PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-018 **P&Z DATE** 5/28/2019 **CC DATE** 6/11/2019 **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

ZONING APPLICATION
☐ SPECIFIC USE PERMIT
☐ ZONING CHANGE
☐ PD CONCEPT PLAN
☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
☑ SITE PLAN
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN
☐ PHOTOMETRIC PLAN
☐ BUILDING ELEVATIONS
☐ MATERIAL SAMPLES
☐ COLOR RENDERING

PLATTING APPLICATION
☐ MASTER PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ REPLAT
☐ ADMINISTRATIVE/MINOR PLAT
☐ VACATION PLAT
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☑ APPLICATIONS
- ☑ RECEIPT
- ☐ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2019-012

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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[✓] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)

Notes:
[1]: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address					
Subdivision	Bodin Industrial Tract	Lot	6	Block	A
General Location					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning		Current Use	Vacant
Proposed Zoning		Proposed Use	Office/Warehouse
Acreage	2.21	Lots [Current]	1
Lots [Proposed]	1		

[ ] ***Required for Plats:*** *By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.*

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

[ ] Owner	Saro Partners, LLC	[ ] Applicant	Platinum Construction
Contact Person	Shawn Valk	Contact Person	Annalyse Valk
Address	1450 TL Townsend Dr	Address	1450 TL Townsend Dr
	Suite 100		Suite 100
City, State & Zip	Rockwall, TX 75032	City, State & Zip	Rockwall, TX 75032
Phone	4692221597	Phone	8172642573
E-Mail	shawnvalk@gmail.com	E-Mail	annalyse@platinumtx.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Annalyse Valk [*Owner/Applicant Name*] the undersigned, who stated the information on this application to be true and certified the following:

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

Given under my hand and seal of office on this the 17 *day of* May, *20* 19.

Owner's/Applicant's Signature Annalyse Valk

Notary Public in and for the State of Texas Hellen I Byrd

HELLEN I. BYRD
Notary Public, State of Texas
Comm. Expires 05-10-2020
Notary ID 130655968

My Commission Expires 05-10-2020

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

- [ ] *MINOR/AMENDING PLAT.*
- [ ] *MASTER PLAT.*
- [ ] *PRELIMINARY PLAT.*
- [ ] *FINAL PLAT.*
- [ ] *REPLAT.*
- [ ] *VACATION PLAT.*

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. Each set of plans should be folded into a *Tri-Fold* with the project title or identifier facing out.

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

- [ ] *ONE (1) PDF COPY OF THE PLAT*
- [ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

** AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[X] *PLAN SET.* A plan set is composed of the following items:

- [X] *SITE PLAN.*
- [X] *LANDSCAPE PLAN.*
- [X] *TREESCAPE PLAN.*
- [X] *PHOTOMETRIC PLAN.*
- [X] *BUILDING ELEVATIONS.*

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

[X] *BUILDING MATERIAL SAMPLE BOARD.* See the *Material Sample Board Design Guidelines* in this development packet.

[X] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[ ] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[ ] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

[ ] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[ ] *APPLICATION AND APPLICATION FEE.*

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. WITHOUT A COMPLETE APPLICATION SUBMITTAL, THE CASE MAY NOT BE PROCESSED AND MAY NOT BE PLACED ON A PUBLIC HEARING AGENDA.

RECEIPT

Project Number: SP2019-018
Job Address: 1491 T L Townsend Dr
ROCKWALL, TX 75087

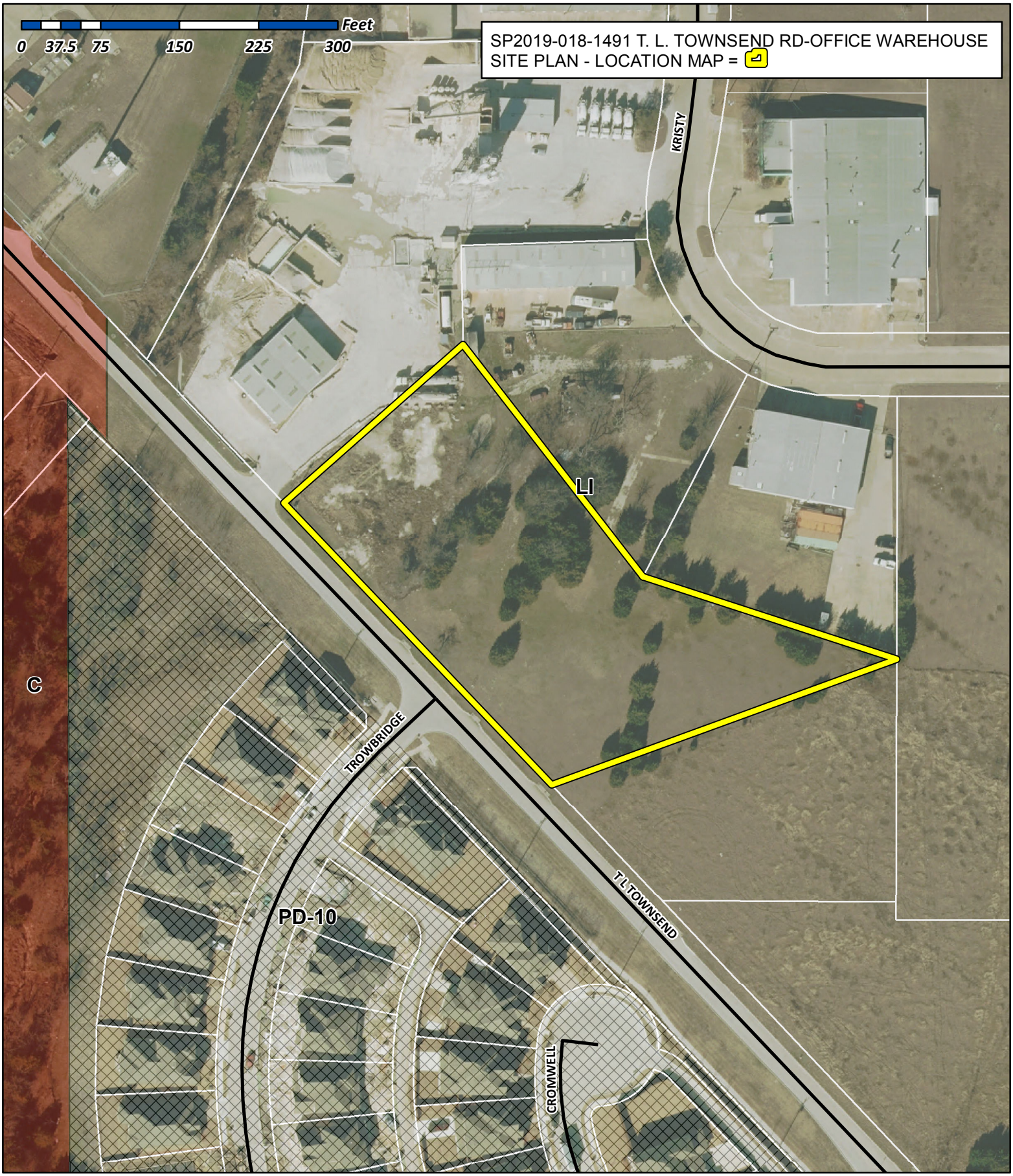
Receipt Number: B85287

Printed: 5/21/2019 11:25 am

Fee Description	Account Number	Fee Amount
SITE PLANNING		
	01-4280	$ 294.20

Total Fees Paid: **$ 294.20**

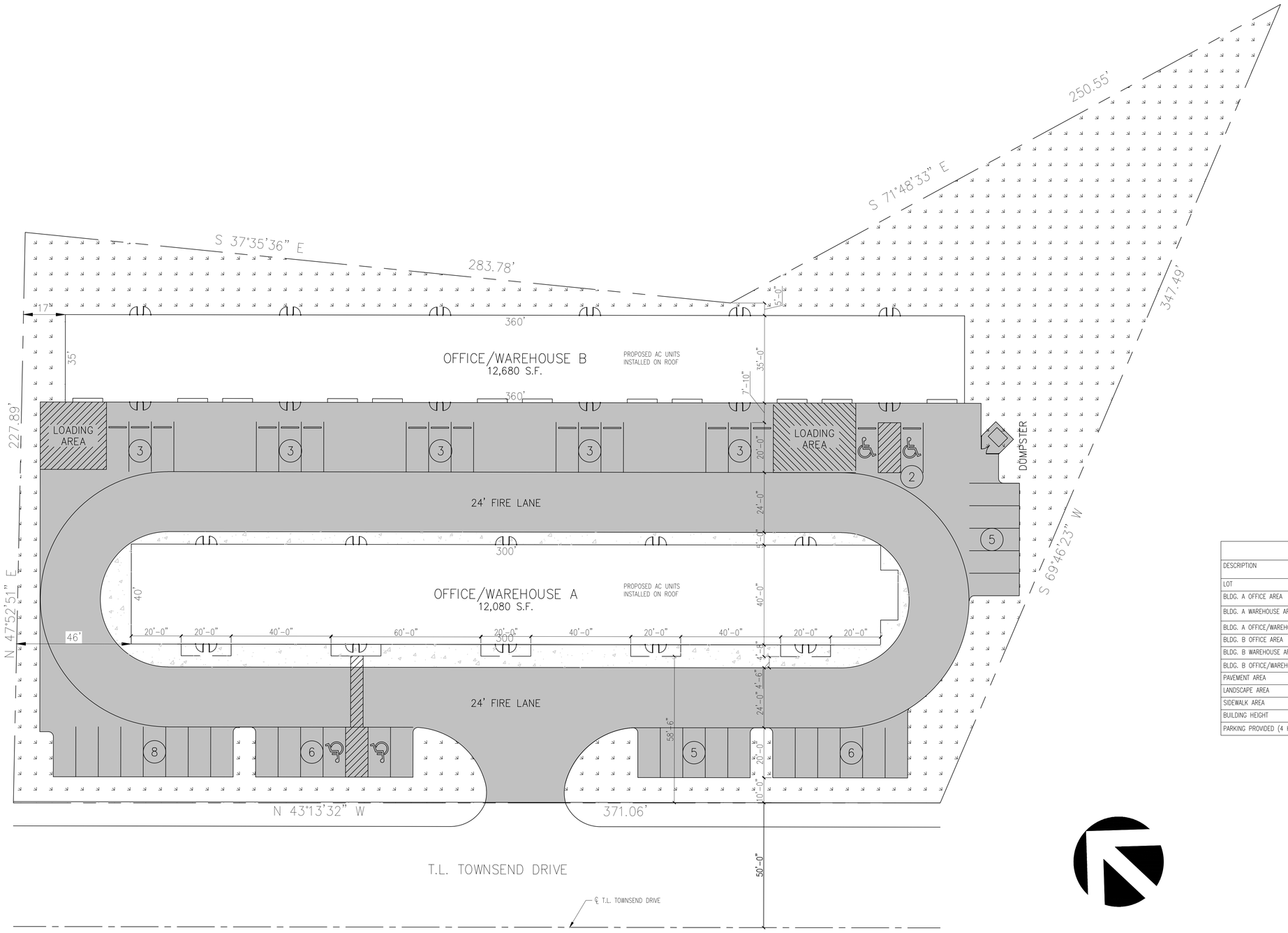
Date Paid: 5/21/2019 12:00:00AM
Paid By: SARO Partners, LLC
Pay Method: CHECK 30285
Received By: DG



City of Rockwall

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

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



SITE PLAN

SCALE: 1" = 20'

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
BLDG. A OFFICE AREA		–
BLDG. A WAREHOUSE AREA		—
BLDG. A OFFICE/WAREHOUSE TOTAL AREA	12,080 S.F.	12.5 %
BLDG. B OFFICE AREA		
BLDG. B WAREHOUSE AREA		
BLDG. B OFFICE/WAREHOUSE TOTAL AREA	12,680 S.F.	13.1 %
PAVEMENT AREA	38,137 S.F.	39.5 %
LANDSCAPE AREA	28,762 S.F.	29.8 %
SIDEWALK AREA	4,770 S.F.	4.9 %
BUILDING HEIGHT	24 FT.	
PARKING PROVIDED (4 H.C. INCLUDED)	46 SPACES	

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

Revisions

No.	Descriptions/Issue	Date

Project Name and Location:

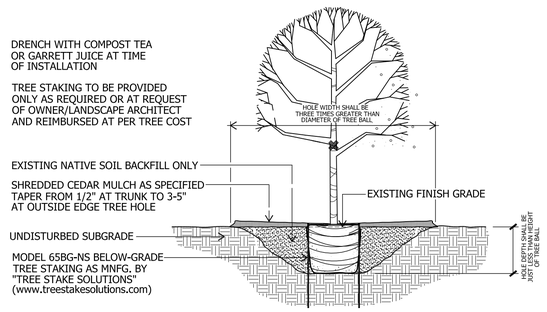
PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	1" = 20'
Sheet No.	1 of 7

Drawing Name:

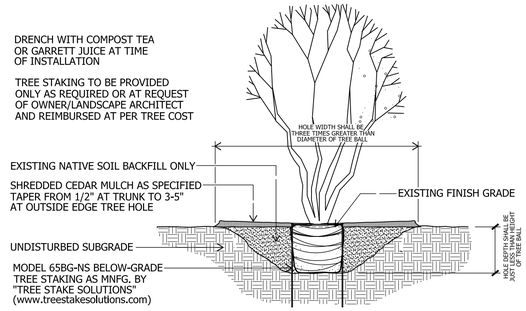
SITE PLAN

S-1



TREE PLANTING

SHADE TREE - 3" CAL. and smaller
not to scale

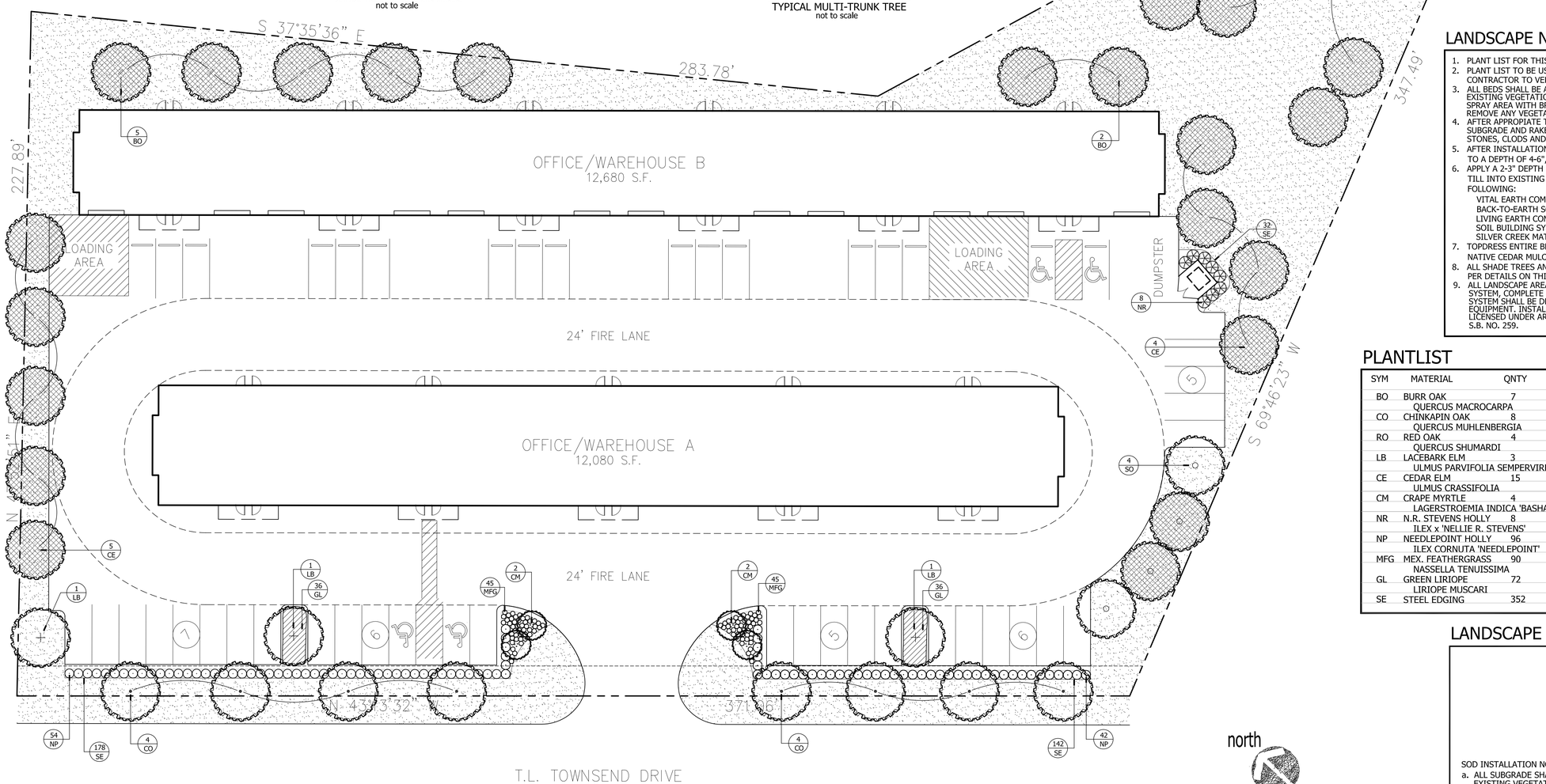


TREE PLANTING

TYPICAL MULTI-TRUNK TREE
not to scale

EXISTING TREE MITIGATION

DESIGNATED MITIGATION TREE
TOTAL - 24 - 3" CALIPER



CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
T.L. TOWNSEND
$\frac{371.06'}{50}$ = 7.42 = 8 TREES REQUIRED
8 TREES PROVIDED

PARKING LOT LANDSCAPING
5% INTERIOR LANDSCAPE REQUIRED
45,948 SF x 5% = 2,298 SF REQUIRED
3,232 SF PROVIDED (7.03%)

1 TREE PER 10 SPACES
$\frac{46 \text{ SPACES}}{10}$ = 4.6 = 5 TREES REQUIRED
5 TREES PROVIDED

TOTAL LANDSCAPE AREA
20% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
96,490 SF x 20% = 19,298 SF REQUIRED
28,712 SF PROVIDED (29.76%)

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	7	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	8	3" CAL.	10-12'	5-6'	NURSERY GROWN	
RO	RED OAK QUERCUS SHUMARDI	4	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	3	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CE	CEDAR ELM ULMUS CRASSIFOLIA	15	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CM	CRAPE MYRTLE LAGERSTROEMIA INDICA 'BASHAM PINK'	4	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. STEVENS HOLLY ILEX x 'NELLIE R. STEVENS'	8	7 GAL.	42"	24"	CONT. GROWN	4'oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	96	5 GAL.	26"	18"	FULL	36"oc
MFG	MEX. FEATHERGRASS NASSELLA TENUISSIMA	90	1 GAL.	12"	10"	FULL	18"oc
GL	GREEN LIRIOPE LIRIOPE MUSCARI	72	1 GAL.	10"	10"	FULL	18"oc
SE	STEEL EDGING	352	LIN. FT.	REF. DETAIL			

LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

SOD INSTALLATION NOTES:

a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.

north

scale: 1" = 20'-0"

0 20 75
10 50

appr. by:
drawn by:
date: 05-16-19

revisions

REGISTERED LANDSCAPE ARCHITECT
WILLIAM H. LEEMING III
7138
STATE OF TEXAS

Leeming Design Group
Landscape Architecture
4913 Rolf, Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-0809 Fax (817) 577-0896 leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
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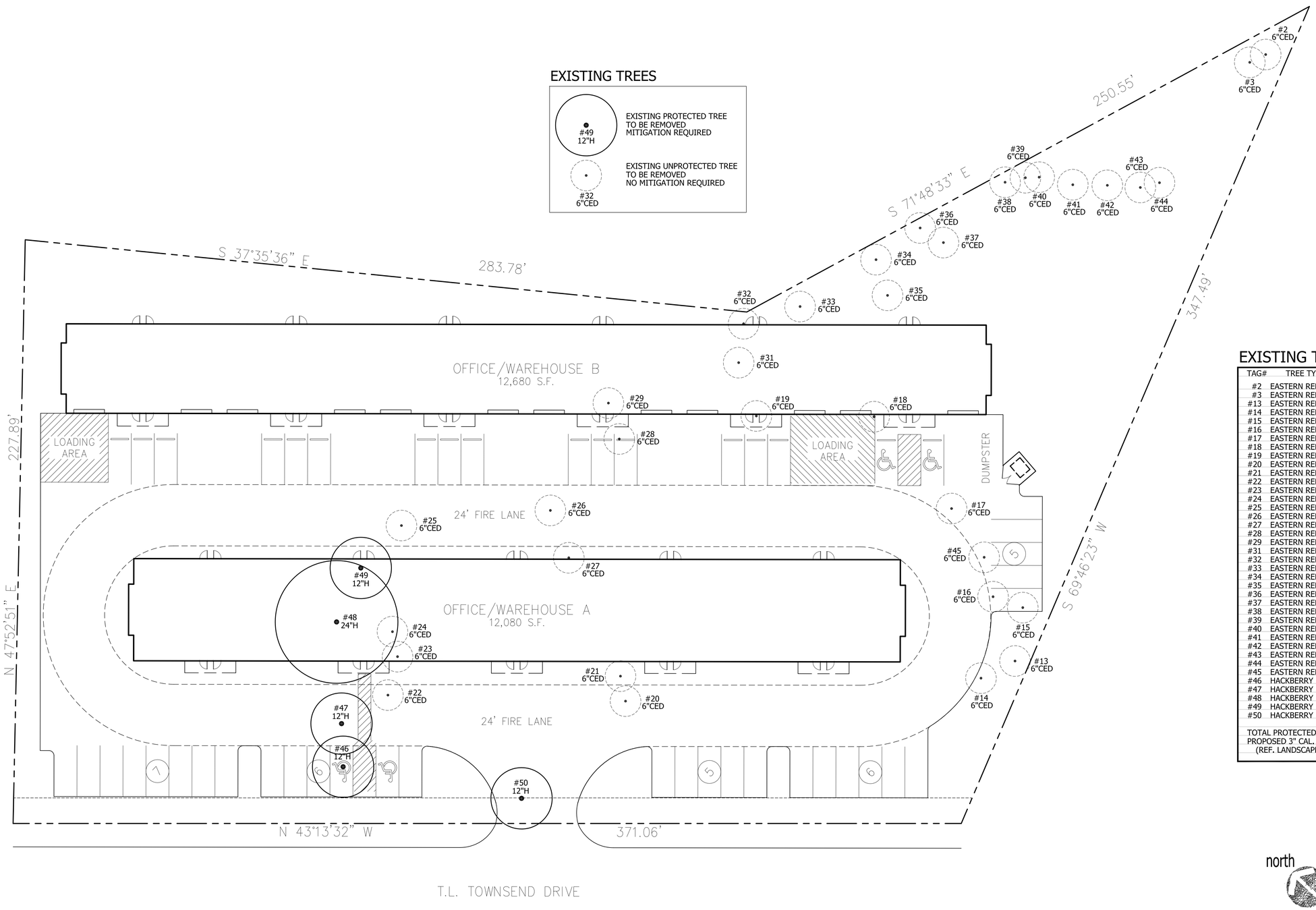
ldg-base_Bodin.dwg

sheet
L-1



EXISTING TREES

TAG#	TREE TYPE	DBH	STATUS
#2	EASTERN RED CEDAR	6"	UNPROTECTED
#3	EASTERN RED CEDAR	6"	UNPROTECTED
#13	EASTERN RED CEDAR	6"	UNPROTECTED
#14	EASTERN RED CEDAR	6"	UNPROTECTED
#15	EASTERN RED CEDAR	6"	UNPROTECTED
#16	EASTERN RED CEDAR	6"	UNPROTECTED
#17	EASTERN RED CEDAR	6"	UNPROTECTED
#18	EASTERN RED CEDAR	6"	UNPROTECTED
#19	EASTERN RED CEDAR	6"	UNPROTECTED
#20	EASTERN RED CEDAR	6"	UNPROTECTED
#21	EASTERN RED CEDAR	6"	UNPROTECTED
#22	EASTERN RED CEDAR	6"	UNPROTECTED
#23	EASTERN RED CEDAR	6"	UNPROTECTED
#24	EASTERN RED CEDAR	6"	UNPROTECTED
#25	EASTERN RED CEDAR	6"	UNPROTECTED
#26	EASTERN RED CEDAR	6"	UNPROTECTED
#27	EASTERN RED CEDAR	6"	UNPROTECTED
#28	EASTERN RED CEDAR	6"	UNPROTECTED
#29	EASTERN RED CEDAR	6"	UNPROTECTED
#31	EASTERN RED CEDAR	6"	UNPROTECTED
#32	EASTERN RED CEDAR	6"	UNPROTECTED
#33	EASTERN RED CEDAR	6"	UNPROTECTED
#34	EASTERN RED CEDAR	6"	UNPROTECTED
#35	EASTERN RED CEDAR	6"	UNPROTECTED
#36	EASTERN RED CEDAR	6"	UNPROTECTED
#37	EASTERN RED CEDAR	6"	UNPROTECTED
#38	EASTERN RED CEDAR	6"	UNPROTECTED
#39	EASTERN RED CEDAR	6"	UNPROTECTED
#40	EASTERN RED CEDAR	6"	UNPROTECTED
#41	EASTERN RED CEDAR	6"	UNPROTECTED
#42	EASTERN RED CEDAR	6"	UNPROTECTED
#43	EASTERN RED CEDAR	6"	UNPROTECTED
#44	EASTERN RED CEDAR	6"	UNPROTECTED
#45	EASTERN RED CEDAR	6"	UNPROTECTED
#46	HACKBERRY	12"	PROTECTED
#47	HACKBERRY	12"	PROTECTED
#48	HACKBERRY	24"	PROTECTED
#49	HACKBERRY	12"	PROTECTED
#50	HACKBERRY	12"	PROTECTED

TOTAL PROTECTED TREES REMOVED 72"
PROPOSED 3" CAL. TREES 24 x 3" = 72"
(REF. LANDSCAPE PLAN)

north

scale: 1" = 20'-0"

0 20 75
10 50

appr. by:
drawn by:
date: 05-16-19

revisions

REGISTERED LANDSCAPE ARCHITECT
WILLIAM H. LEEMING III
1133
STATE OF TEXAS

Leeming Design Group
Landscape Architecture
4913 Bufe, Snow Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-0809 Fax (817) 577-0806 leemingdesigngroup@sbcglobal.net

TREESCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
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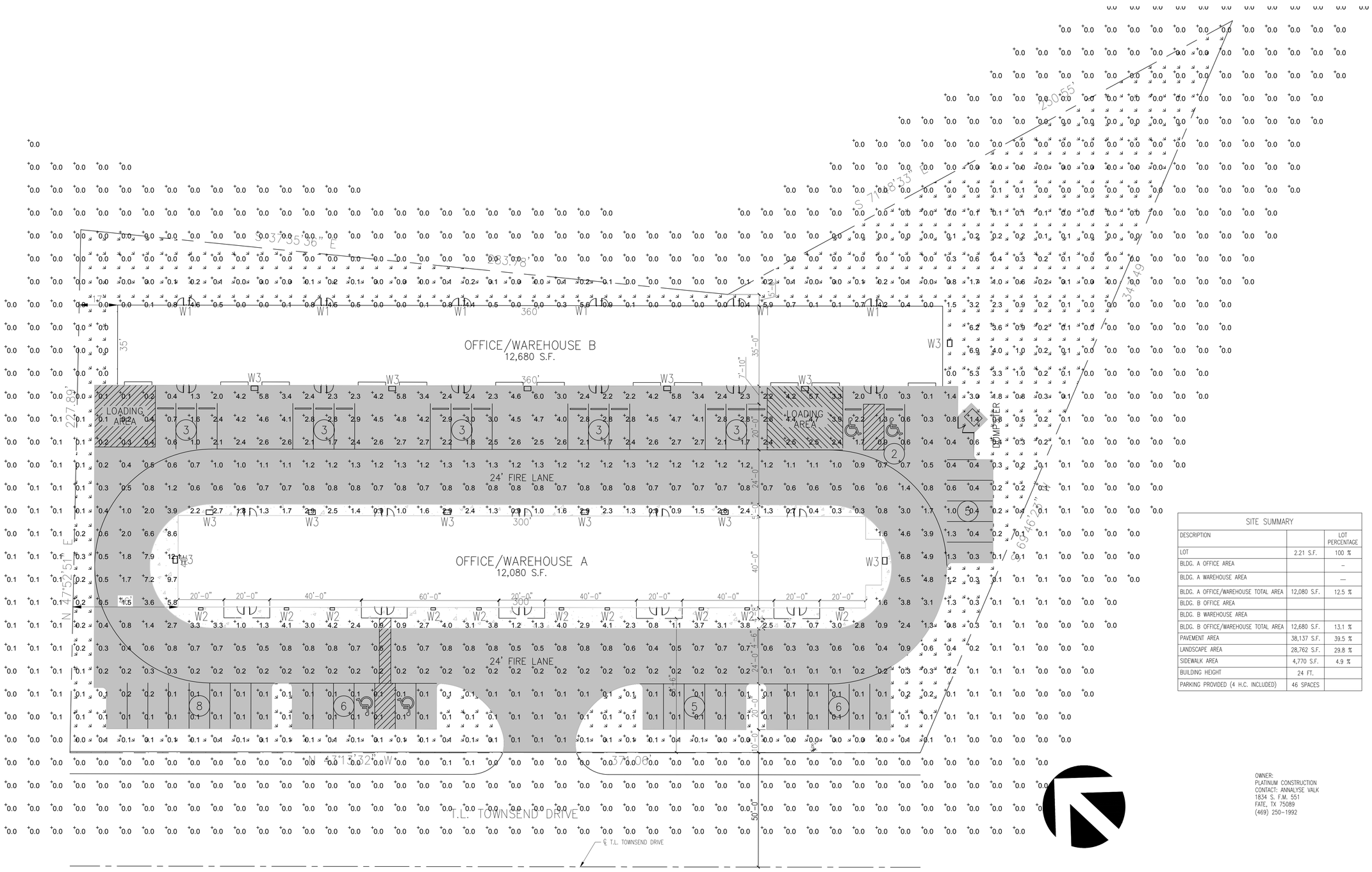
ldg-base_Bodin.dwg

sheet
T-1



SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
BLDG. A OFFICE AREA		–
BLDG. A WAREHOUSE AREA		—
BLDG. A OFFICE/WAREHOUSE TOTAL AREA	12,080 S.F.	12.5 %
BLDG. B OFFICE AREA		
BLDG. B WAREHOUSE AREA		
BLDG. B OFFICE/WAREHOUSE TOTAL AREA	12,680 S.F.	13.1 %
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LANDSCAPE AREA	28,762 S.F.	29.8 %
SIDEWALK AREA	4,770 S.F.	4.9 %
BUILDING HEIGHT	24 FT.	
PARKING PROVIDED (4 H.C. INCLUDED)	46 SPACES	

OWNER:
PLATINUM CONSTRUCTION
CONTACT: ANNALYSE VALK
1834 S. F.M. 551
FATE, TX 75089
(469) 250-1992

PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

Revisions

No.	Descriptions/Issue	Date

Project Name and Location:

PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	1" = 20'
Sheet No.	6 of 7

Drawing Name:

PHOTOMETRIC SITE PLAN

E1.1

PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	W1
PREPARED BY: RAMSAY & REYES ARCHITECTURE - MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	DATE: 5/17/2019

Catalog Number:
Notes:
Type:

Contractor Select™

LIL LED

Wall Mount Lighting

The Lithonia Lighting® LIL wall pack is just 5 inch x 5 inch in size and delivers 800 lumens using only 8 watts. It is the ideal, compact "over-the-door" lighting solution for commercial and residential applications.

FEATURES:

- Replaces up to 100W incandescent lamps, saves 90% energy
- Elegant and compact LED solution, Photocell and battery pack options available
- Back box accessory available for conduit wiring

PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	W2
PREPARED BY: RAMSAY & REYES ARCHITECTURE - MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	DATE: 5/17/2019

Catalog Number:
Notes:
Type:

Decorative Wall-Mounted Lighting

WSTM

COMPACT FLUORESCENT:
26QTT
36-42TRT

FEATURES & SPECIFICATIONS

INTENDED USE — For building- and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast door frame has a 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone.

Finish: Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder finish, with other architectural colors available. Striping is also available.

OPTICS — Hydroformed reflector for superior uniformity and control. Medium throw (MD) full cutoff distribution only.

ELECTRICAL — Compact fluorescent utilizes an electronic, high frequency ballast. Compact fluorescent socket is four-pin positive latching thermoplastic. UL Listed. Quick-disconnect plug easily disconnects reflector from ballast and fixture from supply wires.

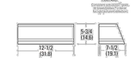
INSTALLATION — Easily installed using provided mounting strap. Mount to any non-combustible vertical surface over a 4" round or square recessed outlet box (by others). Back access through slotted gasket.

LISTINGS — Listed and labeled to UL standards. Listed and labeled to CSA standards (see Options). NOM Certified (see Options). IP65 rated. Wet location listed.

WARRANTY — 5 year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_Conditions.aspx

Note: Specifications subject to change without notice.

Specifications
Length: 12-1/2" (31.8)
Depth: 7-1/2" (19.1)
Height: 5-3/4 (14.6)
Weight: 16.0 lbs (6.35 kg)



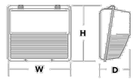
PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	W3
PREPARED BY: RAMSAY & REYES ARCHITECTURE - MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	DATE: 5/17/2019

TWH LED

LED Wall Luminaire

Specifications

Width: 16-1/4" (412.8cm)
Height: 15-3/4" (400.0cm)
Depth: 8" (203.2cm)
Weight: 28 lbs (12.7 kg)



A+ Capable options indicated by this color background.

Catalog Number:
Notes:
Type:

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability†
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background‡

To learn more about A+, visit www.acuitybrands.com/aplus.
1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL.

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

Revisions

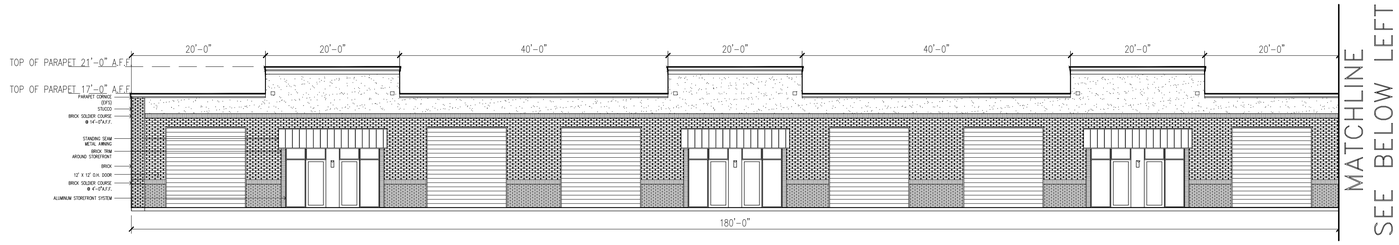
No.	Descriptions/Issue	Date

Project Name and Location:
PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

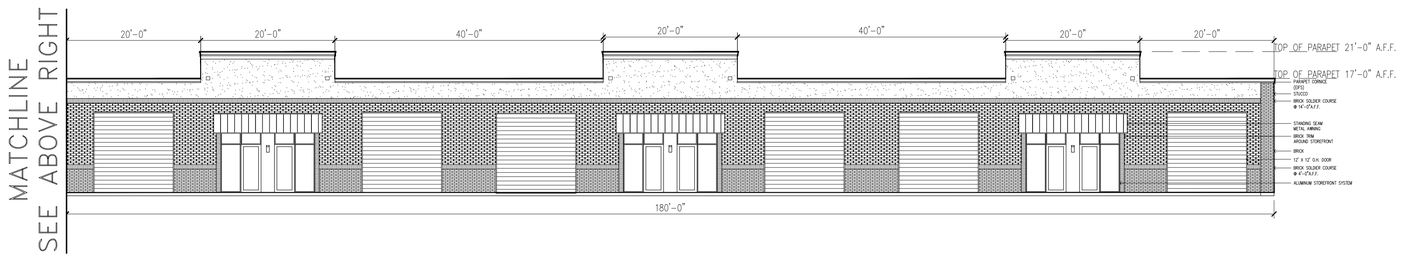
Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	1" = 20'
Sheet No.	7 of 7

Drawing Name:
OUTDOOR LIGHT SPECS.

E1.2



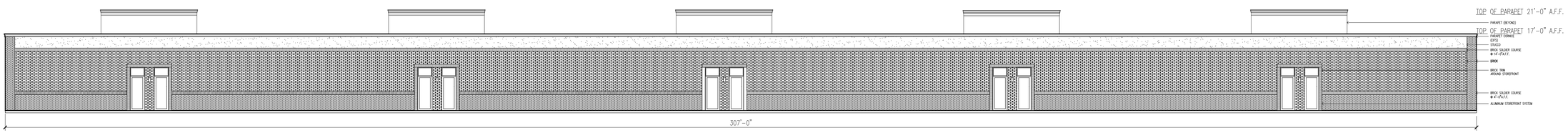
MATERIAL USAGE (%) –BLDG B WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		6,600	
DOORS & WINDOWS (DEDUCTED)		2,376	
ACCOUNTABLE AREA		4,224	100%
MASONRY (BRICK)		2,681	67%
MASONRY (3–STEP STUCCO)		1,262	27%
EIFS (MOLDING)		280	6%



MATERIAL USAGE (%) – BLDG B. EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		6,120	
DOORS & WINDOWS (DEDUCTED)		252	
ACCOUNTABLE AREA		5,868	100%
METAL		5,868	100%
		0	0%
		0	0%

BUILDING B – WEST ELEVATION

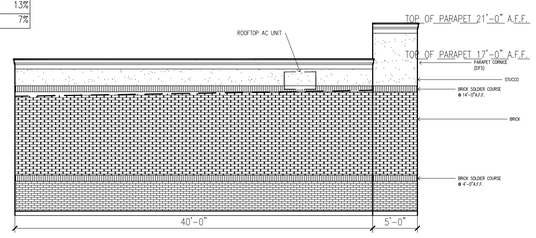
SCALE: 3/32" = 1'



MATERIAL USAGE (%) – BLDG A NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		765	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		765	100%
MASONRY (BRICK)		612	80%
MASONRY (3–STEP STUCCO)		103	13%
EIFS (MOLDING)		50	7%

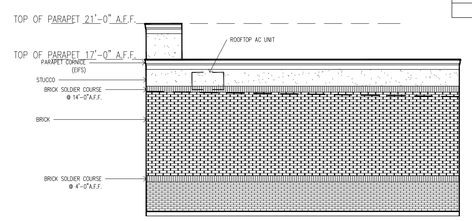
BUILDING B – EAST ELEVATION

SCALE: 3/32" = 1'



BUILDING B – NORTH ELEVATION

SCALE: 1/8" = 1'



BUILDING B – SOUTH ELEVATION

SCALE: 1/8" = 1'

MATERIAL USAGE (%) – BLDG A SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		785	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		764	100%
MASONRY (BRICK)		614	80%
MASONRY (3–STEP STUCCO)		100	13%
EIFS (MOLDING)		50	7%

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

Revisions		
No.	Descriptions/Issue	Date

Project Name and Location:

PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	AS SHOWN
Sheet No.	3 of 7

Drawing Name:

BLDG. B ELEVATIONS

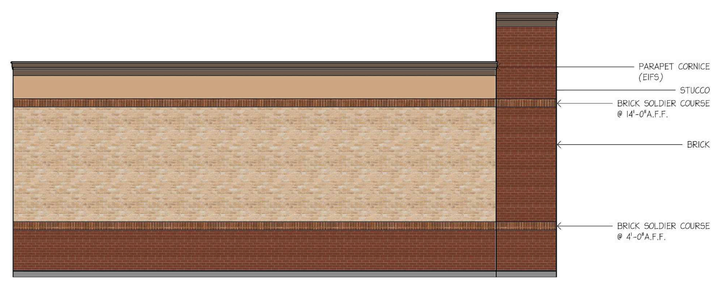
A–2

PROPOSED NEW OFFICE/ WAREHOUSE FACILITY

MAY 16, 2019

PLATINUM SELF STORAGE
TOWNSEND DR.
ROCKWALL, TEXAS 75087

PORTION OF BUILDING AT THE
EAST



PROPOSED NEW OFFICE/ WAREHOUSE FACILITY

MAY 16, 2019

PLATINUM SELF STORAGE
TOWNSEND DR.
ROCKWALL, TEXAS 75087

NORTH ELEVATION

City of Rockwall

Project Plan Review History

				Applied	5/21/2019 DG
Project Number	SP2019-018	**Owner**	SARO Partners LLC	**Approved**	
Project Name	Office/Warehouse	**Applicant**	Platimum Construction	**Closed**	
Type	SITE PLAN			**Expired**	
Subtype				**Status**	
Status	Staff Review				

Site Address	**City, State Zip**	**Zoning**
1491 T L Townsend Dr	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
Bodin Industrial Addition		A	6		

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/21/2019	5/28/2019	5/24/2019	3	APPROVED	
ENGINEERING	Sarah Hager	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	

(5/23/2019 3:56 PM SH)
- 4% Engineering Fees.
- Impact fees.
- All parking adjacent to the building to be 20'x9' and others to be 18'x9'.
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Easements must be included on the plat.
- Must have detention. Manning's C value is per zoning and is for the entire site.
- There are multiple drainage basins on this site. Must not increase water to any basin.
- Dumpster is currently blocked by parking.
- No walls in detention. Grading at 4:1 max.
- Line up the driveway with Trowbridge.
- Must install a 5' sidewalk along Townsend.
- Water and sewer available.
- Must meet all City Standards of Design and Construction.
- No trees within 5' of water line in Townsend Blvd. ROW.

ROW must be sodded prior to acceptance.

FIRE	Ariana Hargrove	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(5/23/2019 4:25 PM AA) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction. Fire hydrants shall be provided within 600-ft. to all portions of the buildings exterior walls. Fire hydrants utilized to meet the requirements of this section shall be available to fire department personnel with no obstructions, which cannot be crossed by fire fighters pulling hose lines. Proposed new fire hydrants shall be indicated on the plans. Existing fire hydrants to be considered for the use shall be indicated on the plans. Presence of automatic fire sprinkler system shall be indicated on the plans. Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans. The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.							
GIS	Lance Singleton	5/21/2019	5/28/2019	5/22/2019	1	APPROVED	See comments
(5/22/2019 11:52 AM LS) Address will be: 1491 S T L TOWNSEND DR, ROCKWALL, TX 75032							
PLANNING	Korey Brooks	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

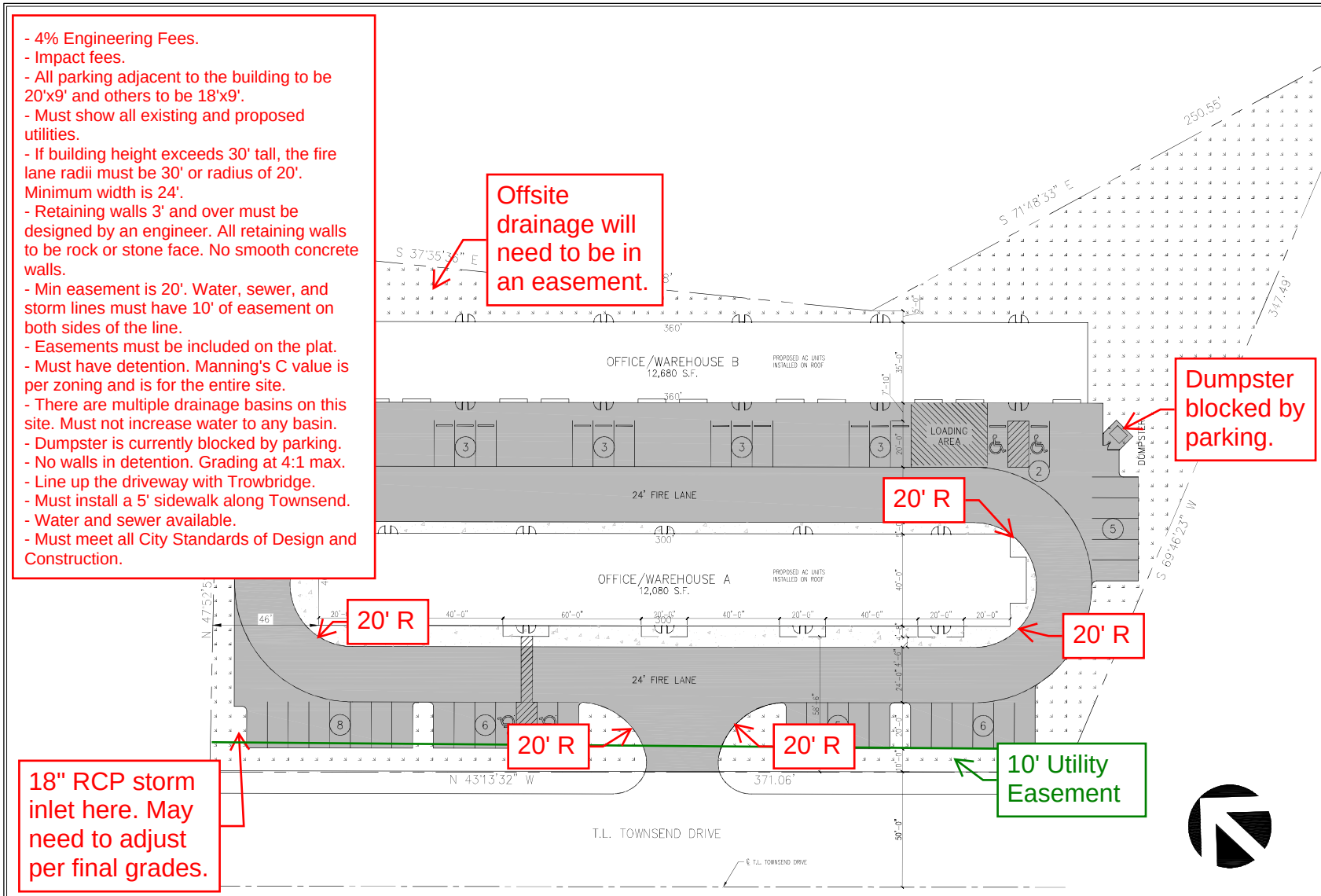
SP2019-018 Site Plan for Office/Warehouse: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1. This is a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive.
2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
3. For reference, include the case number (SP2019-018) in the lower right hand corner of all pages on future submittals.
4. Sheet S-1—Please add the following to the site data table: pervious vs. impervious area and %, req. parking, office SF, warehouse SF.
5. Sheet S-1—Please add engineering information (e.g. all easements, radii, topo, etc) graphic scale, vicinity map.
6. Sheet S-1—Please label property line.
7. Sheet S-1---Please show full extend of T.L. Townsend and label centerline.
8. Sheet S-1—What is the hatch pattern covering the site? Please remove
9. Sheet S-1—Please show fireline and one shade of grey and non-firelane/sidewalks as a lighter shade.
10. Sheet S-1—Please show all sidewalks
11. Sheet S-1—Please provide paving material and depth.
12. Sheet S-1--what is the hatch pattern closest to the buildings?
13. Sheet S-1—Please show all building setbacks and landscape buffers.
14. Sheet S-1—Please show adjacent properties and provide property information.
15. Sheet S-1—Please note that as drawn, this will need variances to horizontal articulation.
16. Sheet S-1—Please note that Building B appears to be too close to the property line. Please provide dimension from building to all property lines.
17. Sheet S-1—Please note that parking spaces are 9x20. Please dimension a typical parking space.
18. Sheet S-1—Please label the space between each group of parking spaces.
19. Sheet S-1—What are the “L” shape lines next to each of the doors on Building A?
20. Sheet S-1—Please note that no parking space shall be more than 80-feet from a large tree.
21. Sheet S-1—Please provide owner/engineer/developer information on site plan.
22. Sheet S-1—Please note that the dumpster enclosure shall be 6-feet in height and constructed of materials matching main structure with opaque self-latching gate. Please add note to plans.
23. Sheet S-1—Please note that all plans need to be prepared by a registered architect, engineer, or landscape architect. There does not appear to be any engineer/architect seal on the site plan.
24. Sheet L-1—Please note that the min caliper-inch off trees is 4 caliper inches.
25. Sheet L-1—Please provide vicinity map
26. Sheet L-1—For clarity, please do not show stippling under the tree symbols.
27. Sheet L-1—Please show the full extent of TL. Townsend and show and label centerline.
28. Sheet L-1—Please note that no parking space shall be more than 80-feet from a large tree.
29. Sheet L-1—For clarity, please see note above regarding pavement/firelane shading.
30. Sheet L-1—Please dimension a typical parking space.
31. Sheet L-1—Please label the large space between the groups of parking spaces at Building B.
32. Sheet L-1—Please show all sidewalks
33. Sheet L-1—Please note that the building footprints are not consistent with the site plan.
34. Sheet L-1—Please provide site data table
35. Sheet L-1—Please show and label adjacent properties.
36. Sheet L-1—Please dimension drive approach.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

37. Sheet T-1—Please see notes from L-1
38. Sheet E1.1—Please remove the hatch from the site.
39. Sheet E1.1—Please darken and label property line
40. Sheet E1.1—Please site data table
41. Sheet E1.1—Please provide vicinity map
42. Sheet E1.1—Please show and label adjacent properties.43. Sheet E1.1—Please provide graphic scale
44. Sheet E1.2—Please note that all fixtures must be fully shielded and pointed downward. The third fixture shown on this page is not fully shielded.
45. Sheet E1.1—Please note that the building footprints are not consistent with site plan and landscape plan.
46. Sheet A-2—Please add site data table
47. Sheet A-2—Please note that each building needs its own set of elevations.
48. Sheet A-2—Please indicate which elevation faces the street.
49. Sheet A-2—Please note that as drawn, the building elevations will need several variances: vertical and horizontal articulation, 4-sided architecture, no stone. All 4 sides of the buildings will need to be architectural finished with the same materials and elements as the front.
50. Sheet A-2—Please note that the min stone requirement is 20%
51. Sheet A-2—Please dash-in rooftop units on all elevations and show how they will be screened.
52. Sheet A-2—Please note that although this sheet refers to Building B, the two material percentage charts at the bottom of the page refer to Building A.
53. Sheet A-2—Building B, South Elevation notes the same scale as the North Elevation, however, they are not drawn to the same scale.
54. Sheet A-2—Building B, North Elevation appears to show a tower element projecting from the facade; however, the South Elevation does not show a projecting element.
55. The Architectural Review Board (ARB) meeting for this case will be held on May 28, 2019 at 5:00 p.m.
56. 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 June 4, 2019. The Planning and Zoning Worksession for this case will be May 28, 2019, at 6:00 p.m. The Planning and Zoning Meeting will be June 11, 2019

- 4% Engineering Fees.
- Impact fees.
- All parking adjacent to the building to be 20'x9' and others to be 18'x9'.
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Easements must be included on the plat.
- Must have detention. Manning's C value is per zoning and is for the entire site.
- There are multiple drainage basins on this site. Must not increase water to any basin.
- Dumpster is currently blocked by parking.
- No walls in detention. Grading at 4:1 max.
- Line up the driveway with Trowbridge.
- Must install a 5' sidewalk along Townsend.
- Water and sewer available.
- Must meet all City Standards of Design and Construction.



SITE PLAN
SCALE: 1" = 20'

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
BLDG. A OFFICE AREA		–
BLDG. A WAREHOUSE AREA		–
BLDG. A OFFICE/WAREHOUSE TOTAL AREA	12,080 S.F.	12.5 %
BLDG. B OFFICE AREA		
BLDG. B WAREHOUSE AREA		
BLDG. B OFFICE/WAREHOUSE TOTAL AREA	12,680 S.F.	13.1 %
PAVEMENT AREA	38,137 S.F.	39.5 %
LANDSCAPE AREA	28,762 S.F.	29.8 %
SIDEWALK AREA	4,770 S.F.	4.9 %
BUILDING HEIGHT	24 FT.	
PARKING PROVIDED (4 H.C. INCLUDED)	46 SPACES	

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

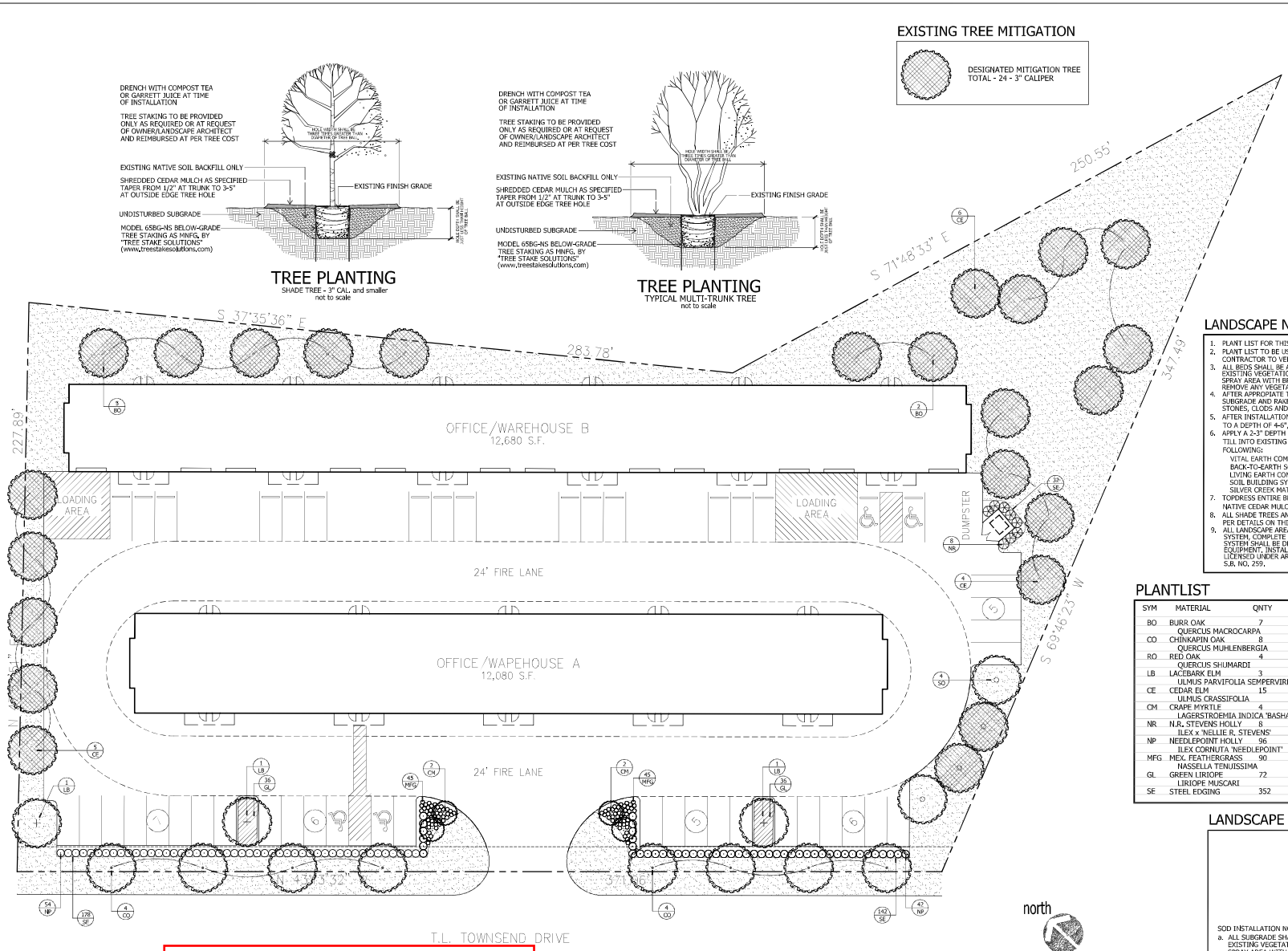
No.	Revisions Description/Name	Date

Project Name and Location:
PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	1" = 20'
Sheet No.	1 of 7

Drawing Name:
SITE PLAN

S-1



No trees within 5' of water line in Townsend Blvd. ROW.
ROW must be sodded prior to acceptance.

EXISTING TREE MITIGATION

DESIGNATED MITIGATION TREE
TOTAL - 24 - 3" CALIPER

CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
T.L. TOWNSEND
371.06' / 50 = 7.42 = 8 TREES REQUIRED
8 TREES PROVIDED

PARKING LOT LANDSCAPING
5% INTERIOR LANDSCAPE REQUIRED
45,948 SF x 5% = 2,298 SF REQUIRED
3,232 SF PROVIDED (7.03%)

1 TREE PER 10 SPACES
46 SPACES / 10 = 4.6 = 5 TREES REQUIRED
5 TREES PROVIDED

TOTAL LANDSCAPE AREA
20% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
96,490 SF x 20% = 19,298 SF REQUIRED
28,712 SF PROVIDED (29.76%)

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   VITAL EARTH COMPOST
   BACK-TO-EARTH SOIL CONDITIONER
   LIVING EARTH COMPOST
   SOIL BUILDING SYSTEMS COMPOST
   SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	7	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	8	3" CAL.	10-12'	5-6'	NURSERY GROWN	
RO	RED OAK QUERCUS SHUMARDI	4	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	3	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CE	CEDAR ELM ULMUS CRASSIFOLIA	15	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CM	CRAPE MYRTLE LAGERSTROEMIA INDICA 'BASHAM PINK'	4	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. STEVENS HOLLY ILEX x 'NELLIE R. STEVENS'	8	7 GAL.	42"	24"	CONT. GROWN	4'oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	96	5 GAL.	26"	18"	FULL	36"oc
MFG	MEX. FEATHERGRASS NASSELLA TENUISSIMA	90	1 GAL.	12"	10"	FULL	18"oc
GL	GREEN LIRIOPE LIRIOPE MUSCARI	72	1 GAL.	10"	10"	FULL	18"oc
SE	STEEL EDGING	352	LIN. FT.	REF. DETAIL			

LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

SOD INSTALLATION NOTES:
a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.

appr. by:
drawn by:
date: 05-16-19

revisions

Leeming Design Group
Landscape Architecture
4015 Hogg Manor Drive, Suite 110-B North Richland Hills, Texas 76180
(817) 577-0400 Fax (817) 577-0406 leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

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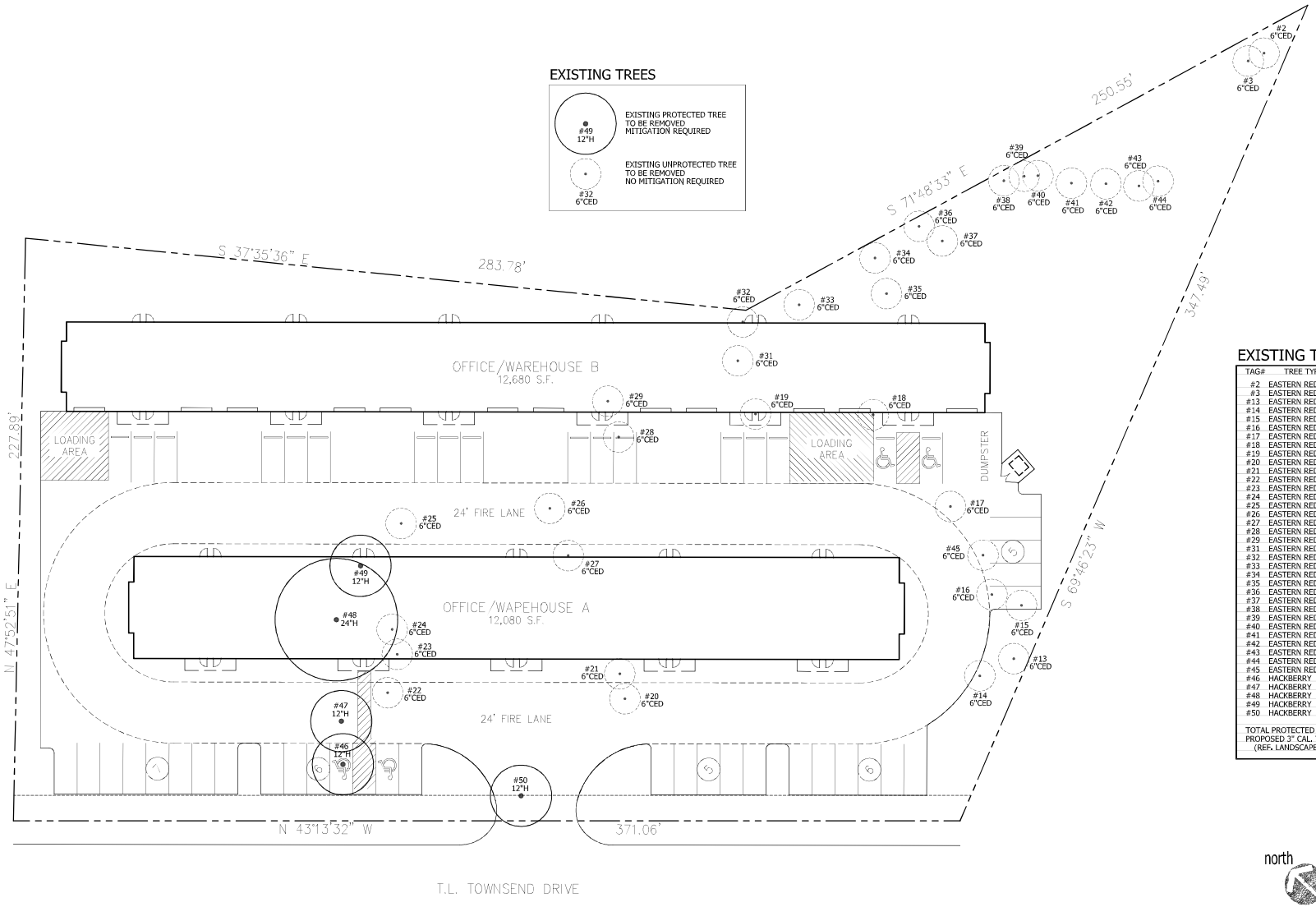
Bdg-base_Bodin.dwg

sheet
L-1



No trees within 5' of water line in Townsend Blvd. ROW.
ROW must be sodded prior to acceptance.

EXISTING TREES

TAG#	TREE TYPE	DBH	STATUS
#2	EASTERN RED CEDAR	6"	UNPROTECTED
#3	EASTERN RED CEDAR	6"	UNPROTECTED
#13	EASTERN RED CEDAR	6"	UNPROTECTED
#14	EASTERN RED CEDAR	6"	UNPROTECTED
#15	EASTERN RED CEDAR	6"	UNPROTECTED
#16	EASTERN RED CEDAR	6"	UNPROTECTED
#17	EASTERN RED CEDAR	6"	UNPROTECTED
#18	EASTERN RED CEDAR	6"	UNPROTECTED
#19	EASTERN RED CEDAR	6"	UNPROTECTED
#20	EASTERN RED CEDAR	6"	UNPROTECTED
#21	EASTERN RED CEDAR	6"	UNPROTECTED
#22	EASTERN RED CEDAR	6"	UNPROTECTED
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#27	EASTERN RED CEDAR	6"	UNPROTECTED
#28	EASTERN RED CEDAR	6"	UNPROTECTED
#29	EASTERN RED CEDAR	6"	UNPROTECTED
#31	EASTERN RED CEDAR	6"	UNPROTECTED
#32	EASTERN RED CEDAR	6"	**UNPROTECTED**
#33	EASTERN RED CEDAR	6"	UNPROTECTED
#34	EASTERN RED CEDAR	6"	UNPROTECTED
#35	EASTERN RED CEDAR	6"	UNPROTECTED
#36	EASTERN RED CEDAR	6"	UNPROTECTED
#37	EASTERN RED CEDAR	6"	UNPROTECTED
#38	EASTERN RED CEDAR	6"	**UNPROTECTED**
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#40	EASTERN RED CEDAR	6"	UNPROTECTED
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#44	EASTERN RED CEDAR	6"	UNPROTECTED
#45	EASTERN RED CEDAR	6"	UNPROTECTED
#46	HACKBERRY	12"	PROTECTED
#47	HACKBERRY	12"	PROTECTED
#48	HACKBERRY	24"	PROTECTED
#49	HACKBERRY	12"	PROTECTED
#50	HACKBERRY	12"	PROTECTED

TOTAL PROTECTED TREES REMOVED 72"
PROPOSED 3" CAL. TREES 24 x 3" = 72"
(REF. LANDSCAPE PLAN)

north

scale: 1" = 20'-0"

0 20 75
10 50

appr. by:
drawn by:
date: 05-16-19

revisions

Leeming Design Group
Landscape Architecture
4015 Hugh Stone Drive, Suite 110-B
North Richland Hills, Texas 76180
(817) 577-2400 Fax (817) 577-2406
leemingdesigngroup@sbcglobal.net

TREESCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
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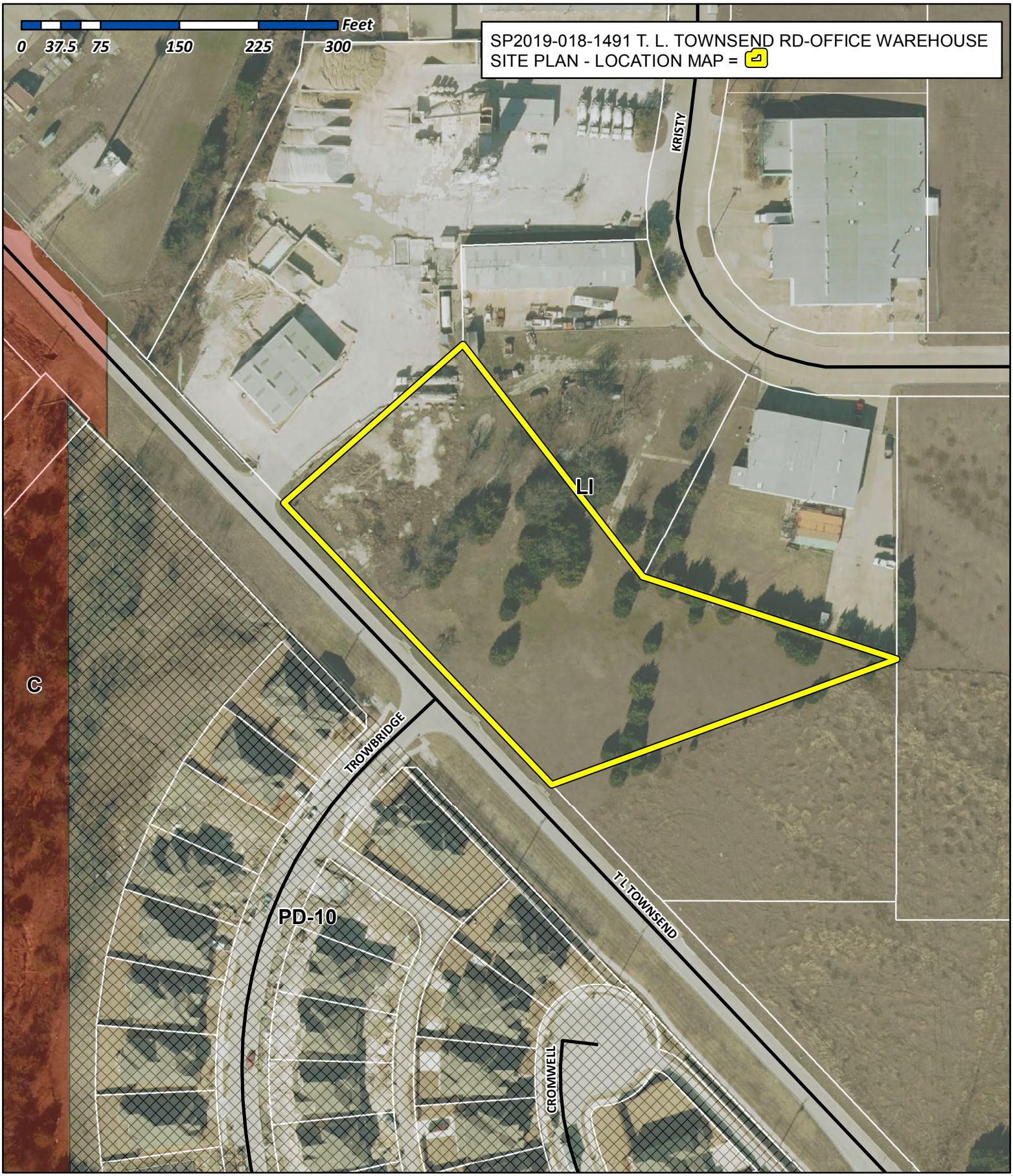
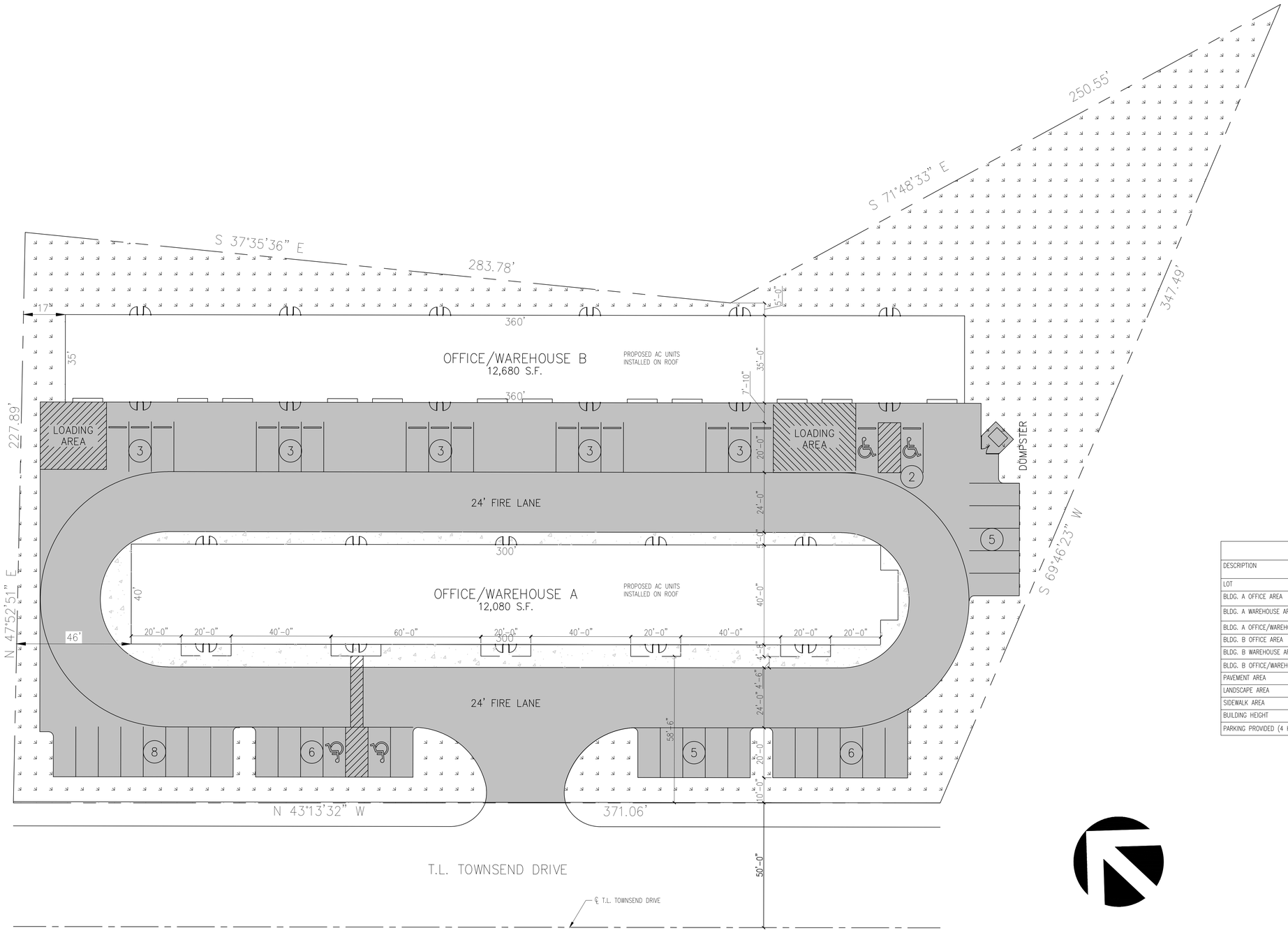
T-1



City of Rockwall

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

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



SITE PLAN

SCALE: 1" = 20'

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
BLDG. A OFFICE AREA		–
BLDG. A WAREHOUSE AREA		—
BLDG. A OFFICE/WAREHOUSE TOTAL AREA	12,080 S.F.	12.5 %
BLDG. B OFFICE AREA		
BLDG. B WAREHOUSE AREA		
BLDG. B OFFICE/WAREHOUSE TOTAL AREA	12,680 S.F.	13.1 %
PAVEMENT AREA	38,137 S.F.	39.5 %
LANDSCAPE AREA	28,762 S.F.	29.8 %
SIDEWALK AREA	4,770 S.F.	4.9 %
BUILDING HEIGHT	24 FT.	
PARKING PROVIDED (4 H.C. INCLUDED)	46 SPACES	

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

Revisions

No.	Descriptions/Issue	Date

Project Name and Location:

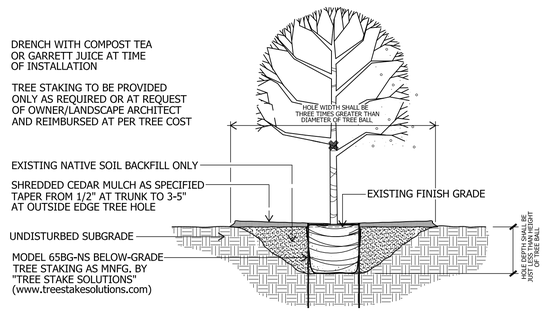
PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	1" = 20'
Sheet No.	1 of 7

Drawing Name:

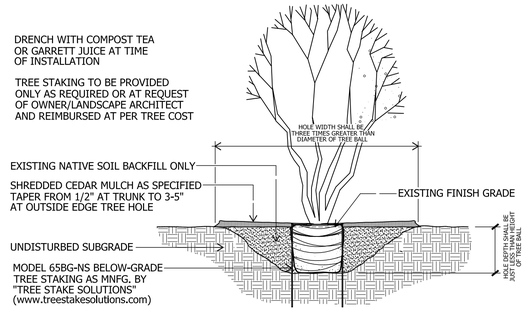
SITE PLAN

S-1



TREE PLANTING

SHADE TREE - 3" CAL. and smaller
not to scale

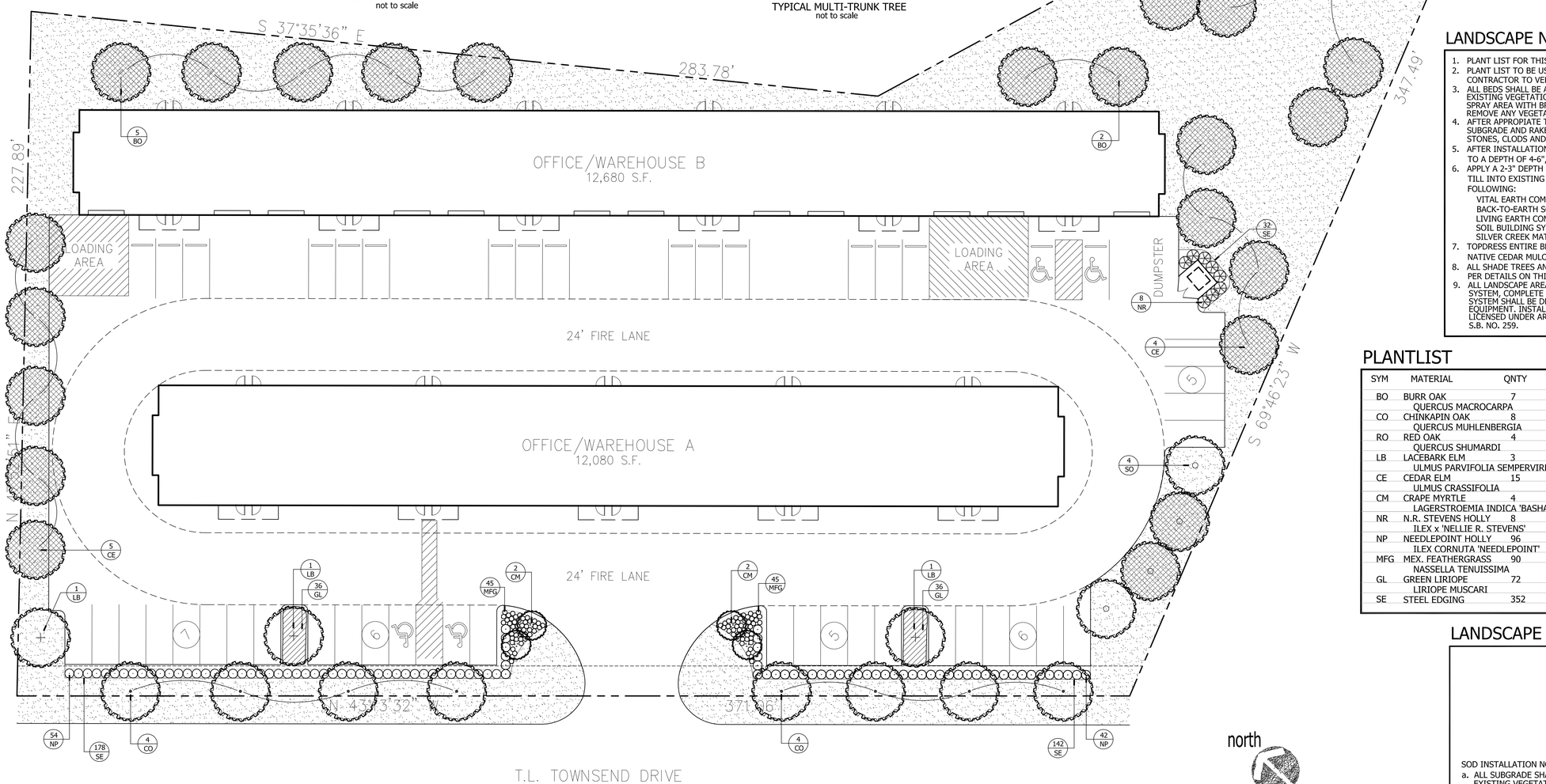


TREE PLANTING

TYPICAL MULTI-TRUNK TREE
not to scale

EXISTING TREE MITIGATION

DESIGNATED MITIGATION TREE
TOTAL - 24 - 3" CALIPER



CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
T.L. TOWNSEND
$\frac{371.06'}{50}$ = 7.42 = 8 TREES REQUIRED
8 TREES PROVIDED

PARKING LOT LANDSCAPING
5% INTERIOR LANDSCAPE REQUIRED
45,948 SF x 5% = 2,298 SF REQUIRED
3,232 SF PROVIDED (7.03%)

1 TREE PER 10 SPACES
$\frac{46 \text{ SPACES}}{10}$ = 4.6 = 5 TREES REQUIRED
5 TREES PROVIDED

TOTAL LANDSCAPE AREA
20% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
96,490 SF x 20% = 19,298 SF REQUIRED
28,712 SF PROVIDED (29.76%)

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	7	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	8	3" CAL.	10-12'	5-6'	NURSERY GROWN	
RO	RED OAK QUERCUS SHUMARDI	4	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	3	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CE	CEDAR ELM ULMUS CRASSIFOLIA	15	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CM	CRAPE MYRTLE LAGERSTROEMIA INDICA 'BASHAM PINK'	4	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. STEVENS HOLLY ILEX x 'NELLIE R. STEVENS'	8	7 GAL.	42"	24"	CONT. GROWN	4'oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	96	5 GAL.	26"	18"	FULL	36"oc
MFG	MEX. FEATHERGRASS NASSELLA TENUISSIMA	90	1 GAL.	12"	10"	FULL	18"oc
GL	GREEN LIRIOPE LIRIOPE MUSCARI	72	1 GAL.	10"	10"	FULL	18"oc
SE	STEEL EDGING	352	LIN. FT.	REF. DETAIL			

LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

SOD INSTALLATION NOTES:

a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.

north

scale: 1" = 20'-0"

0 20 75
10 50

appr. by:
drawn by:
date: 05-16-19

revisions

REGISTERED LANDSCAPE ARCHITECT
WILLIAM H. LEEMING III
7138
STATE OF TEXAS

Leeming Design Group
Landscape Architecture
4913 Rolf, Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-0809 Fax (817) 577-0896 leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

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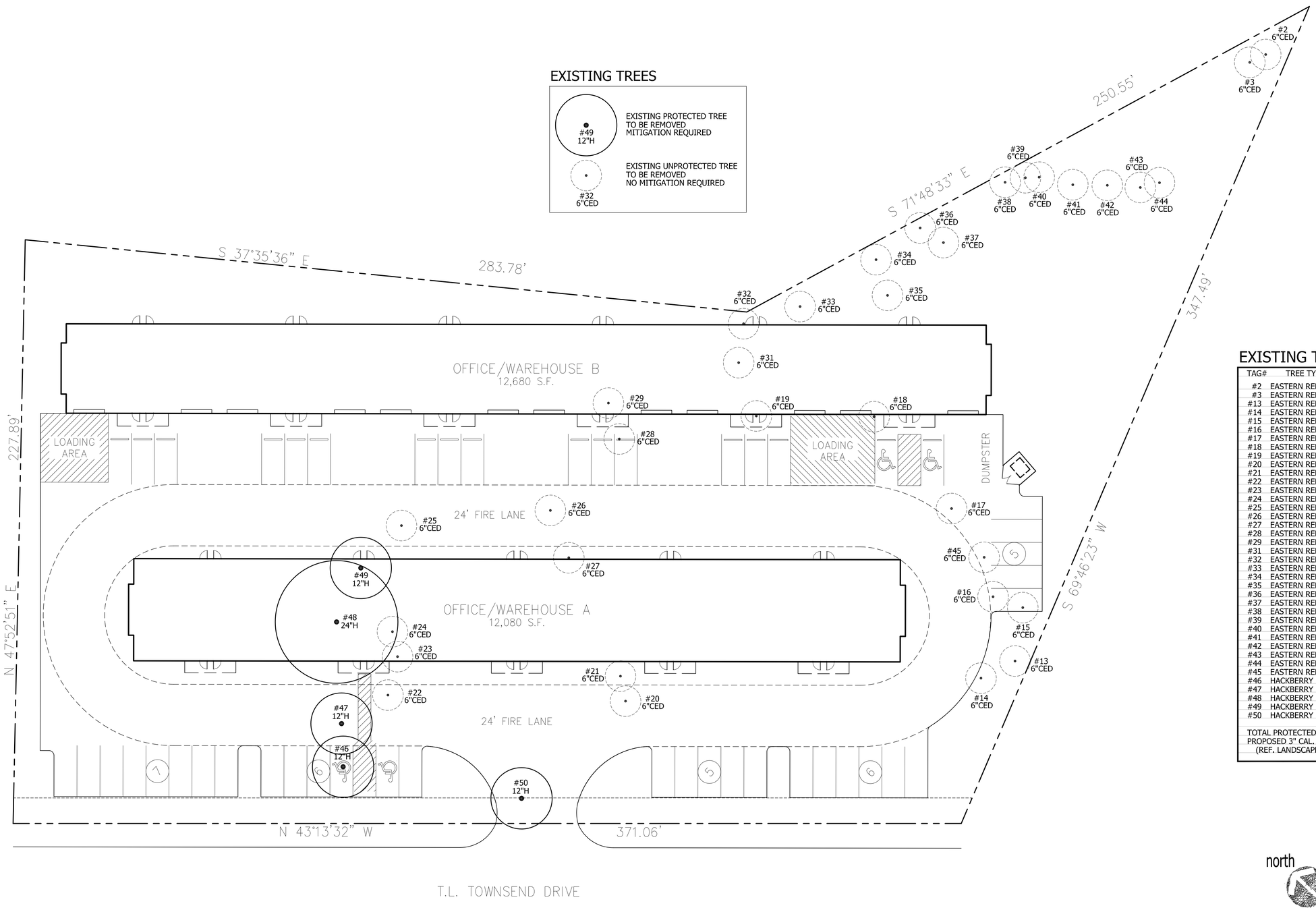

EXISTING TREES

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TOTAL PROTECTED TREES REMOVED 72"
PROPOSED 3" CAL. TREES 24 x 3" = 72"
(REF. LANDSCAPE PLAN)

north

scale: 1" = 20'-0"

0 20 75
10 50

appr. by:
drawn by:
date: 05-16-19

revisions

REGISTERED LANDSCAPE ARCHITECT
WILLIAM H. LEEMING III
1133
STATE OF TEXAS

Leeming Design Group
Landscape Architecture
4913 Bufe, Snow Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-0809 Fax (817) 577-0806 leemingdesigngroup@sbcglobal.net

TREESCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

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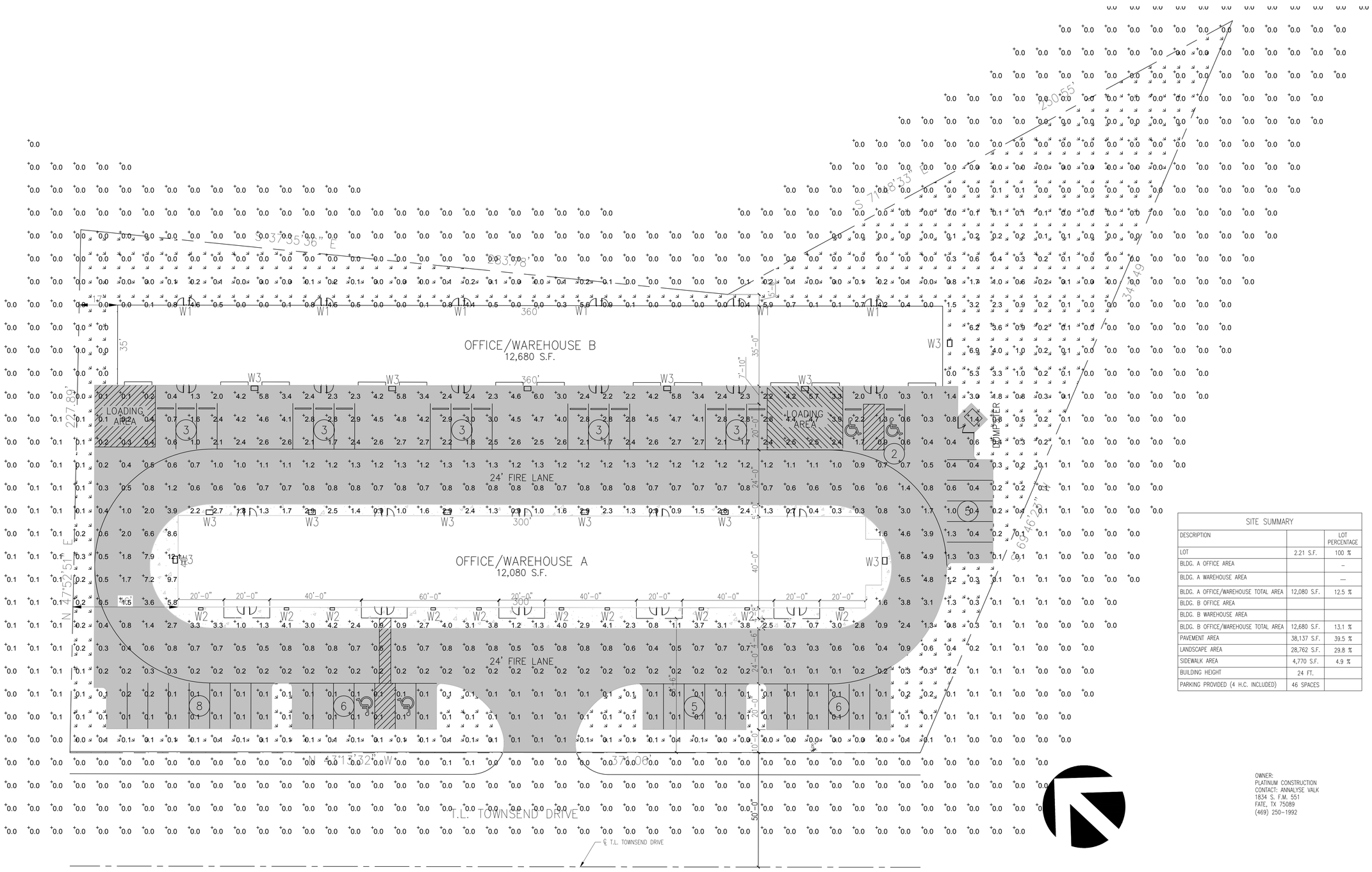


SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
BLDG. A OFFICE AREA		–
BLDG. A WAREHOUSE AREA		—
BLDG. A OFFICE/WAREHOUSE TOTAL AREA	12,080 S.F.	12.5 %
BLDG. B OFFICE AREA		
BLDG. B WAREHOUSE AREA		
BLDG. B OFFICE/WAREHOUSE TOTAL AREA	12,680 S.F.	13.1 %
PAVEMENT AREA	38,137 S.F.	39.5 %
LANDSCAPE AREA	28,762 S.F.	29.8 %
SIDEWALK AREA	4,770 S.F.	4.9 %
BUILDING HEIGHT	24 FT.	
PARKING PROVIDED (4 H.C. INCLUDED)	46 SPACES	

OWNER:
PLATINUM CONSTRUCTION
CONTACT: ANNALYSE VALK
1834 S. F.M. 551
FATE, TX 75089
(469) 250-1992

PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

Revisions

No.	Descriptions/Issue	Date

Project Name and Location:

PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	1" = 20'
Sheet No.	6 of 7

Drawing Name:

PHOTOMETRIC SITE PLAN

E1.1

PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	W1
PREPARED BY: RAMSAY & REYES ARCHITECTURE - MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	DATE: 5/17/2019

Catalog Number:
Notes:
Type:

Contractor Select™

LIL LED

Wall Mount Lighting

The Lithonia Lighting® LIL wall pack is just 5 inch x 5 inch in size and delivers 800 lumens using only 8 watts. It is the ideal, compact "over-the-door" lighting solution for commercial and residential applications.

FEATURES:

- Replaces up to 100W incandescent lamps, saves 90% energy
- Elegant and compact LED solution, Photocell and battery pack options available
- Back box accessory available for conduit wiring

PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	W2
PREPARED BY: RAMSAY & REYES ARCHITECTURE - MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	DATE: 5/17/2019

Catalog Number:
Notes:
Type:

Decorative Wall-Mounted Lighting

WSTM

COMPACT FLUORESCENT:
26QTT
36-42TRT

FEATURES & SPECIFICATIONS

INTENDED USE — For building- and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast door frame has a 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone.

Finish: Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder finish, with other architectural colors available. Striping is also available.

OPTICS — Hydroformed reflector for superior uniformity and control. Medium throw (MD) full cutoff distribution only.

ELECTRICAL — Compact fluorescent utilizes an electronic, high frequency ballast. Compact fluorescent socket is four-pin positive latching thermoplastic. UL Listed. Quick-disconnect plug easily disconnects reflector from ballast and fixture from supply wires.

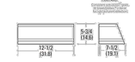
INSTALLATION — Easily installed using provided mounting strap. Mount to any non-combustible vertical surface over a 4" round or square recessed outlet box (by others). Back access through slotted gasket.

LISTINGS — Listed and labeled to UL standards. Listed and labeled to CSA standards (see Options). NOM Certified (see Options). IP65 rated. Wet location listed.

WARRANTY — 5 year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_Conditions.aspx

Note: Specifications subject to change without notice.

Specifications
Length: 12-1/2" (31.8)
Depth: 7-1/2" (19.1)
Height: 5-3/4 (14.6)
Weight: 16.0 lbs (6.35 kg)



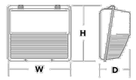
PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	W3
PREPARED BY: RAMSAY & REYES ARCHITECTURE - MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	DATE: 5/17/2019

TWH LED

LED Wall Luminaire

Specifications

Width: 16-1/4" (412.8cm)
Height: 15-3/4" (400.0cm)
Depth: 8" (203.2cm)
Weight: 28 lbs (12.7 kg)



A+ Capable options indicated by this color background.

Catalog Number:
Notes:
Type:

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability†
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background‡

To learn more about A+, visit www.acuitybrands.com/aplus.
1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL.

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

Revisions

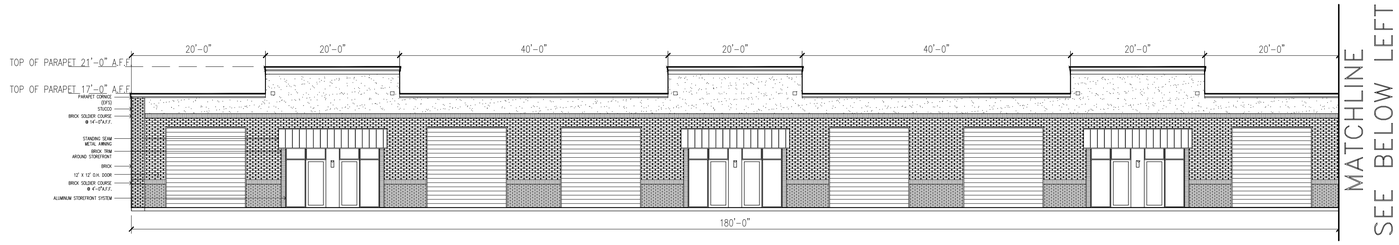
No.	Descriptions/Issue	Date

Project Name and Location:
PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

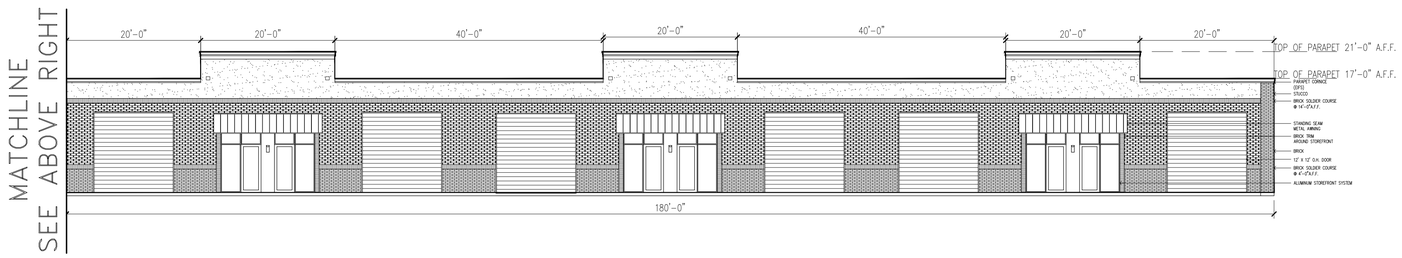
Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	1" = 20'
Sheet No.	7 of 7

Drawing Name:
OUTDOOR LIGHT SPECS.

E1.2



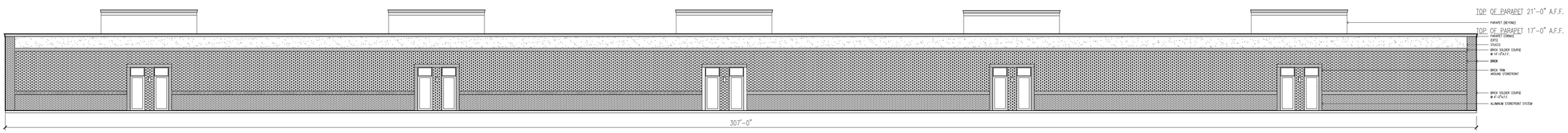
MATERIAL USAGE (%) –BLDG B WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		6,600	
DOORS & WINDOWS (DEDUCTED)		2,376	
ACCOUNTABLE AREA		4,224	100%
MASONRY (BRICK)		2,681	67%
MASONRY (3–STEP STUCCO)		1,262	27%
EIFS (MOLDING)		280	6%



MATERIAL USAGE (%) – BLDG B. EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		6,120	
DOORS & WINDOWS (DEDUCTED)		252	
ACCOUNTABLE AREA		5,868	100%
METAL		5,868	100%
		0	0%
		0	0%

BUILDING B – WEST ELEVATION

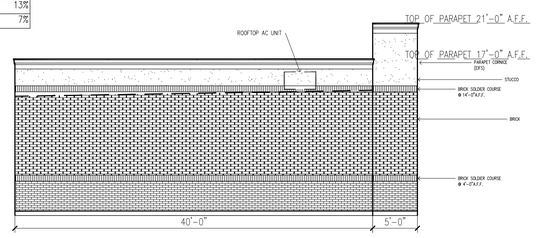
SCALE: 3/32" = 1'



MATERIAL USAGE (%) – BLDG A NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		765	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		765	100%
MASONRY (BRICK)		612	80%
MASONRY (3–STEP STUCCO)		103	13%
EIFS (MOLDING)		50	7%

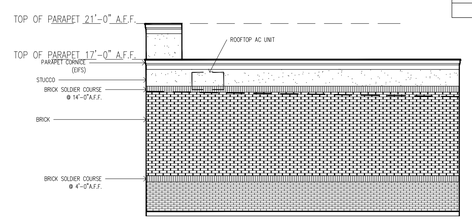
BUILDING B – EAST ELEVATION

SCALE: 3/32" = 1'



BUILDING B – NORTH ELEVATION

SCALE: 1/8" = 1'



BUILDING B – SOUTH ELEVATION

SCALE: 1/8" = 1'

MATERIAL USAGE (%) – BLDG A SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		785	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		764	100%
MASONRY (BRICK)		614	80%
MASONRY (3–STEP STUCCO)		100	13%
EIFS (MOLDING)		50	7%

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

Revisions		
No.	Descriptions/Issue	Date

Project Name and Location:

PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	AS SHOWN
Sheet No.	3 of 7

Drawing Name:

BLDG. B ELEVATIONS

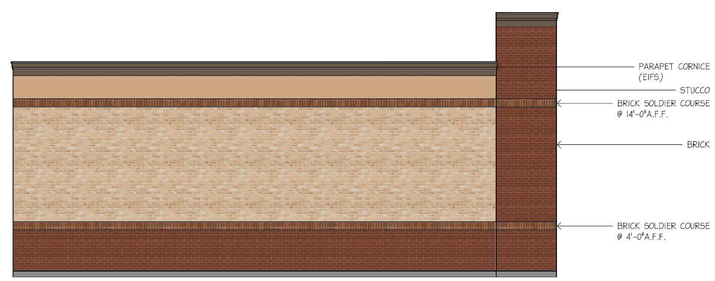
A–2

PROPOSED NEW OFFICE/ WAREHOUSE FACILITY

MAY 16, 2019

PLATINUM SELF STORAGE
TOWNSEND DR.
ROCKWALL, TEXAS 75087

PORTION OF BUILDING AT THE
EAST



PROPOSED NEW OFFICE/ WAREHOUSE FACILITY

MAY 16, 2019

PLATINUM SELF STORAGE
TOWNSEND DR.
ROCKWALL, TEXAS 75087

NORTH ELEVATION

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

TO:	Planning and Zoning Commission
DATE:	June 11, 2019
APPLICANT:	Annalyse Valk; Platinum Construction
CASE NUMBER:	SP2019-018; *Site Plan for Office/Warehouse at 1491 T. L Townsend Dr.*

SUMMARY

Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

BACKGROUND

The subject property was annexed in 1980 [*Ordinance No. 80-09*], is zoned Light Industrial (LI) District, is addressed as 1491 T. L. Townsend Drive, and is currently vacant. In 2017, the applicant submitted a request for approval of a site plan [*Case No. SP2017-018*] for a multi-tenant office/warehouse on the subject property. At that time, the proposed office/warehouse facility matched the office/warehouse facility -- *that had just been approved* -- located just north of this property, and which is owned by the applicant. After receiving staff's comments, the applicant requested to withdraw the request in order to revise the submittal to address staff's comments.

PURPOSE

The applicant is requesting approval of a site plan for a multi-tenant office/warehouse facility on the subject property, which is currently vacant.

ADJACENT LAND USES AND ACCESS

The subject property is located 1491 T. L. Townsend Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property there are several light industrial facilities (*e.g. Redi-Mix Concrete, Rockwall Mini Storage, and Hemisphere Brewing*) followed by IH-30. These areas are zoned Light Industrial (LI) District. Beyond this is a house or worship (*i.e. Church of Christ*) and several light industrial facilities (*e.g. Checkmate Embroidery, AACA Parts and Supplies, and T1 Auto*). These areas are zoned Commercial (C) and Light Industrial (LI) District.

South: Directly south of the subject property is T. L. Townsend Drive, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a single-family residential subdivision (*i.e. Townsend Village Subdivision*) that is zoned Planned Development 10 (PD-10) for single-family detached, multi-family, general retail, townhome, and light industrial land uses. Following this is SH-276, which is identified as a M4U (*major collector, four [4] lane undivided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property there are several light industrial facilities (*e.g. Renegade Customs, Jowers Warehouse, and Dallas Glass*) followed by a large vacant tract of land. These areas are zoned Light Industrial (LI) and Heavy Commercial (HC) District. Beyond this is a senior living facility (*i.e. the Mansions*) and John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Following this is a single-family residential subdivision (*i.e. Rockwall Downes Subdivision*). These areas are zoned Planned Development District 10 (PD-10) for single-family residential detached, multi-family, general retail, townhome, and light industrial land uses.

West: Directly west of the subject property is T. L. Townsend Drive, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan followed by a single-family residential subdivision (*i.e. Townsend Village Subdivision*) that is zoned Planned Development 10 (PD-10) for single-family detached, multi-family, general retail, townhome, and light industrial land uses. Following this there are several commercial buildings (*e.g. Costco, Platinum Self Storage, Rockwall Toyota*) that are zoned Commercial (C) and Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. an office/warehouse*) is allowed by-right in a Light-Industrial (LI) District and will not require any additional approvals with regard to land use. With the exception of the exceptions being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500*	*X=96,268 SF: In Conformance*
Minimum Lot Frontage	*100-Feet*	*X=371-Feet: In Conformance*
Minimum Lot Depth	*125-Feet*	*X=228-Feet: In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X=25-Feet: In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-Feet: In Conformance*
Minimum Side Yard Setback	*15-Feet*	*X=15-Feet: In Conformance*
Maximum Building Height	*60-Feet*	*X=17-22-Feet: In Conformance*
Max Building/Lot Coverage	*60%*	*X=24%: In Conformance*
Minimum Masonry Requirement	*90%*	*X=91-94%: In Conformance*
Minimum Number of Parking Spaces	*53 Spaces*	*X=53 Spaces: In Conformance*
Minimum Stone Requirement	*20%*	*X=0-34%: Not In Conformance*
Minimum Landscaping Percentage	*10%*	*X=34%: In Conformance*
Maximum Impervious Coverage	*90-95%*	*X=65%: In Conformance*

TREESCAPE PLAN

The applicant has provided a treescape plan identifying 72 caliper-inches of protected trees that are required to be removed in order to develop the site. The trees being removed include four (4) Hackberry trees that are 12 caliper-inches and one (1) Hackberry tree that is 24 caliper-inches. According to Section 5, *Tree Mitigation*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), the trees are identified as secondary protected trees and shall be replaced with a half-inch for every inch removed. In this case, the applicant is required to mitigate for 48 caliper-inches. According to the submitted treescape plan, the applicant intends to provide 72 caliper-inches of trees on-site. This will satisfy the mitigation balance on the subject property.

CONFORMANCE WITH THE CITY'S CODES

According to the submitted site plan, the facility will consist of two (2) buildings that are approximately 12,200 SF, utilize a flat roof design, and will be constructed of a combination of brick, stone, and stucco. *Building A* will be adjacent to T. L. Townsend Drive will consist of offices. *Building B* will be situated behind *Building A*, will consist of warehouse space, and have roll-up bay doors. The submitted site plan indicates that all of the roll-up doors will face toward *Building A* and will have limited visibility from T. L. Townsend Drive. According to Subsection 7.03, *Non-Residential District Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards,* of the Unified Development Code (UDC), the minimum masonry requirement for buildings located within a Light Industrial (LI) District is 90% primary materials and/or a maximum of 10% secondary materials. Additionally a minimum of 20% stone is required on all building facades, and the use of cementitious materials (*e.g. stucco, cementitious lap siding, or similar materials*) shall be limited to 50% of each façade and shall not be used in the first four (4) feet from grade. Each building is also required to incorporate accent brick or stone or brick and stone patterns and materials that provide contrast on the façade. In this case, the proposed building utilizes a combination of brick, stone, and stucco. With the exception of the east façade of *Buildings A & B*, proposed buildings appear to be in conformance with the masonry requirements of the Unified Development Code (UDC).

Section 5, *Industrial Distric*t, of Article V, *District Development Standards,* of the Unified Development Code (UDC), stipulates that all buildings located in a Light Industrial (LI) District conform to building articulation required on all primary and secondary facades. In this case, with the exception of the east façade of *Buildings A & B*, the proposed buildings appear to be in conformance with the requirements of the Unified Development Code (UDC). Staff should note, the applicant has the ability to conform to the masonry and building articulation requirements; however, the applicant has cited the limited visibility of the east façade as the motivation for requesting the exceptions. Should the Planning and Zoning Commission approve the exceptions, staff has recommended to the applicant that a thick vegetative screen consisting of a combination of bushes, grasses, and/or mature trees be planted adjacent to the southeast and northeast property lines to provide additional screening. This has been made a condition of approval.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances/exceptions to the requirements of the Unified Development Code (UDC):

(1) Construction Materials.

(a) *Primary Materials*. Subsection 5.01, *General Industrial Standards*, of Section 5, *Industrial District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) requires each exterior wall of a building's façade consist of a minimum of 20% stone (*i.e. natural or synthetic/cultured*). In this case the applicant is proposing to provide no stone on the east elevation of *Buildings A & B*. According to the applicant, the east elevation of *Buildings A & B* will not be visible. Staff should note, the east elevation of *Building A* will be highly visible from *Building B* and the east elevation of *Building B* may be visible from Kristy Lane and the adjacent properties. The Unified Development Code (UDC) grants the Planning and Zoning Commission the ability to consider exceptions to the building material requirements on a case-by-case basis pending a recommendation by the Architectural Review Board (ARB). The Unified Development Code (UDC) requires the submission and approval of material samples and building elevations for the structure. Staff has not received material samples; however, the applicant has provided photographic images of the proposed materials.

(2) Building Articulation.

(a) *Secondary Building Facades.* Subsection 5.01, *General Industrial Standards*, of Section 5, *Industrial District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), requires secondary building facades have a maximum wall length not exceeding three (3) times the wall's height (*i.e. cannot exceed 51-feet in length*). Walls that exceed the maximum length are required to incorporate a secondary entryway or architectural element. The wall projection is required to be a minimum of 15% of the wall's length (*i.e. a minimum of 54-feet in length*). The architectural element must project a minimum of 15% of the wall's height (*i.e. ~three [3] feet in width*), and shall extend a minimum of 15% of the wall's height (*i.e. ~three [3] feet in length*). In this case, the applicant is not providing a wall projection on the east elevation of *Buildings A & B* and approval of an exception to the vertical and horizontal articulation requirements is required. According to the applicant, these facades will not be visible from the street. Staff should note, the east elevation of *Building A* will be highly visible from *Building B*, and the east elevation of *Building B* may be visible from Kristy Lane and the adjacent properties. The Unified Development Code (UDC) grants the Planning and Zoning Commission the ability to consider exceptions to the building articulation requirements on a case-by-case basis pending a recommendation by the Architectural Review Board (ARB). When considering exceptions to the building articulation requirements, the Planning and Zoning Commission is tasked with determining if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future.

These exceptions are discretionary decisions for the Planning and Zoning Commission and require approval by a simple-majority. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OurHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated within the IH-30 Corridor District, which is the primary retail corridor for the City of Rockwall. Currently, the corridor is approximately 55% developed and serves as a gateway for both the City and County of Rockwall. Current land uses include retail, personal services, medical services, and industrial land uses. The health of the IH-30 corridor is crucial to maintaining a high per capita sales tax for the City of Rockwall. In order to achieve this, the district is primarily designated as Special Commercial Corridor (SC). The Special Commercial Corridor (SC) is intended to provide an area for commercial/retail and regional/commercial retail activity centers that are capable of serving the entire region. Primary land uses within the district include regional shopping centers, entertainment, retail, personal services, restaurants, corporate offices, employment, and recreational land uses. Secondary land uses include residential, open space, trails, banks, service stations, and institutional/civic land uses. The Comprehensive Plan strives for secondary land uses to be integrated within larger developments in order to maintain the characteristics of the district.

In this case, subject property is located directly across the street from a single-family residential subdivision (*i.e. Townsend Village Subdivision*) and is currently zoned Light Industrial (LI) District. The proposed development (*i.e. office/warehouse*) appears to be compatible with the *current* land uses of the IH-30 Corridor District (*i.e. industrial land uses*); however, since the intent of the Special Commercial Corridor (SC) is to provide an area for commercial/retail and regional/commercial land uses, the applicant's request does not appear to align with the *future land uses* of the Special Commercial Corridor. With that being said, just northwest of the subject property is an office/warehouse facility that is constructed with a similar design and materials. Given the proximity of the existing neighboring land uses (*e.g. a concrete batch facility*), and the fact that *Building A* (*i.e. the most visible building*) will contain offices only, the request appears to conform to the Comprehensive Plan. Additionally, *Building A* serves as a transition from the higher intensity light industrial uses to the east to the lower intensity single-family residential to the west.

ARCHITECTURAL REVIEW BOARD (ARB):

On May 28, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested the applicant make revisions in order to match the applicant's existing office warehouse facility located at 1450 T. L. Townsend Drive. The applicant has provided revised building elevations that will be reviewed by the Architectural Review Board (ARB) and a recommendation will be forwarded to the Planning and Zoning Commission at the *June 11, 2019* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's site plan and associated exceptions, then staff would propose the following conditions of approval:

(1) The developer shall plant a thick vegetative screening consisting of a combination of bushes, grasses, and/or mature trees adjacent to the northeast and southeast property lines;

(2) The developer shall submit a revised landscape plan showing the location and landscape materials proposed for the landscape screening; and

(3) 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.

City of Rockwall

Project Plan Review History

				Applied	5/21/2019 DG
Project Number	SP2019-018	**Owner**	SARO Partners LLC	**Approved**	
Project Name	Office/Warehouse	**Applicant**	Platimum Construction	**Closed**	
Type	SITE PLAN			**Expired**	
Subtype				**Status**	
Status	Staff Review				

Site Address	**City, State Zip**	**Zoning**
1491 T L Townsend Dr	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
Bodin Industrial Addition		A	6		

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/21/2019	5/28/2019	5/24/2019	3	APPROVED	
ENGINEERING	Sarah Hager	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	

(5/23/2019 3:56 PM SH)
- 4% Engineering Fees.
- Impact fees.
- All parking adjacent to the building to be 20'x9' and others to be 18'x9'.
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Easements must be included on the plat.
- Must have detention. Manning's C value is per zoning and is for the entire site.
- There are multiple drainage basins on this site. Must not increase water to any basin.
- Dumpster is currently blocked by parking.
- No walls in detention. Grading at 4:1 max.
- Line up the driveway with Trowbridge.
- Must install a 5' sidewalk along Townsend.
- Water and sewer available.
- Must meet all City Standards of Design and Construction.
- No trees within 5' of water line in Townsend Blvd. ROW.

ROW must be sodded prior to acceptance.

FIRE	Ariana Hargrove	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(5/23/2019 4:25 PM AA) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction. Fire hydrants shall be provided within 600-ft. to all portions of the buildings exterior walls. Fire hydrants utilized to meet the requirements of this section shall be available to fire department personnel with no obstructions, which cannot be crossed by fire fighters pulling hose lines. Proposed new fire hydrants shall be indicated on the plans. Existing fire hydrants to be considered for the use shall be indicated on the plans. Presence of automatic fire sprinkler system shall be indicated on the plans. Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans. The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.							
GIS	Lance Singleton	5/21/2019	5/28/2019	5/22/2019	1	APPROVED	See comments
(5/22/2019 11:52 AM LS) Address will be: 1491 S T L TOWNSEND DR, ROCKWALL, TX 75032							
PLANNING	Korey Brooks	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

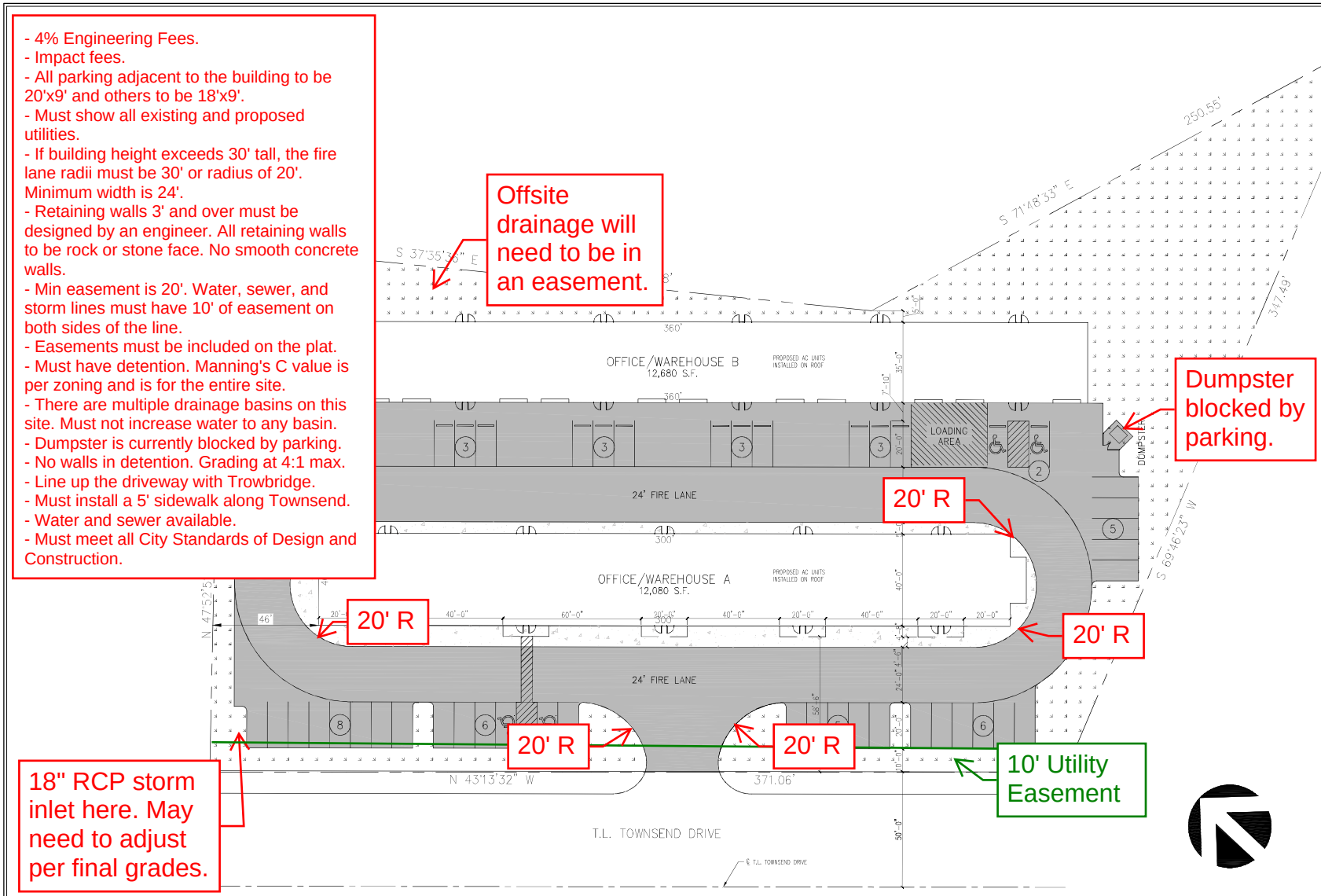
SP2019-018 Site Plan for Office/Warehouse: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1. This is a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive.
2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
3. For reference, include the case number (SP2019-018) in the lower right hand corner of all pages on future submittals.
4. Sheet S-1—Please add the following to the site data table: pervious vs. impervious area and %, req. parking, office SF, warehouse SF.
5. Sheet S-1—Please add engineering information (e.g. all easements, radii, topo, etc) graphic scale, vicinity map.
6. Sheet S-1—Please label property line.
7. Sheet S-1---Please show full extend of T.L. Townsend and label centerline.
8. Sheet S-1—What is the hatch pattern covering the site? Please remove
9. Sheet S-1—Please show fireline and one shade of grey and non-firelane/sidewalks as a lighter shade.
10. Sheet S-1—Please show all sidewalks
11. Sheet S-1—Please provide paving material and depth.
12. Sheet S-1--what is the hatch pattern closest to the buildings?
13. Sheet S-1—Please show all building setbacks and landscape buffers.
14. Sheet S-1—Please show adjacent properties and provide property information.
15. Sheet S-1—Please note that as drawn, this will need variances to horizontal articulation.
16. Sheet S-1—Please note that Building B appears to be too close to the property line. Please provide dimension from building to all property lines.
17. Sheet S-1—Please note that parking spaces are 9x20. Please dimension a typical parking space.
18. Sheet S-1—Please label the space between each group of parking spaces.
19. Sheet S-1—What are the “L” shape lines next to each of the doors on Building A?
20. Sheet S-1—Please note that no parking space shall be more than 80-feet from a large tree.
21. Sheet S-1—Please provide owner/engineer/developer information on site plan.
22. Sheet S-1—Please note that the dumpster enclosure shall be 6-feet in height and constructed of materials matching main structure with opaque self-latching gate. Please add note to plans.
23. Sheet S-1—Please note that all plans need to be prepared by a registered architect, engineer, or landscape architect. There does not appear to be any engineer/architect seal on the site plan.
24. Sheet L-1—Please note that the min caliper-inch off trees is 4 caliper inches.
25. Sheet L-1—Please provide vicinity map
26. Sheet L-1—For clarity, please do not show stippling under the tree symbols.
27. Sheet L-1—Please show the full extent of TL. Townsend and show and label centerline.
28. Sheet L-1—Please note that no parking space shall be more than 80-feet from a large tree.
29. Sheet L-1—For clarity, please see note above regarding pavement/firelane shading.
30. Sheet L-1—Please dimension a typical parking space.
31. Sheet L-1—Please label the large space between the groups of parking spaces at Building B.
32. Sheet L-1—Please show all sidewalks
33. Sheet L-1—Please note that the building footprints are not consistent with the site plan.
34. Sheet L-1—Please provide site data table
35. Sheet L-1—Please show and label adjacent properties.
36. Sheet L-1—Please dimension drive approach.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

37. Sheet T-1—Please see notes from L-1
38. Sheet E1.1—Please remove the hatch from the site.
39. Sheet E1.1—Please darken and label property line
40. Sheet E1.1—Please site data table
41. Sheet E1.1—Please provide vicinity map
42. Sheet E1.1—Please show and label adjacent properties.43. Sheet E1.1—Please provide graphic scale
44. Sheet E1.2—Please note that all fixtures must be fully shielded and pointed downward. The third fixture shown on this page is not fully shielded.
45. Sheet E1.1—Please note that the building footprints are not consistent with site plan and landscape plan.
46. Sheet A-2—Please add site data table
47. Sheet A-2—Please note that each building needs its own set of elevations.
48. Sheet A-2—Please indicate which elevation faces the street.
49. Sheet A-2—Please note that as drawn, the building elevations will need several variances: vertical and horizontal articulation, 4-sided architecture, no stone. All 4 sides of the buildings will need to be architectural finished with the same materials and elements as the front.
50. Sheet A-2—Please note that the min stone requirement is 20%
51. Sheet A-2—Please dash-in rooftop units on all elevations and show how they will be screened.
52. Sheet A-2—Please note that although this sheet refers to Building B, the two material percentage charts at the bottom of the page refer to Building A.
53. Sheet A-2—Building B, South Elevation notes the same scale as the North Elevation, however, they are not drawn to the same scale.
54. Sheet A-2—Building B, North Elevation appears to show a tower element projecting from the facade; however, the South Elevation does not show a projecting element.
55. The Architectural Review Board (ARB) meeting for this case will be held on May 28, 2019 at 5:00 p.m.
56. 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 June 4, 2019. The Planning and Zoning Worksession for this case will be May 28, 2019, at 6:00 p.m. The Planning and Zoning Meeting will be June 11, 2019

- 4% Engineering Fees.
- Impact fees.
- All parking adjacent to the building to be 20'x9' and others to be 18'x9'.
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Easements must be included on the plat.
- Must have detention. Manning's C value is per zoning and is for the entire site.
- There are multiple drainage basins on this site. Must not increase water to any basin.
- Dumpster is currently blocked by parking.
- No walls in detention. Grading at 4:1 max.
- Line up the driveway with Trowbridge.
- Must install a 5' sidewalk along Townsend.
- Water and sewer available.
- Must meet all City Standards of Design and Construction.



SITE PLAN
SCALE: 1" = 20'

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
BLDG. A OFFICE AREA		–
BLDG. A WAREHOUSE AREA		–
BLDG. A OFFICE/WAREHOUSE TOTAL AREA	12,080 S.F.	12.5 %
BLDG. B OFFICE AREA		
BLDG. B WAREHOUSE AREA		
BLDG. B OFFICE/WAREHOUSE TOTAL AREA	12,680 S.F.	13.1 %
PAVEMENT AREA	38,137 S.F.	39.5 %
LANDSCAPE AREA	28,762 S.F.	29.8 %
SIDEWALK AREA	4,770 S.F.	4.9 %
BUILDING HEIGHT	24 FT.	
PARKING PROVIDED (4 H.C. INCLUDED)	46 SPACES	

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

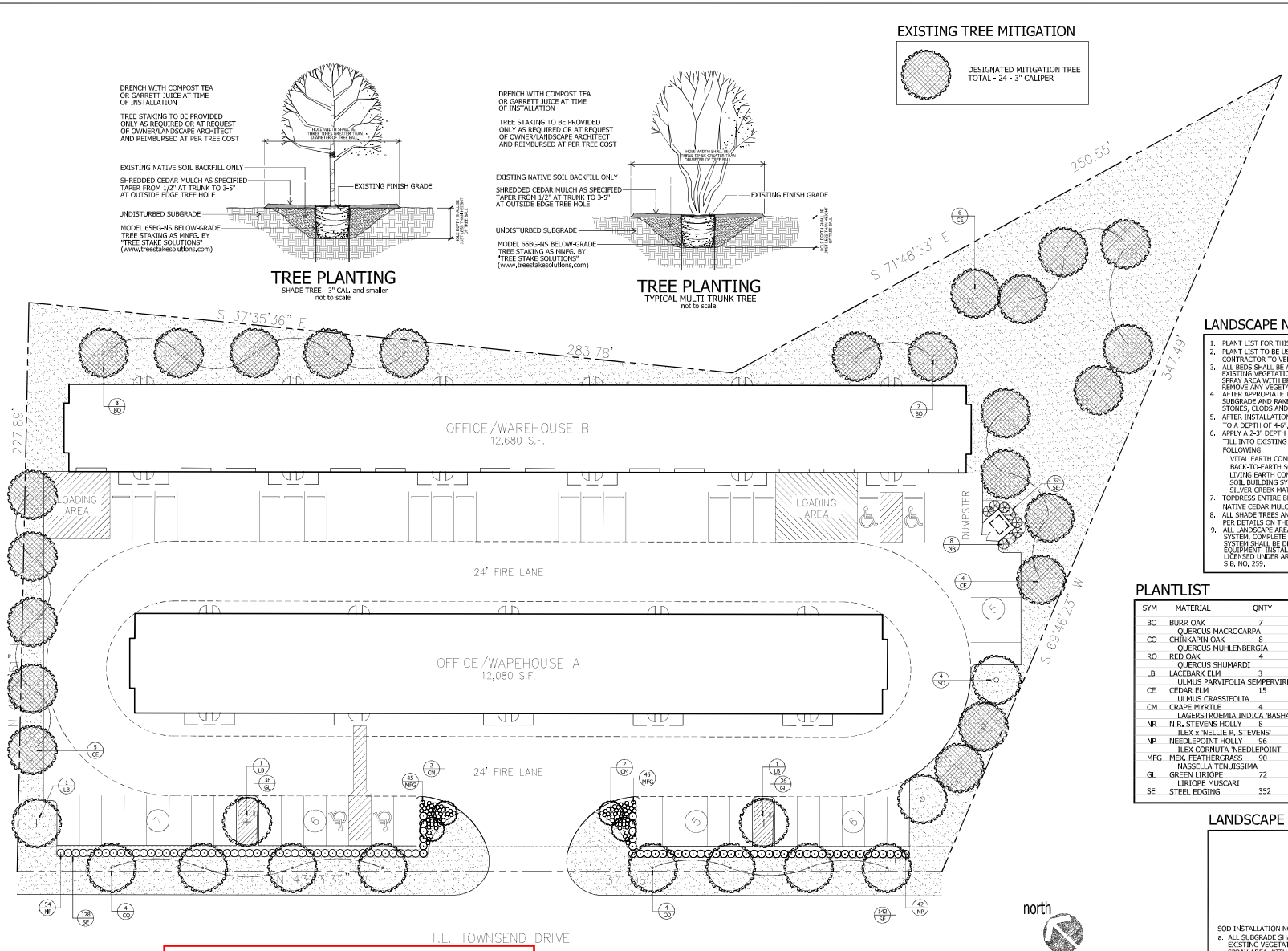
No.	Revisions Description/Name	Date

Project Name and Location:
PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	1" = 20'
Sheet No.	1 of 7

Drawing Name:
SITE PLAN

S-1



No trees within 5' of water line in Townsend Blvd. ROW.
ROW must be sodded prior to acceptance.

EXISTING TREE MITIGATION

DESIGNATED MITIGATION TREE
TOTAL - 24 - 3" CALIPER

CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
T.L. TOWNSEND
371.06' / 50 = 7.42 = 8 TREES REQUIRED
8 TREES PROVIDED

PARKING LOT LANDSCAPING
5% INTERIOR LANDSCAPE REQUIRED
45,948 SF x 5% = 2,298 SF REQUIRED
3,232 SF PROVIDED (7.03%)

1 TREE PER 10 SPACES
46 SPACES / 10 = 4.6 = 5 TREES REQUIRED
5 TREES PROVIDED

TOTAL LANDSCAPE AREA
20% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
96,490 SF x 20% = 19,298 SF REQUIRED
28,712 SF PROVIDED (29.76%)

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   VITAL EARTH COMPOST
   BACK-TO-EARTH SOIL CONDITIONER
   LIVING EARTH COMPOST
   SOIL BUILDING SYSTEMS COMPOST
   SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	7	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	8	3" CAL.	10-12'	5-6'	NURSERY GROWN	
RO	RED OAK QUERCUS SHUMARDI	4	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	3	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CE	CEDAR ELM ULMUS CRASSIFOLIA	15	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CM	CRAPE MYRTLE LAGERSTROEMIA INDICA 'BASHAM PINK'	4	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. STEVENS HOLLY ILEX x 'NELLIE R. STEVENS'	8	7 GAL.	42"	24"	CONT. GROWN	4'oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	96	5 GAL.	26"	18"	FULL	36"oc
MFG	MEX. FEATHERGRASS NASSELLA TENUISSIMA	90	1 GAL.	12"	10"	FULL	18"oc
GL	GREEN LIRIOPE LIRIOPE MUSCARI	72	1 GAL.	10"	10"	FULL	18"oc
SE	STEEL EDGING	352	LIN. FT.	REF. DETAIL			

LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

SOD INSTALLATION NOTES:
a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.

appr. by:
drawn by:
date: 05-16-19

revisions

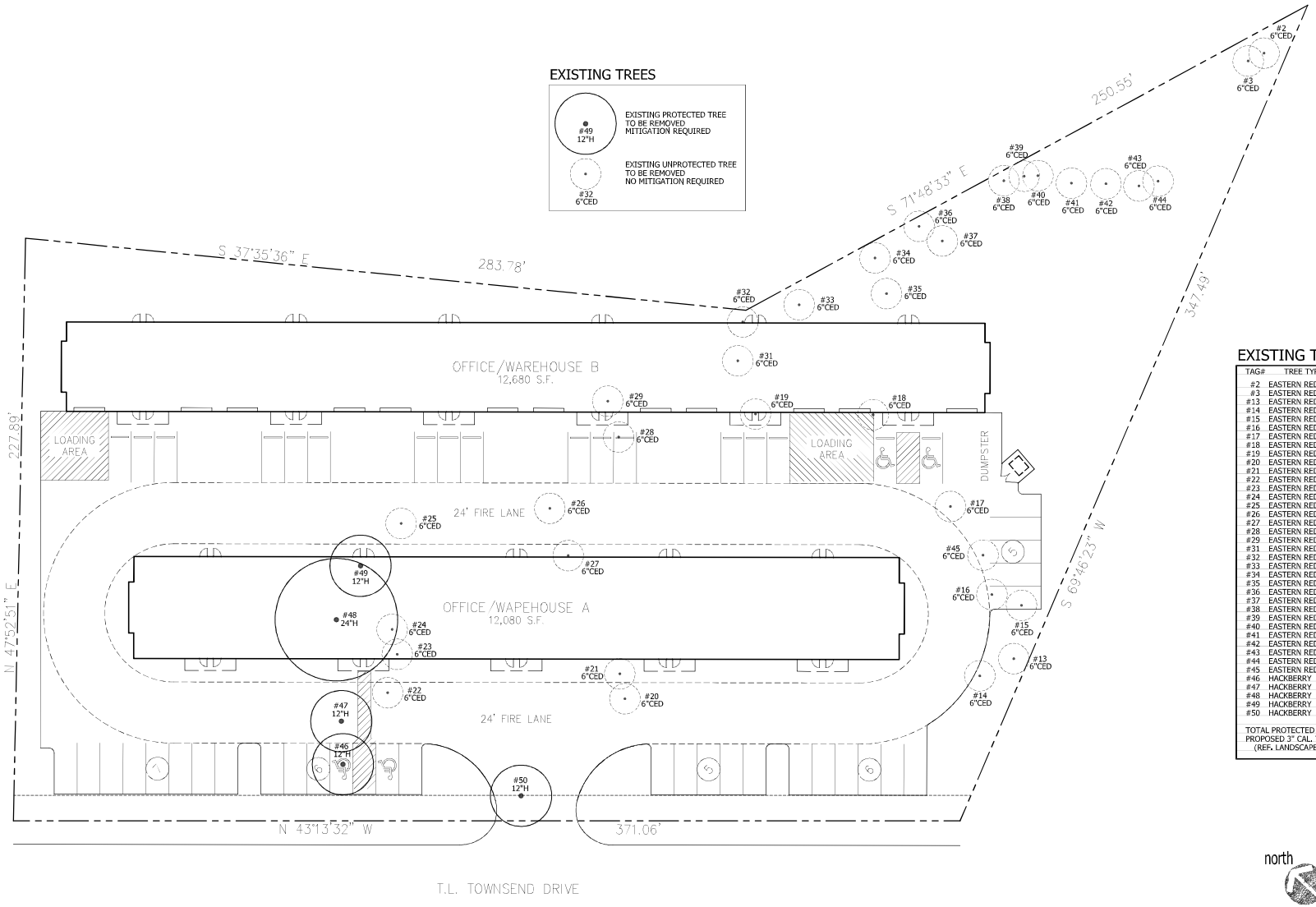
Leeming Design Group
Landscape Architecture
4015 Hogg Manor Drive, Suite 110-B North Richland Hills, Texas 76180
(817) 577-0400 Fax (817) 577-0406 leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
c:\Rockwall\Bodin Tract_
Bdg-base_Bodin.dwg

sheet
L-1



No trees within 5' of water line in Townsend Blvd. ROW.
ROW must be sodded prior to acceptance.

EXISTING TREES

TAG#	TREE TYPE	DBH	STATUS
#2	EASTERN RED CEDAR	6"	UNPROTECTED
#3	EASTERN RED CEDAR	6"	UNPROTECTED
#13	EASTERN RED CEDAR	6"	UNPROTECTED
#14	EASTERN RED CEDAR	6"	UNPROTECTED
#15	EASTERN RED CEDAR	6"	UNPROTECTED
#16	EASTERN RED CEDAR	6"	UNPROTECTED
#17	EASTERN RED CEDAR	6"	UNPROTECTED
#18	EASTERN RED CEDAR	6"	UNPROTECTED
#19	EASTERN RED CEDAR	6"	UNPROTECTED
#20	EASTERN RED CEDAR	6"	UNPROTECTED
#21	EASTERN RED CEDAR	6"	UNPROTECTED
#22	EASTERN RED CEDAR	6"	UNPROTECTED
#23	EASTERN RED CEDAR	6"	UNPROTECTED
#24	EASTERN RED CEDAR	6"	UNPROTECTED
#25	EASTERN RED CEDAR	6"	UNPROTECTED
#26	EASTERN RED CEDAR	6"	UNPROTECTED
#27	EASTERN RED CEDAR	6"	UNPROTECTED
#28	EASTERN RED CEDAR	6"	UNPROTECTED
#29	EASTERN RED CEDAR	6"	UNPROTECTED
#31	EASTERN RED CEDAR	6"	UNPROTECTED
#32	EASTERN RED CEDAR	6"	**UNPROTECTED**
#33	EASTERN RED CEDAR	6"	UNPROTECTED
#34	EASTERN RED CEDAR	6"	UNPROTECTED
#35	EASTERN RED CEDAR	6"	UNPROTECTED
#36	EASTERN RED CEDAR	6"	UNPROTECTED
#37	EASTERN RED CEDAR	6"	UNPROTECTED
#38	EASTERN RED CEDAR	6"	**UNPROTECTED**
#39	EASTERN RED CEDAR	6"	UNPROTECTED
#40	EASTERN RED CEDAR	6"	UNPROTECTED
#41	EASTERN RED CEDAR	6"	UNPROTECTED
#42	EASTERN RED CEDAR	6"	UNPROTECTED
#43	EASTERN RED CEDAR	6"	UNPROTECTED
#44	EASTERN RED CEDAR	6"	UNPROTECTED
#45	EASTERN RED CEDAR	6"	UNPROTECTED
#46	HACKBERRY	12"	PROTECTED
#47	HACKBERRY	12"	PROTECTED
#48	HACKBERRY	24"	PROTECTED
#49	HACKBERRY	12"	PROTECTED
#50	HACKBERRY	12"	PROTECTED

TOTAL PROTECTED TREES REMOVED 72"
PROPOSED 3" CAL. TREES 24 x 3" = 72"
(REF. LANDSCAPE PLAN)

north

scale: 1" = 20'-0"

0 20 75
10 50

appr. by:
drawn by:
date: 05-16-19

revisions

Leeming Design Group
Landscape Architecture
4015 Hugh Stone Drive, Suite 110-B
North Richland Hills, Texas 76180
(817) 577-2400 Fax (817) 577-2406
leemingdesigngroup@sbcglobal.net

TREESCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
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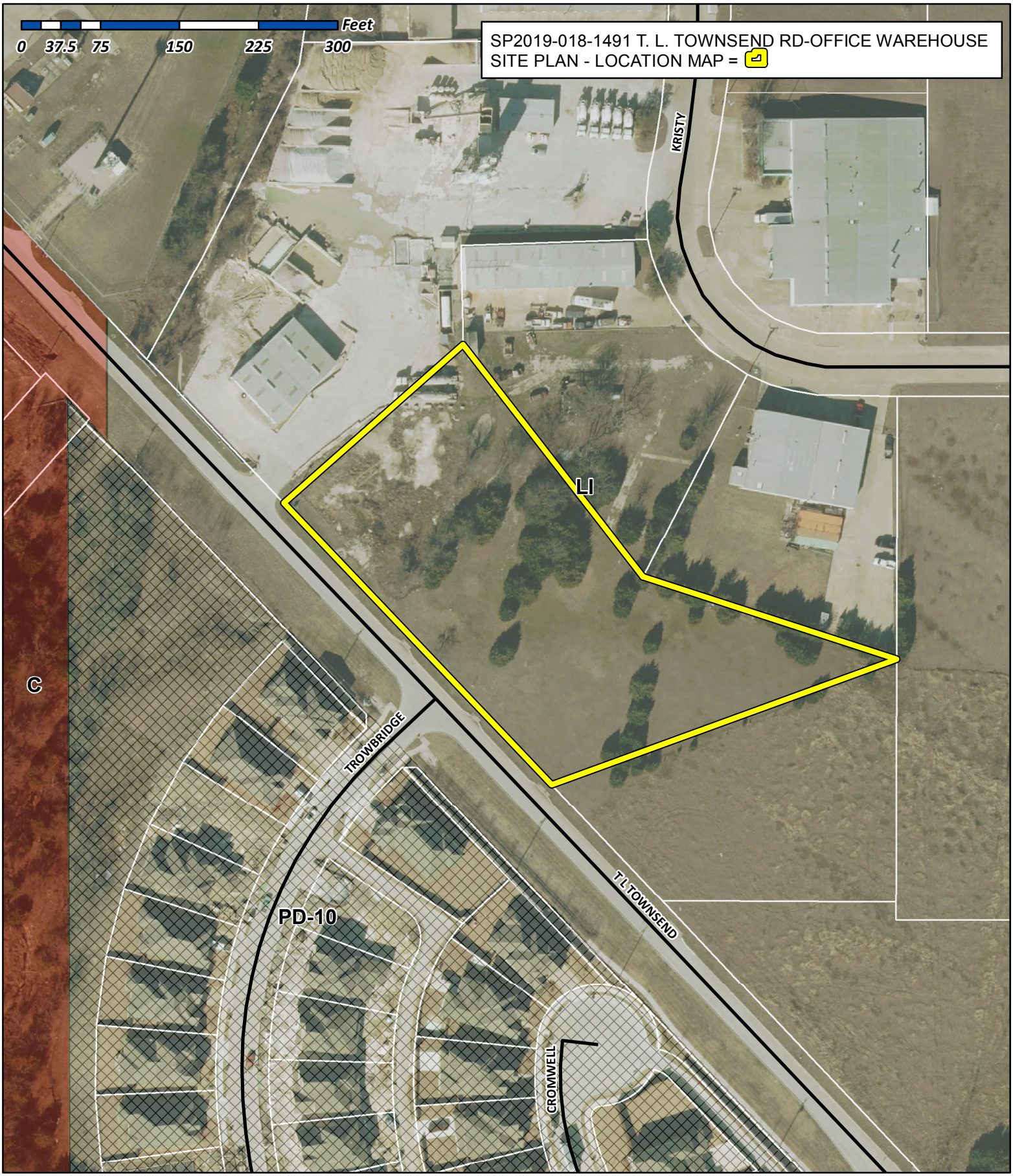
Bdg-base_Rpt\Rt.dwg

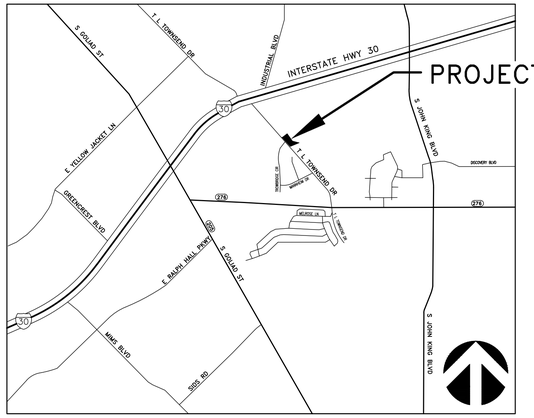
sheet
T-1



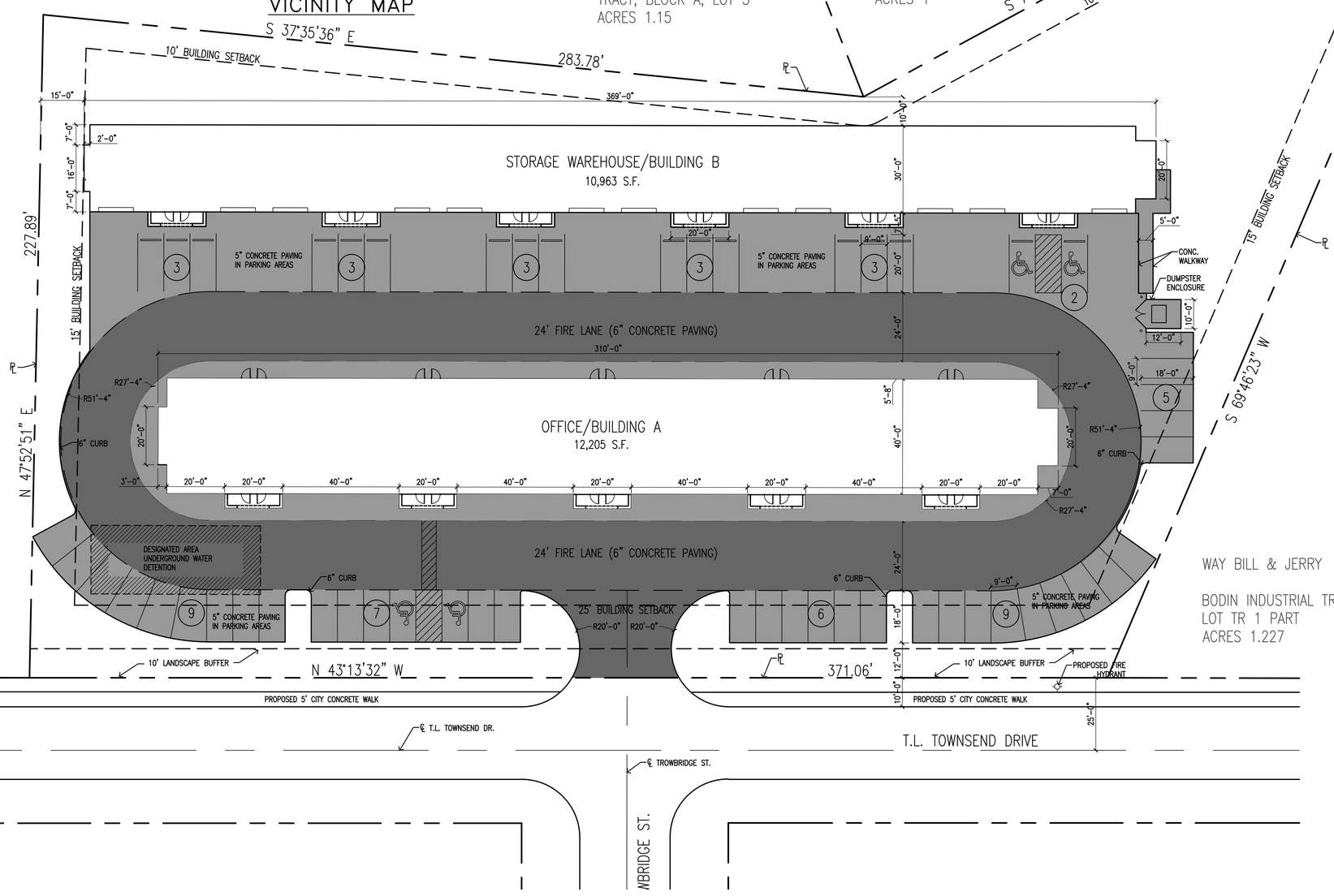
City of Rockwall

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

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



VICINITY MAP



SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,139 S.F.	12.6%
BLDG. B / WAREHOUSE TOTAL AREA	10,900 S.F.	11.3 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		
LANDSCAPE AREA	33,331 S.F.	32.5 %
SIDEWALK AREA	0	0.0 %
MAX. BUILDING HEIGHT PROPOSED	22 FT	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	12,139 S.F.	42
WAREHOUSE (1:1000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53

SITE PLAN

0 20' 40'

SCALE: 1" = 20'

OWNER:
PLATINUM CONSTRUCTION
CONTACT: ANNALYSE VALK
1450 TL Townsend Rd
Ste 100
Rockwall, TX 75032
(972) 722-2590

ARCHITECT:
RAMSAY & REYES, LLC
CONTACT: STEVEN REYES
2235 Ridge Rd.
Rockwall, TX 75087
(972)345-1684

REGISTERED ARCHITECT ROSS L. RAMSAY 2449 STATE OF TEXAS

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTIONS/ISSUE	DATE

PROJECT NAME AND ADDRESS:

PLATINUM BUISNESS PARK II
1491 T.L. TOWNSEND
ROCKWALL, TX 75087
BODIN INDUSTRIAL SUBDIVISION

PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	1" = 20'
SHEET NO.	2 of 10

DRAWING NAME:

SITE PLAN

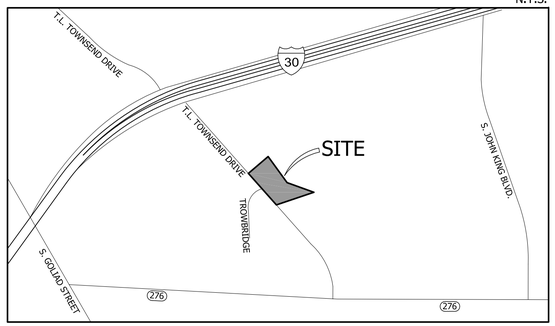
DRAWING NO.

S-1

CASE NO. SP2019-018

VICINITY MAP

N.T.S.



DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

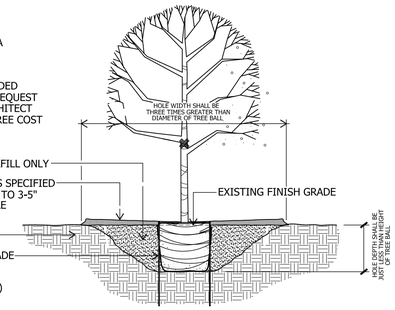
TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY

SHREDDED CEDAR MULCH AS SPECIFIED TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE

MODEL 65BG-NS BELOW-GRADE TREE STAKING AS MNFG. BY "TREE STAKE SOLUTIONS" (www.treestakesolutions.com)



TREE PLANTING

SHADE TREE - 3" CAL. and smaller
not to scale

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,139 S.F.	12.6%
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BUILDING HEIGHT	22 FT	
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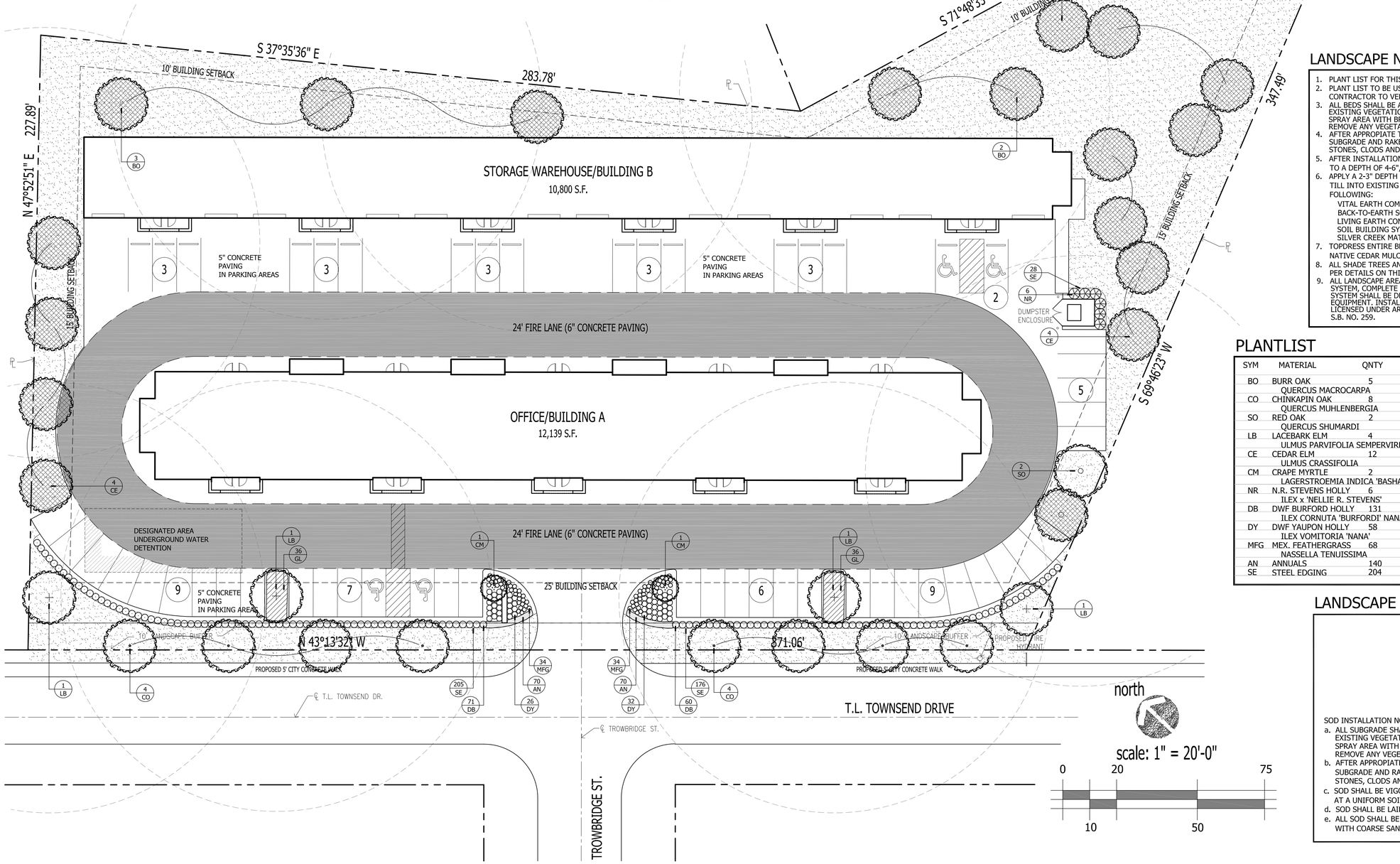
OFFICE (1:300 S.F.)	12,139 S.F.	42
WAREHOUSE (1:1000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53

EXISTING TREE MITIGATION

DESIGNATED MITIGATION TREE
TOTAL - 18 - 4" CALIPER



CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
T.L. TOWNSEND
$\frac{371.06'}{50}$ = 7.42 = 8 TREES REQUIRED
8 TREES PROVIDED

PARKING LOT LANDSCAPING
5% INTERIOR LANDSCAPE REQUIRED
45,948 SF x 5% = 2,298 SF REQUIRED
3,232 SF PROVIDED (7.03%)

1 TREE PER 10 SPACES
$\frac{46 \text{ SPACES}}{10}$ = 4.6 = 5 TREES REQUIRED
5 TREES PROVIDED

TOTAL LANDSCAPE AREA
20% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
96,268 SF x 20% = 19,254 SF REQUIRED
33,331 SF PROVIDED (34.62%)

LANDSCAPE NOTES

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   - BACK-TO-EARTH SOIL CONDITIONER
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   - SOIL BUILDING SYSTEMS COMPOST
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PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	5	3" CAL.	10-12'	5-6'	NURSERY GROWN	
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SO	RED OAK QUERCUS SHUMARDI	2	3" CAL.	10-12'	5-6'	NURSERY GROWN	
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CM	CRAPE MYRTLE LAGERSTROEMIA INDICA 'BASHAM PINK'	2	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. STEVENS HOLLY ILEX x 'NELLIE R. STEVENS'	6	7 GAL.	42"	24"	CONT. GROWN	4'oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	131	5 GAL.	18"	15"	FULL	30"oc
DY	DWF YAUPON HOLLY ILEX VOMITORIA 'NANA'	58	3 GAL.	12"	12"	FULL	24"oc
MFG	MEX. FEATHERGRASS NASSELLA TENUISSIMA	68	1 GAL.	12"	10"	FULL	18"oc
AN	ANNUALS	140	4" POT	TYPE TO BE DETERMINED			9"oc
SE	STEEL EDGING	204	LIN. FT.	REF. DETAIL			

LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

SOD INSTALLATION NOTES:

a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
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d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.

appr. by:
drawn by:
date: 05-16-19

revisions
05-30-19
06-04-19

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1132 ☆ STATE OF TEXAS

Leeming Design Group
Landscape Architecture
4913 Rolf, Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-0809 Fax (817) 577-0806 leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

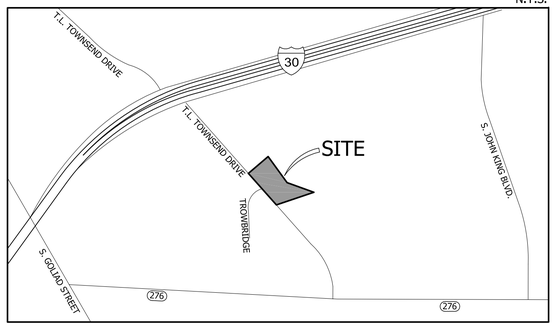
BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
c:\Rockwall-Bodin Tract\
ldg-base_Bodin.dwg

sheet
L-1

VICINITY MAP

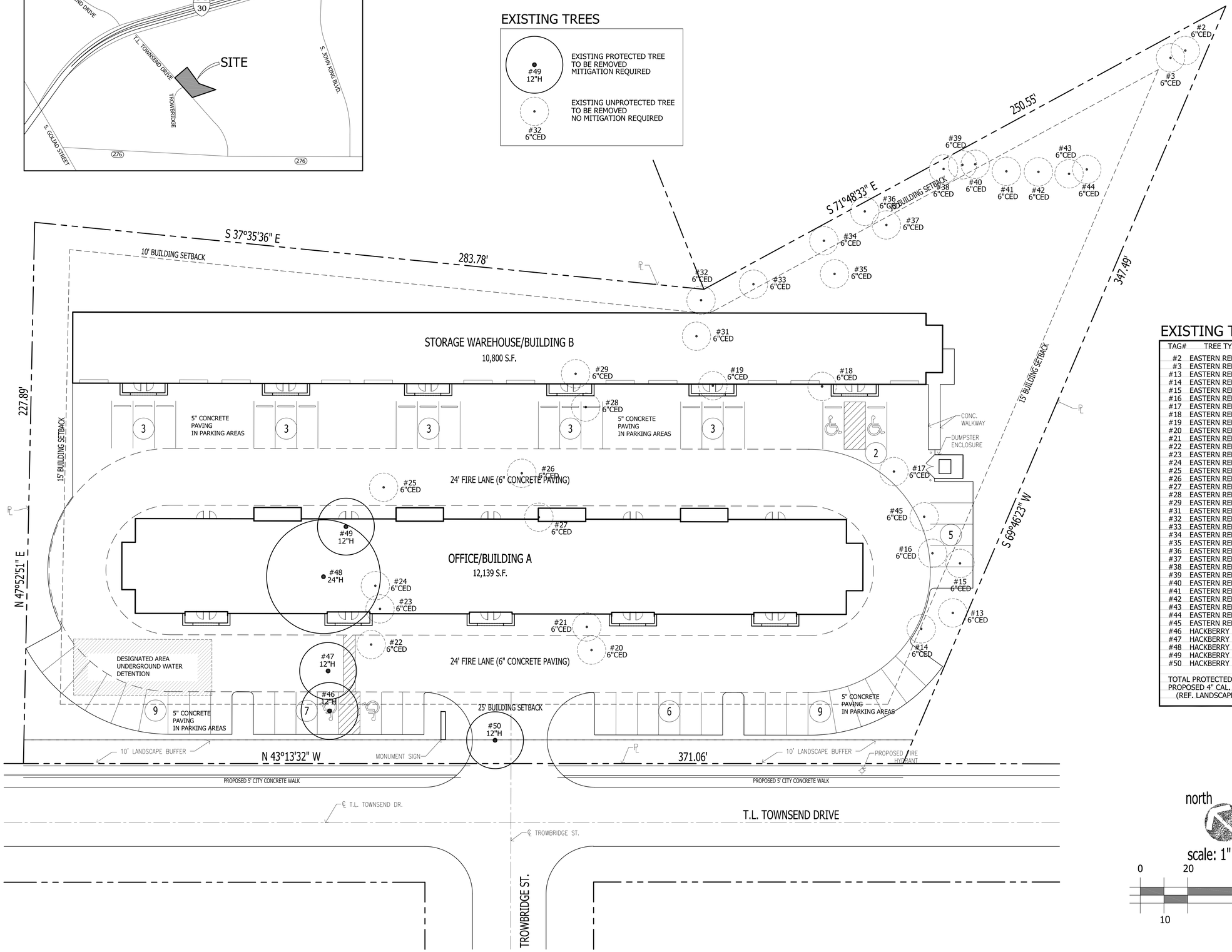
N.T.S.



EXISTING TREES

#49 12"H — EXISTING PROTECTED TREE TO BE REMOVED MITIGATION REQUIRED

#32 6"CED — EXISTING UNPROTECTED TREE TO BE REMOVED NO MITIGATION REQUIRED



EXISTING TREES

TAG#	TREE TYPE	DBH	STATUS
#2	EASTERN RED CEDAR	6"	UNPROTECTED
#3	EASTERN RED CEDAR	6"	UNPROTECTED
#13	EASTERN RED CEDAR	6"	UNPROTECTED
#14	EASTERN RED CEDAR	6"	UNPROTECTED
#15	EASTERN RED CEDAR	6"	UNPROTECTED
#16	EASTERN RED CEDAR	6"	UNPROTECTED
#17	EASTERN RED CEDAR	6"	UNPROTECTED
#18	EASTERN RED CEDAR	6"	UNPROTECTED
#19	EASTERN RED CEDAR	6"	UNPROTECTED
#20	EASTERN RED CEDAR	6"	UNPROTECTED
#21	EASTERN RED CEDAR	6"	UNPROTECTED
#22	EASTERN RED CEDAR	6"	UNPROTECTED
#23	EASTERN RED CEDAR	6"	UNPROTECTED
#24	EASTERN RED CEDAR	6"	UNPROTECTED
#25	EASTERN RED CEDAR	6"	UNPROTECTED
#26	EASTERN RED CEDAR	6"	UNPROTECTED
#27	EASTERN RED CEDAR	6"	UNPROTECTED
#28	EASTERN RED CEDAR	6"	UNPROTECTED
#29	EASTERN RED CEDAR	6"	UNPROTECTED
#31	EASTERN RED CEDAR	6"	UNPROTECTED
#32	EASTERN RED CEDAR	6"	UNPROTECTED
#33	EASTERN RED CEDAR	6"	UNPROTECTED
#34	EASTERN RED CEDAR	6"	UNPROTECTED
#35	EASTERN RED CEDAR	6"	UNPROTECTED
#36	EASTERN RED CEDAR	6"	UNPROTECTED
#37	EASTERN RED CEDAR	6"	UNPROTECTED
#38	EASTERN RED CEDAR	6"	UNPROTECTED
#39	EASTERN RED CEDAR	6"	UNPROTECTED
#40	EASTERN RED CEDAR	6"	UNPROTECTED
#41	EASTERN RED CEDAR	6"	UNPROTECTED
#42	EASTERN RED CEDAR	6"	UNPROTECTED
#43	EASTERN RED CEDAR	6"	UNPROTECTED
#44	EASTERN RED CEDAR	6"	UNPROTECTED
#45	EASTERN RED CEDAR	6"	UNPROTECTED
#46	HACKBERRY	12"	PROTECTED
#47	HACKBERRY	12"	PROTECTED
#48	HACKBERRY	24"	PROTECTED
#49	HACKBERRY	12"	PROTECTED
#50	HACKBERRY	12"	PROTECTED

TOTAL PROTECTED TREES REMOVED 72"
PROPOSED 4" CAL. TREES 18 x 4" = 72"
(REF. LANDSCAPE PLAN)

north

scale: 1" = 20'-0"

0 20 75
10 50

appr. by:
drawn by:
date: 05-16-19

revisions
05-30-19
06-04-19

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1133 ☆ STATE OF TEXAS

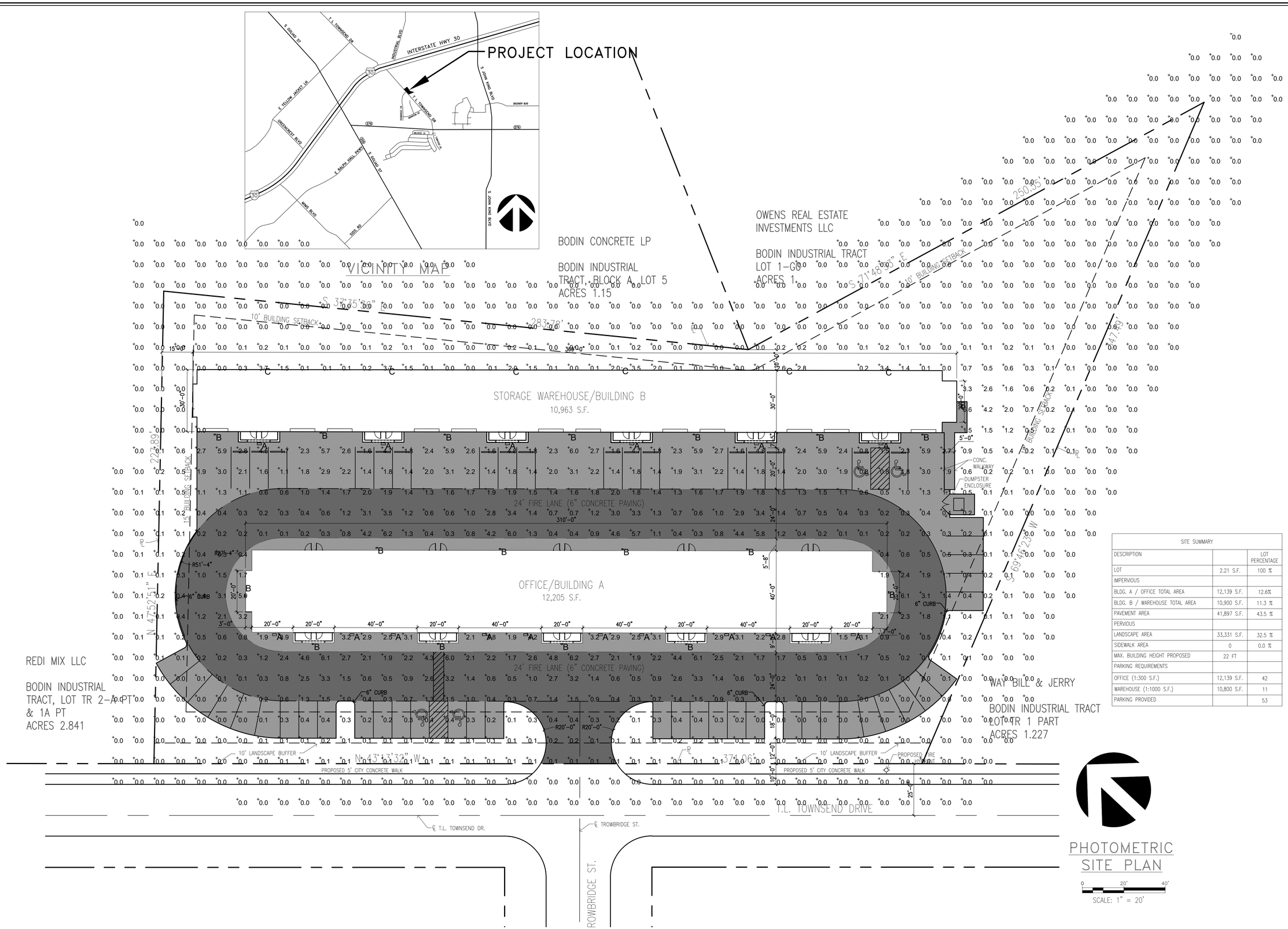
Leeming Design Group
Landscape Architecture
4913 Bufe, Snow Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-0809 Fax (817) 577-0896 leemingdesigngroup@sbcglobal.net

TREESCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
c:\Rockwall-Bodin Tract\
ldg-base_Bodin.dwg

sheet
T-1



SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,139 S.F.	12.6%
BLDG. B / WAREHOUSE TOTAL AREA	10,900 S.F.	11.3 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		
LANDSCAPE AREA	33,331 S.F.	32.5 %
SIDEWALK AREA	0	0.0 %
MAX. BUILDING HEIGHT PROPOSED	22 FT	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	12,139 S.F.	42
WAREHOUSE (1:1000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53

REGISTERED ARCHITECT ROSS L. RAMSAY 2449 STATE OF TEXAS

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTION/ISSUE	DATE

PROJECT NAME AND ADDRESS:

PLATINUM BUISNESS PARK II

1491 T.L. TOWNSEND
ROCKWALL, TX 75087
BODIN INDUSTRIAL SUBDIVISION

PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	1" = 20'
SHEET NO.	6 of 10

DRAWING NAME:

PHOTOMETRIC SITE PLAN

DRAWING NO.

E-1

CASE NO. SP2019-018

PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	A
PREPARED BY: RAMSAY & REYES, ARCHITECTURE · MANAGEMENT, 2235 RIDGE RD. STE. 200, ROCKWALL, TEXAS 75087	DATE: 6/4/2019

LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — For building- and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has a 1/8" thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone.
Finish: Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder finish, with other architectural colors available. Striping is also available.

OPTICS — Hydroformed reflector for superior uniformity and control. Medium throw (MD) full cutoff distribution only.

ELECTRICAL — Compact fluorescent utilizes an electronic, high frequency ballast. Compact fluorescent socket is four-pin positive latching thermoplastic. UL Listed. Quick-disconnect plug easily disconnects reflector from ballast and fixture from supply wires.

INSTALLATION — Easily installed using provided mounting strap. Mount to any non-combustible vertical surface over a 4" round or square recessed outlet box (by others). Back access through slotted gasket.

LISTINGS — Listed and labeled to UL standards. Listed and labeled to CSA standards (see Options). NOM Certified (see Options). IP65 rated. Wet location listed.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Note: Specifications subject to change without notice.

Decorative Wall-Mounted Lighting

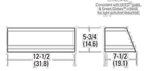
WSTM

COMPACT FLUORESCENT:
26DTT
26-42TRT

PIGEONSAFE FRIENDLY
Consumers save $45.27* yearly. Based on 4 fixtures, 8 hours/day, 365 days/year. *Based on U.S. Light Gardens research.

Specifications

Length: 12-7/2 (31.8)
Depth: 7-1/2 (19.1)
Height: 5-3/4 (14.6)
Weight: 14.0 lbs (6.35 kg)



LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — For entrances, stairwells, corridors and other pedestrian areas.

CONSTRUCTION — Rear housing is rugged, corrosion-resistant, die-cast aluminum. Front cover is one-piece UV-resistant injection molded polycarbonate, internally painted. Captive external hardware is specially treated for corrosion resistance and includes slotted hex-head and tamperproof fasteners.

Finish: Dark Bronze (DDB) corrosion resistant polyester powder.

OPTICS — One-piece die-formed reflector is diffused aluminum. Refractor is clear UV stabilized polycarbonate, providing IES cutoff distribution and maximum lateral light output. Front cover is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL — Ballast: Metal halide: High reactance, high power factor. HPS: 50S, 70S, 120V are reactor, normal power factor. High reactance, high power factor (XHP), optional for 50S, 120V, 208, 240, 277, 347 and TB are standard XHP. Ballasts are 100% factory tested. UL listed 660V, 600V and 4kV pulse rated.

All components are heat-sinked directly to the cast housing for maximum heat dissipation.

Socket: Porcelain, horizontally oriented medium-base socket with copper alloy, nickel-plated screw shell and center contact.

INSTALLATION — Mount to any vertical surface or to a 4" round square outlet box. Back access through gasketed slot. Top wiring access through 1/2" threaded conduit entry. (Through-wiring requires use of a conduit tee).

LISTINGS — UL listed for wet locations. IP65 rated. UL Listed to US and Canadian safety standards (see Options). NOM Certified.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Note: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Cutoff Mini Wall Packs

TWAC

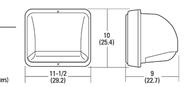
METAL HALIDE: 50-100W
HIGH PRESSURE SODIUM: 50W

Specifications

Height: 10 (25.4)
Width: 11-1/2 (29.2)
Depth: 8-15/16 (22.7)
*Weight: 10 lbs. (4.53 kg)

All dimensions are inches (centimeters) unless otherwise indicated.

* Weight as configured in example below.



ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).** **Example:** TWAC 50M 120 LPI

TWAC						
Series	**Wattage**	**Voltage**	**Ballast**	**Options**	**Finish**	**Lamp**[10]
TWAC	Metal halide **50M**[1] **70M**[1] **100M**[1] High pressure sodium 50S	**120** 208[1] 240[1] **277** **347** **TB**[1] 23050HZ[8]	**(blank) Magnetic** XHP High reactance, high power factor[1] CWI Constant wattage isolated	Shipped installed in fixture SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240V)[1] EC Emergency circuit[7] QRS Quartz restrike system[7] **CSA Listed and labeled to comply with Canadian Standards** NOM NOM Certified[9] PE Photocell[9] Shipped separately[9] WG Wire guard	**(blank) Dark bronze** DNA Natural aluminum DBL Black DMB Medium bronze DWH White DSS Sandstone CRT Non-stick protective coating[9] Super Durable Finishes DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	**LPI Lamp included** **L/LP Less lamp**

PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	B
PREPARED BY: RAMSAY & REYES, ARCHITECTURE · MANAGEMENT, 2235 RIDGE RD. STE. 200, ROCKWALL, TEXAS 75087	DATE: 6/4/2019

Notes

1. Not available with 347V.
2. Must specify CWI in Canada.
3. Optional multi-tap ballast (120, 208, 240, 277V). In Canada (120, 277, 347V) ships as 120/347.
4. Consult factory for available wattages.
5. Optional for 120V HPS only (n/a 50S).
6. Not available with TB.
7. Maximum allowable wattage lamp included.
8. May be ordered as an accessory as TWAWG-U.
9. Finish applied to housing only.
10. Must be specified.

PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	C
PREPARED BY: RAMSAY & REYES, ARCHITECTURE · MANAGEMENT, 2235 RIDGE RD. STE. 200, ROCKWALL, TEXAS 75087	DATE: 6/4/2019

CS CONTRACTOR SELECT™

LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

Contractor Select™

LIL LED

Wall Mount Lighting

The Lithonia Lighting® LIL wall pack is just 5 inch x 5 inch in size and delivers 800 lumens using only 8 watts. It is the ideal, compact "over-the-door" lighting solution for commercial and residential applications.

FEATURES:

- Replaces up to 100W incandescent lamps, saves 90% energy
- Elegant and compact LED solution. Photocell and battery pack options available
- Back box accessory available for conduit wiring

c UL us LISTED · LED · 5 YR LIMITED warranty · PIGEONSAFE FRIENDLY · DLC QUALIFIED

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REGISTERED ARCHITECT ROSS L. RAMSAY 2149 STATE OF TEXAS

No.	DESCRIPTIONS/ISSUE:	DATE

REVISIONS

PROJECT NAME AND ADDRESS:
PLATINUM BUISNESS PARK II
1491 T.L. TOWNSEND
ROCKWALL, TX 75087
BODIN INDUSTRIAL SUBDIVISION

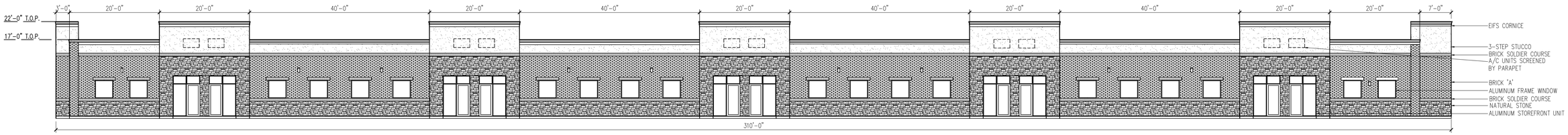
PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	N/A
SHEET NO.	7 of 10

DRAWING NAME:
OUTDOOR LIGHT SPECS.

DRAWING NO.
E-2

CASE NO. SP2019-018

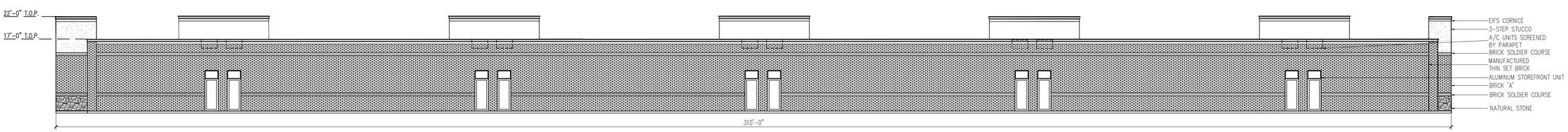
MATERIAL USAGE (%) –BLDG A WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		5,565	
DOORS & WINDOWS (DEDUCTED)		920	
ACCOUNTABLE AREA		4,645	100%
MASONRY (BRICK "A")		2,022	43%
STONE		1,390	30%
MASONRY (3–STEP STUCCO)		882	19%
EIFS (MOLDING)		351	8%



BUILDING A – WEST ELEVATION (FACES T.L. TOWNSEND)

SCALE: 3/32" = 1'

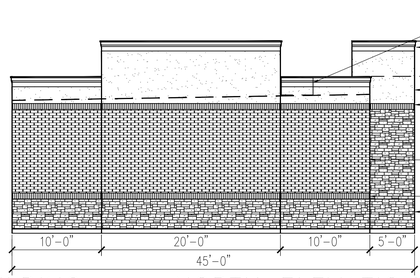
MATERIAL USAGE (%) –BLDG A EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		5,036	
DOORS & WINDOWS (DEDUCTED)		300	
ACCOUNTABLE AREA		4,736	100%
MASONRY (BRICK "A")		83	2%
MFR THIN SET BRICK (BRICK "B")		4,174	88%
STONE		45	1%
MASONRY (3–STEP STUCCO)		85	2%
EIFS (MOLDING)		351	7%



BUILDING A – EAST ELEVATION

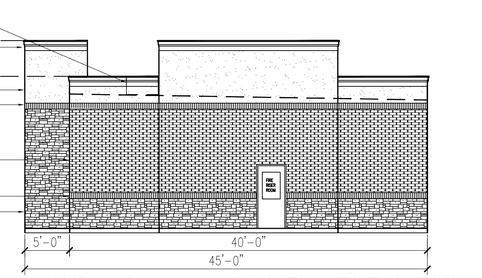
SCALE: 3/32" = 1'

MATERIAL USAGE (%) – BLDG A NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		971	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		971	100%
MASONRY (BRICK "A")		480	49%
STONE		216	23%
MASONRY (3–STEP STUCCO)		213	22%
EIFS (MOLDING)		62	6%



BUILDING A – NORTH ELEVATION

SCALE: 1/8" = 1'



BUILDING A – SOUTH ELEVATION

SCALE: 1/8" = 1'

MATERIAL USAGE (%) – BLDG A SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		971	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		950	100%
MASONRY (BRICK "A")		478	50%
STONE		205	21%
MASONRY (3–STEP STUCCO)		211	22%
EIFS (MOLDING)		56	7%

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,139 S.F.	12.6%
BLDG. B / WAREHOUSE TOTAL AREA	10,900 S.F.	11.3 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		
LANDSCAPE AREA	33,331 S.F.	32.5 %
SIDEWALK AREA	0	0.0 %
MAX. BUILDING HEIGHT PROPOSED	22 FT	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	12,139 S.F.	42
WAREHOUSE (1:1000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53

REGISTERED ARCHITECT ROSS L. RAMSAY 2449 STATE OF TEXAS

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS		
No.	DESCRIPTION/ISSUE	DATE

PROJECT NAME AND ADDRESS:

PLATINUM BUISNESS PARK II
1491 T.L. TOWNSEND
ROCKWALL, TX 75087
BODIN INDUSTRIAL SUBDIVISION

PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	AS SHOWN
SHEET NO.	3 of 10

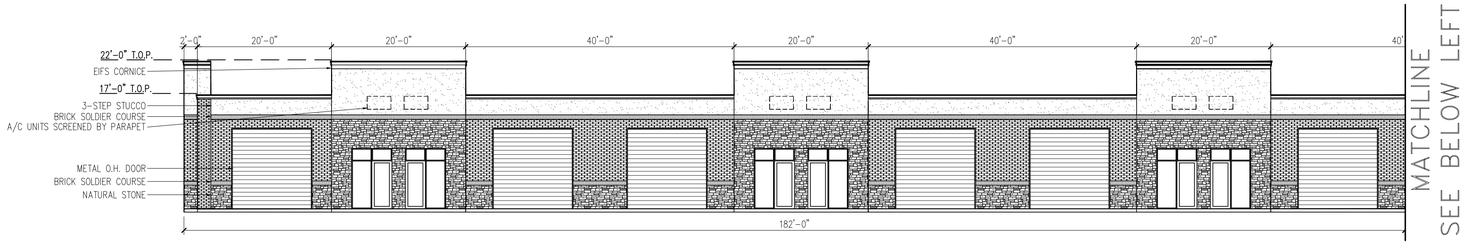
DRAWING NAME:

BLDG. A ELEVATION

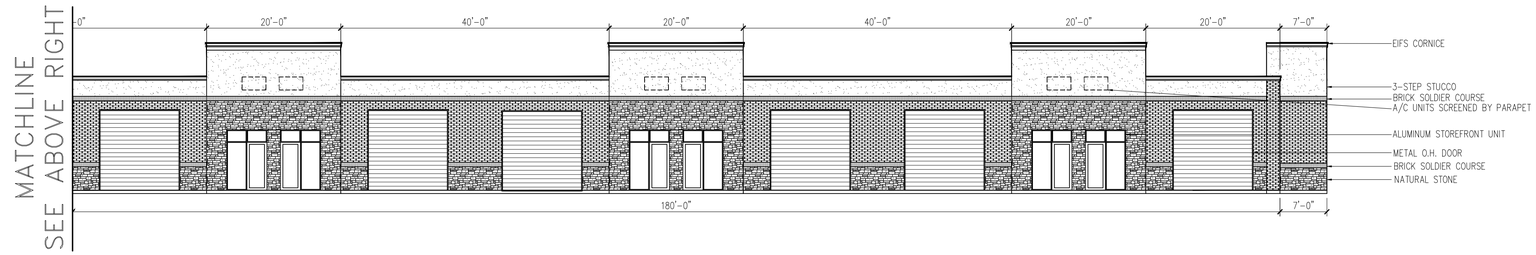
DRAWING NO.

A–1

CASE NO. SP2019–018

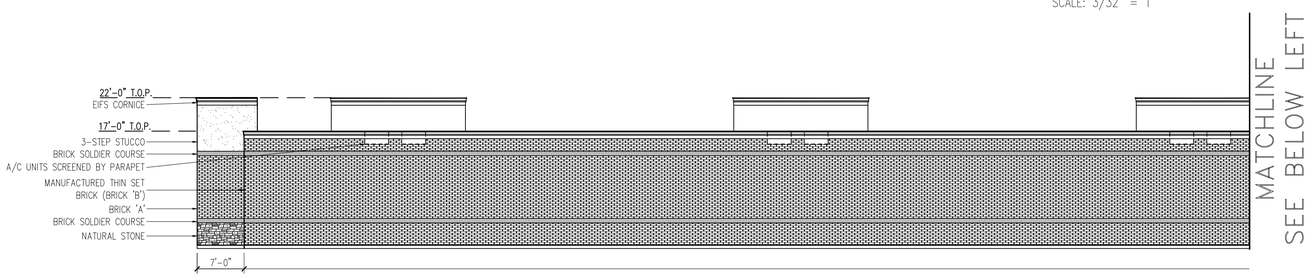


MATERIAL USAGE (%) -BLDG B WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		6,732	
DOORS & WINDOWS (DEDUCTED)		2,376	
ACCOUNTABLE AREA		4,356	100%
MASONRY (BRICK 'A')		1,487	34%
STONE		1,304	30%
MASONRY (3-STEP STUCCO)		1,158	27%
EIFS (MOLDING)		407	9%



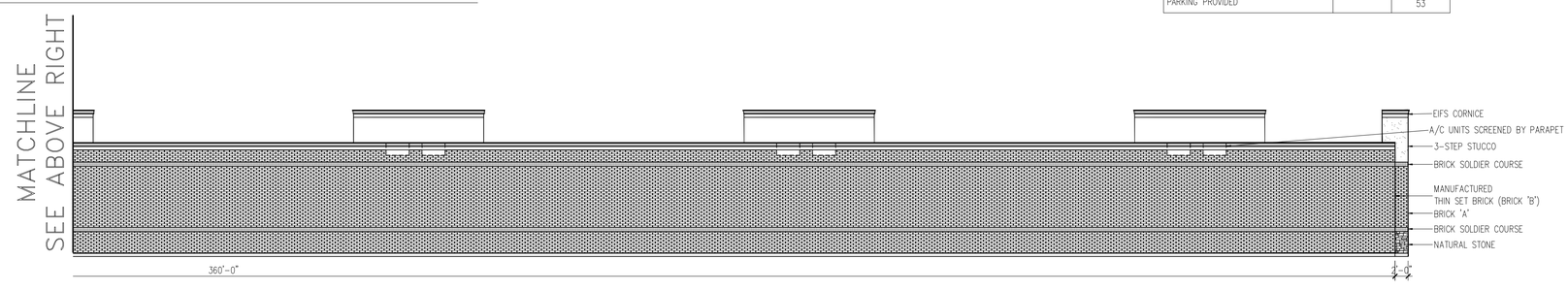
BUILDING B – WEST ELEVATION (FACING REAR OF BLDG. A)

SCALE: 3/32" = 1'



SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,139 S.F.	12.6%
BLDG. B / WAREHOUSE TOTAL AREA	10,900 S.F.	11.3 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		
LANDSCAPE AREA	33,331 S.F.	32.5 %
SIDEWALK AREA	0	0.0 %
MAX. BUILDING HEIGHT PROPOSED	22 FT	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	12,139 S.F.	42
WAREHOUSE (1:1000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53

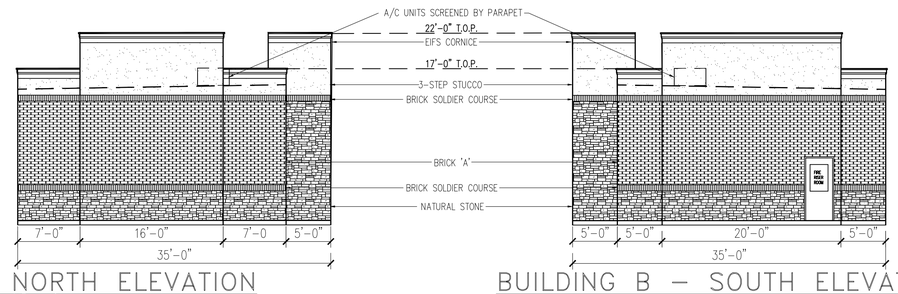
MATERIAL USAGE (%) – BLDG B. EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		6,732	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		6,732	100%
MASONRY (BRICK 'A')			
MFR THIN SET BRICK (BRICK 'B')		6,252	93%
STONE		23	0.3%
EIFS (MOLDING)		407	6%
MASONRY (3-STEP STUCCO)		50	0.7%



BUILDING B – EAST ELEVATION

SCALE: 3/32" = 1'

MATERIAL USAGE (%) – BLDG B. NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		680	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		680	100%
STONE		166	24%
MASONRY (3-STEP STUCCO)		182	28%
MASONRY (BRICK 'A')		287	42%
EIFS (MOLDING)		39	6%



BUILDING B – NORTH ELEVATION

SCALE: 1/8" = 1'

BUILDING B – SOUTH ELEVATION

SCALE: 1/8" = 1'

MATERIAL USAGE (%) – BLDG B. SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		693	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		672	100%
STONE		156	23%
MASONRY (3-STEP STUCCO)		167	25%
MASONRY (BRICK 'A')		310	46%
EIFS (MOLDING)		39	6%

REGISTERED ARCHITECT ROSS L. RAMSAY 2449 STATE OF TEXAS

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTIONS/ISSUE	DATE

PROJECT NAME AND ADDRESS:

PLATINUM BUISNESS PARK II
1491 T.L. TOWNSEND
ROCKWALL, TX 75087
BODIN INDUSTRIAL SUBDIVISION

PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	AS SHOWN
SHEET NO.	4 of 10

DRAWING NAME:

BLDG. B ELEVATION

DRAWING NO.

A-2

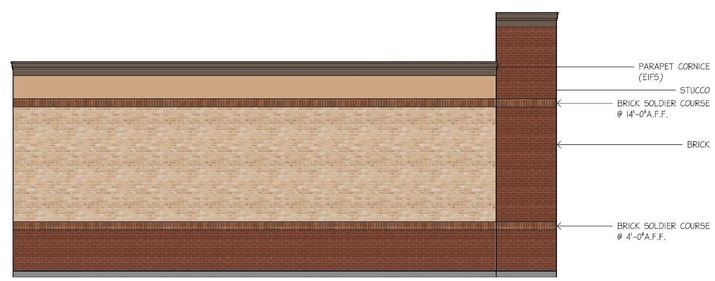
CASE NO. SP2019-018

PROPOSED NEW OFFICE/ WAREHOUSE FACILITY

MAY 16, 2019

PLATINUM SELF STORAGE
TOWNSEND DR.
ROCKWALL, TEXAS 75087

PORTION OF BUILDING AT THE
EAST



PROPOSED NEW OFFICE/ WAREHOUSE FACILITY

MAY 16, 2019

PLATINUM SELF STORAGE
TOWNSEND DR.
ROCKWALL, TEXAS 75087

NORTH ELEVATION

June 19, 2019

ATTN: Annalyse Valk
Platimum Construction
1450 TL Townsend Dr., Sutie 100
Rockwall, TX 75032

RE: SITE PLAN (SP2019-018), Office/Warehouse

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 06/11/2019. The following is a record of all recommendations, voting records and conditions of approval:

ARCHITECTURAL REVIEW BOARD (ARB):

On May 28, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested the applicant make revisions in order to match the applicant's existing office warehouse facility located at 1450 T. L. Townsend Drive. The applicant has provided revised building elevations that will be reviewed by the Architectural Review Board (ARB) and a recommendation will be forwarded to the Planning and Zoning Commission at the June 11, 2019 meeting.

ARCHITECTURAL REVIEW BOARD (ARB):

On June 11, 2019, the Architectural Review Board (ARB) reviewed the revised elevations and made a motion to approve the variances to the building materials and articulation on the east facade of Buildings A and B. Additionally, the ARB requested two additional trees to help provide screening from the roll up doors on the north and south of Building B. This motion passed by a vote of 6-0 with Board Member Neill absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's site plan and associated exceptions, then staff would propose the following conditions of approval:

(1) The developer shall plant a thick vegetative screening consisting of a combination of bushes, grasses, and/or mature trees adjacent to the northeast and southeast property lines;

(2) The developer shall submit a revised landscape plan showing the location and landscape materials proposed for the landscape screening; and

(3) 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.

PLANNING AND ZONING COMMISSION:

On June 11, 2019, the Planning and Zoning Commission's motion to approve the site plan with staff and the ARB's Conditions of Approval passed by a vote of 6-0 with Chair Lyons absent.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

Korey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX