

# AGENDA



ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
**FEBRUARY 24, 2026** IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = **RED**

(I) CALL TO ORDER

(II) OPEN FORUM

*This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

(III) ACTION AGENDA

(1) **SP2026-002 (HENRY LEE)**

Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

(2) **SP2026-005 (ANGELICA GUEVARA)**

Discuss and consider a request by Holly Marshall for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [*SH-205*], and take any action necessary.

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on February 18, 2026 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Planning and Zoning Commission  
**DATE:** February 24, 2026  
**APPLICANT:** Salvador Salcedo  
**CASE NUMBER:** SP2026-002; *Site Plan for 855 Whitmore Drive*

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### SUMMARY

Discuss and consider a request by Salvador Salcedo for the approval of a Site Plan for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. According to the January 3, 1972 zoning map the subject property was zoned Light Industrial (LI) District, which remains the zoning designation of the subject property today. In March of 1978, the subject property was platted establishing it as Lot 1, Block A, Municipal Industrial Park Addition. On March 19, 2007, the City Council approved a replat [*Case No. P2007-008*] that establish the subject property as Lot 8, Block A, Municipal Industrial Park Addition. On May 2, 2016, the City Council approved an additional replat [*Case No. P2016-017*] that establish the subject property as Lot 10, Block A, Municipal Industrial Park Addition. On November 14, 2023, the Planning and Zoning Commission denied a site plan request [*Case No. SP2023-032*] for an *Office/Warehouse Building* due to a recommendation of denial from the Architectural Review Board (ARB) and the failure to provide compensatory measures. On March 15, 2024 the applicant submitted a site plan request [*Case No. SP2024-006*] for a similar request, which was ultimately withdrawn on May 9, 2024. Following this withdraw, the applicant resubmitted a subsequent site plan request [*Case No. SP2024-032*] on June 14, 2024. On July 9, 2024, the Planning and Zoning Commission denied the site plan request due to the requested exception to the *Off-Street Loading Dock* screening requirements. Following this denial, the applicant submitted a new site plan request on July 18, 2025 [*Case No. SP2025-032*]. On September 30, 2025, the Planning and Zoning Commission denied this request due to the requested variances. The subject property has remained vacant since the time of annexation.

### PURPOSE

On January 16, 2026, the applicant -- *Salvador Salcedo* -- submitted an application requesting the approval of a Site Plan for the purpose of constructing an *Office/Warehouse Building* on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 855 Whitmore Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 1.747-acre tract of land (*i.e. Tract 24 of the R. Ballard Survey, Abstract No. 29*) zoned Light Industrial (LI) District. Beyond this is a vacant 1.83-acre tract of land (*i.e. Tract 14 of the R. Ballard Survey, Abstract No. 29*) zoned Light Industrial (LI) District. Following this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. North of this is Phase 3 of the Park Place Subdivision, which consists of 85 residential lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

South: Directly south of the subject property is Whitmore Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. Beyond this is a vacant 15.7017-acre tract of land (*i.e. Tract 20-1 of the A. Hanna Survey, Abstract No. 99*) zoned Light Industrial (LI) District. Following this is Justin Road, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant 0.96-acre parcel of land (*i.e. Lot 11, Block A, Municipal Industrial Park Addition*) zoned Light Industrial (LI) District. Beyond this is a 3.35-acre parcel of land (*i.e. Lot 5, Block A, Municipal Industrial Park Addition*) developed with a maintenance building for Rockwall County that is zoned Light Industrial (LI) District. Following this is Whitmore Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 1.19-acre parcel of land (*i.e. Lot 9, Block A, Municipal Industrial Park Addition*) developed with a *Bail Bond Service* that is zoned Light Industrial (LI) District. Beyond this is T. L. Townsend Drive, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 13.368-acre parcel of land (*i.e. Lot 2, Block A, Rockwall County Law Enforcement Center Addition*) developed with the Rockwall County Detention Center, which is zoned Commercial (C) District and Light Industrial (LI) District.

**DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office/Warehouse Building* is a permitted *by-right* land use in a Light Industrial (LI) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	X=19,737 SF; In Conformance
<i>Minimum Lot Frontage</i>	100-Feet	X= 120.95-feet; In Conformance
<i>Minimum Lot Depth</i>	125-Feet	X=160-feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	X>25-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	15-Feet	X>15-feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=29.2-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=25.27%; In Conformance
	1 Parking Space/300 SF (Office)	
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/500 SF (Light Manufacturing) Total: 11 Parking Spaces	X=11; In Conformance
<i>Minimum Landscaping Percentage</i>	15%	X=44%; In Conformance
<i>Maximum Impervious Coverage</i>	90-95%	X=56%; In Conformance

**TREESCAPE PLAN**

The treescape plan provided by the applicant indicates that nine (9) Hackberry trees of 40 caliper inches will be removed from the site during construction. According to Article 09, *Tree Preservation*, of the Unified Development Code (UDC), Hackberry trees are non-protected trees and do not require any tree mitigation. In addition, the applicant is providing 92 caliper inches of canopy trees on site.

**CONFORMANCE WITH THE CITY’S CODES**

The applicant is requesting to construct an *Office/Warehouse Building* on the subject property. According to Subsection 02.02(J)(7), *Wholesale, Distribution and Storage Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Warehouse/Distribution Center* is defined as a "... building used primarily for the storage and distribution of goods,

merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale ...” In addition, Subsection 02.02(D)(2), *Office and Professional Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), an *Office Building* is defined as a “...(a) facility that provides executive, management, administrative, or professional services ... but not involving the sale of merchandise except as incidental to a permitted use...” In this case, the applicant’s request for an *Office/Warehouse Building* is permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

On May 2, 2016, the City Council approved a replat [Case No. P2016-017] that established a 24-foot fire lane, public access, drainage, and utility easement. This easement connected the existing constructed fire lane on the adjacent property to the west, brought it across the subject property, and onto the adjacent property to the east. This effectively set the location of the fire lane on the subject property. The proposed site plan incorporates parking between the fire lane and Whitmore Drive, which matches the design scheme of the property to the west; however, this leaves a remainder of approximately 11-feet for the required ten (10) foot utility easement and the ten (10) foot landscape buffer. In light of this, the applicant is providing a five (5) foot utility easement and requesting an exception to allow a five (5) landscape buffer along Whitmore Drive.

The proposed site plan also generally conforms to the requirements of the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the exceptions being requested as outlined in the *Variations and Exceptions Requested by the Applicant* section of this case memo.

### **VARIANCES AND EXCEPTIONS BY THE APPLICANT**

As stated above, the applicant’s request conforms to the majority of the City’s codes; however, staff has identified the following exceptions:

- (1) *Landscape Buffer*. According to Subsection 05.01, *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(a) minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way...” In this case, the applicant is requesting to provide a five (5) foot landscape buffer along Whitmore Drive. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is not proposing any compensatory measures; however, the requested exception is related to an easement that encumbers the subject property. That being said, requests for exceptions and variances to the *General Standards* and *Engineering Standards of Design and Construction* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Central District*. The *Central District* “...is composed of a wide range of land uses that vary from single-family to industrial.” The Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, indicates that the subject property should be developed with industrial land uses. In this case, the applicant is proposing an *Office/Warehouse Building*. Based on this, the applicant’s land use appears to conform with the Comprehensive Plan.

### **ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION**

The Architectural Review Board (ARB) will review the building elevations prior to the February 24, 2026 and provide a recommendation to the Planning and Zoning Commission.

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the construction of an *Office/Warehouse Building* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 Whitmore Dr

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE 0.45 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 Salvador Salcedo

CONTACT PERSON Salvador Salcedo

CONTACT PERSON Salvador Salcedo

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_, 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:

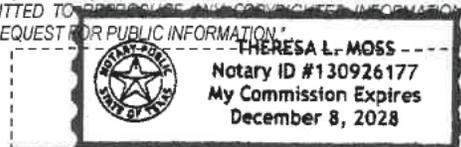
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF January, 2026 BY SIGNING THIS APPLICATION, 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 COSUBMITTED 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 16th DAY OF January, 2026

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Theresa L. Moss



MY COMMISSION EXPIRES 12.08.2028



SP2026-002: Site Plan for an Office/Warehouse Building at 855 Whitmore Drive



WHITMORE DR

LI

C

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.



- GENERAL ITEMS:**
- MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION
  - 4% ENGINEERING INSPECTION FEES
  - IMPACT FEES (WATER, SEWER, ROADWAY)
  - MINIMUM EASEMENT WIDTH IS 20' FOR NEW EASEMENTS. NO STRUCTURES, INCLUDING WALLS, ALLOWED IN EASEMENTS.
  - RETAINING WALLS 3' AND OVER MUST BE ENGINEERED.
  - ALL RETAINING WALLS (18" OR TALLER) MUST BE ROCK OR STONE FACE. NO SMOOTH CONCRETE WALLS.
  - NO SIGNAGE IS ALLOWED WITHIN EASEMENTS OR ROW.
  - TREE MITIGATION WILL BE REQUIRED FOR THE REMOVAL OF ANY EXISTING TREES ON SITE.
  - NO STRUCTURES OR FENCES WITH EASEMENTS.
  - THE SITE WILL NEED TO BE PLATTED.
  - ALL UTILITIES MUST BE UNDERGROUND.
  - ADDITIONAL COMMENTS MAY BE PROVIDED AT THE TIME OF ENGINEERING REVIEW.
  - PROPOSED WATER AND SEWER MUST BE SHOWN ON SITE PLAN.

- DRAINAGE ITEMS:**
- THE SITE HAS BEEN DETAINED FOR IN A REGIONAL DETENTION POND. MUST VERIFY CAPACITY/VOLUME AND OUTFALL.
  - EXISTING FLOW PATTERNS MUST BE MAINTAINED.
  - 4:1 MAXIMUM SIDE SLOPES.
  - NO GRATE INLETS ALLOWED.
  - DUMPSTER AREAS TO DRAIN TO OIL/WATER SEPARATOR AND THEN TO THE STORM LINES.
  - THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DRAINAGE SYSTEMS.

- WATER AND WASTEWATER ITEMS:**
- PUBLIC SEWER TO BE 8" MINIMUM.
  - COMMERCIAL SANITARY SEWER SERVICE LINE SIZE IS MINIMUM 6" AND MUST CONNECT TO AN EXISTING OR PROPOSED MANHOLE.
  - ANY PUBLIC WATER LINES MUST BE A MINIMUM OF 8", LOOPED, AND MUST BE CENTERED WITHIN A 20' WIDE EASEMENT.
  - ANY UTILITY CONNECTION MADE UNDERNEATH OF AN EXISTING PUBLIC ROADWAY MUST BE COMPLETED BY DRY BORE. OPENING CUTTING WILL NOT BE ALLOWED.
  - ONLY ONE "USE" OFF A DEAD-END LINE (DOMESTIC, IRRIGATION, FIRE SPRINKLER, FIRE HYDRANT, ETC.)
  - MIN 20' UTILITY EASEMENTS.
  - WATER TO BE 10' SEPARATED FROM STORM AND SEWER LINES.
  - ALL PUBLIC UTILITIES MUST BE CENTERED IN EASEMENT.

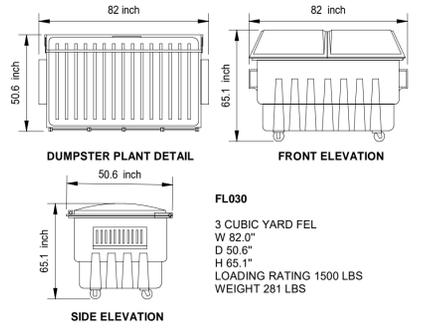
- ROADWAY PAVING ITEMS:**
- MUST MEET CITY DRIVEWAY SPACING REQUIREMENTS.
  - ALL PARKING, STORAGE, DRIVE AISLES MUST BE REINFORCED CONCRETE. (NO ROCK, GRAVEL, OR ASPHALT ALLOWED).
  - ALL PARKING TO BE 20'X9' MINIMUM. PARKING MAY NOT BE OFF A PUBLIC ROADWAY.
  - VEHICLE MUST NOT BE REQUIRED TO BACK ONTO A PUBLIC ROADWAY, INCLUDING TRUCKS.
  - NO DEAD-END PARKING ALLOWED WITHOUT AN CITY APPROVED TURNAROUND.
  - DRIVE ISLES TO BE 24' WIDE.
  - FIRE LANE TO BE 24' WIDE AND IN A PLATTED EASEMENT.
  - FIRE LANE TO HAVE 20' MIN RADIUS IF BUILDINGS ARE LESS THAN 30' TALL. IF ANY OF THE BUILDINGS ARE 30' OR MORE, THE FIRE LANE WILL BE 30' RADIUS MINIMUM.
  - PAVEMENT SPECS WILL BE REVIEWED WITH ENGINEERING PLANS.

- LANDSCAPING:**
- NO TREES TO BE WITH 10' OF ANY PUBLIC WATER, SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
  - NO TREES TO BE WITH 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

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 <sup>1,3</sup>
Heavy Manufacturing	1/500 SF or 0.75/Employee <sup>1,3</sup>
Printing, Engraving, and Related Businesses	1/300 SF or 1/Employee <sup>1</sup>
Welding Repair	1/500 SF or 1/2 Employees <sup>1</sup>

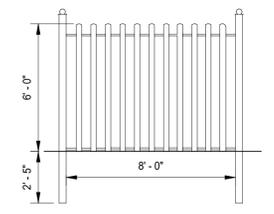
- NOTES:**
- IN THIS PROJECT NO TYPE OF GATES ARE PROPOSED
  - DOES NOT PROPOSE ANY GROUND OR PLATFORM MOUNTED UTILITY EQUIPMENT
  - AN OFF-STREET LOADING DOCK IS NOT PROPOSED AS THE BUILDING IS DESIGNED FOR TRUCKS TO LOAD INSIDE.
  - THERE WILL BE NO OUTSIDE STORAGE OR ABOVE-GROUND STORAGE TANKS.
  - ALL PUBLIC SERVICES ARE UNDERGROUND.
  - SIGNAGE IS DONE THROUGH SEPARATE PERMITS WITH THE BUILDING INSPECTIONS DEPARTMENT
  - SEPARATE FENCE PERMIT FROM THE BUILDING PLANS IS REQUIRED
  - WILL BE REQUIRED TO "CLEANOUT" DITCH TO ENSURE PROPER DRAINAGE
  - WILL BE REQUIRED TO CONSTRUCT RCP CULVERT BETWEEN TWO DRIVEWAYS ON CURB AND GUTTER ROADWAY.

**NOTE:** 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.

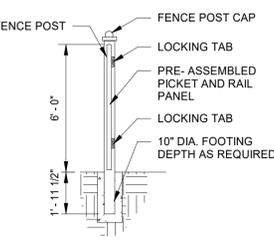


MOBILE TRASH CONTAINER / DUMPSTER (1,500 LB. CAPACITY)

**METAL IRON DETAILS**



ELEVATION VIEW



CROSS SECTION VIEW

**PARKING CALCULATION**

REQUIRED PARKING SPACES FOR OFFICE AREA:	1 SPACE PER 300 SF
OFFICE AREA:	366 SF
PARKING SPACES:	2
REQUIRED PARKING SPASEC FOR MANUFACTURING WORK AREA:	1 SPACE PER 500 SF
WORK AREA:	4263 SF
PARKING SPACES:	9
<b>TOTAL PARKING SPACES:</b>	<b>11</b>

**APPROVED:**

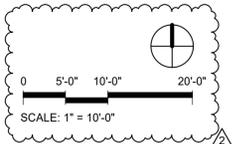
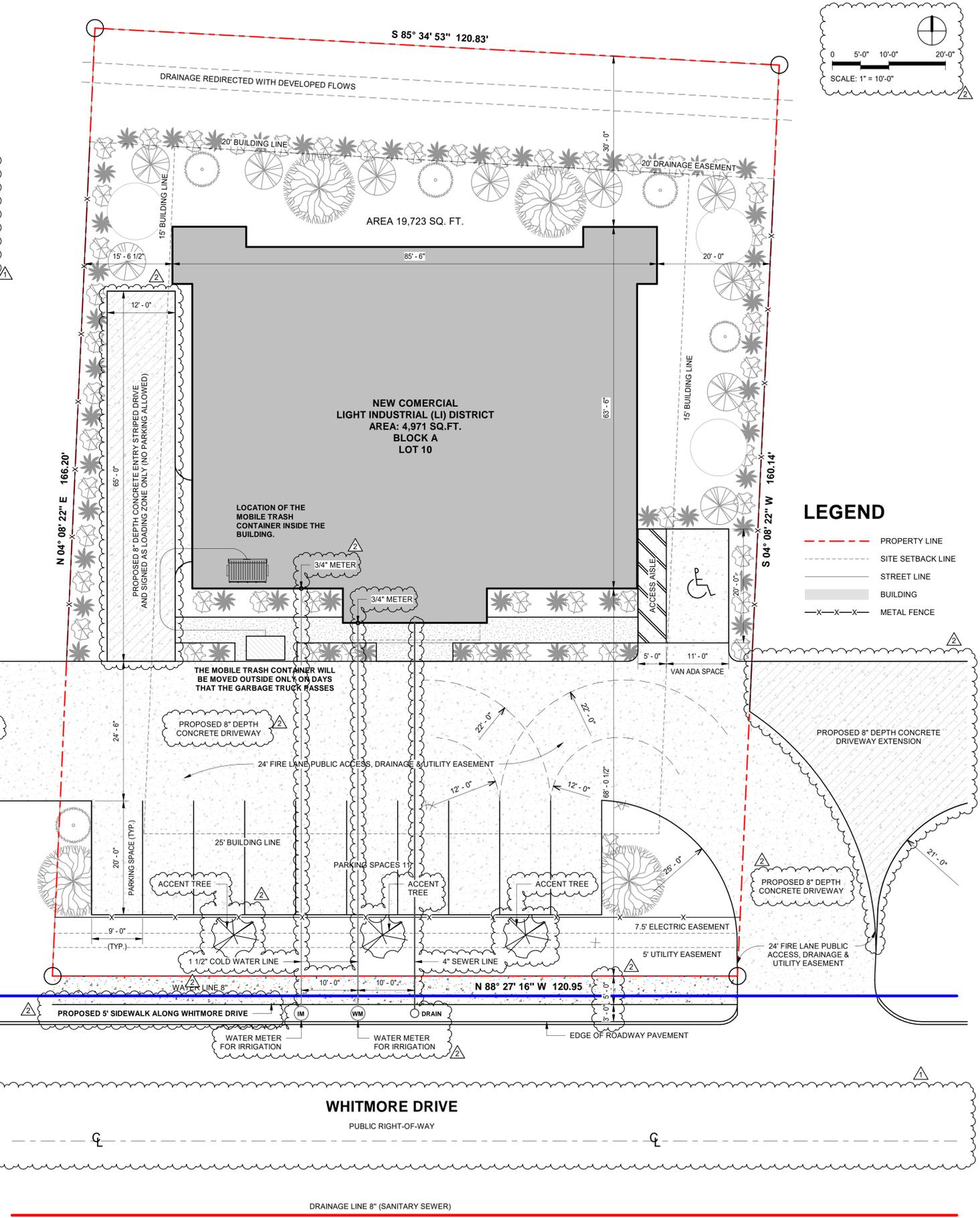
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_ day of \_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, chairman

\_\_\_\_\_  
Director of Planning and Zoning

LOT COVERAGE	
LOT SIZE	19 737 SF, 100%
BUILDING COVERAGE	4996 SF, 25.4%
IMPERVIOUS AREA	11 581 SF, 58.7%
TOTAL	11 581 SF, 58.7%



**LEGEND**

- PROPERTY LINE
- SITE SETBACK LINE
- STREET LINE
- BUILDING
- METAL FENCE

**NEW BUILDING**  
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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DRAWING TITLE:

**SITE PLAN**

SCALE: As indicated

**A1.01**

CASE NUMBER: SP2026-002

1 | SITE PLAN  
1" = 10'-0"







**GENERAL GRADING AND PLANTING NOTES**

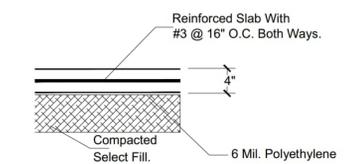
- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE GRADING AND PLANTING WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
  - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +10. OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS. AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS. AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO LIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALES.
  - ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO ALIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALES.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALK AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 18" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 19" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH EMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
  - SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

- MULCHES**  
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL UNDRESSED, IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).
- ROOT BARRIERS**  
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

- IRRIGATION CONCEPT**
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
  - THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
  - ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
  - ALL PLANTS SHARING SIMILAR CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
  - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
  - ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08).

- CONCRETE:**
- PORTLAND CEMENT SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.2
  - UP TO 20% (BY WEIGHT) OF THE CEMENT CONTENT MAY BE REPLACED WITH TYPE C FLY ASH. FLY ASH REPLACEMENT SHALL BE 1.25 POUNDS PER 1.0 POUND OF CEMENT REDUCTION. ALSO REFER TO N.C.T.C.O.G. ITEM 303
  - AGGREGATES SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.1. RIVER ROCK OR BLENDED AGGREGATES SHALL NOT BE ALLOWED.
  - MANUFACTURED SAND SHALL NOT EXCEED 20% OF THE TOTAL SAND CONTENT IN THE CONCRETE MIX DESIGN.
  - CONCRETE FOR ALL PAVING AND CURBS WITHIN THE RIGHT-OF-WAY SHALL HAVE A MINIMUM 5 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI WHEN TESTED AT THE AGE OF 28 DAYS. HAND PLACED CONCRETE SHALL HAVE A MINIMUM 6 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI.
  - THE DESIGN ENGINEER SHALL APPROVE THE CONCRETE MIX DESIGN IN WRITING PRIOR TO USE.
  - PAVEMENT CURBS SHALL BE POURED MONOLITHICALLY. PLEASE REFER TO N.C.T.C.O.G. ITEM 303.5.2.4.
  - STAMP OR DIE PROJECT PAVING LIMITS INCLUDING ALL STREET INTERSECTIONS TO N.C.T.C.O.G. ITEM 303.4.2.3 AND DETAIL ON THIS SHEET.
  - THERE SHALL BE ZERO TOLERANCES FOR CONCRETE STRENGTH AND DEPTH. NO VARIANCES ARE ALLOWED. ANY AREAS OF (1) DEFICIENCY SHALL BE PROVED, REMOVED AND REPLACED. ALL CURBS AND GUTTERS SHALL BE POURED IN ONE COURSE. CONSTRUCTION CONCRETE SHALL BE PLACED IN FORMS ON COMPACTED, WETTED SUBGRADE AND SHALL BE TAMPED AND SPADED UNTIL MORTAR COVERS THE ENTIRE SURFACE. TAMPING AND SPADED OF NEWLY POURED CONCRETE SHALL BE GIVEN SPECIAL ATTENTION TO ENSURE ADEQUATE COMPACTION AND SURFACES FREE OF HONEYCOMBS.

- CURING:**
- PLEASE REFER TO ITEM 303.5.8 AND 303.2.12.1.1 OF THE N.C.T.C.O.G. SPECIFICATIONS
  - THE CONTRACTOR SHALL USE A WHITE PIGMENTED LIQUID CURING COMPOUND AS PER N.C.T.C.O.G. ITEM 303.5.8. AND 303.2.12.1.1



**1 CONCRETE DETAIL UNSCALED**

MIX DESIGN	MASS PER M³	C1-270-FA10-W165
CLINKER 1: CEM 1 52.5R	KG	270
FLY ASH (EN 450)	KG	10
WATER	KG	162
SUPERPLASTICIZER	KG	2.8
RIVER SAND 0-2 mm	KG	597
RIVER GRAVEL 2-8mm	KG	446
RIVER GRAVEL 8-16mm	KG	847
w <sub>ce</sub>	-	0.61
w <sub>cm</sub>	-	0.60

**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

**LANDSCAPE STANDARDS**

<b>05.02 LANDSCAPE REQUIREMENTS LIGHT INDUSTRIAL (LI) DISTRICT:</b>	±19,737 SQ.FT. 2,960 SQ.FT. (15%) 8,516 SQ.FT. (43%)
<b>TOTAL SITE AREA:</b> LANDSCAPE AREA REQUIRED TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE:	A MINIMUM OF 100% OF THE TOTAL REQUIRED LANDSCAPING SHALL BE LOCATED IN FRONT OF AND ALONG THE SIDE OF BUILDINGS WITH STREET FRONTAGES 2,960 SQ.FT. X 100% = 2,960 SQ.FT.
<b>LOCATION OF LANDSCAPING:</b>	3,960 SQ.FT. (46%)
<b>LANDSCAPE AREAS IN FRONT &amp; SIDES OF BUILDINGS:</b>	ALL REQUIRED LANDSCAPING SHALL BE NO LESS THAN FIVE (5) FEET WIDE AND BE A MINIMUM OF 25 SF IN AREA UNLESS IT IS WITHIN TEN (10) FEET OF A BUILDING ON THE SAME LOT.
<b>MIN. SIZE OF AREAS</b>	DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES. THERE SHALL BE A MINIMUM OF ONE (1) CANOPY TREE PER 750 SF AND ONE (1) ACCENT TREE PER 1,500 SF OF DETENTION AREA.
<b>DETENTION BASIN:</b>	1,500 SQ. FT. 2,960 SQ. FT. / 750 SQ. FT. = 2 CANOPY TREE 3 CANOPY TREE 2,960 SQ. FT. / 1,500 SQ. FT. = 1 ACCENT TREE 2 ACCENT TREE
<b>PROPOSED DETENTION BASIN:</b> CANOPY TREES REQUIRED: CANOPY TREES PROVIDED: ACCENT TREES REQUIRED: ACCENT TREES PROVIDED:	
<b>PARKING LOT LANDSCAPING</b>	PARKING LOTS WITH MORE THAN TWO (2) ROWS OF PARKING SPACES (I.E. ONE (1) DRIVE ISLE WITH ROWS OF PARKING ON EITHER SIDE) SHALL BE LANDSCAPED FOR FIVE (5%) PERCENT OR 200 SF OF LANDSCAPING - WHICHEVER IS GREATER - IN THE INTERIOR OF THE PARKING LOT AREA. SUCH LANDSCAPING SHALL BE CONCENTRATED TOWARD THE TOTAL REQUIRED LANDSCAPING.
<b>PROPOSED PARKING AREA:</b> REQ. PARKING AREA LANDSCAPING: PROPOSED PARKING LOT LANDSCAPING:	2,140 SQ. FT. 60 SQ. FT. OR 200 SQ. FT. 1,400 SQ. FT.
<b>PARKING SPACES:</b>	(1) LARGE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE REQUIRED TO BE PLANTED. (2) INTERNAL TO THE PARKING AREAS, (3) NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO THE EDGE OF PAVEMENT
<b>TREES REQUIRED:</b> TREES PROVIDED:	1 LARGE CANOPY TREE 3 LARGE CANOPY TREE
<b>05.02 LANDSCAPE BUFFERS - NON-RESIDENTIAL</b>	INDUSTRIAL/OFFICE/TECHNOLOGY LAND USES: 50- FEET ALL LANDSCAPE BUFFERS SHALL INCORPORATE GROUND COVER, A BUILT-UP BERM AND SHRUBBERY OR A COMBINATION THEREOF ALONG THE ENTIRE LENGTH OF THE FRONTAGE. BERRMS AND SHRUBBERY SHALL EACH HAVE MINIMUM HEIGHT OF 30-INCHES AND A MAXIMUM HEIGHT OF 48-INCHES. IN ADDITION TWO (1) CANOPY TREES FOUR (2) ACCENT TREES SHALL BE PLANTED PER 100- FEET OF LINEAR FRONTAGE ALONG THE PRIMARY ROADWAY.
<b>4207' STREET FRONTAGE REQUIRED PLANTING:</b> PROVIDED 10' BUFFER: SHRUBS	
<b>BASED ON CITY OF ROCKWALL   UNIFIED DEVELOPMENT CODE</b>	

**PLANT SCHEDULE**

CODE	TREES	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
QB		4	QUERCUS MACROCARPA / BUR OAK (CANOPY TREE)	4" CAL	CONT.	14' MIN
AM		3	ACER SACCHARUM 'CADD0' / CADD0 MAPLE	4" CAL	CONT.	12' MIN
PA		10	PINUS ELДАРICA / AFGHAN PINE	4" CAL	CONT.	12' MIN
AS		6	ACER TRUNCATUM / SHANTUNG MAPLE (CANOPY TREE)	4" CAL	CONT.	12' MIN
AT		3	DESSERT ROSE (ACCENT TREE)	4" CAL	CONT.	12' MIN
CODE	SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
ID		77	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL.	36" OC	24" MIN
JJ		78	JUNIPERUS SP. / JUNIPER	5 GAL.	36" OC	24" MIN
CODE	GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE
CB		8,516 SQ.FT	CYNODON DACTYLON / BERMUDA GRASS	SOND		

**Equation for the calculation and sizing of wet ponds**

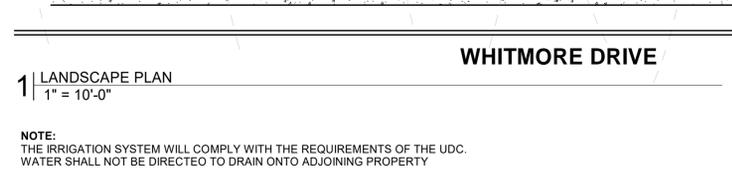
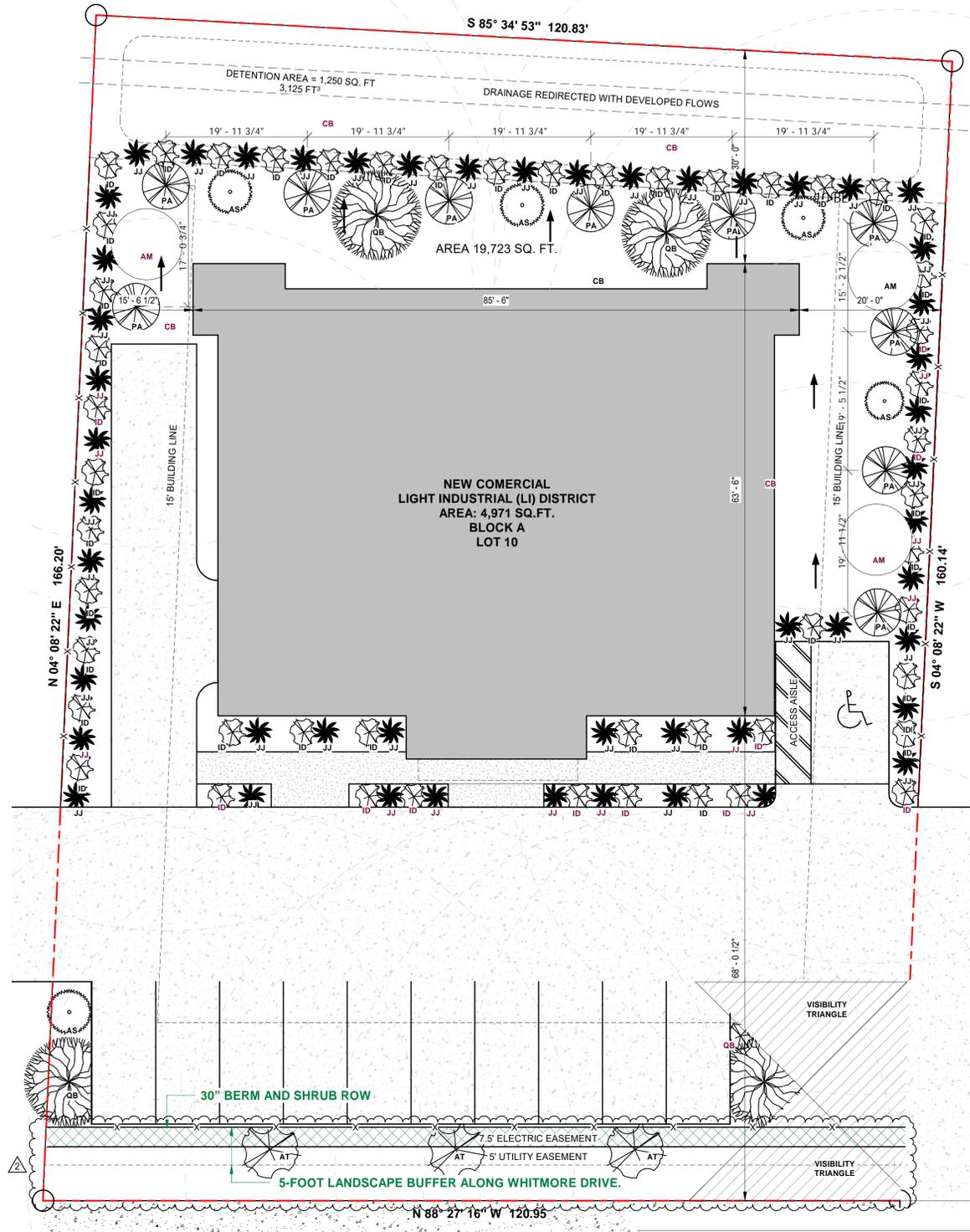
For North Central Texas, the average 85th percentile annual rainfall event is 1.5 inches. Therefore, WQv is calculated using the following formula:  
 $WQv = 1.5 Rv A (1.2)$

where:  
 WQv = water quality protection volume (acre-feet)  
 Rv = volumetric runoff coefficient  
 A = total drainage area (acres)

IA/P  
 where:  
 Ia = initial abstraction  
 P = accumulated rainfall obtained from rainfall tables by county in the Hydrology TM Section 5.0 (inches)  
 Using the following equation from TR-55 for a Type II rainfall distribution, VS/IVr can be calculated.  
 $VS/IVr = 0.682 - 1.43 (qO/qI) + 1.64 (qO/qI) 2/3 - 0.804 (qO/qI)$

where:  
 VS = required storage volume (acre-feet)  
 IVr = runoff volume (acre-feet)  
 qO = peak outflow discharge (cfs)  
 qI = peak inflow discharge (cfs)  
 The required storage volume can then be calculated by:  
 $VS = (VS/IVr)(qO)(A) (3.2)$

where:  
 VS and IVr are defined above  
 qO = the developed runoff for the design storm (inches)  
 A = total drainage area (acres)



**1 LANDSCAPE PLAN**  
1" = 10'-0"

**NOTE:**  
THE IRRIGATION SYSTEM WILL COMPLY WITH THE REQUIREMENTS OF THE UDC. WATER SHALL NOT BE DIRECTED TO DRAIN ONTO ADJOINING PROPERTY

SITE PLANE DATE	
SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,996 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT. (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,156 SQ.FT. (41%)
DRIVEWAY	4,454 SQ.FT.
PARKING	2,140 SQ.FT.
TOTAL COVERED AREA	11,581 SQ.FT.
COVERAGE PERCENT	56%

CASE NUMBER: SP2026-002

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855 Whitmore Dr, Rockwall, TX 75087

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DRAWING TITLE:

**LANDSCAPE PLAN**

SCALE: As indicated

**A5.01**

**TREE PROTECTION SPECIFICATIONS**

**MATERIALS**

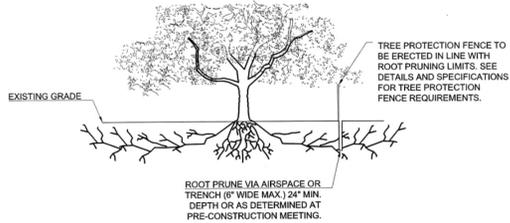
- \* FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN AVERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL T SHAPED 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 (GR 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 5 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 IN A STABLE AND UPRIGHT POSITION WITHIN THE CRZ.
- DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
  - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
  - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE.
  - CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, FAINTING OR LUMBER CUTTING). DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, IRES, BRACING OR ANY OTHER ITEM TO THE TREES.
  - DO NOT PERTURB 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 CUT ROOTS LARGER THAN ONE INCH 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 SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH 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 REDUCE DUST ACCUMULATION ON THE LEAVES.
  - WHEN INSTALLING CONCRETE ADJACENT 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**

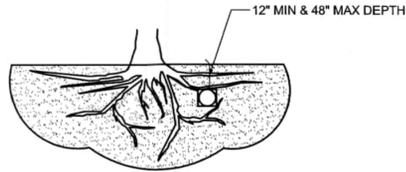
- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
  - AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS.
  - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
  - 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.



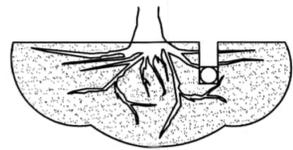
**ROOT PRUNING DETAIL**

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.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



**BORING THROUGH ROOT PROTECTION ZONE**

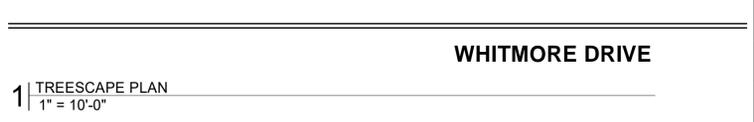
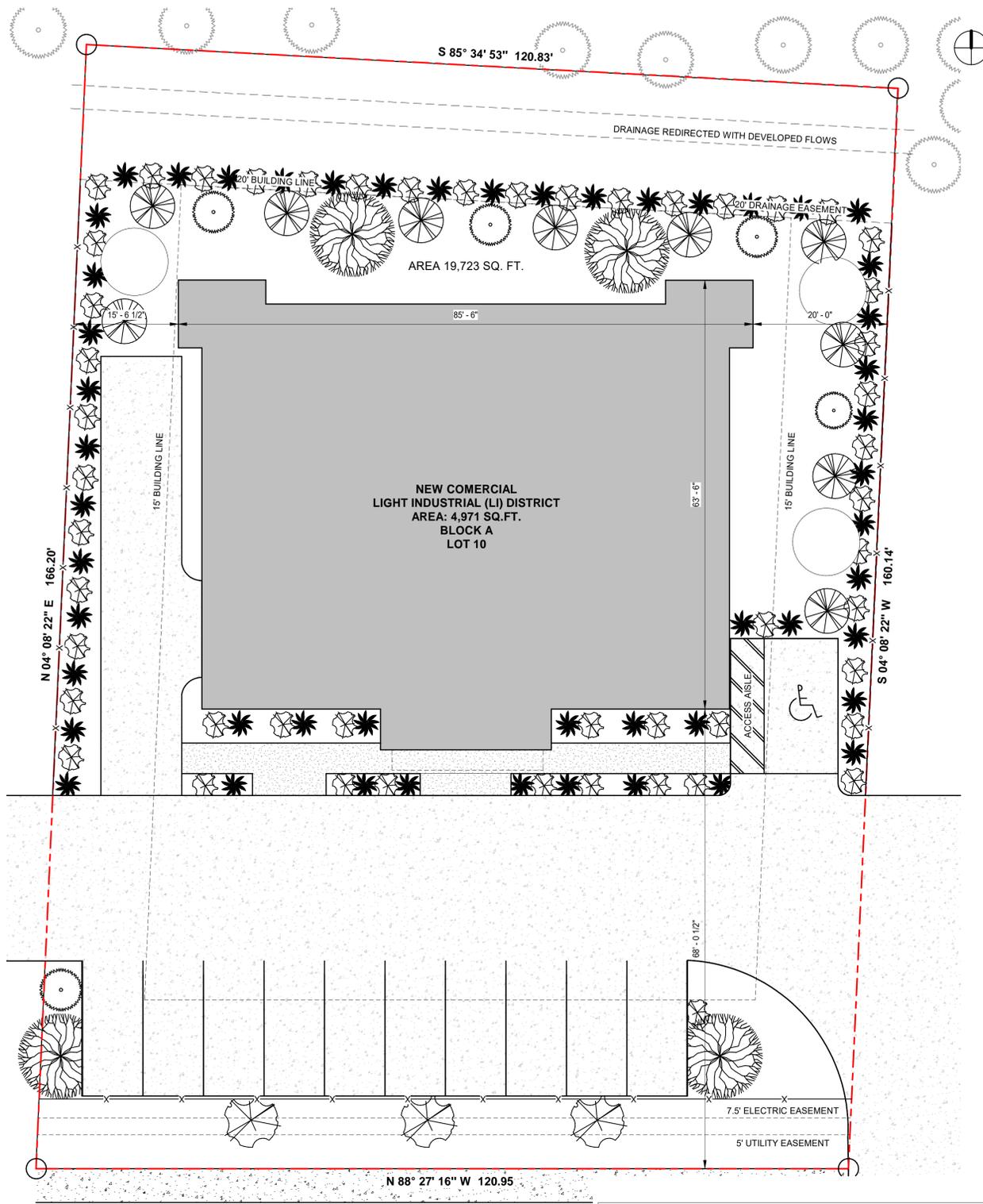
**NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.**

**EXISTING TREE LEGEND**



**EXISTING TREE OFF SITE**

TREES SCHEDULE			
NUMBER	DIAMETER	SPECIE	CONDITION
001	2.5"	HACKBERRY	GOOD
002	5"	HACKBERRY	GOOD
003	6"	HACKBERRY	GOOD
004	6"	HACKBERRY	GOOD
005	4"	HACKBERRY	SIGNIFICANT LEANING
006	2.5"	HACKBERRY	GOOD
007	5"	HACKBERRY	SIGNIFICANT LEANING
008	4"	HACKBERRY	GOOD
009	9"	HACKBERRY	DEAD



SITE PLANE DATE	
SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,996 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT. (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,156 SQ.FT. (41%)
DRIVEWAY	4,454 SQ.FT.
PARKING	2,140 SQ.FT.
TOTAL COVERED AREA	11,581 SQ.FT.
COVERAGE PERCENT	56%

**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 \_\_\_\_\_

**NEW BUILDING**  
 855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

**TREESCAPE PLAN**

SCALE: As indicated

**A6.01**

CASE NUMBER: SP2026-002

**NEW BUILDING**  
**855 Whitmore Dr, Rockwall,**  
**TX 75087**

NOT FOR CONSTRUCTION

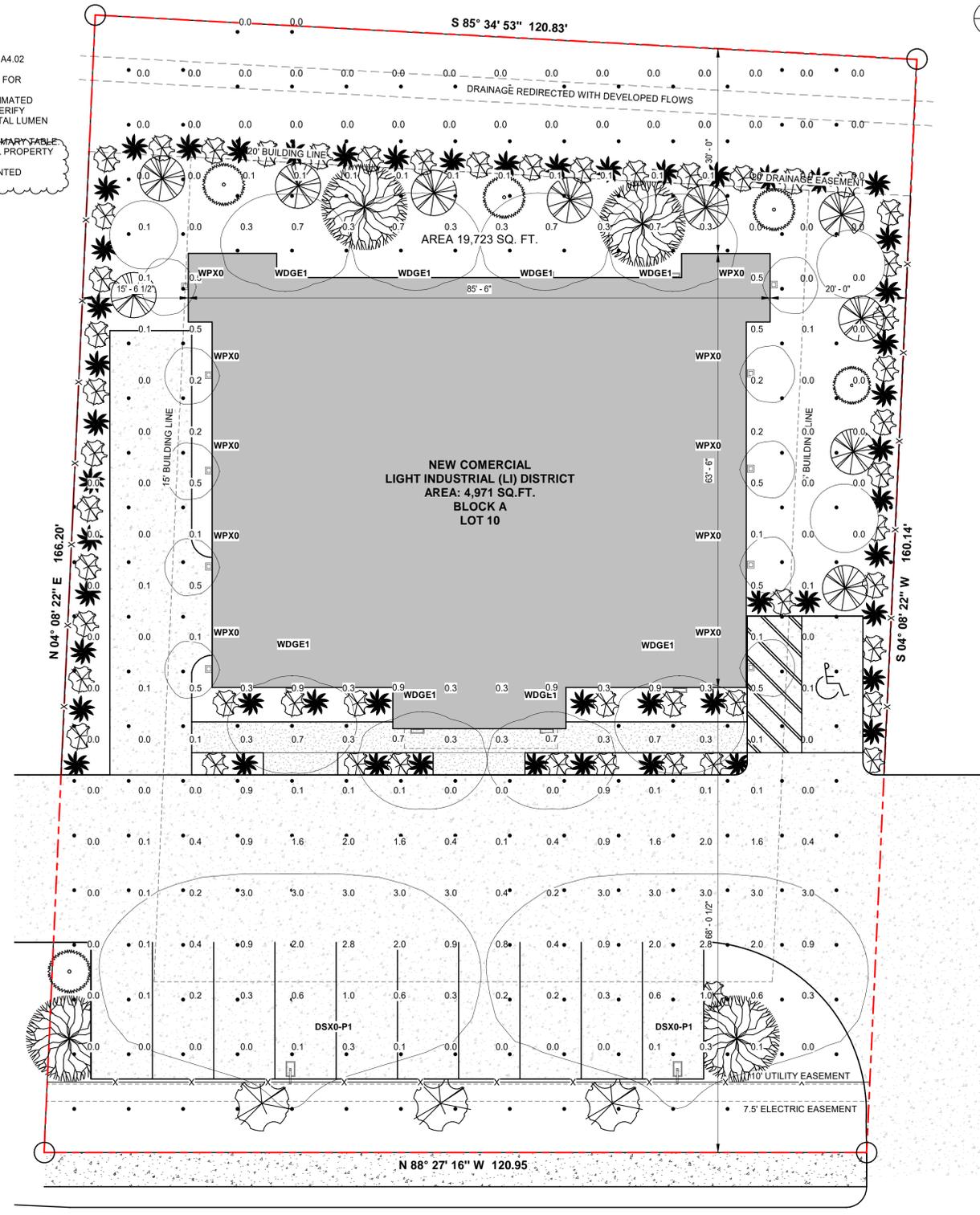
NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

**SITE PHOTO - METRICS & DETAILS**

SCALE: As indicated

**A4.01**

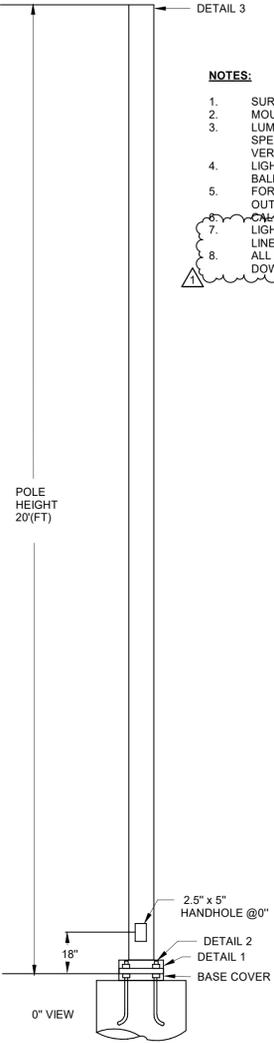
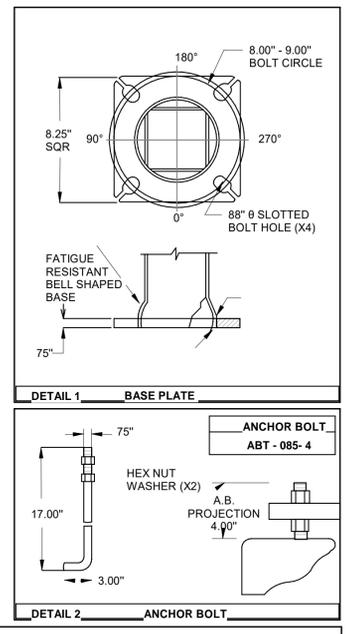


**1 SITE PHOTOMETRICS PLAN**  
 1" = 10'-0"

SYMBOL	TYPE	QTY	MANUFACTURER / CATALOG NUMBER	TOTAL LUMEN OUTPUT	TOTAL INPUT WATTS	BALLAST FACTOR	LIGHT LOST FACTOR	USER DEFINED FACTOR
DSX0-P1	P	2	2 DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD / D-SERIES SIZE 0 LED AREA LUMINAIRE (LITHONIALIGHTING)	8,800	68.11	1.000	0.850	1.000
WDGE1	W	8	WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD / WDG1 LED ARCHITECTURAL WALL SCORCE (LITHONIALIGHTING)	7,200	24	1.000	0.800	1.000
WPX0	W	10	WPX0 LED ALO SHW2 MVOLT PE DDBXD / WPX0 LED WALL PACK (LITHONIALIGHTING)	6,940	20	1.000	0.850	1.000

CASE NUMBER: SP2026-002

- NOTES:**
- SURFACE REFLECTANCES: VERTICAL/HORIZONTAL - 50/20
  - MOUNTING HEIGHTS ARE DESIGNATED ON DRAWING WITH A4.02
  - LUMINAIRE DESCRIPTION DOES NOT NECESSARILY REFLECTS SPECIFICATION MODEL NUMBER. CONTACT SALESPERSON FOR VERIFICATION.
  - LIGHTING POWER DENSITY IS CALCULATED BASED ON ESTIMATED BALLAST/DRIVER ENERGY CONSUMPTION. ENGINEER TO VERIFY FOR LUMEN OUTPUT OF SCALE LUMINAIRES. MULTIPLY TOTAL LUMEN OUTPUT BY USER DEFINED FACTOR.
  - CALCULATION VALUES ARE AT HEIGHT INDICATED IN SUMMARY TABLE
  - LIGHT LEVELS SHALL NOT BE GREATER THAN 0.2 FC AT ALL PROPERTY LINES
  - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND ORIENTED DOWNWARD.



- HARDWARE TO BE GALVANIZED TO ASTM A153
- ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER A153
- ALL WELDING TO CONFORM TO: AWS D11 MOST RECENT EDITION
- FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) QUALITY CERTIFICATION
- PROVISIONS FOR CROWDING LOCATED AT BASE HAND HOLE.

LOADING DATA		MATERIAL DATA				
DESIGN CRITERIA:	COMMERCIAL STANDARD	COMPONENT	ASTM			
SPEED (mph)	80 90 100 110 120 130 140 150	POLE SHAFT	A500 GR. B			
EPA FT:	9.6 6.7 4.5 3.5 2.0 0.8 --- ---	BASE PLATE	A36			
WEIGHT (lbs)	240 167 150 88 50 20	ANCHOR BOLTS	F1554 GR. 55			
FINISH		MISC. STEEL	A36			
TBD						
POLE DIMENSION DATA						
TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA (IN)	TOP DIA (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	SNS-20-40-11-AB	20	4.00	4.00	11-GA (11967)	140

**WPX0 LED Wall Pack**

**Specifications**  
 Depth (D): 2"  
 Height (H): 11.5"  
 Width (W): 5.5"  
 Weight: 2.8lbs

**Introduction**  
 The WPX0 LED wall packs are energy-efficient, compact, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX0 family delivers 50 to 9,200 lumens with a wide, uniform distribution.

**Ordering Information**  
 EXAMPLE: WPX0 LED ALO SHW2 MVOLT PE DDBXD

Color	Color Temperature	Ballast	Control	Finish
WPX024K-D	50-100 Lumens	SHW2 3000/4000/5000	MSD 00N-079	FC - Recess (9/05)
				MSD - Recess

**Performance Data**

Ballast Setting	Input Power (W)	LMW (%)	LMH (%)	LMV (%)	LMV (%)
AD4	118	6.11	6.06	6.06	6.06
AD3	73	6.06	6.06	6.06	6.06
AD2	18	6.07	6.06	6.06	6.06
AD1	6.4	6.05	6.03	6.03	6.02

**Lumen Output**

Ballast Setting	Color Temperature	LMW (%)	LMH (%)	LMV (%)
AD4	3000	1,391	1,400	1,400
AD3	3000	869	878	878
AD2	3000	215	215	215
AD1	3000	84	84	84

**Lumen Ambient Temperature (LAT) Multiplier**

Temperature (°C)	Multiplier	Lumen Output (%)
10°C	1.00	100%
20°C	0.99	99%
30°C	0.97	97%
40°C	0.94	94%
50°C	0.89	89%
60°C	0.82	82%



**FEATURES & SPECIFICATIONS**

**INSTALLATION**  
 WPX0 LED wall packs are designed to provide a convenient, energy-efficient solution for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX0 family delivers 50 to 9,200 lumens with a wide, uniform distribution.

**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

## D-Series Size 0 LED Area Luminaire

**Specifications**  
 EPA: 0.64 ft<sup>2</sup> (0.60 m<sup>2</sup>)  
 Length: 26.18" (665 mm)  
 Width: 14.06" (357 mm)  
 Height H1: 2.26" (57 mm)  
 Height H2: 2.46" (62 mm)  
 Height: 10.13" (258 mm)

**Introduction**  
 The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in new lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

**Ordering Information** EXAMPLE: DSX0 LED P6 40K 70CR1 TSM MVOLT SFA NLTAR2 PIRHN DBDX0

Series	LED	Color Temperature	Color Rendering	Mounting	Finish	Mounting
DSX0 LED	Forward optics	40K (4000K)	90	Standard	Black	Standard
	PI	20	100	Standard	Black	Standard
	PI	20	100	Standard	Black	Standard

Control Option	Description	Availability	Notes
PI	PI (PI) - 100% dimming	Standard	PI (PI) - 100% dimming
PI	PI (PI) - 100% dimming	Standard	PI (PI) - 100% dimming

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**Performance Data**

**Lumen Output**  
 Lumen output is based on photometric test performed in accordance with IESNA LM-79-06. Data is provided to be representative of configurations shown with the luminaire. Actual lumen output may vary based on site conditions.

Series	Package	Color Temperature	CR	Beam Spread	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Volume	Beam Power	Beam Efficiency
DSX0 LED	PI	20	100	Standard	30°	14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"	26.18"	0.78	0.78	0.78	0.78
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**Performance Data**

**Lumen Ambient Temperature (LAT) Multipliers**  
 Lumen output is based on photometric test performed in accordance with IESNA LM-79-06. Data is provided to be representative of configurations shown with the luminaire. Actual lumen output may vary based on site conditions.

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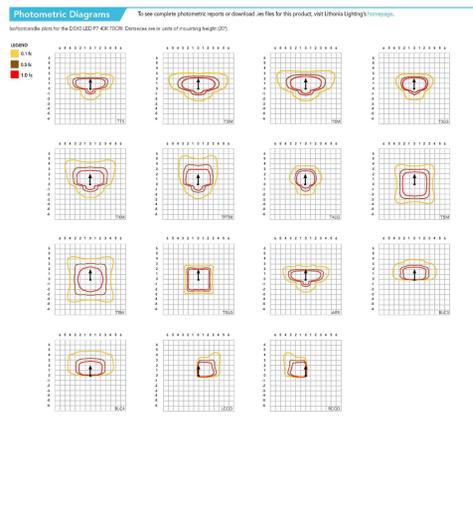
**Electrical Load**

Series	Package	Color Temperature	CR	Beam Spread	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Volume	Beam Power	Beam Efficiency
DSX0 LED	PI	20	100	Standard	30°	14.06"	26.18"	0.78	0.78	0.78	0.78
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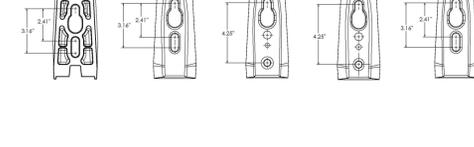
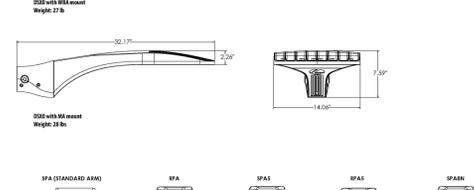
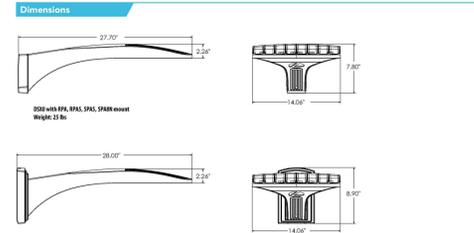
**LED Color Temperature / Color Rendering Multipliers**

Series	Package	Color Temperature	CR	Beam Spread	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Volume	Beam Power	Beam Efficiency
DSX0 LED	PI	20	100	Standard	30°	14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"	26.18"	0.78	0.78	0.78	0.78
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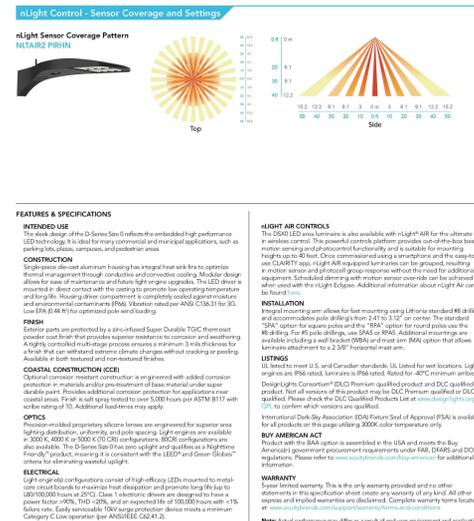
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**WDGE1 LED Architectural Wall Sconce**

**Specifications**  
 Depth (D1): 5.5"  
 Depth (D2): 1.5"  
 Height: 8"  
 Width: 9"  
 Weight: 9.5 lb (without options)

**WDGE LED Family Overview**

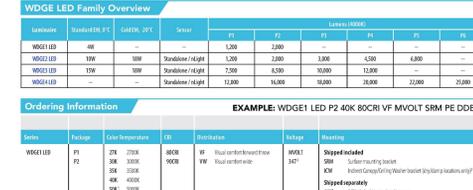
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**Ordering Information** EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT 5RM PE DBDX0

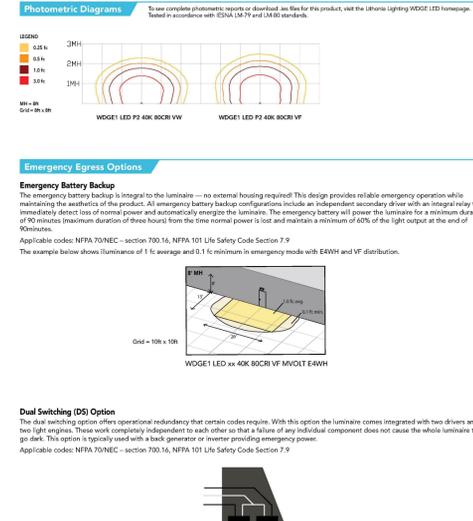
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						14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"	26.18"	0.78	0.78	0.78	0.78

**Accessories**

**NOTES**  
 1. Not available in 2000 K. 2. Not available in 4000 K. 3. Not available in 10000 K. 4. Not available in 2000 K. 5. Not available in 4000 K. 6. Not available in 10000 K.



**LITHONIA LIGHTING** COMMERCIAL OUTDOOR  
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**Performance Data**

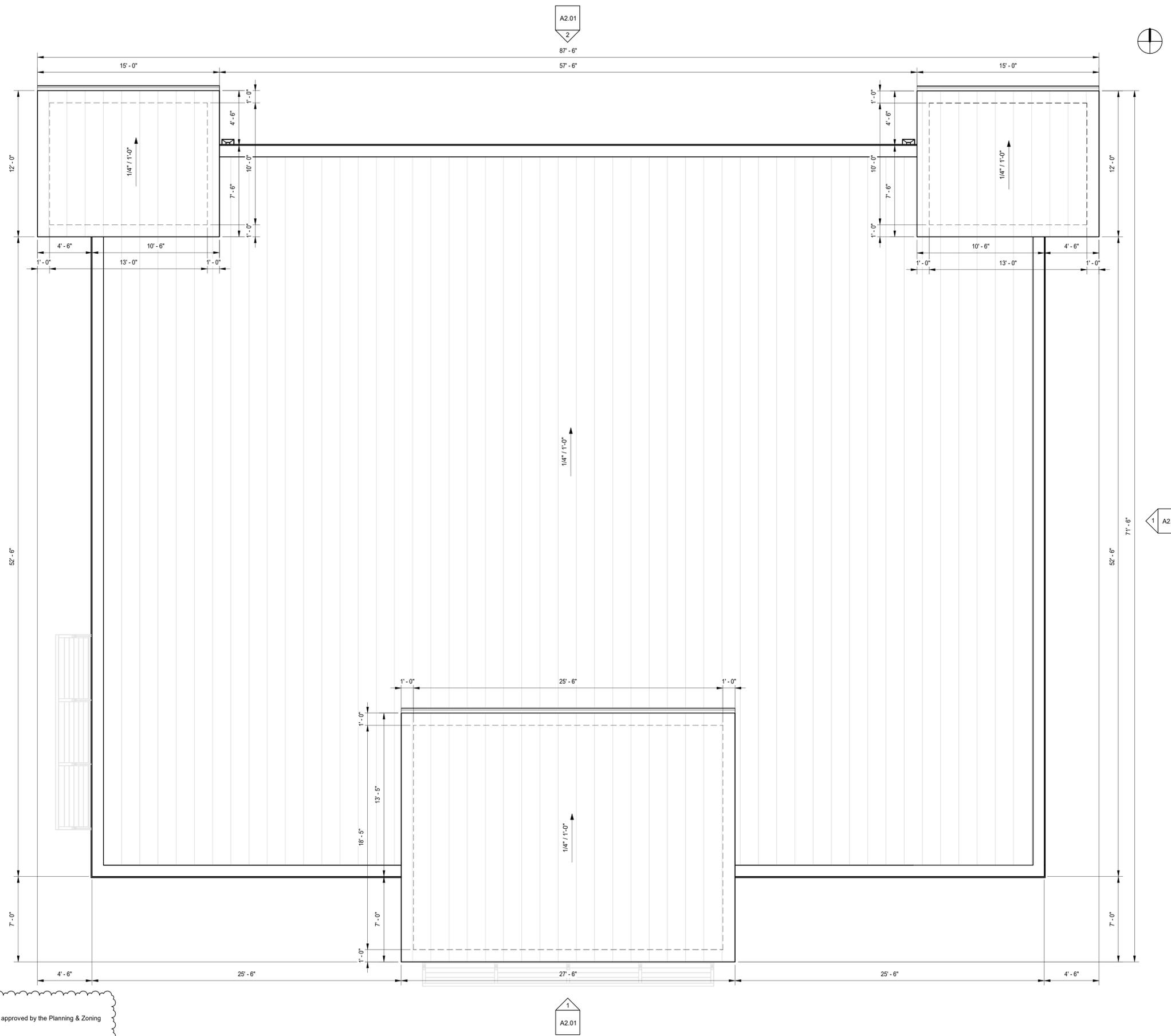
**Lumen Output**  
 Lumen output is based on photometric test performed in accordance with IESNA LM-79-06. Data is provided to be representative of configurations shown with the luminaire. Actual lumen output may vary based on site conditions.

Series	Package	Color Temperature	CR	Beam Spread	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Volume	Beam Power	Beam Efficiency
WDGE1 LED	PI	20	100	Standard	30°	14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"	26.18"	0.78	0.78	0.78	0.78
	PI	20	100	Standard	30°	14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"	26.18"	0.78	0.78	0.78	0.78

**Electrical Load**

Series	Package	Color Temperature	CR	Beam Spread	Beam Angle	Beam Diameter	Beam Length	Beam Area	Beam Volume	Beam Power	Beam Efficiency
WDGE1 LED	PI	20	100	Standard	30°	14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"	26.18"	0.78	0.78	0.78	0.78
						14.06"					





**NEW BUILDING**  
**855 Whitmore Dr, Rockwall,**  
**TX 75087**

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

**ROOF PLAN**

SCALE: 1/4" = 1'-0"

**A1.03**

**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

**1 | ROOF PLAN**  
 1/4" = 1'-0"

**CASE NUMBER: SP2026-002**

# PROJECT COMMENTS



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

DATE: 2/20/2026

PROJECT NUMBER: SP2026-005  
PROJECT NAME: Site Plan for 5013 Coffee  
SITE ADDRESS/LOCATIONS: 1011 S Goliad

CASE CAPTION: Discuss and consider a request by Holly Marshall for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	02/20/2026	Approved w/ Comments

02/20/2026: SP2026-005; Site Plan for 5013 Coffee [1011 S. Goliad Street]

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 a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (SP2026-005) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to any new establish easements or new lot lines.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages (i.e. Site Plan, Building Elevations, Landscape Plan, Photometric Plan) of the plans. (Subsection 03.04. A, of Article 11)

#### 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

M.6 Please provide the correct title block in the lower right-hand corner of all sheets that contains the project name, street address, and/or the lot and block designation. (Subsection 03.04, of Article 11, UDC)

M.7 Please provide the owners name, address, and phone number in the lower right-hand corner left of the title block. (Subsection 03.04, of Article 11, UDC)

M.8 Please provide the name, address, and phone number of the person or company that prepared all plans in the lower right-hand corner left of the title block. (Subsection 03.04, of Article 11, UDC)

M.9 Please provide a numeric and graphic scale on the site plan. (Subsection 03.04, of Article 11, UDC)

M.10 Please provide a vicinity map on the site plan. This should locate the site relative to the nearest major roadways in a one-half mile radius. (Subsection 03.04, of Article 11, UDC)

M.11 Site Plan.

- (1) Please indicate the total square footage of the proposed building. (Subsection 03.04, of Article 11, UDC)
- (2) Please indicate the wall lengths of the building on the site. (Subsection 03.04, of Article 11, UDC)
- (3) Please indicate the distance between the proposed building and the property lines. (Subsection 03.04, of Article 11, UDC)
- (4) Please indicate all building setbacks adjacent to right-of-way. (Subsection 03.04, of Article 11, UDC)
- (5) Please indicate all utilities both existing and proposed. (Subsection 03.04, of Article 11, UDC)
- (6) Indicate all drive/turning radii. (Subsection 03.04, of Article 11, UDC)
- (7) Indicate all drive widths. The minimum driveway width is 24-feet. (Subsection 03.04. B, of Article 11, UDC)
- (8) Please indicate any proposed fire lanes. They must be labeled as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
- (9) Please label all adjacent street names. (Subsection 03.04, of Article 11, UDC)
- (10) Please indicate all street centerlines for existing streets. (Subsection 03.04, of Article 11, UDC)
- (11) Please label and existing or new fire hydrants. (Subsection 03.04. B, of Article 11, UDC)
- (12) The required parking for Restaurant is one (1) parking space per 100 SF, and remainders are rounded up. Please ensure the correct number of spaces are provided. (Subsection Table 5, of Article 06, UDC)
- (13) Please indicate the type and depth of all paving material. (Subsection 03.04. B, of Article 11, UDC)
- (14) Please note that all signage is handled through a separate building permit. (Subsection 03.04. B, of Article 11, UDC)
- (15) Please indicate any existing or proposed fencing. Please delineate the location and provide the material and height. (Subsection 08.02. F, of Article 08, UDC)
- (16) All pad mounted equipment must be shown on the site plan. This equipment must be screened with five (5) gallon evergreen shrubs, which should be shown on the landscape plan. (Subsection 01.05.C, of Article 05, UDC)
- (17) Please provide a note that there shall no above ground storage tanks or outside storage, which includes vehicles. (Subsection 01.05. B, of Article 05, UDC)
- (18) Please provide a detail of the dumpster enclosure. In addition, the dumpster enclosure must be a minimum of eight (8) feet in height and use the same materials as the building. (Subsection 01.05. B, of Article 05, UDC)

M.12 Landscape Plan.

- (1) Provide the site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) Please indicate the names of plant materials used. (Subsection 05.03, of Article 08, UDC)
- (3) Please indicate all locations of existing and proposed landscaping. (Subsection 05.03, of Article 08, UDC)
- (4) Please indicate the locations and dimensions of the required landscape buffers. (Subsection 05.01, of Article 08, UDC)
- (5) Large trees shall be provided in the required landscape buffer in numbers equal to one (1) tree per 50-feet of street frontage. (Subsection 05.01, of Article 08, UDC)
- (6) Please note that trees must be planted at least five (5) feet from water, sewer, and storm sewer lines. (Subsection 05.03, of Article 08, UDC)
- (7) Please provide a note that the irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)
- (8) Any provisions of the landscape standards that are not met will require approval of a Minor Waiver. (Subsection 04.07, of Article 05, UDC)

M.13 Photometric Plan

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) The foot-candles at all property lines must not exceed 0.2 FC. In this case, there are areas on the property where this 0.2 FC requirement is exceeded. Please correct the

photometric plan to address this requirement. (Subsection 03.03, of Article 07, UDC)

(3) Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc. for the entirety of the property. (Subsection 03.03D, of Article 07, UDC)

(4) Please provide the cut sheets for all of the proposed light fixtures. (Subsection 03.03, of Article 07, UDC)

#### M.14 Building Elevations

(1) Please provide color elevations. (Subsection 03.04. B, of Article 11, UDC)

(2) Exterior walls should consist of 90% masonry materials excluding doors and windows. (Subsection 06.02, of Article 05, UDC)

(3) Please indicate the amount and location of the minimum 20% stone requirement. (Subsection 06.02, of Article 05, UDC)

(4) Please indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, of Article 05, UDC)

(5) Please indicate the roofing material and color. (Subsection 04.07, Article 05, UDC)

(6) Please indicate the following on the building elevations: total height and wall height. (Subsection 07.03, of Article 05, UDC)

(7) Indicate any roof mounted or ground mechanical equipment if any. (Subsection 01.05C, of Article 05, UDC)

(8) Indicate other design elements if any. (Section 6.1 of this checklist)

(9) All buildings less than 50,000 SF shall incorporate a minimum of four (4) architectural elements. The current request is not meeting this requirement.

(10) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building.

(11) Provide dumpster enclosure elevations. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. t (Subsection 01.05. B, of Article 05, UDC)

I.15 Staff has identified the following variances associated with the proposed request: [1] primary materials, [2] four (1) sided architecture, [3] primary articulation, and [4] secondary articulation. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case eight (8) compensatory measures must be provided to offset the two (2) variances requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission. Staff suggests that the building elevations and other non-conformities of the submittal be changed to meet the requirements of the UDC.

M.16 Provide staff with a variance request letter outlining the variances requested, the reasons for the request (i.e. the hardship or reason that you cannot meet the code requirements), and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.17 Please note that failure to address all comments provided by staff by 3:00 PM on March 3, 2026 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.18 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 March 3, 2026; 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 March 10, 2026 Planning & Zoning Meeting.

I.19 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on February 24, 2026.

2) Planning & Zoning meeting/public hearing meeting will be held on March 10, 2026.

I.20 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). Please note that a representative(s) is required to 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	Madelyn Price	02/18/2026	Approved w/ Comments

02/18/2026: 1. What storm system?

2. Will need testable backflow device installed and tested annually

3. Will need to be verified that it is still up to code and registered with City's 3rd party vendor for 90 day service
4. Will need a stop sign here for safety.
5. All drive aisle to be 24' wide reinforced concrete
6. Show how you tie into existing driveway here.
7. Will need a one-way sign here for safety.

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway)
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls (if needed) 3' and over must be engineered.
- Retaining walls (if needed) 18" or taller must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences are allowed within easements or ROW.
- The site will need to be platted if changing existing easements or adding easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- Existing flow patterns must be maintained.
- Detention will be required if increasing impervious area.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Grate inlets are not allowed.
- No vertical walls allowed in detention or drainage easements.
- No public water or sanitary sewer allowed in detention or drainage easements.
- FFE for all buildings must be called out when adjacent to a detention system or drainage swale. FEE must be a minimum 2' above the 100-year WSEL for the detention system and drainage swale.
- Dumpster areas must drain to an oil/water separator and then into the storm drainage system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 8" sewer main available for use on the northeast side of the site.
- There appears to be an existing water meter for this site, existing water service will need to be verified.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- A TXDOT Permit will be required for any improvements made within the SH-205 ROW.
- Must meet City and TXDOT driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.

- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Culverts (if needed) must be engineered.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2026	Needs Review
02/19/2026: Provide fire hydrant coverage for the proposed building in accordance with the 2021 IFC, as adopted and amended by the City of Rockwall.			

Fire hydrants shall be located and spaced to provide required coverage with a maximum 400-foot hose lay to all portions of the building (IFC §507 as amended).

Submit a revised site plan showing hydrant locations demonstrating compliance.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved w/ Comments
02/17/2026: Please provide detailed landscape plan with required vs propose landscaping and quantities and container sizes			





# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> 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 1011 S Goliad St Rockwall, TX 75032

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION Next door to ACE Hardware

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	_____	CURRENT USE	_____
PROPOSED ZONING	_____	PROPOSED USE	_____
ACREAGE	_____	LOTS [CURRENT]	_____
		LOTS [PROPOSED]	_____

**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

APPLICANT

CONTACT PERSON Holly Marshall  
ADDRESS 3160 Sunshine Ave.

CONTACT PERSON \_\_\_\_\_  
ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Phonoth 97370

CITY, STATE & ZIP \_\_\_\_\_

PHONE [REDACTED]

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

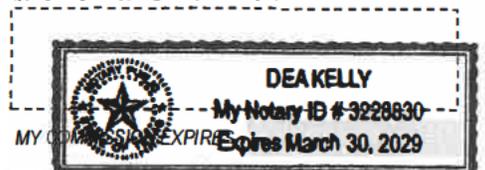
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Holly Marshall [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

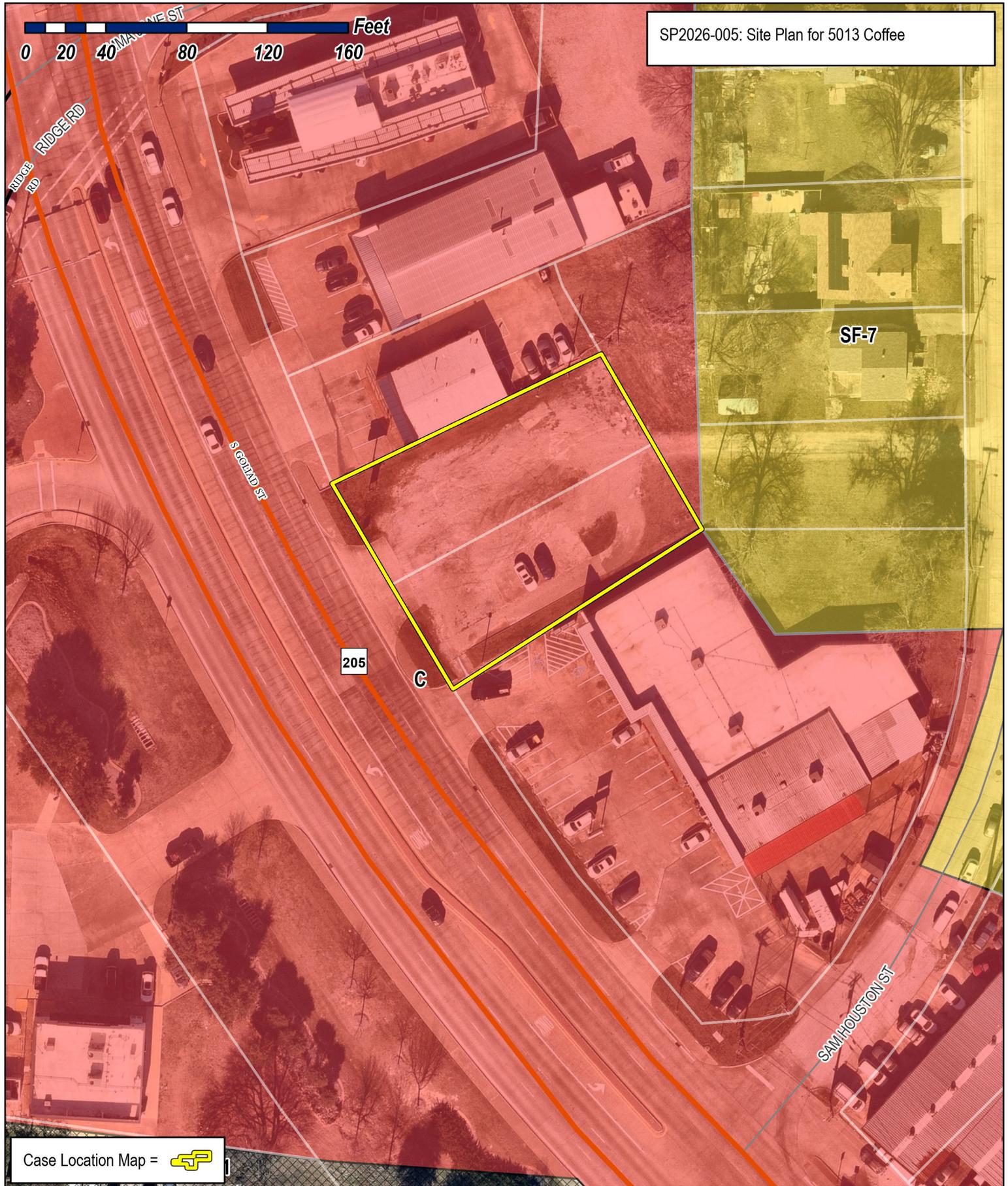
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ February 26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February 2026 BY SIGNING THIS 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 13th DAY OF February 2026

OWNER'S SIGNATURE Holly Marshall

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_





SP2026-005: Site Plan for 5013 Coffee



Case Location Map = 

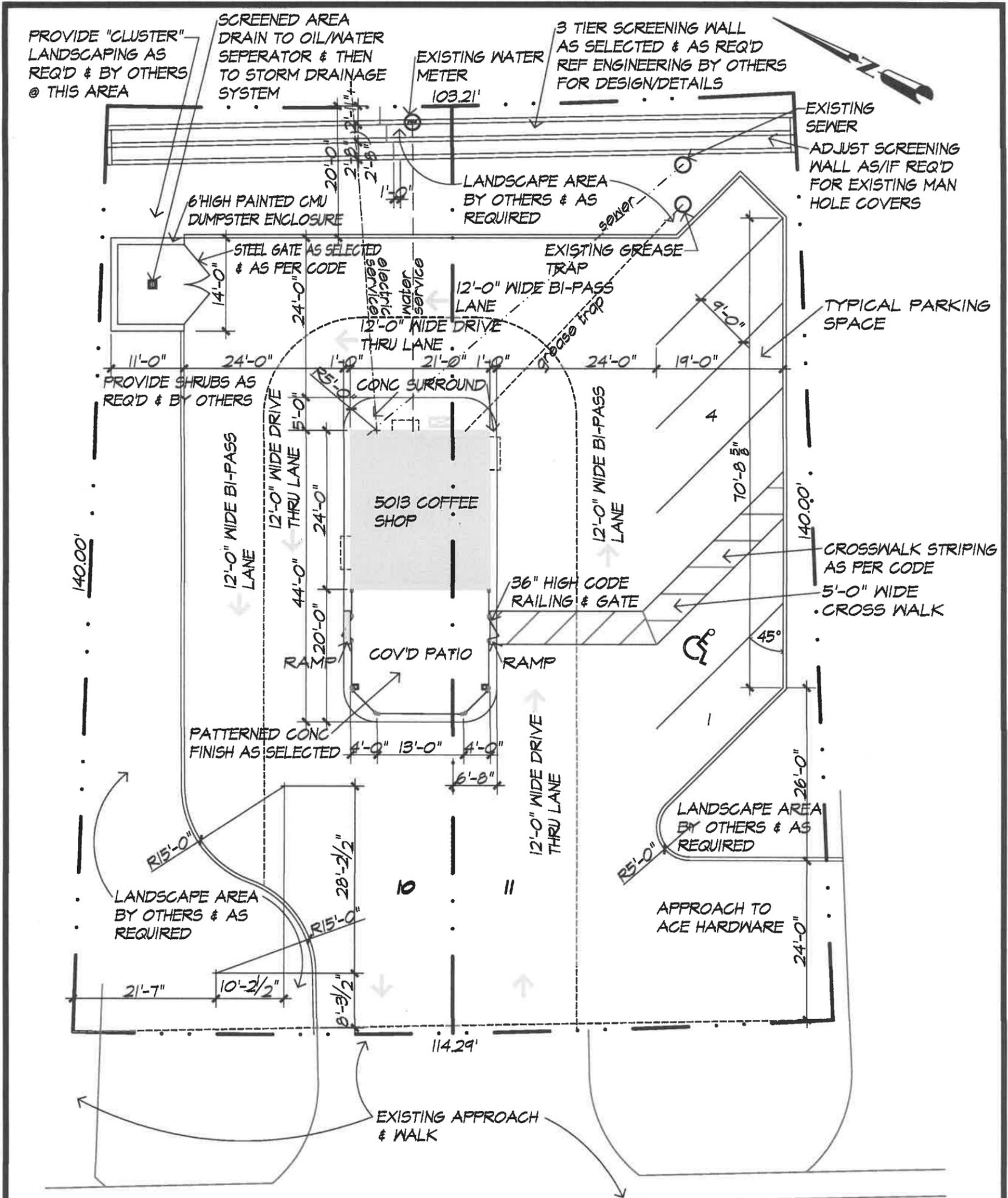


# City of Rockwall

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.





GENERAL NOTES
* REF CIVIL ENGINEERING BY OTHERS FOR ALL FINISH GRADES & REQUIRED DRAINAGE
* REF LANDSCAPE DESIGN DRAWINGS BY OTHERS FOR ALL REQUIRED LANDSCAPING
* SEE OWNER FOR SIGNAGE OPTIONS & DESIGN
* TOTAL STANDARD 9'X20' PARKING = 5 SPACES
* TOTAL ADA ACCESSIBLE PARKING = 1 SPACES
* TOTAL PARKING = 6 SPACES
TOTAL PAVING AS SHOWN = 9440.23 SF
PATIO AREA WITHIN FENCE = 383.00 SF

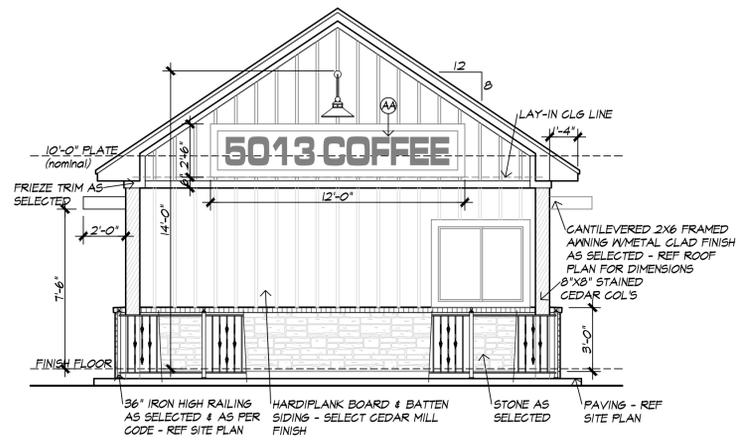
1011 S. GOLIAD STREET

PLAN #C-5013-CS  
DATE: X/x/2026

<b>SITE PLAN</b>	SCALE: 1" = 20'-0"
<b>LOT 10 &amp; 11</b>	
<b>CANUP'S SUBDIVISION</b>	
<b>ROCKWALL, TEXAS</b>	

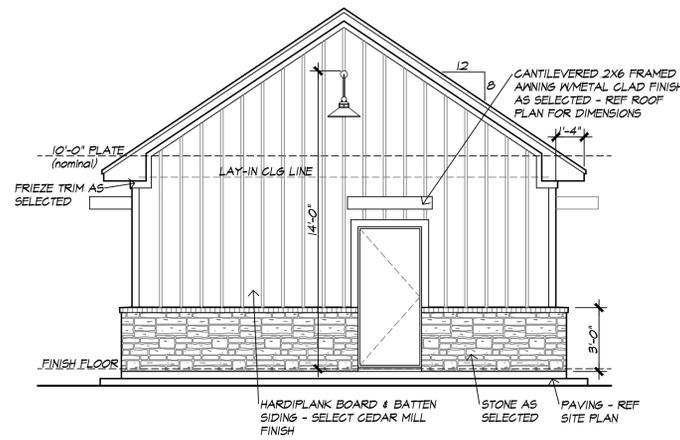
**M Rouse Designs**  
 2307 HIGHRIDGE  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrousedesigns.com  
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PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.



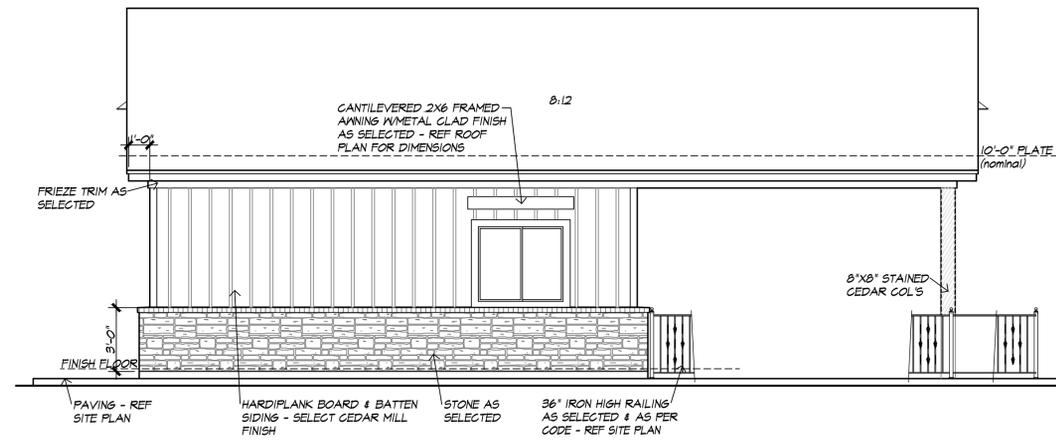
**FRONT ELEVATION**

SCALE 1/4"=1'-0"  
25.19% STONE



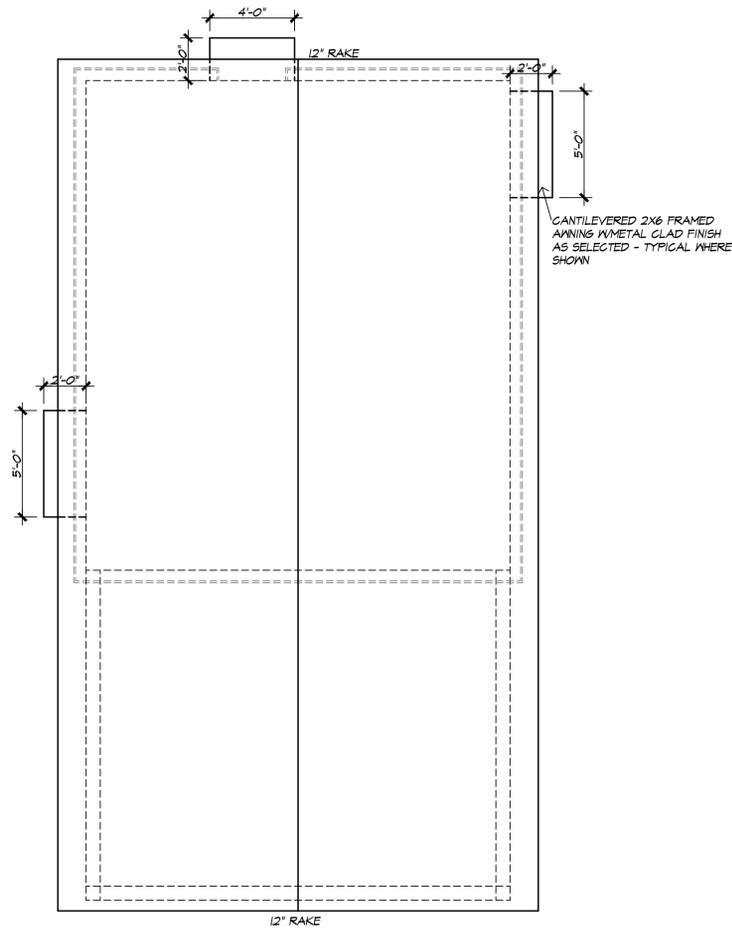
**REAR ELEVATION**

SCALE 1/4"=1'-0"  
22.12% STONE



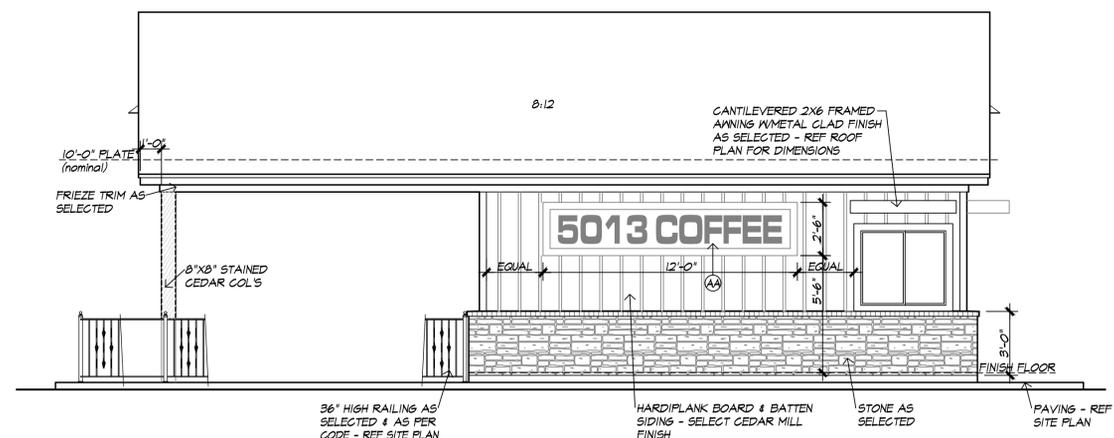
**LEFT SIDE ELEVATION**

SCALE 1/4"=1'-0"  
36.3% STONE



**ROOF PLAN**

- SCALE 1/4"=1'-0"
- ROOF AS SPECIFIED @ 8:12 UNLESS NOTED
  - SCREENED CORNICE VENTS AS PER CODE
  - ATTIC VENTILATION AS PER CODE & AS SELECTED
  - GUTTERS & DOWNSPOUTS STYLE & LOCATIONS, IF ANY, TO BE AS SELECTED
  - 10'-0" PLATE (NOMINAL)
  - RAFTER & RIDGE FRAMING MEMBER SIZING TO BE AS PER CURRENT GOVERNING CODES



**RIGHT SIDE ELEVATION**

SCALE 1/4"=1'-0"  
36.3% STONE

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

**5013 COFFEESHOP**  
1011 S. GOLIAD ST.  
ROCKWALL, TX

*M Rouse Designs*

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SACHSE, TEXAS 75048  
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REVISED DATE

SHEET  
A2

DESIGN NUMBER  
C-5013-CS

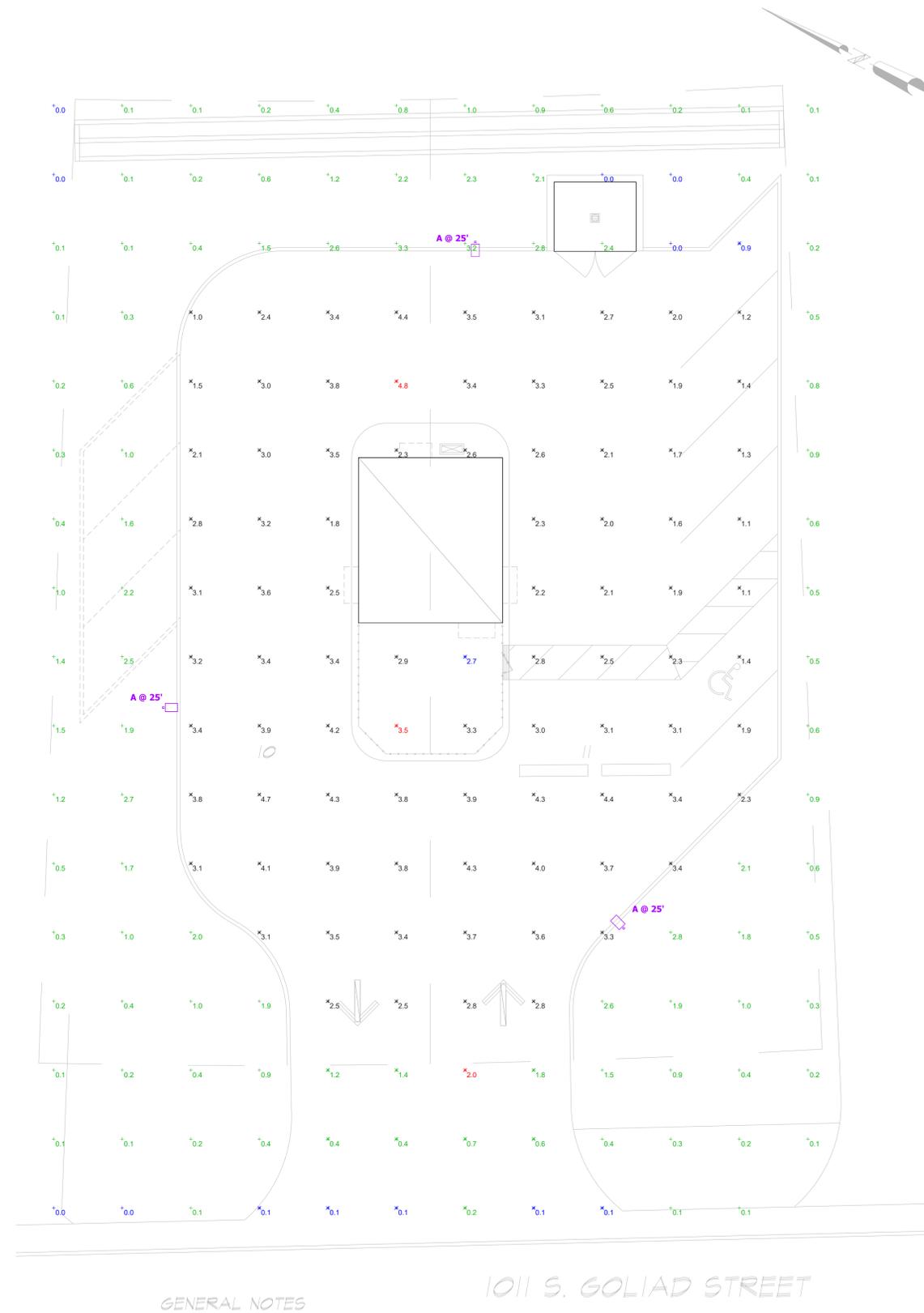
of these construction documents and shall notify MROUSE DESIGNS of any discrepancies and/or the revision/correction of these construction documents. These construction documents are intended for general construction purposes only and are not exhaustively detailed nor shall MROUSE DESIGNS be held responsible for any errors, omissions, or omissions in the construction and it shall be his/her responsibility to select, verify, resolve, and install all equipment and materials and to control the quality thereof. All work performed on this project shall meet or exceed the current edition of the applicable IBC, ASCE, ICC Codes and all applicable state and local codes. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure and to ensure that all work is performed in accordance with the applicable codes and a qualified professional engineer.



DESCRIPTION								
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG NUMBER	FILENAME	LUMENS	LLF	WATTAGE
	A	3	ADVANTAGE LIGHTING SOLUTIONS	AL2-10040T4	AL2-10040T4.IES	13124	1	100.2

STATISTICS							
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX / MIN	AVG / MIN	GRID Z
ENTRY ONLY	X	0.7 fc	2.0 fc	0.1 fc	20.0:1	7.0:1	0
LOUNGE AREA ONLY	X	3.1 fc	3.5 fc	2.7 fc	1.3:1	1.1:1	0
OVERALL SITE	+	1.7 fc	4.8 fc	0.0 fc	N/A	N/A	0
PARKING & DRIVE LANE ONLY	X	2.9 fc	4.8 fc	0.9 fc	5.3:1	3.2:1	0

NOTES:  
 - WHEN LLF IS NOT 1 OR 0 THE WATTAGE DATA WILL NOT BE CORRECT.  
 - LUMINAIRES WERE DEFINED WITH PROPOSED OUTPUTS AND OPTICS.  
 - LUMINAIRES WERE PLACED AT PROPOSED LOCATIONS.  
 - CALCULATION VALUES ARE AT HEIGHT INDICATED ON STATISTICS TABLE.  
 - MOUNTING HEIGHTS ARE DESIGNATED AFTER TYPE LETTER - @ XX'.  
 - LUMINAIRE DESCRIPTION DOES NOT REFLECT EXACT SPECIFICATION MODEL NUMBER.  
 - CONTACT SALESPERSON FOR COMPLETE MODEL NUMBERS AND LIGHT FIXTURE SCHEDULE.  
 - BACKGROUND WAS A PDF CONVERTED INTO A WORKING SCALED DWG FILE MAKING LUMINAIRE LOCATIONS AND VALUES BE CONSIDERED APPROXIMATE.



GENERAL NOTES

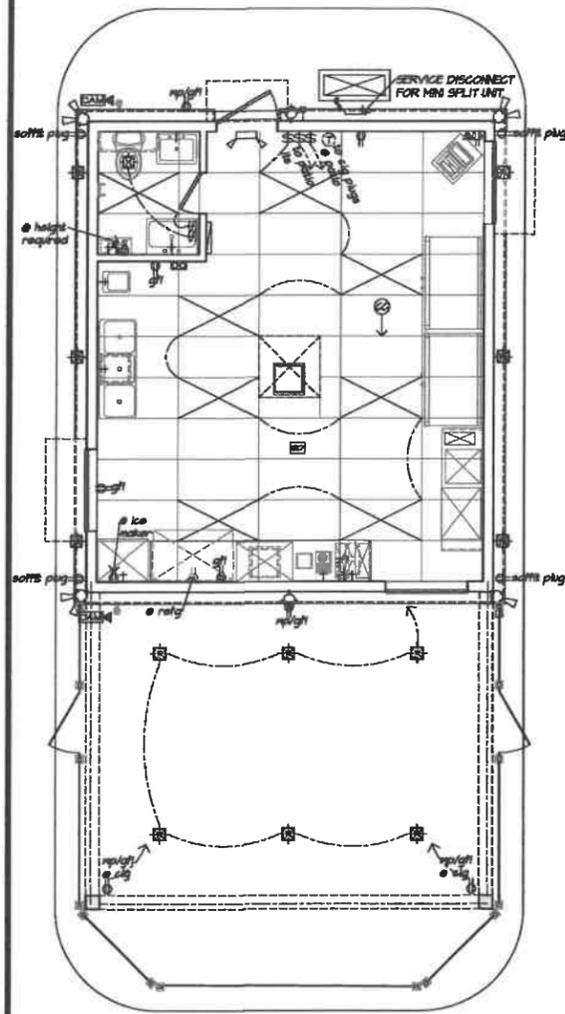
1011 S. GOLIAD STREET

Plan View

5013 COFFEE  
 1011 S GOLIAD ST.  
 ROCKWALL, TX 75087

Designer  
 B. MOORE  
 Date  
 02/16/2026  
 Scale  
 1' = 10'  
 Drawing No.  
 1  
 SALES REP:  
 E. ASBURY

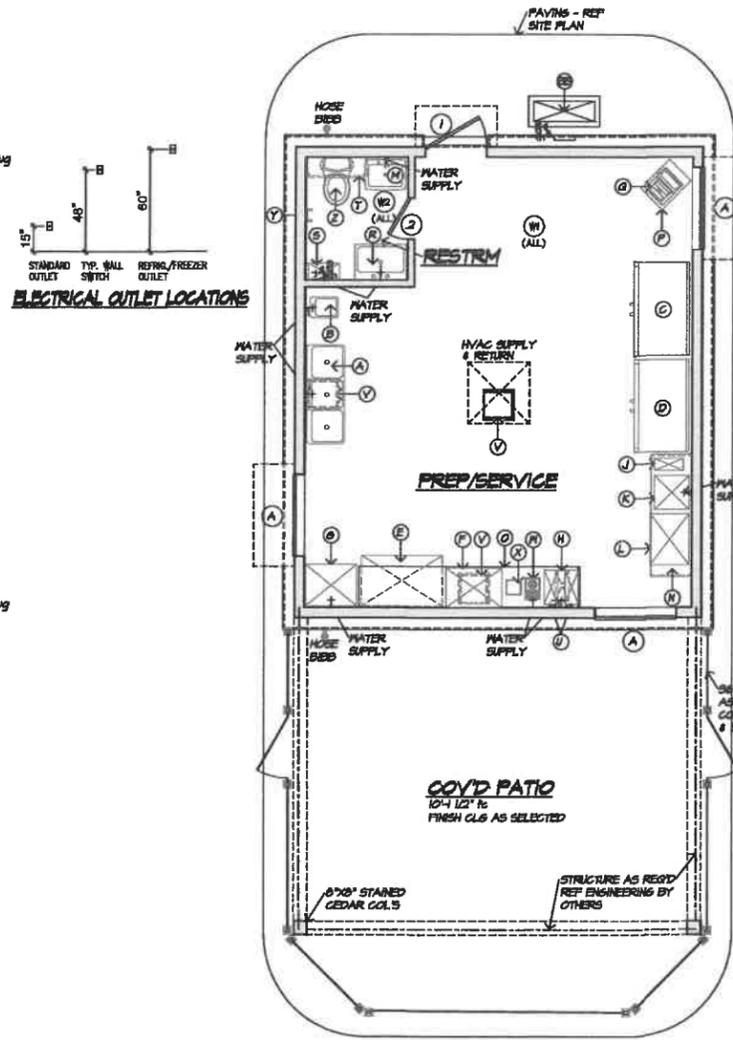




**REFLECTIVE CLG/LIGHTING & ELECTRICAL PLAN**

SCALE 1/4"=1'-0"  
 NOTE:  
 FINAL SELECTION & PLACEMENT OF ALL INTERIOR & EXTERIOR LIGHTING & ELECTRICAL AS PER BUILDER/OWNER AGREEMENT

LIGHTING/ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	NO. NOTES
[Symbol]	ELECTRIC PANEL	1 AS REQUIRED BY CODE
[Symbol]	4" RECESSED SOFFIT LIGHT	12 AS SELECTED & ON TIMER
[Symbol]	DOUBLE FLOOD LIGHT	4 AS SELECTED & ON MOTION SENSOR
[Symbol]	WALL MOUNT BARN LIGHT	2 AS SELECTED & ON TIMER/REF ELEVATIONS
[Symbol]	C.C. CAMERA	2 AS SELECTED
[Symbol]	2X4" RECESSED FLUORESCENT FIXTURE	7 2X4" RECESSED FLUORESCENT FIXTURE, 2-10 LAMPS, 32 WATT - SAFETY WIRING REQUIRED ON DIAGONALLY OPPOSING CORNERS OF 2X4 LAY-IN FINISH. WIRING MUST BE INDEPENDENT OF CEILING GRID
[Symbol]	STANDARD TELE/DATA OUTLET	1 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD QUADRUPLX OUTLET	3 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD 220/240 OUTLET	1 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	SWING (BARN/PROP/WR WIRE)	4 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD DUPLEX OUTLET	10 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD GFI DUPLEX OUTLET	2 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD SWITCH	4 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	RECESSED EXHAUST FAN	1 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	THERMOSTAT	1 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	SMOKE DETECTOR	1 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	EMERGENCY LIGHTING/EXIT	1 EXTERIOR EXIT LIGHTS SHALL HAVE A MINIMUM 90 MINUTE BATTERY BACK-UP POWER FOR EMERGENCY USE



**NOTATION/FIXTURE PLAN**

SCALE 1/4"=1'-0"  
 COFFEE SHOP 304 SF  
 COVERED PATIO 365 SF

**FRAMING NOTES**

- REFER TO STRUCTURAL ENGINEERING DRAWINGS BY OTHERS FOR ALL STATIC & DYNAMIC DESIGN SELECTIONS OF MATERIAL USE & ASSEMBLY OF ALL ELEMENTS INCLUDING BUT NOT LIMITED TO ALL HORIZONTAL & VERTICAL FRAMES, COLLUM PLATES, CONNECTIONS, BEAMS, WALLS, PLATES, PENETRATIONS, ROOF FRAMING, WIND BRACING, DRAINAGE & CONNECTIONS
- FOUNDATION DESIGN BY OTHERS TO RECOGNIZE ALL LOAD TRANSFERS & TO APPROPRIATELY ACCOMMODATE THEM.
- STANDARD INTERIOR WALLS TO BE 2X4 @ 16" OC, BLOCKED @ MID-SPAN W/8" GYPSUM
- EXTERIOR WALLS TO BE 2X6

**GENERAL NOTES:**

- PLATE LINE TO BE @ 10'-0" NOMINAL
- LAY-IN FINISH CEILING @ 9'-0" AFF
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & SHALL NOTIFY DESIGNER IF ANY DISCREPANCIES ARE FOUND
- ALL PLATE LINES AS NOTED ON ELEVATIONS
- ALL WINDOW HEADERS AS NOTED
- WATER HEATER TO BE TANKLESS TYPE AS REQUIRED & PLACED WHERE SHOWN OR BEST SUITED
- ALL INTERIOR FINISHES TO BE AS SELECTED & AS NOTED
- EXTERIOR WALLS TO BE 2X6

**DOOR SCHEDULE**

TYPE	SIZE	DESCRIPTION	#
1	3'-0" X 6'-8"	NON FIRE RATED	1
2	2'-0" X 6'-8"	INTERIOR AS SELECTED	1

W/CLOSER, PUSH BAR EXT DEVISE & DEAD BOLT LOCK SET  
 \*\* - PAINT GRADE W/PRIVACY LOCK

**WINDOW SCHEDULE**

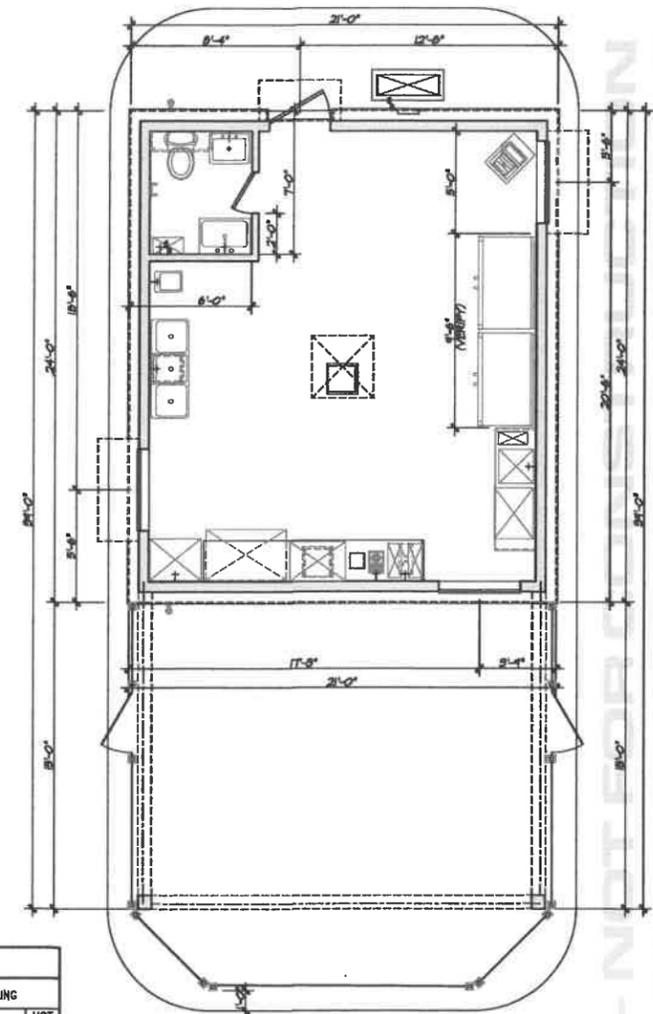
TYPE	SIZE	DESCRIPTION	#
A	4'-0" X 3'-6"	@ 8'-6" HDR	3

**ROOM FINISH SCHEDULE**

ROOM NAME	FLOORS	BASE	WALLS		CEILING	
			WALL 1/ALL	WALL 2/ALL	MATL	HGT
PREP/SERVICE		STAINED CONC	RUBBER	GYP BD / F.R.P. BOARD	LAY-IN/2X4 GRID	9'-0"
RESTROOM		STAINED CONC	RUBBER	GYP BD/PAINT	LAY-IN/2X4 GRID	9'-0"

**FIXTURE SCHEDULE**

ITEM	QTY	DESCRIPTION
A	3	COMP FREESTANDING SINK
B	1	STAINLESS STEEL
C	1	AS SELECTED
D	1	AS SELECTED
E	1	AS SELECTED
F	1	AS SELECTED
G	1	AS SELECTED
H	1	AS SELECTED
I	1	AS SELECTED
J	1	AS SELECTED
K	1	AS SELECTED
L	1	AS SELECTED
M	1	AS SELECTED
N	1	AS SELECTED
O	1	AS SELECTED
P	1	AS SELECTED
Q	1	AS SELECTED
R	1	AS SELECTED
S	1	AS SELECTED
T	1	AS SELECTED
U	2	AS SELECTED
V	3	AS SELECTED
W	1	AS SELECTED
X	1	AS SELECTED
Y	1	AS SELECTED
Z	1	FLOOR MOUNT AS SELECTED
AA	2	NO BISE TRIM @ 5' OR 2X4 OF BUILDING WITH BRUSH SPLIT HVAC UNIT
BB	1	AS REQUIRED/AS SELECTED ON CONC. PAD
CC	1	AS SELECTED @ 9'-0" AFF



**DIMENSION PLAN**

SCALE 1/4"=1'-0"

The general contractor shall verify the accuracy of all dimensions and conditions of the site prior to the start of construction. MROUSE DESIGNS shall not be responsible for the accuracy of any dimensions or conditions of the site. The general contractor shall be responsible for the accuracy of any dimensions or conditions of the site. The general contractor shall be responsible for the accuracy of any dimensions or conditions of the site. The general contractor shall be responsible for the accuracy of any dimensions or conditions of the site.

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**ROCKWALL, TX**

**M Rouse Designs**  
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 SACHSE, TEXAS 75048  
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 mrouse@designs.com

REVISED DATE 1/22/22  
 SHEET A/1  
 DESIGN NUMBER C-5013-CS

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