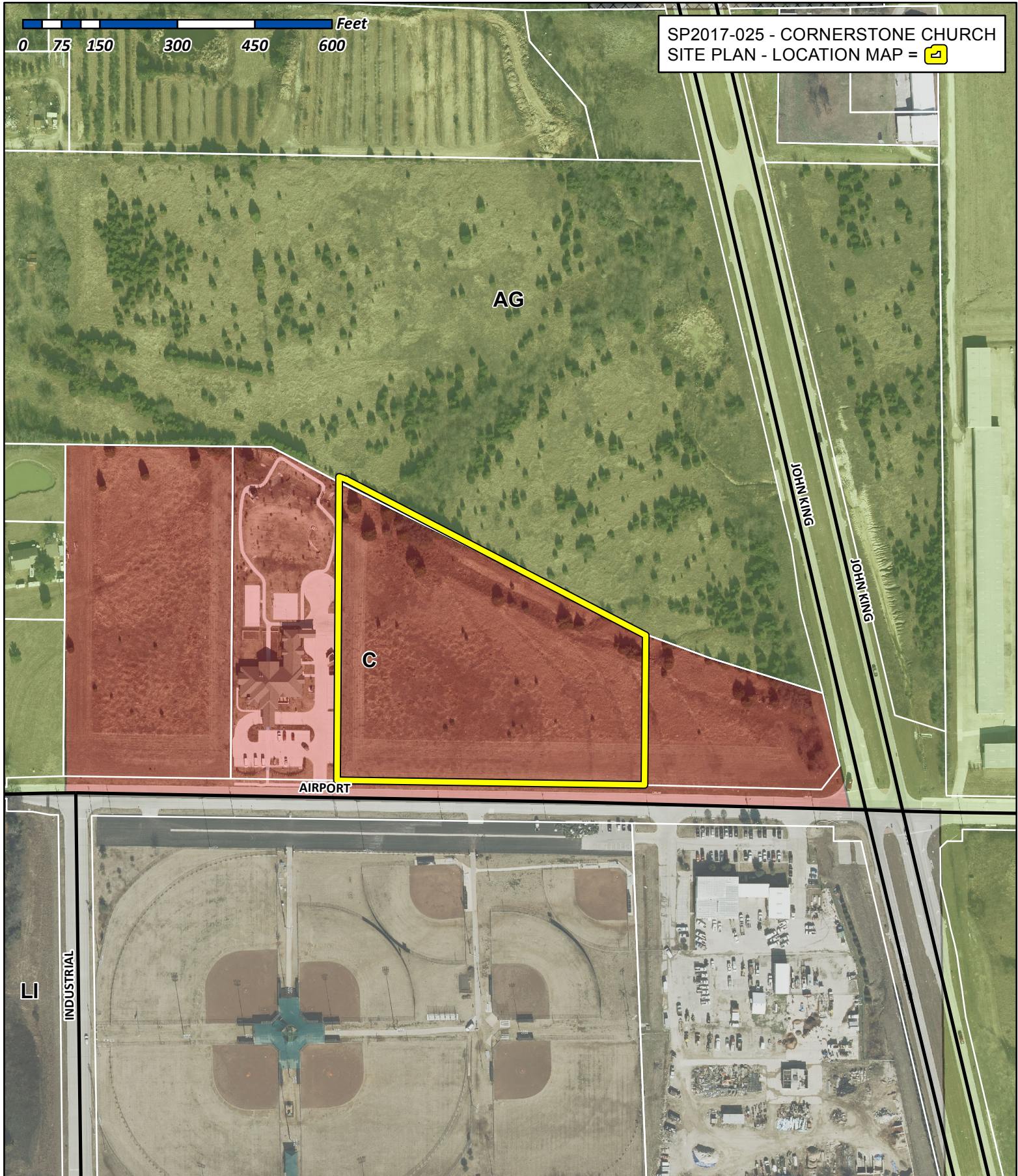
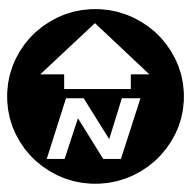




City of Rockwall

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

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City of Rockwall
Planning and Zoning Department
Ryan Miller AICP

August 9, 2017

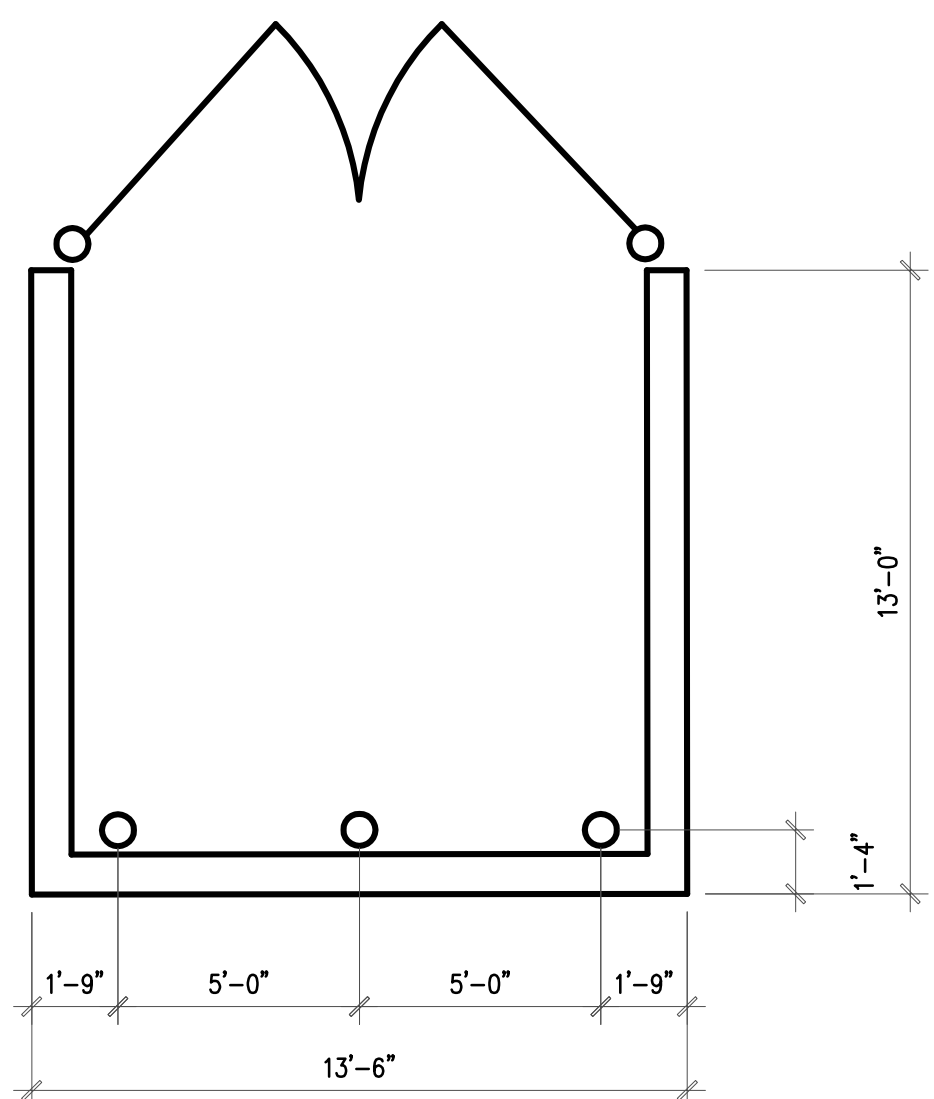
Mr. Ryan,

We are respectfully requesting a variance of the zoning ordinance for the Cornerstone Church project. The first item is to extend the stucco on the exterior wall below the 4'-0" restriction. The second item is in regard to not meeting 100% of the articulation requirement.

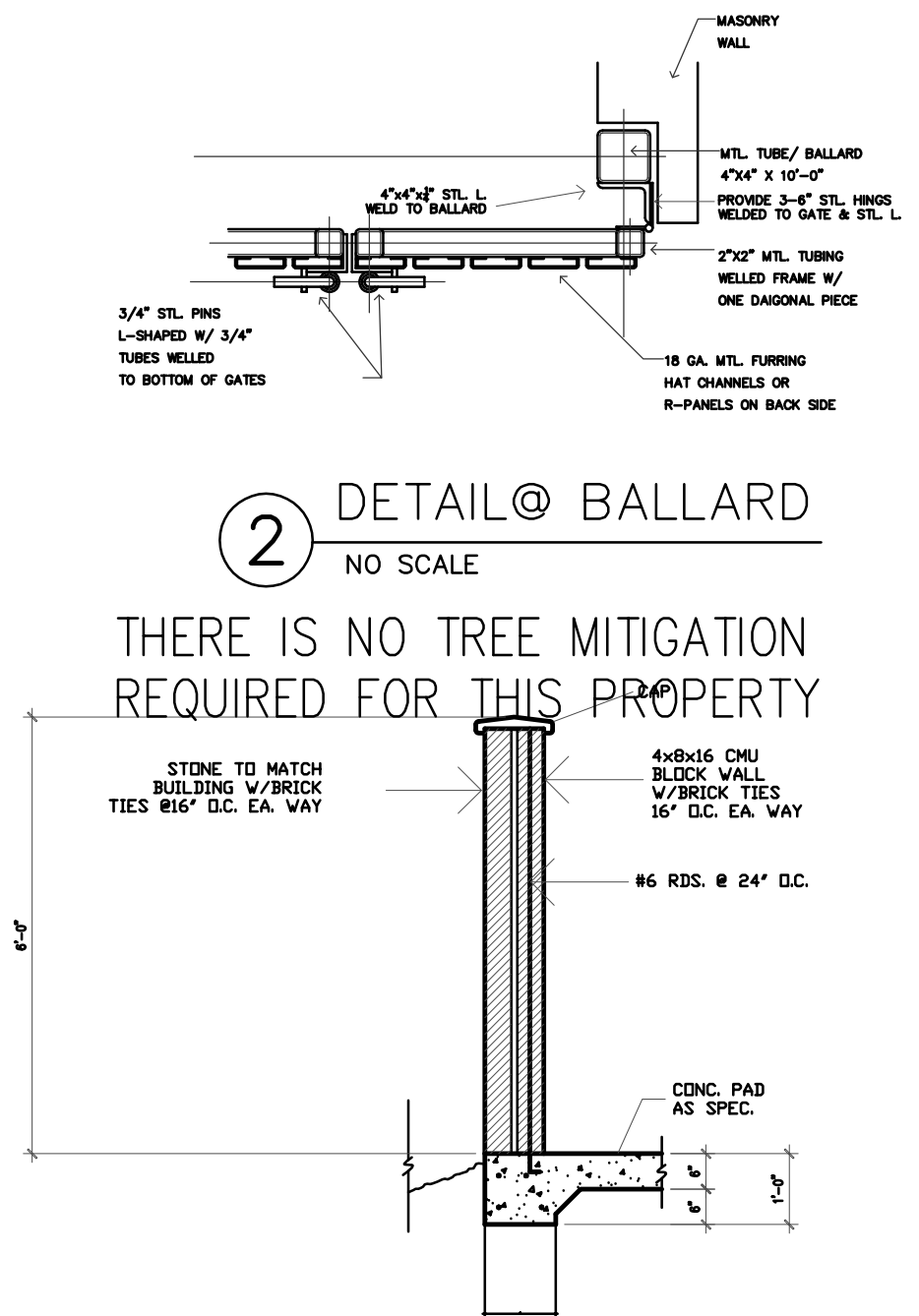
Thank you for your consideration,

Greg Wallis
Mershawn Architects

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

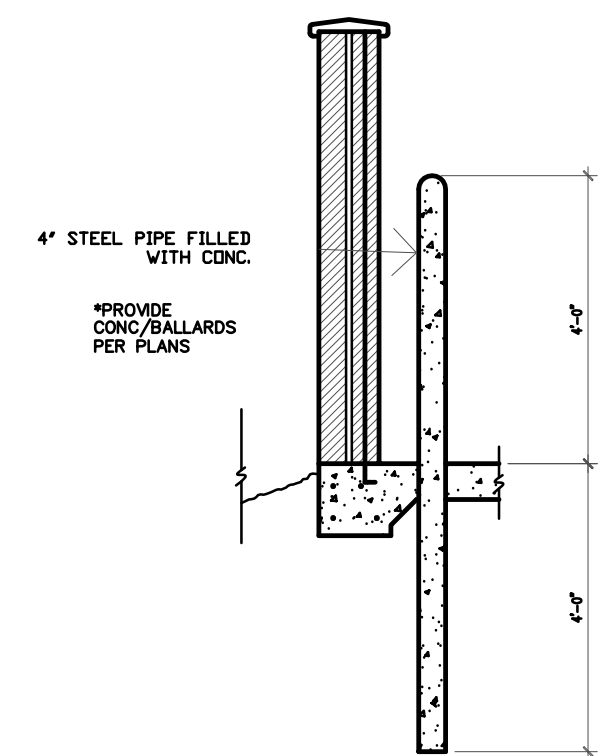


1 DUMPSTER PLAN
1/4" = 1'-0"

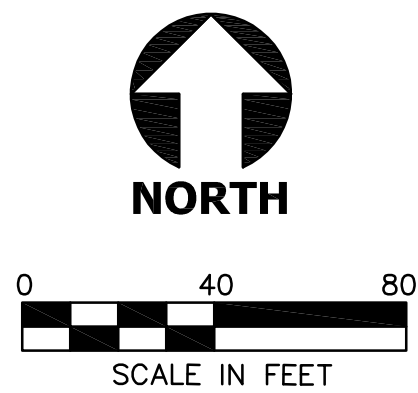
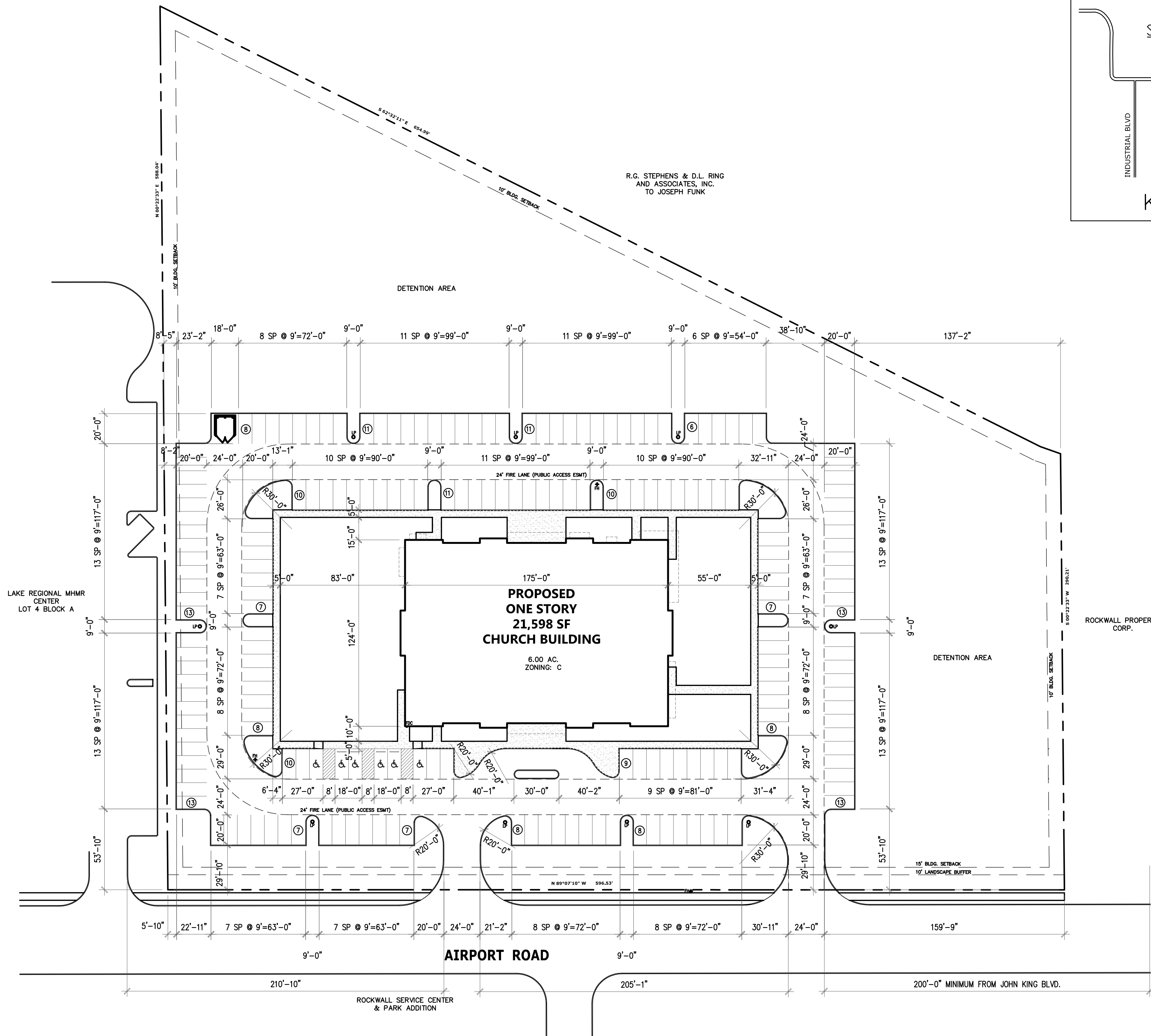


2 DETAIL @ BALLARD
NO SCALE

3 SECTION @ DUMPSTER WALL



4 DETAIL @ BALLARD
NO SCALE



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CORNERSTONE
BEING A 6.0 AC. TRACT OF LAND SITUATED IN THE
N. BUTLER SURVEY, ABSTRACT NO. 20 IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX. 6" WIDE U.N.O.
ALL PAVING RADII ARE 4'-6" U.N.O.

CHURCH	592 SEATS @ 1/3	= 197
197	PARKING SPACES REQUIRED	
198	PARKING SPACES PROVIDED	
192	PARKING SPACES & 6 HANDICAP SPACE	

OWNER
CORNERSTONE CHURCH
1950 ALPHA DRIVE
ROCKWALL, TEXAS 75087
214-771-4140

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MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2051

No.	Date	Revision	By



CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS

SITE PLAN

Scale:	1" = 40'-0"
Date:	MM/DD/YY
Project No.:	170201
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
A1 OF



EXISTING CEDAR AND HACKBERRY



LIVE OAKS (27)
INSTALLED WITH A MIN. 4" CALIPER



RED BUD (2)
4' HIGH @ INSTALLATION



INDIAN HAWTHORNE (8)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.



BOXWOOD BUSH (58)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

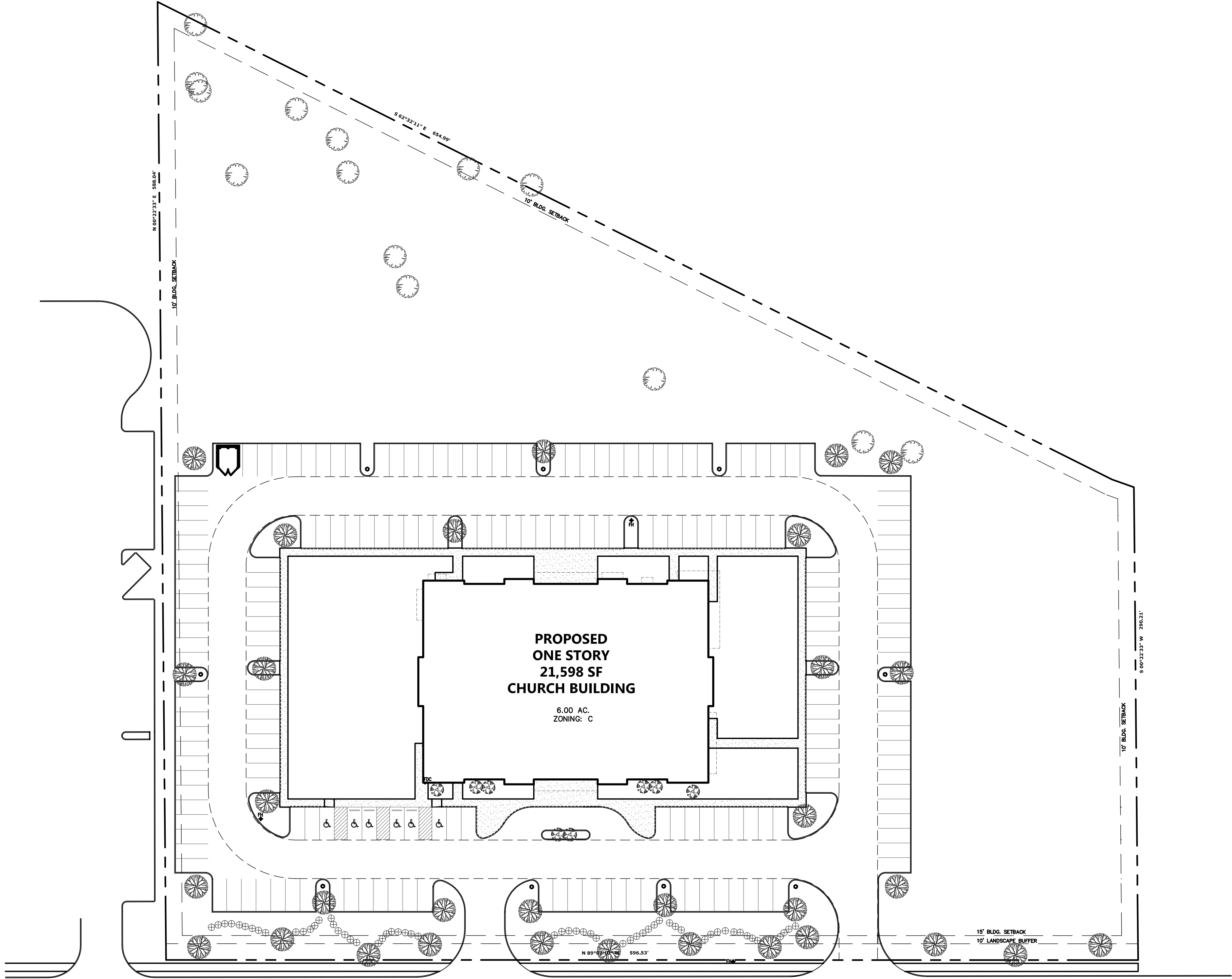
TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

THERE IS NO TREE MITIGATION REQUIRED FOR THIS PROPERTY

ABSTRACT NO. 20 --N. BUTLER SURVEY

1. ZONING: C --COMERCIAL
2. PROPOSED USE: CHURCH
3. PROPERTY AREA (GROSS): 261,357.0 SF 6.0 AC
4. BUILDING AREA: 21,598 SF
5. BUILDING HEIGHT: SINGLE STORY - 37'-0" "
6. LOT COVERAGE: 8.3% F.A.R. = 0.008:1
7. PARKING REQUIRED: 3 SPACE/SEAT 592/3 = 197 SPACES REQUIRED
8. HANDICAP REQUIRED 6 ACCESSIBLE IN 150-200 SPACES 6 ACCESSIBLE PROVIDED
9. TOTAL PARKING PROVIDED: 198 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 100,300 SF

		REQUIRED	PROVIDED
1.	STREET TREES 1 CANDOPY PER 50'	12	12
2.	SITE TREES - ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	20	20
3.	LANDSCAPE BUFFER	10'	10'
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	TOTAL LANDSCAPE AREA 10% REQUIRED	39,204 SF	161,057 SF



CORNERSTONE
BEING A 6.0 AC. TRACT OF LAND SITUATED IN THE
N. BUTLER SURVEY, ABSTRACT NO. 20 IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

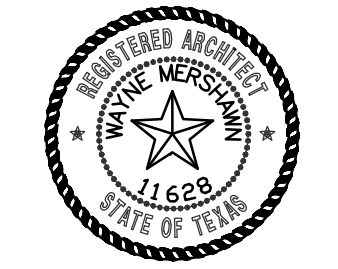
**OWNER
CORNERSTONE CHURCH**
1950 ALPHA DRIVE
ROCKWALL, TEXAS 75087
214-771-4140

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No.	Date	Revision	By

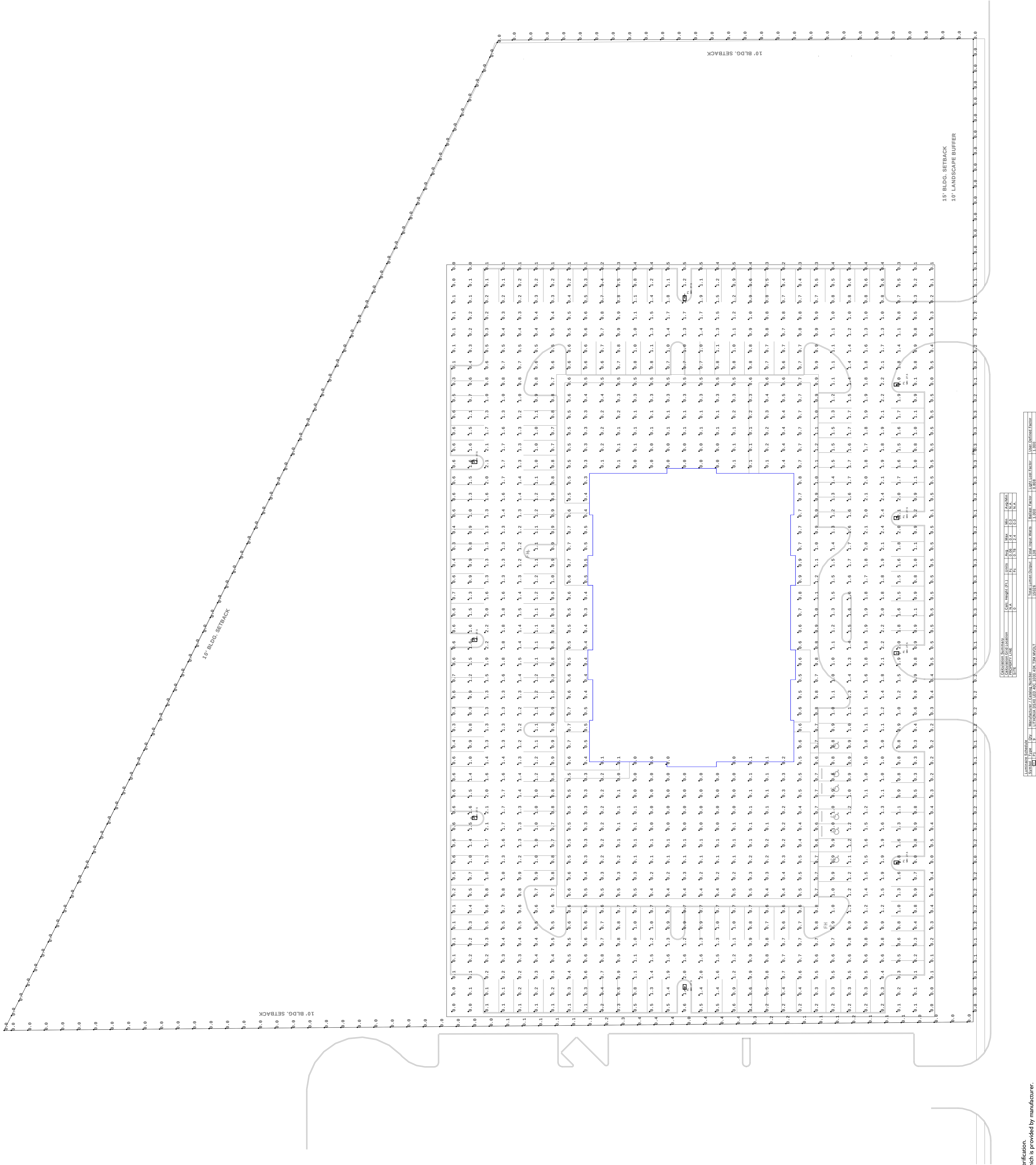


CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale:	1" = 40'-0"
Date:	MM/DD/YY
Project No.:	170201
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
L1 OF
1

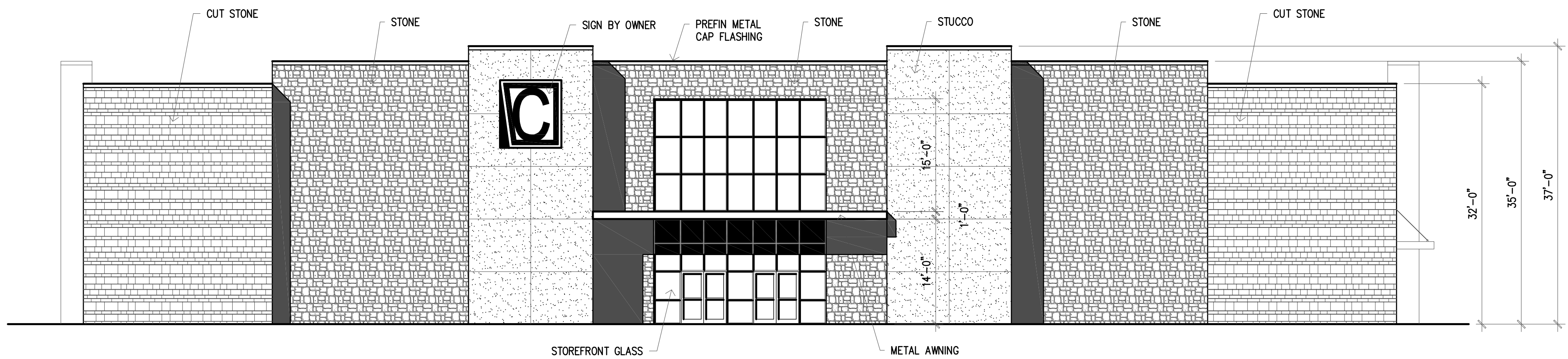


Notes:

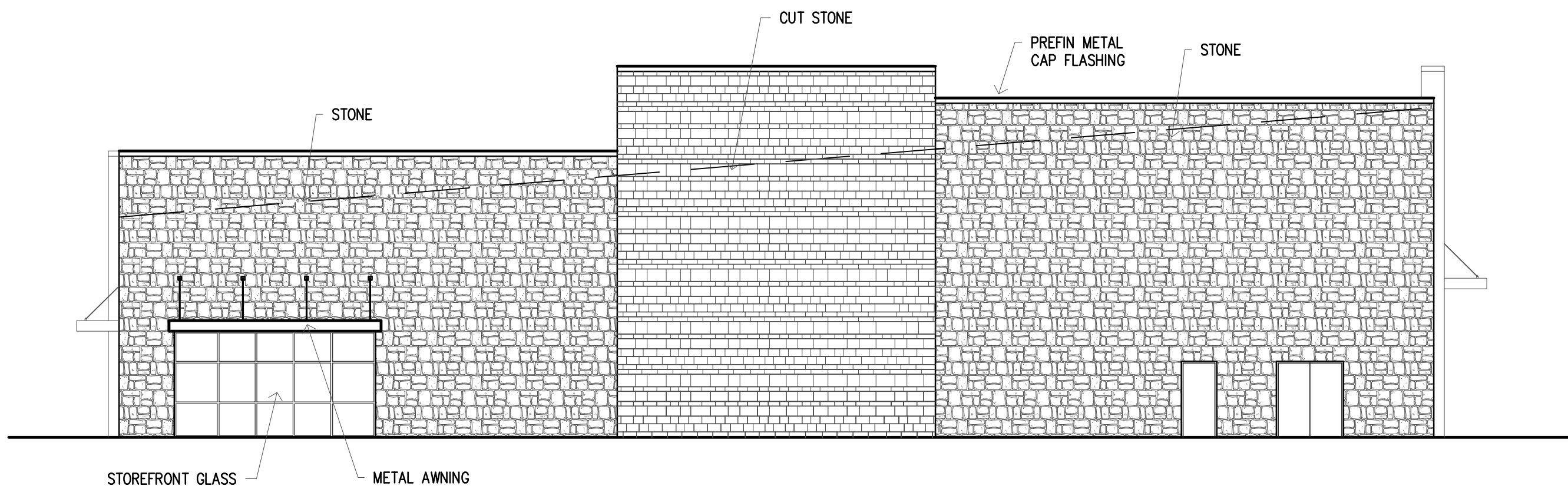
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values shown at grade.
3. Mounting heights: As shown.
4. Luminaire description does not necessarily reflect actual luminaire.
5. Sylvania lamp data used unless otherwise noted.
6. Lighting power density is calculated based on estimated luminaire output.

PROJECT: CORNERSTONE CHURCH
SALESPERSON:
SCALE: 1:30
CALC BY: MILLER
FILE: 170801_CORNERSTONE_VI

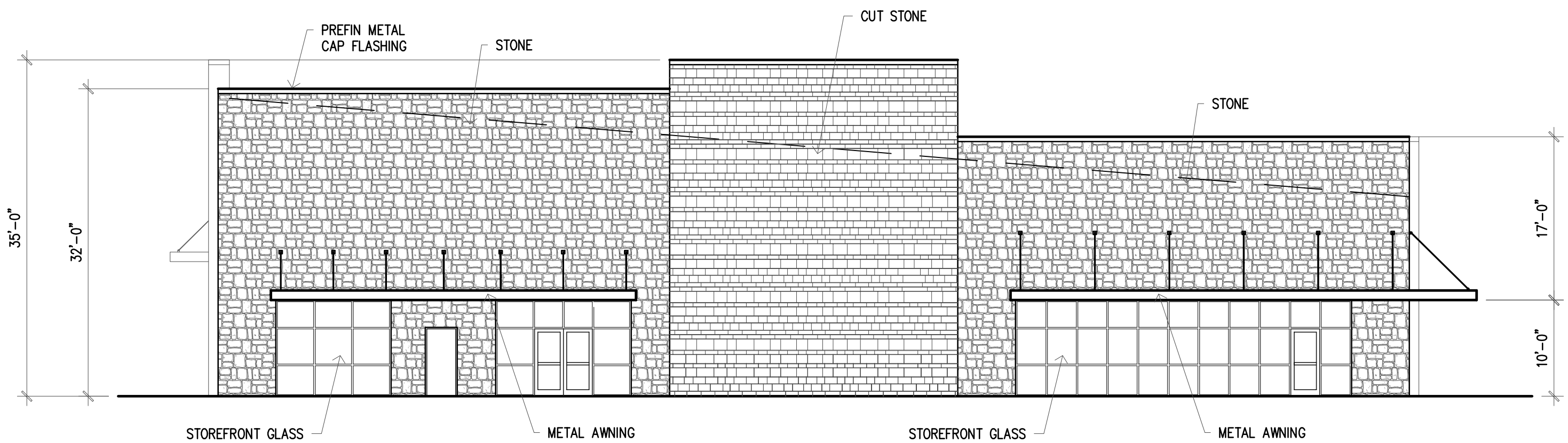
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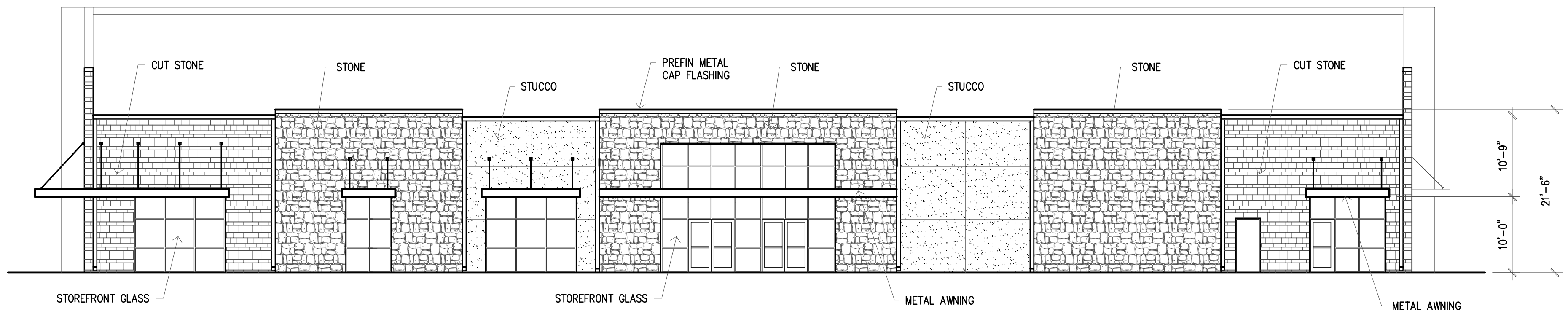
SOUTH ELEVATION



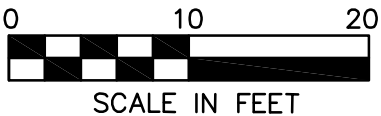
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



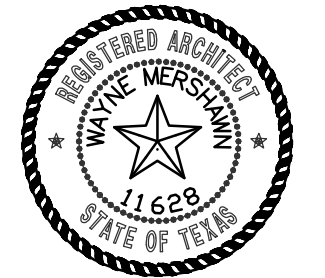
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MEDICAL COMMERCIAL
CHURCHES

No.	Date	Revision	By



**CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS**
EXTERIOR ELEVATIONS

Scale:	3/32" = 1'-0"
Date:	MM/DD/YY
Project No.:	170201
Designed:	GW
Drawn:	GW
Checked:	WM

**SHEET
A4** OF





