

#### **DEVELOPMENT APPLICATION**

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

STAF	F USE	ONLY	
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PLANNING & ZONING CASE NO.

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

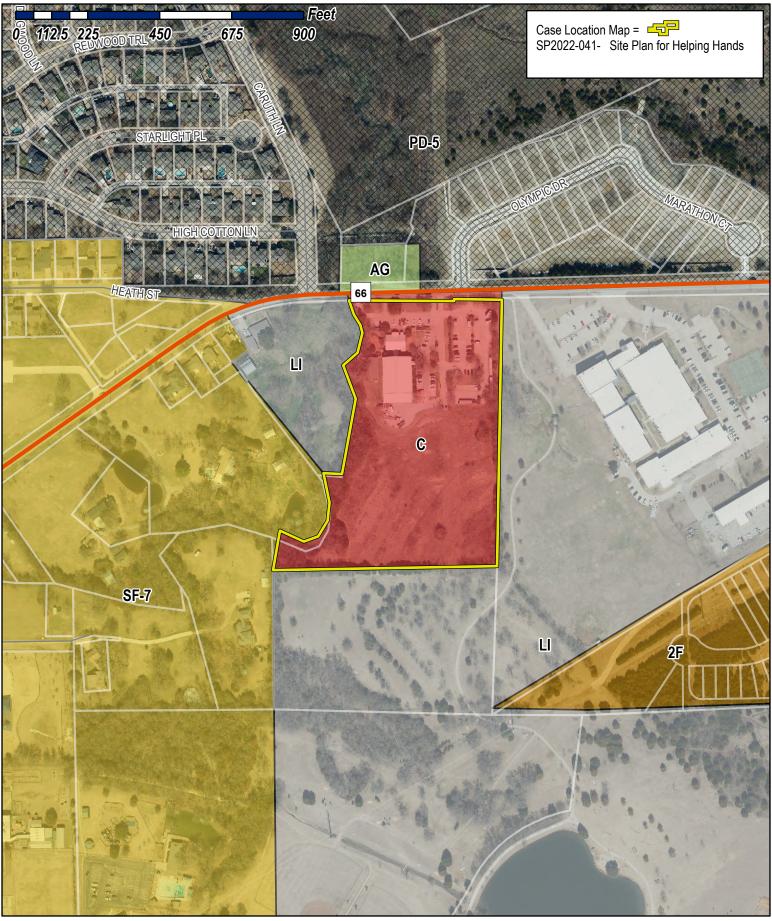
DIRECTOR OF PLANNING:

	NOCKWall, Texas 75067	CITY ENGINEER:
Please check the ap	opropriate box below to indicate the type of deve	elopment request [SELECT ONLY ONE BOX]:
[ ] Preliminary Pl [ ] Final Plat (\$300.0 [ ] Replat (\$300.0 [ ] Amending or I [ ] Plat Reinstate Site Plan Applicate [ ] Site Plan (\$250	\$100.00 + \$15.00 Acre) 1 \$1 (\$200.00 + \$15.00 Acre) 1 \$10.00 + \$20.00 Acre) 1 \$100 + \$20.00 Acre) 1	Zoning Application Fees:  [ ] Zoning Change (\$200.00 + \$15.00 Acre) <sup>1</sup> [ ] Specific Use Permit (\$200.00 + \$15.00 Acre) <sup>1</sup> [ ] PD Development Plans (\$200.00 + \$15.00 Acre) <sup>1</sup> 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 INFO	DRMATION [PLEASE PRINT]	
Address	950 WILLIAMS ST. CS.H	. 66)
Subdivision	WAGGONER GARDENS INC.	ADDITION Lot 1 Block A
	SH. 66 F CARUTH Drive	
ZONING, SITE P	LAN AND PLATTING INFORMATION [PLEA	SE PRINT]
Current Zoning	$\mathcal{C}$	Current Use Retail / WHSE/OFFICE
Proposed Zoning	C	Proposed Use Refail / WHSE /OFFICE
Acreage	8.869 AC, Lots [Current]	Lots [Proposed]
		the passage of <u>HB3167</u> the City no longer has flexibility with regard to its approve on the Development Calendar will result in the denial of your case.
OWNER/APPLIC	CANT/AGENT INFORMATION [PLEASE PRINT/	CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
[ ] Owner	HELPING HANDS	MAPPlicant CATTOLL Arctitects, INC.
	JON BAILEY	Contact Person JEFF CARROLL
Address	950 WILLIAMS GT. (SH. C6)	Address 750 E. Werstate 30  Gutte 110
City, State & Zip	ROCKWALL, TX 75087	City, State & Zip ROCKWALL, TX. 75087
	972. 771. 1655	Phone 214.632.1762
E-Mail	JOHBAILEY @ FOCKWALL helping 4	Phone 214.632.1762 E-Mail JCE CATVOITASCH, Com
	CATION [REQUIRED]	noce . Com
Before me, the undersig		[Owner] the undersigned, who stated the information of
cover the cost of this ap that the City of Rockwa	plication, has been paid to the City of Rockwall on this the _ Ill (i.e. "City") is authorized and permitted to provide inform	on submitted herein is true and correct; and the application fee of \$, to, to, day of, 20 By signing this application, I agremation contained within this application to the public. The City is also authorized and this application, if such reproduction is associated or in response to a request for publication.
* · · · · · · · · · · · · · · · · · · ·	nd seal of office on this the day of	

My Commission Expires

Owner's Signature

Notary Public in and for the State of Texas

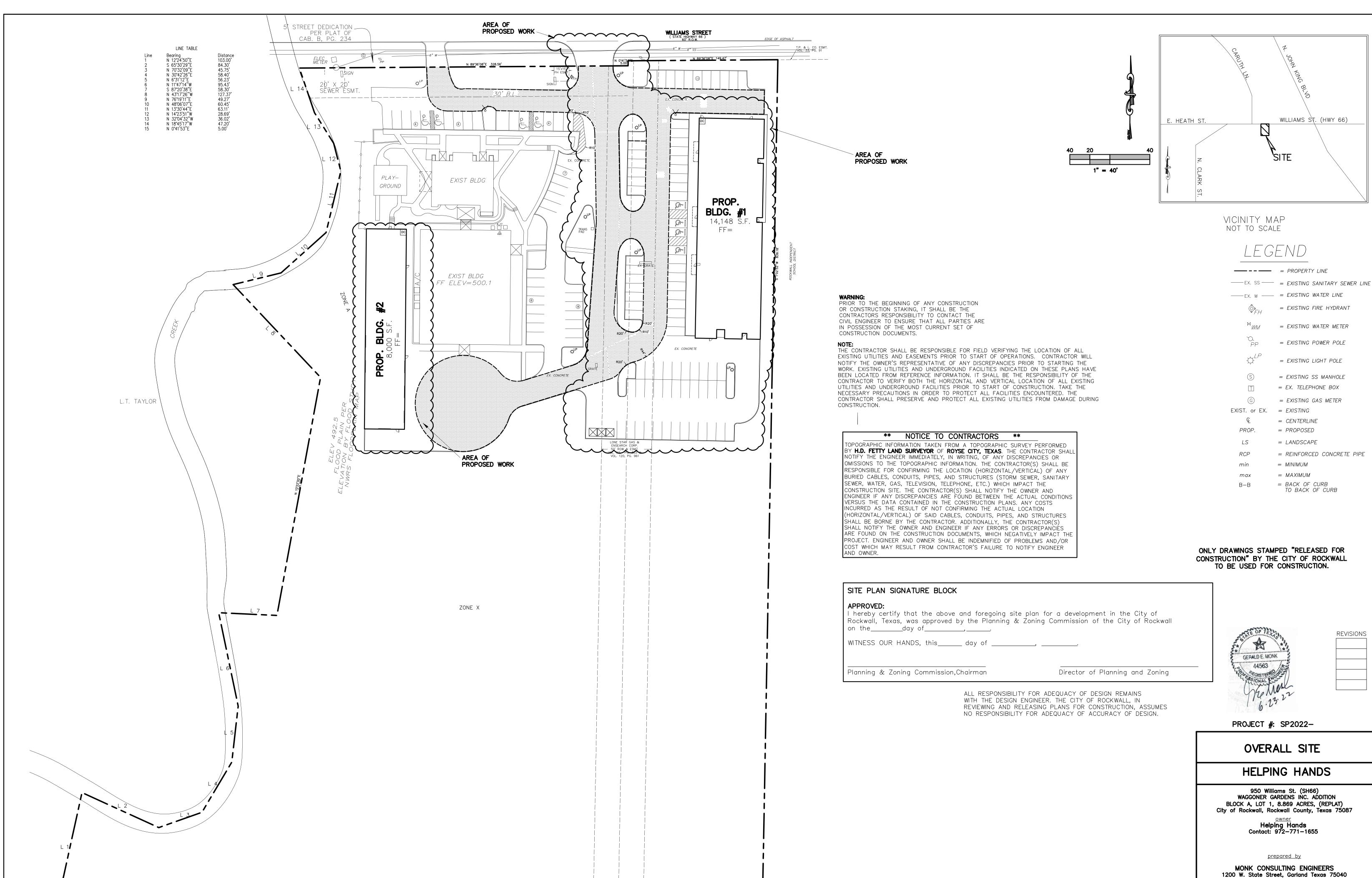




# City of Rockwall

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.





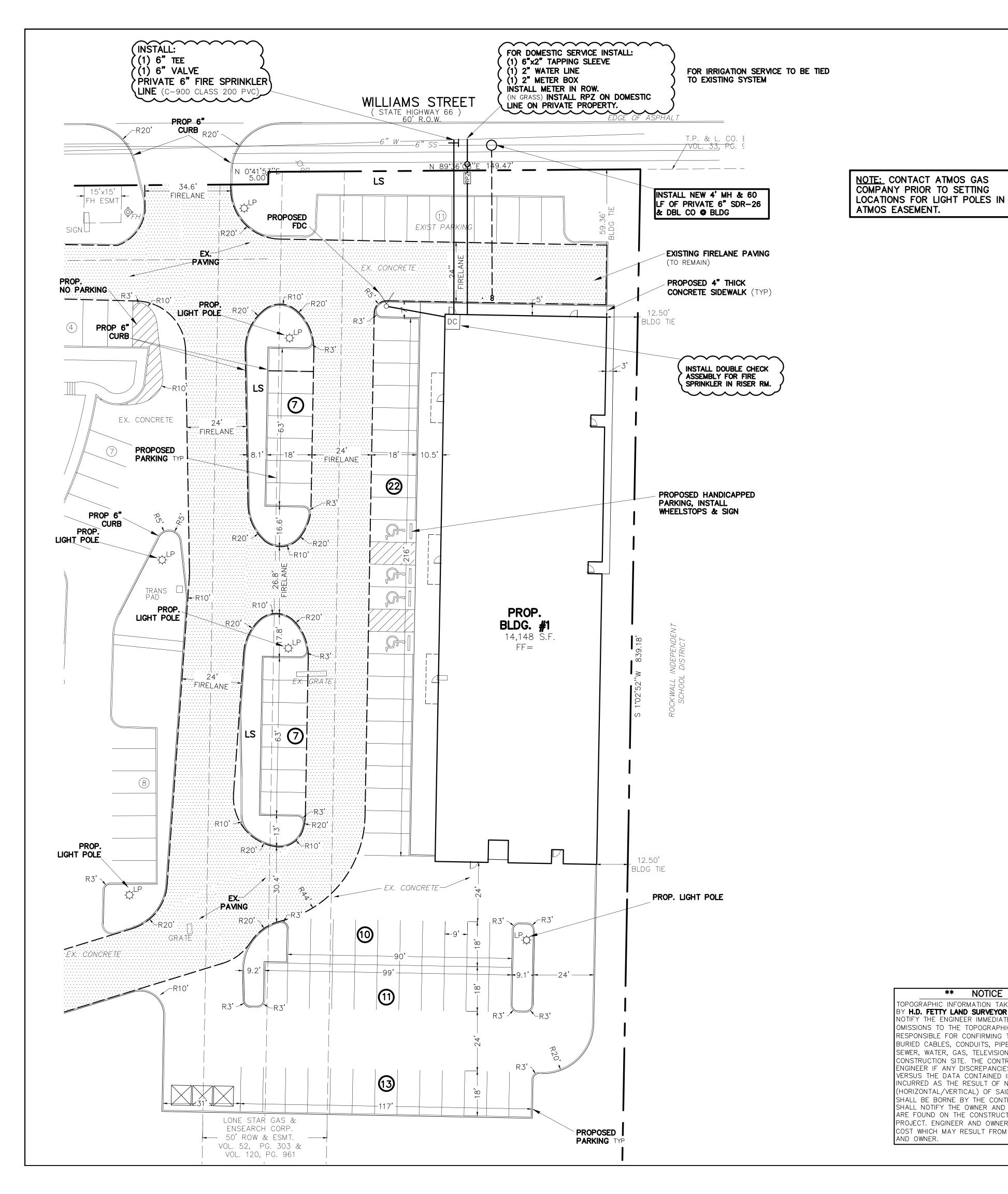
N 89'30'39"W 702.07'

1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761
© 2022 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2022-6 REG. NO.: F-2567

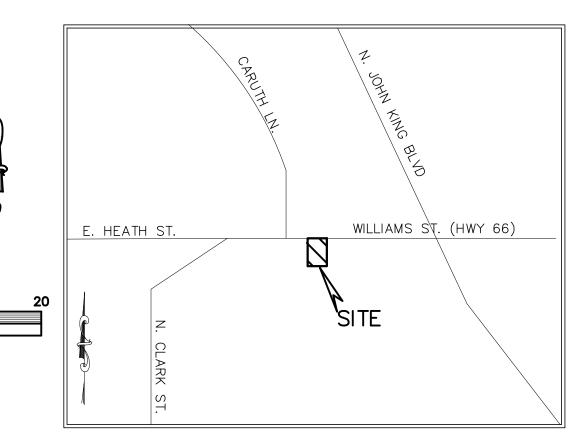
date: scale: sheet:

6/23/22 1"=40' C101



PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



VICINITY MAP

NOT TO SCALE LOT AREA: 8.869 Acres. 386.333.64 sa.ft. LOT COVERAGE: FLOOR TO AREA RATIO: = PROPERTY LINE 13.16:1 **BUILDING AREA #1:**14,148 sq.ft. ----EX. SS ---- = EXISTING SANITARY SEWER LINE Clinic 5,324 sq.ft EX. W = EXISTING WATER LINE Office 3,550 sq.ft. Pantry 4,803 sq.ft = EXISTING FIRE HYDRANT BUILDING AREA #2: Warehouse 8,000 sq.ft. = EXISTING WATER METER CONSTRUCTION TYPE: IIB & IV = EXISTING POWER POLE **BUILDING HEIGHT:** 1 Story 36' MAX = EXISTING LIGHT POLE PROPOSED FUTURE USE: Office, Clinic, Storage = EXISTING SS MANHOLE IMPERVIOUS AREA (including buildings): = EX. TELEPHONE BOX 106,207 sq.ft. = EXISTING GAS METER **ZONING:** EXIST. or EX. = EXISTING = CENTERLINE PARKING: PROP. = PROPOSED Required: 33 Clinic 1/150 sf=11= LANDSCAPE Office 1/300 sf=12= REINFORCED CONCRETE PIPE Pantry 1/500 sf=10Handicap = 2= MINIMUM Provided: = MAXIMUMStandard= 53 = BACK OF CURB

> ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

TO BACK OF CURB

= EXIST FIRELANE

SITE PLAN SIGNATURE BLOCK

SHEEPS-FOOT ROLLER.

6) NO SAND UNDER PAVING.

**APPROVED:** 

R.O.W.

PAVING NOTES:

95% STD. PROCTOR.

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 \_\_\_\_\_, \_\_\_\_\_.

1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL

2) ALL WORK SHALL CONFORM TO CITY OF

ROCKWALL STANDARDS AND DETAILS

EASEMENTS, PROPERTY LINES, ETC.

OF CURB UNLESS OTHERWISE NOTED.

WITH #3 BARS @ 18" ON CENTER. (O.C.)

3) SEE PLAT FOR ALL INFORMATION REGARDING

4) ALL DIMENSIONS ARE FACE OF CURB TO FACE

& NCTCOG STANDARDS AND DETAILS 5th EDITION.

1) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH

2) DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED

BE 4"), 3,600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24"

+4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A

COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO

3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO

O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR. 4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND

5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN

#3 BARS @ 24" ON CENTER. (O.C.) OVER 6" PREPARED SUBGRADE TO

Planning & Zoning Commission,Chairman

Director of Planning and Zoning

1'' = 20'

SITE DATA:

Handicapped =4

FIRESPRINKLER:

Total Provided = 57

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

GENERAL NOTES

- 1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building inspector and Fire Department
- Fire lanes shall be designed and constructed per city standards. Handicapped parking areas shall be designed and provided per
- city standards and shall comply with requirements of the current adopted Uniform Building Code.

  Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
- 5. All signage contingent upon Building Inspection Department.6. Approval of the site plan is not final until all engineering plans
- Open storage, where permitted, shall be screened in accordance
- with the Zoning Ordinance 8. Please contact the Building Inspection Department to determine
- the type of construction and occupancy group.

9. All electrical transmission, distribution and service lines must be underground.





PROJECT #: SP2022-

## SITE PLAN BLDG #1 P&Z

### HELPING HANDS

950 Williams St. (SH66) WAGGONER GARDENS INC. ADDITION BLOCK A, LOT 1, 8.869 ACRES, (REPLAT) City of Rockwall, Rockwall County, Texas 75087

Helping Hands Contact: 972-771-1655

<u>prepared</u> by

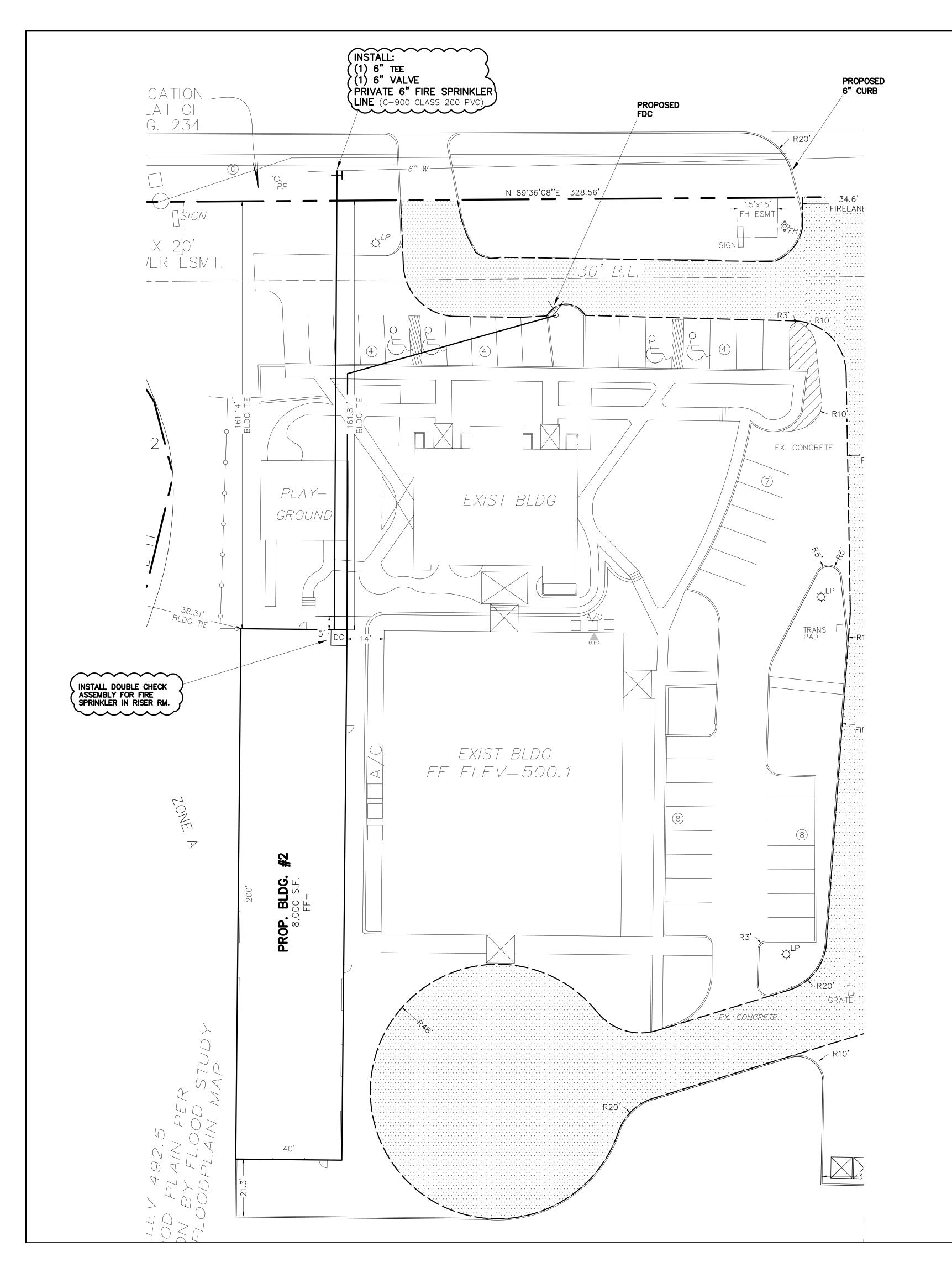
MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761

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REG. NO.: F-256 ROJECT NO.: 2022-6 scale: C101A 1"=20' 6/23/22

\*\* NOTICE TO CONTRACTORS \*\*

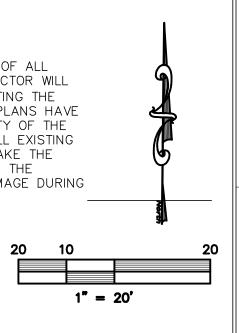
OPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED Y H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL OTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS NCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIÉS ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT TH PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



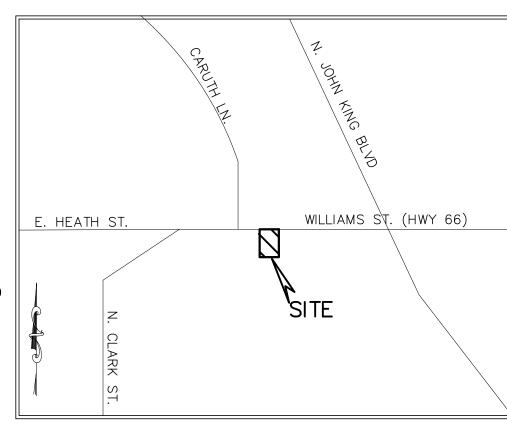
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SITE DATA:



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- 2) ALL WORK SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
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- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING NOTES:

- 1) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER. (O.C.) OVER 6" PREPARED SUBGRADE TO Handicap = 2 95% STD. PROCTOR.
- 2) DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED Standard 53 WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3,600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR. 4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND
- COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
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LOT AREA: 8.869 Acres, 386,333.64 sq.ft. LOT COVERAGE: FLOOR TO AREA RATIO: **BUILDING AREA #1:**14,148 sq.ft Clinic 5,324 sq.ft

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Office, Clinic, Storage IMPERVIOUS AREA (including buildings): 106,207 sq.ft. **ZONING:** 

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Handicapped =4 Total Provided = 57 FIRESPRINKLER:

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ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the\_\_\_\_day of\_\_\_

WITNESS OUR HANDS, this\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Planning & Zoning Commission,Chairman

Director of Planning and Zoning

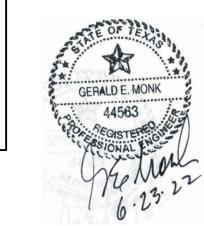
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- the type of construction and occupancy group.

  9. All electrical transmission, distribution and service lines must be underground.





PROJECT #: SP2022-

SITE PLAN BLDG #2 P&Z

HELPING HANDS

950 Williams St. (SH66) WAGGONER GARDENS INC. ADDITION BLOCK A, LOT 1, 8.869 ACRES, (REPLAT) City of Rockwall, Rockwall County, Texas 75087

Helping Hands Contact: 972-771-1655

<u>prepared</u> by

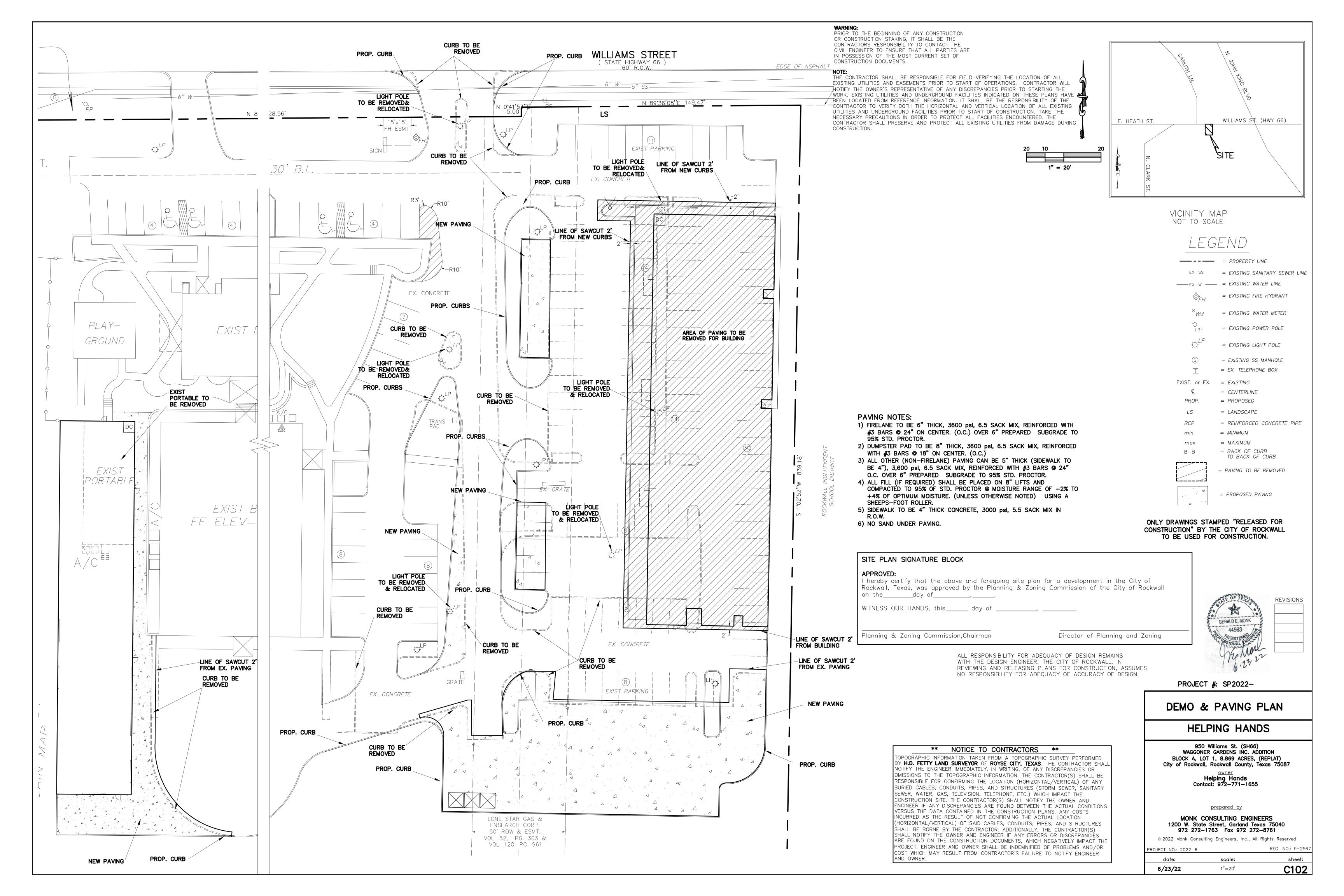
MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761

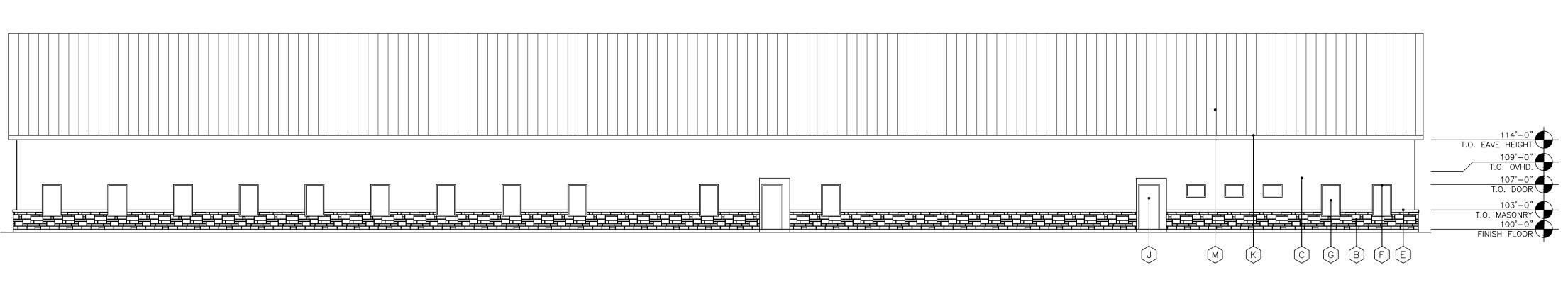
© 2022 Monk Consulting Engineers, Inc., All Rights Reserved REG. NO.: F-2567 scale:

1"=20' 6/23/22

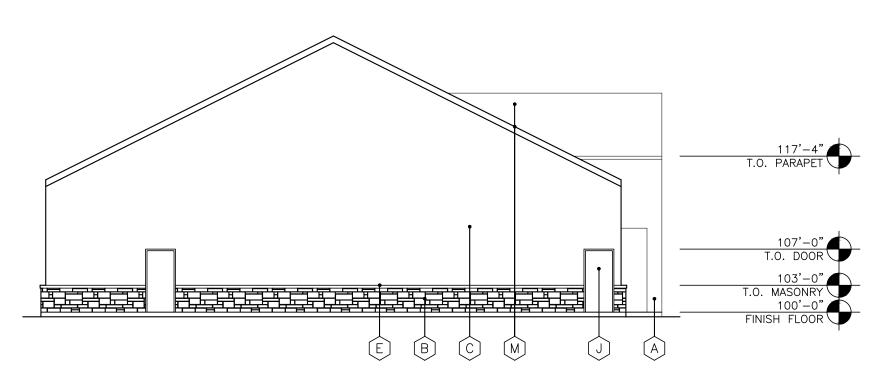
\*\* NOTICE TO CONTRACTORS \*\*

OPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED Y **h.d. Fetty land surveyor** of **royse city, texas**. The contractor shall OTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIÉS ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT TH PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

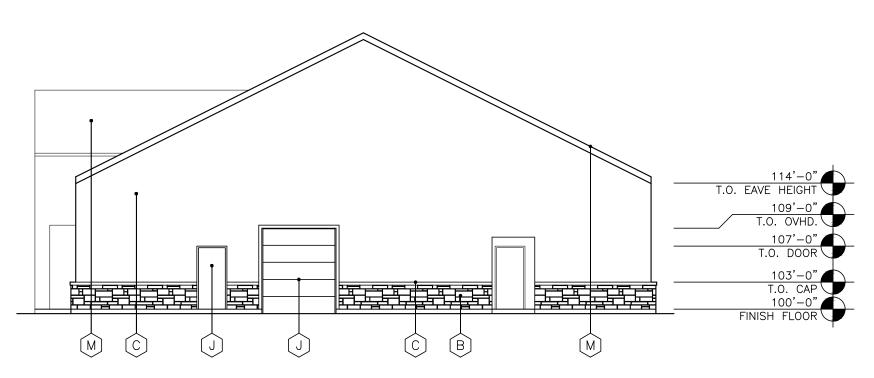




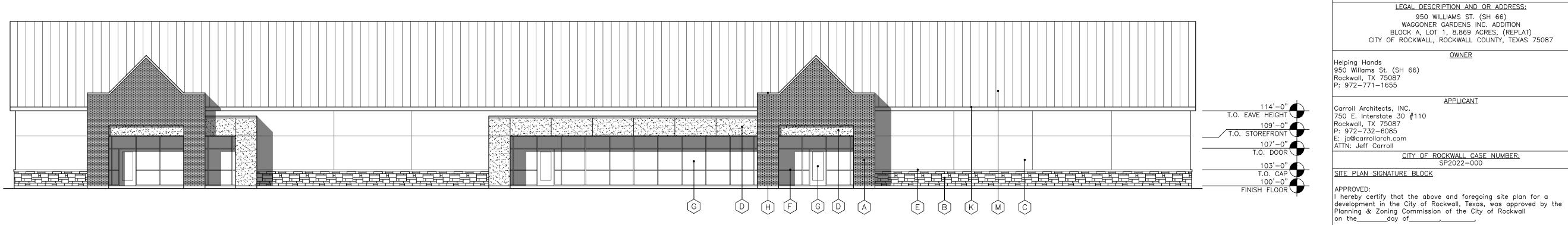
**EXTERIOR ELEVATIONS** 



**EXTERIOR ELEVATIONS** 



**EXTERIOR ELEVATIONS** 

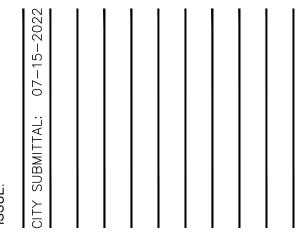


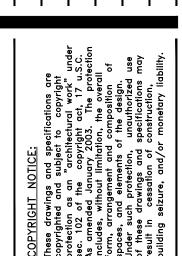
**EXTERIOR ELEVATIONS** SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

- ACME BRICK, FIELD COLOR, QUORUM MFG: ACME SEALANT BASE MEDIUM BRONZE
- STONE, ROUGH FACE, COLOR GRANDBURY CHOPPED 4 SIDES MORTAR/SEALANT BASE, COLOR TAN
- FIELD STUCCO 3-COAT SYSTEM W/ EIFS FINISH TEXTURE FINE, COLOR SW 7506 LOGGIA
- ACCENT STUCCO 3-COAT SYSTEM TRIM W/ EIFS FINISH TEXTURE FINE, COLOR SW 7036 ACCESSIBLE BEIGE
- (E) CAST STONE CAP TO MATCH STONE COLOR
- (F) STOREFRONT & DOORS, COLOR DARK BRONZE
- G EXTERIOR GLASS 1" INSULATED, LOW "E", COLOR 10% TINTED, GRAY
- PREFINISHED METAL COPING, COLOR TO MATCH ROOF
- U EXTERIOR HOLLOW METAL DOOR/OVERHEAD DOOR PAINTED SW7520 DARK BROWN
- PREFINISHED ROOF GUTTER & DOWNSPOUTS, COLOR TO MATCH STUCCO
- DECORATIVE LIGHTING EXTERIOR SCONCE. LIGHTING SELECTED
- M STANDING SEAM METAL, MFG PAC-CLAD; CEE LOCK, COLOR GRANITE

NOTE: PROVIDE 26 GA. METAL FOR ALL FLASHING, GUTTERS & DOWNSPOUTS WITH SPLASH BLOCKS





(SH 66) s 75087 HANDS HELPING 950 Williams



**EXTERIOR ELEVATIONS** 

SHEET NO: MAR 2022 PROJECT NO:

CHECKED BY:

on the\_\_\_\_\_day of\_\_\_\_\_,\_ DRAWN BY: WITNESS OUR HANDS, this Director of Planning & Zoning

HELPING HANDS

LEGAL DESCRIPTION AND OR ADDRESS: 950 WILLIAMS ST. (SH 66) WAGGONER GARDENS INC. ADDITION BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087

<u>APPLICANT</u>

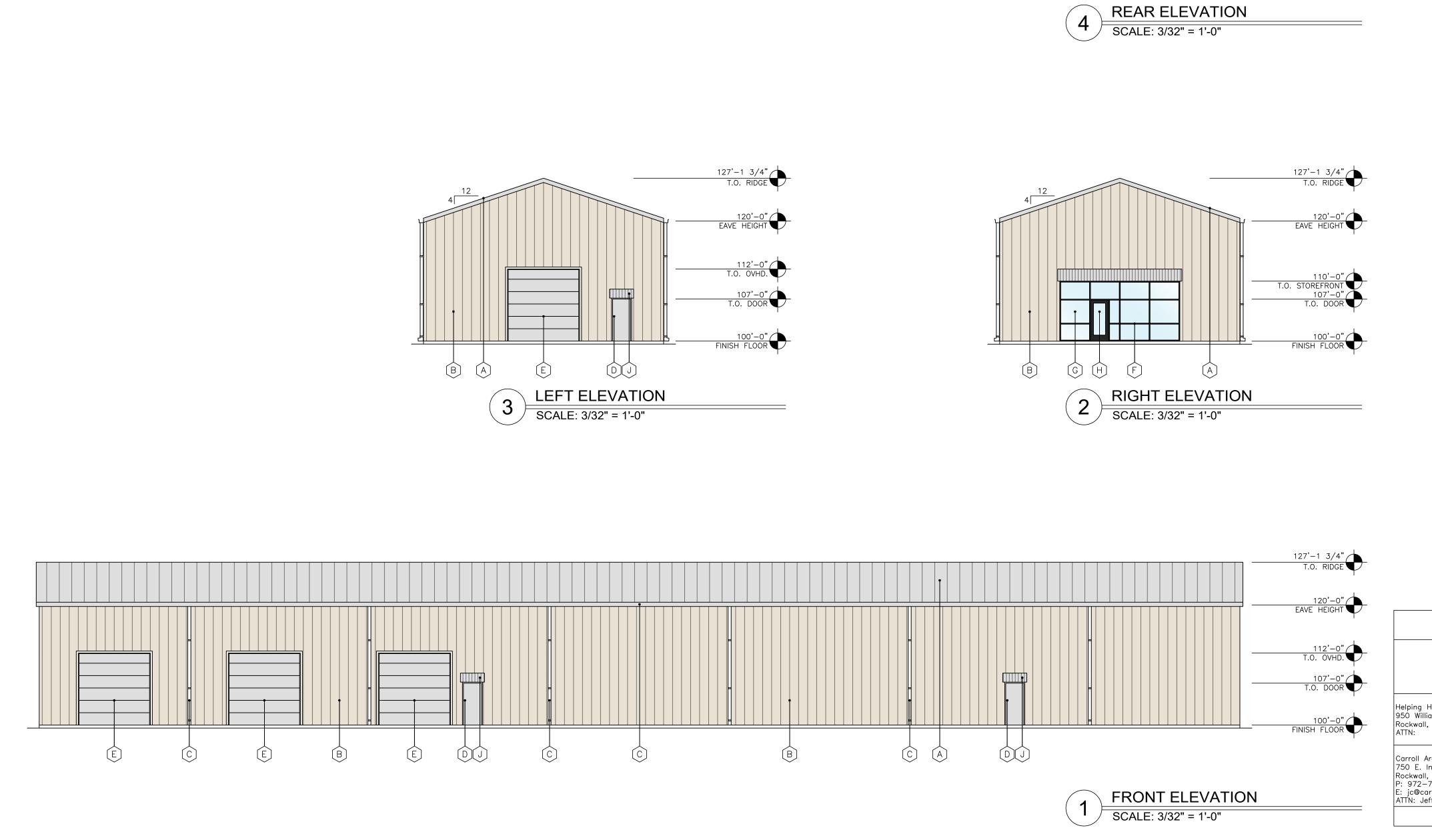
CITY OF ROCKWALL CASE NUMBER: SP2022-000

Carroll Architects, INC. 750 E. Interstate 30 #110

Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com

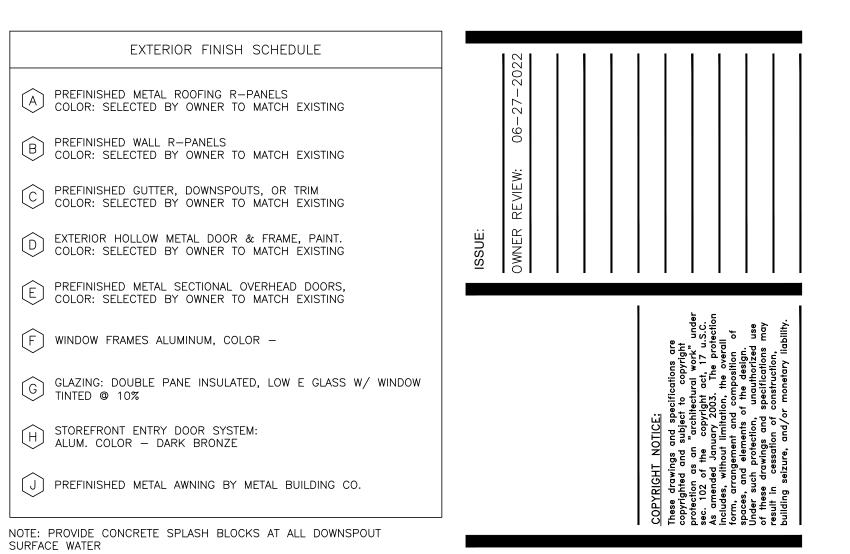
SITE PLAN SIGNATURE BLOCK

ATTN: Jeff Carroll

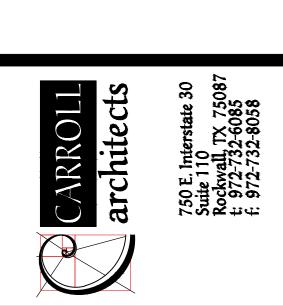


B

(C)



NEW OFFICE / WAREHOSUE FOR HELPING HANDS
950 Williams St. (SH 66)
Rockwall, Texas 75087



EXTERIOR ELEVATIONS

OWNER  Iping Hands  O Williams St. (SH66)  ckwall, TX 75087 TN:
APPLICANT  Irroll Architects, INC.  IO E. Interstate 30 #110  ICKWall, TX 75087  972-732-6085  Jc@carrollarch.com  TN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP-0000-00

HELPING HANDS WAREHOUSE

LEGAL DESCRIPTION AND OR ADDRESS:

127'-1 3/4" T.O. RIDGE

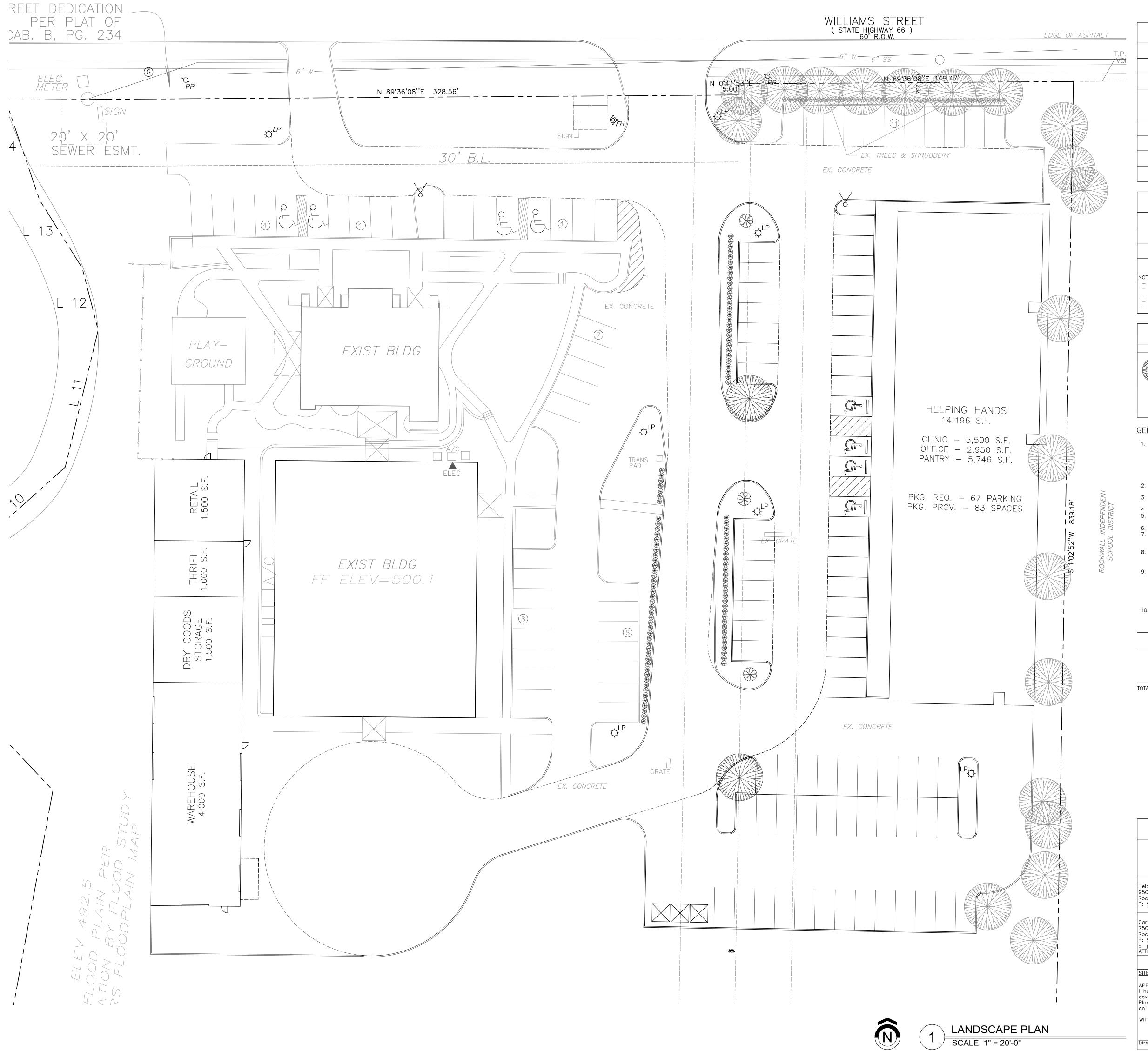
120'-0"
EAVE HEIGHT

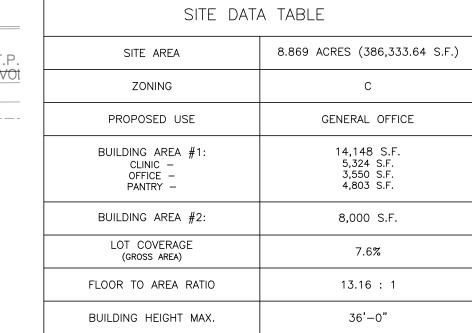
100'-0" FINISH FLOOR

DATE: S
JUNE 2022
PROJECT NO:
2022074
DRAWN BY:
CHECKED BY:

4 A501

SHEET NO:

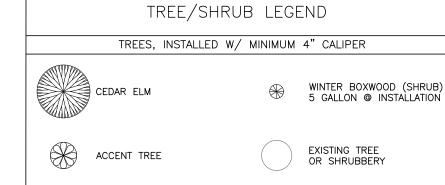




CLINIC — OFFICE — PANTRY —	5,324 S.F. 3,550 S.F. 4,803 S.F.		
DING AREA #2:	8,000 S.F.		
T COVERAGE gross area)	7.6%		
TO AREA RATIO	13.16 : 1		
NG HEIGHT MAX.	36'-0"		
LANDSCAPE	TABULATION		
NET AREA	8.869 ACRES (386,333.64 S.F.		

### 8.869 ACRES (386,333.64 S.F.) REQUIRED LANDSCAPE AREA— 20% OF 386,334 S.F. 77,267 S.F. PROVIDED LANDSCAPE AREA-72.5% OF 386,334 S.F. 280,127 S.F. IMPERVIOUS COVERAGE— 27.5% OF 386,334 S.F. 106,207 S.F.

 Irrigation shall be provided to all landscaped areas.
 Tree mitigation for this project for existing trees on this property.
 All perimeter parking are within 50'-0" of a shade tree. No trees within 5' of public utilities less than 10".
 No trees within 10' of public utilities 10" or greater



#### **GENERAL NOTES:**

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND

- RAINSTAT.

  2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.

  3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.

  4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

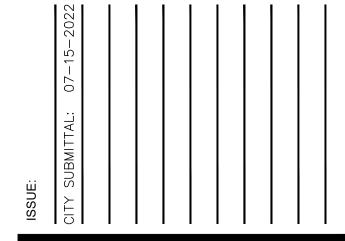
  5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/
- OWNER.

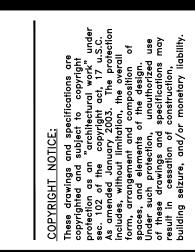
  6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. PROVIDED

  7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT—OF—WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH
- 8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE
- SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED. 9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.

  10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE
- BUILDING #1 PARKING CALCULATIONS

BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING	
CLINIC	5,324 S.F.	1/150	= 11	
OFFICE	3,550 S.F.	1/300	= 12	
PANTRY	4,803 S.F.	1/500	= 10	
TOTAL PARKING REQUIRED	)		= 33 SPACES	





(SH 66) s 75087 HANDS HELPING 950 Williams Rockwall,

FOR

HELPING HANDS LEGAL DESCRIPTION AND OR ADDRESS: 950 WILLIAMS ST. (SH 66) WAGGONER GARDENS INC. ADDITION BLOCK A, LOT 1, 8.869 ACRES, (REPLAT)
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087

Helping Hands 950 Willams St. (SH 66) Rockwall, TX 75087 P: 972-771-1655

Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER: SP2022-000

SITE PLAN SIGNATURE BLOCK 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\_\_\_\_\_,\_

SHEET NO: MAR 2022 PROJECT NO: 2022006 DRAWN BY: CHECKED BY:

LANDSCAPE

PLAN

