

PROJECT COMMENTS



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

DATE: 9/24/2020

PROJECT NUMBER: SP2020-025
PROJECT NAME: Site Plan for Ellis Center, Phase 2
SITE ADDRESS/LOCATIONS: 1203 SIGMA CT, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Discuss and consider a request Harper J. Kuper of SVEA Industrial II, LLC for the approval of a Site Plan for the expansion of an existing industrial facility on a 1.915-acre tract of land being identified as a portion of Lot 3 and all of Lot 3A-R, Block C, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1203 Sigma Court, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	09/24/2020	Approved w/ Comments

09/24/2020: SP2020-025; Site Plan for Ellis Center Phase Two

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 the expansion of an existing industrial facility on a 1.915-acre tract of land being identified as a portion of Lot 3 and all of Lot 3A-R, Block C, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1203 Sigma Court.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6488 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2020-025) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Light Industrial (LI) District standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Site Plan:

1. Verify the total lot acreage. (Subsection 03.04.B, of Article 11)
2. Indicate the wall lengths of all buildings on the site. (Subsection 03.04. B, of Article 11)
3. Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight. (Subsection 0304. B, of Article 11)
4. Label the fire lane easements as Fire Lane, Public Access, & Utility Easement. (Subsection 03.04. B, of Article 11)
5. Parking is 1/300 not 3/1000. Make the correction on the parking table. (Table 5, of Article 6)
6. Show all proposed and existing utility equipment (pad/ground and roof mounted) and their subsequent screening. Roof mounted must not be visible from the street or adjacent properties. Utilize a taller parapet for screening. (Subsection 01.05. C, of Article 05)

M.6 Landscape Plan:

1. Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan. (Subsection

05.03. B, of Article 08)

2. Indicate the locations and dimensions of the required landscape buffers. (Subsection 05.01, of Article 08)
3. Identify visibility triangles on all lots for all driveway intersections and public streets. (Subsection 01.08, of Article 05)
4. Large trees shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage. Pay attention to the west side of your property. (Subsection 05.05, of Article 08)
5. Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work. (Subsection 03.01. E, of Article 09)
6. Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees. (Subsection 03.01. F, of Article 09)
7. Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced. (Subsection 03.01. G, of Article 09)

M.7 Photometric and Lighting Plan:

1. The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Subsection 03.03. G, of Article 07)
2. Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. (Subsection 03.03. A, of Article 07)
3. Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan. (Subsection 03.03, of Article 07)

M.8 Building Elevations:

1. Indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view. (Subsection 01.05. C, of Article 05)
2. The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof. (Subsection 07.03, of Article 05)

I.9 Please notify staff if no variances/exceptions are being requested and that all comments will be addressed. If none are being requested and all comments are addressed then this site plan may be handled administratively.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on August 4, 2020 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.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 6, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 13, 2020 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on September 29, 2020.
- 2) Planning & Zoning meeting/public hearing meeting will be held on October 13, 2020.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/24/2020	Needs Review

09/24/2020: M - Dumpster to drain to an oil/water separator and then to the storm lines.

M - Must have detention. Manning's "c-value" is for any new impervious areas. Detention is for a 0.35 to 0.9 C-value.

M - Mandatory to show detention area on site plan.

M - Show ' wide sidewalk extension along street frontage.

General Items:

- Engineering review fees apply (i)
- 4% Engineering inspection fees (i)
- Impact fees. (i)
- Min 20' utility easements. (i)
- No structures in easements. (i)
- Fire lane easement to be on plat. (i)
- No trees within 5' of public utilities. (i)
- Retaining walls 3' and over must be designed by a licensed engineer. All walks to be rock or stone. No smooth concrete walls. (i)
- Replat is necessary. Each lot must meet minimum frontage requirements. (i)
- Will need to plat the cross access easement since you are crossing property lines. Parking agreement required to be filed (i)
- Must meet all Standards of Design and Construction (i)

Roadway/Paving Items:

- Fire lane to be 24' wide with 20' radii (i)
- Parking to be 20'x9' (i)

Water & Wastewater Items:

- Water and Sewer impact fees apply for additional/upsizing meters. (i)

Drainage & Detention Items;

- Detention outfall must reach sheet flow conditions prior to crossing the property line. (i)
- Will need to replat for drainage and detention easement
- No vertical walls allowed in detention. (i)

Landscape Items;

- No trees to be within 5' of any public utility less than 10" and 10' from any public utility that is 10" or greater in diameter.(i)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/21/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/21/2020	Approved w/ Comments

09/21/2020: Private fire service main shall comply with NFPA 24. Piping that runs under the building to the fire riser shall be reviewed for compliance.

The location of the fire department connection (FDC) shall be reviewed for compliance with local requirements.

FDC shall be facing and visible from the fire lane.

FDC must be within 100-feet of a fire hydrant.

The FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/21/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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09/23/2020: SP2020-025

Considerations:

- Consider ground wash lighting or directional lights in the grass areas on the North and East edges of the parking lots to eliminate any shadows or areas that a person might be capable of hiding. Specifically those areas adjacent to the new construction and between the new parking lot and businesses on Industrial Blvd. Lighting should run all the way to and up Sigma Court to the East entrance.
- Consider directional lighting at the front of business (West Side) where the wrought iron fence is in place. Lighting in the drainage area may not be possible, but at the North-West corner where the drainage does not exist lighting could be installed.
- Consider replacing all exiting exterior lighting building, specifically above doorway's that are not designated to be upgraded on the lighting plan. Use industry standard or high grade lighting.
- Consider lighting in recessed areas (exterior) of the building to eliminate any shadows or places someone could hide.
- Consider lighting in or around dumpsters to eliminate shadowed areas for individuals to hide and/or commit crimes including assault, robbery, ID theft, etc.
- Consider parabolic mirror(s) to provide a light of sight for anyone who may be hiding inside the area.
- Consider the addition of bollards to the front and sides of the complex to prevent accidents and vehicles being used to break into the businesses.
- Consider all existing and new exterior doors being equipped with alarm contact sensors and all new and existing windows with glass break sensors.
- Consider window laminate that will reduce sun exposure and reduce ability to break or breach glass on the building.
- Consider motion sensor alarms inside the business and motion activated lighting for the interior.
- Consider security cameras on the exterior of the building that provide 360 degree coverage. This would also reduce potential liability to the business from false claims of injury at the rear and far sides of the complex. Cameras should be IR capable and industry standard or higher.
- Consider camera monitors for the rear and South doors of the business to ensure that employees will have a complete and unobstructed view prior to exiting the business.
- Considering clearing brush especially on the South side of the business and trimming existing trees up to 7' and any additional bushes trimmed down to 3'.
- Can discuss CPTED for the interior including exterior/interior door locking systems, alarms, motion sensors, fire/money safes, safe rooms, window coatings, signage, safe rooms, employee drills, etc.
- More than willing to speak directly with the business owners or developers about the property. Recommendations are minimal at this time without knowing many aspects of the businesses and speaking directly with the owners/architect(s).

The implementation of all or any portion of the considerations are NO guarantee or assurance that crime will not occur or that the property will be crime-proof. The considerations should, however, reduce the probability of crime if the strategies and recommendations are properly applied and consistently maintained. Any changes should still meet with the City of Rockwall's building code, code of ordinances and fire code.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/21/2020	Denied

09/21/2020: Please provide tree mitigation calculations for the trees being removed with building additions.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-025

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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1203 Sigma Ct, Rockwall, Texas, 75087

Subdivision Ellis Center Phase Two

Lot 3A-R Block C

General Location .2 miles north of TL Townsend Dr and I-30 Frontage Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial

Current Use Office Building

Proposed Zoning Light Industrial

Proposed Use Office Building

Acreage 1.915

Lots [Current] 2

Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner SVEA Industrial II, LLC

Applicant

Contact Person Harry J Kuper

Contact Person

Address 1614 Lavca Street

Address

City, State & Zip Austin, Texas 78701

City, State & Zip

Phone 830-431-0326

Phone

E-Mail j.kuper@SVEARE.COM

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Harry J Kuper [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$_____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the _____ day of _____, 20____.

Owner's Signature

Harry Kuper

Notary Public in and for the State of Texas

SEE ATTACHED ACKNOWLEDGEMENT

My Commission Expires

ALL-PURPOSE ACKNOWLEDGMENT

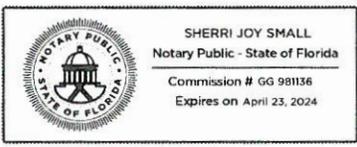
State/Commonwealth of FLORIDA)
)
 City County of Manatee)

On 09/16/2020 before me, Sherri Joy Small,
Date *Notary Name*

personally appeared Harry J Kuper
Name(s) of Signer(s)

- personally known to me -- OR --
- proved to me on the basis of the oath of _____ -- OR --
Name of Credible Witness
- proved to me on the basis of satisfactory evidence: passport
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.



WITNESS my hand and official seal.
Notary Public Signature: Sherri Joy Small
Notary Name: Sherri Joy Small
Notary Commission Number: GG 981136
Notary Commission Expires: 04/23/2024
Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Application
Document Date: 9/16/2020 Number of Pages (w/ certificate): 2
Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)
Signer's Name: Harry Kuper

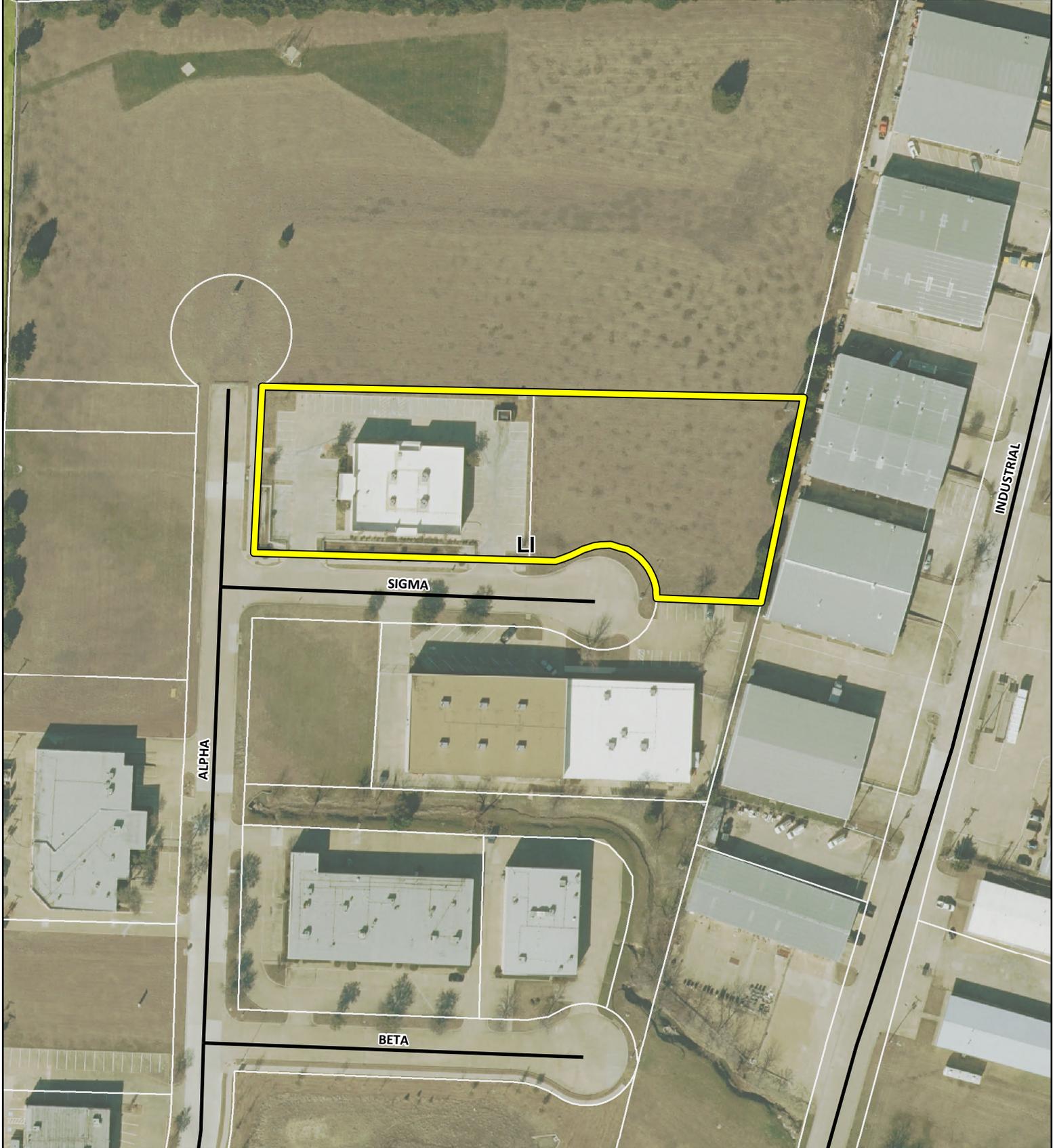
Capacity(ies) Claimed by Signer(s)
Signer's Name: _____

- Corporate Officer Title: _____
 - Partner – Limited General
 - Individual Attorney in Fact
 - Trustee Guardian of Conservator
 - Other: _____
- Signer Is Representing: SELF

- Corporate Officer Title: _____
 - Partner – Limited General
 - Individual Attorney in Fact
 - Trustee Guardian of Conservator
 - Other: _____
- Signer Is Representing: _____

0 37.5 75 150 225 300 Feet

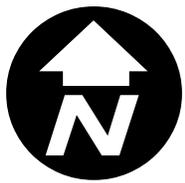
SP2020-025- ELLIS CENTER PHASE TWO
SITE PLAN - LOCATION MAP = 



City of Rockwall

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

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



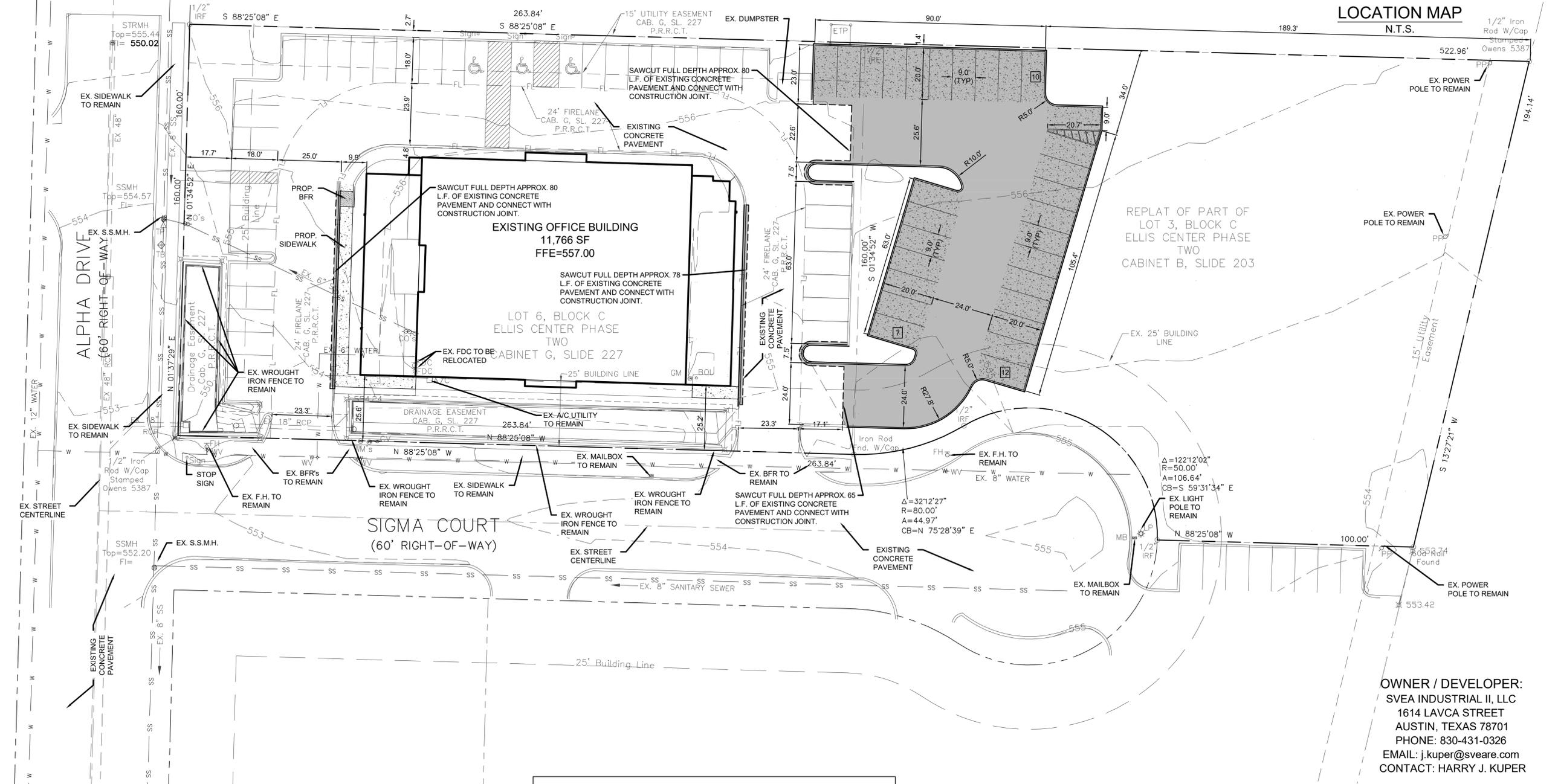
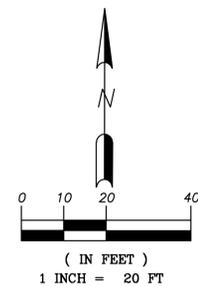
NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION



9-18-2020



LOCATION MAP
N.T.S.



LEGEND

	EXISTING CURB
	PROPOSED CURB
	PARKING SPACES IN A ROW
	PROPOSED 6" REINFORCED, MEDIUM DUTY CONCRETE PAVEMENT
	PROPOSED 5" REINFORCED, LIGHT DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK PAVEMENT

- KEY NOTES**
1. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
 2. APPLICATION WILL CONFORM TO THE CITY'S OUTDOOR LIGHTING REQUIREMENTS.
 3. ANY PROPOSED GROUND BASE EQUIPMENT SHALL BE SCREENED.
 4. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

SITE DEVELOPMENT DATA

EXISTING ZONING:	LI (LIGHT INDUSTRIAL)
LAND USE:	OFFICE BUILDING
SITE ACREAGE:	1.905 ACRES (82,985 SQ FT)
TOTAL BUILDING AREA:	11,766 SQUARE FEET
FLOOR AREA RATIO:	11,766 / 82,985 : 13%
OPEN SPACE:	35,536 / 82,985 : 43%
TOTAL IMPERVIOUS AREA:	47,449 / 82,985 : 57%
PARKING REQUIRED (3 PER 1,000 SF GFA):	36 SPACES
EXISTING PARKING:	38 SPACES
PROPOSED PARKING:	29 SPACES
TOTAL PARKING SPACES:	67 SPACES
PARKING PROVIDED (ACCESSIBLE):	3 EXISTING SPACES
EXISTING BUILDING HEIGHT:	1 STORY (18' - 6" HEIGHT)

PREPARED BY:

CARRILLO ENGINEERING, LLC
 TEXAS BOARD OF PROFESSIONAL ENGINEERS
 REGISTRATION NO. F-15893
 301 COMMERCE STREET, SUITE 1410
 FORT WORTH, TEXAS 76102
 PHONE NO.: 817-697-4996
 CONTACT: ANNA C. BLACKWELL, P.E.

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, _____ day of _____

PLANNING & ZONING COMMISSION CHAIRMAN _____ DIRECTOR OF PLANNING & ZONING _____

OWNER / DEVELOPER:
 SVEA INDUSTRIAL II, LLC
 1614 LAVCA STREET
 AUSTIN, TEXAS 78701
 PHONE: 830-431-0326
 EMAIL: j.kuper@sveare.com
 CONTACT: HARRY J. KUPER



Carrillo Engineering, LLC

301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
 Phone 817-697-4996 - Firm Registration #F-15893

OWT ARCHITECTS

509 PECAN STREET
 SUITE 100
 FORT WORTH, TX 76102
 817.993.9844
 www.owtarchitects.com

ROCKWALL DFPS

ELLIS CENTRE #2 ADDITION
 BOCK C, LOT 3A-R
 1203 SIGMA CT,
 ROCKWALL, TX 75087

09/18/2020
 ISSUE DATE

SITE PLAN

SP

EXTERIOR FINISHES

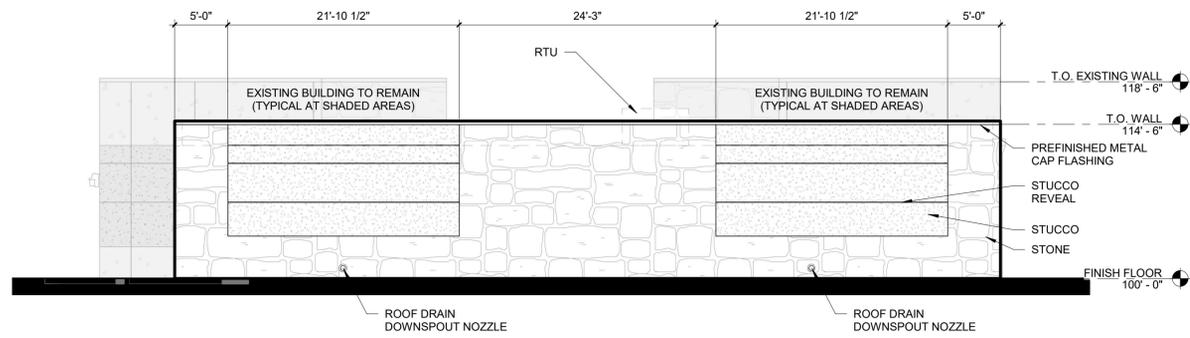
BASIS OF DESIGN:
STONE: ELDORADO STONE - ROUGH CUT, COLOR = LOIRE VALLEY
STUCCO: PAREX - MEDIUM TEXTURE, COLORS = PACIFIC SAND AND VIEJO
STOREFRONT: ALUMINUM, COLOR = CLEAR ANODIZED
PARAPET COPING: BERRIDGE - COLOR = BURGUNDY
 *THE DESIGN INTENT IS TO MATCH THE EXISTING BUILDING COLORS TO THE GREATEST EXTENT POSSIBLE.

MASONRY CALCULATIONS

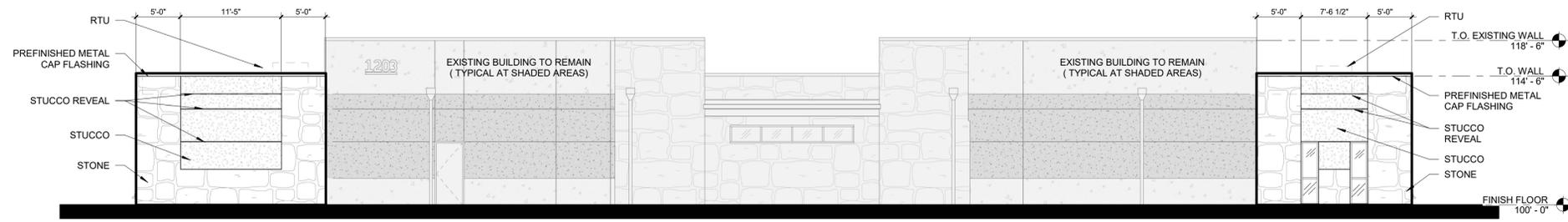
NORTH: 480 SF
 STUCCO = 162 (33.7%)
 STONE = 318 (66.3%)
SOUTH: 540 SF
 STUCCO = 189 (35%)
 STONE = 351 (65%)
EAST: 885 SF
 STUCCO = 403 (45.5%)
 STONE = 482 (54.5%)
WEST: 1,135 SF
 STUCCO = 462 (40.7%)
 STONE = 673 (59.3%)
TOTAL: 3,040 SF
 STUCCO = 1,216 (40%)
 STONE = 1,824 (60%)
 *TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.

GENERAL ELEVATION NOTES

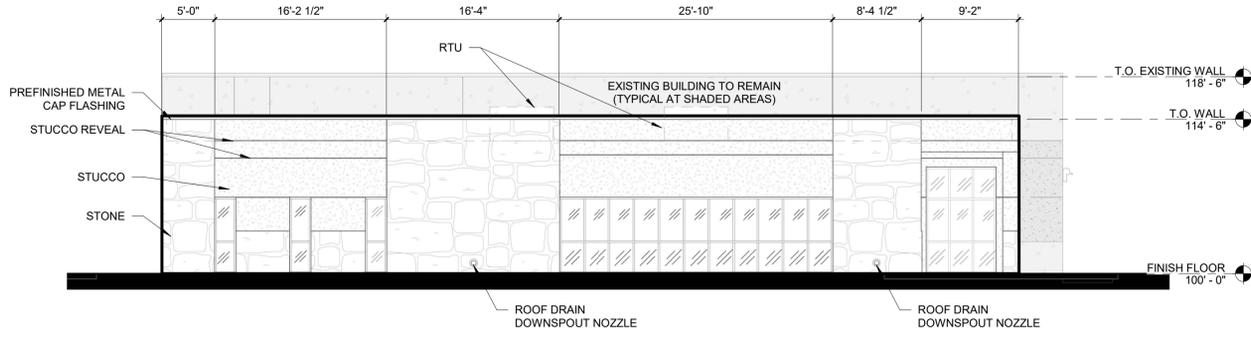
1. NEW HORIZONTAL STUCCO CONTROL JOINTS ARE TO MATCH THE HEIGHT OF EXISTING CONTROL JOINTS.



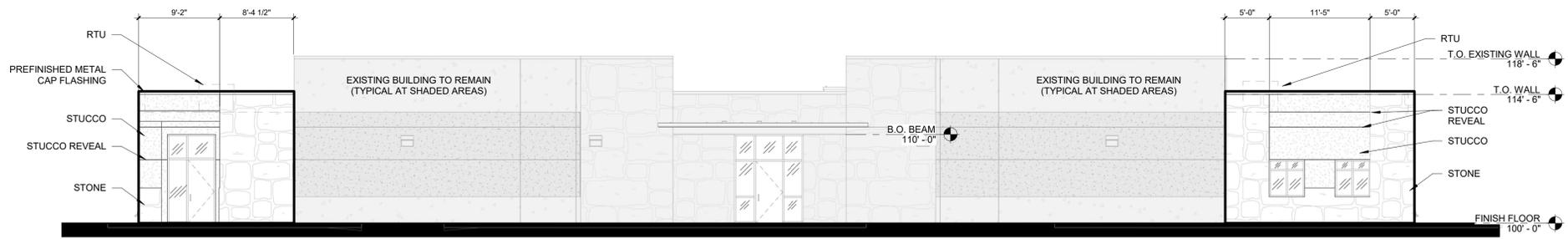
WEST ELEVATION | 4
 SCALE: 1/8" = 1'-0" A3.00



SOUTH ELEVATION | 3
 SCALE: 1/8" = 1'-0" A3.00



EAST ELEVATION | 2
 SCALE: 1/8" = 1'-0" A3.00



NORTH ELEVATION | 1
 SCALE: 1/8" = 1'-0" A3.00

SEPTEMBER 18, 2020
 DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OWEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OWEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OWEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OWEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

Revision Schedule		
Rev. #	Revision Description	Revision Date

OWT ARCHITECTS
 509 PECAN STREET
 SUITE 100
 FORT WORTH, TX 76102
 817.993.9844
 www.owtarchitects.com

ROCKWALL DFPS
 1203 SIGMA CT,
 ROCKWALL TX 75087
 2020-007-00
 SEPTEMBER 18, 2020

EXTERIOR ELEVATIONS

SVEA INDUSTRIAL II, LLC
 1614 LAVCA STREET
 AUSTIN, TEXAS 78701
 803.431.0326
 PROJECT CASE #:
 SIGNATURE:

A3.00



1203

SVEA INDUSTRIAL II, LLC
1614 LAVCA STREET
AUSTIN, TEXAS 78701
803.431.0326

OWT ARCHITECTS
509 PECAN STREET, SUITE 100
FORT WORTH, TEXAS 76102
817.993.9844

ROCKWALL DFPS
1203 SIGMA COURT
ROCKWALL, TEXAS 75087
PROJECT CASE #:

OWT ARCHITECTS



SVEA INDUSTRIAL II, LLC
1614 LAVCA STREET
AUSTIN, TEXAS 78701
803.431.0326

OWT ARCHITECTS
509 PECAN STREET, SUITE 100
FORT WORTH, TEXAS 76102
817.993.9844

ROCKWALL DFPS
1203 SIGMA COURT
ROCKWALL, TEXAS 75087
PROJECT CASE #:

OWT ARCHITECTS



SVEA INDUSTRIAL II, LLC
1614 LAVCA STREET
AUSTIN, TEXAS 78701
803.431.0326

OWT ARCHITECTS
509 PECAN STREET, SUITE 100
FORT WORTH, TEXAS 76102
817.993.9844

ROCKWALL DFPS
1203 SIGMA COURT
ROCKWALL, TEXAS 75087
PROJECT CASE #:

OWT ARCHITECTS

COPING: BERRIDGE - COLOR = BURGUNDY

STUCCO: PAREX - MEDIUM TEXTURE, COLOR = PACIFIC SAND

STUCCO: PAREX - MEDIUM TEXTURE, COLOR = VIEJO



STONE: ELDORADO STONE -
ROUGH CUT, COLOR = LOIRE VALLEY

STOREFRONT: ALUMINUM,
COLOR = CLEAR ANODIZED

NOTES:

- THIS SHEET TO BE REPLACED WITH PHYSICAL SAMPLE COLOR BOARD ONCE ITEMS ARRIVE.
- THE DESIGN INTENT IS TO MATCH THE EXISTING BUILDING COLORS TO THE GREATEST EXTENT POSSIBLE.

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ROCKWALL DFPS
1203 SIGMA COURT
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PROJECT CASE #: _____

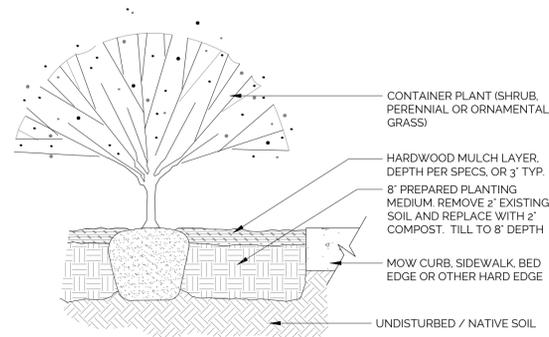


Valley Quest DESIGN

LANDSCAPE ARCHITECTS
212 S. Elm St. Ste. 120
Denton, Texas 76201
ph: 214.783.1715

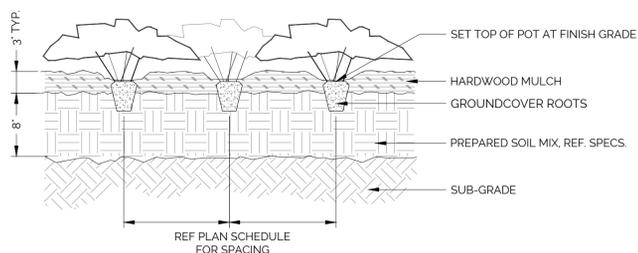
September 18, 2020

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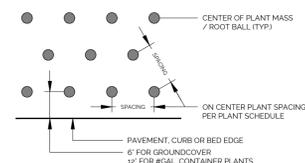
1 CONTAINER PLANTING

1'-1'-0"



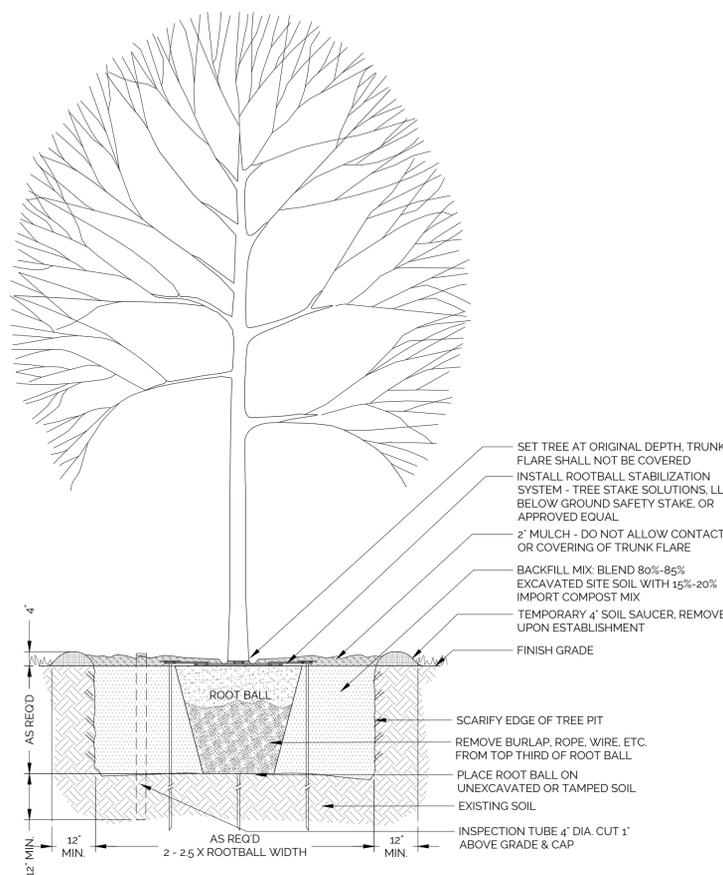
2 GROUNDCOVER PLANTING

1 1/2'-1'-0"



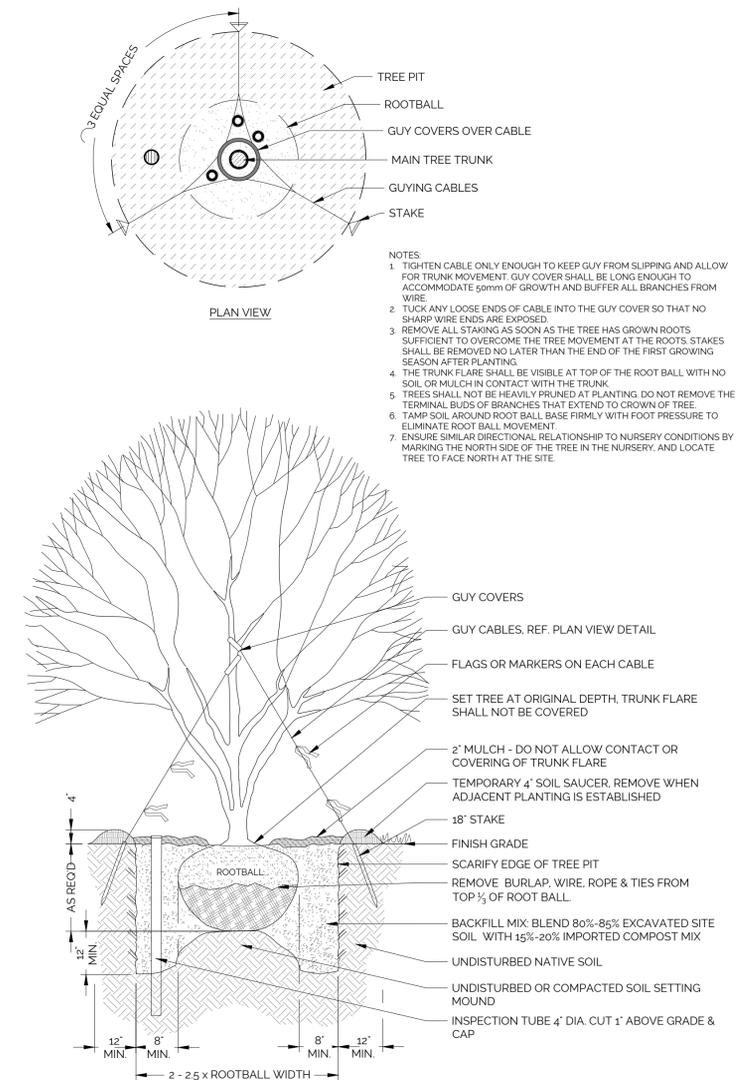
3 PLANT SPACING

1/4'-1'-0"



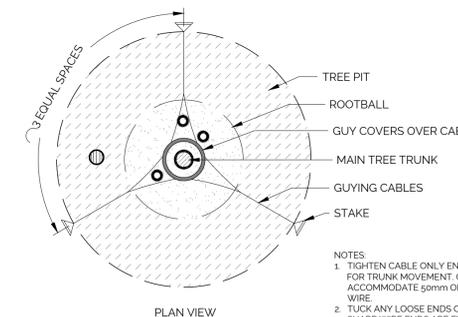
4 SHADE TREE PLANTING

1/2'-1'-0"



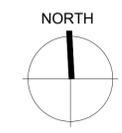
5 MULTI-STEM TREE PLANTING

1/2'-1'-0"



- NOTES:
- TIGHTEN CABLE ONLY ENOUGH TO KEEP GUY FROM SLIPPING AND ALLOW FOR TRUNK MOVEMENT. GUY COVER SHALL BE LONG ENOUGH TO ACCOMMODATE 50mm OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.
 - TUCK ANY LOOSE ENDS OF CABLE INTO THE GUY COVER SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
 - REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN ROOTS SUFFICIENT TO OVERCOME THE TREE MOVEMENT AT THE ROOTS. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
 - THE TRUNK FLARE SHALL BE VISIBLE AT TOP OF THE ROOT BALL WITH NO SOIL OR MULCH IN CONTACT WITH THE TRUNK.
 - TREES SHALL NOT BE HEAVILY PRUNED AT PLANTING. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO CROWN OF TREE.
 - TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE TO ELIMINATE ROOT BALL MOVEMENT.
 - ENSURE SIMILAR DIRECTIONAL RELATIONSHIP TO NURSERY CONDITIONS BY MARKING THE NORTH SIDE OF THE TREE IN THE NURSERY, AND LOCATE TREE TO FACE NORTH AT THE SITE.

Revision Schedule		
Rev. #	Revision Description	Revision Date



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ROCKWALL DFPS
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ROCKWALL, TX 75087
2020-007-00
SEPTEMBER 18, 2020

**LANDSCAPE
DETAILS**
L5.00

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