

PAVEMENT WITH #3 BARS AT 18" O.C.E.W. PROPOSED 3,600 PSI 5" CONCRETE

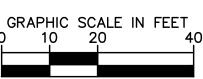
PARKING STALL COUNT

WATER METER

	SITE DATA TA	BLE
	CURRENT LAND USE	C - COMMERC
	PROPOSED LAND USE	C - COMMERC
	TOTAL LOT AREA	±30,200
	TOTAL EST AREA	±0.7
	SITE PERIMETER	±170
	BUILDING SQUARE FOOTAGE	9,835
	BUILDING HEIGHT	27.5

- 1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADII DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
- 2. ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
- OF ROCKWALL PER PRE-DEVELOPMENT MEETING ON 1/10/2019. ADDITIONAL PARKING IS NOT REQUIRED DUE TO SHOPPING CENTER BEING OVER PARKED.
- 4. DUMPSTER ENCLOSURE SHALL BE 8' TALL CONSTRUCTED OF THE SAME MASONRY AS THE BUILDING. THE ENCLOSURE SHALL HAVE A SELF-LATCHING OPAQUE GATE. REFERENCE ARCHITECT PLANS FOR DETAILS.





<u>LEGEND</u> PROPOSED 3,600 PSI 4" SIDEWALK

PAVEMENT WITH #3 BARS AT 18" O.C.E.W.

PROPOSED PAVERS REF. LSCP ARCH PLANS FOR DETAILS

— — — FULL DEPTH SAWCUT

SITE DATA TA	BLE
CURRENT LAND USE	C - COMME
PROPOSED LAND USE	C - COMME
TOTAL LOT AREA	±30,
TOTAL LOT AILA	±

SITE NOTES

3. PARKING STUDY IS NOT REQUIRED PER CITY

BENCHMARKS

BM#1 (CITY OF ROCKWALL MONUMENT (RESET R005-1)) A CONCRETE MONUMENT WITH BRASS CAP FOUND IN THE CENTER MEDIAN OF SUMMIT RIDGE DRIVE AT ITS INTERSECTION WITH F.M. HWY. NO. 740.

BM#2 SQUARE CUT WITH "X" CUT SET ON THE WEST CORNER OF A CONCRETE CURB INLET LOCATED ON THE NORTHWEST SIDE OF A PARKING LOT APPROXIMATELY 60 FEET SOUTHEAST FROM THE CENTER OF THE EAST BOUND SERVICE ROAD OF IH 30 AND 270 FEET SOUTHWEST FROM THE CENTER OF THE NORTHERNMOST ENTRANCE TO PLAZA OF ROCKWALL.

BM#3 "X" CUT SET ON THE NORTHWEST CORNER OF A CONCRETE MEDIAN LOCATED ON THE SOUTH SIDE OF A ACCESS DRIVE, ±610 FEET SOUTHEAST FROM THE CENTER OF ENTRANCE DRIVE FROM THE EAST BOUND SERVICE ROAD OF IH 30 AND ±800 FEET NORTHWEST FROM THE CENTER ENTRANCE DRIVE FROM RALPH HALL PARKWAY.

ELEV=543.15

ELEV=578.63

BM#4 "X" CUT SET ON THE NORTHWEST CORNER OF A CONCRETE MEDIAN LOCATED ON THE EAST SIDE OF A ACCESS DRIVE, ±875 FEET SOUTHEAST FROM THE CENTER OF ENTRANCE DRIVE FROM THE EAST BOUND SERVICE ROAD OF IH 30 AND ±600 FEET NORTHWEST FROM THE CENTER ENTRANCE DRIVE FROM RALPH HALL PARKWAY.

ELEV=539.11

CASE NUMBER: SP2019-006

ELECTRIC EASEMENT

CAB. H, PG. 117 -

PROP. RELOCATED -FIRE HYDRANT

PROP RELOCATED -WATER METER

EX. UTILITY —

EX. STAIRS ———

20.9'

EASEMENT

CAB. H, PG. 117

FF = 549.62 —

PROPOSED TREE WELL (TYP.)-

PROPOSED-

EX. METAL HAND RAIL

RELOCATED

LIGHT STANDARD

EX. RETAINING

EX. RAMP -

REF. LSCP PLANS FOR DETAILS

PROP SIDEWALK

-PROP.FDC

—PROP. 2"

SERVICE

SERVICE

DOMESTIC

-PROP. 6" FIRE

37.4'

PROP HANDICAP PARKING -

SPACES, STRIPING, AND

FIRELANE, ACCESS, DRAINAGE -

& UTILITY EASÈMENT

CAB. H, PG. 117 P.R.R.C.T.

SIGNAGE

PROP. PATIO

P.R.R.C.T.

UTILITY EASEMENT

CAB. H, PG, 117 —

DRAINAGE EASEMENT

PROPOSED -

ROOF DRAINS

PROP, RETAIL BLDG

REF ARCH PLANS FOR

DETAILS AND

DIMENSIONS

CAB. H, PG. 117 —

P.R.R.C.T.

+++++

PROP GREASE -

TRAP AND BLDG

CONNECTION

CONNECT TO EX.

ROCKWALL BUSINESS

PARK EAST SUBDIVISION

CAB. H, PG. 181

P.R.R.C.T.

PROP 5' SIDEWALK

PROP. OIL/WATER SEPARATOR. -

REF ARCH PLANS FOR DETAILS

≻R=1822.29' L=277.94'

CB=N59°48'41"W =

6" SSWR STUB

ACCESS, DRAINAGE

EX. 8" WATER

__ & UTILITY EASEMENT

CAB. H, PG. 117

P.R.R.C.T.

∽PROPOSED

PLANTER (TYP.)

REF. LSCP PLANS

FOR DETAILS

P.R.R.C.T.

EX. DRAINAGE 📉

EX. WATER EASEMENT

24' FIRELANE

CAB. H, PG. 117

P.R.R.C.T.

ACCESS, DRAINAGE & UTILITY EASEMENT CAB. G. PG. 231 P.R.R.C.T.

ACCESS, DRAINAGE

& UTILITY EASEMENT -

EASEMENT

1-STORY

STONE/STUCCO

BUILDING

DRAINAGE EASEMENT

CAB. H, PG. 117 — P.R.R.C.T.

Know what's below.

DRAINAGEEASEMEN T — САВ. H, PG. 117 P.R.R.C.T.

AND GUTTER

EX. DRAINAGE EASEMENT

PROP. DUMPSTER AND SCREENING.

REF ARCH PLANS

FOR DETAILS

CAB. H, PG. 117 —

PR/RCT

PROP. PARK AREA REF LSCP FOR DETAILS

GRATE

PROP. 6" CURB —

AND GUTTER

INLET

24' FIRELANE,

EX CONCRETE

ACCESS DRAINAGE

- & UTILITY EASEMENT CAB. H, PG, 117 P.R.R.C.T.



R=41.68'

CB=S68°00'07"W

L=86.15'

C=71.61'

DEVELOPER:

LOT 6

ROCKWALL BUSINESS

PARK EAST SUBDIVISION

CAB. G, PG. 231

P.R.R.C.T.

SHOPCORE PROPERTIES 233 S. WACKER DR. SUITE 3400 CHICAGO, IL 60606 PH. (312) 798-5151 **CONTACT: STEVE RUSSELL**

SHEET NUMBER

PRELIMINARY

Kimley Horn

ROCKWALL

TOP OF SILL C

CONC-I

5 NORTH ELEVATION

4 WEST ELEVATION

2 SOUTH ELEVATION

-CONC-3

1 EAST ELEVATION

1/8" = 1'-0"

1/8" = 1'-0"

1/8" = 1'-0"

CORNICE

EIFS-I

AMN

1/8" = 1'-0"

SILL ST-2

BACKSIDE OF PARAPET TO BE — TEXTURED, PAINTED TO MATCH EIFS

WALL TURNS

(WALL TURNS

- BACKSIDE OF PARAPET TO BE TEXTURED, PAINTED TO MATCH EIFS

900-P2019

PARAPET_____

SILL EIFS-2

ROOF LINE

STOREFRONT ELEV. 13'-0"

ELEV. 10'-0"

— WALL SCONCE LIGHT

FIN. FLOOR ELEV. O'-O"

CONC-3

CITY REVIEW

ROCKW

OF

CH

SF-I

A1

BUILDING ELEVATIONS

FINISH LEGEND

LIMOL F	EGENL	,	
MATERIAL	SYMBOL	DESCRIPTION	MODEL / COLOR
EIFS	EIFS-I	E.I.F.S CORNICE / MOLDINGS	PAINT TO MATCH SHER. WILLIAMS #6112 BISCUIT
	EIFS-2	E.I.F.S SILL WITH ROUNDED END, 4" HIGH	PAINT TO MATCH SHER. WILLIAMS #6112 BISCUIT
CONCRETE TILT WALL	CONC-I	ACRYLIC TEXTURED CONC. TILT WALL	SAND FINISH, COLOR TO MATCH DRYVIT #434A CHLOE
	CONC-3	ACRYLIC TEXTURED CONC. TILT WALL	SAND FINISH, DRYVIT -MATCH S.W. #0007 DECOROUS AMBER
STONE TILE	ST-I		NATURAL LIMESTONE TILE. "LUEDERS" (ROCK FACE) 12" X 24" , I 1/4" THICKNESS,OVER MORTAR SETTING BED MORTARED JOINTS
	ST-2	STONE WATER TABLE SILL	NATURAL LIMESTONE "LUEDERS" (ROCK FACE) WATER TABLE SILL, 2" HIGH
STOREFRONT	SF-I	I" INSULATING CLEAR GLASS I GLAZING SPEC: Product ID: P	N CLEAR ANODIZED FRAMING. ik, SHGC 0.41 (C)
	SF-2	1/4" SPANDREL GLASS IN CLE	AR ANODIZED FRAMING
STEEL TUBE AMNING	AMN	12" X 4" STEEL TUBE AWNING. F	PAINT BARK BRONZE (SEMI-GLOSS)

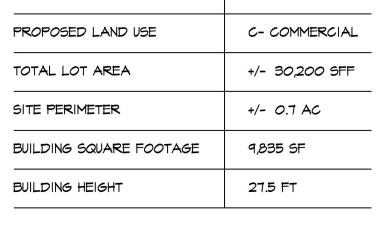
EXTERIOR MATERIAL BREAKDOWN

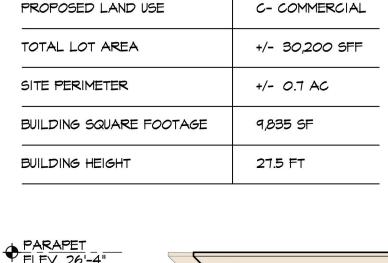
MATERIAL	STONE	TEXT. CONC.	EIFS	CLEAR STORY GLAZING
NORTH ELEVATION	60 %	33 %	1 %	
SOUTH ELEVATION	39 %	30 %	1 %	30 %
WEST ELEVATION	31 %	33 %	1 %	35 %
EAST ELEVATION	29 %	32 %	1 %	38 %
SOUTHWEST ELEVATION	25 %	36 %	1 %	38 %

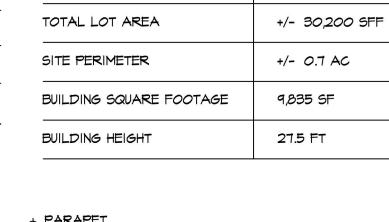
SITE DATA

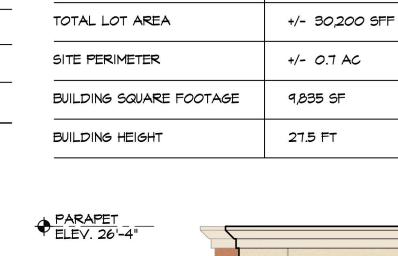
OIIL DAIA	
CURRENT LAND USE	C- COMMERCIAL
PROPOSED LAND USE	C- COMMERCIAL
TOTAL LOT AREA	+/- 30,200 SFF
SITE PERIMETER	+/- 0.7 AC
BUILDING SQUARE FOOTAGE	9,835 SF
BUILDING HEIGHT	27.5 FT

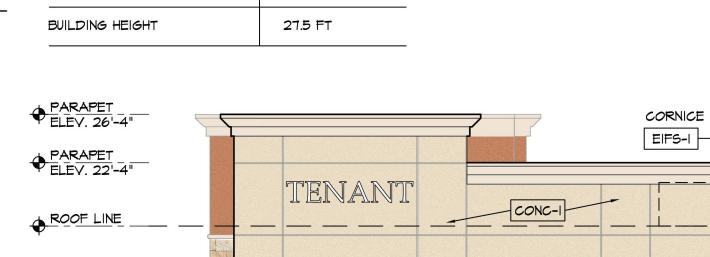
SIIE DATA	
CURRENT LAND USE	C- COMMERCIAL
PROPOSED LAND USE	C- COMMERCIAL
TOTAL LOT AREA	+/- 30,200 SFF
SITE PERIMETER	+/- 0.7 AC
BUILDING SQUARE FOOTAGE	9,835 SF





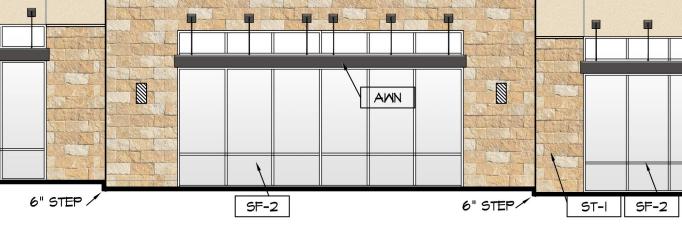












PARAPET ELEV. 26'-4"

ROOF LINE

FIN. FLOOR ELEV. 0'-0"

TOP OF STONE ELEV. 16'-0"

ROOF TOP MECHANICAL UNITS (TYP) -

ST-I

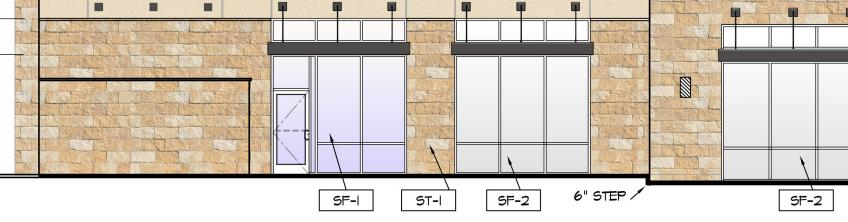
ROOF TOP MECHANICAL UNITS (TYP) -

SILL TENANT

ROOF TOP MECHANICAL UNITS (TYP) -

SILL EIFS-2

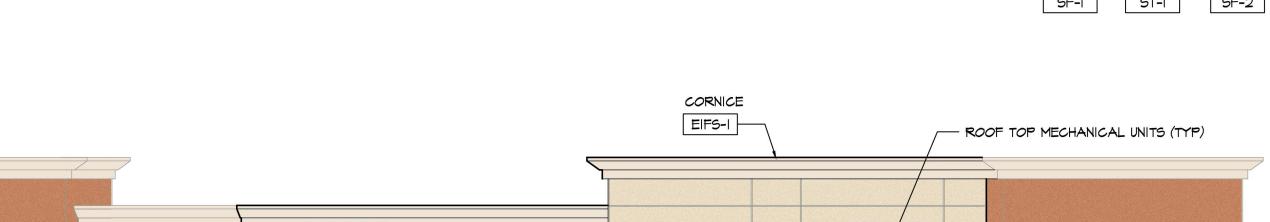
CONC-I





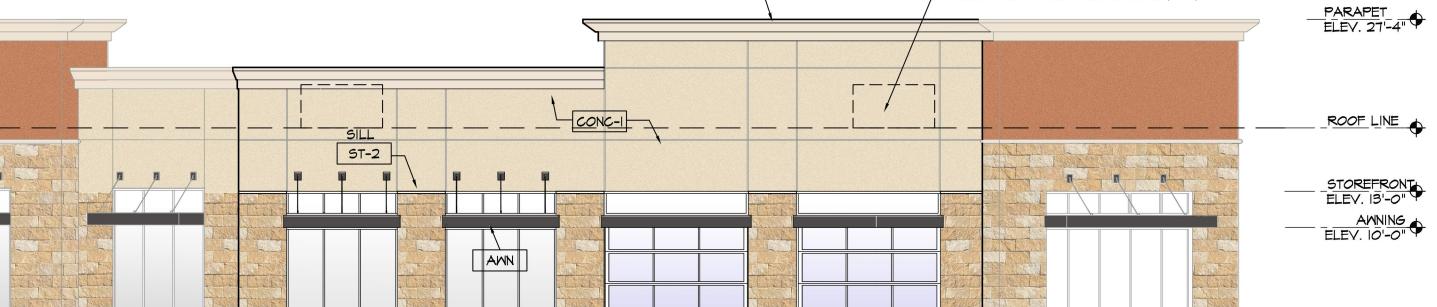


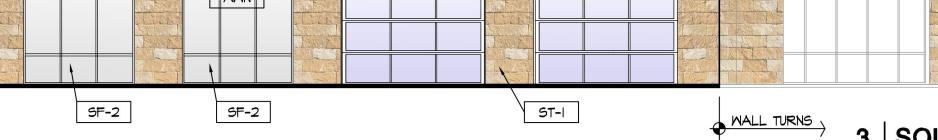




PARAPET ELEV. 27'-4"

SILL EIFS-2





3 SOUTHWEST ELEVATION

CONC-3

ELEV. I ELEV. 2 ELEV. 5 RETAIL BUILDING ELEV. 4

WALL TURNS

BUILDING FLOOR PLAN

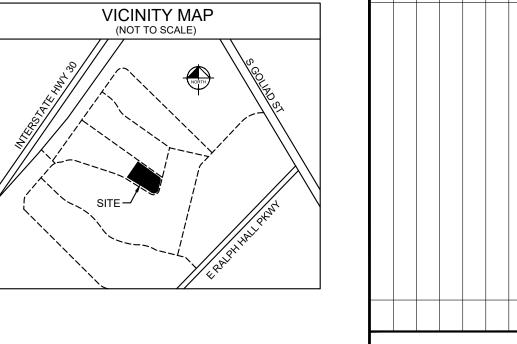
POOF LINE STOREFRONT_ ELEV. 13'-0" AMNING ELEV. 10'-0" MALL SCONCE LIGHT — FIN. FLOOR ELEV. O'-O"

NOT TO SCALE

ROOF TOP MECHANICAL UNITS (TYP) -

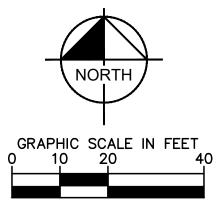
ST-I SF-I SF-I SF-I SF-I SF-2 ST-I SF-2

AMN



	ROCKWALL - TREE INVENTORY						
NO.	DBH	COMMON NAME	SCIENTIFIC NAME	ACTION	MITIGATION REQUIRED		
1	4.8	Live Oak	Quercus virginiana	REMOVE	4.8		
2	4.7	Live Oak	Quercus virginiana	REMOVE	4.7		
3	6.3	Live Oak	Quercus virginiana	REMOVE	6.3		
4	4.5	Live Oak	Quercus virginiana	REMOVE	4.5		
5	5.6	Live Oak	Quercus virginiana	REMOVE	5.6		
6	4.6	Live Oak	Quercus virginiana	REMOVE	4.6		
7	5.6	Live Oak	Quercus virginiana	REMOVE	5.6		
8	4.1	Live Oak	Quercus virginiana	REMOVE	4.1		

TREE INCHES BEING REMOVED	
TOTAL TREE INCHES BEING REMOVED [NOT REQUIRING MITIGATION]	
TOTAL TREE INCHES BEING REMOVED [REQUIRING MITIGATION]	40.
TOTAL TREE INCHES BEING REMOVED	40.
TOTAL REPLACEMENT TREE INCHES	6
*Ref. Sheet LP 1.01 for Replacement trees	"







DEVELOPER:

Δ=118°25'53" R=41.68' L=86.15' CB=S68°00'07"W C=71.61'

SHOPCORE PROPERTIES
233 S. WACKER DR. SUITE 3400
CHICAGO, IL 60606
PH. (312) 798-5151
CONTACT: STEVE RUSSELL

LANDSCAPE ARCHITECT:

KIMLEY-HORN & ASSOCIATES 13455 NOEL RD, TWO GALLERIA TOWER STE 700 DALLAS, TX 75240 PH. (972) 770-1300 CONTACT: PATRICK B. HART, PLA

CASE NUMBER: SP2019-006

ELECTRIC EASEMENT
CAB. H, PG. 117
P.R.R.C.T.

EXISTING BUILDING

- EXISTING TREE TO BE REMOVED (TYP.)

LOT 11 ROCKWALL BUSINESS PARK EAST SUBDIVISION CAB. H, PG. 181 P.R.R.C.T.

LIMIT OF WORK

R=1822.29' L=277.94' CB=N59°48'41"W = C=277.67'

BUILDING REF. ARCH PLANS

SHEET NUMBER TP 1.01

FOR REVIEW ONLY Not for construction or permit purposes

Kimley»Horn

ROCKWALL

R.L.A. PATRICK B. HART L.A. No. 2839 Date APRIL 2019

CODE QTY BOTANICAL NAME / COMMON NAME

GROUND COVERS CODE QTY BOTANICAL NAME / COMMON NAME

SALVIA GREGGII / AUTUMN SAGE

LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER

ABELIA X GRANDIFLORA `EDWARD GOUCHER` / GLOSSY ABELIA

RAPHIOLEPIS INDICA `CLARA` / INDIAN HAWTHORN

LIRIOPE MUSCARI `AZTEC` / AZTEC LILY TURF

200 LIRIOPE MUSCARI `BIG BLUE ` / BIG BLUE LILY TURF

NASSELLA TENUISSIMA / MEXICAN FEATHERGRASS

132 LIRIOPE MUSCARI `SILVER DRAGON` / SILVER DRAGON LILY TURF

SOD 6,035 SF CYNODON DACTYLON / COMMON BERMUDA GRASS

<u>REMARKS</u>

FULL AND MATCHING

FULL AND MATCHING

FULL AND MATCHING

SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.

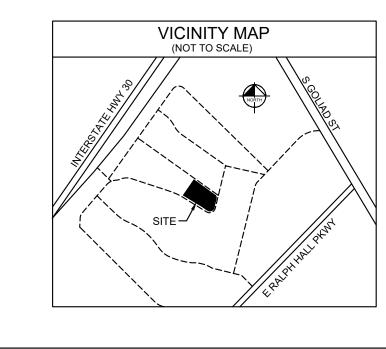
24" O.C. FULL AND MATCHING

18" O.C. 5 BIB MIN, FULL

18" O.C. 5 BIB MIN, FULL

18" O.C. FULL

1 GAL 9"-12" HT 18" O.C. 5 BIB MIN, FULL



City of Rockwall - Article VIII - Landscape Standards

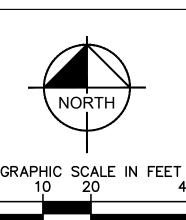
	<u>REQUIRED</u>	<u>PROV</u>
TOTAL LANDSCAPE AREA REQUIREMENT		
Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts. $30,200 \text{ SF x } 15\% = 4,530 \text{ SF}$	15% (4,530 SF)	27 (8,11
LANDSCAPE BUFFER STRIP		
A minimum 10' wide landscape buffer strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district.	N/A	N/
A street landscape buffer strip with a minimum width of 10' must be provided along the entire length of the property to the developed that is adjacent to a major arterial or collector street.	N/A	N/
SCREENING OF OFF-STREET LOADING DOCKS		
Off-street loading docks in commercial zoning classifications must be screening from: 1. All public streets 2. Any residential district that abuts or is directly across a public street or alley from the lot.	N/A	N/
PARKING LOT LANDSCAPING		
Any parking lot with more than two rows of spaces shall be a minimum of 5% or 200 SF in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.	N/A	N/
No tree shall be planted closer than 2 1/2' to the pavement.	Yes	Υe

City of Rockwall - Site	Data
Current Land Use	C-Commercial
Proposed Land Use	C-Commercial
Total Lot Area	+/- 30,200 SF
	+/- 0.7 acres
Site Perimeter	+/- 170 LF
Building Square Footage	9, 835 SF
Building Height	27.5 FT
Previously approved Park Area (SP213-003)	+/- 0.07 acres
Proposed Park Area	+/- 0.25 acres

ALL LANDSCAPE AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN/FREEZE SENSORS AND COMPLY WITH REQUIREMENTS AS NOTED BY

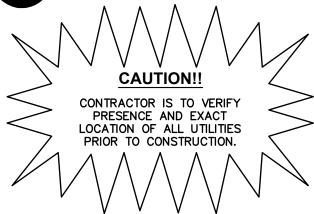
TCEQ AND CITY OF ROCKWALL UDC. ALL BED AREAS MUST BE SEPARATED FROM TURF AREAS BY STEEL EDGE CONTRACTOR TO SEED ALL DISTURBED AREAS.

4. NO TREES WITHIN 5' OF UTILITIES.





Know what's **below.** Call before you dig.



DEVELOPER:

SHOPCORE PROPERTIES 233 S. WACKER DR. SUITE 3400 CHICAGO, IL 60606 PH. (312) 798-5151 CONTACT: STEVE RUSSELL

LANDSCAPE ARCHITECT:

KIMLEY-HORN & ASSOCIATES 13455 NOEL RD, TWO GALLERIA TOWER STE 700 DALLAS, TX 75240 PH. (972) 770-1300 CONTACT: PATRICK B. HART, PLA

CASE NUMBER: SP2019-006

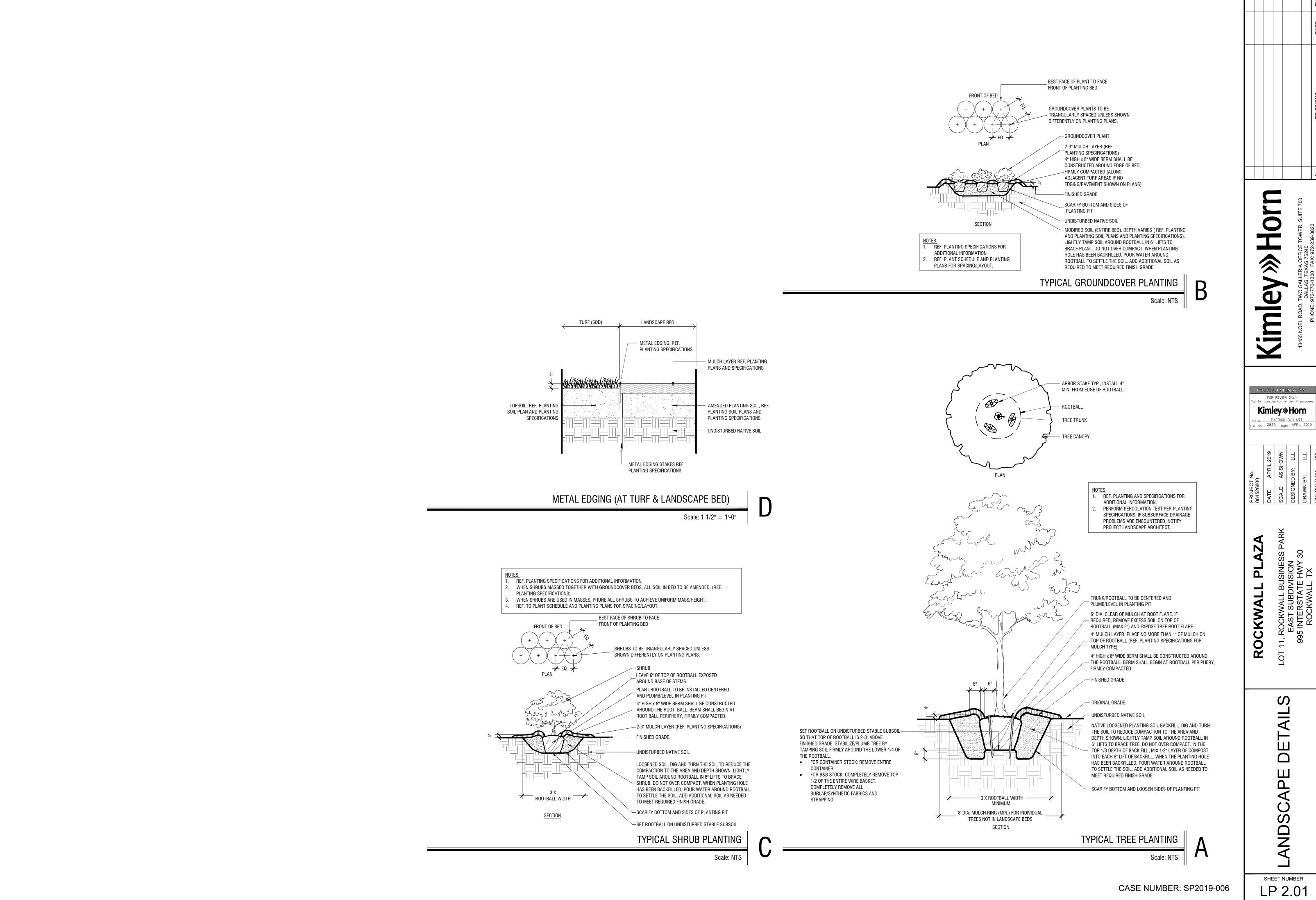
FOR REVIEW ONLY Not for construction or permit purpos

Kimley Morn

R.L.A. PATRICK B. HART L.A. No. 2839 Date APRIL 2019

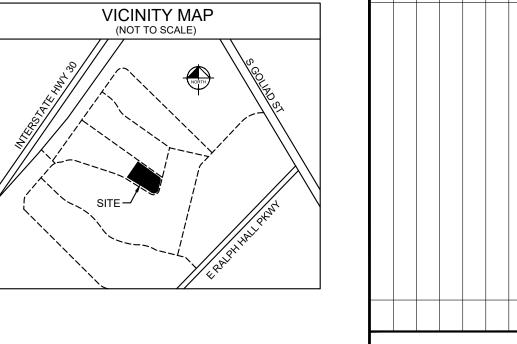
ROCKWALL

SHEET NUMBER LP 1.01



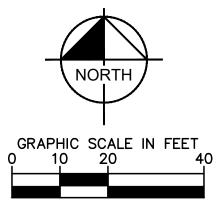
Ш Ш

SHEET NUMBER LP 2.01



	ROCKWALL - TREE INVENTORY						
NO.	DBH	COMMON NAME	SCIENTIFIC NAME	ACTION	MITIGATION REQUIRED		
1	4.8	Live Oak	Quercus virginiana	REMOVE	4.8		
2	4.7	Live Oak	Quercus virginiana	REMOVE	4.7		
3	6.3	Live Oak	Quercus virginiana	REMOVE	6.3		
4	4.5	Live Oak	Quercus virginiana	REMOVE	4.5		
5	5.6	Live Oak	Quercus virginiana	REMOVE	5.6		
6	4.6	Live Oak	Quercus virginiana	REMOVE	4.6		
7	5.6	Live Oak	Quercus virginiana	REMOVE	5.6		
8	4.1	Live Oak	Quercus virginiana	REMOVE	4.1		

TREE INCHES BEING REMOVED	
TOTAL TREE INCHES BEING REMOVED [NOT REQUIRING MITIGATION]	
TOTAL TREE INCHES BEING REMOVED [REQUIRING MITIGATION]	40.
TOTAL TREE INCHES BEING REMOVED	40.
TOTAL REPLACEMENT TREE INCHES	6
*Ref. Sheet LP 1.01 for Replacement trees	"







DEVELOPER:

Δ=118°25'53" R=41.68' L=86.15' CB=S68°00'07"W C=71.61'

SHOPCORE PROPERTIES
233 S. WACKER DR. SUITE 3400
CHICAGO, IL 60606
PH. (312) 798-5151
CONTACT: STEVE RUSSELL

LANDSCAPE ARCHITECT:

KIMLEY-HORN & ASSOCIATES 13455 NOEL RD, TWO GALLERIA TOWER STE 700 DALLAS, TX 75240 PH. (972) 770-1300 CONTACT: PATRICK B. HART, PLA

CASE NUMBER: SP2019-006

ELECTRIC EASEMENT
CAB. H, PG. 117
P.R.R.C.T.

EXISTING BUILDING

- EXISTING TREE TO BE REMOVED (TYP.)

LOT 11 ROCKWALL BUSINESS PARK EAST SUBDIVISION CAB. H, PG. 181 P.R.R.C.T.

LIMIT OF WORK

R=1822.29' L=277.94' CB=N59°48'41"W = C=277.67'

BUILDING REF. ARCH PLANS

SHEET NUMBER TP 1.01

FOR REVIEW ONLY Not for construction or permit purposes

Kimley»Horn

ROCKWALL

R.L.A. PATRICK B. HART L.A. No. 2839 Date APRIL 2019