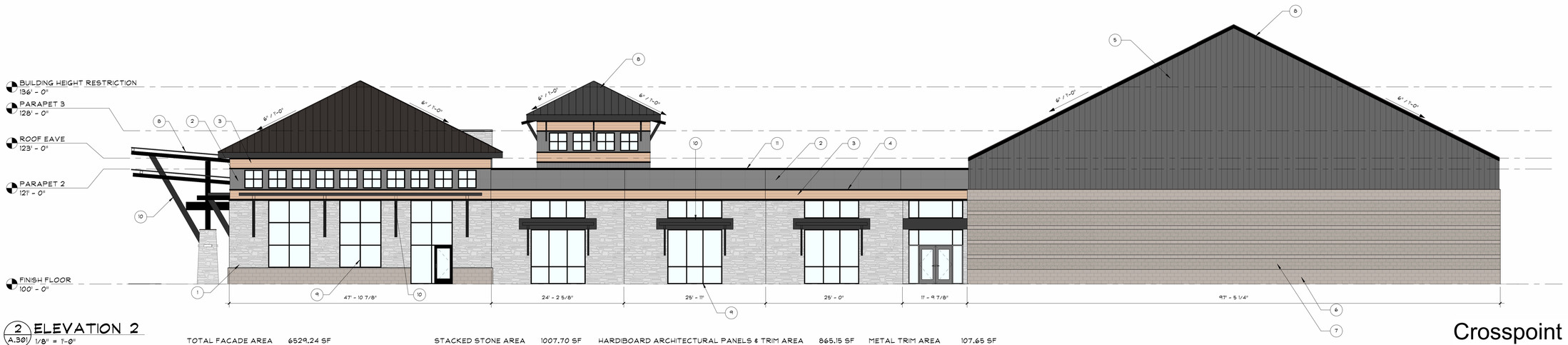
SITE PLAN
CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1"=40' H 1"= V
DATE	APRIL 14, 2024
PROJECT	22023 SITE PL
	20



1 A.301 **ELEVATION 1**
1/8" = 1'-0"

TOTAL FACADE AREA	4393.82 SF	STACKED STONE AREA	1537.36 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	919.44 SF	METAL TRIM AREA	198.00 SF
TOTAL WINDOW & DOOR AREA	1386.61 SF	ARCHITECTURAL CMU BLOCK AREA	281.81 SF	HARDIBOARD BOARD AND BATTON AREA	70.60 SF		
TOTAL AREA - OPENINGS	3007.21 SF	TOTAL MASONRY AREA	1819.17 SF	TOTAL HARDI BOARD AREA	990.04		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	1819.17 SF / 3007.21 SF = 60.50% OF MASONRY						



2 A.301 **ELEVATION 2**
1/8" = 1'-0"

TOTAL FACADE AREA	6529.24 SF	STACKED STONE AREA	1007.70 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	865.15 SF	METAL TRIM AREA	107.65 SF
TOTAL WINDOW & DOOR AREA	995.56 SF	ARCHITECTURAL CMU BLOCK AREA	1810.42 SF	HARDIBOARD BOARD AND BATTON AREA	1749.76 SF		
TOTAL AREA - OPENINGS	5533.68 SF	TOTAL MASONRY AREA	2811.12 SF	TOTAL HARDI BOARD AREA	2614.91 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2811.12 SF / 5533.68 SF = 50.80% OF MASONRY						

GENERAL NOTES

1. WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
2. INTENT OF DESIGN IS TO HAVE ALL RTU'S LOWER THAN TOP OF PARAPET, HIDDEN FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

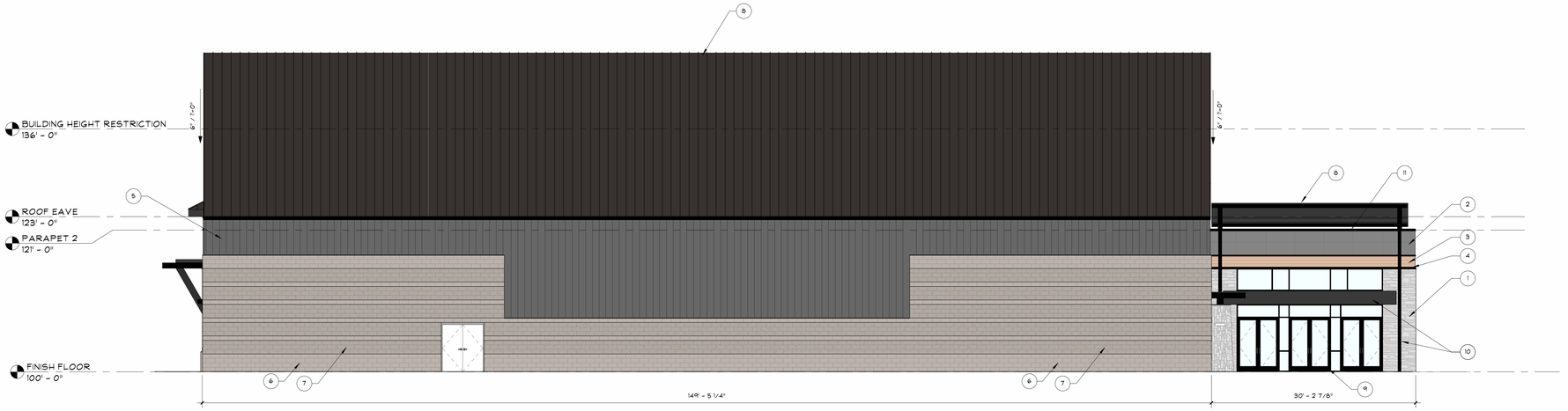
1. GRAY STACKED STONE.
2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
4. FIBER CEMENT BOARD - TRIM - BLACK.
5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.
6. ARCHITECTURAL CMU - HONED FACE BLOCK.
7. ARCHITECTURAL CMU - SPLIT FACE BLOCK.
8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.
9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..
10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..
11. METAL COPING - PAINTED BLACK.

Crosspoint Community Church

Space

www.spacedesign.church

Date: 5-15-24



1 A.302 **ELEVATION 3**

1/8" = 1'-0"

TOTAL FACADE AREA	4069.95 SF	STACKED STONE AREA	123.45 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	171.69 SF	METAL TRIM AREA	51.33 SF
TOTAL WINDOW & DOOR AREA	335.33 SF	ARCHITECTURAL CMU BLOCK AREA	2030.25 SF	HARDIBOARD BOARD AND BATTON AREA	1484.33 SF		
TOTAL AREA - OPENINGS	3734.62 SF	TOTAL MASONRY AREA	2153.70 SF	TOTAL HARDI BOARD AREA	1656.02 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2153.70 SF / 3734.62 SF						
	= 57.67% OF MASONRY						

GENERAL NOTES

1. WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
2. INTENT OF DESIGN IS TO HAVE ALL RTU'S LOWER THAN TOP OF PARAPET, HIDDEN FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

1. GRAY STACKED STONE.

2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.

3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.

4. FIBER CEMENT BOARD - TRIM - BLACK.

5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.

6. ARCHITECTURAL CMU - HONED FACE BLOCK.

7. ARCHITECTURAL CMU - SPLIT FACE BLOCK.

8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.

9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..

10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..

11. METAL COPING - PAINTED BLACK.



2 A.302 **ELEVATION 4**

1/8" = 1'-0"

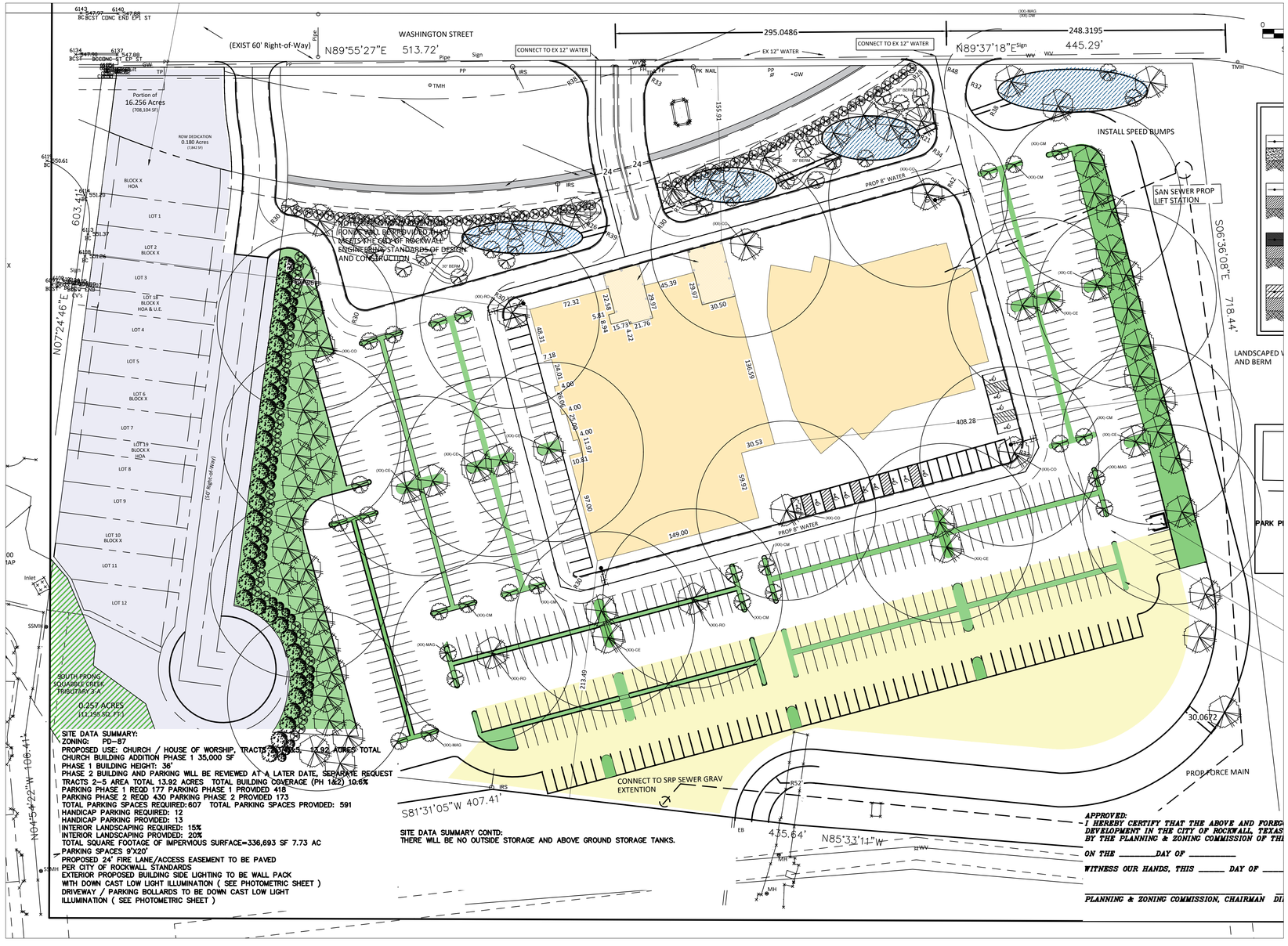
TOTAL FACADE AREA	6608.65 SF	STACKED STONE AREA	1489.75 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	771.49 SF	METAL TRIM AREA	157.33 SF
TOTAL WINDOW & DOOR AREA	1155.55 SF	ARCHITECTURAL CMU BLOCK AREA	1476.25 SF	HARDIBOARD BOARD AND BATTON AREA	1558.27 SF		
TOTAL AREA - OPENINGS	5453.10 SF	TOTAL MASONRY AREA	2966.00 SF	TOTAL HARDI BOARD AREA	2329.76 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2966.00 SF / 5453.10 SF						
	= 54.40% OF MASONRY						

Crosspoint Community Church

Space

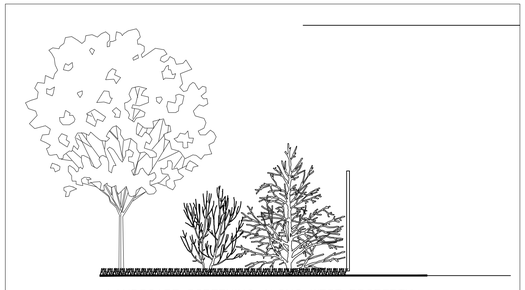
www.spacedesign.church

Date: 5-15-24



01 OVERALL LANDSCAPE PLAN

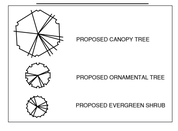
SCALE: 1" = 50'-0"



LANDSCAPE SCREENING ALONG WEST PROPERTY

SCALE: NTS

TREE KEY



LANDSCAPE PLAN NOTES

1. ANY LANDSCAPING LOCATED WITHIN THE UTILITY EASEMENT MAY BE REMOVED BY THE CITY TO ACCESS UTILITIES AND THAT THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPLANTING TREES AND/OR SHRUBS.

LANDSCAPING REQUIREMENTS

1) GENERAL AREAS WITH PERCENTAGES:

TOTAL = 606,355 SF = 100%
LANDSCAPE= 90,953 SF = 15% REQUIRED
LANDSCAPE= 121,271 SF = 20% PROVIDED
PAVING+SW 336,693 SF 56%
BUILDING = 63,967 SF = 11%

2) BUFFERS: (SEC. 77-504. -LANDSCAPING AND SCREENING)
a. SH-66 BUFFER - 20 FT.:
NORTH PORTION OF BUFFER x (2 CANOPY TREES & 4 ORNAMENTAL TREES / 100')
11 CANOPY TREES & 22 ORNAMENTAL TREES ARE REQUIRED
11 CANOPY TREES & 22 ORNAMENTAL TREES ARE PROVIDED
NORTH PORTION OF BUFFER x (10 SHRUBS / 30')
547 (10 / 30') = 182 SHRUBS REQUIRED
182 SHRUBS ARE PROVIDED
*SOUTH PORTION OF BUFFER x (1 TREE / 35')
953' (1 / 35') = 27 TREES REQUIRED TREES
27 TREES ARE PROVIDED
*SOUTH PORTION OF BUFFER x (10 SHRUBS / 30')
953' (10 / 30') = 318 SHRUBS REQUIRED
318 SHRUBS ARE PROVIDED
* PHASE 2 INSTALLATION

EAST:
BUFFER x (1 TREE / 35')
798' x (1 / 35') = 23 TREES
23 CANOPY TREES ARE PROVIDED

BUFFER x (30 SHRUBS / 30')
798' x (10 / 30') = 266 SHRUBS
266 SHRUBS ARE PROVIDED

c. INCOMPATIBILITY BUFFER - 15 FT.:
WEST:
BUFFER x (1 TREE / 35')
597' x (1 / 35') = 17 TREES
17 CANOPY TREES ARE PROVIDED
THREE TIER SCREEN

3) INTERIOR LANDSCAPE: (SEC. 77-504. PARKING LOT INTERIOR LANDSCAPING)
TOTAL PARKING AREA - 336,693 SF
8% = 26,935 SF LANDSCAPING REQ = 1 TREE PER 400 S.F.
XX SF PROVIDED
67 TREES REQ, 34 CANOPY TREES PROVIDED & 26 ORNAMENTAL TREES PROVIDED
45 INTERIOR PARKING ISLANDS - 75% OF TREES MUST BE CANOPY TREES
34 CANOPY TREES REQUIRED
19 CANOPY TREES PROVIDED
11 ORNAMENTAL TREES REQUIRED
26 ORNAMENTAL TREES PROVIDED

4) IRRIGATION - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.04, OF ARTICLE 08, UDC)

5) DETENTION PONDS - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.02, D OF ARTICLE 08, UDC)
(1) CANOPY TREE PER 750 S.F. OF DETENTION AND (1) ACCENT TREE PER 1,500 S.F. @ 11,000 S.F.
15 CANOPY TREES REQUIRED
15 CANOPY TREES PROVIDED
7 ORNAMENTAL TREES REQUIRED
7 ORNAMENTAL TREES PROVIDED

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
RO	XX	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CE	XX	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CO	XX	QUERCUS MUELENBURGII CHINKAPIN OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
KEY	**QUANTITY**	**ORNAMENTAL TREES DESCRIPTION**	**SIZE**
DW	XX	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	3" CAL., MIN. 6' HT., 3' SPD.
RB	XX	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	3" CAL., MIN. 6' HT., 3' SPD.
MAG	XX	MAGNOLIA GRANDIFLORA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	3" CAL., 8' HT., MIN. 3 CANES
VAC	XX	VITEX AGNUS-CASTUS 'SHOAL CREEK' VITEX	30 GAL., 8' HT., 3' SPREAD
CM	XX	LAGERSTROEMIA INDICA 'NATCHEZ' CRAPE MYRTLE	3" CAL., 8' HT., MIN. 3 CANES
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**	**SIZE**
DWM	XX	MYRICA PUSILLA DF. WAX MYRTLE	7 GAL., MIN. 15" HT.
CH	XX	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 18" HT., 24" O.C.
GA	XX	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	XX	RAPHIOLEPSIS INDICA ' PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	XX	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	5 GAL., MIN. 15" HT., A.S.
BRR	XX	BARBERRY THUNBERGII 'RED ROCKET' BARBERRY 'RED ROCKET'	5 GAL., MIN. 15" HT.
PSC	XX	SCUTELLARIA SUFFRUTESCENS PINK SKULLCAP	5 GAL., MIN. 15" HT.
NRS	XX	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., 6' HT., 3' SPREAD
DS	XX	DASYLIRION TEXANUM GREEN DESERT SPOON	10 GAL., MIN. 24" HT.
RY	XX	HESPERALOE PARVIFLORA RED YUCCA	5 GAL., MIN. 8" HT.
BH	XX	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	7 GAL., MIN. 8" HT.
KEY	**QUANTITY**	**GROUND COVER DESCRIPTION**	**SIZE**
EC	XX	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
GL	XX	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL., FULL PLANT
LSS	XX	LIRIOPE MUSCARI 'SILVERY SUNPROOF' LIRIOPE SILVERY SUNPROOF	4" POT, FULL PLANT 10" O.C.
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**	**SIZE**
ABM	XX	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GULF GRASS	1 GAL., FULL PLANT 30" O.C.
MFG	XX	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

J.CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
101C NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75013
214-502-4026

LANDSCAPE PLAN
Crosspoint Community Church

City of Rockwall, Texas
Rockwall County

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10016

Project Status
2024/05/16

Revisions

No.	Date

Sheet

L1.01

Case No. SP2024-XX



Symbol	Label	QTY	Manufacturer	Catalog	Description	Input Power
	SA2	8	Lithonia Lighting	DSX1 LED P4 30K 70CRI T3M	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 3 Medium	247.88
	SA	10	Lithonia Lighting	DSX1 LED P4 30K 70CRI T3M EGS	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 3 Medium External Glare Shield	123.9373

Max/Min				
Description	Symbol	Avg	Max	Min
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc
PARKING AREA	+	1.0 fc	3.8 fc	0.0 fc

SITE DATA SUMMARY:
ZONING: PD-87
PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,&5, 13.92 ACRES TOTAL
CHURCH BUILDING ADDITION PHASE 1 35,000 SF
PHASE 1 BUILDING HEIGHT: 36'
PHASE 2 BUILDING AND PARKING WILL BE REVIEWED AT A LATER DATE, SEPARATE REQUEST
TRACTS 2-5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%
PARKING PHASE 1 REQD 177 PARKING PHASE 1 PROVIDED 418
PARKING PHASE 2 REQD 430 PARKING PHASE 2 PROVIDED 173
TOTAL PARKING SPACES REQUIRED:607 TOTAL PARKING SPACES PROVIDED: 591
HANDICAP PARKING REQUIRED: 12
HANDICAP PARKING PROVIDED: 13
INTERIOR LANDSCAPING REQUIRED: 15%
INTERIOR LANDSCAPING PROVIDED: 20%
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=336,693 SF 7.73 AC
PARKING SPACES 9'X20'
PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED
PER CITY OF ROCKWALL STANDARDS
EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK
WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT
ILLUMINATION (SEE PHOTOMETRIC SHEET)
THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.

1 PHOTOMETRIC SITE PLAN
1/32" = 1'-0"

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL

ON THE _____DAY OF _____

WITNESS OUR HANDS, THIS ____ DAY OF ____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NO SP 2024-020

choice engineering
CHOICE ENGINEERING, LLC TEXAS FIRM REG. NUMBER F-16179
SACHSE, TEXAS
PHONE: (469) 828-1360
WWW.CHOICE-ENGINEERING
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CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

No.	Date	Description

SEAL:
STATE OF TEXAS
RAMON J. GRAMSTAD
124806
LICENSED
PROFESSIONAL ENGINEER
04/16/2024

ISSUE/ORIGINAL COPYRIGHT

DATE:	2024/02/02
PROJECT #:	24032
DRAWN BY:	PE
CHECKED BY:	RG

SHEET NAME:
PHOTOMETRIC PLAN

SHEET NUMBER:
PH1.0

Ordering Information

Accessories

Ordered and shipped separately.

BU120 1.5 SU	Photocell - SSL twist-lock (120-277V) [1]
BU347 1.5 CUL SU	Photocell - SSL twist-lock (347V) [2]
BU480 1.5 CUL SU	Photocell - SSL twist-lock (480V) [3]
DSHORT SBK	Shorting cap [4]
DSHS(*)W	House-side shield (enter package number 1-13 in place of #).
DSXRP4 DWHS	Round pole-adapter (#5 drilling, specify finish)
DSXPA5 DWHS	Square pole-adapter #5 drilling (specify finish)
DSXRP45 DWHS	Round pole-adapter #5 drilling (specify finish)
DSXEGSR DWHS	External glare shield (specify finish)
DSXRBSPA DWHS	Bird spike deterrent bracket (specify finish)

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. Shorting cap included and must be ordered with any DSXF2 fusing option.
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9. Not available with P1, P10, P11, P12 and P13 when ordered with DS.
10. WBA cannot be combined with Type 5 distribution plus photocell (PE5).
11. NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link.
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT. PIR not available with P1 and P10 using HVOLT or XVOLT.
14. PER/PER5/PER7 not available with NLTAIR2 PIRHN. PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from the luminaire. Shipped installed option not available with PER, PER5, PER7.
15. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480 V.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18. DMG not available with PIR, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19. DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P6, P7, P10, P11, P12 and P13.
20. Reference Distribution Options table on page 4 to see functionality.
21. Reference Controls Options table on page 4.
22. HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23. CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24. Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25. Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



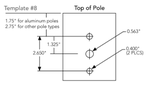
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling





Tenon Mounting Slipfitter

Tenon O.D.	Mounting Template	1 @ 180	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	#PA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	#PA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490
4"	#PA	AS735-190	AS735-280	AS735-290	AS735-390	AS735-320	AS735-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Fixture Mounting Provisions Drilled in Field (Dimensions)							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"	3"	3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPARN	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	—	1.58
DSX1 with SPA5, SPARN	0.70	1.40	1.30	1.66	—	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with WA	0.83	1.66	1.50	2.09	2.09	2.09

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C** ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L27, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Voltage	% Power Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Related Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80 CRI		90 CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Remote/Future	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSXD)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DSL Elite or advanced control nodes such as RCAM.	Pins 4 & 5 to dimming leads on driver; Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8 to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR-enabled luminaire for motion-sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CSVDRivo Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA: 0.69 ft² (0.06 m²)

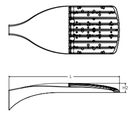
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Catalog Number

Notes

Type

Fill out fields as required then type to fill remaining information.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its useful environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED													
Series	**LEDs**	**Color temperature**[1]		**Color Rendering Index**[1]	**Distribution**					**Voltage**		**Mounting**	
DSX1 LED	**Forward optics**	(this section 70CRI only)			AFR	Automotive front row	T5M	Type V medium		MVOLT	(120V-277V)[4]	**Shipped included**	
	P1	30K	3000K		T1S	Type I short	T5LG	Type V low glare		HVOLT	(347V-480V)[5,6]	SPA	Square pole mounting (#8 drilling)
	P2 P7	40K	4000K		T2M	Type II medium	T5W	Type V wide		XVOLT	(277V - 480V)[5,7]	RPA	Round pole mounting (#8 drilling)
	P3 P8	50K	5000K		T3M	Type III medium	BLC3	Type III backlight control[8]		120[6,9]		SPA5	Square pole mounting #5 drilling[9]
	P4 P9	(this section 80CRI only, extended lead times apply)			T3LG	Type III low glare[1]	BLC4	Type IV backlight control[8]		208[6,9]		RPA5	Round pole mounting #5 drilling[9]
	P5				T4M	Type IV medium	LCCO	Left corner cutoff[8]		240[6,9]		SPARN	Square narrow pole mounting #8 drilling
	Rotated optics	27K	2700K	80CRI	T4LG	Type IV low glare[1]	RCCO	Right corner cutoff[8]		277[6,9]		WBA	Wall bracket[10]
	P10[1] P12[1]	30K	3000K	80CRI	T5TM	Forward throw medium				347[6,9]		MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11[1] P13[1]	35K	3500K	80CRI						480[6,9]			
		40K	4000K	80CRI									
		50K	5000K	80CRI									

Control options		Other options	Finish (required)
Shipped installed	PER7 Seven-pin receptacle only (controls ordered separate)[14,21]	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13,21]	FAO Field adjustable output[14,15]	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[13,16,21]	BL30 Bi-level switched dimming, 30%[16,21]	HS Houseside shield (black finish standard)[17]	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separate)[21]	BL50 Bi-level switched dimming, 50%[16,21]	L90 Left rotated optics[1]	DWHXD White
PER5 Five-pin receptacle only (controls ordered separate)[14,21]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[21]	R90 Right rotated optics[1]	DDBTXD Textured dark bronze
	DS Dual switching[14,15,21]	CCE Coastal Construction[23]	DBLBXD Textured black
		HA 50°C ambient operation[24]	DNATXD Textured natural aluminum
		BAA Buy America(n) Act Compliant	DWHGXD Textured white
		SF Single fuse (120, 277, 347V)[25]	
		DF Double fuse (208, 240, 480V)[26]	
		Shipped separately	
		EGSR External Glare Shield (reversible, field install required, matches housing finish)	
		BSDB Bird spikes (field install required)	

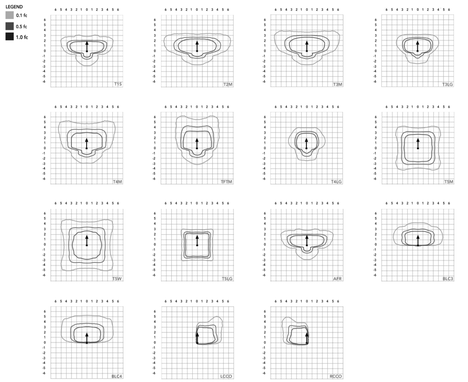
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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND
0.1 fc
0.5 fc
1.0 fc



CHOICE ENGINEERING, LLC
TEXAS FIRM REG. NUMBER F-16676
SACHSE, TEXAS
PHONE: (469) 828-1260
WWW.CHOICE-ENGINEERING

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CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

No.	Date	Description

SEAL:

STATE OF TEXAS
RAMON J. GRAMSTAD
124806
LICENSED
PROFESSIONAL ENGINEER
04/16/2024

ISSUE/ORIGINAL COPYRIGHT DATE: 04/18/24
PROJECT #: 24032
DRAWN BY: RG
CHECKED BY: JR

SHEET NAME:
LIGHT FIXTURE DATA SHEETS

SHEET NUMBER:
PH1.1

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2024-023

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	Washington St.		
SUBDIVISION	Indalloy Addition	LOT	BLOCK
GENERAL LOCATION	Washington St. east of SH66		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-87	CURRENT USE	
PROPOSED ZONING	PD-87 (no change)	PROPOSED USE	Church / House of Worship
ACREAGE	13.92	LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***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	Crosspoint Community Church	☐ APPLICANT	Douphrate & Assoc., Inc.
CONTACT PERSON	Scott Sutton	CONTACT PERSON	Dub Douphrate
ADDRESS	1408 S. Goliad St	ADDRESS	2235 Ridge Rd
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, Tx 75087
PHONE	903-456-5529	PHONE	972 742 2210
E-MAIL	scott@cccrockwall.org	E-MAIL	wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Sutton [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 $ 528.40, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2024. 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."

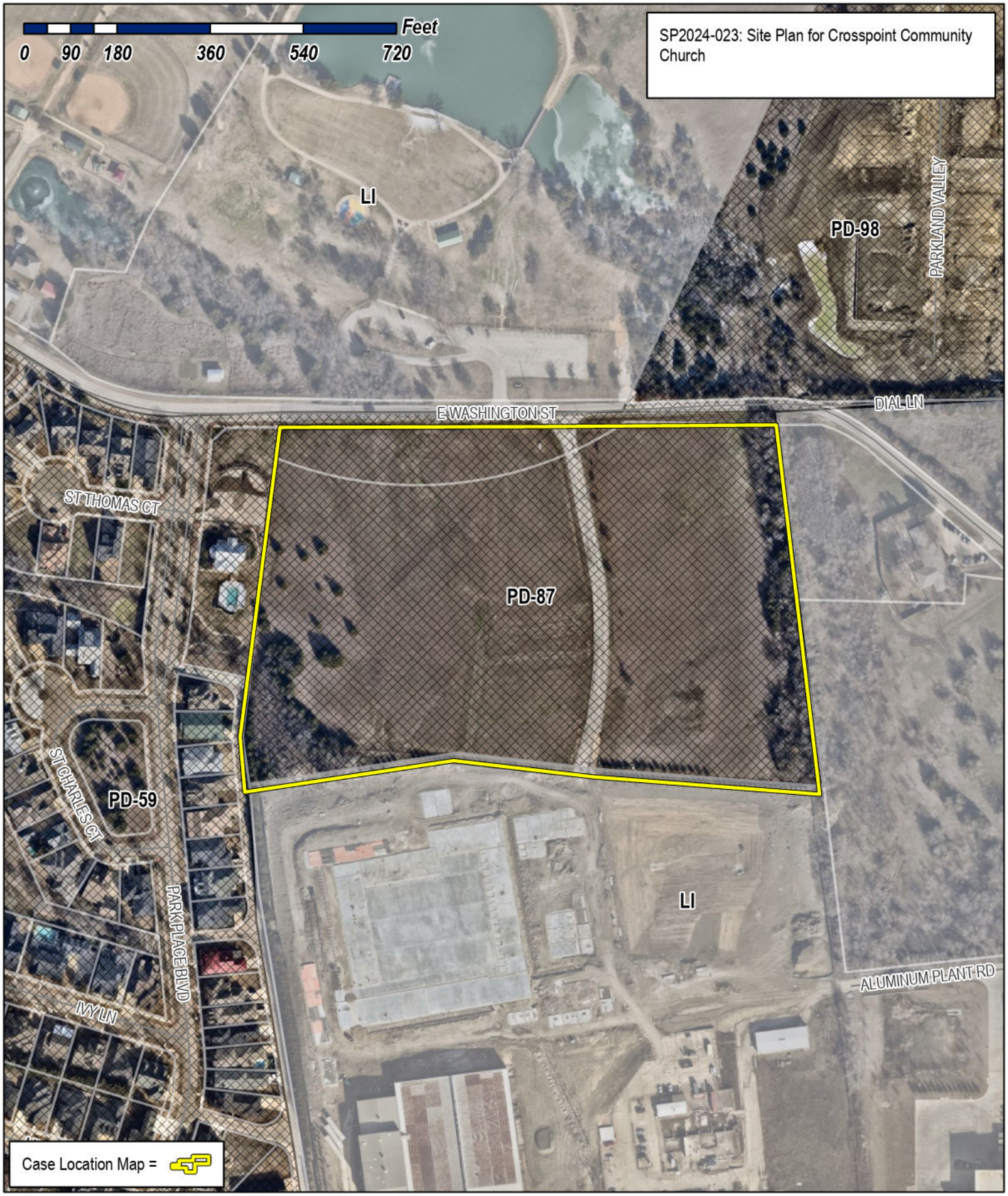
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF May, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Anna Olson

MY COMMISSION EXPIRES 8/19/2027

NOTARY PUBLIC STATE OF TEXAS
ANNA OLSON
Notary ID # 13442613-8
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.

RESIDENTIAL FUTURE PHASE

WASHINGTON STREET

(EXIST 60' Right-of-Way)

N89°55'27"E 513.72'

295.0486

248.3195

N89°37'18"E 445.29'

CONNECT TO EX 12" WATER

EX 12" WATER

CONNECT TO EX 12" WATER

0 40 80

SCALE IN FEET

N

TYPICAL PAVING SECTION

SIDEWALK:
4" — 3000 PSI Concrete Pavement With #3 Bars at 24" O.C.E.W.
4" COMPACTED SUBGRADE

PARKING AREAS:
5" — 3000 PSI Concrete Pavement With #3 Bars at 24" O.C.E.W.
6" Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

FIRE AND TRUCK LANES:
6" — 3,600 PSI Class"C" Concrete Pavement with #3 Bars at 24" O.C.E.W.
6" Lime Stabilized Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

DUMPSTER:
7" — 3,600 PSI Concrete Pavement with #3 Bars at 24" O.C.E.W.
6" Lime Stabilized Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

INSTALL SPEED BUMPS

MAIN ENTRANCE

FUTURE WIDENING AND REROUTING OF EXIST ROW
1.33 AC ROW DEDICATED

ROW DEDICATION
0.180 Acres
(7,842.9')

6' SIDEWALK

15' BLDG SETBACK

20' LANDSCAPE BUFFER

24' FIRE LANE, PUBLIC ACCESS, & UTILITY ESMT

PROP 8" WATER

COLONNADE ENTRYWAYS

NOTE: DETENTION / RETENTION PONDS WILL BE PROVIDED THAT MEETS THE CITY OF ROCKWALL ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION

603.41'

N07°24'46"E

LOT 1
LOT 2
LOT 3
LOT 18
LOT 4
LOT 5
LOT 6
LOT 7
LOT 19
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12

TRACT 1 TOWNHOUSE & CUL-DE-SAC 2.34 AC
FUTURE PHASE (NOT PART OF THIS SITE PLAN)
APP. SEE PHASING PLAN)

(50' Right-of-Way)

40' - 3 TIER LANDSCAPED BUFFER
SEE LANDSCAPING PLAN

PHASE 2 SANCTUARY

PHASE 1 AUDITORIUM (708 SEATS) AND CLASSROOMS
35,000 SF

136.59

591 PARKING SPACES

408.28

17 SPACES (9 HC SPACES)

4 HC SPACES

41 SPACES

26 SPACES

25 SPACES

13 SPACES

22 SPACES

28 SPACES

27 SPACES

24 SPACES

58 SPACES

32 SPACES

24' FIRE LANE

SPR 30' ACCESS EASEMENT

S06°36'08"E 718.44'

SAN SEWER PROP LIFT STATION TO SERVE CROSSPOINT AND CHILDREN'S ADVOCACY CENTER

LANDSCAPED WITH LIVE SCREENING AND BERM

CHILDREN'S ADVOCACY CENTER

LOCATION MAP

HARRY MEYERS PARK
WASHINGTON ST
CROSSPOINT CHURCH
CHILDRENS ADVOCACY
PARK PLACE
SPR MANUFACTURING

DUMPSTER W/ SELF LATCHING SCREENING ENCLOSURE & OIL /WATER SEPARATOR

PHASE 1
418 SPACES

PHASE 2
173 LOTS

SOUTH PRONG SQUABBLE CREEK TRIBUTARY 3-A

0.257 ACRES
(11,195 SQ. FT.)

CONNECT TO SRP SEWER GRAV EXTENTION

PROP FORCE MAIN

30.0672

S81°31'05"W 407.41'

435.64' N85°33'11"W

Corporation
Vol. 444, Pg. 102
D.R.R.C.T.

SITE DATA SUMMARY:
ZONING: PD-87
PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,&5, 13.92 ACRES TOTAL
CHURCH BUILDING ADDITION PHASE 1 35,000 SF
PHASE 1 BUILDING HEIGHT: 36'
PHASE 2 BUILDING AND PARKING WILL BE REVIEWED AT A LATER DATE, SEPARATE REQUEST
TRACTS 2-5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%
PARKING PHASE 1 REQD 177 PARKING PHASE 1 PROVIDED 418
PARKING PHASE 2 REQD 430 PARKING PHASE 2 PROVIDED 173
TOTAL PARKING SPACES REQUIRED: 607 TOTAL PARKING SPACES PROVIDED: 591
HANDICAP PARKING REQUIRED: 12
HANDICAP PARKING PROVIDED: 13
INTERIOR LANDSCAPING REQUIRED: 15%
INTERIOR LANDSCAPING PROVIDED: 20%
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=336,693 SF 7.73 AC
PARKING SPACES 9'X20'
PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED
PER CITY OF ROCKWALL STANDARDS
EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK
WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT
ILLUMINATION (SEE PHOTOMETRIC SHEET)

SITE DATA SUMMARY CONTD:
THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.
ALL EXISTING OR PROPOSED UTILITY DISTRIBUTION LINES MUST BE UNDERGROUND PER THE PLANNED DEVELOPMENT (PD-87) DISTRICT ORDINANCE NO. 23-03

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL

ON THE _____DAY OF _____

WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN *DIRECTOR OF PLANNING AND ZONING*

CASE NO SP 2024-020

REGISTERED PROFESSIONAL ENGINEER
WILL DOUPHRATE II
60102
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILL DOUPHRATE II TEXAS P.E. # 60102 ON DATE: APRIL 14, 2024

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD. # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

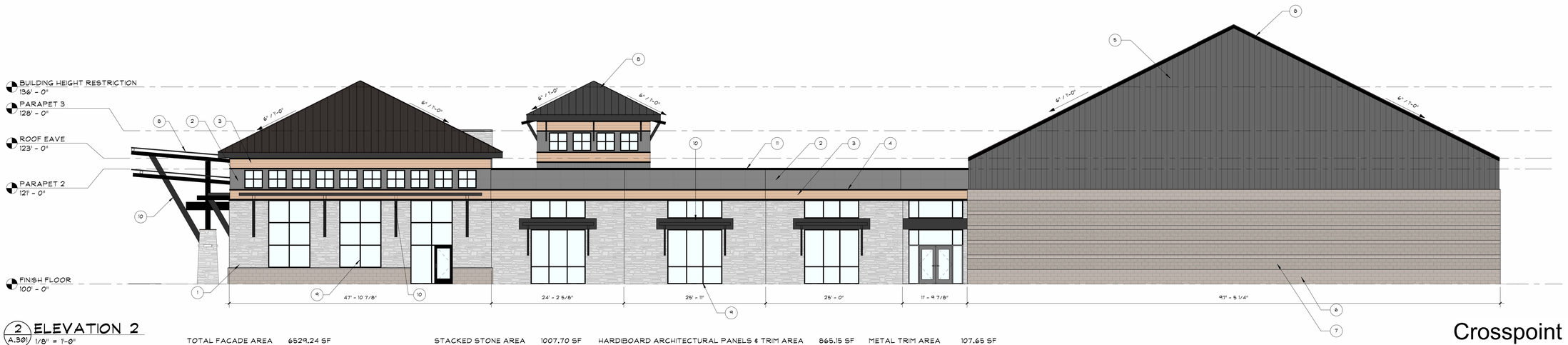
SITE PLAN
CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1"=40' H 1"= V
DATE	APRIL 14, 2024
PROJECT	22023 SITE PL
	20



1 A.301 **ELEVATION 1**
1/8" = 1'-0"

TOTAL FACADE AREA	4393.82 SF	STACKED STONE AREA	1537.36 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	919.44 SF	METAL TRIM AREA	198.00 SF
TOTAL WINDOW & DOOR AREA	1386.61 SF	ARCHITECTURAL CMU BLOCK AREA	281.81 SF	HARDIBOARD BOARD AND BATTON AREA	70.60 SF		
TOTAL AREA - OPENINGS	3007.21 SF	TOTAL MASONRY AREA	1819.17 SF	TOTAL HARDI BOARD AREA	990.04		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	1819.17 SF / 3007.21 SF = 60.50% OF MASONRY						



2 A.301 **ELEVATION 2**
1/8" = 1'-0"

TOTAL FACADE AREA	6529.24 SF	STACKED STONE AREA	1007.70 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	865.15 SF	METAL TRIM AREA	107.65 SF
TOTAL WINDOW & DOOR AREA	995.56 SF	ARCHITECTURAL CMU BLOCK AREA	1810.42 SF	HARDIBOARD BOARD AND BATTON AREA	1749.76 SF		
TOTAL AREA - OPENINGS	5533.68 SF	TOTAL MASONRY AREA	2811.12 SF	TOTAL HARDI BOARD AREA	2614.91 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2811.12 SF / 5533.68 SF = 50.80% OF MASONRY						

GENERAL NOTES

1. WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
2. INTENT OF DESIGN IS TO HAVE ALL RTU'S LOWER THAN TOP OF PARAPET, HIDDEN FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

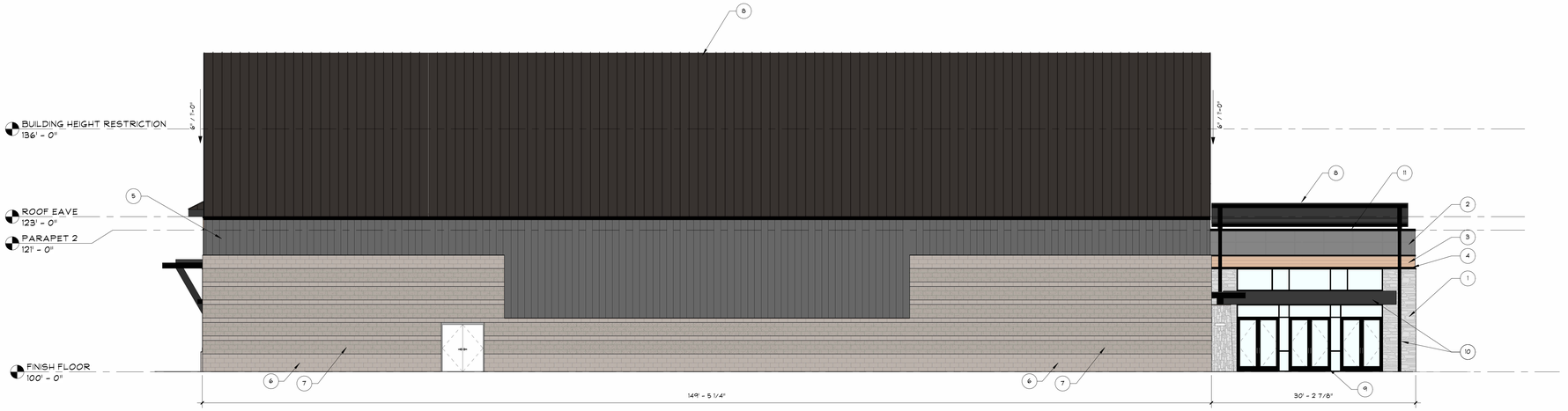
1. GRAY STACKED STONE.
2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
4. FIBER CEMENT BOARD - TRIM - BLACK.
5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.
6. ARCHITECTURAL CMU - HONED FACE BLOCK.
7. ARCHITECTURAL CMU - SPLIT FACE BLOCK.
8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.
9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..
10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..
11. METAL COPING - PAINTED BLACK.

Crosspoint Community Church

Space

www.spacedesign.church

Date: 5-15-24



1 A.302 **ELEVATION 3**

1/8" = 1'-0"

TOTAL FACADE AREA	4069.95 SF	STACKED STONE AREA	123.45 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	171.69 SF	METAL TRIM AREA	51.33 SF
TOTAL WINDOW & DOOR AREA	335.33 SF	ARCHITECTURAL CMU BLOCK AREA	2030.25 SF	HARDIBOARD BOARD AND BATTON AREA	1484.33 SF		
TOTAL AREA - OPENINGS	3734.62 SF	TOTAL MASONRY AREA	2153.70 SF	TOTAL HARDI BOARD AREA	1656.02 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2153.70 SF / 3734.62 SF						
	= 57.67% OF MASONRY						

GENERAL NOTES

1. WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
2. INTENT OF DESIGN IS TO HAVE ALL RTU'S LOWER THAN TOP OF PARAPET, HIDDEN FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

1. GRAY STACKED STONE.

2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.

3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.

4. FIBER CEMENT BOARD - TRIM - BLACK.

5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.

6. ARCHITECTURAL CMU - HONED FACE BLOCK.

7. ARCHITECTURAL CMU - SPLIT FACE BLOCK.

8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.

9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..

10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..

11. METAL COPING - PAINTED BLACK.



2 A.302 **ELEVATION 4**

1/8" = 1'-0"

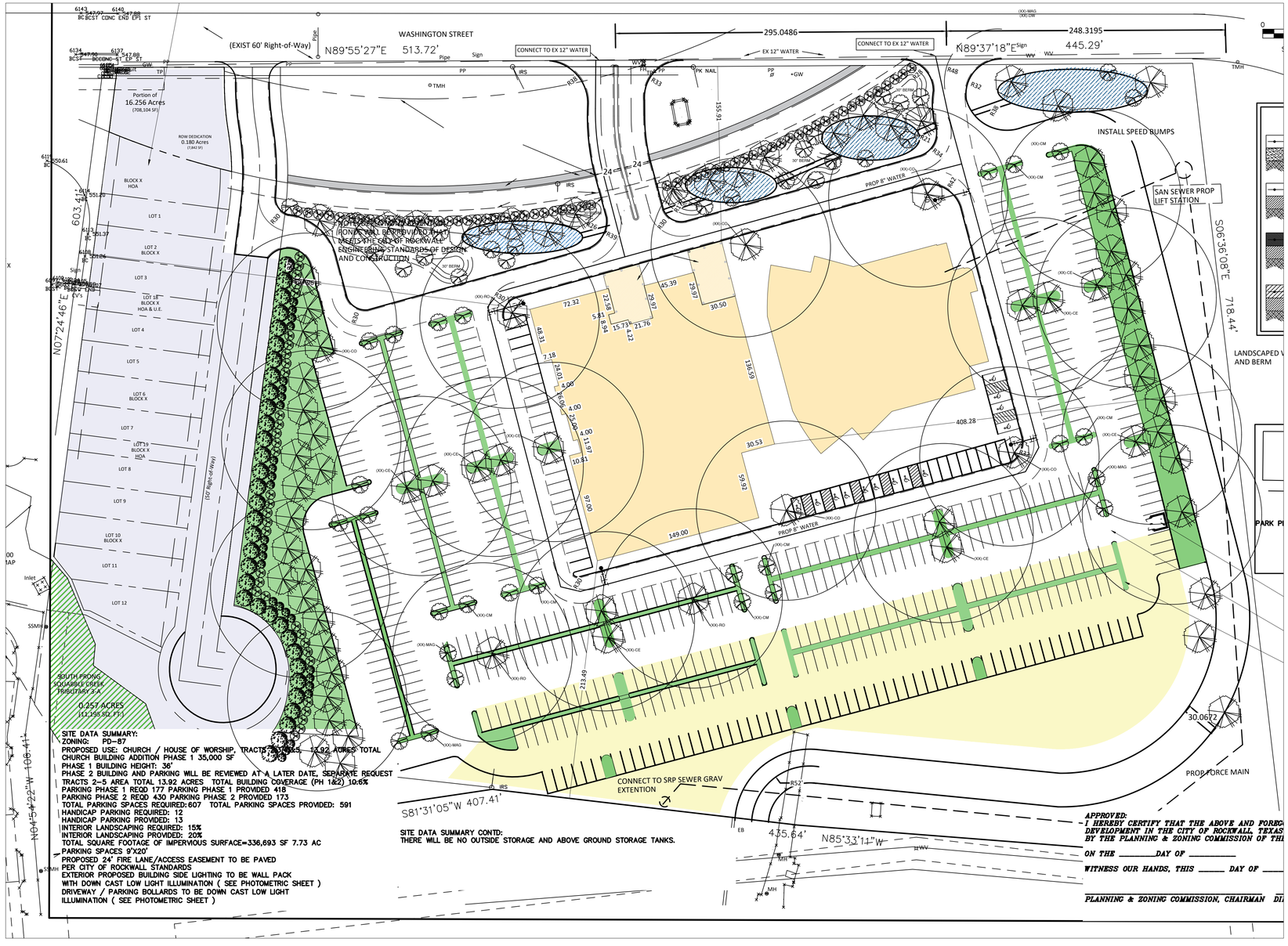
TOTAL FACADE AREA	6608.65 SF	STACKED STONE AREA	1489.75 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	771.49 SF	METAL TRIM AREA	157.33 SF
TOTAL WINDOW & DOOR AREA	1155.55 SF	ARCHITECTURAL CMU BLOCK AREA	1476.25 SF	HARDIBOARD BOARD AND BATTON AREA	1558.27 SF		
TOTAL AREA - OPENINGS	5453.10 SF	TOTAL MASONRY AREA	2966.00 SF	TOTAL HARDI BOARD AREA	2329.76 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2966.00 SF / 5453.10 SF						
	= 54.40% OF MASONRY						

Crosspoint Community Church

Space

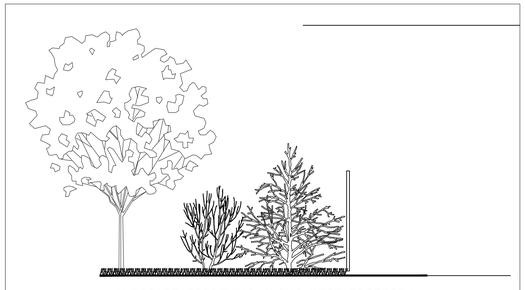
www.spacedesign.church

Date: 5-15-24



01 OVERALL LANDSCAPE PLAN

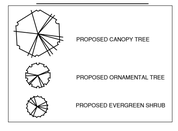
SCALE: 1" = 50'-0"



LANDSCAPE SCREENING ALONG WEST PROPERTY

SCALE: NTS

TREE KEY



LANDSCAPE PLAN NOTES

1. ANY LANDSCAPING LOCATED WITHIN THE UTILITY EASEMENT MAY BE REMOVED BY THE CITY TO ACCESS UTILITIES AND THAT THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPLANTING TREES AND/OR SHRUBS.

LANDSCAPING REQUIREMENTS

1) GENERAL AREAS WITH PERCENTAGES:

TOTAL = 606,355 SF = 100%
LANDSCAPE= 90,953 SF = 15% REQUIRED
LANDSCAPE= 121,271 SF = 20% PROVIDED
PAVING+SW 336,693 SF 56%
BUILDING = 63,967 SF = 11%

2) BUFFERS: (SEC. 77-504. -LANDSCAPING AND SCREENING)
a. SH-66 BUFFER - 20 FT.:
NORTH PORTION OF BUFFER x (2 CANOPY TREES & 4 ORNAMENTAL TREES / 100')
11 CANOPY TREES & 22 ORNAMENTAL TREES ARE REQUIRED
11 CANOPY TREES & 22 ORNAMENTAL TREES ARE PROVIDED
NORTH PORTION OF BUFFER x (10 SHRUBS / 30')
547 (10 / 30') = 182 SHRUBS REQUIRED
182 SHRUBS ARE PROVIDED
*SOUTH PORTION OF BUFFER x (1 TREE / 35')
953' (1 / 35') = 27 TREES REQUIRED TREES
27 TREES ARE PROVIDED
*SOUTH PORTION OF BUFFER x (10 SHRUBS / 30')
953' (10 / 30') = 318 SHRUBS REQUIRED
318 SHRUBS ARE PROVIDED
* PHASE 2 INSTALLATION

EAST:
BUFFER x (1 TREE / 35')
798' x (1 / 35') = 23 TREES
23 CANOPY TREES ARE PROVIDED

BUFFER x (30 SHRUBS / 30')
798' x (10 / 30') = 266 SHRUBS
266 SHRUBS ARE PROVIDED

c. INCOMPATIBILITY BUFFER - 15 FT.:
WEST:
BUFFER x (1 TREE / 35')
597' x (1 / 35') = 17 TREES
17 CANOPY TREES ARE PROVIDED
THREE TIER SCREEN

3) INTERIOR LANDSCAPE: (SEC. 77-504. PARKING LOT INTERIOR LANDSCAPING)
TOTAL PARKING AREA - 336,693 SF
8% = 26,935 SF LANDSCAPING REQ = 1 TREE PER 400 S.F.
XX SF PROVIDED
67 TREES REQ, 34 CANOPY TREES PROVIDED & 26 ORNAMENTAL TREES PROVIDED
45 INTERIOR PARKING ISLANDS - 75% OF TREES MUST BE CANOPY TREES
34 CANOPY TREES REQUIRED
19 CANOPY TREES PROVIDED
11 ORNAMENTAL TREES REQUIRED
26 ORNAMENTAL TREES PROVIDED

4) IRRIGATION - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.04, OF ARTICLE 08, UDC)

5) DETENTION PONDS - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.02, D OF ARTICLE 08, UDC)
(1) CANOPY TREE PER 750 S.F. OF DETENTION AND (1) ACCENT TREE PER 1,500 S.F. @ 11,000 S.F.
15 CANOPY TREES REQUIRED
15 CANOPY TREES PROVIDED
7 ORNAMENTAL TREES REQUIRED
7 ORNAMENTAL TREES PROVIDED

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
RO	XX	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CE	XX	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CO	XX	QUERCUS MUELENBURGII CHINKAPIN OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
KEY	**QUANTITY**	**ORNAMENTAL TREES DESCRIPTION**	**SIZE**
DW	XX	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	3" CAL., MIN. 6' HT., 3' SPD.
RB	XX	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	3" CAL., MIN. 6' HT., 3' SPD.
MAG	XX	MAGNOLIA GRANDIFLORA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	3" CAL., 8' HT., MIN. 3 CANES
VAC	XX	VITEX AGNUS-CASTUS 'SHOAL CREEK' VITEX	30 GAL., 8' HT., 3' SPREAD
CM	XX	LAGERSTROEMIA INDICA 'NATCHEZ' CRAPE MYRTLE	3" CAL., 8' HT., MIN. 3 CANES
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**	**SIZE**
DWM	XX	MYRICA PUSILLA DF. WAX MYRTLE	7 GAL., MIN. 15" HT.
CH	XX	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 18" HT., 24" O.C.
GA	XX	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	XX	RAPHIOLEPSIS INDICA ' PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	XX	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	5 GAL., MIN. 15" HT., A.S.
BRR	XX	BARBERRY THUNBERGII 'RED ROCKET' BARBERRY 'RED ROCKET'	5 GAL., MIN. 15" HT.
PSC	XX	SCUTELLARIA SUFFRUTESCENS PINK SKULLCAP	5 GAL., MIN. 15" HT.
NRS	XX	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., 6' HT., 3' SPREAD
DS	XX	DASYLIRION TEXANUM GREEN DESERT SPOON	10 GAL., MIN. 24" HT.
RY	XX	HESPERALOE PARVIFLORA RED YUCCA	5 GAL., MIN. 8" HT.
BH	XX	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	7 GAL., MIN. 8" HT.
KEY	**QUANTITY**	**GROUND COVER DESCRIPTION**	**SIZE**
EC	XX	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
GL	XX	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL., FULL PLANT
LSS	XX	LIRIOPE MUSCARI 'SILVERY SUNPROOF' LIRIOPE SILVERY SUNPROOF	4" POT, FULL PLANT 10" O.C.
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**	**SIZE**
ABM	XX	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GULF GRASS	1 GAL., FULL PLANT 30" O.C.
MFG	XX	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

J.CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
101C NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75013
214-502-4026

LANDSCAPE PLAN
Crosspoint Community Church

City of Rockwall, Texas
Rockwall County

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10016

Project Status
2024/05/16

Revisions

No.	Date

Sheet

L1.01

Case No. SP2024-XX



Symbol	Label	QTY	Manufacturer	Catalog	Description	Input Power
	SA2	8	Lithonia Lighting	DSX1 LED P4 30K 70CRI T3M	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 3 Medium	247.88
	SA	10	Lithonia Lighting	DSX1 LED P4 30K 70CRI T3M EGS	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 3 Medium External Glare Shield	123.9373

Max/Min				
Description	Symbol	Avg	Max	Min
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc
PARKING AREA	+	1.0 fc	3.8 fc	0.0 fc

SITE DATA SUMMARY:
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PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,&5, 13.92 ACRES TOTAL
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PER CITY OF ROCKWALL STANDARDS
EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK
WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT
ILLUMINATION (SEE PHOTOMETRIC SHEET)
THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.

1 PHOTOMETRIC SITE PLAN
1/32" = 1'-0"

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL

ON THE _____DAY OF _____

WITNESS OUR HANDS, THIS ____ DAY OF ____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NO SP 2024-020

choice engineering
CHOICE ENGINEERING, LLC TEXAS FIRM REG. NUMBER F-16179
SACHSE, TEXAS
PHONE: (469) 828-1360
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CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

No.	Date	Description

SEAL:
STATE OF TEXAS
RAMON J. GRAMSTAD
124806
LICENSED
PROFESSIONAL ENGINEER
04/16/2024

ISSUE/ORIGINAL COPYRIGHT

DATE:	2024/02/02
PROJECT #:	24032
DRAWN BY:	PE
CHECKED BY:	RG

SHEET NAME:
PHOTOMETRIC PLAN

SHEET NUMBER:
PH1.0

Ordering Information

Accessories

Ordered and shipped separately.

BU120 1.5 SU	Photocell - SSL twist-lock (120-277V) [1]
BU347 1.5 CUL SU	Photocell - SSL twist-lock (347V) [2]
BU480 1.5 CUL SU	Photocell - SSL twist-lock (480V) [3]
DSHORT SBK	Shorting cap [4]
DSHS(*)W	House-side shield (enter package number 1-13 in place of #).
DSXRP4 DWHS	Round pole-adapter (#5 drilling, specify finish)
DSXPA5 DWHS	Square pole-adapter #5 drilling (specify finish)
DSXRP45 DWHS	Round pole-adapter #5 drilling (specify finish)
DSXEGSR DWHS	External glare shield (specify finish)
DSXRBSPA DWHS	Bird spike deterrent bracket (specify finish)

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. Shorting cap included and must be ordered with any DSXF2 fusing option.
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9. Not available with P1, P10, P11, P12 and P13 when ordered with DS.
10. WBA cannot be combined with Type 5 distribution plus photocell (PE5).
11. NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link.
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT. PIR not available with P1 and P10 using HVOLT or XVOLT.
14. PER/PER5/PER7 not available with NLTAIR2 PIRHN. PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from the luminaire. Shipped installed option not available with PER, PER5, PER7.
15. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480 V.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18. DMG not available with PIR, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19. DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P6, P7, P10, P11, P12 and P13.
20. Reference Distribution Options table on page 4 to see functionality.
21. Reference Controls Options table on page 4.
22. HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23. CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24. Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25. Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



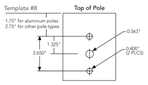
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling





Tenon Mounting Slipfitter

Tenon O.D.	Mounting Template	1 @ 180	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	#PA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	#PA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490
4"	#PA	AS735-190	AS735-280	AS735-290	AS735-390	AS735-320	AS735-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Fixture Mounting Provisions Drilled in Field (Dimensions)							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"	3"	3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPARN	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	—	1.58
DSX1 with SPA5, SPARN	0.70	1.40	1.30	1.66	—	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with WA	0.83	1.66	1.50	2.09	2.09	2.09

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C** ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L27, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Voltage	% Power Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Related Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80 CRI		90 CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Remote/Future	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSXD)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DSL Elite or advanced control nodes such as RCAM.	Pins 4 & 5 to dimming leads on driver; Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8 to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR-enabled luminaire for motion-sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CSVDRay Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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D-Series Size 1
LED Area Luminaire

d-series

Catalog Number
Notes
Type

Fill out fields for reorder and then type to print at the bottom of the page.

Specifications

EPA: 0.69 ft² (0.06 m²)

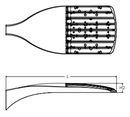
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its useful environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED														
Series	**LEDs**	**Color temperature**[1]		**Color Rendering Index**[1]	**Distribution**						**Voltage**		**Mounting**	
DSX1 LED	**Forward optics**	(this section 70CRI only)			AFR	Automotive front row	T5M	Type V medium	MVOLT	(120V-277V)[4]	**Shipped included**	
	P1	30K	3000K		T1S	Type I short	T5LG	Type V low glare	HVOLT	(347V-480V)[5,6]	SPA	Square pole mounting (#3 drilling)
	P2 P7	40K	4000K		T2M	Type II medium	T5W	Type V wide	XVOLT	(277V - 480V)[5,7]	RPA	Round pole mounting (#3 drilling)
	P3 P8	50K	5000K		T3M	Type III medium	BLC3	Type III backlight control[8]	120	[6,9]	SPA5	Square pole mounting #5 drilling[9]
	P4 P9	(this section 80CRI only, extended lead times apply)			T3LG	Type III low glare[1]	BLC4	Type IV backlight control[8]	208	[6,9]	RPA5	Round pole mounting #5 drilling[9]
	P5	27K	2700K	80CRI	T4M	Type IV medium	LCCO	Left corner cutoff[8]	240	[6,9]	SPARN	Square narrow pole mounting #5 drilling
	Rotated optics	30K	3000K	80CRI	T4LG	Type IV low glare[1]	RCCO	Right corner cutoff[8]	277	[6,9]	WBA	Wall bracket[10]
	P10[1] P12[1]	35K	3500K	80CRI	TFTM	Forward throw medium			347	[6,9]	MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11[1] P13[1]	40K	4000K	80CRI					480	[6,9]		
		50K	5000K	80CRI								

Control options		Other options	Finish (required)
Shipped installed	PER7 Seven-pin receptacle only (controls ordered separate)[14,25]	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13]	FAO Field adjustable output[14,15]	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[13,16,17]	BL30 Bi-level switched dimming, 30%[16,21]	HS Houseside shield (black finish standard)[22]	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separate)[14,25]	BL50 Bi-level switched dimming, 50%[16,21]	L90 Left rotated optics[1]	DWHXD White
PER5 Five-pin receptacle only (controls ordered separate)[14,25]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	R90 Right rotated optics[1]	DDBTXD Textured dark bronze
	DS Dual switching[14,18,21]	CCE Coastal Construction[23]	DBLBXD Textured black
		HA 50°C ambient operation[24]	DNATXD Textured natural aluminum
		BAA Buy America(n) Act Compliant	DWHGXD Textured white
		SF Single fuse (120, 277, 347V)[26]	
		DF Double fuse (208, 240, 480V)[26]	
		Shipped separately	
		EGSR External Glare Shield (reversible, field install required, matches housing finish)	
		BSDB Bird spikes (field install required)	

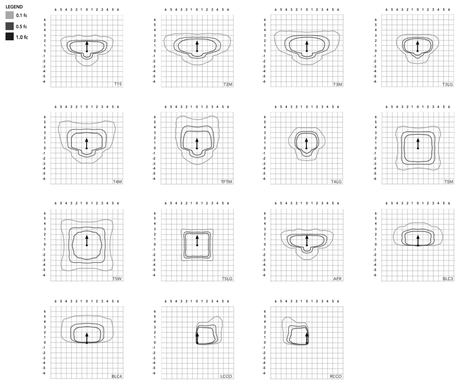
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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND
0.1 fc
0.5 fc
1.0 fc



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choice engineering
CHOICE ENGINEERING, LLC TAUNEE, TEXAS PHONE: (469) 828-1260
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CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

No.	Date	Description

SEAL:

STATE OF TEXAS
RAMON J. GRAMSTAD
124806
LICENSED
PROFESSIONAL ENGINEER
04/16/2024

ISSUE/ORIGINAL COPYRIGHT
DATE: 04/18/24
PROJECT #: 24032
DRAWN BY: RG
CHECKED BY: JR

SHEET NAME:
LIGHT FIXTURE DATA SHEETS

SHEET NUMBER:
PH1.1

PROJECT COMMENTS

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

DATE: 5/24/2024

PROJECT NUMBER: SP2024-023
PROJECT NAME:
SITE ADDRESS/LOCATIONS: 1100 E WASHINGTON ST, ROCKWALL, 75087

CASE CAPTION: Discuss and consider a request by Dub Douphrate & Associates, Inc. on behalf of Crosspoint Community Church for the approval of a Site Plan for House of Worship on a 13.92-acre tract of land identified as a portion of Lot 1, Block A, Park Station Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for General Retail (GR) District land uses, located on the southside of E. Washington Street east of the intersection of E. Washington Street and Park Place Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/24/2024	Needs Review

05/24/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a House of Worship on a 13.92-acre tract of land identified as a portion of Lot 1, Block A, Park Station Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for General Retail (GR) District land uses, located on the southside of E. Washington Street east of the intersection of E. Washington Street and Park Place Boulevard.

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 (SP2024-023) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish lot lines, and establish or abandoned easements.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.6 A Material Sample Board needs to be provided before the Planning and Zoning Commission meeting on June 11, 2024. The Architectural Review Board (ARB) need to look this submittal requirement as part of their review. (Subsection 03.04. A, of Article 11, UDC)

M.7 Site Plan.
(1) Please provide a note indicating that Phase 2 of the building and parking will be reviewed at a later date with a separate request. (03.04. A, of Article 11, UDC)
(2) Please remove the parking requirements for Phase 2 from the site plan and landscape plan. (03.04. A, of Article 11, UDC)
(3) Please indicate the current and future SH-66 ROW width. (03.04. A, of Article 11, UDC)
(4) All signage will be reviewed through a separate permitting process. Please remove all signage from the site plan/landscape plan and the building elevations. In addition, signage may not be located within ROW or future ROW. (06.02. F, of Article 05, UDC)
(5) Please provide a dumpster detail that meets the Unified Development Code; "(t)rash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards." (Subsection 01.05. B, of Article 05, UDC)
(6) Please delineate all site amenities to be included with this phase. For example, if a playground is to be include with this phase, it must be delineated on the site plan.

M.8 Landscape Plan.
(1) Please better delineate the landscape buffer plantings and the detention pond landscaping. They each have their own requirements and I cannot determine if the requirements are met. More specifically for detention basins there shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree per 1,500 SF of detention area. In this case, there is no rough determination of detention area for this calculation. Staff understands that this is not designed yet, but we need some level of confidence that the landscaping will meet the requirements. (Subsection 05.03, of Article 08, UDC)
(2) Please suggest a different accent tree as Crape Myrtles are not considered accent trees per the UDC. (Subsection 05.03, of Article 08, UDC)
(3) Please provide a legend for the plant icons so that staff can better read the plans. (Subsection 05.03, of Article 08, UDC)
(4) Please delineate the landscape buffer on the landscape plan and update the landscape buffer width on the site plan. Per the PD Ordinance, the landscape buffer along the Future SH-66 is 30-feet. (PD 87; Ordinance No. 23-03)
(5) The landscape buffer along the internal street (i.e. on west side) is 20-feet wide and requires canopy trees on 20-foot centers, and a combination of shrubbery and ground cover along the entire length. (Subsection 05.01, of Article 08, UDC)
(6) Please identify the visibility triangles for the driveway connections. (Subsection 05.01, of Article 08, UDC)

M.9 Building Elevations
(1) Per the PD Ordinance, each building façade must utilize 90% masonry material (i.e. full width brick, natural or quarried stone); however, up to 50% may be HardiBoard or Stucco. In this case, CMU is being proposed. Per the PD Ordinance, only full width brick, natural or quarried stone may be utilized, in addition to the HardiBoard or Stucco. (PD 87; Ordinance No. 23-03)
(2) Please update the note related to the RTUs to better reflect that the units must be screened. (Subsection 01.05. C, of Article 05, UDC)
(3) The proposed building does not meet the secondary façade articulation standards. In this case the Wall Length (i.e. South, West, East), the Secondary Entry Width (i.e. South, West, East), the Secondary Entry Length (i.e. South, West, East), and the Projection Height (i.e. South, West, East) requirements are not met. If not corrected, this will be an Exception. (Subsection 04.01. C. 2, of Article 05, UDC)
(4) Please review the wall lengths provided on the building elevations against the site plan. It appears that these lengths do not match. (Subsection 01.05, of Article 05, UDC)

M.10 Based on the materials submitted staff has identified the following Exception(s)/Variance(s) for this project:

(1) Articulation. The proposed building does not meet the secondary articulation requirements (i.e. Wall Length (i.e. South, West, East), the Secondary Entry Width (i.e. South, West, East), the Secondary Entry Length (i.e. South, West, East), and the Projection Height (i.e. South, West, East)) outlined within the General Commercial District Standards. (Subsection 04.01, of Article 05, UDC)

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on June 4, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on May 28, 2024.
(2) Planning & Zoning meeting/public hearing meeting will be held on June 11, 2024.

I.14 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 requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required 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	05/22/2024	Approved w/ Comments

05/22/2024: 1. Show the existing Park Place Blvd driveway and dimension this proposed driveway from it. Ensure it meets driveway spacing requirements.
2. Please label the radius for all drive aisles/fire lanes.
3. Please show and label the 20' water easements required for all fire hydrants.
4. Need to show approx. location for the detention for residential & not in the flood plain
5. A portion of this site is within the 100yr floodplain and will need to follow all floodplain requirements.
6. Make sure there is 5' clear around fire hydrants. No parking/curb within 5' of the fire hydrants
7. If this is also fire lane, show the dashed lines to symbolize it and label the radius to ensure they meet the 20' min requirement.
8. Will just 1 dumpster be enough?
9. Label as private
10. 6.5 sack mix.
11. 5.5 sack mix.
12. Show floodplain is located in this area.
13. Show 10' utility easement along all public road frontages
14. Show the existing entrance to Harry Myers Park.
15. 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".
16. Utility layout does not match the site plan provided with this submittal.

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway)
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences allowed within easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- Existing flow patterns must be maintained.
- Detention is required. Size/design is not reviewed until engineering submittal. See detention requirements/design in Engineering Standards of Design and Construction.

- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at the free board elevation.
- The 100-year WSEL must be called out for detention systems.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 12" water main located along E. Washington Street available for use.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:
- Must be approved before Engineering plans will be released for construction.
- A sidewalk must be provided along E. Washington Street.
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks. - No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- 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.

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	05/23/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved w/ Comments

05/22/2024: Fire Department Connection (FDC) shall be facing and visible from the fire lane.
FDC must be within 100 feet of a fire hydrant and within 50 feet of the fire lane.
The FDC shall be clear and unobstructed, with a minimum of a 5-foot-clear all-weather path from fire lane access.

All traffic-calming devices installed in the fire lane shall be permitted through the fire department prior to installation.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

GIS	Lance Singleton	05/20/2024	Approved

No Comments

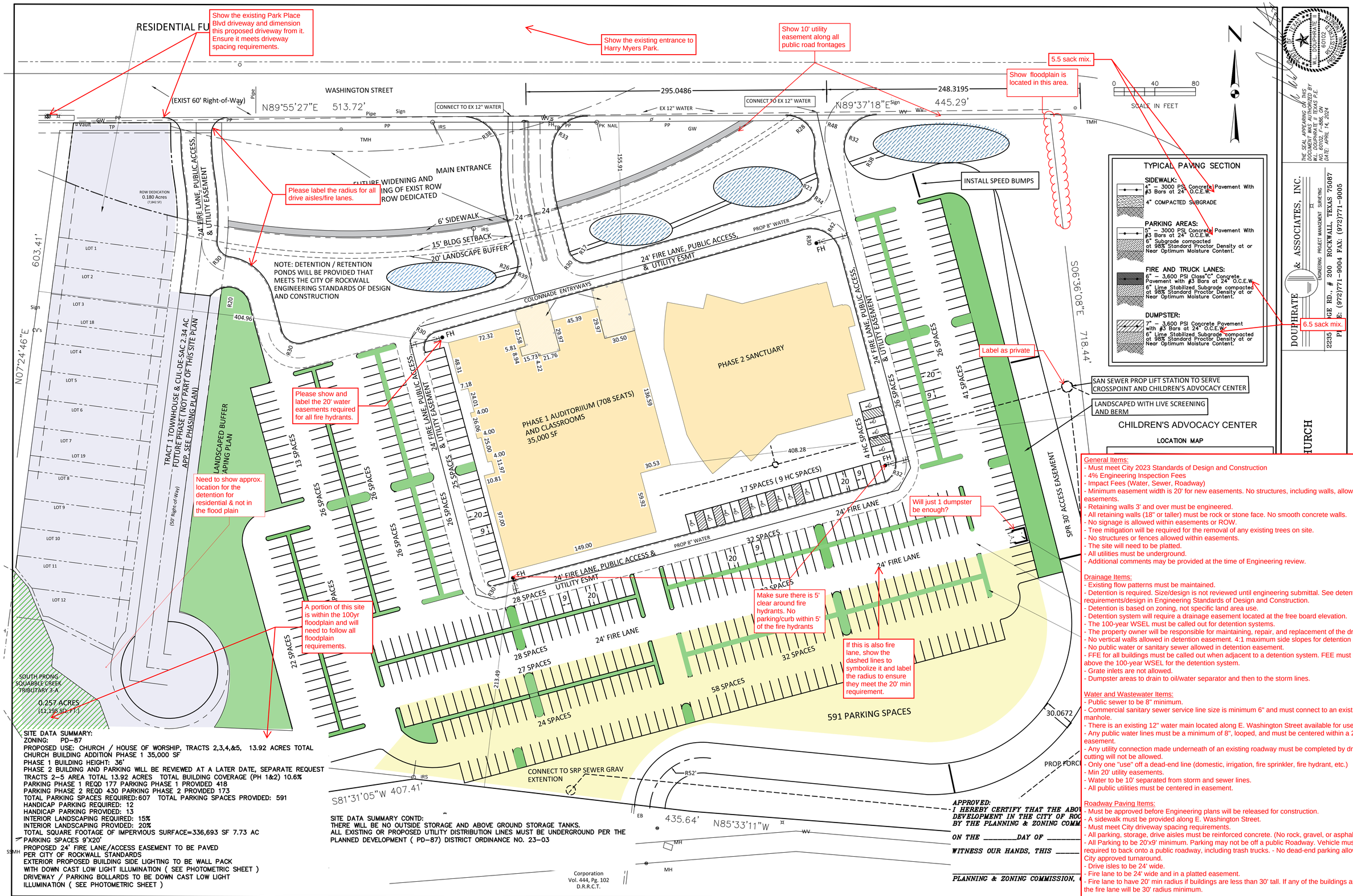
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved

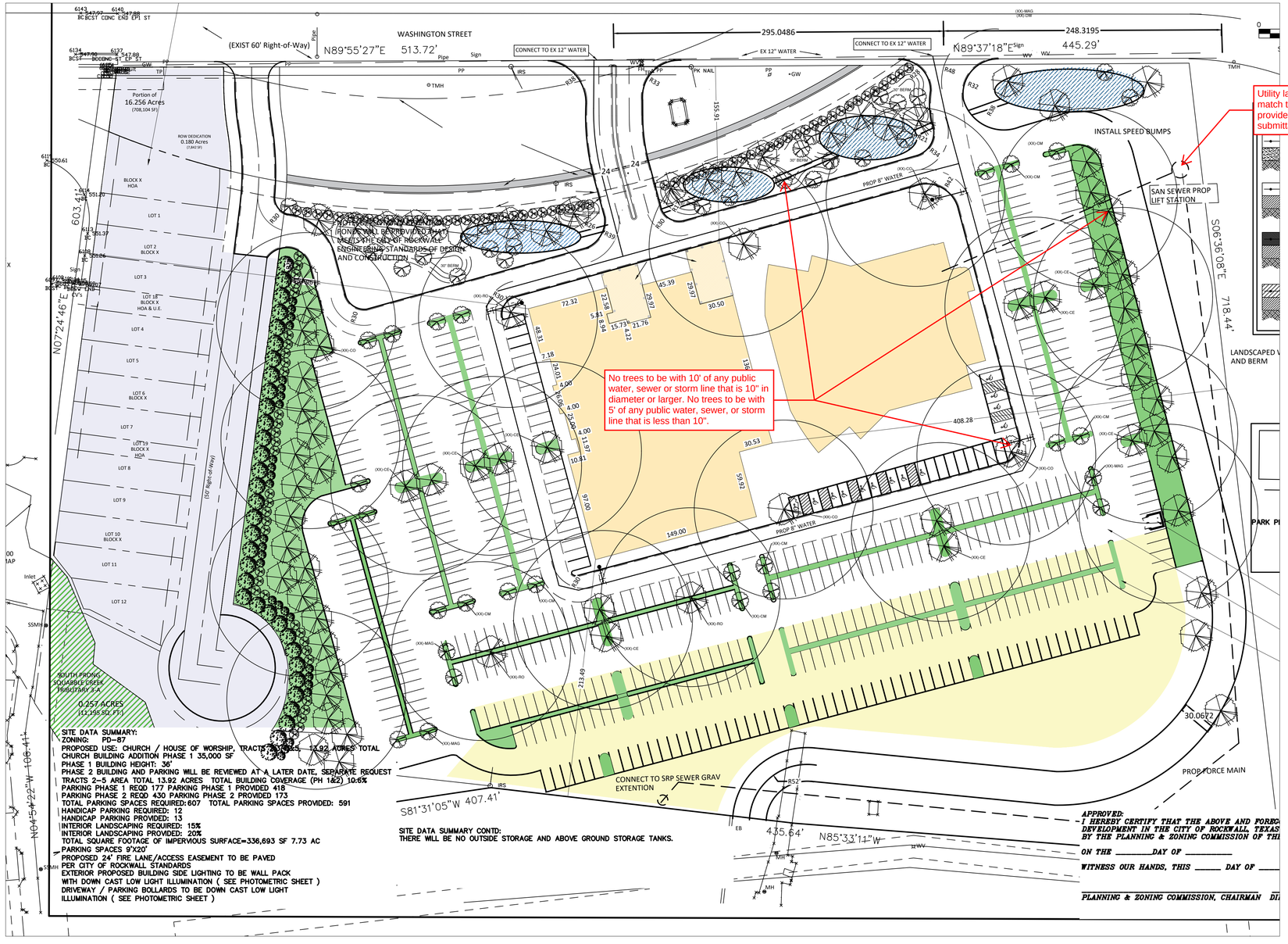
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved w/ Comments

05/20/2024: Please provide type of grass variety that will be used on the project.

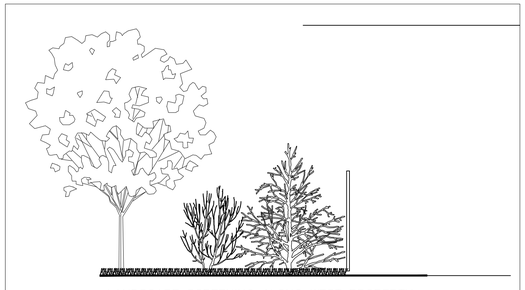
The best varieties out there right now for water conservation, wear, shade and cold tolerance are Tif Tuf, Tahoma 31. Northbridge, Latitude 36.


Show the existing Park Place Blvd driveway and dimension this proposed driveway from it. Ensure it meets driveway spacing requirements.
Show the existing entrance to Harry Myers Park.
Show 10' utility easement along all public road frontages
5.5 sack mix.
Show floodplain is located in this area.
Please label the radius for all drive aisles/fire lanes.
Please show and label the 20' water easements required for all fire hydrants.
Need to show approx. location for the detention for residential & not in the flood plain
A portion of this site is within the 100yr floodplain and will need to follow all floodplain requirements.
Make sure there is 5' clear around fire hydrants. No parking/curb within 5' of the fire hydrants
If this is also fire lane, show the dashed lines to symbolize it and label the radius to ensure they meet the 20' min requirement.
Will just 1 dumpster be enough?
Label as private
6.5 sack mix.
RESIDENTIAL FU
WASHINGTON STREET
(EXIST 60' Right-of-Way)
N89°55'27"E 513.72'
295.0486
248.3195
N89°37'18"E 445.29'
CONNECT TO EX 12" WATER
EX 12" WATER
MAIN ENTRANCE
FUTURE WIDENING AND ING OF EXIST ROW ROW DEDICATED
ROW DEDICATION 0.180 Acres (7,843 SF)
24' FIRE LANE, PUBLIC ACCESS, & UTILITY EASEMENT
6' SIDEWALK
15' BLDG SETBACK
20' LANDSCAPE BUFFER
NOTE: DETENTION / RETENTION PONDS WILL BE PROVIDED THAT MEETS THE CITY OF ROCKWALL ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION
24' FIRE LANE, PUBLIC ACCESS, & UTILITY ESMT
PROP 8" WATER
COLONNADE ENTRYWAYS
PHASE 2 SANCTUARY
PHASE 1 AUDITORIUM (708 SEATS) AND CLASSROOMS 35,000 SF
TRACT 1 TOWNHOUSE & CUL-DE-SAC 2.34 AC FUTURE PHASE (NOT PART OF THIS SITE PLAN) APP. SEE PHASING PLAN
LANDSCAPED BUFFER SCAPING PLAN
N07°24'46"E 603.41'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 18
LOT 19
SOUTH PRONG SQUABBLE CREEK TRIBUTARY 3-A
0.257 ACRES (11,195 SQ. FT.)
S81°31'05"W 407.41'
CONNECT TO SRP SEWER GRAV EXTENTION
S06°36'08"E 718.44'
SAN SEWER PROP LIFT STATION TO SERVE CROSSPOINT AND CHILDREN'S ADVOCACY CENTER
LANDSCAPED WITH LIVE SCREENING AND BERM
CHILDREN'S ADVOCACY CENTER
LOCATION MAP
INSTALL SPEED BUMPS
SPR 30' ACCESS EASEMENT
591 PARKING SPACES
17 SPACES (9 HC SPACES)
4 HC SPACES
41 SPACES
26 SPACES
32 SPACES
28 SPACES
27 SPACES
24 SPACES
22 SPACES
13 SPACES
24' FIRE LANE
TYPICAL PAVING SECTION
SIDEWALK:
4" — 3000 PSI Concrete Pavement With #3 Bars at 24" O.C.E.W.
4" COMPACTED SUBGRADE
PARKING AREAS:
5" — 3000 PSI Concrete Pavement With #3 Bars at 24" O.C.E.W.
6" Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.
FIRE AND TRUCK LANES:
6" — 3,600 PSI Class"C" Concrete Pavement with #3 Bars at 24" O.C.E.W.
6" Lime Stabilized Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.
DUMPSTER:
7" — 3,600 PSI Concrete Pavement with #3 Bars at 24" O.C.E.W.
6" Lime Stabilized Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.
SCALE IN FEET
0 40 80
N
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. 60102 ON THE DATE: APRIL 14, 2024
W.L. DOUPHRATE II 60102 REGISTERED PROFESSIONAL ENGINEER
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 EDGE RD. # 200 ROCKWALL, TEXAS 75087
PH: (972)771-9004 FAX: (972)771-9005
CHURCH
SITE DATA SUMMARY:
ZONING: PD-87
PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,&5, 13.92 ACRES TOTAL
CHURCH BUILDING ADDITION PHASE 1 35,000 SF
PHASE 1 BUILDING HEIGHT: 36'
PHASE 2 BUILDING AND PARKING WILL BE REVIEWED AT A LATER DATE, SEPARATE REQUEST
TRACTS 2-5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%
PARKING PHASE 1 REQD 177 PARKING PHASE 1 PROVIDED 418
PARKING PHASE 2 REQD 430 PARKING PHASE 2 PROVIDED 173
TOTAL PARKING SPACES REQUIRED: 607 TOTAL PARKING SPACES PROVIDED: 591
HANDICAP PARKING REQUIRED: 12
HANDICAP PARKING PROVIDED: 13
INTERIOR LANDSCAPING REQUIRED: 15%
INTERIOR LANDSCAPING PROVIDED: 20%
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=336,693 SF 7.73 AC
PARKING SPACES 9'X20'
PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED PER CITY OF ROCKWALL STANDARDS
EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
SITE DATA SUMMARY CONTD:
THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.
ALL EXISTING OR PROPOSED UTILITY DISTRIBUTION LINES MUST BE UNDERGROUND PER THE PLANNED DEVELOPMENT (PD-87) DISTRICT ORDINANCE NO. 23-03
APPROVED:
I HEREBY CERTIFY THAT THE ABOV
DEVELOPMENT IN THE CITY OF ROC
BY THE PLANNING & ZONING COMM
ON THE _____DAY OF _____
WITNESS OUR HANDS, THIS _____
PLANNING & ZONING COMMISSION,
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway)
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences allowed within easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.
Drainage Items:
- Existing flow patterns must be maintained.
- Detention is required. Size/design is not reviewed until engineering submittal. See detention requirements/design in Engineering Standards of Design and Construction.
- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at the free board elevation.
- The 100-year WSEL must be called out for detention systems.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 12" water main located along E. Washington Street available for use.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
Roadway Paving Items:
- Must be approved before Engineering plans will be released for construction.
- A sidewalk must be provided along E. Washington Street.
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks. - No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- 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.
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".



01 OVERALL LANDSCAPE PLAN

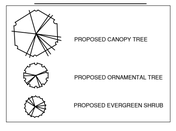
SCALE: 1" = 50'-0"



LANDSCAPE SCREENING ALONG WEST PROPERTY

SCALE: NTS

TREE KEY



LANDSCAPE PLAN NOTES

1. ANY LANDSCAPING LOCATED WITHIN THE UTILITY EASEMENT MAY BE REMOVED BY THE CITY TO ACCESS UTILITIES AND THAT THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPLANTING TREES AND/OR SHRUBS.

LANDSCAPING REQUIREMENTS

1) GENERAL AREAS WITH PERCENTAGES:

TOTAL = 606,355 SF = 100%
LANDSCAPE= 90,953 SF = 15% REQUIRED
LANDSCAPE= 121,271 SF = 20% PROVIDED
PAVING+SW 336,693 SF 56%
BUILDING = 63,967 SF = 11%

2) BUFFERS: (SEC. 77-504. -LANDSCAPING AND SCREENING)
a. SH-66 BUFFER - 20 FT.:
NORTH PORTION OF BUFFER x (2 CANOPY TREES & 4 ORNAMENTAL TREES / 100')
11 CANOPY TREES & 22 ORNAMENTAL TREES ARE REQUIRED
11 CANOPY TREES & 22 ORNAMENTAL TREES ARE PROVIDED
NORTH PORTION OF BUFFER x (10 SHRUBS / 30')
547 (10 / 30') = 182 SHRUBS REQUIRED
182 SHRUBS ARE PROVIDED
*SOUTH PORTION OF BUFFER x (1 TREE / 35')
953' (1 / 35') = 27 TREES REQUIRED TREES
27 TREES ARE PROVIDED
*SOUTH PORTION OF BUFFER x (10 SHRUBS / 30')
953' (10 / 30') = 318 SHRUBS REQUIRED
318 SHRUBS ARE PROVIDED
* PHASE 2 INSTALLATION

EAST:
BUFFER x (1 TREE / 35')
798' x (1 / 35') = 23 TREES
23 CANOPY TREES ARE PROVIDED

BUFFER x (30 SHRUBS / 30')
798' x (10 / 30') = 266 SHRUBS
266 SHRUBS ARE PROVIDED

c. INCOMPATIBILITY BUFFER - 15 FT.:
WEST:
BUFFER x (1 TREE / 35')
597' x (1 / 35') = 17 TREES
17 CANOPY TREES ARE PROVIDED
THREE TIER SCREEN

3) INTERIOR LANDSCAPE: (SEC. 77-504. PARKING LOT INTERIOR LANDSCAPING)
TOTAL PARKING AREA - 336,693 SF
8% = 26,935 SF LANDSCAPING REQ = 1 TREE PER 400 S.F.
XX SF PROVIDED
67 TREES REQ, 34 CANOPY TREES PROVIDED & 26 ORNAMENTAL TREES PROVIDED
45 INTERIOR PARKING ISLANDS - 75% OF TREES MUST BE CANOPY TREES
34 CANOPY TREES REQUIRED
19 CANOPY TREES PROVIDED
11 ORNAMENTAL TREES REQUIRED
26 ORNAMENTAL TREES PROVIDED

4) IRRIGATION - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.04, OF ARTICLE 08, UDC)

5) DETENTION PONDS - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.02, D OF ARTICLE 08, UDC)
(1) CANOPY TREE PER 750 S.F. OF DETENTION AND (1) ACCENT TREE PER 1,500 S.F. @ 11,000 S.F.
15 CANOPY TREES REQUIRED
15 CANOPY TREES PROVIDED
7 ORNAMENTAL TREES REQUIRED
7 ORNAMENTAL TREES PROVIDED

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
RO	XX	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CE	XX	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CO	XX	QUERCUS MUELENBURGII CHINKAPIN OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
KEY	**QUANTITY**	**ORNAMENTAL TREES DESCRIPTION**	**SIZE**
DW	XX	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	3" CAL., MIN. 6' HT., 3' SPD.
RB	XX	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	3" CAL., MIN. 6' HT., 3' SPD.
MAG	XX	MAGNOLIA GRANDIFLORA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	3" CAL., 8' HT., MIN. 3 CANES
VAC	XX	VITEX AGNUS-CASTUS 'SHOAL CREEK' VITEX	30 GAL., 8' HT., 3' SPREAD
CM	XX	LAGERSTROEMIA INDICA 'NATCHEZ' CRAPE MYRTLE	3" CAL., 8' HT., MIN. 3 CANES
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**	**SIZE**
DWM	XX	MYRICA PUSILLA DF. WAX MYRTLE	7 GAL., MIN. 15" HT.
CH	XX	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 18" HT., 24" O.C.
GA	XX	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	XX	RAPHIOLEPSIS INDICA ' PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	XX	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	5 GAL., MIN. 15" HT., A.S.
BRR	XX	BARBERRY THUNBERGII 'RED ROCKET' BARBERRY 'RED ROCKET'	5 GAL., MIN. 15" HT.
PSC	XX	SCUTELLARIA SUFFRUTESCENS PINK SKULLCAP	5 GAL., MIN. 15" HT.
NRS	XX	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., 6' HT., 3' SPREAD
DS	XX	DASYLIRION TEXANUM GREEN DESERT SPOON	10 GAL., MIN. 24" HT.
RY	XX	HESPERALOE PARVIFLORA RED YUCCA	5 GAL., MIN. 8" HT.
BH	XX	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	7 GAL., MIN. 8" HT.
KEY	**QUANTITY**	**GROUND COVER DESCRIPTION**	**SIZE**
EC	XX	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
GL	XX	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL., FULL PLANT
LSS	XX	LIRIOPE MUSCARI 'SILVERY SUNPROOF' LIRIOPE SILVERY SUNPROOF	4" POT, FULL PLANT 10" O.C.
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**	**SIZE**
ABM	XX	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GULF GRASS	1 GAL., FULL PLANT 30" O.C.
MFG	XX	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
101C NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75013
214-502-4026

LANDSCAPE PLAN
Crosspoint Community Church
City of Rockwall, Texas
Rockwall County

COPYRIGHT. Drawings and specifications as Instruments of Service are the Property of the Designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.

10016

Project Status
2024/05/16

Revisions

No.	Date

Sheet
L1.01

Case No. SP2024-XX

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2024-023

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	Washington St.		
SUBDIVISION	Indalloy Addition	LOT	BLOCK
GENERAL LOCATION	Washington St. east of SH66		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-87	CURRENT USE	
PROPOSED ZONING	PD-87 (no change)	PROPOSED USE	Church / House of Worship
ACREAGE	13.92	LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***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	Crosspoint Community Church	☐ APPLICANT	Douphrate & Assoc., Inc.
CONTACT PERSON	Scott Sutton	CONTACT PERSON	Dub Douphrate
ADDRESS	1408 S. Goliad St	ADDRESS	2235 Ridge Rd
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, Tx 75087
PHONE	903-456-5529	PHONE	972 742 2210
E-MAIL	scott@cccrockwall.org	E-MAIL	wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Sutton [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 $ 528.40, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2024. 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."

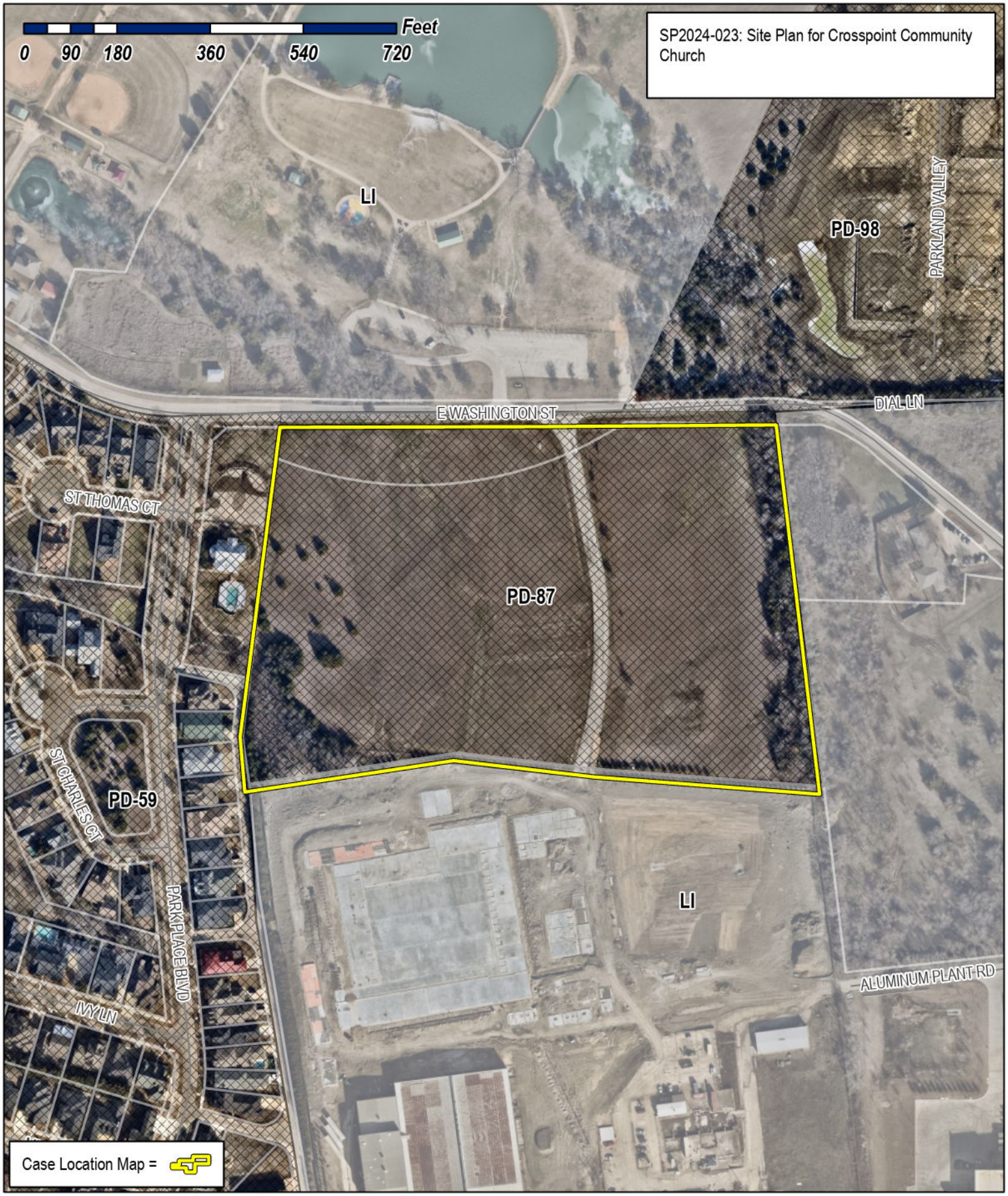
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF May, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Anna Olson

MY COMMISSION EXPIRES 8/19/2027

NOTARY PUBLIC STATE OF TEXAS
ANNA OLSON
Notary ID # 13442613-8
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.

RESIDENTIAL FUTURE PHASE

WASHINGTON STREET

(EXIST 60' Right-of-Way)

N89°55'27"E 513.72'

295.0486

248.3195

N89°37'18"E 445.29'

CONNECT TO EX 12" WATER

EX 12" WATER

CONNECT TO EX 12" WATER

0 40 80

SCALE IN FEET

N

TYPICAL PAVING SECTION

SIDEWALK:
4" — 3000 PSI Concrete Pavement With #3 Bars at 24" O.C.E.W.
4" COMPACTED SUBGRADE

PARKING AREAS:
5" — 3000 PSI Concrete Pavement With #3 Bars at 24" O.C.E.W.
6" Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

FIRE AND TRUCK LANES:
6" — 3,600 PSI Class"C" Concrete Pavement with #3 Bars at 24" O.C.E.W.
6" Lime Stabilized Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

DUMPSTER:
7" — 3,600 PSI Concrete Pavement with #3 Bars at 24" O.C.E.W.
6" Lime Stabilized Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

INSTALL SPEED BUMPS

MAIN ENTRANCE

FUTURE WIDENING AND REROUTING OF EXIST ROW
1.33 AC ROW DEDICATED

ROW DEDICATION
0.180 Acres
(7,842.9')

6' SIDEWALK

15' BLDG SETBACK

20' LANDSCAPE BUFFER

24' FIRE LANE, PUBLIC ACCESS, & UTILITY ESMT

PROP 8" WATER

COLONNADE ENTRYWAYS

NOTE: DETENTION / RETENTION PONDS WILL BE PROVIDED THAT MEETS THE CITY OF ROCKWALL ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION

603.41'

N07°24'46"E

LOT 1
LOT 2
LOT 3
LOT 18
LOT 4
LOT 5
LOT 6
LOT 7
LOT 19
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12

TRACT 1 TOWNHOUSE & CUL-DE-SAC 2.34 AC
FUTURE PHASE (NOT PART OF THIS SITE PLAN)
APP. SEE PHASING PLAN)

(50' Right-of-Way)

40' - 3 TIER LANDSCAPED BUFFER
SEE LANDSCAPING PLAN

PHASE 2 SANCTUARY

PHASE 1 AUDITORIUM (708 SEATS) AND CLASSROOMS
35,000 SF

136.59

591 PARKING SPACES

408.28

17 SPACES (9 HC SPACES)

4 HC SPACES

41 SPACES

26 SPACES

25 SPACES

13 SPACES

22 SPACES

28 SPACES

27 SPACES

24 SPACES

58 SPACES

32 SPACES

24' FIRE LANE

SPR 30' ACCESS EASEMENT

S06°36'08"E 718.44'

SAN SEWER PROP LIFT STATION TO SERVE CROSSPOINT AND CHILDREN'S ADVOCACY CENTER

LANDSCAPED WITH LIVE SCREENING AND BERM

CHILDREN'S ADVOCACY CENTER

LOCATION MAP

HARRY MEYERS PARK
WASHINGTON ST
CROSSPOINT CHURCH
CHILDRENS ADVOCACY
PARK PLACE
SPR MANUFACTURING

DUMPSTER W/ SELF LATCHING SCREENING ENCLOSURE & OIL /WATER SEPARATOR

PHASE 1
418 SPACES

PHASE 2
173 LOTS

SOUTH PRONG SQUABBLE CREEK TRIBUTARY 3-A

0.257 ACRES
(11,195 SQ. FT.)

CONNECT TO SRP SEWER GRAV EXTENTION

PROP FORCE MAIN

30.0672

S81°31'05"W 407.41'

435.64' N85°33'11"W

Corporation
Vol. 444, Pg. 102
D.R.R.C.T.

SITE DATA SUMMARY:
ZONING: PD-87
PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,&5, 13.92 ACRES TOTAL
CHURCH BUILDING ADDITION PHASE 1 35,000 SF
PHASE 1 BUILDING HEIGHT: 36'
PHASE 2 BUILDING AND PARKING WILL BE REVIEWED AT A LATER DATE, SEPARATE REQUEST
TRACTS 2-5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%
PARKING PHASE 1 REQD 177 PARKING PHASE 1 PROVIDED 418
PARKING PHASE 2 REQD 430 PARKING PHASE 2 PROVIDED 173
TOTAL PARKING SPACES REQUIRED: 607 TOTAL PARKING SPACES PROVIDED: 591
HANDICAP PARKING REQUIRED: 12
HANDICAP PARKING PROVIDED: 13
INTERIOR LANDSCAPING REQUIRED: 15%
INTERIOR LANDSCAPING PROVIDED: 20%
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=336,693 SF 7.73 AC
PARKING SPACES 9'X20'
PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED
PER CITY OF ROCKWALL STANDARDS
EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK
WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT
ILLUMINATION (SEE PHOTOMETRIC SHEET)

SITE DATA SUMMARY CONTD:
THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.
ALL EXISTING OR PROPOSED UTILITY DISTRIBUTION LINES MUST BE UNDERGROUND PER THE PLANNED DEVELOPMENT (PD-87) DISTRICT ORDINANCE NO. 23-03

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL

ON THE _____DAY OF _____

WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN *DIRECTOR OF PLANNING AND ZONING*

CASE NO SP 2024-020

REGISTERED PROFESSIONAL ENGINEER
WILL DOUPHRATE II
60102
STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILL DOUPHRATE II TEXAS P.E. # 60102 ON DATE: APRIL 14, 2024

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD. # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

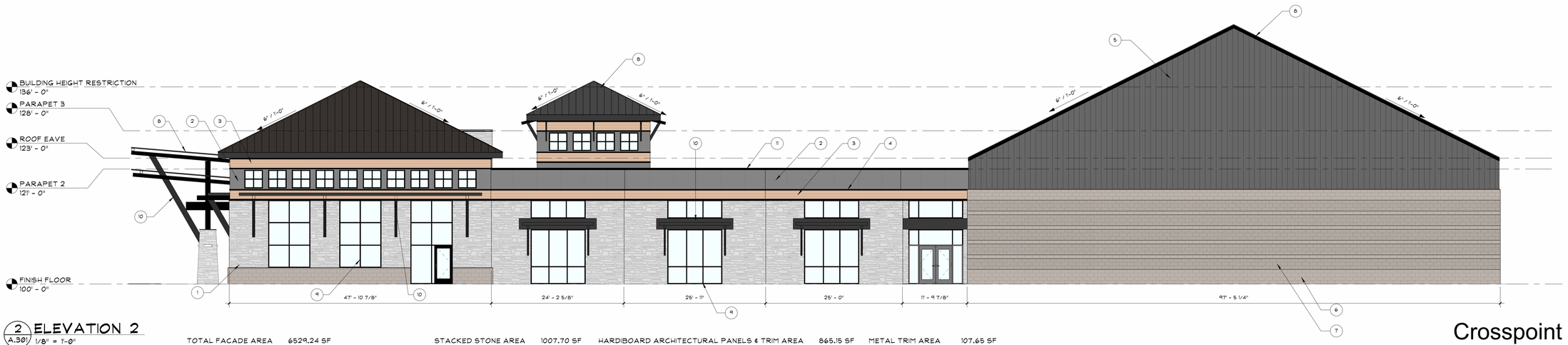
SITE PLAN
CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1"=40' H 1"= V
DATE	APRIL 14, 2024
PROJECT	22023 SITE PL
	20



1 A.301 **ELEVATION 1**
1/8" = 1'-0"

TOTAL FACADE AREA	4393.82 SF	STACKED STONE AREA	1537.36 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	919.44 SF	METAL TRIM AREA	198.00 SF
TOTAL WINDOW & DOOR AREA	1386.61 SF	ARCHITECTURAL CMU BLOCK AREA	281.81 SF	HARDIBOARD BOARD AND BATTON AREA	70.60 SF		
TOTAL AREA - OPENINGS	3007.21 SF	TOTAL MASONRY AREA	1819.17 SF	TOTAL HARDI BOARD AREA	990.04		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	1819.17 SF / 3007.21 SF = 60.50% OF MASONRY						



2 A.301 **ELEVATION 2**
1/8" = 1'-0"

TOTAL FACADE AREA	6529.24 SF	STACKED STONE AREA	1007.70 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	865.15 SF	METAL TRIM AREA	107.65 SF
TOTAL WINDOW & DOOR AREA	995.56 SF	ARCHITECTURAL CMU BLOCK AREA	1810.42 SF	HARDIBOARD BOARD AND BATTON AREA	1749.76 SF		
TOTAL AREA - OPENINGS	5533.68 SF	TOTAL MASONRY AREA	2811.12 SF	TOTAL HARDI BOARD AREA	2614.91 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2811.12 SF / 5533.68 SF = 50.80% OF MASONRY						

GENERAL NOTES

1. WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
2. INTENT OF DESIGN IS TO HAVE ALL RTU'S LOWER THAN TOP OF PARAPET, HIDDEN FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

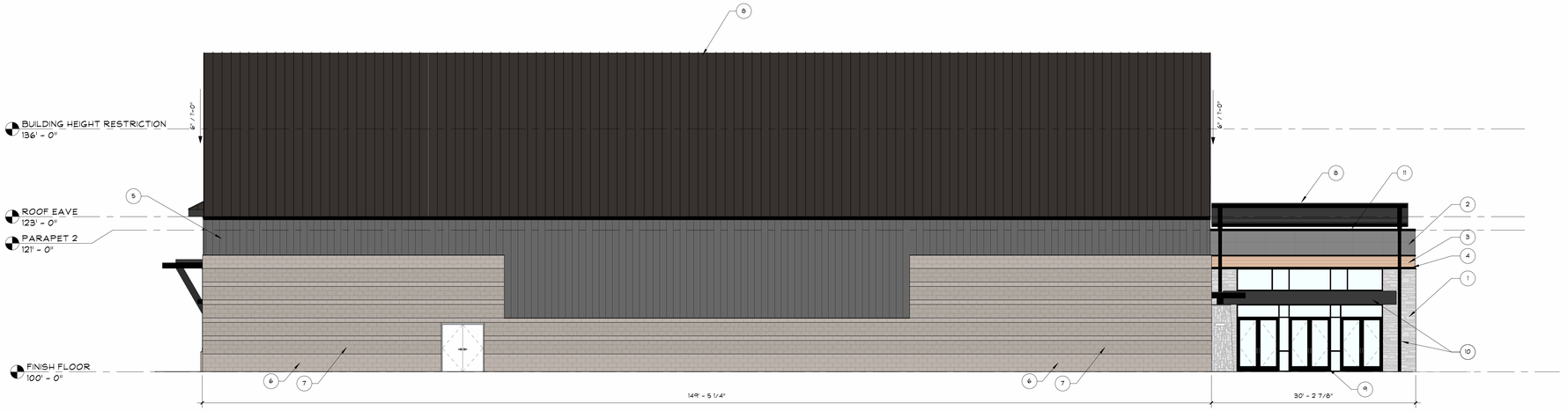
1. GRAY STACKED STONE.
2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
4. FIBER CEMENT BOARD - TRIM - BLACK.
5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.
6. ARCHITECTURAL CMU - HONED FACE BLOCK.
7. ARCHITECTURAL CMU - SPLIT FACE BLOCK.
8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.
9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..
10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..
11. METAL COPING - PAINTED BLACK.

Crosspoint Community Church

Space

www.spacedesign.church

Date: 5-15-24



1 A.302 **ELEVATION 3**

1/8" = 1'-0"

TOTAL FACADE AREA	4069.95 SF	STACKED STONE AREA	123.45 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	171.69 SF	METAL TRIM AREA	51.33 SF
TOTAL WINDOW & DOOR AREA	335.33 SF	ARCHITECTURAL CMU BLOCK AREA	2030.25 SF	HARDIBOARD BOARD AND BATTON AREA	1484.33 SF		
TOTAL AREA - OPENINGS	3734.62 SF	TOTAL MASONRY AREA	2153.70 SF	TOTAL HARDI BOARD AREA	1656.02 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2153.70 SF / 3734.62 SF						
	= 57.67% OF MASONRY						

GENERAL NOTES

1. WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
2. INTENT OF DESIGN IS TO HAVE ALL RTU'S LOWER THAN TOP OF PARAPET, HIDDEN FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

1. GRAY STACKED STONE.

2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.

3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.

4. FIBER CEMENT BOARD - TRIM - BLACK.

5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.

6. ARCHITECTURAL CMU - HONED FACE BLOCK.

7. ARCHITECTURAL CMU - SPLIT FACE BLOCK.

8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.

9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..

10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..

11. METAL COPING - PAINTED BLACK.



2 A.302 **ELEVATION 4**

1/8" = 1'-0"

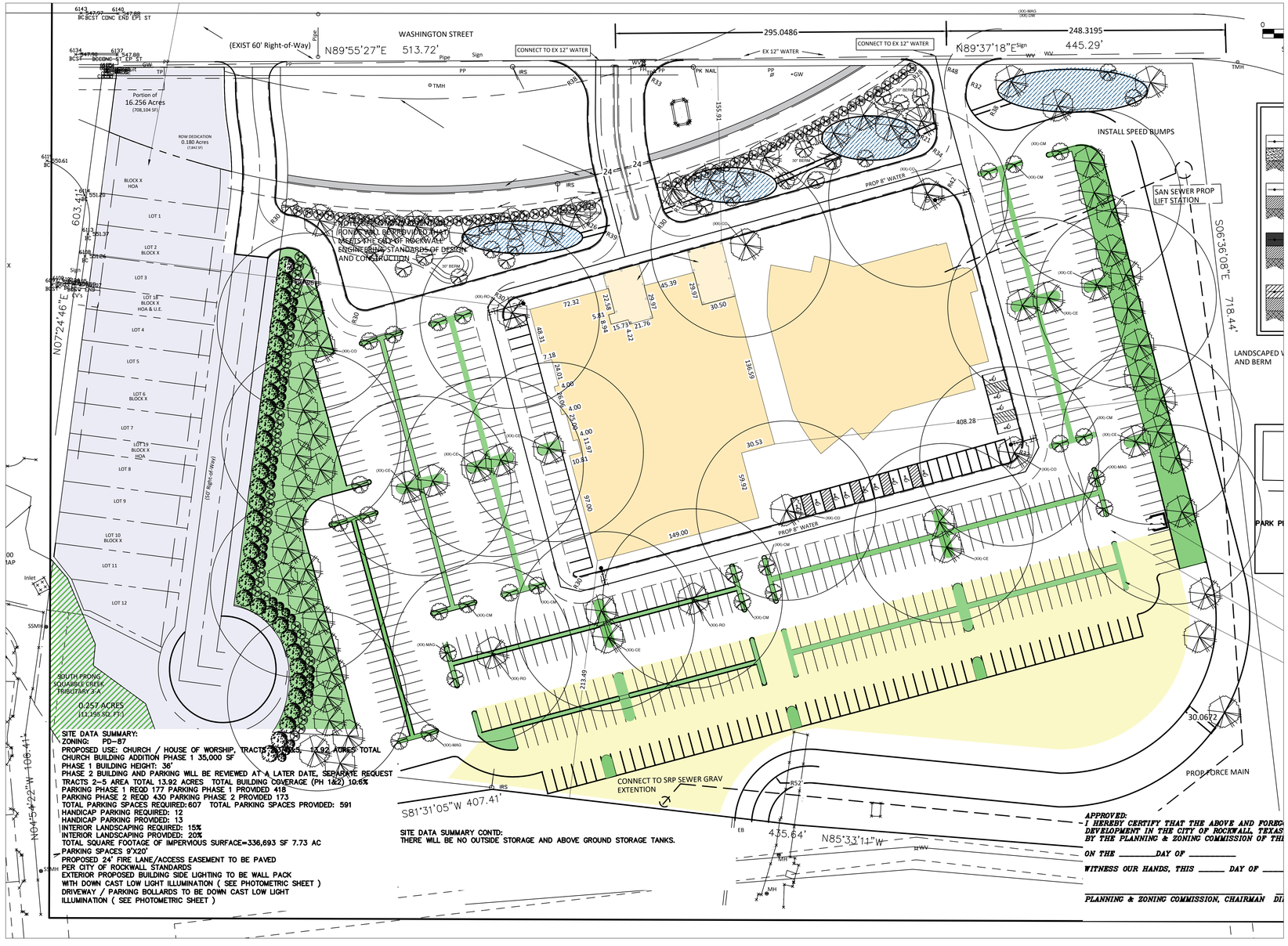
TOTAL FACADE AREA	6608.65 SF	STACKED STONE AREA	1489.75 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	771.49 SF	METAL TRIM AREA	157.33 SF
TOTAL WINDOW & DOOR AREA	1155.55 SF	ARCHITECTURAL CMU BLOCK AREA	1476.25 SF	HARDIBOARD BOARD AND BATTON AREA	1558.27 SF		
TOTAL AREA - OPENINGS	5453.10 SF	TOTAL MASONRY AREA	2966.00 SF	TOTAL HARDI BOARD AREA	2329.76 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2966.00 SF / 5453.10 SF						
	= 54.40% OF MASONRY						

Crosspoint Community Church

Space

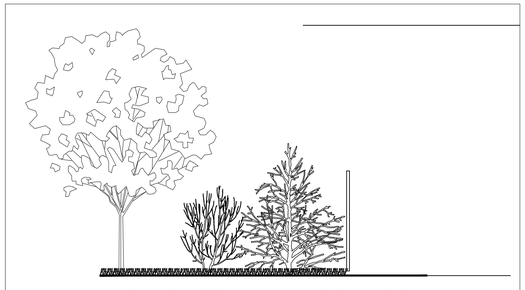
www.spacedesign.church

Date: 5-15-24



01 OVERALL LANDSCAPE PLAN

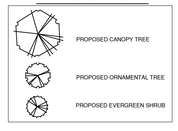
SCALE: 1" = 50'-0"



LANDSCAPE SCREENING ALONG WEST PROPERTY

SCALE: NTS

TREE KEY



LANDSCAPE PLAN NOTES

1. ANY LANDSCAPING LOCATED WITHIN THE UTILITY EASEMENT MAY BE REMOVED BY THE CITY TO ACCESS UTILITIES AND THAT THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPLANTING TREES AND/OR SHRUBS.

LANDSCAPING REQUIREMENTS

1) GENERAL AREAS WITH PERCENTAGES:

TOTAL = 606,355 SF = 100%
LANDSCAPE= 90,953 SF = 15% REQUIRED
LANDSCAPE= 121,271 SF = 20% PROVIDED
PAVING+SW 336,693 SF 56%
BUILDING = 63,967 SF = 11%

2) BUFFERS: (SEC. 77-504. -LANDSCAPING AND SCREENING)
a. SH-66 BUFFER - 20 FT.:
NORTH PORTION OF BUFFER x (2 CANOPY TREES & 4 ORNAMENTAL TREES / 100')
11 CANOPY TREES & 22 ORNAMENTAL TREES ARE REQUIRED
11 CANOPY TREES & 22 ORNAMENTAL TREES ARE PROVIDED
NORTH PORTION OF BUFFER x (10 SHRUBS / 30')
547 (10 / 30') = 182 SHRUBS REQUIRED
182 SHRUBS ARE PROVIDED
*SOUTH PORTION OF BUFFER x (1 TREE / 35')
953' (1 / 35') = 27 TREES REQUIRED TREES
27 TREES ARE PROVIDED
*SOUTH PORTION OF BUFFER x (10 SHRUBS / 30')
953' (10 / 30') = 318 SHRUBS REQUIRED
318 SHRUBS ARE PROVIDED
* PHASE 2 INSTALLATION

EAST:
BUFFER x (1 TREE / 35')
798' x (1 / 35') = 23 TREES
23 CANOPY TREES ARE PROVIDED

BUFFER x (30 SHRUBS / 30')
798' x (10 / 30') = 266 SHRUBS
266 SHRUBS ARE PROVIDED

c. INCOMPATIBILITY BUFFER - 15 FT.:
WEST:
BUFFER x (1 TREE / 35')
597' x (1 / 35') = 17 TREES
17 CANOPY TREES ARE PROVIDED
THREE TIER SCREEN

3) INTERIOR LANDSCAPE: (SEC. 77-504. PARKING LOT INTERIOR LANDSCAPING)
TOTAL PARKING AREA - 336,693 SF
8% = 26,935 SF LANDSCAPING REQ = 1 TREE PER 400 S.F.
XX SF PROVIDED
67 TREES REQ, 34 CANOPY TREES PROVIDED & 26 ORNAMENTAL TREES PROVIDED
45 INTERIOR PARKING ISLANDS - 75% OF TREES MUST BE CANOPY TREES
34 CANOPY TREES REQUIRED
19 CANOPY TREES PROVIDED
11 ORNAMENTAL TREES REQUIRED
26 ORNAMENTAL TREES PROVIDED

4) IRRIGATION - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.04, OF ARTICLE 08, UDC)

5) DETENTION PONDS - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.02, D OF ARTICLE 08, UDC)
(1) CANOPY TREE PER 750 S.F. OF DETENTION AND (1) ACCENT TREE PER 1,500 S.F. @ 11,000 S.F.
15 CANOPY TREES REQUIRED
15 CANOPY TREES PROVIDED
7 ORNAMENTAL TREES REQUIRED
7 ORNAMENTAL TREES PROVIDED

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
RO	XX	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CE	XX	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CO	XX	QUERCUS MUELENBURGII CHINKAPIN OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
KEY	**QUANTITY**	**ORNAMENTAL TREES DESCRIPTION**	**SIZE**
DW	XX	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	3" CAL., MIN. 6' HT., 3' SPD.
RB	XX	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	3" CAL., MIN. 6' HT., 3' SPD.
MAG	XX	MAGNOLIA GRANDIFLORA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	3" CAL., 8' HT., MIN. 3 CANES
VAC	XX	VITEX AGNUS-CASTUS 'SHOAL CREEK' VITEX	30 GAL., 8' HT., 3' SPREAD
CM	XX	LAGERSTROEMIA INDICA 'NATCHEZ' CRAPE MYRTLE	3" CAL., 8' HT., MIN. 3 CANES
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**	**SIZE**
DWM	XX	MYRICA PUSILLA DF. WAX MYRTLE	7 GAL., MIN. 15" HT.
CH	XX	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 18" HT., 24" O.C.
GA	XX	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	XX	RAPHIOLEPSIS INDICA ' PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	XX	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	5 GAL., MIN. 15" HT., A.S.
BRR	XX	BARBERRY THUNBERGII 'RED ROCKET' BARBERRY 'RED ROCKET'	5 GAL., MIN. 15" HT.
PSC	XX	SCUTELLARIA SUFFRUTESCENS PINK SKULLCAP	5 GAL., MIN. 15" HT.
NRS	XX	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., 6' HT., 3' SPREAD
DS	XX	DASYLIRION TEXANUM GREEN DESERT SPOON	10 GAL., MIN. 24" HT.
RY	XX	HESPERALOE PARVIFLORA RED YUCCA	5 GAL., MIN. 8" HT.
BH	XX	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	7 GAL., MIN. 8" HT.
KEY	**QUANTITY**	**GROUND COVER DESCRIPTION**	**SIZE**
EC	XX	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
GL	XX	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL., FULL PLANT
LSS	XX	LIRIOPE MUSCARI 'SILVERY SUNPROOF' LIRIOPE SILVERY SUNPROOF	4" POT, FULL PLANT 10" O.C.
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**	**SIZE**
ABM	XX	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GULF GRASS	1 GAL., FULL PLANT 30" O.C.
MFG	XX	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

J.CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
101C NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75013
214-502-4026

LANDSCAPE PLAN
Crosspoint Community Church

City of Rockwall, Texas
Rockwall County

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10016

Project Status
2024/05/16

Revisions

No.	Date

Sheet

L1.01

Case No. SP2024-XX



Symbol	Label	QTY	Manufacturer	Catalog	Description	Input Power
	SA2	8	Lithonia Lighting	DSX1 LED P4 30K 70CRI T3M	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 3 Medium	247.88
	SA	10	Lithonia Lighting	DSX1 LED P4 30K 70CRI T3M EGS	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 3 Medium External Glare Shield	123.9373

Max/Min				
Description	Symbol	Avg	Max	Min
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc
PARKING AREA	+	1.0 fc	3.8 fc	0.0 fc

SITE DATA SUMMARY:
ZONING: PD-87
PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,&5, 13.92 ACRES TOTAL
CHURCH BUILDING ADDITION PHASE 1 35,000 SF
PHASE 1 BUILDING HEIGHT: 36'
PHASE 2 BUILDING AND PARKING WILL BE REVIEWED AT A LATER DATE, SEPARATE REQUEST
TRACTS 2-5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%
PARKING PHASE 1 REQD 177 PARKING PHASE 1 PROVIDED 418
PARKING PHASE 2 REQD 430 PARKING PHASE 2 PROVIDED 173
TOTAL PARKING SPACES REQUIRED:607 TOTAL PARKING SPACES PROVIDED: 591
HANDICAP PARKING REQUIRED: 12
HANDICAP PARKING PROVIDED: 13
INTERIOR LANDSCAPING REQUIRED: 15%
INTERIOR LANDSCAPING PROVIDED: 20%
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=336,693 SF 7.73 AC
PARKING SPACES 9'X20'
PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED
PER CITY OF ROCKWALL STANDARDS
EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK
WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT
ILLUMINATION (SEE PHOTOMETRIC SHEET)
THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.

1 PHOTOMETRIC SITE PLAN
1/32" = 1'-0"

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL

ON THE _____DAY OF _____

WITNESS OUR HANDS, THIS ____ DAY OF ____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NO SP 2024-020

choice engineering
CHOICE ENGINEERING, LLC TEXAS FIRM REG. NUMBER F-16179
SACHSE, TEXAS
PHONE: (469) 828-1360
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CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

No.	Date	Description

SEAL:
STATE OF TEXAS
RAMON J. GRAMSTAD
124806
LICENSED
PROFESSIONAL ENGINEER
04/16/2024

ISSUE/ORIGINAL COPYRIGHT

DATE:	2024/02/02
PROJECT #:	24032
DRAWN BY:	PE
CHECKED BY:	RG

SHEET NAME:
PHOTOMETRIC PLAN

SHEET NUMBER:
PH1.0

Ordering Information

Accessories

Ordered and shipped separately.

BU120 1.5 SU	Photocell - SSL twist-lock (120-277V) [1]
BU347 1.5 CUL SU	Photocell - SSL twist-lock (347V) [2]
BU480 1.5 CUL SU	Photocell - SSL twist-lock (480V) [3]
DSHORT SBK	Shorting cap [4]
DSHS(*)W	House-side shield (enter package number 1-13 in place of #).
DSXRP4 DWHS	Round pole-adapter (#5 drilling, specify finish)
DSXPA5 DWHS	Square pole-adapter #5 drilling (specify finish)
DSXRP45 DWHS	Round pole-adapter #5 drilling (specify finish)
DSXEGSR DWHS	External glare shield (specify finish)
DSXRBSPA DWHS	Bird spike deterrent bracket (specify finish)

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. Shorting cap included and must be ordered with any DSXF2 fusing option.
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9. Not available with P1, P10, P11, P12 and P13 when ordered with DS.
10. WBA cannot be combined with Type 5 distribution plus photocell (PE5).
11. NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link.
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT. PIR not available with P1 and P10 using HVOLT or XVOLT.
14. PER/PER5/PER7 not available with NLTAIR2 PIRHN. PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from the luminaire. Shipped installed option not available with PER, PER5, PER7.
15. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480 V.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18. DMG not available with PIR, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19. DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P6, P7, P10, P11, P12 and P13.
20. Reference Distribution Options table on page 4 to see functionality.
21. Reference Controls Options table on page 4.
22. HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23. CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24. Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25. Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



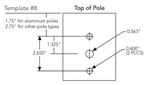
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling





Tenon Mounting Slipfitter

Tenon O.D.	Mounting Template	1 @ 180	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	#PA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	#PA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490
4"	#PA	AS735-190	AS735-280	AS735-290	AS735-390	AS735-320	AS735-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Fixture Mounting Provisions Drilled in Field (Dimensions)							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"	3"	3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPARN	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	—	1.58
DSX1 with SPA5, SPARN	0.70	1.40	1.30	1.66	—	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with WA	0.83	1.66	1.50	2.09	2.09	2.09

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C** ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L27, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Voltage	% Power Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Related Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80 CRI		90 CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Remote/Future	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSXD)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DSL Elite or advanced control nodes such as RCAM.	Pins 4 & 5 to dimming leads on driver; Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8 to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR-enabled luminaire for motion-sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CSVDRivo Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA: 0.69 ft² (0.06 m²)

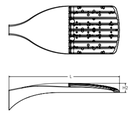
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Catalog Number

Notes

Type

Fill out fields as required then type to fill remaining information.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its useful environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED													
Series	**LEDs**	**Color temperature**[1]		**Color Rendering Index**[1]	**Distribution**					**Voltage**		**Mounting**	
DSX1 LED	**Forward optics**	(this section 70CRI only)			AFR	Automotive front row	T5M	Type V medium		MVOLT	(120V-277V)[4]	**Shipped included**	
	P1	30K	3000K		T1S	Type I short	T5LG	Type V low glare		HVOLT	(347V-480V)[5,6]	SPA	Square pole mounting (#8 drilling)
	P2 P7	40K	4000K		T2M	Type II medium	T5W	Type V wide		XVOLT	(277V - 480V)[5,7]	RPA	Round pole mounting (#8 drilling)
	P3 P8	50K	5000K		T3M	Type III medium	BLC3	Type III backlight control[8]		120[6,9]		SPA5	Square pole mounting #5 drilling[9]
	P4 P9	(this section 80CRI only, extended lead times apply)			T3LG	Type III low glare[1]	BLC4	Type IV backlight control[8]		208[6,9]		RPA5	Round pole mounting #5 drilling[9]
	P5				T4M	Type IV medium	LCCO	Left corner cutoff[8]		240[6,9]		SPARN	Square narrow pole mounting #8 drilling
	Rotated optics	27K	2700K	80CRI	T4LG	Type IV low glare[1]	RCCO	Right corner cutoff[8]		277[6,9]		WBA	Wall bracket[10]
	P10[1] P12[1]	30K	3000K	80CRI	T5TM	Forward throw medium				347[6,9]		MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11[1] P13[1]	35K	3500K	80CRI						480[6,9]			
		40K	4000K	80CRI									
		50K	5000K	80CRI									

Control options		Other options	Finish (required)
Shipped installed	PER7 Seven-pin receptacle only (controls ordered separate)[14,21]	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13,21]	FAO Field adjustable output[14,15]	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[13,16,21]	BL30 Bi-level switched dimming, 30%[16,21]	HS Houseside shield (black finish standard)[17]	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separate)[21]	BL50 Bi-level switched dimming, 50%[16,21]	L90 Left rotated optics[1]	DWHXD White
PER5 Five-pin receptacle only (controls ordered separate)[14,21]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[21]	R90 Right rotated optics[1]	DDBTXD Textured dark bronze
	DS Dual switching[14,15,21]	CCE Coastal Construction[23]	DBLBXD Textured black
		HA 50°C ambient operation[24]	DNATXD Textured natural aluminum
		BAA Buy America(n) Act Compliant	DWHGXD Textured white
		SF Single fuse (120, 277, 347V)[25]	
		DF Double fuse (208, 240, 480V)[26]	
		Shipped separately	
		EGSR External Glare Shield (reversible, field install required, matches housing finish)	
		BSDB Bird spikes (field install required)	

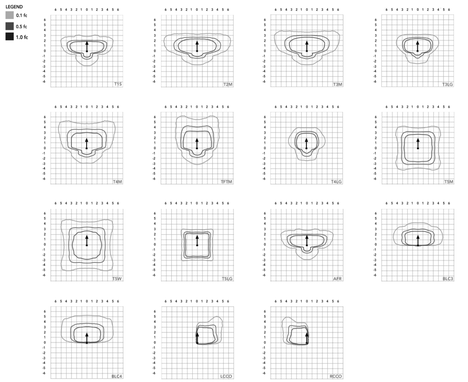
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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND
0.1 fc
0.5 fc
1.0 fc



CHOICE ENGINEERING, LLC
TEXAS FIRM REG. NUMBER F-16676
SACHSE, TEXAS
PHONE: (469) 828-1260
WWW.CHOICE-ENGINEERING

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CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

No.	Date	Description

SEAL:

STATE OF TEXAS
RAMON J. GRAMSTAD
124806
LICENSED
PROFESSIONAL ENGINEER
04/16/2024

ISSUE/ORIGINAL COPYRIGHT DATE: 04/18/24
PROJECT #: 24032
DRAWN BY: RG
CHECKED BY: JR

SHEET NAME:
LIGHT FIXTURE DATA SHEETS

SHEET NUMBER:
PH1.1

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:	June 25, 2024
APPLICANT:	Dub Douphrate; *Douphrate & Associated, Inc.*
CASE NUMBER:	SP2024-023; *Site Plan for Crosspoint Church*

SUMMARY

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Crosspoint Community Church for the approval of a *Site Plan* for *House of Worship* on a 13.92-acre tract of land identified as a portion of Lot 1, Block A, Park Station Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for General Retail (GR) District land uses, located on the southside of E. Washington Street east of the intersection of E. Washington Street and Park Place Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 60-01* (*Case No. A1960-001*). According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least January 3, 1972. On July 14, 2000, the City Council approved a final plat for a portion of this property (*i.e. 7.409-acres*), establishing it as Lot 1, Block 1, Indalloy Addition by *Case No. PZ2000-055-01*. On November 19, 2018, the City Council approved a change in zoning (*Case No. Z2018-032; Ordinance No. 18-46*) from a Light Industrial (LI) District to Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District, and Light Industrial (LI) District land uses. On July 15, 2019, the City Council approved a preliminary plat (*Case No. P2019-026*) for the purpose of establishing a lot layout for a townhome development (*i.e. Park Station, Phase 1*). This preliminary plat expired on July 15, 2020. The subject property is currently vacant with the exception of a private driveway that connects the property south of the subject property to E. Washington Street. On August 9, 2022, the Planning and Zoning Commission approved a recommendation to deny a request (*Case No. Z2022-035*) to amend Planned Development District 87 (PD-87) (*Case No. Z2022-035*). Following this recommendation by the Planning and Zoning Commission the applicant requested that the City Council allow the case to be withdrawn. The City Council approved a motion to allow the withdrawal by a vote of 7-0. The applicant then submitted an updated zoning request (*Case No. Z2022-055*) that was ultimately approved by the City Council on January 3, 2023. This case amended Planned Development District 87 (PD-87) to allow for Single-Family 10 (SF-10) District and General Retail (GR) District land uses and allows townhomes in the area designated for Single-Family 10 (SF-10) District land uses.

PURPOSE

On May 17, 2024, the applicant -- *Dub Douphrate of Douphrate & Associates, Inc.* -- submitted an application requesting the approval of a *Site Plan* for the purpose of constructing an 35,000 SF *House of Worship* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located south of E. Washington Street and east of Park Place Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Washington Street, which also delineates the future alignment of SH-66. This roadway is identified as a TXDOT4D (*i.e. four [4] lane, divided highway, owned by the Texas Department of Transportation*) on the City's Master Thoroughfare Plan. North of this thoroughfare is a 67.036-acre public park (*i.e. Harry Myers Park*), which is zoned Light Industrial (LI) District. Beyond this is a 17.861-acre tract of land zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses. Adjacent to this

residentially zoned area is a 21.326-acre tract of land that is zoned Light Industrial (LI) District. This property has administrative offices for the Rockwall Independent School District (RISD) and the Rockwall Quest Academy situated on it.

South: Directly south of the subject property is an 8.197-acre tract of land and a 14.53-acre parcel of land (*i.e. Lot 1-01, Block 1, Indalloy Addition*). Both of these properties are zoned Light Industrial (LI) District. Situated on these properties is a large industrial building and various other improvements. Beyond this is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*.

East: Directly east of the subject property is a 2.093-acre parcel of land (*i.e. Lot 1, Block A, Soroptimist Rockwall Children's Home*), a vacant 7.97-acre tract of land, and a vacant 11.3736-acre tract of land. All of these properties are zoned Light Industrial (LI) District. Beyond this are E. Washington Street, Airport Road, and Industrial Boulevard. These roadways are all identified as an M4U (*i.e. minor collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is *Phases 2 & 3* of the *Park Place Subdivision*, which currently contain 94 single-family residential lots. This property is zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Residential-Office (RO) District, and Single-Family 7 (SF7) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Planned Development District 87 (PD-87) (*Ordinance No. 23-03*), a *House of Worship* is permitted *by-right* within *Tract 2*, which in this case is the subject property. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within Planned Development District 87 (PD-87) and within a General Retail (GR) District with the exception of the items 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	*25,000 SF*	*X=13.92-Acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X= 547-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=603.41-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	*36-Feet*	*X=36-feet; In Conformance*
Max Building/Lot Coverage	*40%*	*X=5.77%; In Conformance*
Minimum Number of Parking Spaces	*House of Worship 1 Parking Space/4 Seats 177 Required Spaces*	*X=418; In Conformance*
Minimum Landscaping Percentage	*20%*	*X>20%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=55.53%; In Conformance*

TREESCAPE PLAN

The landscape plan provided by the applicant indicates that none of the trees being removed are primary or secondary protected trees per Article 09, *Tree Preservation*, of the Unified Development Code (UDC). Given this, there is no tree mitigation required.

CONFORMANCE WITH THE CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a *Church/House of Worship* is defined as "(a) facility or area where people gather together for public worship, religious training, or other religious activities including a church, temple, mosque, synagogue, convent, monastery, or other structure, together with its accessory structures, including a parsonage or rectory. This use does not include home meetings or other religious activities conducted in a privately occupied residence." In this case, the proposed *House of Worship* meets this definition. The subject property is zoned

Planned Development District 87 (PD-87) for limited General Retail (GR) District land uses. According to Planned Development District 87 (PD-87) (*Ordinance No. 23-03*) the *House of Worship* land use is permitted *by-right*.

When reviewing the parking requirements, the Unified Development Code (UDC) requires a *House of Worship* to have (1) parking space per four (4) seats. Based on this, the applicant is required 177 parking spaces (*i.e. 708 seats / 4 seats = 177 parking spaces*). The site plan provided by the applicant indicates 418 parking spaces will be constructed. Given this, the proposed site plan meets the parking requirements.

Taking all of this into consideration, the proposed site plan conforms to the majority of the requirements outlined within Planned Development District 87 (PD-87) Ordinance, and generally conforms to the *General Commercial District Standards*, stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), 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 exception:

(1) *Articulation.* According to Subsection 04.01(C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all building facades shall meet the minimum primary and secondary articulation requirements outlined in *General Commercial District Standards*, and depicted in *Figure 7*, *Commercial Building Articulation Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). In this case, each façade of the proposed buildings do not meet this requirement. This will require an *exception* 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. In this case, the applicant has *not* identified any compensatory measures. Staff should note, that the proposed building elevations do *not* appear to be similar to what was shown with the request for a zoning amendment (*Case No. Z2022-055*) that was approved in 2023; however, the conceptual building elevations provided with that case also do not appear to meet the articulation requirements. With that being said, requests for exceptions and variances to the *General Standards* and *Engineering Standards of Design and Construction* 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 *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Central District* and is designated for *Commercia/Retail* and *Technology/Employment Center* land uses. The designation for this area was originally changed from a *Technology/Employment Center* designation to a *Commercial/Retail* and *Technology/Employment Center* designation by *Case No. Z2018-032* (*Ordinance No. 18-46*). Under this case, the applicant had requested this area be changed to allow flexibility for low intensity commercial and light industrial businesses to be allowed. The proposed *House of Worship* will change the Future Land Use Map from *Commercial/Retail* and *Technology/Employment Center* to *Quasi-Public*. The proposed change to *Quasi-Public* does not appear to have an impact on any of the adjacent properties or the essential character of the neighboring Park Place Subdivision. Should the Planning and Zoning Commission choose to approve this request, staff has added a condition of approval that would make the necessary changes to the Future Land Use Map.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) is tasked with determining whether the proposed building elevations are similar to the building renderings provided with the previously approved zoning amendment (*Case No. Z2022-055*). The applicant had submitted a site plan (*Case No. SP2024-020*) in April of 2024; however, this case was ultimately withdrawn before the ARB had the opportunity to review the building elevations. The applicant has since resubmitted the site plan on May 17, 2024. Given that the Architectural Review Board (ARB) failed to make quorum at the May 28, 2024 meeting, the ARB will need to review and make a recommendation concerning the proposed building elevations prior to the Planning and Zoning Commission acting on the case at the June 25, 2024 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of an 35,000 SF *House of Worship* 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; and,

(2) The Future Land Use map shall be updated to change the land use from *Commercial/Retail* and *Technology/Employment Center* to *Quasi-Public*; and,

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2024-023

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	Washington St.		
SUBDIVISION	Indalloy Addition	LOT	BLOCK
GENERAL LOCATION	Washington St. east of SH66		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-87	CURRENT USE	
PROPOSED ZONING	PD-87 (no change)	PROPOSED USE	Church / House of Worship
ACREAGE	13.92	LOTS [CURRENT]	LOTS [PROPOSED]

☐ ***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	Crosspoint Community Church	☐ APPLICANT	Douphrate & Assoc., Inc.
CONTACT PERSON	Scott Sutton	CONTACT PERSON	Dub Douphrate
ADDRESS	1408 S. Goliad St	ADDRESS	2235 Ridge Rd
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, Tx 75087
PHONE	903-456-5529	PHONE	972 742 2210
E-MAIL	scott@cccrockwall.org	E-MAIL	wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Sutton [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 $ 528.40, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2024. 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."

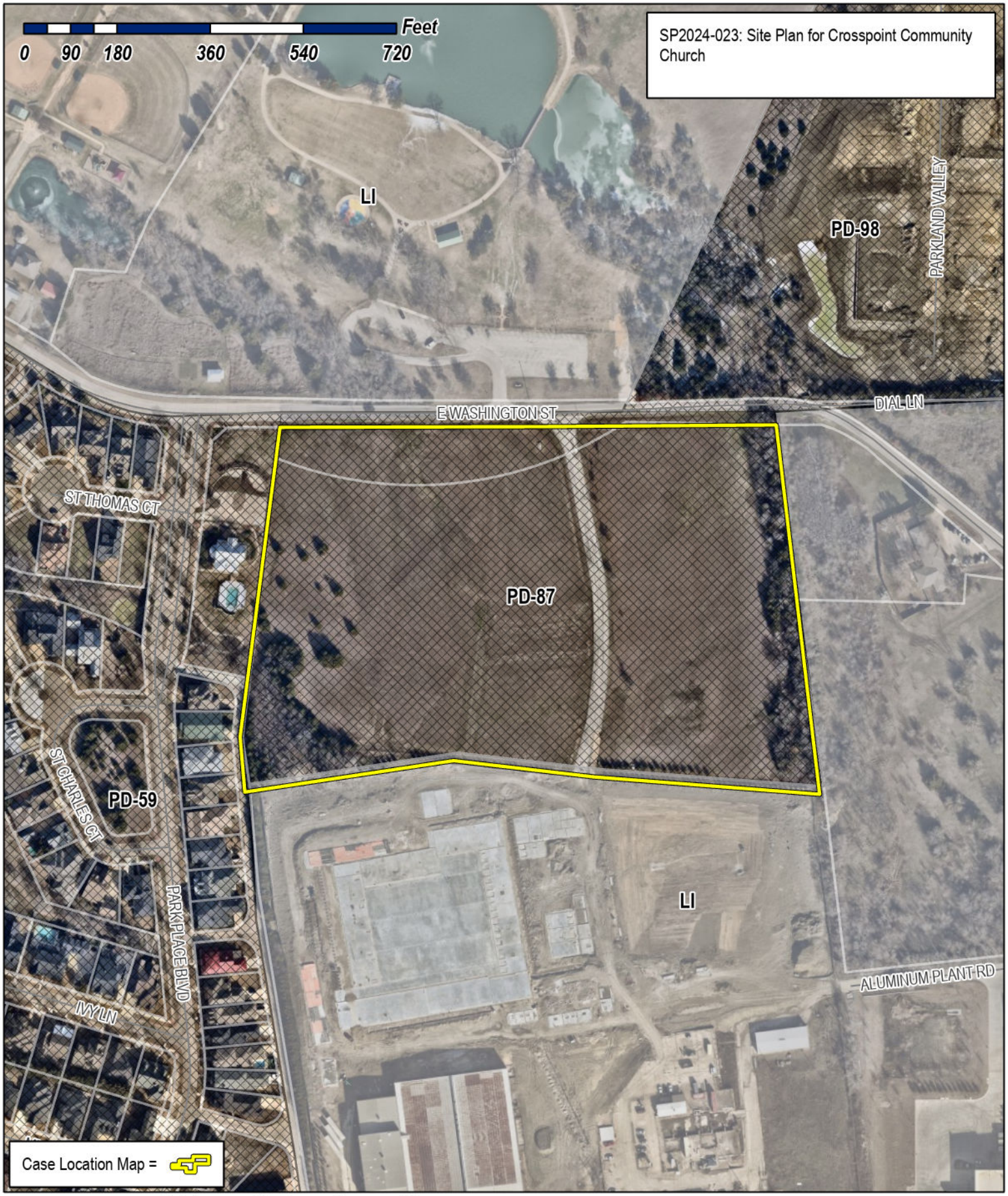
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF May, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Anna Olson

MY COMMISSION EXPIRES 8/19/2027

NOTARY PUBLIC STATE OF TEXAS
ANNA OLSON
Notary ID # 13442613-8
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.

RESIDENTIAL FUTURE PHASE

WASHINGTON STREET
(EXIST 60' Right-of-Way)

HARRY MEYERS PARK ENTRANCE

EDGE OF ASPHALT

613.65
(DISTANCE CL CROSSPOINT ENTR TO CL PARK PLACE ENTR)

N89°55'27"E 513.72'

295.0486

248.3195

N89°37'18"E 445.29'

CONNECT TO EX 12" WATER

EX 12" WATER

MAIN ENTRANCE

FUTURE 85' WIDENING AND REROUTING OF EXIST ROW
1.33 AC ROW DEDICATED

ROW DEDICATION
0.180 Acres
(7,842 SF)

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT

6' SIDEWALK

15' BLDG SETBACK

30' LANDSCAPE BUFFER

10' UTILITY ESMT

155.91

603.41'

N07°24'46"E

LOT 1
LOT 2
LOT 3
LOT 18
LOT 4
LOT 5
LOT 6
LOT 7
LOT 19
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12

TRACT 1 TOWNHOUSE & CUL-DE-SAC 2.34 AC
FUTURE PHASE (NOT PART OF THIS SITE PLAN
APP. SEE PHASING PLAN)

(50' Right-of-Way)

NOTE: DETENTION PONDS PROVIDED TO MEET THE CITY OF ROCKWALL ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION. DETENTION POND SIZING TO INCLUDE A PORTION OF FUTURE TRACT 1 TOWNHOUSE ADDTION

404.96

40' - 3 TIER LANDSCAPED BUFFER
SEE LANDSCAPING PLAN

COLONNADE ENTRYWAYS

24' FIRE LANE, PUBLIC ACCESS & UTILITY ESMT

PROP 8" WATER

WATER ESMT

INDOOR CHILDREN PLAYGROUND AREA

PHASE 1 AUDITORIUM (708 SEATS) AND CLASSROOMS
35,000 SF

PHASE 2 SANCTUARY

136.59

59.92

149.00

408.28

17 SPACES (9 HC SPACES)

4 HC SPACES

26 SPACES

41 SPACES

13 SPACES

22 SPACES

28 SPACES

27 SPACES

32 SPACES

58 SPACES

24 SPACES

591 PARKING SPACES

INSTALL SPEED BUMPS

PRIVATE SAN SEWER PROP LIFT STATION TO SERVE CROSSPOINT AND CHILDREN'S ADVOCACY CENTER

LANDSCAPED WITH LIVE SCREENING AND BERM

CHILDREN'S ADVOCACY CENTER

SPR 30' ACCESS EASEMENT

S06°36'08"E 718.44'

30.0672

PROP FORCE MAIN

CONNECT TO SRP SEWER GRAV EXTENTION

S81°31'05"W 407.41'

N85°33'11"W

Columbia Extrusion Corporation
Vol. 444, Pg. 102
D.R.R.C.T.

SOUTH PRONG SQUABBLE CREEK FLOOD PLAIN TRIBUTARY 3-A
0.257 ACRES
(11,195 SQ. FT.)

NOTE: FUTURE DETENTION POND FOR PORTION OF TOWNHOUSE ADDITION

SSMH

SCALE IN FEET
0 40 80

N

TYPICAL PAVING SECTION

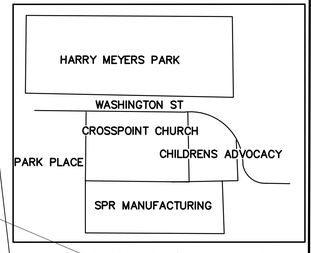
SIDEWALK:
4" – 3000 PSI 5.5 Sack Concrete Pvmt w/ #3 Bars at 24" O.C.E.W.
4" COMPACTED SUBGRADE

PARKING AREAS:
5"–3000 PSI 5.5 Sack Concrete Pvmt w/ #3 Bars at 24" O.C.E.W.
6" Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

FIRE AND TRUCK LANES:
6" – 3,600 PSI 6.5 Sack Concrete Pavement with #3 Bars at 24" O.C.E.W.
6" Lime Stabilized Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

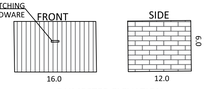
DUMPSTER:
7" – 3,600 PSI 6.5 Sack Concrete Pvmt with #3 Bars at 24" O.C.E.W.
6" Lime Stabilized Subgrade compacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

LOCATION MAP



DUMPSTER W/ SELF LATCHING SCREENING ENCLOSURE THAT MATCHES SAME MASONRY MATERIALS AS THE PRIMARY BLDG & OIL /WATER SEPARATOR

16' WIDE GATE W/ SELF LATCHING METAL DOOR HARDWARE



DUMPSTER ELEVATION

PHASE 1
418 SPACES

PHASE 2
173 LOTS

SITE DATA SUMMARY:
ZONING: PD–87
PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,&5, 13.92 ACRES TOTAL
CHURCH BUILDING ADDITION PHASE 1 35,000 SF
PHASE 1 BUILDING HEIGHT: 36'
PHASE 2 BUILDING AND PARKING WILL BE REVIEWED AT A LATER DATE, SEPARATE REQUEST
TRACTS 2–5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%
PARKING PHASE 1 REQD 177 PARKING PHASE 1 PROVIDED 418
TOTAL PARKING SPACES REQUIRED:607 TOTAL PARKING SPACES PROVIDED: 591
HANDICAP PARKING REQUIRED: 12
HANDICAP PARKING PROVIDED: 13
INTERIOR LANDSCAPING REQUIRED: 15%
INTERIOR LANDSCAPING PROVIDED: 20%
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=336,693 SF 7.73 AC
PARKING SPACES 9'X20'
PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED PER CITY OF ROCKWALL STANDARDS
EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)

SITE DATA SUMMARY CONTD:
THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.
ALL EXISTING OR PROPOSED UTILITY DISTRIBUTION LINES MUST BE UNDERGROUND PER THE PLANNED DEVELOPMENT (PD–87) DISTRICT ORDINANCE NO. 23–03.
PHASE 2 OF THE BLDG AND PARKING WILL BE REVIEWED AT A LATER DATE WITH A SEPARATE REQUEST

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL

ON THE _____DAY OF _____

WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN *DIRECTOR OF PLANNING AND ZONING*

CASE NO SP 2024–020

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, P–886, ON DATE: APRIL 14, 2024

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1"=40' H 1"= V
DATE APRIL 14, 2024
22023 SITE
PROJECT PL
20



1 A.301 **ELEVATION 1**
1/8" = 1'-0"

TOTAL FACADE AREA	4393.82 SF	STACKED STONE AREA	1537.36 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	919.44 SF	METAL TRIM AREA	198.00 SF
TOTAL WINDOW & DOOR AREA	1386.61 SF	SPLIT FACE CMU AREA	281.81 SF	HARDIBOARD BOARD AND BATTON AREA	70.60 SF		
TOTAL AREA - OPENINGS	3007.21 SF	TOTAL MASONRY AREA	1819.17 SF	TOTAL HARDI BOARD AREA	990.04		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	1819.17 SF / 3007.21 SF = 60.50% OF MASONRY						



2 A.301 **ELEVATION 2**
1/8" = 1'-0"

TOTAL FACADE AREA	6529.24 SF	STACKED STONE AREA	1007.70 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	865.15 SF	METAL TRIM AREA	107.65 SF
TOTAL WINDOW & DOOR AREA	995.56 SF	SPLIT FACE CMU AREA	1810.42 SF	HARDIBOARD BOARD AND BATTON AREA	1749.76 SF		
TOTAL AREA - OPENINGS	5533.68 SF	TOTAL MASONRY AREA	2811.12 SF	TOTAL HARDI BOARD AREA	2614.91 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2811.12 SF / 5533.68 SF = 50.80% OF MASONRY						

GENERAL NOTES

1. WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
2. BUILDING DESIGN TO HAVE ALL RTU'S HIDDEN OR SCREENED FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

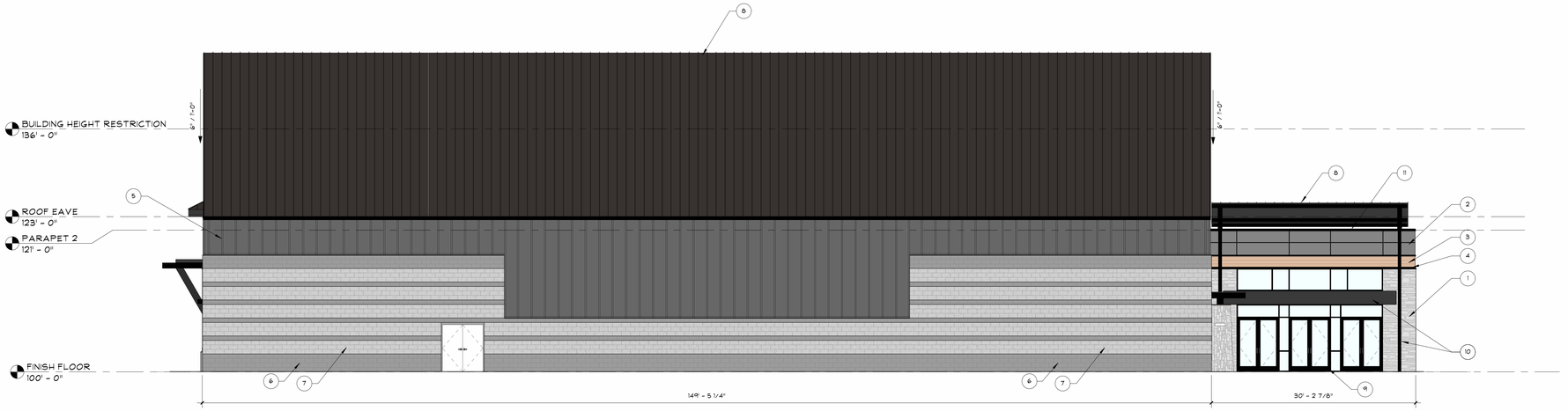
1. GRAY STACKED STONE.
2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
4. FIBER CEMENT BOARD - TRIM - BLACK.
5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.
6. SPLIT FACE CMU, DARK
7. SPLIT FACE CMU, LIGHT
8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.
9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..
10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..
11. METAL COPING - PAINTED BLACK.

Crosspoint Community Church

Space

www.spacedesign.church

Date: 6/4/2024



1 A.302 ELEVATION 3

1/8" = 1'-0"

TOTAL FACADE AREA	4069.95 SF	STACKED STONE AREA	123.45 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	171.69 SF	METAL TRIM AREA	51.33 SF
TOTAL WINDOW & DOOR AREA	335.33 SF	SPLIT FACE CMU AREA	2030.25 SF	HARDIBOARD BOARD AND BATTON AREA	1484.33 SF		
TOTAL AREA - OPENINGS	3734.62 SF	TOTAL MASONRY AREA	2153.70 SF	TOTAL HARDI BOARD AREA	1656.02 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2153.70 SF / 3734.62 SF						
	= 57.67% OF MASONRY						



2 A.302 ELEVATION 4

1/8" = 1'-0"

TOTAL FACADE AREA	6608.65 SF	STACKED STONE AREA	1489.75 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	771.49 SF	METAL TRIM AREA	157.33 SF
TOTAL WINDOW & DOOR AREA	1155.55 SF	SPLIT FACE CMU AREA	1476.25 SF	HARDIBOARD BOARD AND BATTON AREA	1558.27 SF		
TOTAL AREA - OPENINGS	5453.10 SF	TOTAL MASONRY AREA	2966.00 SF	TOTAL HARDI BOARD AREA	2329.76 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2966.00 SF / 5453.10 SF						
	= 54.40% OF MASONRY						

GENERAL NOTES

1. WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
2. BUILDING DESIGN TO HAVE ALL RTU'S HIDDEN OR SCREENED FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

1. GRAY STACKED STONE.

2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.

3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.

4. FIBER CEMENT BOARD - TRIM - BLACK.

5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.

6. SPLIT FACE CMU, DARK

7. SPLIT FACE CMU, LIGHT

8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.

9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..

10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..

11. METAL COPING - PAINTED BLACK.

Crosspoint Community Church

Space

www.spacedesign.church

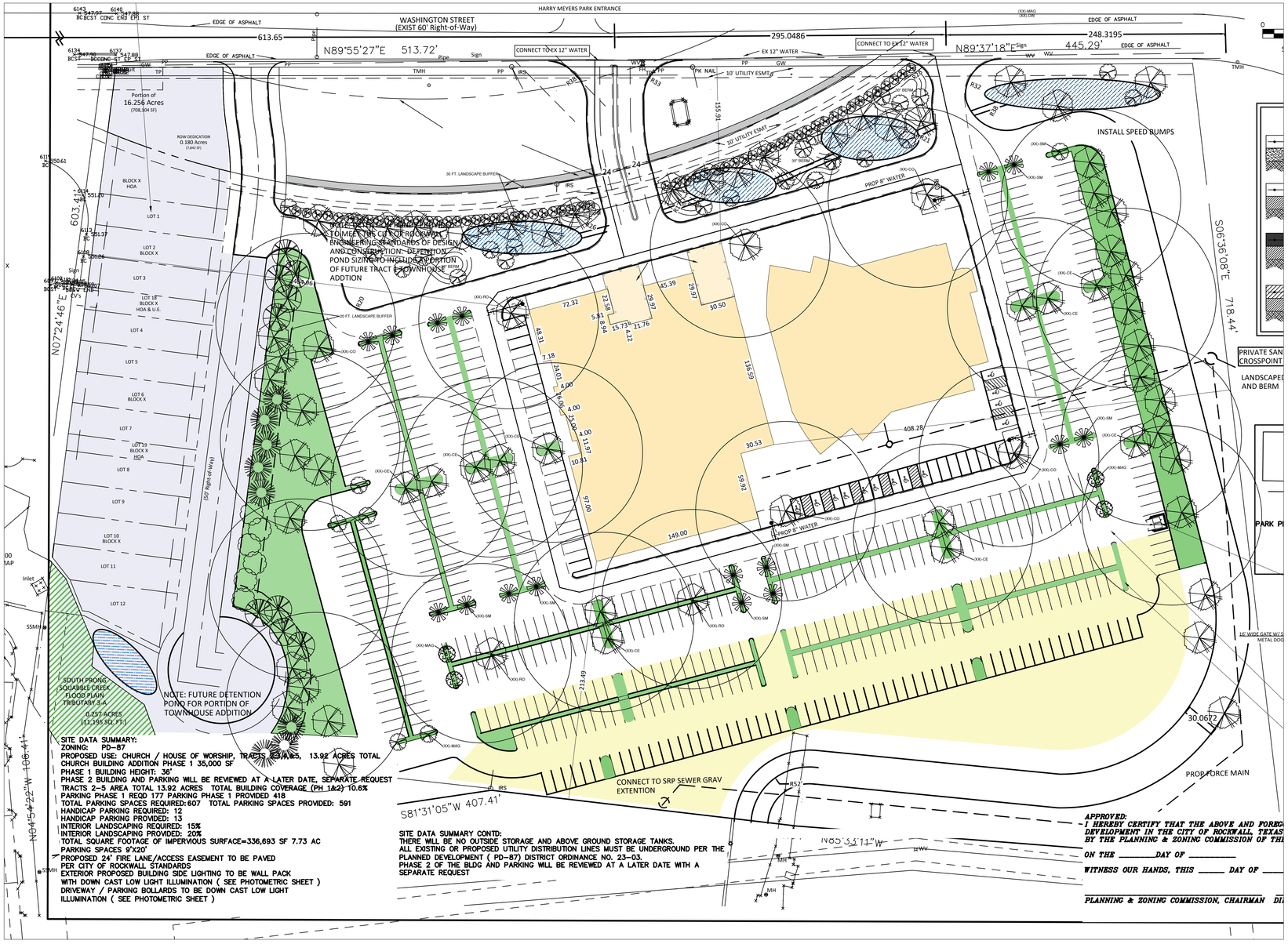
Date: 6/4/2024


CROSSPOINT
COMMUNITY CHURCH


CROSSPOINT
COMMUNITY CHURCH







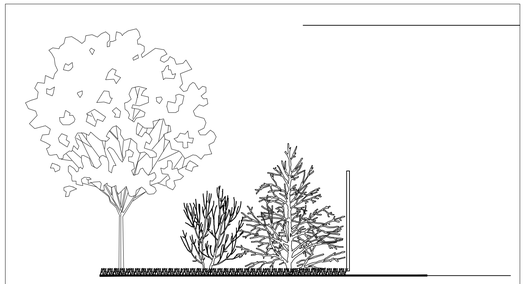
SITE DATA SUMMARY:
ZONING: PD-87
PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2-3,4&5, 13.92 ACRES TOTAL
CHURCH BUILDING ADDITION PHASE 1 35,000 SF
PHASE 1 BUILDING HEIGHT: 36'
PHASE 2 BUILDING AND PARKING WILL BE REVIEWED AT A LATER DATE, SEPARATE REQUEST
TRACTS 2-5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%
PARKING PHASE 1 REQD 177 PARKING PHASE 1 PROVIDED 418
TOTAL PARKING SPACES REQUIRED:607 TOTAL PARKING SPACES PROVIDED: 591
HANDICAP PARKING REQUIRED: 12
HANDICAP PARKING PROVIDED: 13
INTERIOR LANDSCAPING REQUIRED: 15%
INTERIOR LANDSCAPING PROVIDED: 20%
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=336,693 SF 7.73 AC
PARKING SPACES 9'X20'
PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED PER CITY OF ROCKWALL STANDARDS
EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)

SITE DATA SUMMARY CONTD:
THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.
ALL EXISTING OR PROPOSED UTILITY DISTRIBUTION LINES MUST BE UNDERGROUND PER THE PLANNED DEVELOPMENT (PD-87) DISTRICT ORDINANCE NO. 23-03.
PHASE 2 OF THE BLDG AND PARKING WILL BE REVIEWED AT A LATER DATE WITH A SEPARATE REQUEST

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FORECOING 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

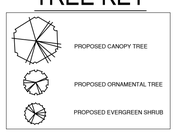
01 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"



LANDSCAPE SCREENING ALONG WEST PROPERTY
SCALE: NTS

TREE KEY



LANDSCAPE PLAN NOTES

1. ANY LANDSCAPING LOCATED WITHIN THE UTILITY EASEMENT MAY BE REMOVED BY THE CITY TO ACCESS UTILITIES AND THAT THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPLANTING TREES AND/OR SHRUBS.

LANDSCAPING REQUIREMENTS

1) GENERAL AREAS WITH PERCENTAGES:

TOTAL = 606,355 SF = 100%
LANDSCAPE= 90,953 SF = 15% REQUIRED
LANDSCAPE= 121,271 SF = 20% PROVIDED
PAVING+SW 336,693 SF 56%
BUILDING = 63,967 SF = 11%

2) BUFFERS: (SEC. 77-504. -LANDSCAPING AND SCREENING)
a. SH-66 (WASHINGTON ST.)BUFFER - 30 FT.:
NORTH PORTION OF BUFFER x (2 CANOPY TREES & 4 ORNAMENTAL TREES / 100')
11 CANOPY TREES & 22 ORNAMENTAL TREES ARE REQUIRED
11 CANOPY TREES & 22 ORNAMENTAL TREES ARE PROVIDED
NORTH PORTION OF BUFFER x (10 SHRUBS / 30')
547 (10 / 30') = 182 SHRUBS REQUIRED
182 SHRUBS ARE PROVIDED
*SOUTH PORTION OF BUFFER x (1 TREE / 35')
953' (1 / 35') = 27 TREES REQUIRED TREES
27 TREES ARE PROVIDED
*SOUTH PORTION OF BUFFER x (10 SHRUBS / 30')
953' (10 / 30') = 318 SHRUBS REQUIRED
318 SHRUBS ARE PROVIDED
* PHASE 2 INSTALLATION

EAST:
BUFFER x (1 TREE / 35')
798' x (1 / 35') = 23 TREES
23 CANOPY TREES ARE PROVIDED

BUFFER x (30 SHRUBS / 30')
798' x (10 / 30') = 266 SHRUBS
266 SHRUBS ARE PROVIDED

c. INCOMPATIBILITY BUFFER - 20 FT.:
WEST:
BUFFER x (1 TREE / 20')
597' x (1 / 20') = 30 TREES
30 CANOPY TREES ARE PROVIDED
COMBINATION OF TREES, SHRUBS AND GROUND COVER

3) INTERIOR LANDSCAPE: (SEC. 77-504. PARKING LOT INTERIOR LANDSCAPING)
TOTAL PARKING AREA - 336,693 SF
8% = 26,935 SF LANDSCAPING REQ = 1 TREE PER 400 S.F.
XX SF PROVIDED
67 TREES REQ, 34 CANOPY TREES PROVIDED & 26 ORNAMENTAL TREES PROVIDED
45 INTERIOR PARKING ISLANDS - 75% OF TREES MUST BE CANOPY TREES
34 CANOPY TREES REQUIRED
19 CANOPY TREES PROVIDED
11 ORNAMENTAL TREES REQUIRED
26 ORNAMENTAL TREES PROVIDED

4) IRRIGATION - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.04, OF ARTICLE 08, UDC)

5) DETENTION PONDS - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.02, D OF ARTICLE 08, UDC)
(1) CANOPY TREE PER 750 S.F. OF DETENTION AND (1) ACCENT TREE PER 1,500 S.F. @ 11,000 S.F.
15 CANOPY TREES REQUIRED
15 CANOPY TREES PROVIDED
7 ORNAMENTAL TREES REQUIRED
7 ORNAMENTAL TREES PROVIDED

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
RO	XX	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CE	XX	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CO	XX	QUERCUS MUELENBURGII CHINKAPIN OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
KEY	**QUANTITY**	**ORNAMENTAL TREES DESCRIPTION**	**SIZE**
DW	XX	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	3" CAL., MIN. 6' HT., 3' SPD.
RB	XX	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	3" CAL., MIN. 6' HT., 3' SPD.
MAG	XX	MAGNOLIA GRANDIFLORA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	3" CAL., 8' HT., MIN. 3 CANES
VAC	XX	VITEX AGNUS-CASTUS 'SHOAL CREEK' VITEX	30 GAL., 8' HT., 3' SPREAD
SM	XX	ACER TRUNCATUM SHANTUNG MAPLE	30 GAL., 8' HT., 3' SPREAD
KEY	**QUANTITY**	**SHRUBS DESCRIPTION**	**SIZE**
DWM	XX	MYRICA PUSILLA DF. WAX MYRTLE	7 GAL., MIN. 15" HT.
CH	XX	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 18" HT., 24" O.C.
GA	XX	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	XX	RAPHIOLEPSIS INDICA ' PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	XX	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	5 GAL., MIN. 15" HT., A.S.
BRR	XX	BARBERRY THUNBERGII 'RED ROCKET' BARBERRY 'RED ROCKET'	5 GAL., MIN. 15" HT.
PSC	XX	SCUTELLARIA SUFFRUTESCENS PINK SKULLCAP	5 GAL., MIN. 15" HT.
NRS	XX	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., 6' HT., 3' SPREAD
DS	XX	DASYLIRION TEXANUM GREEN DESERT SPOON	10 GAL., MIN. 24" HT.
RY	XX	HESPERALOE PARVIFLORA RED YUCCA	5 GAL., MIN. 8" HT.
BH	XX	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	7 GAL., MIN. 8" HT.
KEY	**QUANTITY**	**GROUND COVER DESCRIPTION**	**SIZE**
EC	XX	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
GL	XX	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL., FULL PLANT
LSS	XX	LIRIOPE MUSCARI 'SILVERY SUNPROOF' LIRIOPE SILVERY SUNPROOF	4" POT, FULL PLANT 10" O.C.
KEY	**QUANTITY**	**ORNAMENTAL GRASSES DESCRIPTION**	**SIZE**
ABM	XX	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GULF GRASS	1 GAL., FULL PLANT 30" O.C.
MFG	XX	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

J.CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
101C NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75013
214-502-4026

LANDSCAPE PLAN
Crosspoint Community Church
City of Rockwall, Texas
Rockwall County

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10016
Project Status
2024/06/04
Revisions

No.	Date

Sheet
L1.01

Case No. SP2024-023



Symbol	Label	QTY	Manufacturer	Catalog	Description	Input Power
	SA2	8	Lithonia Lighting	DSX1 LED P4 30K 70CRI T3M	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 3 Medium	247.88
	SA	10	Lithonia Lighting	DSX1 LED P4 30K 70CRI T3M EGS	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 3 Medium External Glare Shield	123.9373

Max/Min				
Description	Symbol	Avg	Max	Min
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc
PARKING AREA	+	1.0 fc	3.8 fc	0.0 fc

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TRACTS 2-5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%
PARKING PHASE 1 REQD 177 PARKING PHASE 1 PROVIDED 418
PARKING PHASE 2 REQD 430 PARKING PHASE 2 PROVIDED 173
TOTAL PARKING SPACES REQUIRED:607 TOTAL PARKING SPACES PROVIDED: 591
HANDICAP PARKING REQUIRED: 12
HANDICAP PARKING PROVIDED: 13
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EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK
WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT
ILLUMINATION (SEE PHOTOMETRIC SHEET)
THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.

1 PHOTOMETRIC SITE PLAN
1/32" = 1'-0"

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL

ON THE _____DAY OF _____

WITNESS OUR HANDS, THIS ____ DAY OF ____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NO SP 2024-020

choice engineering
CHOICE ENGINEERING, LLC TEXAS FIRM REG. NUMBER F-16179
SACHSE, TEXAS
PHONE: (469) 828-1360
WWW.CHOICE-ENGINEERING
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CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

No.	Date	Description

SEAL:
STATE OF TEXAS
RAMON J. GRAMSTAD
124806
LICENSED
PROFESSIONAL ENGINEER
04/16/2024

ISSUE/ORIGINAL COPYRIGHT

DATE:	2024/02/02
PROJECT #:	24032
DRAWN BY:	PE
CHECKED BY:	RG

SHEET NAME:
PHOTOMETRIC PLAN

SHEET NUMBER:
PH1.0

Ordering Information

Accessories

Ordered and shipped separately.

BU120 1.5 SU	Photocell - SSL twist-lock (120-277V) [1]
BU347 1.5 CUL SU	Photocell - SSL twist-lock (347V) [2]
BU480 1.5 CUL SU	Photocell - SSL twist-lock (480V) [3]
DSHORT SBK	Shorting cap [4]
DSHS(*)W	House-side shield (enter package number 1-13 in place of #).
DSXRP4 DWHS	Round pole-adapter (#5 drilling, specify finish)
DSXPA5 DWHS	Square pole-adapter #5 drilling (specify finish)
DSXRP45 DWHS	Round pole-adapter #5 drilling (specify finish)
DSXEGSR DWHS	External glare shield (specify finish)
DSXRBSPA DWHS	Bird spike deterrent bracket (specify finish)

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. Shorting cap included and must be ordered with any DSXF2 fusing option.
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9. Not available with P1, P10, P11, P12 and P13 when ordered with DS.
10. WBA cannot be combined with Type 5 distribution plus photocell (PE5).
11. NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link.
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT. PIR not available with P1 and P10 using HVOLT or XVOLT.
14. PER/PER5/PER7 not available with NLTAIR2 PIRHN. PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from the luminaire. Shipped installed option not available with PER, PER5, PER7.
15. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120, 277 or 347V. Consult tech support for 208, 240 or 480 V.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18. DMG not available with PIR, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19. DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P6, P7, P10, P11, P12 and P13.
20. Reference Distribution Options table on page 4 to see functionality.
21. Reference Controls Options table on page 4.
22. HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23. CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24. Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25. Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



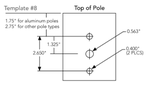
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling





Tenon Mounting Slipfitter

Tenon O.D.	Mounting Template	1 @ 180	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	#PA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	#PA	AS725-190	AS725-280	AS725-290	AS725-390	AS725-320	AS725-490
4"	#PA	AS735-190	AS735-280	AS735-290	AS735-390	AS735-320	AS735-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Fixture Mounting Provisions Drilled in Field (Dimensions)							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"	3"	3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPARN	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	—	1.58
DSX1 with SPA5, SPARN	0.70	1.40	1.30	1.66	—	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with WA	0.83	1.66	1.50	2.09	2.09	2.09

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C** ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L27, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Voltage	% Power Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Related Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80 CRI		90 CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Remote/Future	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSXD)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DSL Elite or advanced control nodes such as RCAM.	Pins 4 & 5 to dimming leads on driver; Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8 to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR-enabled luminaire for motion-sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CSVDRivo Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA: 0.69 ft² (0.06 m²)

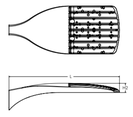
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Catalog Number

Notes

Type

Fill out fields as required then type to fill remaining information.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its useful environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED													
Series	**LEDs**	**Color temperature**[1]		**Color Rendering Index**[1]	**Distribution**					**Voltage**		**Mounting**	
DSX1 LED	**Forward optics**	(this section 70CRI only)			AFR	Automotive front row	T5M	Type V medium		MVOLT	(120V-277V)[4]	**Shipped included**	
	P1	30K	3000K		T1S	Type I short	T5LG	Type V low glare		HVOLT	(347V-480V)[5,6]	SPA	Square pole mounting (#5 drilling)
	P2 P7	40K	4000K		T2M	Type II medium	T5W	Type V wide		XVOLT	(277V - 480V)[5,7]	RPA	Round pole mounting (#5 drilling)
	P3 P8	50K	5000K		T3M	Type III medium	BLC3	Type III backlight control[8]		120[6,9]		SPA5	Square pole mounting #5 drilling[9]
	P4 P9	(this section 80CRI only, extended lead times apply)			T3LG	Type III low glare[1]	BLC4	Type IV backlight control[8]		208[6,9]		RPA5	Round pole mounting #5 drilling[9]
	P5				T4M	Type IV medium	LCCO	Left corner cutoff[8]		240[6,9]		SPA5N	Square narrow pole mounting #5 drilling
	Rotated optics	27K	2700K	80CRI	T4LG	Type IV low glare[1]	RCCO	Right corner cutoff[8]		277[6,9]		WBA	Wall bracket[10]
	P10[1] P12[1]	30K	3000K	80CRI	T5TW	Forward throw medium				347[6,9]		MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11[1] P13[1]	35K	3500K	80CRI						480[6,9]			
		40K	4000K	80CRI									
		50K	5000K	80CRI									

Control options		Other options	Finish (required)
Shipped installed	PER7 Seven-pin receptacle only (controls ordered separate)[16,17]	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13,14]	FAO Field adjustable output[14,15]	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13,14]	BL30 Bi-level switched dimming, 30%[16,17]	HS Houseside shield (black finish standard)[23]	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separate)[17]	BL50 Bi-level switched dimming, 50%[16,17]	L90 Left rotated optics[1]	DWHXD White
PER5 Five-pin receptacle only (controls ordered separate)[16,17]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	R90 Right rotated optics[1]	DDBTXD Textured dark bronze
	DS Dual switching[14,16,17]	CCE Coastal Construction[23]	DBLBXD Textured black
		HA 50°C ambient operation[24]	DNATXD Textured natural aluminum
		BAA Buy America(n) Act Compliant	DWHGXD Textured white
		SF Single fuse (120, 277, 347V)[25]	
		DF Double fuse (208, 240, 480V)[26]	
		Shipped separately	
		EGSR External Glare Shield (reversible, field install required, matches housing finish)	
		BSDB Bird spikes (field install required)	

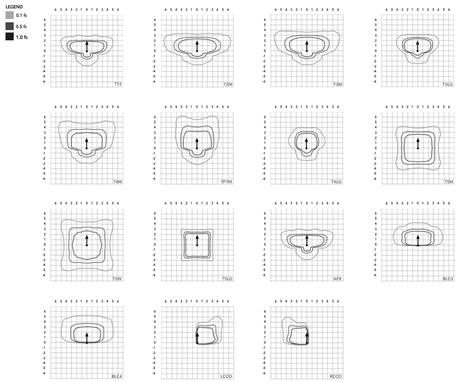
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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND
0.1 fc
0.5 fc
1.0 fc



CHOICE ENGINEERING, LLC
TEXAS FIRM REG. NUMBER F-16676
SACHSE, TEXAS
PHONE: (469) 828-1260
WWW.CHOICE-ENGINEERING

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CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

No.	Date	Description

SEAL:

STATE OF TEXAS
RAMON J. GRAMSTAD
124806
LICENSED
PROFESSIONAL ENGINEER
04/16/2024

ISSUE/ORIGINAL COPYRIGHT
DATE: 04/18/24
PROJECT #: 24032
DRAWN BY: RG
CHECKED BY: JR

SHEET NAME:
LIGHT FIXTURE DATA SHEETS

SHEET NUMBER:
PH1.1

May 4, 2024

108 South Broadway
Edmond, Oklahoma
73034.3842

(V)405.664.0635

City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Project No. SP2024-023
Crosspoint Community Church
1100 E. Washington Street
Site Plan Application

On behalf of Crosspoint Community Church (Owner), this letter is intended to address responses to initial review comments (dated May 24, 2024) regarding the architectural design of the proposed project. Lucas Gerdes, AIA of our office represented the Owner during an Architectural Review Board (ARB) meeting held on May 28th, and the subsequent P&Z hearing immediately afterward. During these meetings, the various comments were addressed by the project team and concurrence reached regarding revisions for the next P&Z hearing scheduled for June 11, 2024.

In accordance with the initial review comments, item M.11 requires "a letter outlining the requested exceptions and required compensatory measures" that are being proposed to satisfy the design requirements, as follows:

Item M.9 (1):
Per PD Ordinance, each building façade must utilize 90% masonry material; however, up to 50% may be hardiboard or stucco. The updated design proposes split-face CMU (2 tones). Per the PD Ordinance, full-width brick, natural or quarried stone may be utilized. As per discussions during the ARB meeting, split-face CMU was determined to be "acceptable" as proposed for this project.

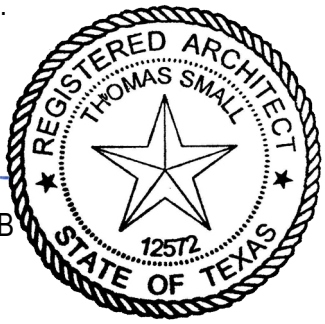
Items M.10 (3) and M.10 (1) – Articulation:
As per Subsection 04.01, Article 05 of the UDC, comments cited that the proposed building does not meet the secondary requirements (i.e., South, West, East) for wall length, secondary entry width, secondary entry length, and project height. During discussions with the ARB it was determined that the articulation of the proposed design is acceptable, and that compensatory measures have been met.

The original design has been amended to reflect the requirements of the PD Ordinance and the UDC, specifically including:

1) Minimum 6/12 roof slope
2) Building materials (with acceptable substitutions as per the ARB meeting)
3) Height restrictions
4) Building Size Maximum (35,000 GSF)
5) Hidden or Screened RTU's

Revised building elevations and final finish boards have been included with the final application materials representing these changes.

Respectively,



Thomas Small, AIA / NCARB
SPACE

DATE: July 5, 2024

TO: Dub Douphrate
Douphrate & Associates, Inc.
2235 Ridge Road
Rockwall, Texas 75087

CC: Scott Sutton
Crosspoint Community Church
1408 S. Goliad Street
Rockwall, Texas 75087

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

SUBJECT: SP2024-023; *Site Plan for Crosspoint Church*

Dub Douphrate**:**

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 June 25, 2024. 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) The Future Land Use map shall be updated to change the land use from *Commercial/Retail* and *Technology/Employment Center* to *Quasi-Public*; and,

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

Planning and Zoning Commission
On June 25, 2024, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 5-1, with Commissioner Womble dissenting, and one (1) vacancy.

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

Sincerely,

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