



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 855 E Whitmore Dr

SUBDIVISION Municipal Ind Park

LOT 10 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING light Industrial

CURRENT USE _____

PROPOSED ZONING light Industrial

PROPOSED USE _____

ACREAGE 0.45 acres

LOTS [CURRENT] 0.45 acres

LOTS [PROPOSED] 0.45 acres

- ☐ **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 Salvador Salcedo

☐ APPLICANT Buildeng LLC

CONTACT PERSON Salvador Salcedo

CONTACT PERSON Hoorman Sedaghat

ADDRESS 210 Cedar Tree Ln

ADDRESS 6363 San Felipe

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Salvador Salcedo [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 13 DAY OF June, 2025

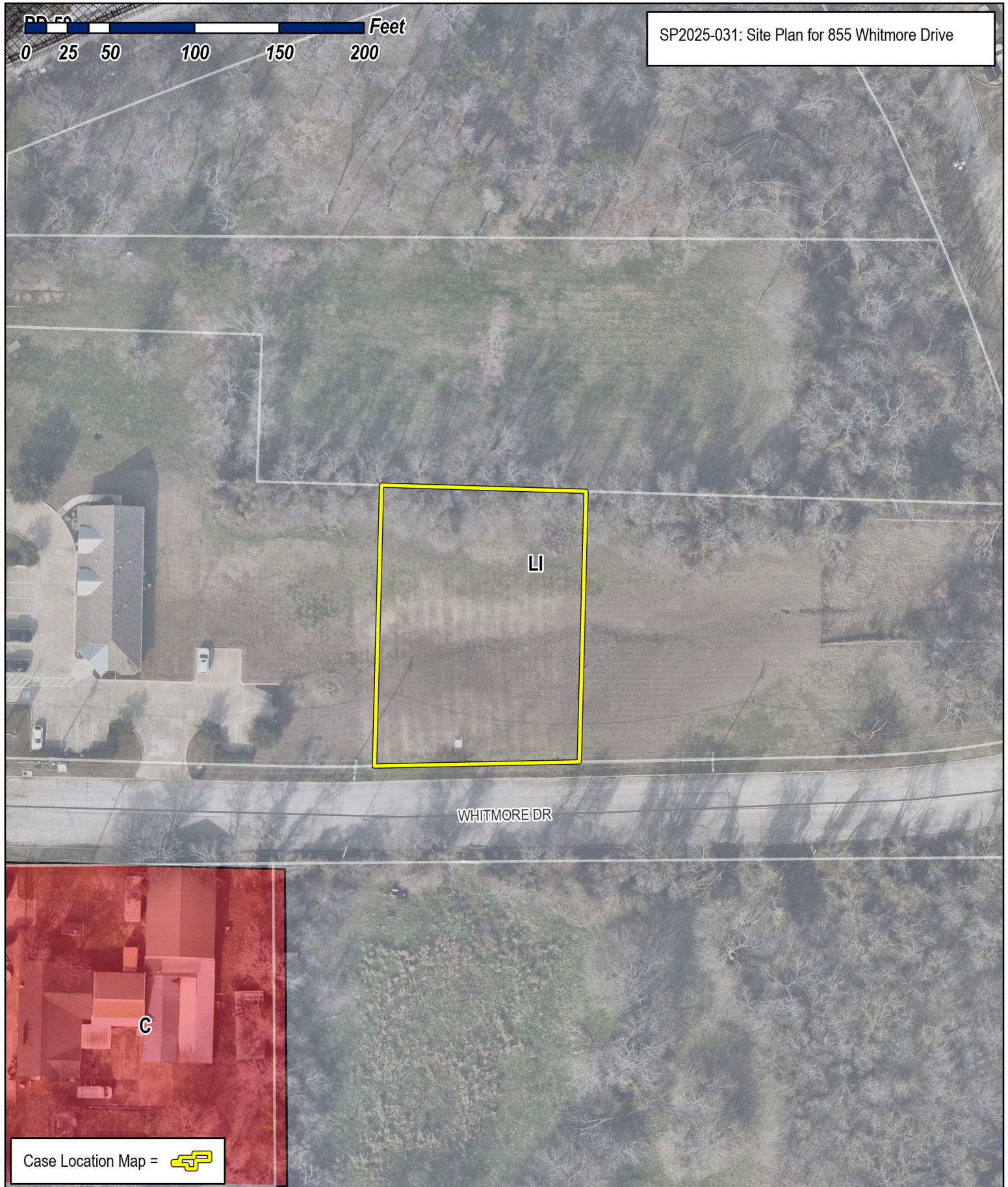
OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

MY COMMISSION EXPIRES 12-08-2028



Case Location Map = 

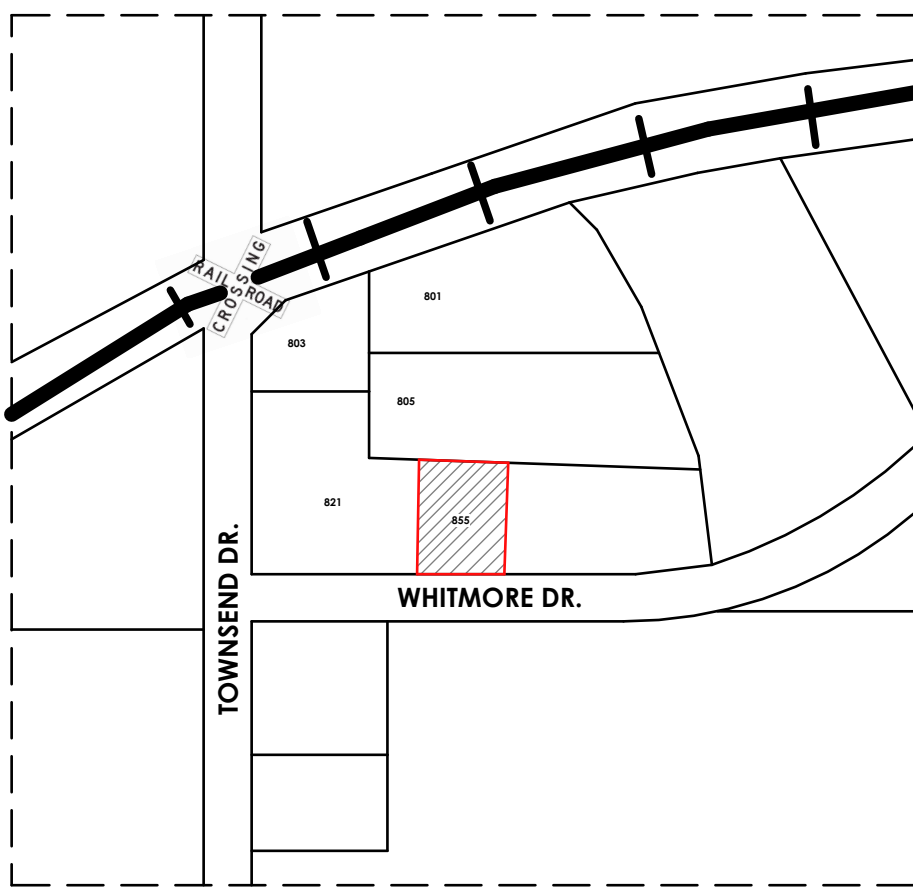


City of Rockwall

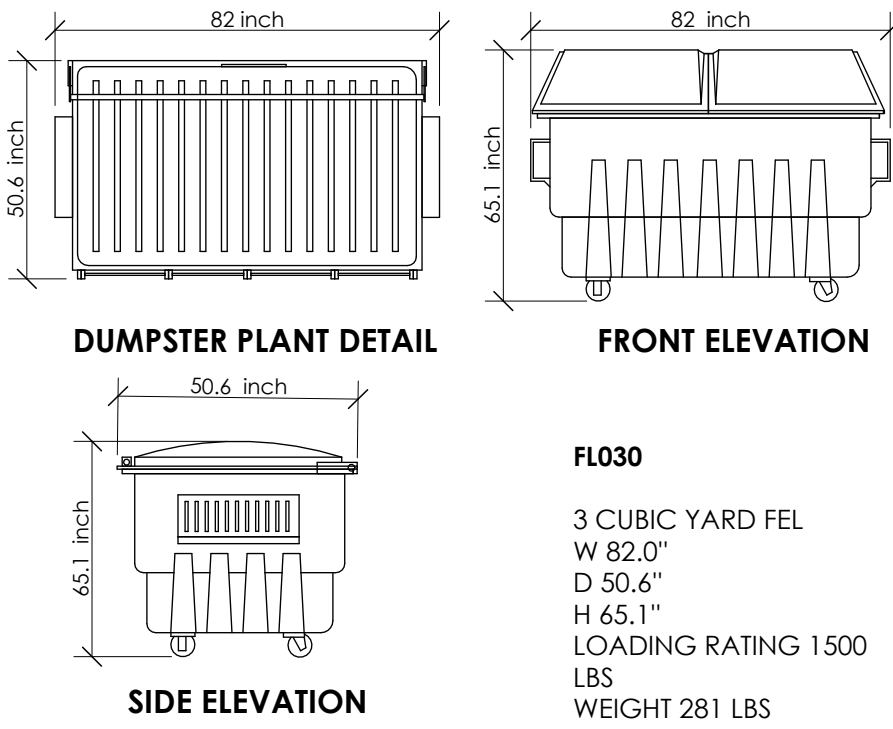
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.





VICINITY MAP



MOBILE TRASH CONTAINER / DUMPSTER (1,500 LB. CAPACITY)

MOBILE TRASH CONTAINER / DUMPSTER
(1,500 LB. CAPACITY)

PLANE DATE	
SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
DRIVEWAY	3,259 SQ.FT.
PARKING	2,140 SQ.FT.
WALKING AREA	385 SQ.FT.
TOTAL COVERED AREA	11,071 SQ.FT.
COVERAGE PERCENT	56%

USE OF STRUCTURE

CONSTRUCTION TYPE: LI
LIGHT INDUSTRIAL
NO. STORIES: ONE
HEIGHT: 60' 0"
SETBACKS
FRONT: 25' 0"
SIDE: 15' 0"
REAR: 20' 0"
MAX. LOT COVERAGE: 60%

1), 2)

- NOTE:
- IN THIS PROJECT NO TYPE OF FENCE IS PROPOSED,
 - DOES NOT PROPOSE ANY GROUND OR PLATFORM MOUNTED UTILITY EQUIPMENT
 - AN OFF-STREET LOADING DOCK IS NOT PROPOSED AS THE BUILDING IS DESIGNED FOR TRUCKS TO LOAD INSIDE.
 - THERE WILL BE NO OUTSIDE STORAGE OR ABOVE-GROUND STORAGE TANKS.
 - ALL PUBLIC SERVICES ARE UNDERGROUND.

APPROVED:

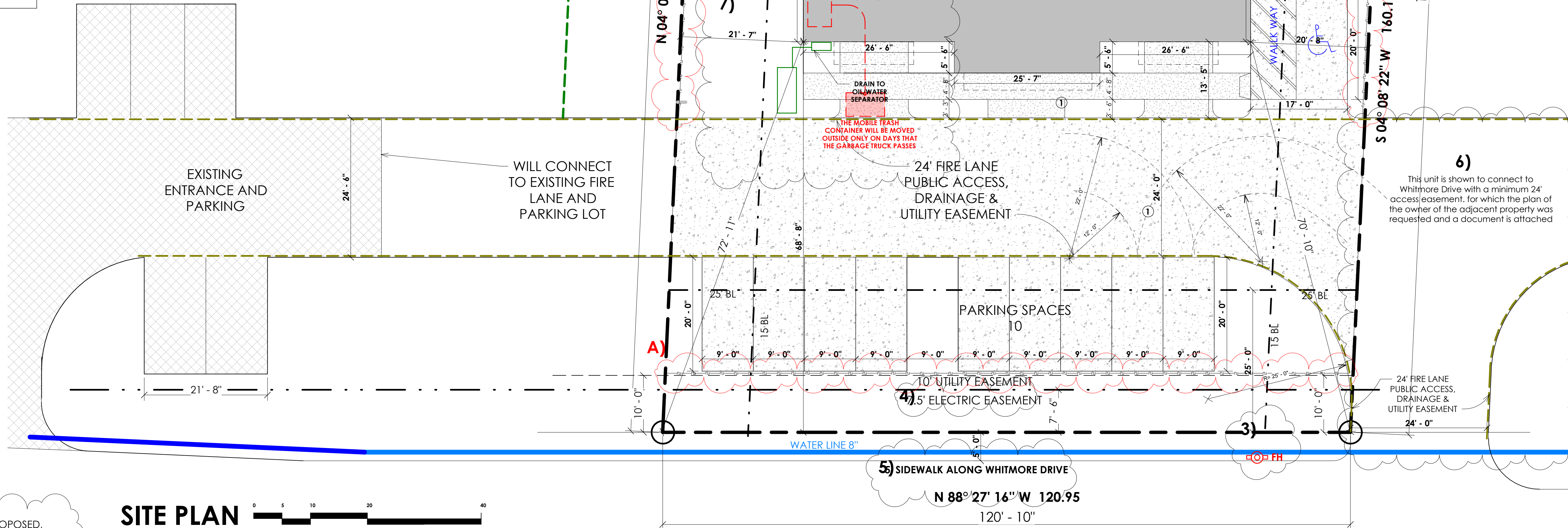
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the 22 day of April, 2024.

WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

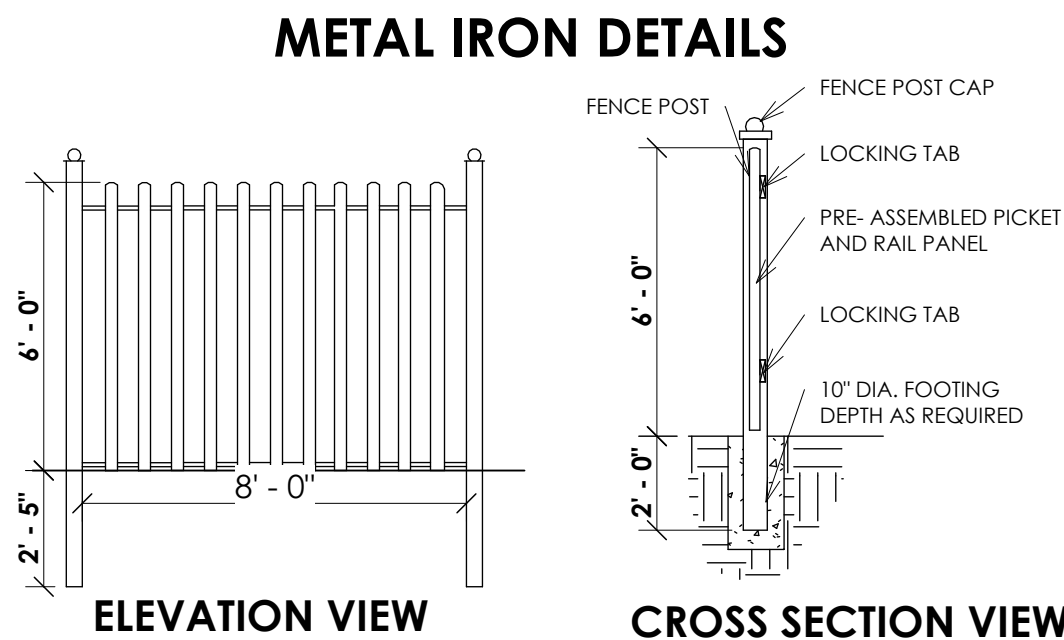
Planning & Zoning Commission, chairman

Director of Planning and Zoning

PARKING REQUIREMENT SCHEDULE	
INDUSTRIAL AND MANUFACTURING LAND USES (LI)	
LAND USE	MINIMUM PARKING REQUIRED
Apparel Manufacturing	1/200 SF
Asphalt or Concrete Batch Plant	As Determined by the Director
Industrial and Manufacturing Other Than Listed	As Determined by the Director
Light Assembly and Fabrication	1/500 SF or 0.75/Employee ^{1&3}
Heavy Manufacturing	1/500 SF or 0.75/Employee ^{1&3}
Printing, Engraving, and Related Businesses	1/300 SF or 1/Employee ¹
Welding Repair	1/500 SF or 1/2 Employees ¹



SITE PLAN



METAL IRON DETAILS

WHITMORE DRIVE

DRAINAGE LINE 8" (SANITARY SEWER)

PROJECT:

NEW COMERCIAL

OWNER:

SALVADOR SALCEDO

LOCATION:

855 WHITMORE DRIVE,
ROCKWALL, TX

LEGEND

CM	CONTROLLING MONUMENT	CONCRETE
○	5/8" IRON ROD FOUND	BUILDING
⊗	"X" FOUND IN CONCRETE	PORCH, DECK, ETC.
○	POINT FOR CORNER	OHP OVERHEAD TELEPHONE
⊞	FIBER OPTIC PEDESTAL	OHP OVERHEAD ELECTRIC
○	POWER POLE	ELECTRIC EASEMENT
—	FIRE LANE	METAL FENCE
⊞	WATER METER	WOOD FENCE
⊞	TELE. MANHOLE	⊞ SANITARY SEWER MANHOLE
⊞	TELE. VAULT	⊞ STORM DRAIN MANHOLE
⊞	VACUUM	⊞ HANDICAP PARKING
⊞	LIGHT POLE	⊞ ELECTRIC BOX
⊞	UNDERGROUND ELECTRIC	⊞ CLEANOUT
⊞	PROPOSAL FIRE HYDRANT	⊞ TELEPHONE PEDESTAL
⊞	GAS METER	⊞ CABLE PEDESTAL
⊞	WATER VALVE	⊞ ASPHALT PAVING/ GRAVEL

DIRECTION:

REV	DATE	COMMENTS
1	06/21/2024	1)- Please provide a note indicating that there will be no outside storage or above ground storage tanks. 2)- An off-street loading dock is not proposed as the building is designed for trucks to load inside. 3)- The location of the proposed fire hydrant is shown. 4)- 10' Utility Easement along Whitmore Drive. 5)- 5' Sidewalk installed along Whitmore Drive. 6)- This unit is shown to connect to Whitmore Drive with a minimum 24' access easement, for which the plan of the owner of the adjacent property was requested and a document is attached. 7)- Dumpster areas to drain to oil/water separator and then to the storm lines.
2	07/31/2024	A)- OFF-STREET LOADING DOCKS ARE SCREENED FROM ALL PUBLIC STREETS, OPEN SPACES AND ADJACENT PROPERTIES. THIS IS ACCOMPLISHED THROUGH THE USE OF STEEL FENCING AND LANDSCAPING. IN ACCORDANCE WITH ALTERNATIVE #1 ARTICLE 6, SUBSECTION 05.02 OF THE UNIFIED DEVELOPMENT CODE (UDC).

EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:

SITE PLAN

DATE: 04/22/2024

DRAW BY:

A1

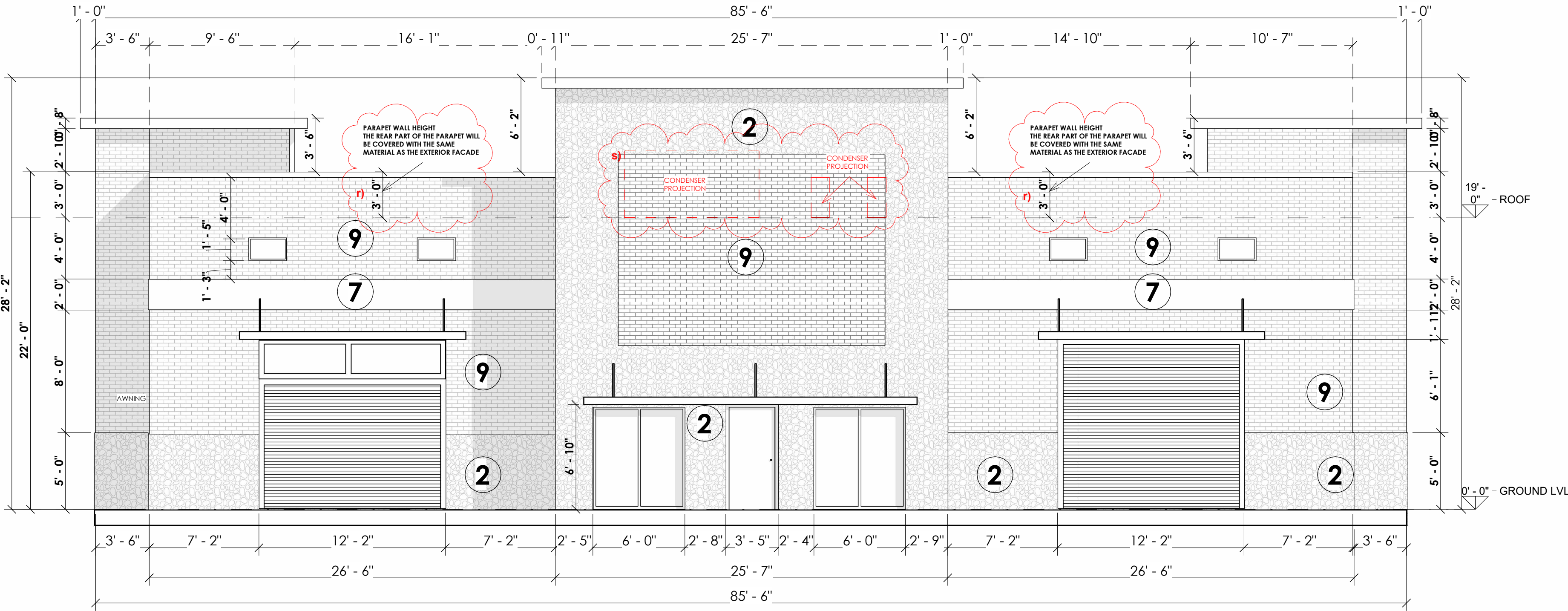
SHEET 02 OF 10

AREA AND PERCENTAGE OF MATERIALS

	FRONT ELEVATION	TOTAL AREA	PERCENTAGE
2 & 9	MASONRY MATERIALS	2,312 S.Q. F.T.	100 %
9	BRICKS	2,136 S.Q. F.T.	94.0 %
2	NATURAL STONE	1,510 S.Q. F.T.	64.0 %
7	SECONDARY MATERIAL	616 S.Q. F.T.	30.0 %
	TOTAL	106 S.Q. F.T.	06.0 %
		2,312 S.Q. F.T.	100 %

FRONT ELEVATION

3/16" = 1' 0"

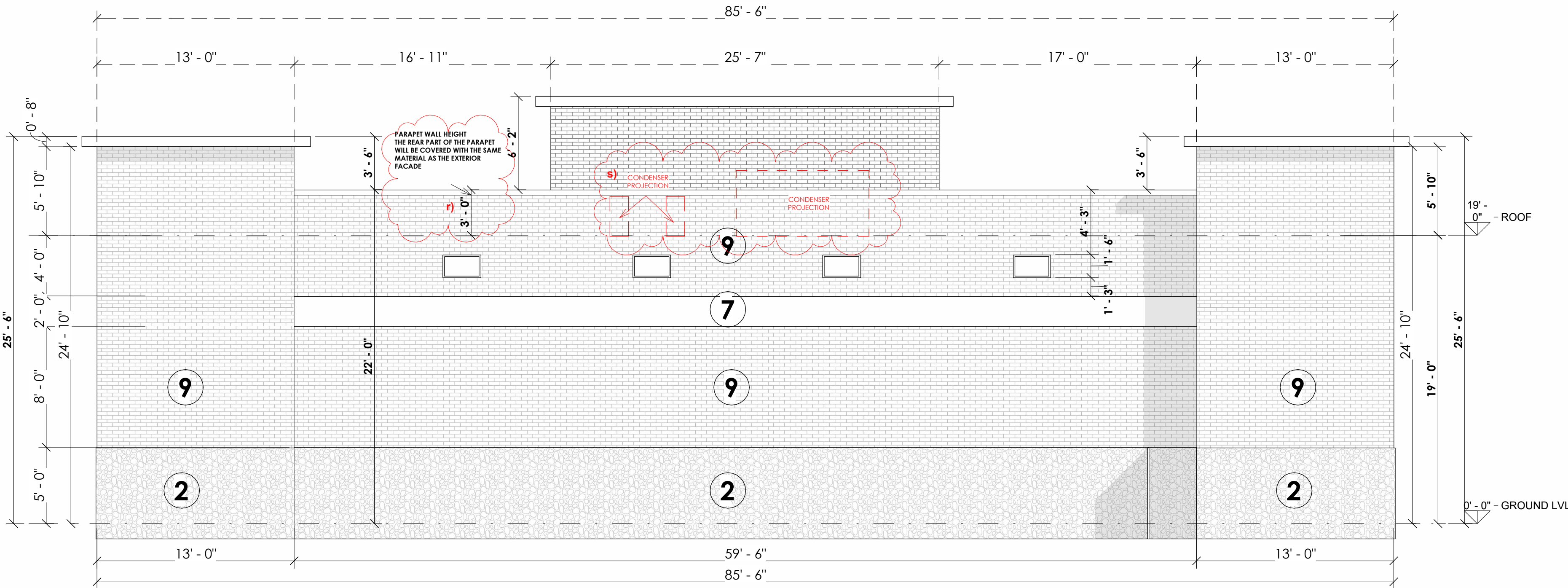


AREA AND PERCENTAGE OF MATERIALS

	FRONT ELEVATION	TOTAL AREA	PERCENTAGE
2 & 9	MASONRY MATERIALS	2,128 S.Q. F.T.	100 %
9	BRICKS	2,116 S.Q. F.T.	94.0 %
2	NATURAL STONE	1,415 S.Q. F.T.	73.0 %
7	SECONDARY MATERIAL	427 S.Q. F.T.	21.0 %
	TOTAL	159 S.Q. F.T.	06.0 %
		2,128 S.Q. F.T.	100 %

REAR ELEVATION

3/16" = 1' 0"



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WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

Planning & Zoning Commission, chairman

Director of Planning and Zoning

PROJECT: NEW COMERCIAL

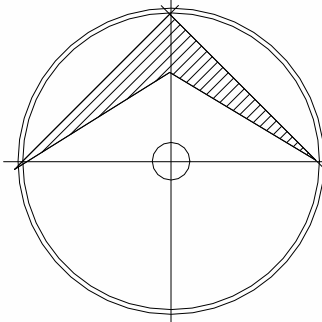
OWNER: SALVADOR SALCEDO

LOCATION: 855 WHITMORE DRIVE, ROCKWALL, TX

MATERIALS

SYMBOL	SPECIFICATION
1	ALUMINUM SHEETS
2	STONE SMOKED LUEDERS
3	STUCCO
4	SIDING
5	WOOD
6	GLASS
7	STANDING SEAM
8	ASPHALT SHINGLES
9	BRICK GEORGETOWN

DIRECTION:



REV NO.	DATE	COMMENTS
1	22/03/2024	(1) Parapet height added and the rear part of the parapet will be covered with the same material as the exterior facade. (2) the location of RTUs is indicated

EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:

ELEVATIONS

DATE: 04/11/2022

DRAW BY:

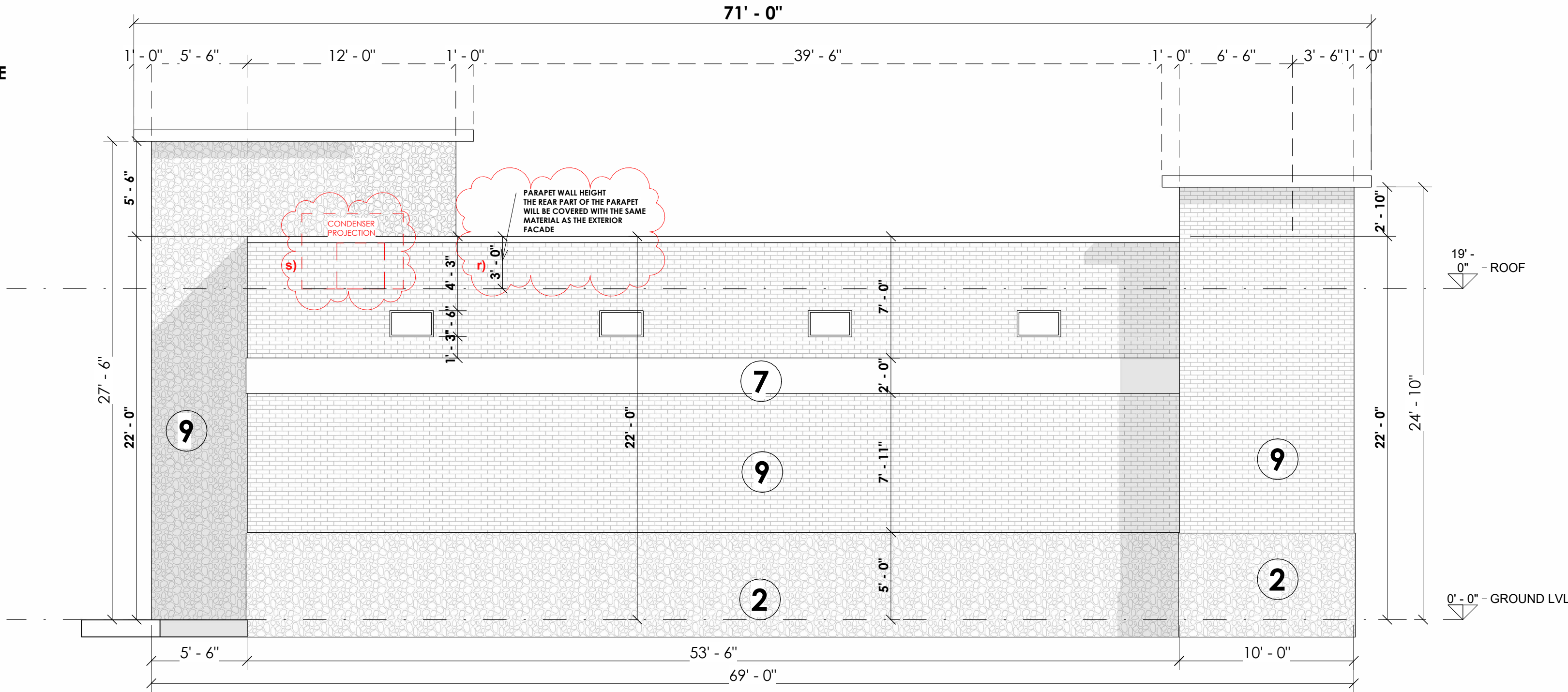
A2

SHEET 08 OF 10

AREA AND PERCENTAGE OF MATERIALS		
	LEFT ELEVATION	TOTAL AREA
2 & 9	MASONRY MATERIALS	1,801 S.Q. F.T.
9	BRICKS	1,693 S.Q. F.T.
2	NATURAL STONE	476 S.Q. F.T.
7	SECONDARY MATERIAL	106 S.Q. F.T.
	TOTAL	1,801 S.Q. F.T.
		PERCENTAGE
		100 %
		93.0 %
		63.0%
		30.0 %
		07.0%
		100 %

RIGHT ELEVATION

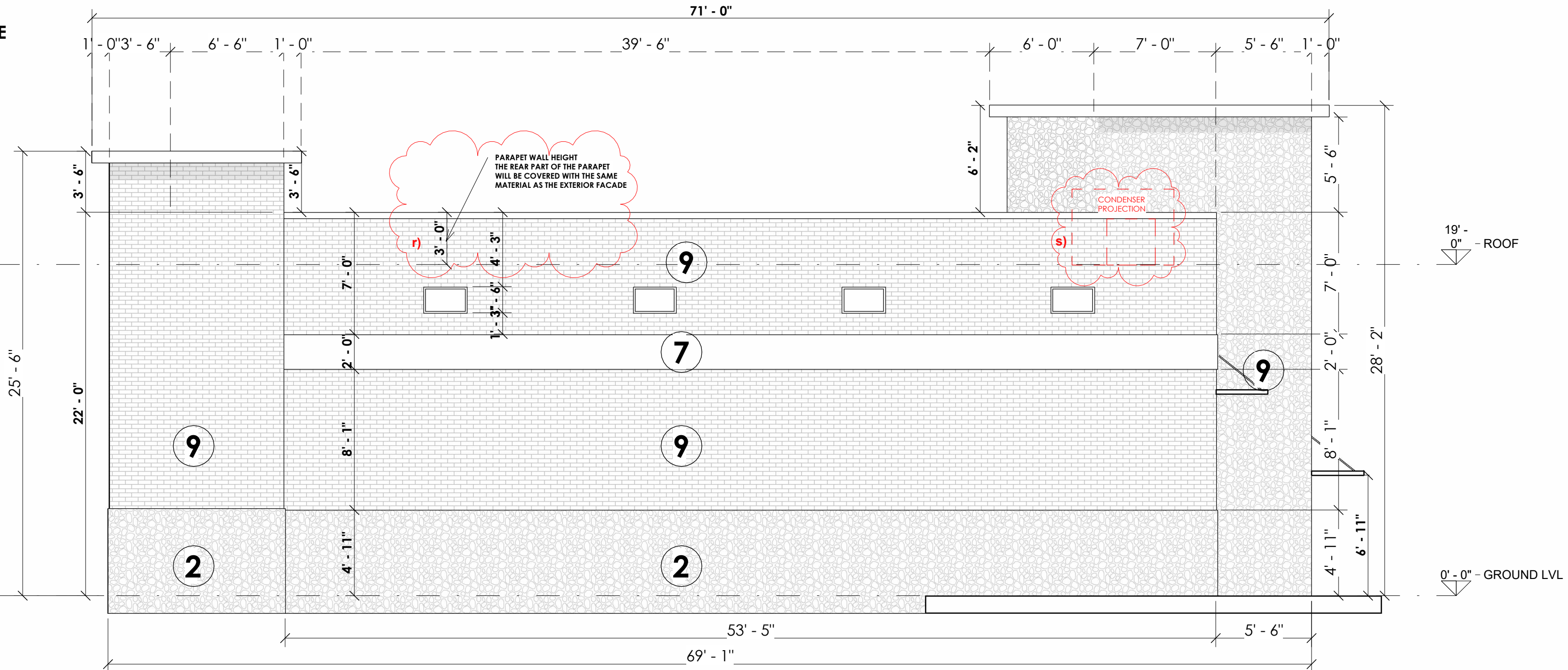
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		PERCENTAGE
		100 %
		93.0 %
		63.0%
		30.0 %
		07.0%
		100 %

LEFT ELEVATION

3/16" = 1' 0"



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WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

Planning & Zoning Commission, chairman

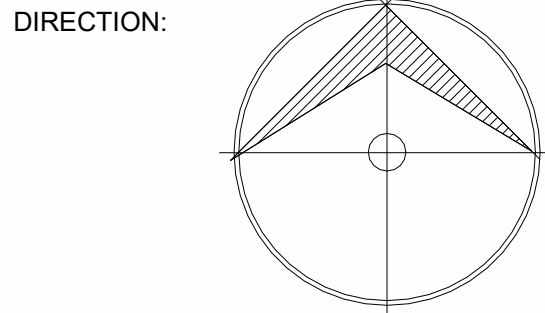
Director of Planning and Zoning

PROJECT: NEW COMERCIAL

OWNER: SALVADOR SALCEDO

LOCATION: 855 WHITMORE DRIVE, ROCKWALL, TX

MATERIALS	
SYMBOL	SPECIFICATION
1	ALUMINUM SHEETS
2	STONE SMOKED LUEDERS
3	STUCO
4	SIDING
5	WOOD
6	GLASS
7	STANDING SEAM
8	ASPHALT SHINGLES
9	BRICK GEORGETOWN



REV. NO.	DATE	COMMENTS
1	22/03/2024	1)- Parapet height added and the rear part of the parapet will be covered with the same material as the exterior facade. 2)- the location of RTUs is indicated

EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:

ELEVATIONS

DATE: 04/11/2022

DRAW BY:

A3

SHEET 09 OF 10

MATERIALS

- " FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN' AVERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL T-SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF 'ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND, THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT, ZONE (OR EQUAL TO FROM THE TRUNK FOR EVERY 1" OF DEH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE, DETAILS SHOWN ON THE PLANS, FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE, CONSTRUCTION PHASE. THE INSTALLATION POSTS SHALL BE PLACED EVERY 8 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC INA 'STABLE AND UPRIGHT POSITION', WITHIN THE CRZ.
- a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
- b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
- c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE.
- d. CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, FAINTING OR LUMBER CUTTING).
- e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES,IRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- f. ONOT PERT RUNOFF FROM WASTE MATERIALS INCLUDING, SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO, PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR 'SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT'SYSTEM OF THE TREE
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM,
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT GUT ROOTS LARGER THAN ONE INGH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY, FOR OAKS ONLY. ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING, CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE DUST. THIS EIGHT INCH DEPTH OF MULGH SHALL BE MAINTAINED, THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUGE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJAGENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
 - A. AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
 - B. AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - C. AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

APPROVED:

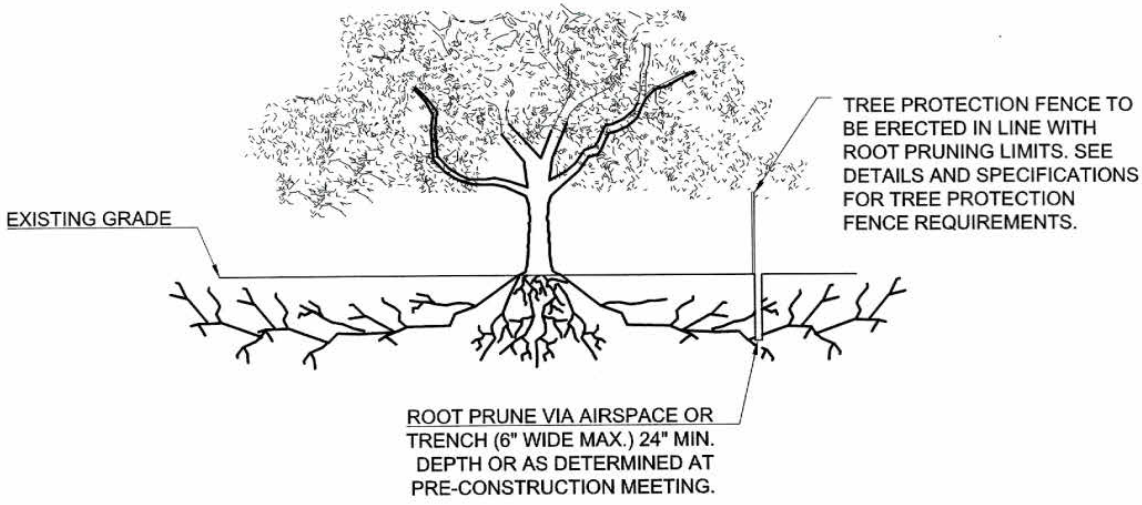
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Director of Planning and Zoning

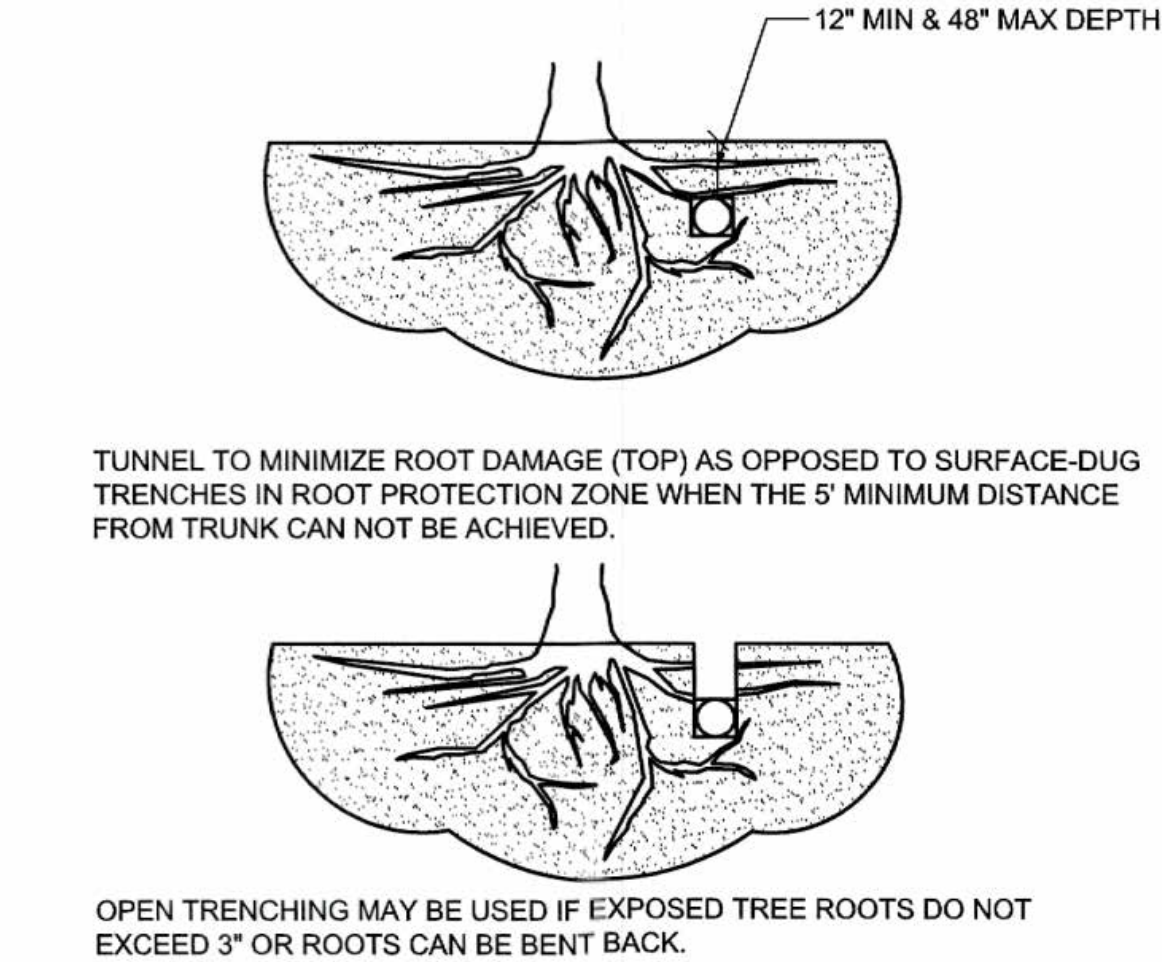
TREE PROTECTION SPECIFICATIONS



ROOT PRUNING DETAIL

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

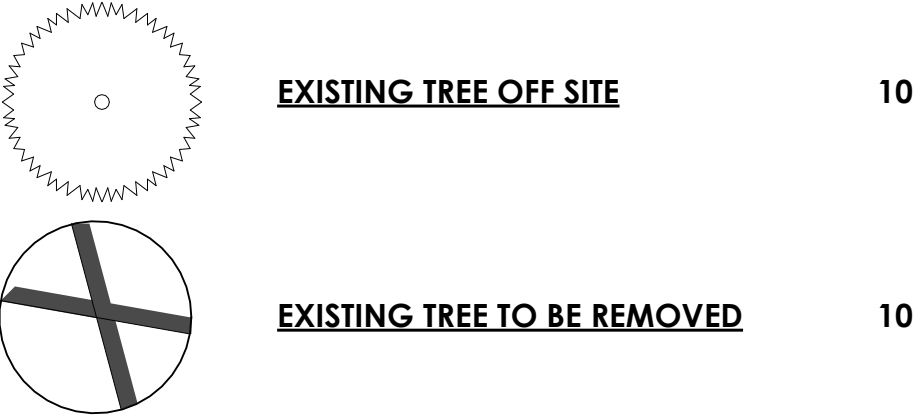
TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



BORING THROUGH ROOT PROTECTION ZONE

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

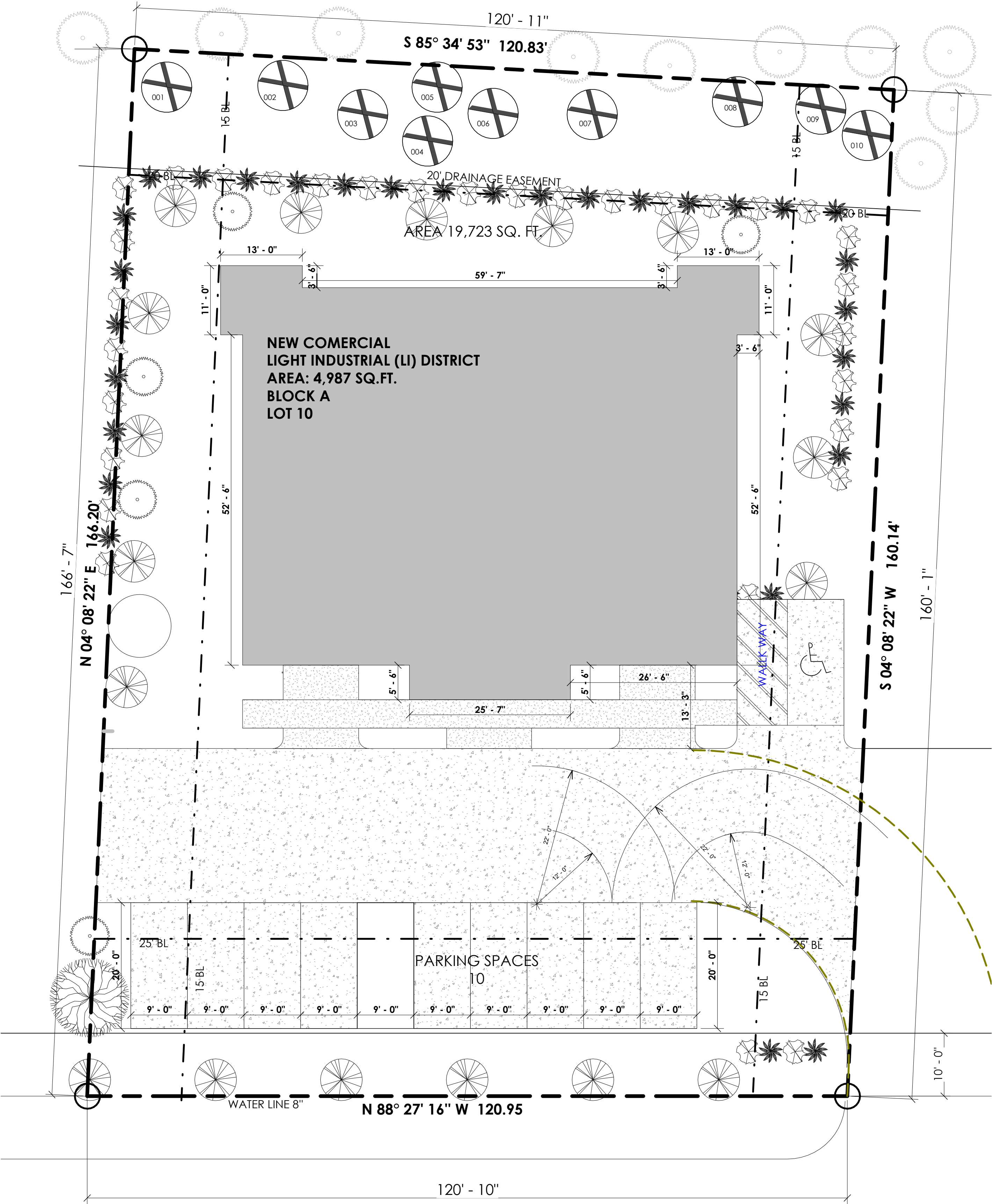
EXISTING TREE LEGEND



TREE MIGRATION SUMMARY

TOTAL MIGRATION REQUIRED:	40"
PROPOSED CODE REQUIRED TREES:	19"
BALANCE OF MITIGATION:	14"
4" CAL. MITIGATION TREES (5) ON SITE	21"

TREESCAPE PLAN SPRADSHEET								
#	SPECIES	CALIPER	PROTECT OR REMOVE	TREE HEALTH (1-5)	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
10	RED OAK	4"	REMOVE	1	N	N	N	40"
TOTAL:			40"					



LANDSCAPE PLAN

3/32" = 1' 0"

WHITMORE DRIVE

SITE PLANE DATE

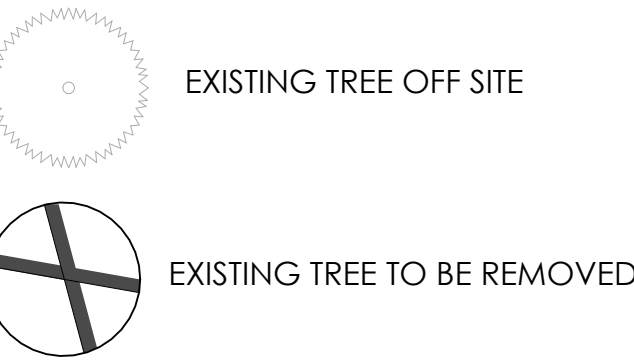
SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,987 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT. (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,516 SQ.FT. (38%)
DRIVEWAY	3,559 SQ.FT.
PARKING	2,140 SQ.FT.
TOTAL COVERED AREA	11,071 SQ.FT.
COVERAGE PERCENT	56%

PROJECT: NEW COMERCIAL
AIR CONDITIONING EQUIPMENT STORAGE

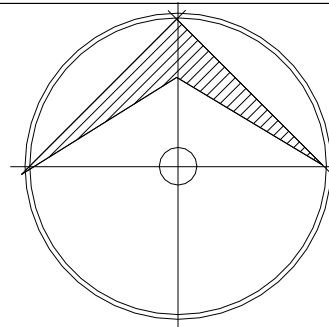
OWNER: SALVADOR SALCEDO

LOCATION: 855 WHITMORE DRIVE,
ROCKWALL, TX

EXISTING TREE LEGEND



DIRECTION:



REV. NO.	DATE	COMMENTS
EXPIRATION DATE:		
PAPER SIZE 36X24		
PLAN:		
TRESCAPE PLAN DETAILS & SPECIFICATIONS		
DATE: 05/01/2023		TD1
DRAW BY:		
SHEET 04		OF 10

Performance Data										
Electrical Load										
AB Setting	Input Power (W)	100V	120V	240V	277V	300V	347V	380V	480V	
AB24	118	0.11	0.09	0.05	0.03	0.02	0.01	0.01	0.01	
AB31	92	0.08	0.06	0.04	0.02	0.01	0.01	0.01	0.01	
AB32	78	0.07	0.06	0.04	0.02	0.01	0.01	0.01	0.01	
AB37	64	0.05	0.04	0.03	0.02	0.01	0.01	0.01	0.01	
Projected LED Lumen Maintenance										
Data referenced for selected performance properties is at 25°C ambient, based on 0.00% loss of LED lumen output per 1000 hours and projected per IESNA TM-21-11.										
To calculate L70, use the Lumen Maintenance Factor that corresponds to the desired number of operating hours below the initial lumen maintenance value, contact factory.										
Operating Hours	50,000	75,000	100,000	150,000	200,000	250,000	300,000	350,000	400,000	
Lumen Maintenance Factor	0.90	0.85	0.80	0.75	0.70	0.65	0.60	0.55	0.50	
Lumen Output										
AB Setting	Color Temperature	Lumen Output	Color Temperature	Lumen Output	Color Temperature	Lumen Output	Color Temperature	Lumen Output	Color Temperature	
AB24	4000K	1,581	4000K	1,581	4000K	1,581	4000K	1,581	4000K	
AB31	4000K	1,225	4000K	1,225	4000K	1,225	4000K	1,225	4000K	
AB32	4000K	966	4000K	966	4000K	966	4000K	966	4000K	
AB37	4000K	814	4000K	814	4000K	814	4000K	814	4000K	
Lumen Ambient Temperature (LAT) Multipliers										
Use these factors to determine relative lumen output for ambient temperatures other than 25°C (77°F).										
Ambient Temp (°C)	Ambient Temp (°F)	Lumen Multiplier	Ambient Temp (°C)	Ambient Temp (°F)	Lumen Multiplier	Ambient Temp (°C)	Ambient Temp (°F)	Lumen Multiplier	Ambient Temp (°C)	
0°C	32°F	0.67	10°C	50°F	0.91	20°C	68°F	1.00	30°C	86°F
10°C	50°F	0.91	20°C	68°F	1.00	30°C	86°F	1.00	40°C	104°F
20°C	68°F	1.00	30°C	86°F	1.00	40°C	104°F	0.99	50°C	122°F
30°C	86°F	1.00	40°C	104°F	0.99	50°C	122°F	0.97	60°C	140°F
40°C	104°F	0.99	50°C	122°F	0.97	60°C	140°F	0.95	70°C	158°F
50°C	122°F	0.97	60°C	140°F	0.95	70°C	158°F	0.93	80°C	176°F
60°C	140°F	0.95	70°C	158°F	0.93	80°C	176°F	0.91	90°C	194°F
70°C	158°F	0.93	80°C	176°F	0.91	90°C	194°F	0.89	100°C	212°F
80°C	176°F	0.91	90°C	194°F	0.89	100°C	212°F	0.87	110°C	228°F
90°C	194°F	0.89	100°C	212°F	0.87	110°C	228°F	0.85	120°C	246°F
100°C	212°F	0.87	110°C	228°F	0.85	120°C	246°F	0.83	130°C	264°F
110°C	228°F	0.85	120°C	246°F	0.83	130°C	264°F	0.81	140°C	282°F
120°C	246°F	0.83	130°C	264°F	0.81	140°C	282°F	0.79	150°C	300°F
130°C	264°F	0.81	140°C	282°F	0.79	150°C	300°F	0.77	160°C	318°F
140°C	282°F	0.79	150°C	300°F	0.77	160°C	318°F	0.75	170°C	336°F
150°C	300°F	0.77	160°C	318°F	0.75	170°C	336°F	0.73	180°C	354°F
160°C	318°F	0.75	170°C	336°F	0.73	180°C	354°F	0.71	190°C	372°F
170°C	336°F	0.73	180°C	354°F	0.71	190°C	372°F	0.69	200°C	390°F
180°C	354°F	0.71	190°C	372°F	0.69	200°C	390°F	0.67	210°C	408°F
190°C	372°F	0.69	200°C	390°F	0.67	210°C	408°F	0.65	220°C	426°F
200°C	390°F	0.67	210°C	408°F	0.65	220°C	426°F	0.63	230°C	444°F
210°C	408°F	0.65	220°C	426°F	0.63	230°C	444°F	0.61	240°C	462°F
220°C	426°F	0.63	230°C	444°F	0.61	240°C	462°F	0.59	250°C	480°F
230°C	444°F	0.61	240°C	462°F	0.59	250°C	480°F	0.57	260°C	498°F
240°C	462°F	0.59	250°C	480°F	0.57	260°C	498°F	0.55	270°C	516°F
250°C	480°F	0.57	260°C	498°F	0.55	270°C	516°F	0.53	280°C	534°F
260°C	498°F	0.55	270°C	516°F	0.53	280°C	534°F	0.51	290°C	552°F
270°C	516°F	0.53	280°C	534°F	0.51	290°C	552°F	0.49	300°C	570°F
280°C	534°F	0.51	290°C	552°F	0.49	300°C	570°F	0.47	310°C	588°F
290°C	552°F	0.49	300°C	570°F	0.47	310°C	588°F	0.45	320°C	606°F
300°C	570°F	0.47	310°C	588°F	0.45	320°C	606°F	0.43	330°C	624°F
310°C	588°F	0.45	320°C	606°F	0.43	330°C	624°F	0.41	340°C	642°F
320°C	606°F	0.43	330°C	624°F	0.41	340°C	642°F	0.39	350°C	660°F
330°C	624°F	0.41	340°C	642°F	0.39	350°C	660°F	0.37	360°C	678°F
340°C	642°F	0.39	350°C	660°F	0.37	360°C	678°F	0.35	370°C	696°F
350°C	660°F	0.37	360°C	678°F	0.35	370°C	696°F	0.33	380°C	714°F
360°C	678°F	0.35	370°C	696°F	0.33	380°C	714°F	0.31	390°C	732°F
370°C	696°F	0.33	380°C	714°F	0.31	390°C	732°F	0.29	400°C	750°F
380°C	714°F	0.31	390°C	732°F	0.29	400°C	750°F	0.27	410°C	768°F
390°C	732°F	0.29	400°C	750°F	0.27	410°C	768°F	0.25	420°C	786°F
400°C	750°F	0.27	410°C	768°F	0.25	420°C	786°F	0.23	430°C	804°F
410°C	768°F	0.25	420°C	786°F	0.23	430°C	804°F	0.21	440°C	822°F
420°C	786°F	0.23	430°C	804°F	0.21	440°C	822°F	0.19	450°C	840°F
430°C	804°F	0.21	440°C	822°F	0.19	450°C	840°F	0.17	460°C	858°F
440°C	822°F	0.19	450°C	840°F	0.17	460°C	858°F	0.15	470°C	876°F
450°C	840°F	0.17	460°C	858°F	0.15	470°C	876°F	0.13	480°C	894°F
460°C	858°F	0.15	470°C	876°F	0.13	480°C	894°F	0.11	490°C	912°F
470°C	876°F	0.13	480°C	894°F	0.11	490°C	912°F	0.09	500°C	930°F
480°C	894°F	0.11	490°C	912°F	0.09	500°C	930°F	0.07	510°C	948°F
490°C	912°F	0.09	500°C	930°F	0.07	510°C	948°F	0.05	520°C	966°F
500°C	930°F	0.07	510°C	948°F	0.05	520°C	966°F	0.03	530°C	984°F
510°C	948°F	0.05	520°C	966°F	0.03	530°C	984°F	0.01	540°C	1002°F
520°C	966°F	0.03	530°C	984°F	0.01	540°C	1002°F	0.00	550°C	1020°F
530°C	984°F	0.01	540°C	1002°F	0.00	550°C	1020°F	0.00	560°C	1038°F
540°C	1002°F	0.00	550°C	1020°F	0.00	560°C	1038°F	0.00	570°C	1056°F
550°C	1020°F	0.00	560°C	1038°F	0.00	570°C	1056°F	0.00	580°C	1074°F
560°C	1038°F	0.00	570°C	1056°F	0.00	580°C	1074°F	0.00	590°C	1092°F
570°C	1056°F	0.00	580°C	1074°F	0.00	590°C	1092°F	0.00	600°C	1110°F
580°C	1074°F	0.00	590°C	1092°F	0.00	600°C	1110°F	0.00	610°C	1128°F
590°C	1092°F	0.00	600°C	1110°F	0.00	610°C	1128°F	0.00	620°C	1146°F
600°C	1110°F	0.00	610°C	1128°F	0.00	620°C	1146°F	0.00	630°C	1164°F
610°C	1128°F	0.00	620°C	1146°F	0.00	630°C	1164°F	0.00	640°C	1182°F
620°C	1146°F	0.00	630°C	1164°F	0.00	640°C	1182°F	0.00	650°C	1200°F
630°C	1164°F	0.00	640°C	1182°F	0.00	650°C	1200°F	0.00	660°C	1218°F
640°C	1182°F	0.00	650°C	1200°F	0.00	660°C	1218°F	0.00	670°C	1236°F
650°C	1200°F	0.00	660°C	1218°F	0.00	670°C	1236°F	0.00	680°C	1254°F
660°C	1218°F	0.00	670°C	1236°F	0.00	680°C	1254°F	0.00	690°C	1272°F
670°C	1236°F	0.00	680°C	1254°F	0.00	690°C	1272°F	0.00	700°C	1290°F
680°C	1254°F	0.00	690°C	1272°F	0.00	700°C	1290°F	0.00	710°C	1308°F
690°C	1272°F	0.00	700°C	1290°F	0.00	710°C	1308°F	0.00	720°C	1326°F
700°C	1290°F	0.00	710°C	1308°F	0.00	720°C	1326°F	0.00	730°C	1344°F
710°C	1308°F	0.00	720°C	1326°F	0.00	730°C	1344°F	0.00	740°C	1362°F
720°C	1326°F	0.00	730°C	1344°F	0.00	740°C	1362°F	0.00	750°C	1380°F
730°C	1344°F	0.00	740°C	1362°F	0.00	750°C	1380°F	0.00	760°C	1398°F
740°C	1362°F	0.00	750°C	1380°F	0.00	760°C	1398°F	0.00	770°C	1416°F
750°C	1380°F	0.00	760°C	1398°F	0.00	770°C	1416°F	0.00	780°C	1434°F
760°C	1398°F	0.00	770°C	1416°F	0.00	780°C	1434°F	0.00	790°C	1452°F
770°C	1416°F	0.00	780°C	1434°F	0.00	790°C	1452°F	0.00	800°C	1470°F
780°C	1434°F	0.00	790°C	1452°F	0.00	800°C	1470°F	0.00	810°C	1488°F
790°C	1452°F	0.00	800°C	1470°F	0.00	810°C	1488°F	0.00	820°C	1506°F
800°C	1470°F	0.00	810°C	1488°F	0.00	820°C	1506°F	0.00	830°C	1524°F
810°C	1488°F	0.00	820°C	1506°F	0.00	830°C	1524°F	0.00	840°C	1542°F
820°C	1506°F	0.00	830°C	1524°F	0.00	840°C	1542°F	0.00	850°C	1560°F
830°C	1524°F	0.00	840°C	1542°F	0.00	850°C	1560°F	0.00	860°C	1578°F
840°C	1542°F	0.00	850°C	1560°F	0.00	860°C	1578°F	0.00	870°C	1596°F
850°C	1560°F	0.00	860°C	1578°F	0.00	870°C	1596°F	0.00	880°C	1614°F
860°C	1578°F	0.00	870°C	1596°F	0.00	880°C	1614°F	0.00	890°C	1632°F
870°C	1596°F	0.00	880°C	1614°F	0.00	890°C	1632°F	0.00	900°C	1650°F
880°C	1614°F	0.00	890°C	1632°F	0.00	900°C	1650°F	0.00	910°C	1668°F
890°C	1632°F	0.00	900°C	1650°F	0.00	910°C	1668°F	0.00	920°C	1686°F
900°C	1650°F	0.00	910°C	1668°F	0.00	920°C	1686°F	0.00	930°C	1704°F
910°C	1668°F	0.00	920°C	1686°F	0.00	930°C	1704°F	0.00	940°C	1722°F
920°C	1686°F	0.00	930°C	1704°F	0.00	940°C	1722°F	0.00	950°C	1740°F
930°C	1704°F	0.00	940°C	1722°F	0.00	950°C	1740°F	0.00	960°C	1758°F
940°C	1722°F	0.00	950°C	1740°F	0.00	960°C	1758°F	0.00	970°C	1776°F
950°C	1740°F	0.00	960°C	1758°F	0.00	970°C	1776°F	0.00	980°C	1794°F
960°C	1758°F	0.00	970°C	1776°F	0.00	980°C	1794°F	0.00	990°C	1812°F
970°C	1776°F	0.00	980°C	1794°F	0.00	990°C	1812°F	0.00	1000°C	1830°F
980°C	1794°F	0.00	990°C	1812°F	0.00			0.00		
990°C	1812°F	0.00			0.00			0.00		
		0.00			0.00			0.00		

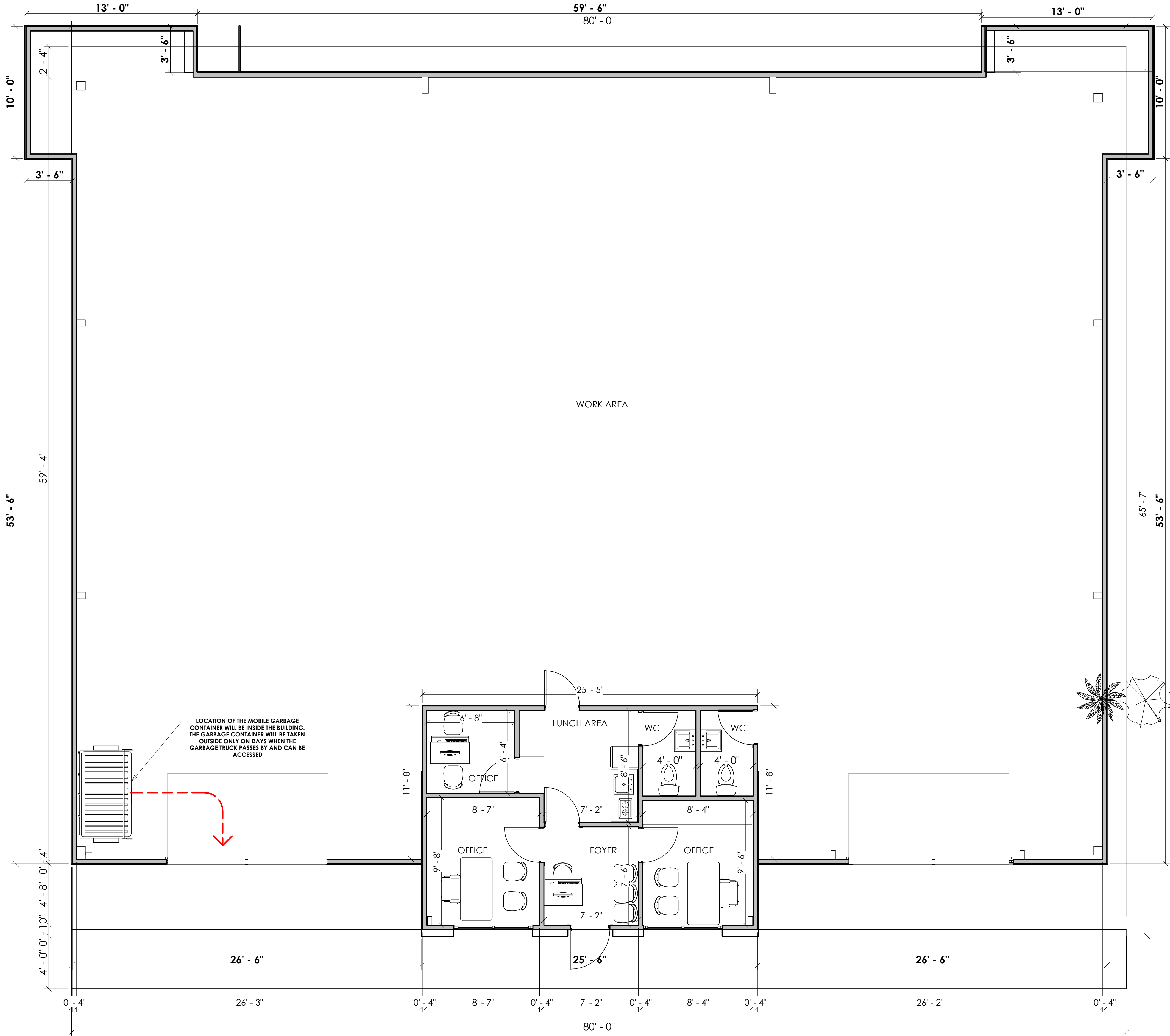
APPROVED:

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 22 day of April, 2024.

WITNESS OUR HANDS, THIS 22 DAY OF APRIL, 2024

Planning & Zoning Commission, chairman

Director of Planning and Zoning



FLOOR PLAN

1/4" = 1' 0"

PROJECT: NEW COMERCIAL

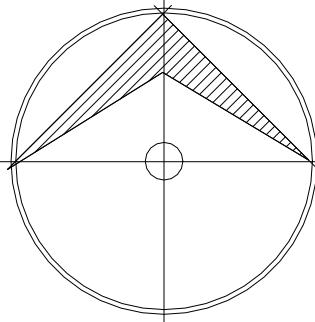
OWNER: SALVADOR SALCEDO

LOCATION: 855 WHITMORE DRIVE, ROCKWALL, TX

TABULATION AREA

WORK AREA	4,656 SQ.FT.
OFFICE	432 SQ.FT.
TOTAL	4,960 SQ.FT.

DIRECTION:



REV. NO.	DATE	COMMENTS
1	21/05/2024	a)- Location of the Mobile Garbage Container will be inside the building. The garbage container will be taken outside only on days when the garbage truck passes by and can be accessed.

EXPIRATION DATE:

PAPER SIZE 36X24

PLAN:

FLOOR PLAN

DATE: 04/11/2022

DRAW BY:

A1

SHEET 07 OF 10