



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-043 P&Z DATE 12/30/19 CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____




# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. SP2019-043

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

DIRECTOR OF PLANNING: 

CITY ENGINEER: 

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

**Platting Application Fees:**

- Master Plat (\$100.00 + \$15.00 Acre) <sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre) <sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre) <sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre) <sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**

- Site Plan (\$250.00 + \$20.00 Acre) <sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**

- Zoning Change (\$200.00 + \$15.00 Acre) <sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre) <sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre) <sup>1</sup>

**Other Application Fees:**

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

**Notes:**

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address	405 Ranch Trail		
Subdivision	Rainbow Acres	Lot	18/19
General Location		Block	

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

Current Zoning	C - Commercial	Current Use	Undeveloped
Proposed Zoning	C - Commercial	Proposed Use	Commercial
Acreage	9.52	Lots [Current]	2
		Lots [Proposed]	1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Milestone Electric, Inc.	<input type="checkbox"/> Applicant	ClayMoore Engineering
Contact Person	Brian Berry	Contact Person	Clay Cristy
Address	2300 Crist Road, Ste. 900	Address	1903 Central Dr. Ste. 406
City, State & Zip	Garland, Texas 75040	City, State & Zip	Bedford, Texas 76021
Phone	469.583.5976	Phone	817.281.0572
E-Mail	bberry@b5leasing.com	E-Mail	clay@claymooreeng.com

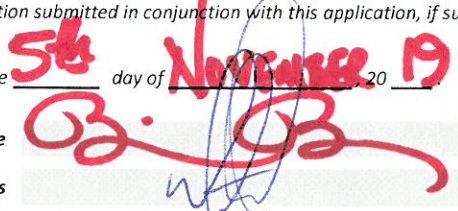
## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Brian Berry [Owner] the undersigned, who stated the information on this application to be true and certified the following:

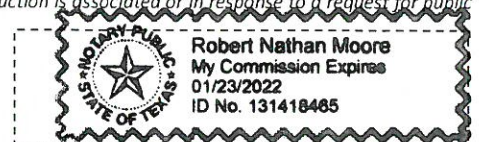
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 5th day of November, 2019. By signing this 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 5th day of November, 2019

Owner's Signature

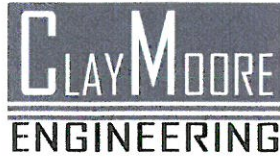


Notary Public in and for the State of Texas



My Commission Expires 1/23/2022





TRANSMITTAL

Date: 2019-12-13 Job Number: 2019-001  
 Project Name: Ranch Trail Office Park  
 Project Submittal: Amended Site Plan – SP2019-043  
 To: Korey Brooks  
Senior Planner  
City of Rockwall  
385 S. Goliad Street, 75087  
972.772.6434

We are sending these by

- U.S. Mail  FedEx  Hand Delivery  
 Other Courier

We are sending you

- Attached  Under separate cover via \_\_\_\_\_ the following items:  
 Shop drawings  Prints/Plans  Samples  Specifications  Change Orders  
 Other \_\_\_\_\_

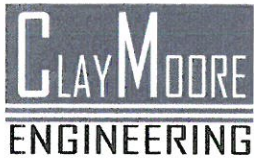
Copies	Date	No.	Description
4	2019-12-13		Amended Site Plan (Full Size)
4	2019-12-13		Landscape Plans (Full Size)
4	2019-12-13		Building Elevations B/W & Colored (Full Size)
1	2019-12-13		Variance Response Letter
1	2019-12-13		Comments Response Letter
1	2019-12-13		CD

These are transmitted as checked below:

- For your use  Approved as submitted  Resubmit  Copies for approval  
 As requested  Approved as noted  Submit  Copies for distribution  
 For review and comment  Returned for corrections  Return  Corrected prints

Remarks:

Copy to: \_\_\_\_\_ Signed: Clay Cristy



December 13, 2019

Mr. Korey Brooks  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087  
Phone: 972.772.6434

Re: Amended Site Plan – SP19-043 Ranch Trail Office Park – Variance Request Letter

Dear Mr. Brooks:

Ranch Trail Office Park have plans to develop a 9.52 acres site located at S. 405 Ranch Trail. The site is platted as Lot 18 & S PT of 19, Rainbow Acres.

**VARIANCE REQUEST DETAILS:**

The applicant is requesting approval to provide two (2) compensatory for each variance listed below.

**Variance #1: Allow the Buildings 1 to 16 as variance to Articulation Standards.**

Compensatory Measures;

- Added Stone/Wainscoting to the Façade facing the Right of Way.
- Additional landscaping along County Line Road have been provided for additional screening.

**Variance #2: Allow Buildings 1 & 2 to have parking spaces between the building frontage and property lines.**

Compensatory Measures;

- Increased portion of Landscape Buffer to 25 feet.
- Increased driveway Visibility triangles to 20'x20'.

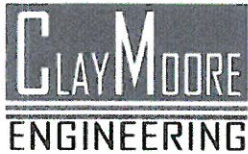
Thank you and please call if you have any comments or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clay Cristy".

Clay Cristy, PE





December 13, 2019

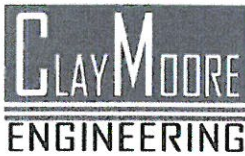
Mr. Korey Brooks  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087  
Phone: 972.772.6434

Re: Ranch Trail Office Park– Amended Site Plan - SP2019-043

Dear Mr. Brooks,

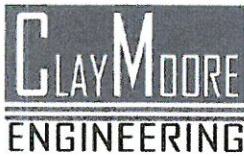
This letter shall serve as ClayMoore’s written response to the drawing comments. Responses are written in bold italics.

1. Site Plan. Please check driveway spacing with the Engineering Department and the “Future Driveway Connection”.  
***THIS COMMENT WAS ALREADY DISCUSSED & APPROVED BY THE CITY.***
2. Site Plan. Please note that at 5,000 SF, the buildings will need to have a sprinkler system. The Fire Department may already require a sprinkler due to the type of use.  
***NOTED. THANK YOU.***
3. Site Plan. Please note, there will need to be heavy landscape screening at the property lines.  
***LANDSCAPE SCREENING HAVE BEEN PROVIDED ALONG PROPERTY LINES.***
4. Site Plan. Please show any rollup doors on the building (i.e. provide a notch or something that indicates where the doors are located).  
***ROLLUP DOORS INDICATION HAVE BEEN SHOWN WITH THE LOADING AREA STRIPING IN FRONT OF IT.***
5. Please note that roll-up door should not be visible from the street.  
***NO ROLLUP DOORS PROVIDED FACING MAIN STREETS.***
6. Site Plan. Please show easements  
***EASEMENTS HAVE BEEN SHOWN ACCORDINGLY.***
7. Site Plan. In order to clean-up the plan, please remove the ADA symbols and callouts. Also, for other items, try to limit callouts and maybe utilize hatching/shading and provide information in a legend.  
***SITE PLAN HAS BEEN CLEANED UP AS POSSIBLE.***



8. Site Plan. Please provide SF of office and SF of warehouse for each building.  
***AT THIS TIME, THE BUILDINGS ARE SHELL BUILDINGS. EACH TENANT WILL FINISH OUT THE SPACE AS THEY NEED. THE SITE PLAN CURRENTLY ACCOUNTS FOR THE SITE TO PARK AT 100% OFFICE SO THAT IT CAN HELP ACCOMMODATE THE NEEDED SPACE.***
9. Site Plan. Perhaps, number the buildings (for site planning purposing only) so that they are easier to refer to.  
***BUILDINGS ARE NUMBERED ON THE SITE PLAN.***
10. Site Plan. Please utilize a combination of lineweights, especially adjacent to Ranch Trail. Things seem to get lost and it's difficult to see centerline of Ranch Trail vs dimensions, etc.  
***THE LINEWEIGHTS USED ARE THE SAME AS THE PREVIOUSLY APPROVED SITE PLAN.***
11. Site Plan. Please note that the dumpster cannot directly face the street. Perhaps they can be angled?  
***ALL DUMPSTERS MATCHED THE SAME LOCATION AS THE PREVIOUSLY APPROVED DUMPSTERS.***
12. Site Plan. Is the footprint of each building going to be perfectly square, rectangle, etc? If not, please show the building footprint as it would actually appear.  
***BUILDING FOOTPRINTS SHOWN ARE MATCHING WITH THE ELEVATIONS.***
13. Site Plan. Add a note that the dumpster enclosure shall have an opaque, self-latching gate. Also, check the minimum dimensions of the enclosure to ensure compliance—they seem to be slightly undersized. Please see standards below.  
***DIMENSIONS AND NOTES FOR THE GATES HAVE BEEN ADDED ON THE DUMPSTER.***
14. Site Plan. The substitution of symbols in a legend rather than call outs would be helpful.  
***NOTED. THANK YOU.***
15. Site Plan. The parking spaces need to be behind the front façade of the buildings. There are two or three parking spaces located at the drive aisle off county line road that will need to be moved.  
***THIS COMMENT HAS ALREADY BEEN DISCUSSED AND ACCEPTED BY THE CITY.***
16. Site Plan. The parking space closest to the dumpster enclosure at the east property line may have to be eliminated due to lack of backing out space.  
***THIS COMMENT HAS ALREADY BEEN DISCUSSED AND ACCEPTED BY THE CITY.***
17. Site Plan. Please note our updated screening requirements for residential adjacency.  
***LANDSCAPE PLANS HAVE BEEN REVISED. 3-TIER SCREENING HAVE BEEN PROVIDED ALONG PROPERTY LINES.***





may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees) along the entire length of the adjacency (as depicted in Figure 8, 9, & 10 below). The canopy trees shall be placed on 20-foot centers.

***LANDSCAPE PLANS HAVE BEEN REVISED. CANOPY TREES HAVE BEEN PROVIDED.***

30. Detention Basins. Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree of detention area.

***NOTE HAS BEEN ADDED ON THE DETENTION AREA FOR THE TREE AND ITS REQUIRED SPACING.***

31. Landscaping in Landscape Buffers and Public Right-of-Way. All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

***NOTED. THANK YOU.***

32. Photometric Plan. If any additional lighting is being provided, please provide a photometric plan
- REVISED PHOTOMETRIC PLAN TO BE SUBMITTED TO FOLLOW.***

33. Building Elevations. Please provide updated drawings showing the proposed wainscot and material percentages.

***BUILDING ELEVATIONS HAVE BEEN REVISED.***

34. Building Elevations. Please provide building elevation for each building type. Please note, as drawn, a variance to the building articulation standards is required. See standard below.

***ELEVATIONS HAVE BEEN PROVIDED FOR EACH TYPE.***

35. Building Elevations. Staff recommends that all facades visible from a public street by full masonry. Please highlight on the site plan which facades will have masonry.

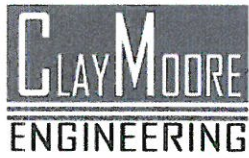
***PLEASE REFER TO THE ELEVATIONS AS SHOWN. THE OPTION THAT WE HAVE PROVIDED IS WHAT WE WOULD REQUEST TO MOVE FORWARD WITH.***

36. Building Elevation. Please provide elevation for dumpster enclosures.

***DUMPSTER ENCLOSURE DETAILS HAVE BEEN PROVIDED.***

37. Building Elevations. Provide Site data Table as provided on other sheets.

***SITE DATA TABLE HAS BEEN PROVIDED.***



38. Photometric Plan. Please provide cut sheets.

***PHOTOMETRIC PLAN WILL BE SUBMITTED TO FOLLOW.***

39. Please provide 2 compensatory measures for each variance.

***VARIANCE REQUEST LETTER HAS BEEN SUBMITTED STATING 2  
COMPENSATORY MEASURES FOR EACH VARIANCE LISTED.***

Sincerely,

Clay Cristy, P.E.



# Pump Trooper®

Lift Stations

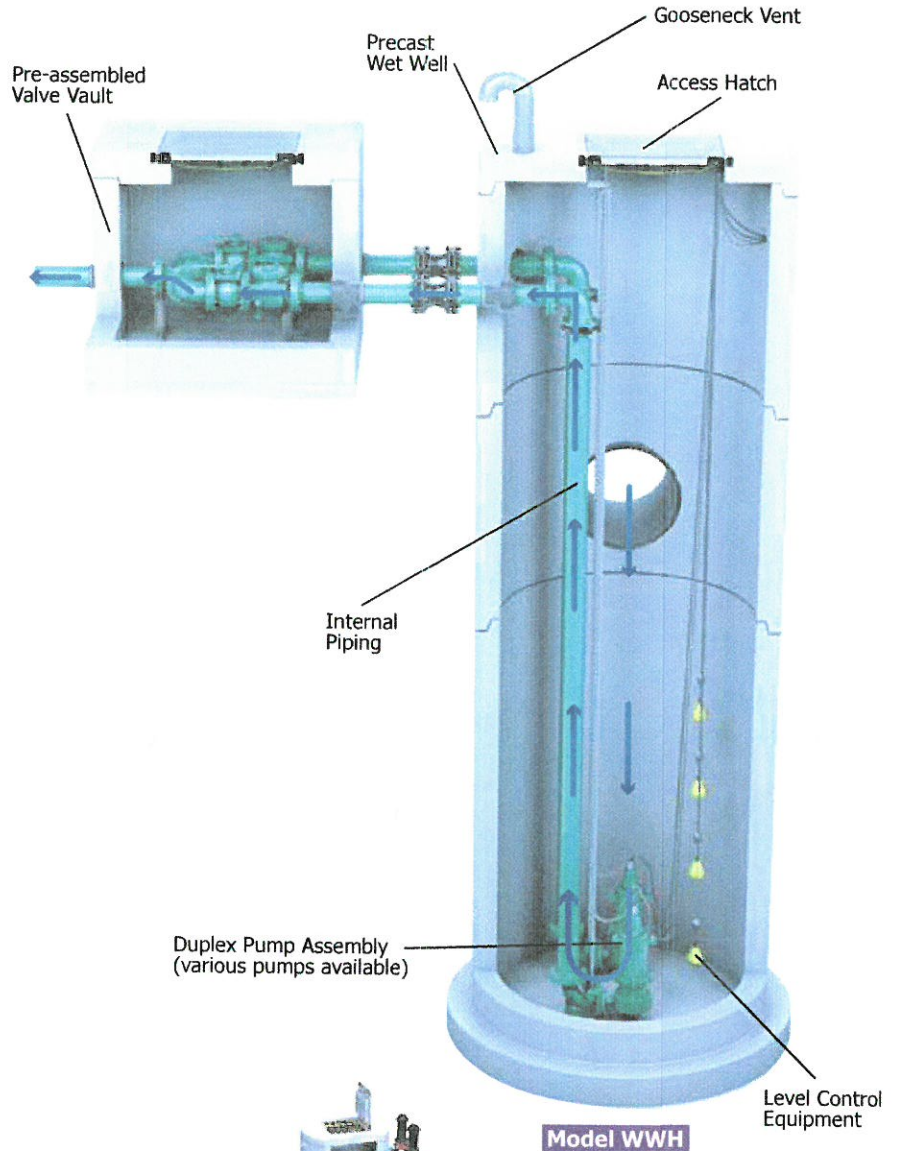
## HOW IT WORKS

Sanitary wastewater or storm water enters the wet-well basin through the inlet pipe. An electric liquid level control system monitors the water level and engages the pump(s) at predetermined levels. The pumps then transfer the liquid up and out of the wet-well basin into the sanitary or storm sewer system.

Visit [www.pumptrooper.parkusa.com](http://www.pumptrooper.parkusa.com) for more information and design assistance.

## DESIGN CONSIDERATIONS

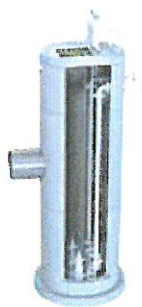
Depending on the project, the number of submersible pumps, as well as, the valve system are subject to change. In smaller stations, there can be one submersible pump and the valve assembly is housed within the wet well to save infrastructure cost. In larger stations, which can house multiple submersible pumps, it is recommended that the valve system be housed in a separate valve vault. This makes it easier to conduct maintenance when necessary.



Model WWH



VERTICAL TURBINE FLOW PUMPS



NON-CLOG PUMPS




AXIAL FLOW PUMPS




GRINDER PUMPS

Good to use in BMPs




Commercial




Hotels

## APPLICATIONS



Medical Facilities



Industrial



## BEST USE FOR:



STORMWATER



WASTEWATER

# Pump Trooper®

## Lift Stations

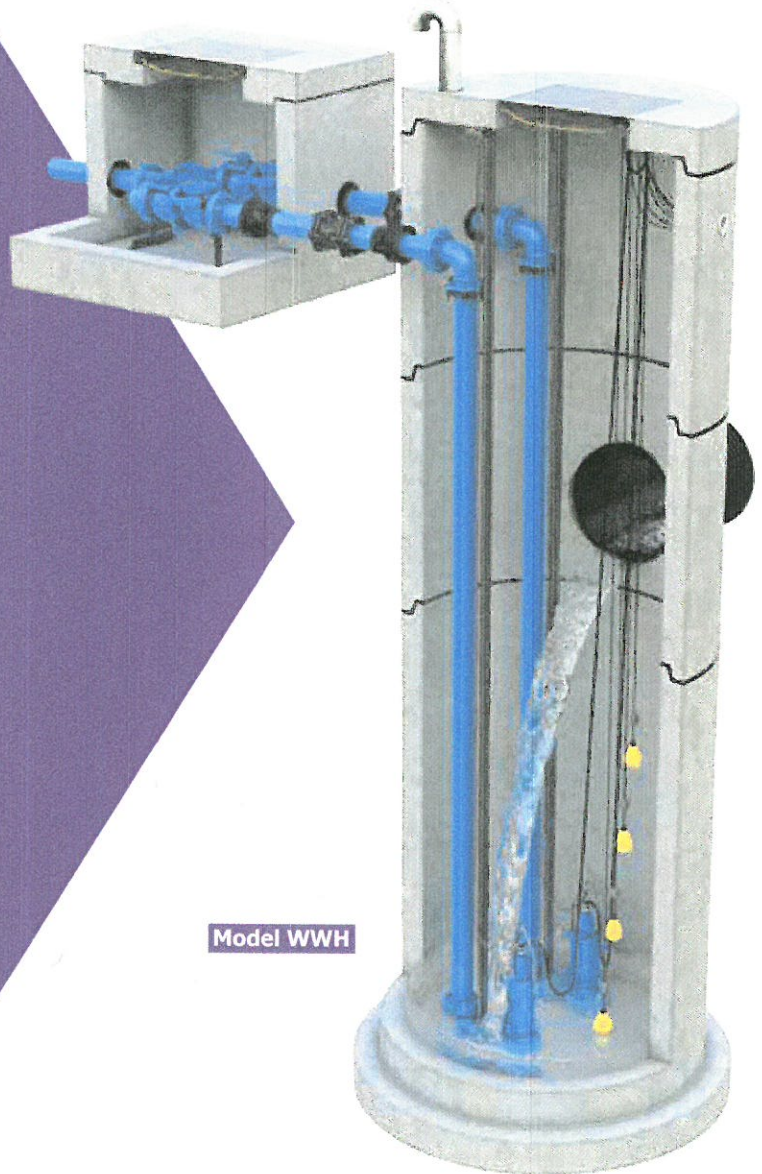
## LIFT STATIONS

ParkUSA®'s PumpTrooper®, a submersible pump lift station, is a reliable and cost-effective solution to prevent flooding by receiving and moving stormwater and/or sanitary wastewater to designated locations. Generally, a lift station is used to temporarily transfer liquid that cannot flow by gravity on its own. This centrifugal pump system is powered by a close-coupled electric motor. The pumps operate quietly and are cooled by the moving liquid to maximize their lifespan.

Most pump stations are designed for multiple pump installations. The duplex system is the most common where the two pumps alternate in operation to equalize the wear of the pumps and to keep the wet well from solids build-up. The multiple pump system offers continued operation in the case of a pump failure, removal for servicing, and also provides extra capacity in times of extraordinary loading.

## FEATURES

- Precast concrete or fiberglass models available
- Various pump types available
- Pedestrian or traffic rated
- Remote maintenance alarm available
- Interior liners available
- Meets all building codes



Model WWH



FL Edition 2018  
FLY-LS-PT

OEM Brands:



**PARK** USA  
www.parkusa.com





**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 12/17/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 11/21/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 11/26/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 11/15/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number: SP2019-043**

**Project Name: 405 Ranch Trail**

**Project Type: SITE PLAN**

**Applicant Name: CLAYMOORE ENGINEERING**

**Owner Name: MILESTONE ELECTRIC, INC.**

**Project Description: Discuss and consider a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.**



# RECEIPT

Project Number: SP2019-043  
Job Address: 405 RANCH TRAIL  
ROCKWALL, TX 75032

Receipt Number: B87687

Printed: 12/17/2019 4:05 pm

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$100.00

---

**Total Fees Paid:**

**\$100.00**

Date Paid: 12/18/2019 12:00:00AM

Paid By: CLAYMOORE ENGINEERING

Pay Method: CHECK 5004

Received By: AG



# RECEIPT

Project Number: SP2019-043  
Job Address: 405 RANCH TRAIL  
ROCKWALL, TX 75032

Receipt Number: B87687

Printed: 12/17/2019 4:05 pm

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$100.00

---

**Total Fees Paid:**

**\$100.00**

Date Paid: 12/18/2019 12:00:00AM

Paid By: CLAYMOORE ENGINEERING

Pay Method: CHECK 5004

Received By: AG



## City of Rockwall Project Plan Review History



<b>Project Number</b> SP2019-043	<b>Owner</b> MILESTONE ELECTRIC, INC.	<b>Applied</b> 11/15/2019	<b>LM</b>
<b>Project Name</b> 405 Ranch Trail	<b>Applicant</b> CLAYMOORE ENGINEERING	<b>Approved</b>	
<b>Type</b> SITE PLAN		<b>Closed</b>	
<b>Subtype</b> AMENDING		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> 405 RANCH TRAIL		<b>City, State Zip</b> ROCKWALL, TX 75032	
		<b>Zoning</b>	
<b>Subdivision</b> RAINBOW ACRES	<b>Tract</b> 18 & PT OF 19	<b>Block</b>	<b>Lot No</b> 18 & PT OF
			<b>Parcel No</b> 4720-0000-0018-01-0R
			<b>General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/15/2019	11/22/2019	12/18/2019	33	APPROVED	
ENGINEERING	Sarah Johnston	11/15/2019	11/22/2019	11/22/2019	7	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(11/22/2019 10:43 AM SJ)						
M - Add note, "No trees within 5' of utilities" to the landscape plan. Standards of Design and Construction Sect. 4.4						
M - No structures in easements. This includes retaining walls and footings. Standards of Design 5.1.3						
M - All fire lane radii to be 20' min. If the building is 36' or taller, the fire lane radius must be 30' min. Standards of Design 2.20						
M - Driveway radii to be 30' min. Standards of Design 2.20						
M - No structures in easements. This includes retaining walls and footings, dumpster and screening wall must be out of easements. Standards of Design 5.1.3						
M - All fire hydrants must have a 20'x20' easement established. Fire hydrants to have 5' of clearance around all sides. Standards of Design 5.2.11						
M - Minimum easement width is 20' for proposed easements. Standards of Design 5.1.3						
M - Retaining walls in detention require a variance by Planning and Zoning Commission. Standards of Design 3.4.4						
M - All fire lanes or drive isles must be a minimum of 24' wide. Standards of Design and Construction 2.20						
M - Parking to be 20'x9' against the building or nose-to-nose. All other to be 18'x9' min with a 2' clear overhang. Standards of Design 2.19						
M - Must install 5' sidewalk along County Line. Standards of Design and Construction 2.14.						
M - Dumpster area to drain to oil/water separator or grease trap, depending on use. Standards of Design and Construction 3.2.2.12.						
M - Water line must be centered in a 20' easement. Standards of Design and Construction 5.1.3						
M - Must include a 10' utility easement along all street frontage. Standards of Design 5.1.3						
M - Must meet all standards of design and construction.						
I - 4% Engineering inspection fees						
I - Impact fees.						
I - Min 20' utility easements.						
I - Fire lane easement to be on plat.						
I - 8" water available across Ranch Trl. Must loop 8" waterline in site. Full panel concrete replacement required.						
I - 8" sewer in Ranch Trl.						
I - Sewer pro-rata of \$432.74/acre.						
I - Retaining walls 3' and over must be designed by a licensed engineer. All walks to be rock or stone. No smooth concrete walls.						
I - Must have detention. Manning's "c-value" is per zoning for the entire property.						
I - If using the pond for detention, it must be over the existing level.						
I - Must have a watershed of the US study if touching the pond.						
I - Detention outfall must reach sheet flow conditions prior to crossing the property line.						
I - Engineering review fees apply						
I - Must replace full panels of concrete for the utility tie-ins on Ranch Trail.						
I - No grate inlets allowed.						
I - Include a 2' sawcut line (for the curb and gutter).						
ENGINEERING	Sarah Johnston	12/5/2019	12/12/2019	12/19/2019	14 COMMENTS	See attachment

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(12/19/2019 3:49 PM SJ) M - No retaining walls in detention easement unless a variance is approved by the Planning and Zoning Commission. M - Drains to an oil/water separator before draining to the storm lines. M - Tree spacing: 5' spacing is required for utility lines less than 10' . Utility lines 10" of greater must have 10' of spacing.  The following is information for the engineering design phase. - 4% Engineering inspection fees (i) - Impact fees. (i) - Min 20' utility easements. (i) - No structures in easements. (i) - Fire lane easement to be on plat. (i) - Fire lane to be 24' wide with 20' radii (or 30' rad. depending on height). (i) - Parking to be 20'x9' (i) - 8" water available across Ranch Trl. Must loop 8" waterline in site. Full panel concrete replacement required. - 8" sewer in Ranch Trl. (i) - Sewer pro-rata of \$432.74/acre. (i) - Must install 5' sidewalk along County Line. (i) - Dumpster area to drain to oil/water separator or grease trap, depending on use. (i) - No trees within 5' of public utilities. (i) - Retaining walls 3' and over must be designed by a licensed engineer. All walks to be rock or stone. No smooth concrete walls. (i) - Must have detention. Manning's "c-value" is per zoning for the entire property. (i) - If using the pond for detention, it must be over the existing level. (i) - Must have a waters of the US study if touching the pond. (i) - Detention outfall must reach sheet flow conditions prior to crossing the property line. (i) - Must meet all city engineering standards. (m) - Engineering review fees apply (i) - Fire hydrants to have 5' clearance around (Even from parking spaces) (i) - No walls in utility esmts (i) - Must meet all Standards of Design and Construction						
FIRE (11/20/2019 6:38 PM AA) IFC 903.2 Approved automatic fire sprinkler systems shall be installed in all new buildings with a fire flow calculation area of 5,000 square feet or greater.  The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls including mezzanines, and under the horizontal projections of the roof of a building.  Note: Review IBC Chapter 6 Table 602 for fire rating requirements for the exterior walls based on fire separation distances.	Ariana Hargrove	11/15/2019	11/22/2019	11/20/2019	5 COMMENTS	see notes
FIRE	Ariana Hargrove	12/6/2019	12/13/2019	12/6/2019	APPROVED	see notes on fire sprinklers
GIS	Lance Singleton	11/15/2019	11/22/2019	11/21/2019	6 APPROVED	



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	Korey Brooks	11/15/2019	11/22/2019	11/22/2019	7 COMMENTS	Comments
<p>SP2019-043; 407 Ranch Trail  Please address the following comments (M= Mandatory Comments; I = Informational Comments)</p> <p>I.1 This a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail.</p> <p>I.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.</p> <p>M.3 For reference, include the case number (SP2019-043) in the lower right-hand corner of all pages on future submittals.</p> <p>I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).</p> <p>M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:</p> <ol style="list-style-type: none"> <li>(1) Please note that walls in detention pond will require a variance.</li> <li>(2) Please note that the addition of Buildings 11-16 will require a variance to the articulation standards.</li> <li>(3) What is happening to the pond that was located on site?</li> <li>(4) Please note that each variance will require 2 compensatory measures. Please provide for each variance.</li> <li>(5) Please note that the lift station will need to be screened. Please show and label proposed screening.</li> <li>(6) Please note that 3-tier screening will be required adjacent to the property line.</li> <li>(7) Please show and label the landscape buffer adjacent to Ranch Trail and County Line Road.</li> <li>(8) Please show and label the front setback.</li> <li>(9) Please use a different hatch for the FL and remove the lines labeled "FL"</li> <li>(10) Please provide a different hatch for the areas between the buildings. Are these areas grass?</li> <li>(11) Please note that as shown, the driveways do not meet the min spacing requirements.</li> <li>(12) Please note, the min size requirement for trees is 4 caliper-inches.</li> <li>(13) Please note, the min size requirement for shrubs is 3 gallons.</li> <li>(14) Please note, a berm is required adjacent to the street. Please review LS standards.</li> <li>(15) Please note, since additional trees are being removed, another alternative tree mitigation plan will need to be approved by the City Council.</li> <li>(16) Please note, hydromulch is not allowed. Sod is required.</li> <li>(17) Please note that since the building above Buildings 1 &amp; 2 was removed, a variance is required—no parking is allowed between the front of the building and the property line. With the building there, the parking was on the side of the building.</li> <li>(18) Please check interior radii. It appears that the radii along the southern drive aisle are below the min requirement.</li> <li>(19) Please provide topo on plans</li> </ol> <p>I.6 Please note that failure to address all comments provided by staff by 5:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.</p> <p>I.7 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.</p> <ul style="list-style-type: none"> <li>o Revisions for this case will be due on December 3, 2019;</li> <li>o The Planning &amp; Zoning Worksession is November 26, 2019.</li> <li>o The Planning and Zoning Commission Meeting for this case is December 10, 2019</li> <li>o The City Council Meeting for this case is December 16, 2019.</li> </ul>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Planning Department	Korey Brooks	12/20/2019		12/20/2019	COMMENTS	Comments
SP2019-043; Site Plan for 259 Ranch Trail						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						

I.1 This is a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified as a portion of Lot 14 of the Lowe & Allen Addition [0.4590-acres] and Lot 2-R, Block A, Washington Place Addition [0.28-acres] , City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street.

I.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.

M.3 For reference, include the case number (SP2019-044) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).

M.5 In order to constitute a complete submittal all applications are required to provide the following elements: [1] a site plan, [2] landscape plan, [3] building elevations and this submittal is complete.

M.6 Site Plan. Please make the following clarifications on the Site Plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

(1) Please check the 3-tiered screening at the detention pond. There needs to be screening along the riprap

I.7 Please note that failure to address all comments provided by staff by 5:00 PM on January 7, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.8 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 January 7, 2020.

M.9 Below are the meeting dates for your request. A representative is required to attend all meetings:

- December 30, 2019 - Architectural Review Board (ARB) Meeting - 5:00 p.m.—immediately before the Planning and Zoning Worksession.
- December 30, 2019 – Planning and Zoning Worksession – 6:00 p.m. – immediately following the ARB Meeting.
- January 14, 2020 – 2nd Architectural Review Board (ARB) Meeting (at the discretion of the ARB) – 5:00 p.m. - immediately before the Planning and Zoning Meeting.
- January 14, 2020 – Planning and Zoning Meeting – 6:00 p.m. – immediately following the ARB Meeting.

M.10 Please see standard site plan wording below.

#### SITE PLAN SIGNATURE BLOCK

#### APPROVED:

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

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman    Director of Planning and Zoning



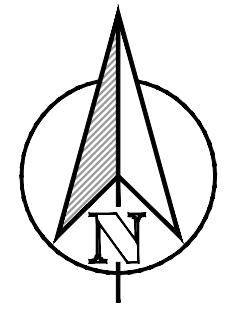
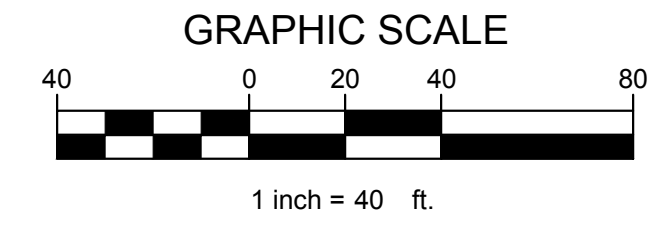
SITE DATA TABLE	
SITE AREA	7.52 AC   327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	16 BLDG @ 4,999 SF 79,984 SF TOTAL
LOT COVERAGE (MAX 60%)	24.40%
FLOOR TO AREA RATIO	0.24 : 1
IMPERVIOUS (MAX 90%)	63.90%
LANDSCAPE MIN(15%)	36.10%
BUILDING HEIGHT	1 STORY

NOTES

- DUMPSTERS SHALL HAVE AN OPAQUE, SELF-LATCHING GATE.
- ROLL UP DOORS SHALL NOT BE VISIBLE FROM THE STREET.
- A BASE SUB-GRADE PER THE GEOTECHNICAL REPORT IS REQUIRED BENEATH ALL PAVING.
- EACH VARIANCE WILL REQUIRE 2 COMPENSATORY MEASURES.
- MINIMUM SIZE FOR TREES IS 4 CALIPER-INCHES.
- MINIMUM SIZE FOR SHRUBS IS 3 GALLONS.
- NO TREES WITHIN 5' OF UTILITIES.

and an oil/water separator before draining to the storm lines.

5' spacing is required for utility lines less than 10". Utility lines 10" or greater must have 10' of spacing.



TEXAS REGISTRATION #141199

**CLAY MOORE ENGINEERING**

1105 CREEK SPARGER RD. SUITE #1  
COLLEGEVILLE, TX 75048  
PHONE: 817.281.0892  
WWW.CLAYMOORE.COM

**PRELIMINARY**

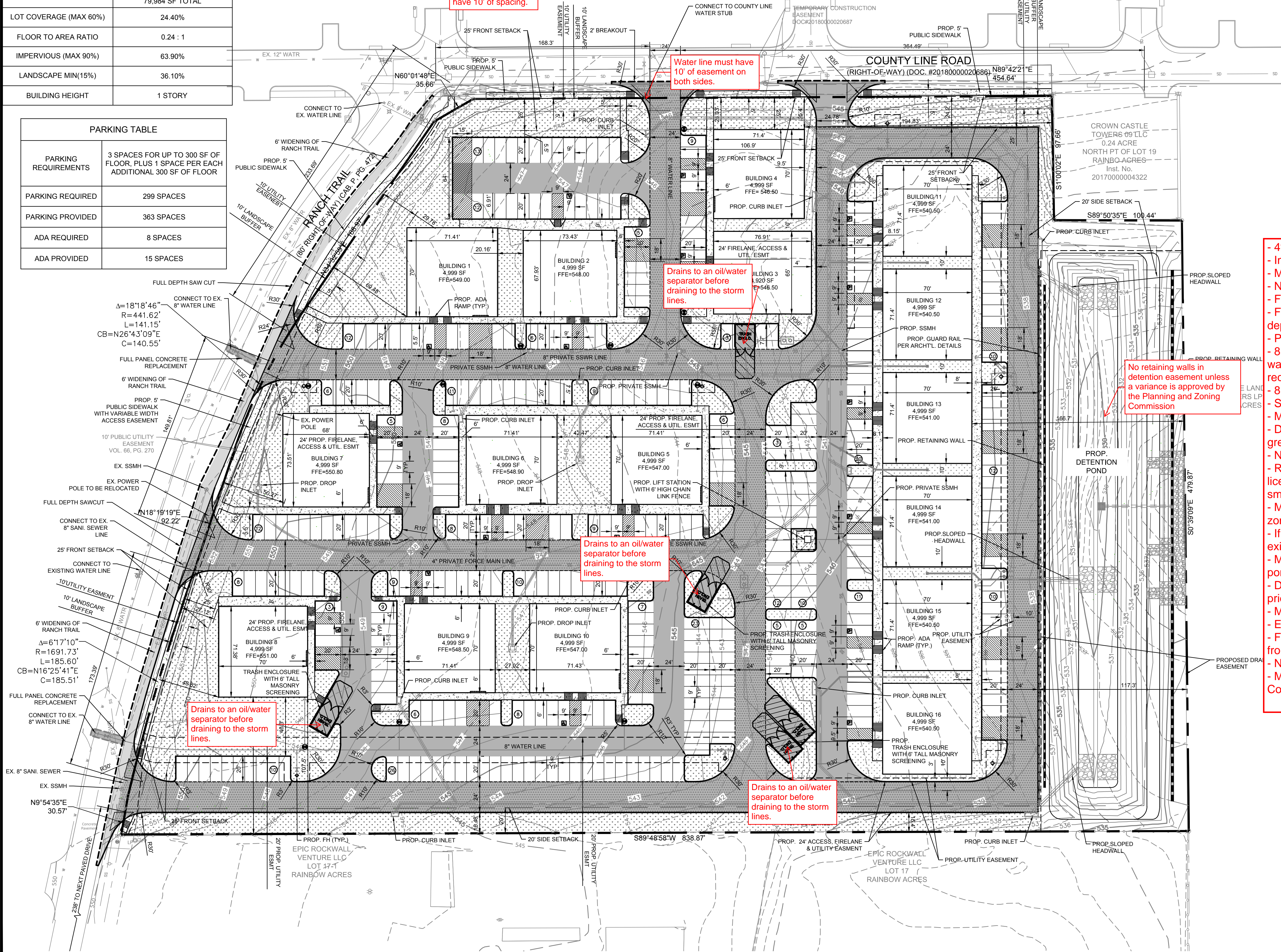
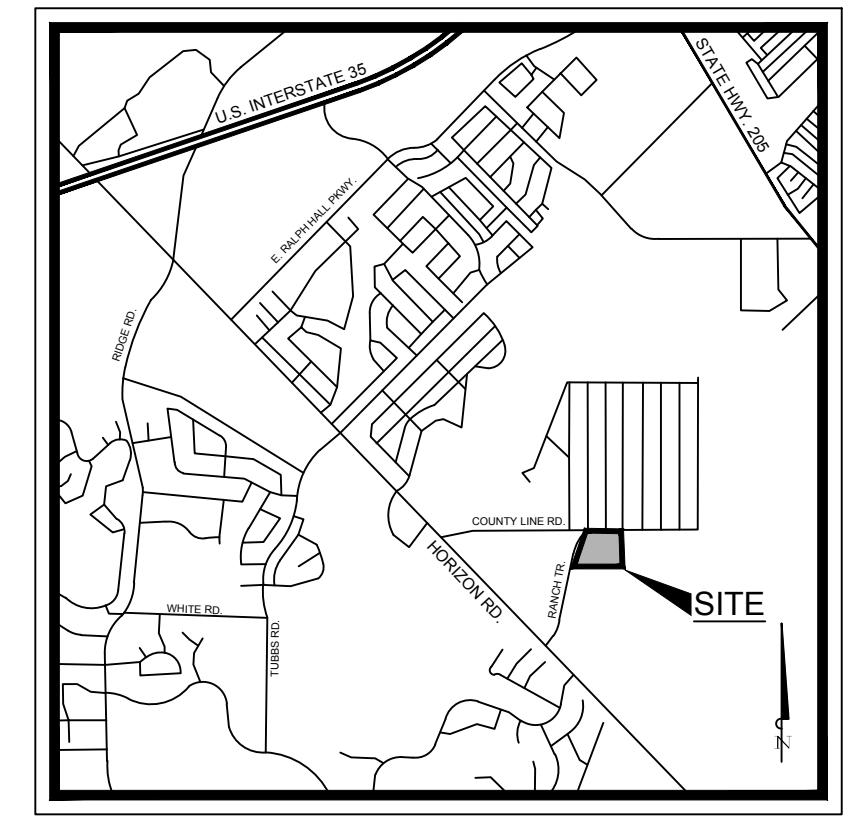
FOR REVIEW ONLY  
Not for construction purposes.

**CLAYMOORE ENGINEERING**  
ENGINEERING AND PLANNING  
CONSULTANTS

Engineer: CLAY CRISTY  
P.E. No. 109800, Date: 12/3/2019

**RANCH TRAIL OFFICE PARK**  
405 RANCH TRAIL  
ROCKWALL, TEXAS 75032

PARKING TABLE	
PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	299 SPACES
PARKING PROVIDED	363 SPACES
ADA REQUIRED	8 SPACES
ADA PROVIDED	15 SPACES



- 4% Engineering inspection fees (i)
- Impact fees. (i)
- Min 20' utility easements. (i)
- No structures in easements. (i)
- Fire lane easement to be on plat. (i)
- Fire lane to be 24' wide with 20' radii (or 30' rad. depending on height). (i)
- Parking to be 20'x9' (i)
- 8" water available across Ranch Trl. Must loop 8" waterline in site. Full panel concrete replacement required.
- 8" sewer in Ranch Trl. (i)
- Sewer pro-rata of \$432.74/acre. (i)
- Must install 5' sidewalk along County Line. (i)
- Dumpster area to drain to oil/water separator or grease trap, depending on use. (i)
- No trees within 5' of public utilities. (i)
- Retaining walls 3' and over must be designed by a licensed engineer. All walks to be rock or stone. No smooth concrete walls. (i)
- Must have detention. Manning's "c-value" is per zoning for the entire property. (i)
- If using the pond for detention, it must be over the existing level. (i)
- Must have a waters of the US study if touching the pond. (i)
- Detention outfall must reach sheet flow conditions prior to crossing the property line. (i)
- Must meet all city engineering standards. (m)
- Engineering review fees apply (i)
- Fire hydrants to have 5' clearance around (Even from parking spaces) (i)
- No walls in utility esmts (i)
- Must meet all Standards of Design and Construction

PLOTTED BY: MARK TORRES  
PLOT DATE: 12/3/2019 3:29 AM  
LOCATION: Z:\PROJECTS\PROJECTS\2019-001 RANCH TRAIL ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG  
LAST SAVED: 12/2/2019 3:54 PM

**RANCH TRAIL OFFICE PARK**  
405 RANCH TRAIL  
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:  
RAINBOW ACRES,  
LOT 18 & S PT OF 19,  
ACRES 9.52

OWNER:  
JT ALLIANCE, INC.  
16 MEADOWLAKE DRIVE  
HEATH, TX 75032

APPLICANT:  
CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
PH: 817.281.0572

CASE NUMBER  
SP2019-043

No.	DATE	REVISION	BY

**SITE PLAN**

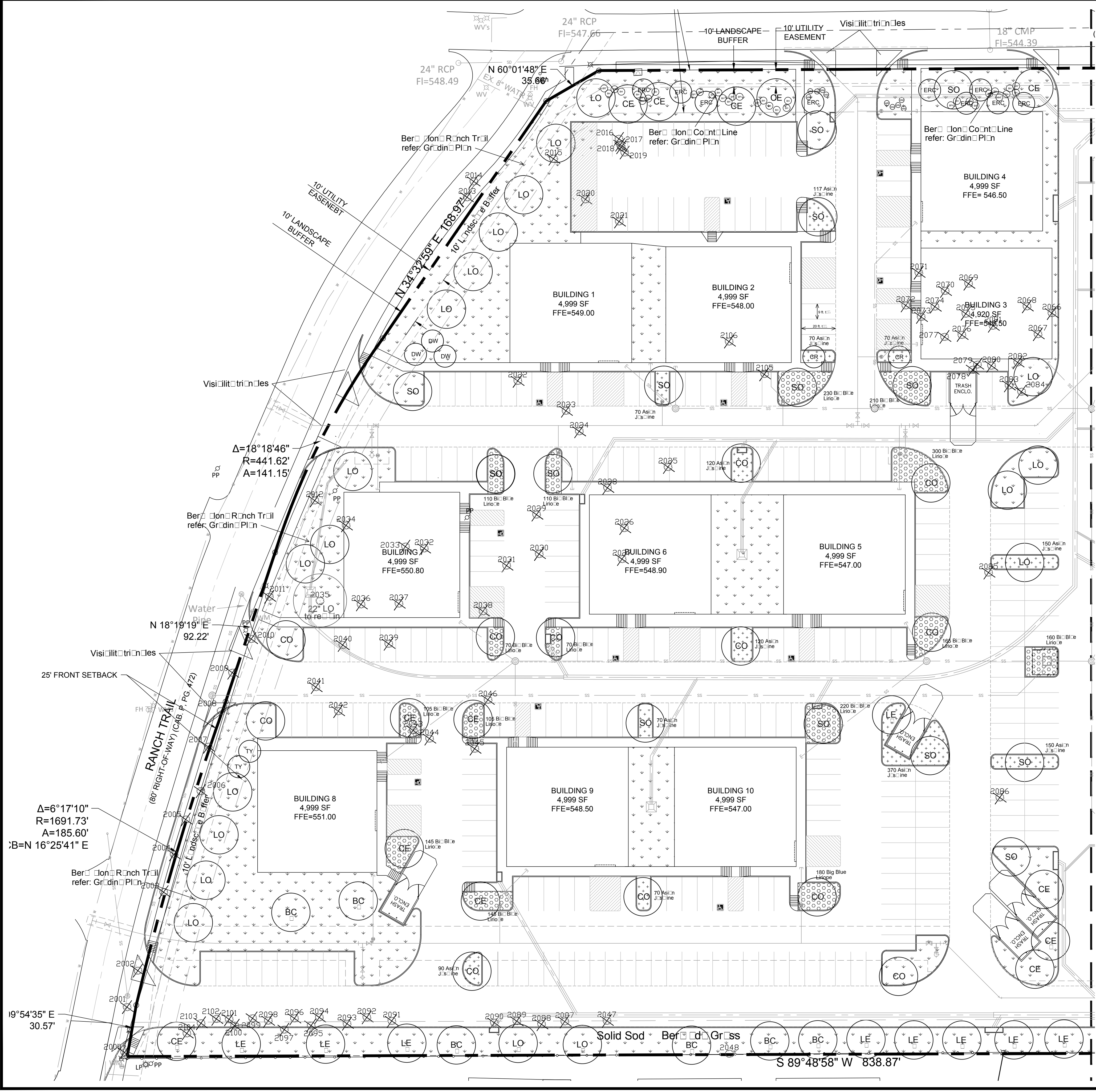
DESIGN: MKT  
DRAWN: MKT  
CHECKED: CLC  
DATE: 12/3/2019

SHEET  
**SP-1**

File No. 2019-001



SCOTT MILLER  
 12/3/2019 9:16 AM  
 C:\USERS\SCOTT\MILLER\DOCUMENTS\AUTOCAD\LRD\RANCH TRAIL\LANDSCAPE PLAN\LANDSCAPE PLAN.LSDWG  
 LAST SAVED: 12/3/2019 9:16 AM



**TREE LEGEND**

- Circle with code: SO, BO, LE, CO, LO, CE, BC, CR, TY, DW, ERC
- Circle with code: SO, BO, LE, CO, LO, CE, BC, CR, TY, DW, ERC
- Circle with code: SO, BO, LE, CO, LO, CE, BC, CR, TY, DW, ERC
- Circle with code: SO, BO, LE, CO, LO, CE, BC, CR, TY, DW, ERC
- Circle with code: SO, BO, LE, CO, LO, CE, BC, CR, TY, DW, ERC
- Circle with code: SO, BO, LE, CO, LO, CE, BC, CR, TY, DW, ERC
- Circle with code: SO, BO, LE, CO, LO, CE, BC, CR, TY, DW, ERC
- Circle with code: SO, BO, LE, CO, LO, CE, BC, CR, TY, DW, ERC
- Circle with code: SO, BO, LE, CO, LO, CE, BC, CR, TY, DW, ERC
- Circle with code: SO, BO, LE, CO, LO, CE, BC, CR, TY, DW, ERC

**SHRUB LEGEND**

- BH: Burford Holly  
 WM: Dwarf Wattle  
 AJ: Asiatic Jasmine  
 BBL: Blue Blinaria

**HATCH LEGEND**

- Asiatic Jasmine  
 Blue Blinaria  
 Solid Sod  
 Bermuda Grass

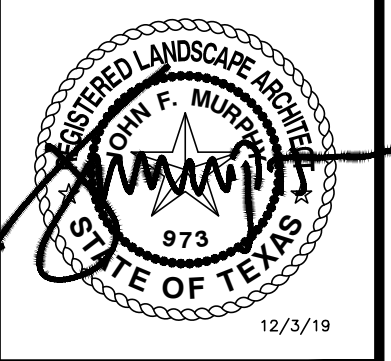
**LANDSCAPE NOTES**

- The project will have an under-drain and drip irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" steel edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of amended topsoil (75% port to soil, 15% composted end-of-cut, 10% shredded sand).
- Shredded hardwood mulch to contain iron strands along with double shred finer material obtained from local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed during construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and pH range between 5.5 and 7.4 percent. Provide soil test analysis from soil test laboratory showing soil pH and organic percentage.
- Solid sod in areas disturbed during construction activities. Cure areas solid sod on this project.
- No trees within 5' of utilities.
- No plantings shall be more than 80 feet from a tree.

**site integration studio**  
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design  
**John F. Murphy, ASLA**  
 7529 Cross Gate Way  
 Tyler, TX 75703  
 john@siteint.com  
 scott@siteint.com

512.632.3822 - Tyler  
 512.589.9594 - Austin  
 www.siteint.com

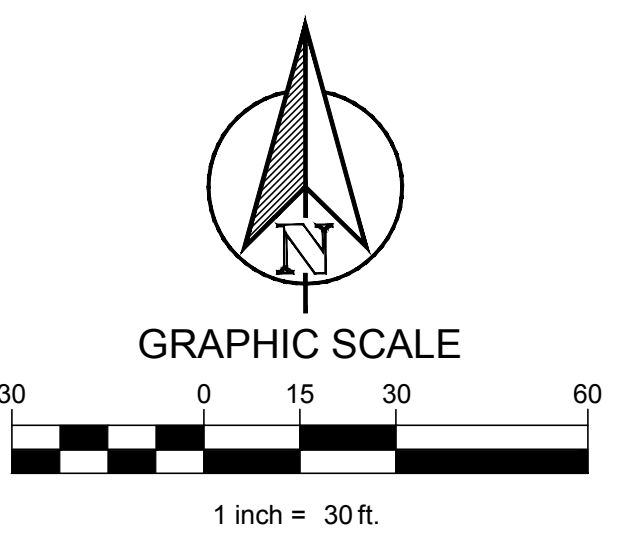
TEXAS REGISTRATION #14199  
**GLAY MOORE ENGINEERING**  
 1105 CREEK SPARGER RD. SUITE #1  
 COLLEVILLE, TX 75008  
 PHONE: 817.281.0032  
 WWW.GLAYMOORE.COM



**RANCH TRAIL OFFICE PARK**  
 405 RANCH TRAIL  
 ROCKWALL, TEXAS 75032

**SPECIAL NOTE**

No trees are to be planted within 5 feet of an utility line.  
 All R.O.W. to be sodded.  
 75 - 80% of all disturbed areas to have a 1" stand of grass, not weeds or inter-rows prior to Close of Construction or C.O./T.C.O.



**RANCH TRAIL OFFICE PARK**  
 405 RANCH TRAIL  
 ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:  
 RAINBOW ACRES,  
 LOT 18 & S PT OF 19,  
 ACRES 9.52

OWNER:  
 JT ALLIANCE, INC.  
 16 MEADOWLAKE DRIVE  
 HEATH, TX 75032

APPLICANT:  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PH: 817.281.0572

CASE NUMBER:  
 SP2019-043

**LANDSCAPE PLAN**

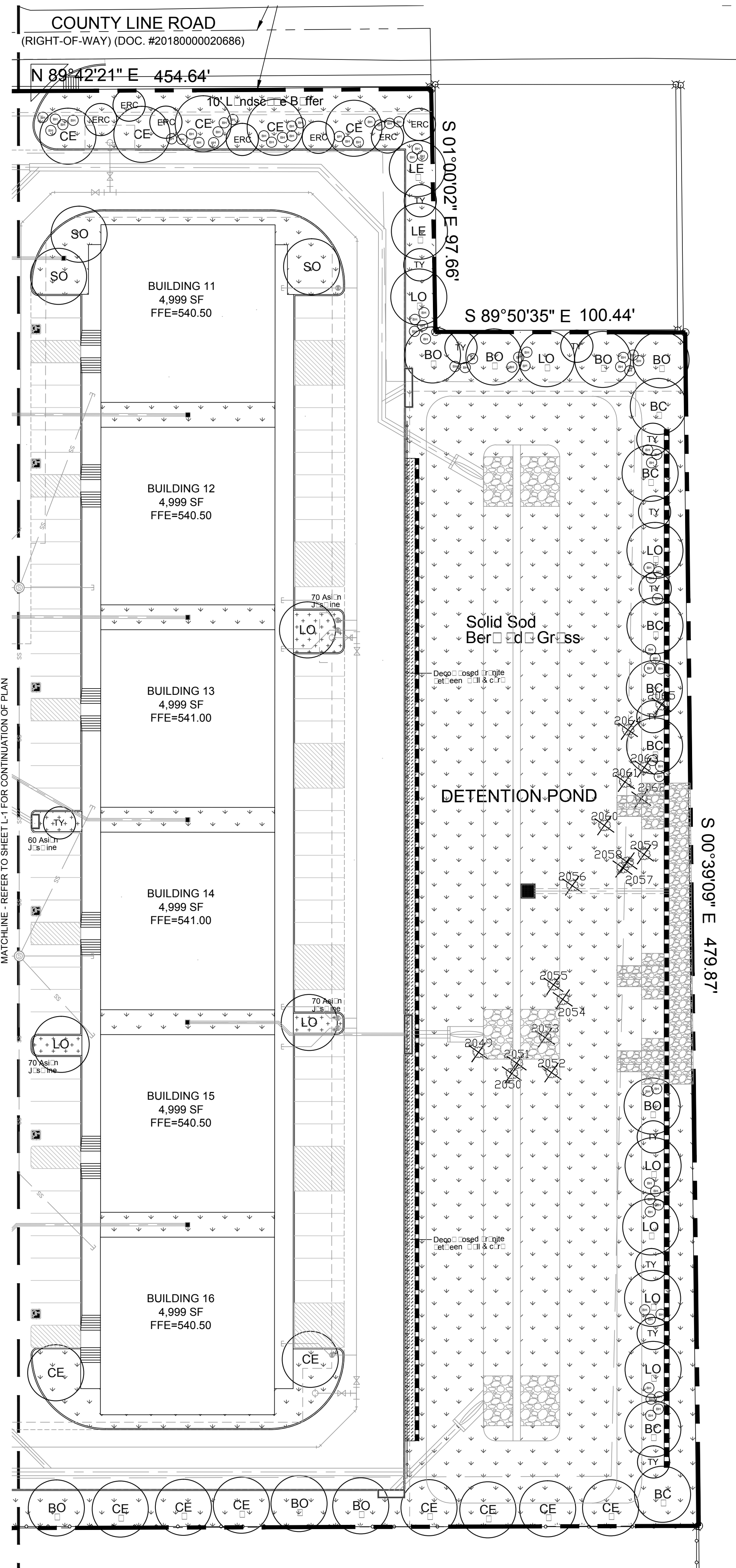
DESIGN: CLC  
 DRAWN: LRR  
 CHECKED: CLC  
 DATE: 12/03/2019

SHEET  
**L-1**

File No. 2019-001



PLOTTED BY: SCOTTFULLMILLER  
 PLOT DATE: 12/31/2019 9:16 AM  
 LOCATION: C:\USERS\SCOTTFULLMILLER\DOCUMENTS\AUTOCAD\RD\ANCH TRAIL\ANCH TRAIL\_L15.DWG  
 LAST SAVED: 12/31/2019 9:16 AM



**TREE LEGEND**

- Conifer Trees**
- SO Shrub Oak
  - BO Boxelder
  - LE Bosile Elm
  - CO Chinquapin Oak
  - LO Live Oak
  - CE Cedar Elm
  - BC Bird Cypress
  - ERC Eastern Red Cedar
- Ornamental Trees**
- CR Crabapple
  - TY Tree Yucca
  - DW Desert Willow

**SHRUB LEGEND**

- BH Bedford Holly
- WM Dwarf Wattle
- AJ Ash in Juncos
- BBL Blue Liriodendron

**HATCH LEGEND**

- Ash in Juncos
- Blue Liriodendron
- Solid Sod Berberis Grass

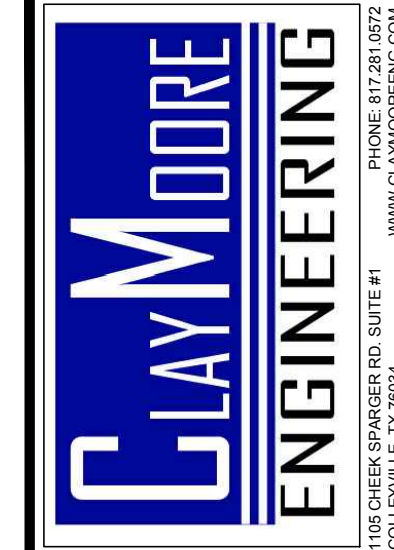
**LANDSCAPE NOTES**

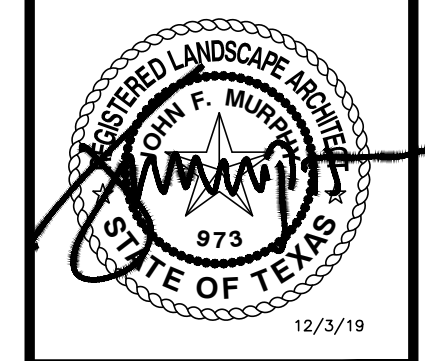
1. The project will have an underground drip irrigation system to water the plantings.
2. Install 4" layer of shredded hardwood mulch to all planting beds.
3. Install 4" steel edging between all shrub beds and grass areas.
4. Shrubs to have 12 inches of pre-irrigated planting mix (75% port to soil, 15% composted peat, 10% shredded sand).
5. Shredded hardwood mulch to contain long strands along with double shred finer material contained from local source.
6. Install 4 inches of clean topsoil in all areas of the site disturbed during construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and pH range between 5.5 and 7.4 percent. Provide soil test analysis from soil test laboratory showing soil pH and organic percentage.
7. Solid sod areas disturbed during construction activities. Culture solid sod on this project.
8. No trees within 5' of utilities.
9. No plantings shall be more than 80 feet from tree.

**SPECIAL NOTE**

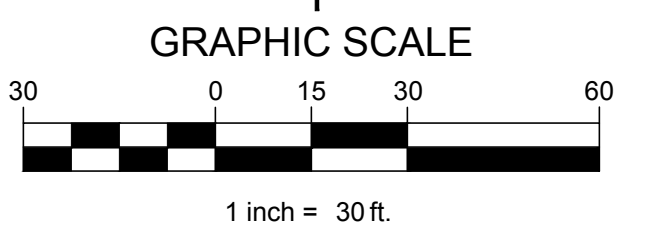
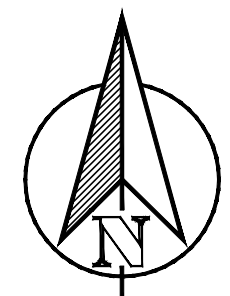
No trees are to be planted within 5 feet of utility line. All R.O.W. to be sodded. 75 - 80% of all disturbed areas to be planted with sod, not seeds or inter tie. Prior to Citriculture or C.O. / T.C.O.


**site integration studio**  
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design  
**John F. Murphy, ASLA**  
 7529 Cross Gate Way  
 Tyler, TX 75703  
 john@siteint.com  
 scott@siteint.com

TEXAS REGISTRATION #14199  
  
 PHONE: 817.281.0572  
 1705 CREEK SPARGER RD. SUITE #1  
 COLLEVILLE, TX 75004  
 WWW.GLAYMOORE.COM



**RANCH TRAIL OFFICE PARK**  
**405 RANCH TRAIL**  
**ROCKWALL, TEXAS 75032**



<b>RANCH TRAIL OFFICE PARK</b> <b>405 RANCH TRAIL</b> <b>ROCKWALL, TX 75087</b>	
<small>LEGAL DESCRIPTION AND OR ADDRESS:</small> <b>RAINBOW ACRES,</b> <b>LOT 18 &amp; S PT OF 19,</b> <b>ACRES 9.52</b>	
<small>OWNER:</small> JT ALLIANCE, INC. 16 MEADOWLAKE DRIVE HEATH, TX 75032	
<small>APPLICANT:</small> CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
<small>CASE NUMBER</small> <b>SP2019-043</b>	

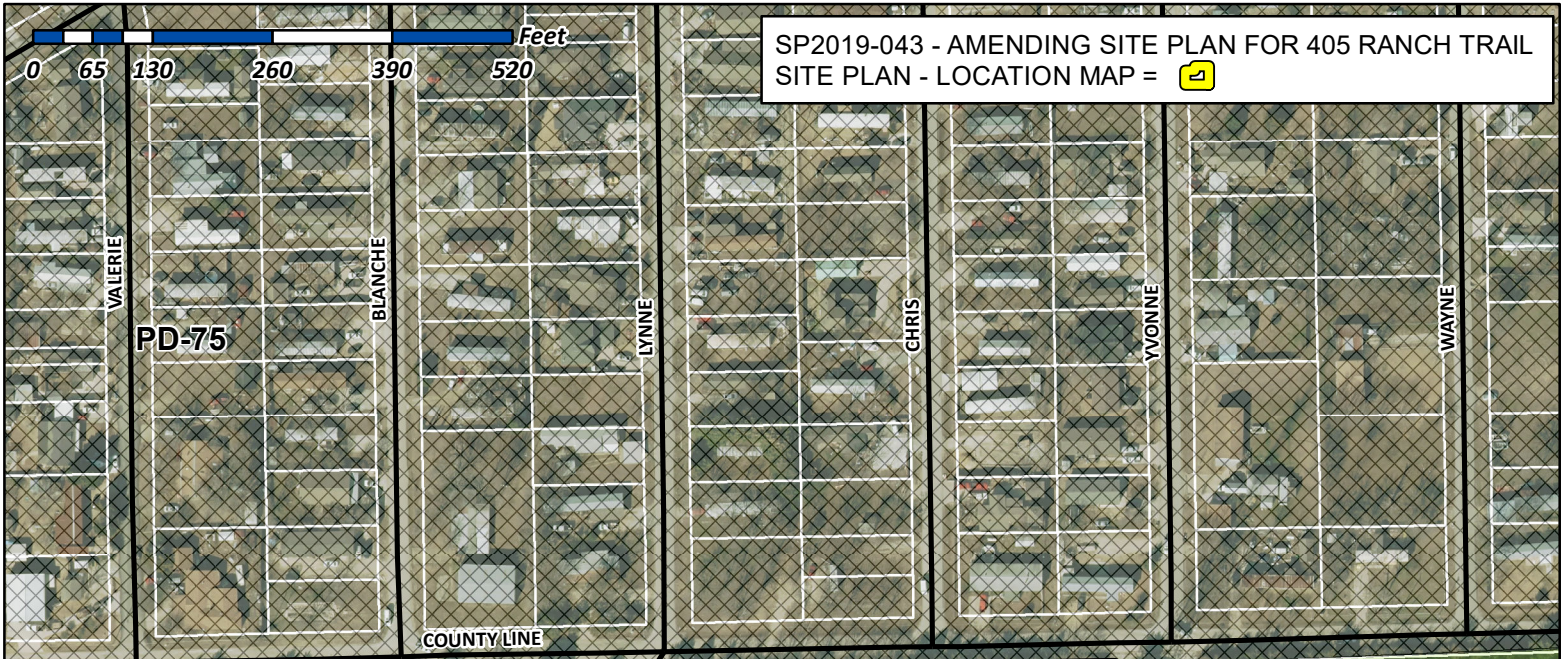
DESIGN:	CLC
DRAWN:	LRR
CHECKED:	CLC
DATE:	12/03/2019

**LANDSCAPE PLAN**  
 SHEET  
**L-2**  
 File No. 2019-001









# 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.







December 13, 2019

Mr. Korey Brooks  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087  
Phone: 972.772.6434

Re: Amended Site Plan – SP19-043 Ranch Trail Office Park – Variance Request Letter

Dear Mr. Brooks:

Ranch Trail Office Park have plans to develop a 9.52 acres site located at S. 405 Ranch Trail. The site is platted as Lot 18 & S PT of 19, Rainbow Acres.

**VARIANCE REQUEST DETAILS:**

The applicant is requesting approval to provide two (2) compensatory for each variance listed below.

**Variance #1: Allow the Buildings 1 to 16 as variance to Articulation Standards.**

Compensatory Measures;

- Added Stone/Wainscoting to the Façade facing the Right of Way.
- Additional landscaping along County Line Road have been provided for additional screening.

**Variance #2: Allow Buildings 1 & 2 to have parking spaces between the building frontage and property lines.**

Compensatory Measures;

- Increased portion of Landscape Buffer to 25 feet.
- Increased driveway Visibility triangles to 20'x20'.

Thank you and please call if you have any comments or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clay Cristy".

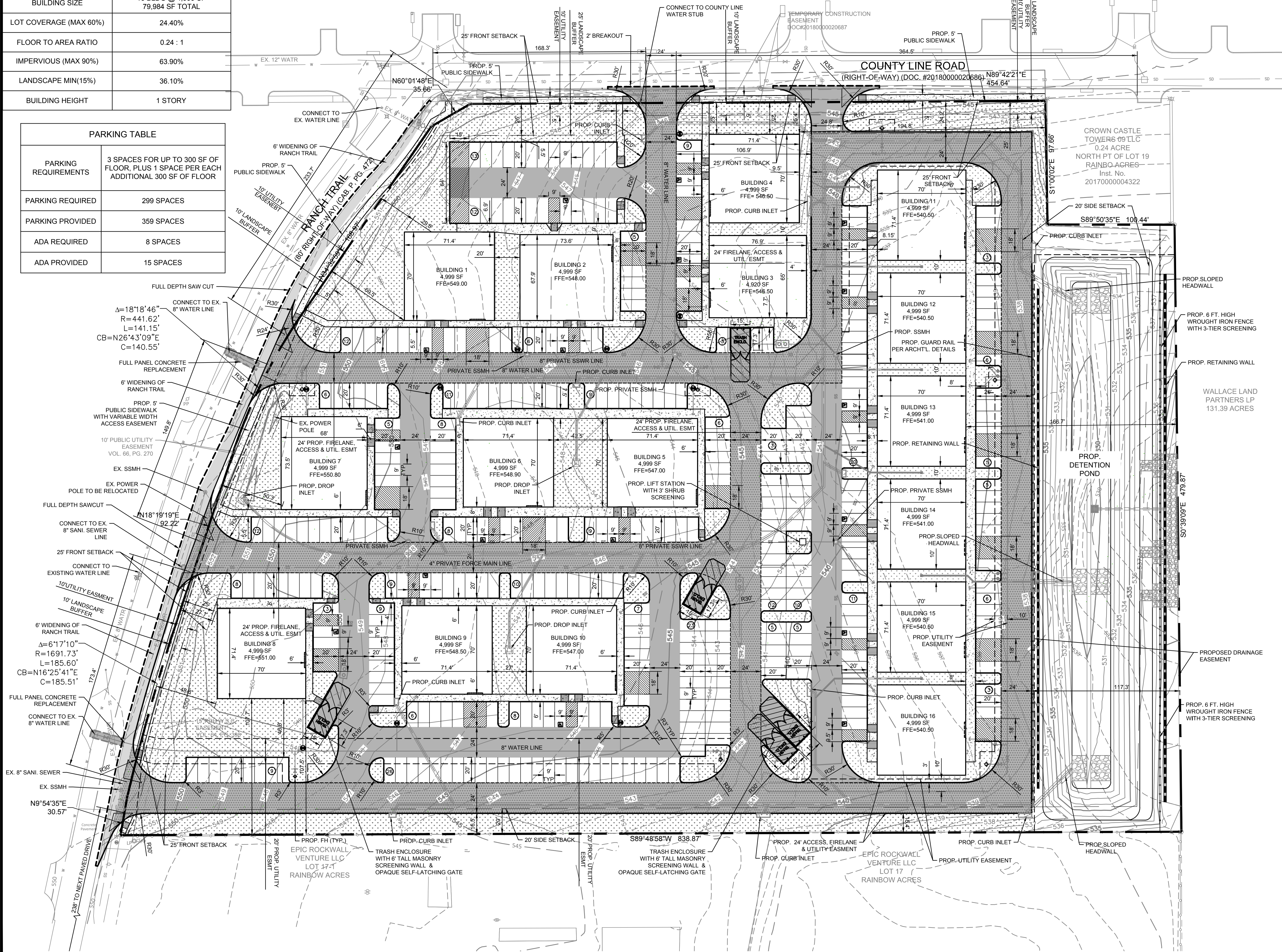
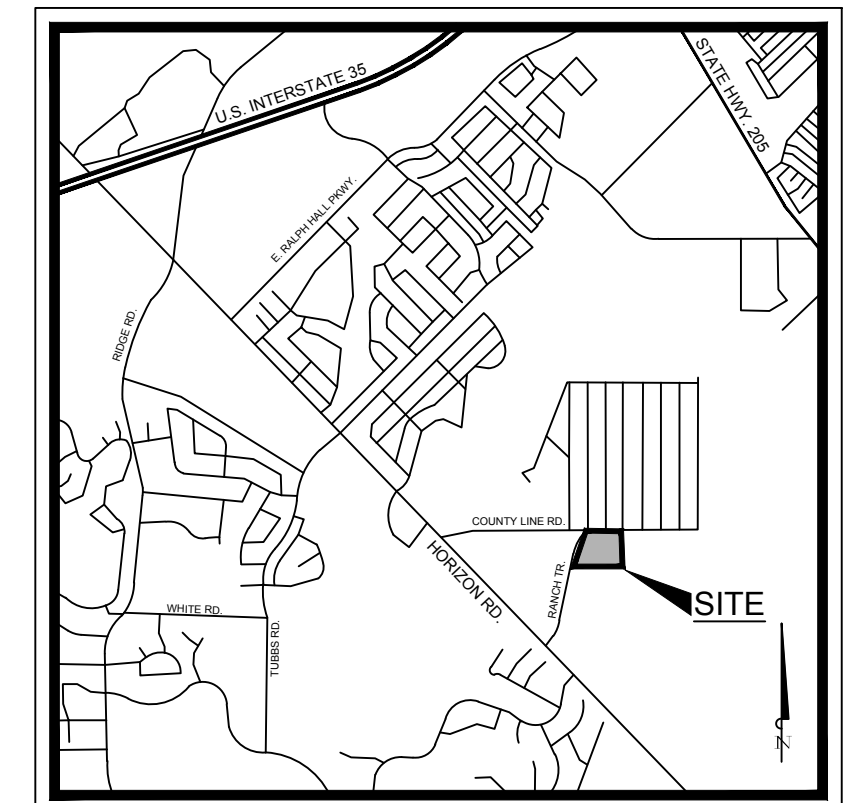
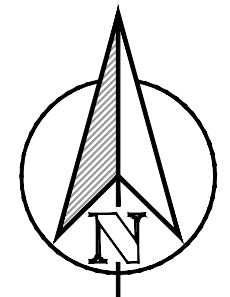
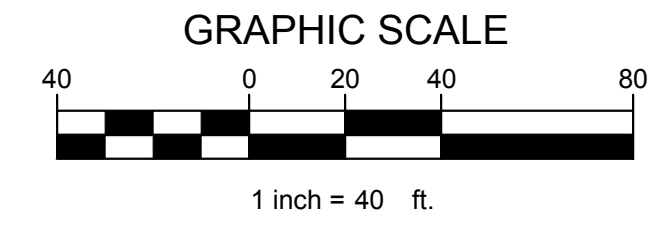
Clay Cristy, PE



SITE DATA TABLE	
SITE AREA	7.52 AC   327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	16 BLDG @ 4,999 SF 79,984 SF TOTAL
LOT COVERAGE (MAX 60%)	24.40%
FLOOR TO AREA RATIO	0.24 : 1
IMPERVIOUS (MAX 90%)	63.90%
LANDSCAPE MIN(15%)	36.10%
BUILDING HEIGHT	1 STORY

- NOTES
- DUMPSTERS SHALL HAVE AN OPAQUE, SELF-LATCHING GATE.
  - ROLL UP DOORS SHALL NOT BE VISIBLE FROM THE STREET.
  - A BASE SUB-GRADE PER THE GEOTECHNICAL REPORT IS REQUIRED BENEATH ALL PAVING.
  - EACH VARIANCE WILL REQUIRE 2 COMPENSATORY MEASURES.
  - MINIMUM SIZE FOR TREES IS 4 CALIPER-INCHES.
  - MINIMUM SIZE FOR SHRUBS IS 3 GALLONS.
  - NO TREES WITHIN 5' OF UTILITIES.
  - UTILITY EQUIPMENTS & AND AIR CONDITION UNITS WILL BE SCREENED.

PARKING TABLE	
PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	299 SPACES
PARKING PROVIDED	359 SPACES
ADA REQUIRED	8 SPACES
ADA PROVIDED	15 SPACES



CONSTRUCTION SCHEDULE	
[Pattern]	STANDARD DUTY (5" CONCRETE)
[Pattern]	HEAVY DUTY (6" CONCRETE)
[Pattern]	DUMPSTER PAD (7" CONCRETE)
[Pattern]	PROPOSED SIDEWALK CONCRETE
[Pattern]	PROPOSED RANCH TRAIL EXTENSION (8" CONCRETE)
[Pattern]	PROPOSED CONCRETE CURB AND GUTTER
[Pattern]	PROPOSED FIRE LANE
[Pattern]	LANDSCAPE AREA
[Symbol]	FULL DEPTH SAWCUT
[Symbol]	PARKING COUNT
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED CONTOUR

- VARIANCES REQUEST:
- ALLOW THE BUILDINGS 1 TO 16 AS VARIANCE TO THE ARTICULATION STANDARDS.
  - ALLOW BUILDINGS 1 & 2 TO HAVE PARKING SPACES BETWEEN THE BUILDING FRONTAGE AND PROPERTY LINES.
  - ALLOW RETAINING WALLS WITHIN THE DETENTION POND AND/OR DRAINAGE EASEMENT.
  - ALLOW DRIVEWAY SPACING PROVIDED ALONG COUNTY LINE ROAD.

**RANCH TRAIL OFFICE PARK**  
405 RANCH TRAIL  
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:  
RAINBOW ACRES,  
LOT 18 & S PT OF 19,  
ACRES 9.52

OWNER:  
JT ALLIANCE, INC.  
16 MEADOWLAKE DRIVE  
HEATH, TX 75032

APPLICANT:  
CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
PH: 817.281.0572

CASE NUMBER  
SP2019-043

TEXAS REGISTRATION #14199  
**CLAYMOORE ENGINEERING**  
PHONE: 817.281.0572  
1100 CREEK SPARGER RD. SUITE #1  
COLLEGEVILLE, TX 76034  
WWW.CLAYMOORE.COM

**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction purposes.  
**CLAYMOORE ENGINEERING**  
ENGINEERING AND PLANNING  
CONSULTANTS  
Engineer: CLAY CRISTY  
P.E. No. 109800, Date 12/13/2019

**RANCH TRAIL OFFICE PARK**  
405 RANCH TRAIL  
ROCKWALL, TEXAS 75032

No.	DATE	REVISION	BY

**SITE PLAN**

DESIGN: MKT  
DRAWN: MKT  
CHECKED: CLC  
DATE: 12/13/2019

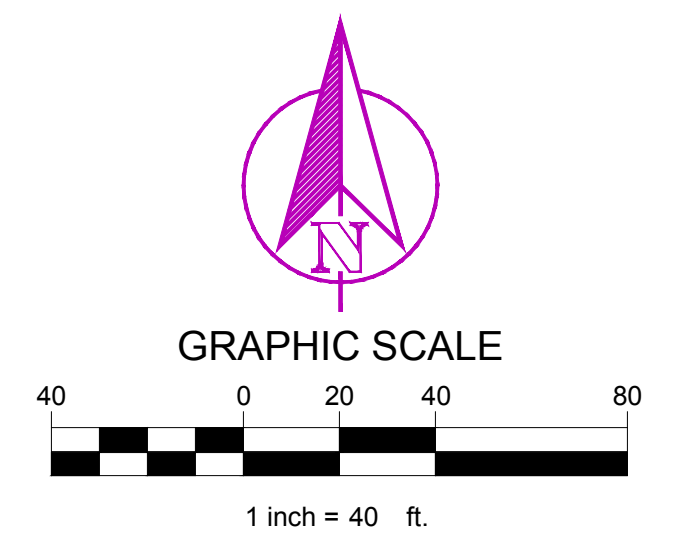
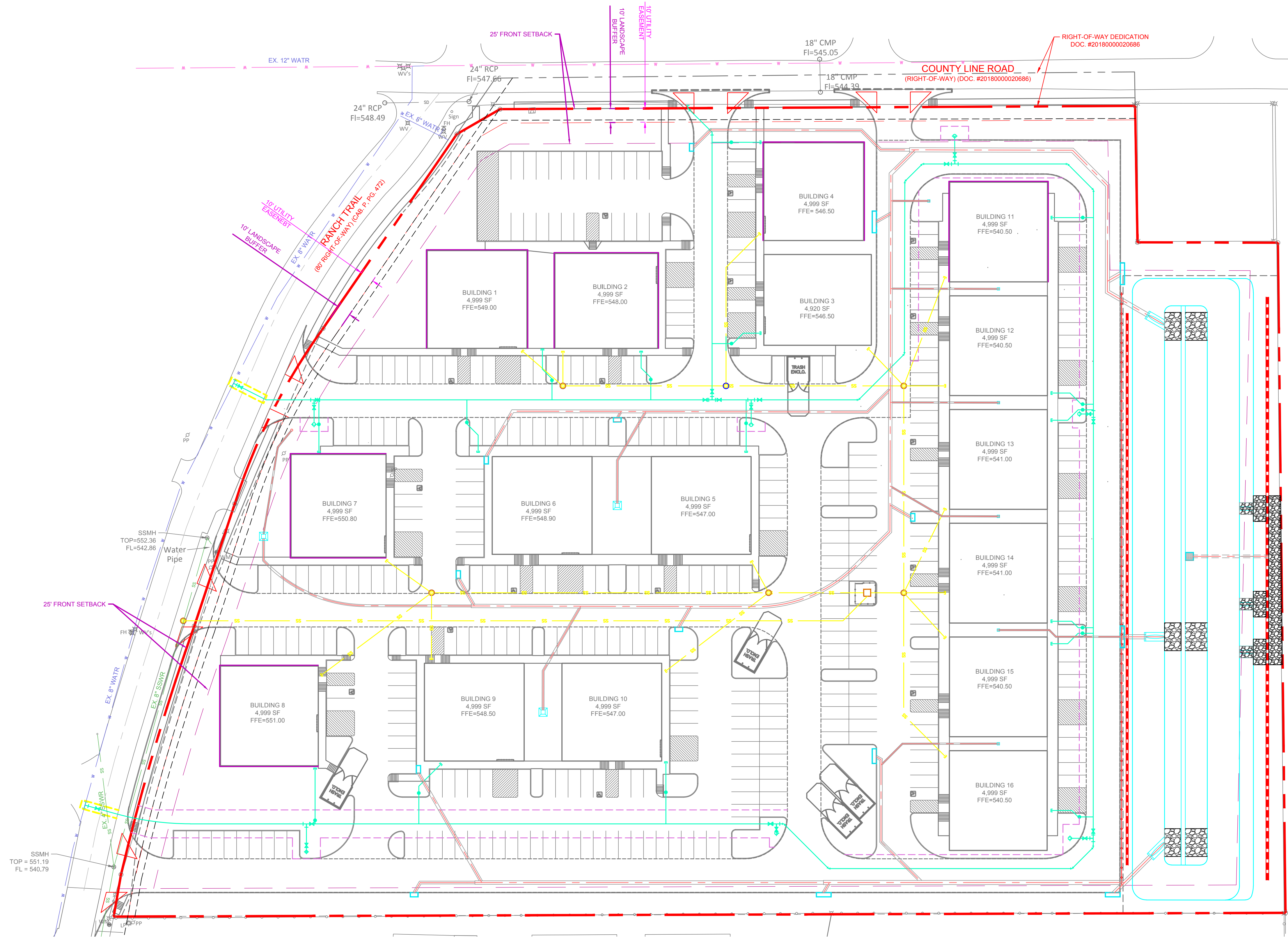
SHEET  
**SP-1**

File No. 2019-001

PLOTTED BY: MARK TORRES  
PLOT DATE: 12/13/2019 9:08 AM  
LOCATION: Z:\PROJECTS\PROJECTS\2019-001 RANCH TRAIL ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG  
LAST SAVED: 12/12/2019 5:04 PM



12/13/2019 10:23 AM  
 W:\2017 REATON\PROJECTS\2019001 RANCH TRAIL OFFICE WISE ROCKWALL\ATEST CAD\2019-12-10 RANCH TRAIL BASE FILE.DWG  
 LAST SAVED: 12/13/2019 10:08 AM



LEGEND	
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED WATER LINE AND GATE VALVE
	PROPOSED SANITARY SEWER LINE AND CLEAN OUT
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND COMMUNICATION LINE
	PROPOSED UNDERGROUND GAS LINE

- NOTES:
1. ALL MANHOLES TO BE RAVEN LINED, OR APPROVED EQUAL, INCLUDING EXISTING MANHOLES THAT ARE BEING CONNECTED TO.
  2. CONTRACTOR TO INSTALL GREEN EMS DISKS ON THE PUBLIC SEWER LINE AT EVERY CHANGE IN DIRECTION, MANHOLE, CLEANOUT, AND SERVICE CONNECTION.

TEXAS REGISTRATION #14109  
 1105 CHEEK SPARGER RD. SUITE #1  
 COLLEEVILLE, TN 37034  
 PHONE: 615.281.0572  
 WWW.CANVADREIGN.COM

**RANCH TRAIL OFFICE PARK**  
**405 RANCH TRAIL**  
**ROCKWALL, TEXAS 75032**

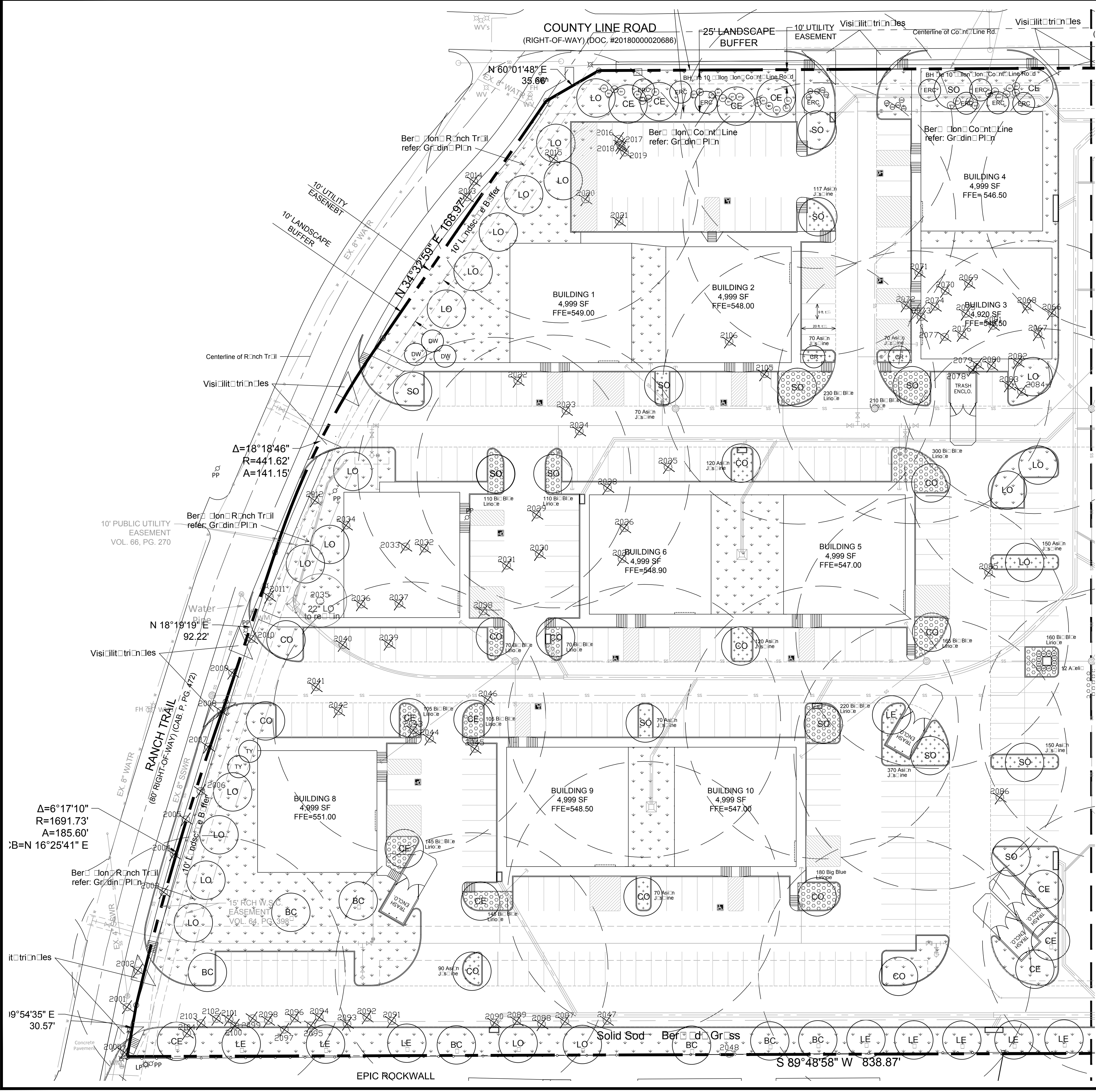
No.	DATE	REVISION	BY

DESIGN: MKT  
 DRAWN: MKT  
 CHECKED: CLC  
 DATE: 11/26/2019

SHEET



SCOTT MILLER  
 12/12/2019 10:46 AM  
 C:\USERS\SCOTT\MILLER\DOCUMENTS\AUTOCAD\LD\LANCH TRAIL\LANCH TRAIL\_L1.DWG  
 LAST SAVED: 12/12/2019 8:59 AM



**TREE LEGEND**

- Common Trees**
- SO Shrub
  - BO Birch
  - LE Bos. Elm
  - CO Chin. Elm
  - LO Live Oak
  - CE Cedar Elm
  - BC Bird Cypress
  - ERC Eastern Red Cedar
  - MIB Mission trees
  - ET 2021 E. Texas trees to be removed
- Ornamental Trees**
- CR Crabapple
  - TY Tree Yucca
  - DW Desert Willow

**SHRUB LEGEND**

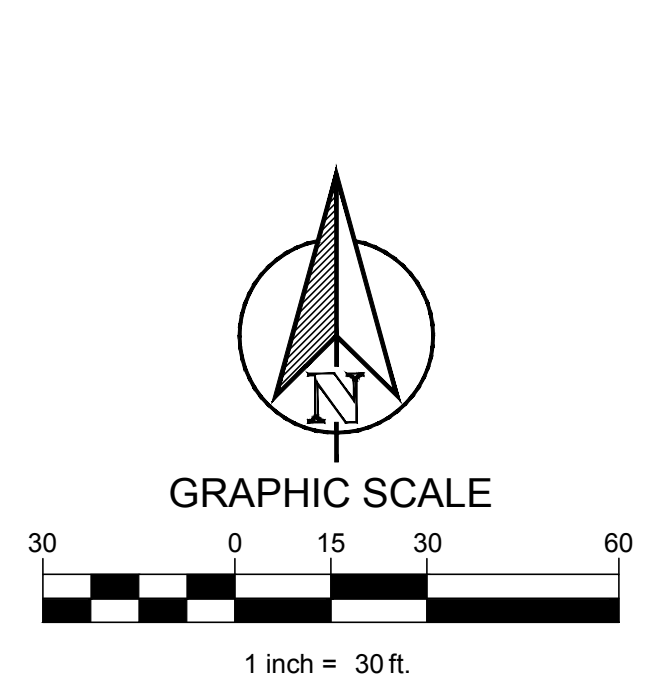
- BH Bradford Pear
- WM Dwarf W. Mistle
- AB Abutilon
- AJ Asian Jasmine
- BBL Blue Butterfly

**HATCH LEGEND**

- Asi. n. J. s. line
- Bi. Blue Lirio. e
- Solid Sod
- Ber. d. Gr. ss

**LANDSCAPE NOTES**

- The project will be an underground irrigation system to water the plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" steel edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of pre-eroded planting mix (75% topsoil, 15% composted wood chips, 10% mulch).
- Shredded hardwood mulch must contain no strands longer than 1/4" and be shredded finer than 1/4" screened from local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed during construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and pH range between 5.5 and 7.4 percent. Provide soil test analysis from soil test laboratory showing soil pH and organic percentage.
- Solid sod areas disturbed during construction activities. Citrus trees solid sod on this project.
- No trees within 5' of utilities.
- No planting shall be more than 80 feet from tree.



**site integration studio**  
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design  
**John F. Murphy, ASLA**  
 7539 Cross Gate Way  
 Tyler, TX 75703  
 John@siteint.com  
 scott@siteint.com

512.432.3822 - Tyler  
 512.589.9584 - Austin  
 www.siteint.com

**SITE DATA TABLE**

SITE AREA	7.52 AC   327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	16 BLDG @ 4,999 SF 79,984 SF TOTAL
LOT COVERAGE (MAX 60%)	24.40%
FLOOR TO AREA RATIO	0.24 : 1
IMPERVIOUS (MAX 90%)	63.90%
LANDSCAPE MIN(15%)	36.10%
BUILDING HEIGHT	1 STORY

**PARKING TABLE**

PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	299 SPACES
PARKING PROVIDED	359 SPACES
ADA REQUIRED	8 SPACES
ADA PROVIDED	15 SPACES

**SPECIAL NOTE**

No trees are to be planted within 5 feet of utility lines.  
 All R.O.W. to be sodded.  
 75 - 80% of all disturbed areas shall be 1" stand of grass, not weeds or inter-rose prior to Close of Construction or C.O./T.C.O.

**RANCH TRAIL OFFICE PARK**  
 405 RANCH TRAIL  
 ROCKWALL, TX 75087

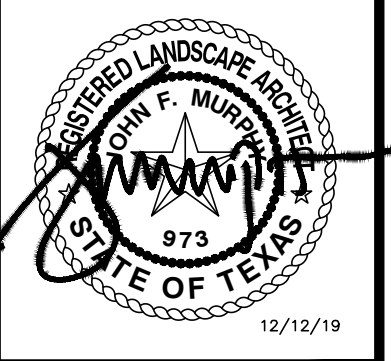
LEGAL DESCRIPTION AND OR ADDRESS:  
 RAINBOW ACRES,  
 LOT 18 & S PT OF 19,  
 ACRES 9.52

OWNER:  
 JT ALLIANCE, INC.  
 16 MEADOWLAKE DRIVE  
 HEATH, TX 75032

APPLICANT:  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PH: 817.281.0572

CASE NUMBER  
 SP2019-043

TEXAS REGISTRATION #14199  
**CLAYMOORE ENGINEERING**  
 1105 CREEK SPARGER RD. SUITE #1  
 COLLEVILLE, TX 75008  
 PHONE: 817.281.0572  
 WWW.CLAYMOOREENR.COM



**RANCH TRAIL OFFICE PARK**  
 405 RANCH TRAIL  
 ROCKWALL, TEXAS 75032


**LANDSCAPE PLAN**

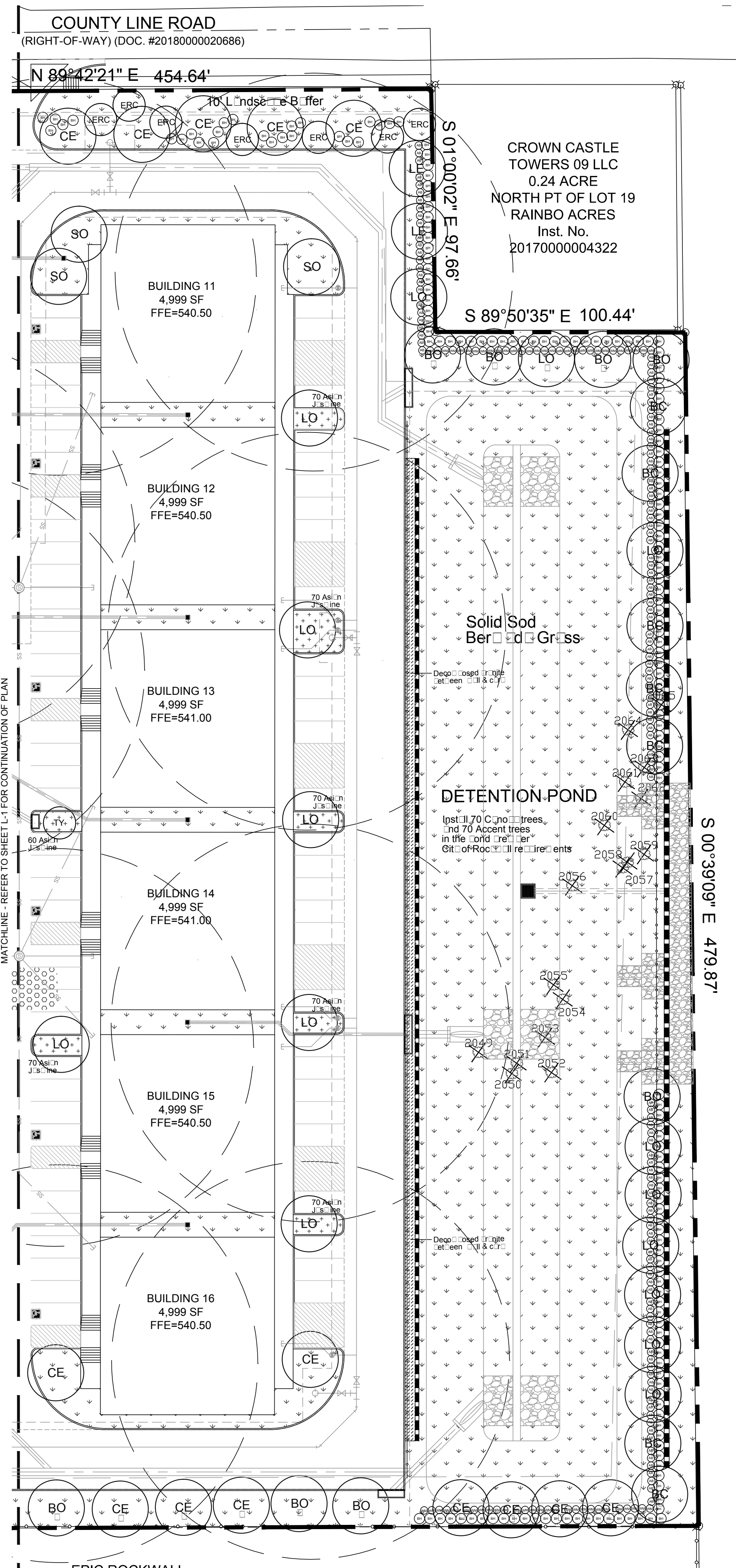
DESIGN: CLC  
 DRAWN: LRR  
 CHECKED: CLC  
 DATE: 12/12/2019

SHEET  
**L-1**

File No. 2019-001



PLOTTED BY: SCOTTFULMILLER  
 PLOT DATE: 12/12/2019 10:49 AM  
 LOCATION: C:\USERS\SCOTTFULMILLER\DOCUMENTS\AUTOCAD\_LRD\RANCH TRAIL\RANCH TRAIL\_L15.DWG  
 LAST SAVED: 12/12/2019 8:59 AM



WALLACE LAND PARTNERS LP  
 131.39 ACRES

**TREE LEGEND**

- Conifer Trees**
- SO Shrub Oak
  - BO Boxwood
  - LE Bosile Elm
  - CO Chinquapin Oak
  - LO Live Oak
  - CE Cedar Elm
  - BC Bird Cypress
  - Mt. Olive trees
  - Existing trees to be retained
- Ornamental Trees**
- CR Crabapple
  - TY Tree Yucca
  - DW Desert Willow
  - ERC Eastern Red Cedar

**SHRUB LEGEND**

- BH Bedford Holly
- WM Dwarf Wax Myrtle
- AB Azele
- AJ Asin J. S. line
- BBL Black Briar Liriodendron

**HATCH LEGEND**

- Asin J. S. line
- Black Briar Liriodendron
- Solid Sod Bermed Grass

**LANDSCAPE NOTES**

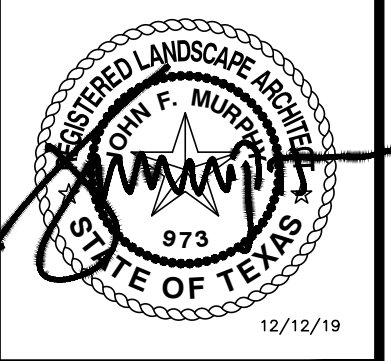
- The project will have an underground irrigation system to water the plants.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" steel edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of amended planting mix (75% import to soil, 15% composted endent, 10% shredded sand).
- Shredded hardwood mulch set containing strands along with double shred finer material obtained from local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed during construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and pH range between 5.5 and 7.4 percent. Provide soil test analysis from soil test laboratory showing soil pH and organic percentage.
- Solid sod areas disturbed during construction activities. Restore areas with solid sod on this project.
- No trees within 5' of utilities.
- No planting site shall be more than 80 feet from tree.

**SPECIAL NOTE**

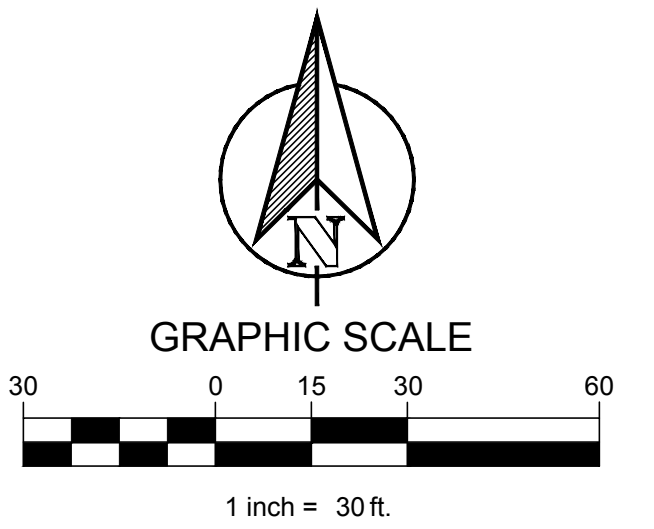
No trees are to be planted within 5 feet of utility line.  
 All R.O.W. to be sodded.  
 75 - 80% of all disturbed areas to be planted with 1" stand of grass, not seeds or inter tie. Prior to Cit. acceptance or C.O. / T.C.O.

Landscape Architecture - Sustainable Site Planning - Natural Resource Design  
**John F. Murphy, ASLA**  
 7529 Cross Gate Way  
 Tyler, TX 75703  
 john@siteint.com  
 scott@siteint.com

TEXAS REGISTRATION #14199  
  
 PHONE: 817.281.0572  
 1705 CREEK SPARGER RD. SUITE #1  
 COLLEVILLE, TX 75848  
 WWW.GLAYMOORE.COM



**RANCH TRAIL OFFICE PARK**  
 405 RANCH TRAIL  
 ROCKWALL, TEXAS 75032



<b>RANCH TRAIL OFFICE PARK</b> 405 RANCH TRAIL ROCKWALL, TX 75087	
LEGAL DESCRIPTION AND/OR ADDRESS: <b>RAINBOW ACRES,</b> LOT 18 & S PT OF 19, ACRES 9.52	
OWNER: JT ALLIANCE, INC. 16 MEADOWLAKE DRIVE HEATH, TX 75032	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
CASE NUMBER SP2019-043	

DESIGN:	CLC
DRAWN:	LRR
CHECKED:	CLC
DATE:	12/12/2019

**LANDSCAPE PLAN**  
 SHEET  
**L-2**  
 File No. 2019-001



**PLANT LIST**

CANOPY TREES			
11	LE	Licea Elaeagnifolia	4" c.i. B&B 14' ht. 7' spread
29	LO	Liriodendron	4" c.i. B&B 14' ht. 7' spread
12	CO	Chionodoxa	4" c.i. B&B 14' ht. 7' spread
27	CE	Cedrus	4" c.i. B&B 14' ht. 7' spread
13	BC	Bald Cypress	4" c.i. B&B 14' ht. 7' spread
17	SO	Shorea	4" c.i. B&B 14' ht. 7' spread
8	BO	Bur Oak	4" c.i. B&B 14' ht. 7' spread

ORNAMENTAL TREES			
2	TY	Tree Yucca	30" dia. 8' ht. 3" trunk
2	CR	Croton	30" dia. 8' ht. 3" trunk
3	DW	Desert Willow	30" dia. 8' ht. 3" trunk
16	ERC	Eastern Red Cedar	30" dia. 8' ht. 3" trunk

SHRUBS & GROUNDCOVERS			
59	BH	Burford Holly	10" dia. 36" oc
106	BH	Burford Holly	5" dia. 48" oc
68	WM	Wax Myrtle	5" dia. 36" oc
136	AB	Abutilon	5" dia. 36" oc
2,017	AJ	Asian Jasmine	1" dia. 18" oc
2,325	BBL	Blue Blume	1" dia. 18" oc

See note on L-2 for additional tree content in Detention Pond

**City of Rockwall, Texas  
LANDSCAPE CALCULATIONS**

Total Lot Area	327,554 SF	Required	Provided
Landscape Area 15%		49,133 SF	118,246 SF (36.10%)

Street Buffer Trees	1 Shade tree 3" c.i. per 50 LF of frontage	Required	Provided
Ranch Trail	618.51 LF	13	13
County Line Road	454.64 LF	10	11

Perch Lot Landscape	Required	Provided
Perch Sites 374 1 tree per 10 sites	38	47

**Tree Mitigation**

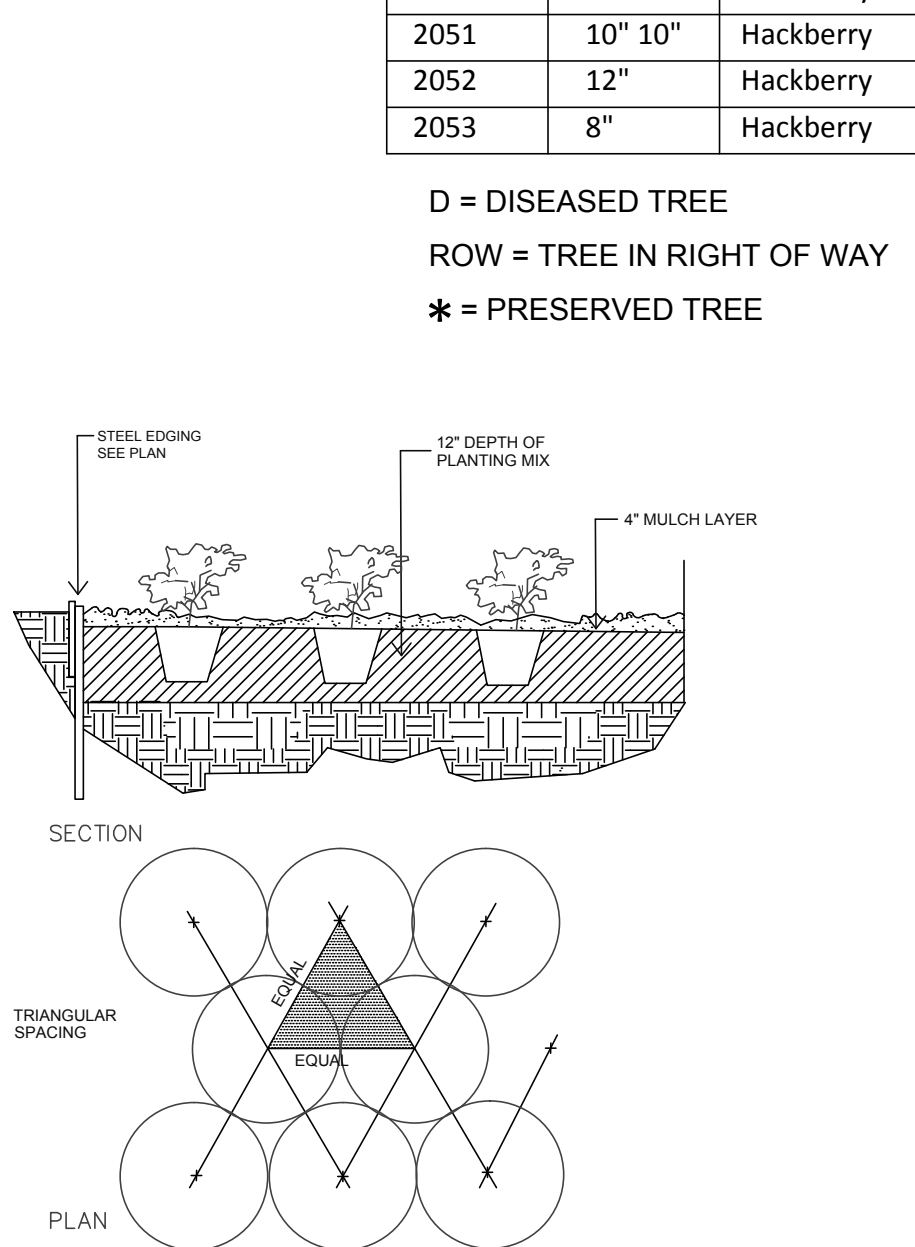
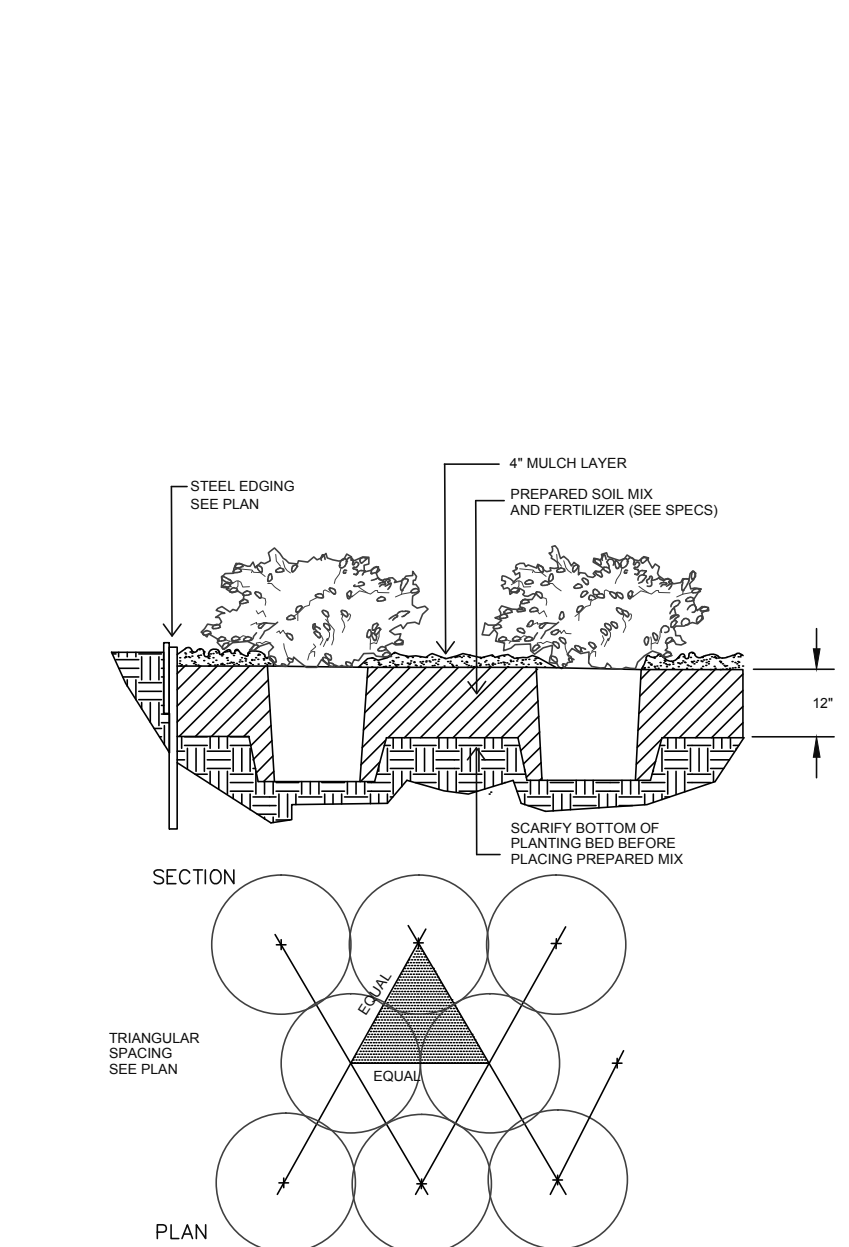
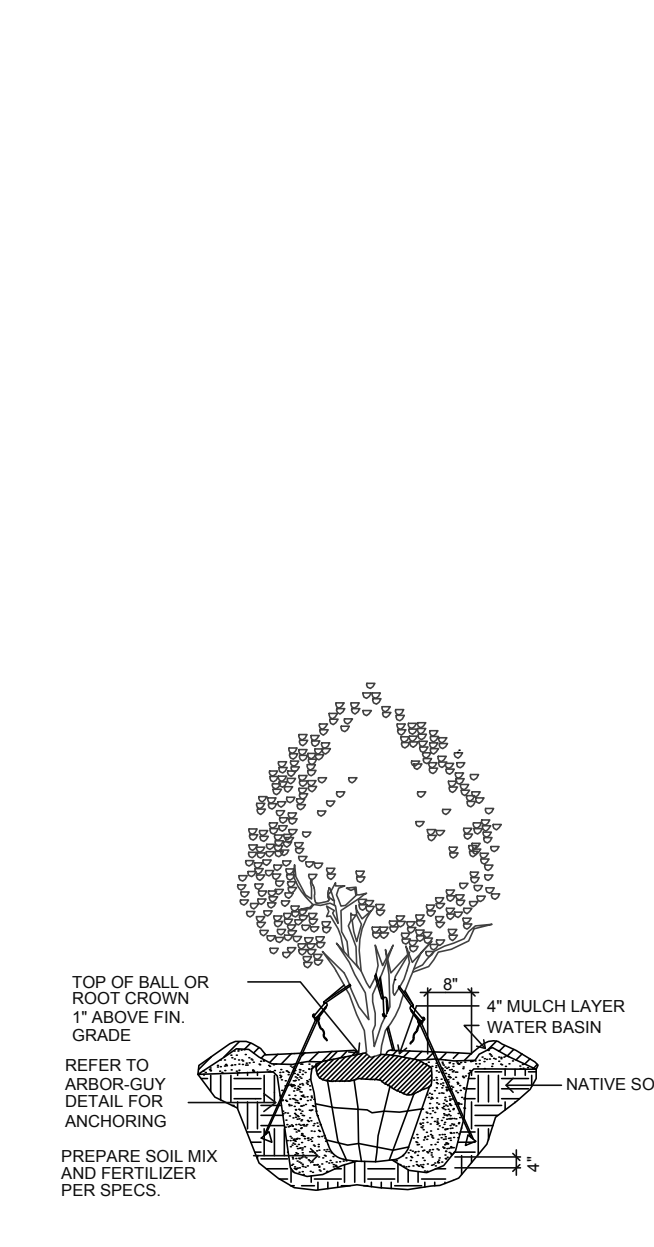
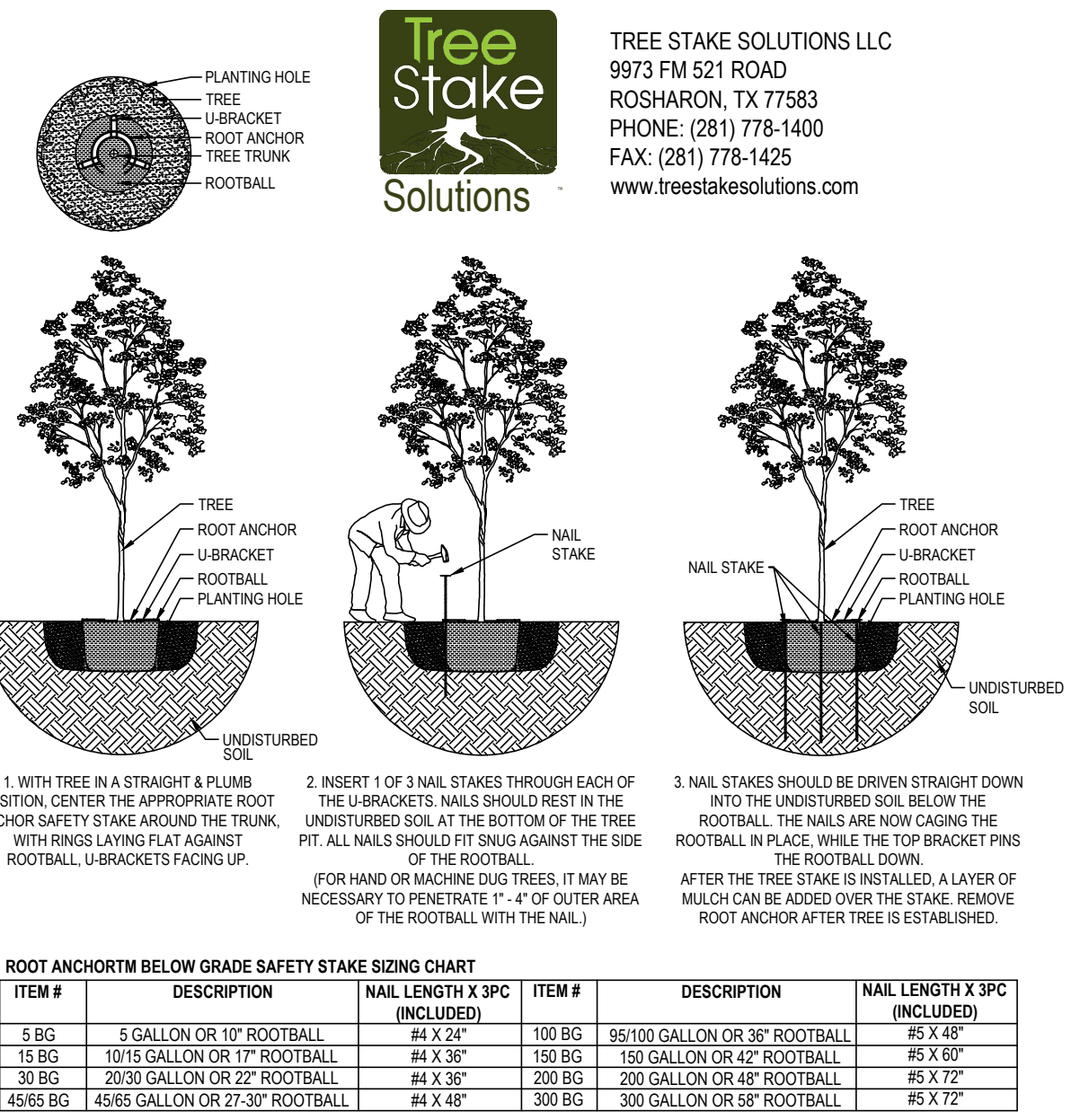
Pruned tree inches removed - 38.5"  
 Second tree inches removed - 586' / 2 = 293"  
 Total mitigation required = 331.5"  
 Net closed inches = 468"  
 Diseased trees, ROW trees, reserved trees, and second tree inches under 11" not included in mitigation total

**EXISTING TREE LIST**

ROW	Number	Size	Type
ROW	2000	8" 8"	Hackberry
ROW	2001	13"	Cedar
ROW	2002	7" 10" 10"	Cedar
ROW	2003	16"	Cedar
ROW	2004	17"	Cedar
ROW	2005	15"	Cedar
ROW	2006	12"	Cedar
ROW	2007	16"	Cedar
ROW	2008	26"	Cedar
ROW	2009	10" 13" 18"	Cedar
ROW	2010	10"	Cedar
ROW	2011	8"	Oak
ROW	2012	12"	Hackberry
ROW	2013	10"	Cedar
ROW	2014	14" 20"	Cedar
ROW	2015	15" 14"	Cedar-Hackberry
ROW	2016	10"	Hackberry
ROW	2017	10"	Hackberry
ROW	2018	10"	Hackberry
ROW	2019	10"	Hackberry
ROW	2020	7" 10"	Hackberry
ROW	2021	13"	Cedar
ROW	2022	22"	Cedar
ROW	2023	12" 16"	Cedar
ROW	2024	16"	Cedar
ROW	2025	15"	Cedar
ROW	2026	12"	Hackberry
ROW	2027	12"	Hackberry
ROW	2028	11"	Cedar
ROW	2029	22"	Hackberry
ROW	2030	27"	Cedar
ROW	2031	8"	Hackberry
ROW	2032	10"	Hackberry
ROW	2033	16"	Hackberry
ROW	2034	8"	Hackberry
ROW	2035	22"	Live Oak
ROW	2036	23"	Mulberry
ROW	2037	17"	Mulberry
ROW	2038	32"	Mulberry
ROW	2039	17"	Mulberry
ROW	2040	15"	Mulberry
ROW	2041	18"	Oak
ROW	2042	8"	Cedar
ROW	2043	14"	Mulberry
ROW	2044	12"	Hackberry
ROW	2045	8" 10" 10"	Hackberry
ROW	2046	10"	Hackberry
ROW	2047	16"	Cedar
ROW	2048	12"	Cedar
ROW	2049	10"	Hackberry
ROW	2050	10"	Hackberry
ROW	2051	10" 10"	Hackberry
ROW	2052	12"	Hackberry
ROW	2053	8"	Hackberry

Number	Size	Type
2054	8"	Hackberry
2055	10" 17"	Hackberry
2056	7" 9"	Ash
2057	11"	Hackberry
2058	8"	Hackberry
2059	8"	Hackberry
2060	8"	Hackberry
2061	7"	Hackberry
2062	8"	Hackberry
2063	8"	Hackberry
2064	10"	Hackberry
2065	8"	Hackberry
2066	16"	Hackberry
2067	8" 8" 10"	Hackberry
2068	16"	Hackberry
2069	8" 8"	Hackberry
2070	15"	Hackberry
2071	10" 12"	Hackberry
2072	13"	Hackberry
2073	7" 9"	Hackberry
2074	13"	Hackberry
2075	13"	Hackberry
2076	11"	Hackberry
2077	11"	Hackberry
2078	9"	Hackberry
2079	9"	Hackberry
2080	12"	Hackberry
2081	9"	Hackberry
2082	13"	Hackberry
2083	8"	Hackberry
2084	13"	Hackberry
2085	11"	Cedar
2086	13"	Cedar
2087	10"	Cedar
2088	10"	Cedar
2089	10"	Cedar
2090	10"	Cedar
2091	8"	Cedar
2092	12"	Cedar
2093	8" 12"	Cedar
2094	8"	Cedar
2095	10"	Cedar
2096	10"	Cedar
2097	10"	Cedar
2098	12"	Cedar
2099	10"	Cedar
2100	8"	Cedar
2101	10"	Cedar
2102	10"	Cedar
2103	8"	Cedar
2104	15"	Cedar
2105	10"	Hackberry
2106	10"	Hackberry

D = DISEASED TREE  
 ROW = TREE IN RIGHT OF WAY  
 \* = PRESERVED TREE



**1 CANOPY TREE PLANTING**  
SCALE: NONE

**2 MULTI-TRUNK PLANTING**  
SCALE: NONE

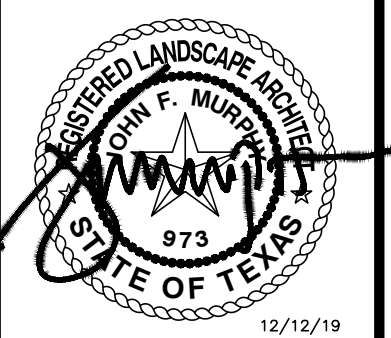
**3 SHRUB PLANTING**  
SCALE: NONE

**4 GROUNDCOVER PLANTING**  
SCALE: NONE

**site integration studio**  
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design  
**John F. Murphy, ASLA**  
 7529 Cross Gate Way  
 Tyler, TX 75703  
 John@siteint.com  
 scott@siteint.com

512.632.3822 - Tyler  
 512.589.9584 - Austin  
 www.siteint.com

TEXAS REGISTRATION #14199  
**GLAY MOORE ENGINEERING**  
 PHONE: 017.28.0832  
 WWW.GLMENGINEERING.COM  
 1105 CREEK SPARGER RD. SUITE #1  
 COLLEVILLE, TX 75844



**RANCH TRAIL OFFICE PARK**  
 405 RANCH TRAIL  
 ROCKWALL, TEXAS 75032

RANCH TRAIL OFFICE PARK  
 405 RANCH TRAIL  
 ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:  
 RAINBOW ACRES,  
 LOT 18 & S PT OF 19,  
 ACRES 9.52

OWNER:  
 JT ALLIANCE, INC.  
 16 MEADOWLAKE DRIVE  
 HEATH, TX 75032

APPLICANT:  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PH: 817.281.0572

CASE NUMBER  
 SP2019-043

DESIGN:	CLC
DRAWN:	LRR
CHECKED:	CLC
DATE:	12/12/2019
SHEET	
L-3	
File No.	2019-001

PLOTTED BY: SCOTTFULMILLER  
 PLOT DATE: 12/12/2019 10:49 AM  
 LOCATION: C:\USERS\SCOTTFULMILLER\DOCUMENTS\AUTOCAD\_LRD\RANCH TRAIL\LANDSCAPE\RAIL.LSDWG  
 LAST SAVED: 12/12/2019 8:59 AM





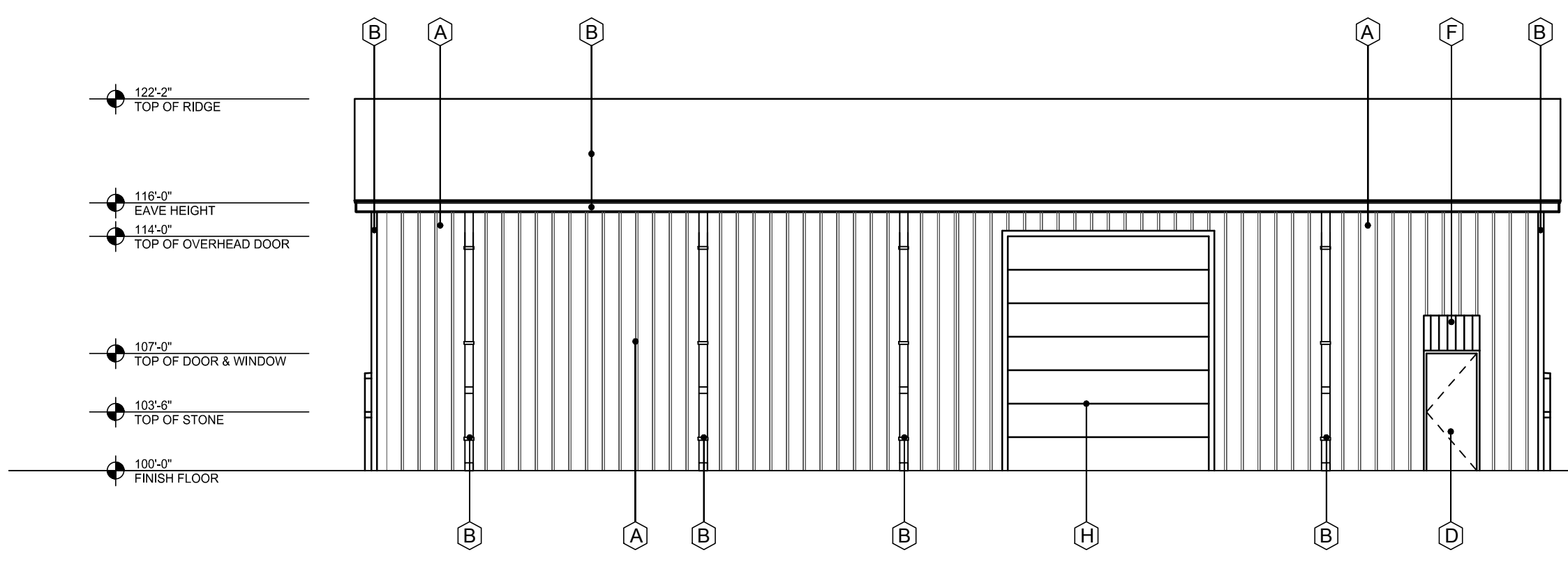
ISSUE: OWNER REVIEW: 01-18-2018  
 CITY SUBMIT: 12-13-2019

**COPYRIGHT NOTICE:**  
 These drawings and specifications are copyrighted and subject to copyright under sec. 102 of the copyright act, 17 U.S.C. Includes, without limitation, the creation of these drawings and specifications by hand in execution of construction, including structure, and/or machinery liability.

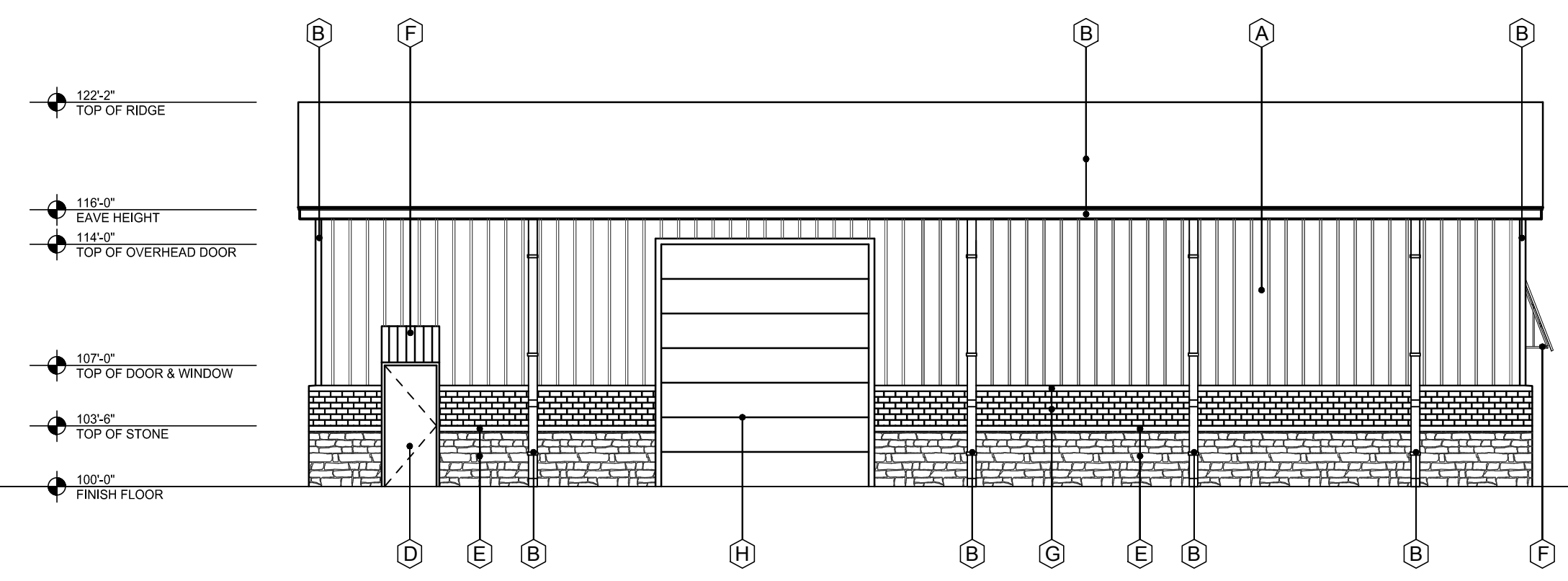
SITE DATA TABLE	
SITE AREA	7.52 AC   327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	16 BLDG @ 4,999 SF 79,984 SF TOTAL
LOT COVERAGE (MAX 60%)	24.40%
FLOOR TO AREA RATIO	0.24 : 1
IMPERVIOUS (MAX 90%)	63.90%
LANDSCAPE MIN(15%)	36.10%
BUILDING HEIGHT	1 STORY

PARKING TABLE	
PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	299 SPACES
PARKING PROVIDED	359 SPACES
ADA REQUIRED	8 SPACES
ADA PROVIDED	15 SPACES

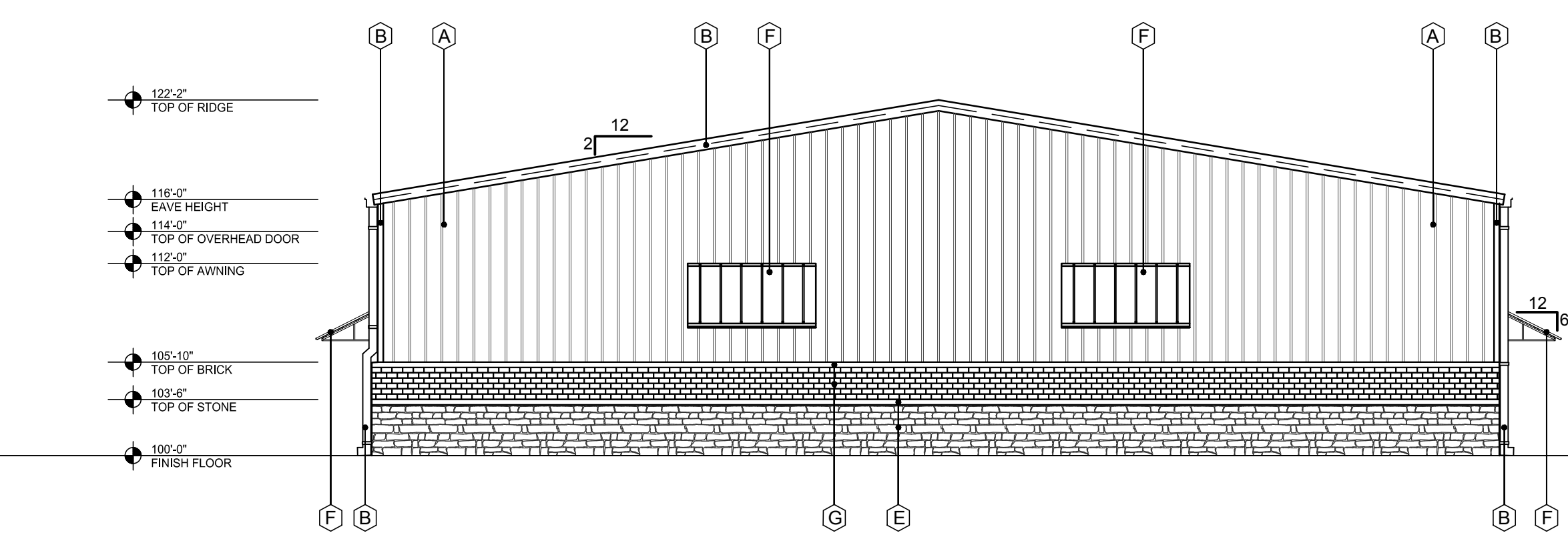
EXTERIOR FINISH SCHEDULE	
A	PREFINISHED METAL WALL PANELS: COLOR: STONE
B	ROOF: PREFINISHED GUTTER, DOWNSPOUTS, AND TRIM: COLOR: BURNISH SLATE
C	ALUM. STOREFRONT SYSTEM COLOR: MED. BRONZE - NOT USED
D	EXTERIOR HOLLOW METAL DOOR & FRAME: PAINT: COLOR: MATCH - A
E	STONE VENEER COLOR: BLANCO, SIZE: 8"-12" WITH 4" PRECAST CAP
F	PREFINISHED METAL AWNING BY METAL BUILDING CO. COLOR: BURNISH SLATE
G	BRICK VENEER COLOR: ACME, OXFORD PLACE
H	OVERHEAD DOOR - 12:14 COLOR: MATCH - A



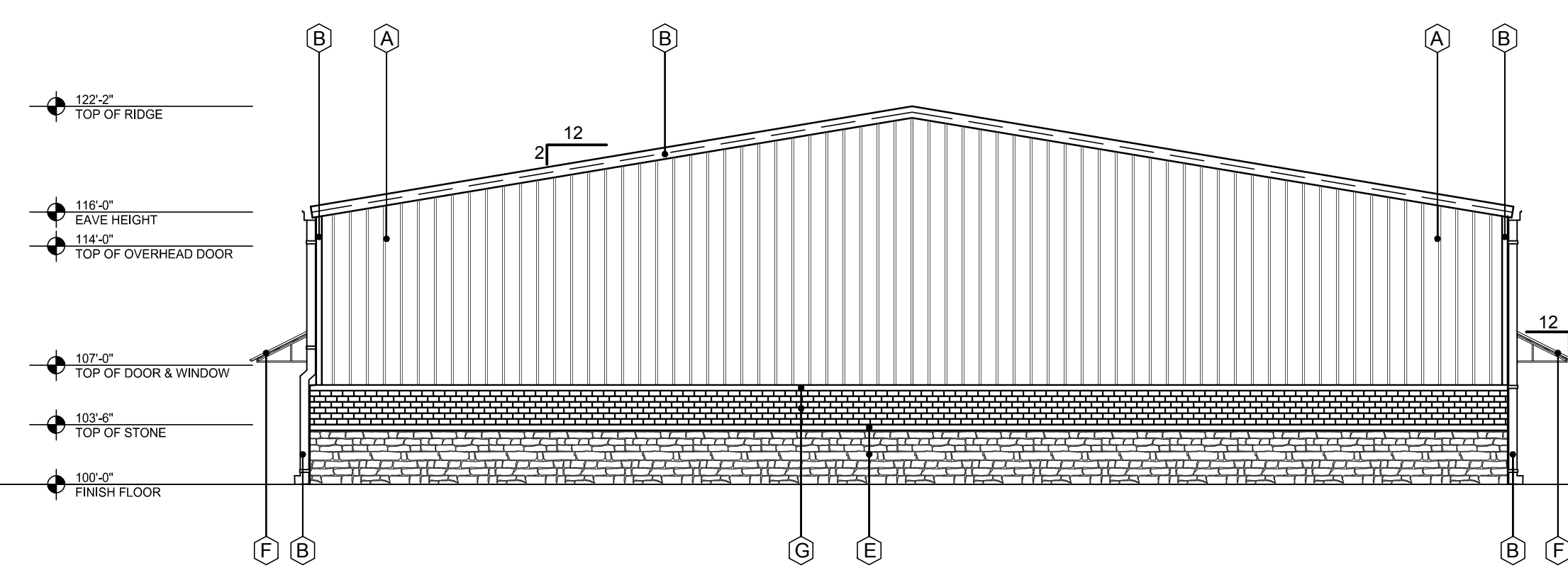
**4 SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"  
 MASONRY - 0%



**3 NORTH ELEVATION - STREET SIDE**  
 SCALE: 3/16"=1'-0"  
 MASONRY -  
 BRICK: 12 %  
 STONE: 19 %  
 TOTAL: 31 %



**2 WEST ELEVATION - STREET SIDE**  
 SCALE: 1/8"=1'-0"  
 MASONRY -  
 BRICK: 14 %  
 STONE: 21 %  
 TOTAL: 35 %



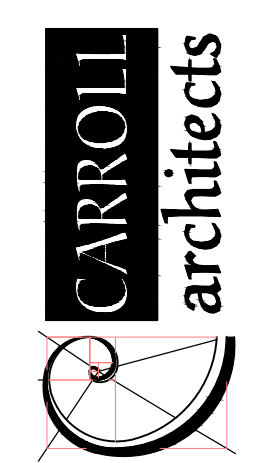
**1 EAST ELEVATION**  
 SCALE: 1/8"=1'-0"  
 MASONRY - 0%

<b>RANCH TRAIL</b> ROCKWALL, TX 75087	
LEGAL DESCRIPTION AND/OR ADDRESS:	
<b>RAINBOW ACRES,</b> LOT 18 & S PT OF 19, 9.76 ACRES	
OWNER	
JT Alliance, Inc. 16 Meadowcreek Drive Heath, TX 75032	
APPLICANT	
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085	
CASE NUMBER SP2019-003	

**RANCH TRAIL OFFICE PARK**  
 405 RANCH TRAIL  
 ROCKWALL, TX 75032

RANCH TRAIL  
 DEVELOPMENT

2 ESSEX COURT  
 HEATH, TX 75032



750 E. Interstate 30  
 Suite 110  
 Rockwall, TX 75087  
 T: 972-732-6085  
 F: 972-732-6058

**EXTERIOR  
 ELEVATIONS  
 W/ MASONRY**

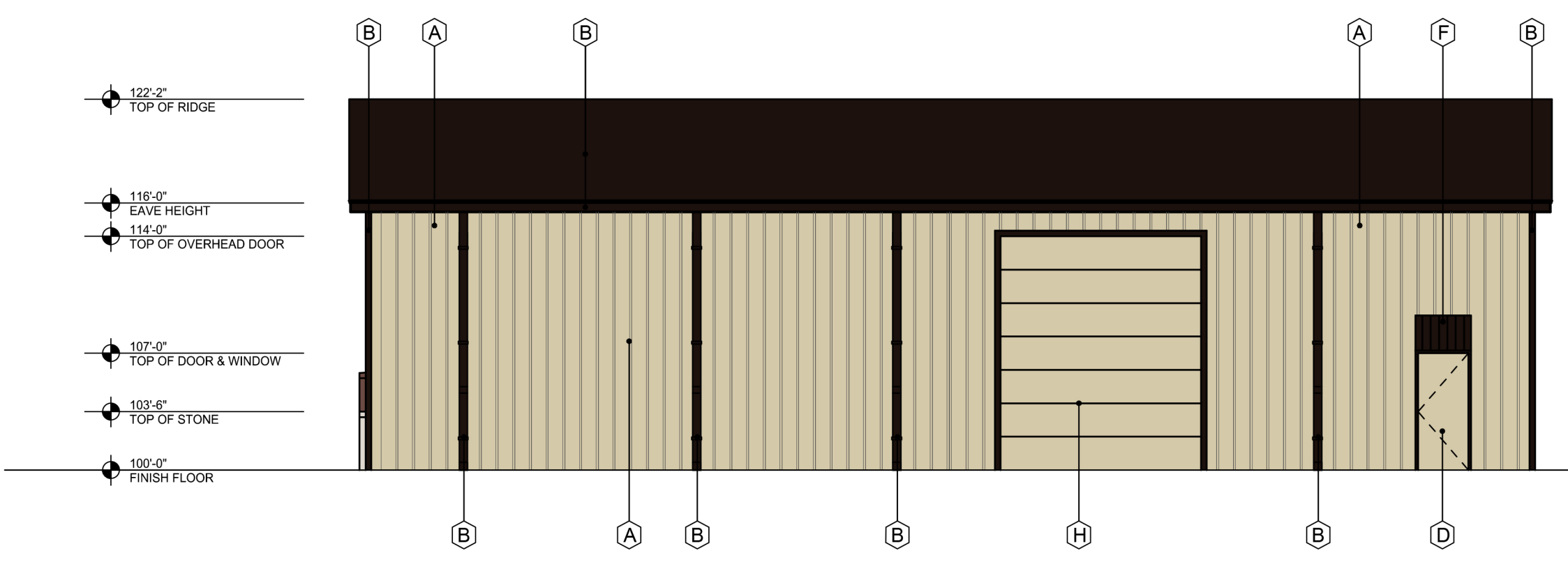
DATE: JAN 2019 SHEET NO.:  
 PROJECT NO.: 2019001  
 DRAWN BY: A502  
 CHECKED BY:



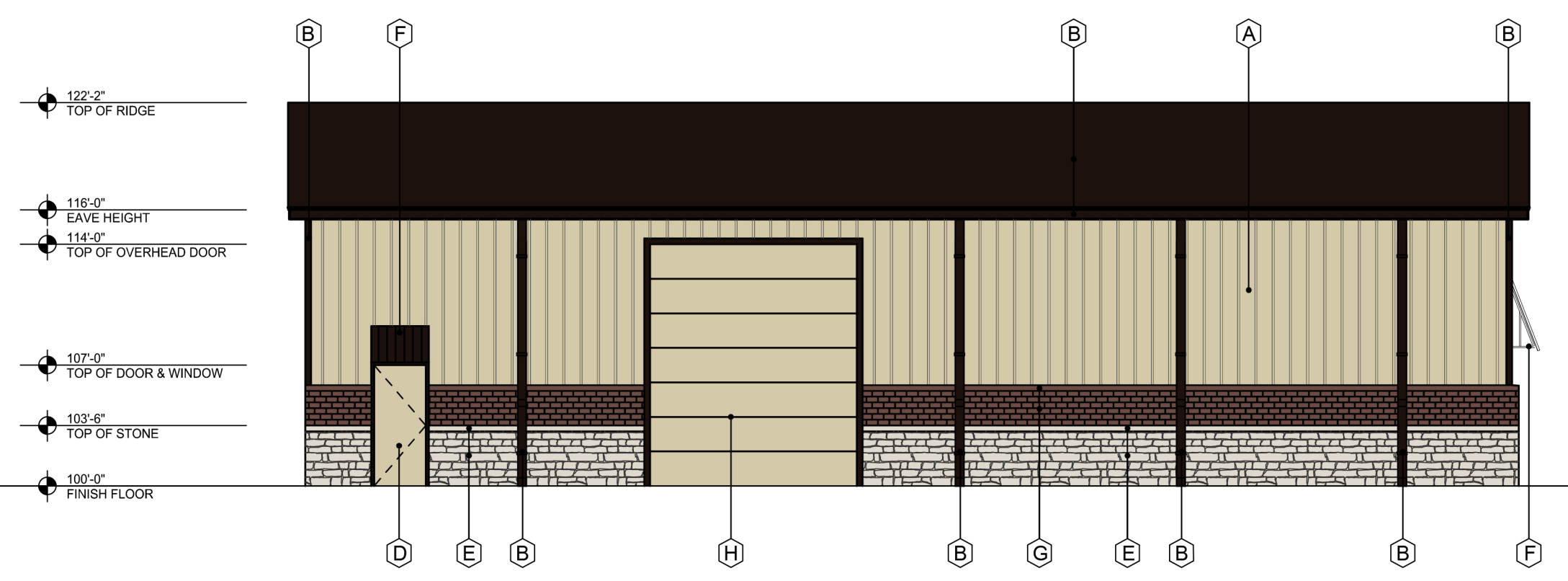
ISSUE: OWNER REVIEW: 01-18-2018

COPYRIGHT NOTICE: This drawing and its specifications are the property of Carroll Architects, Inc. and are copyrighted and subject to copyright law. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Carroll Architects, Inc. Under such protection, unauthorized use or reproduction of this drawing may result in cessation of construction, building seizure, and/or monetary liability.

SITE DATA TABLE	
SITE AREA	7.52 ACRES (327,554 SF)
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	11 BUILDINGS @ 4,900 SF 54,989 SF TOTAL
LOT COVERAGE	36.9%
FLOOR TO AREA RATIO	0.17 : 1
BUILDING HEIGHT	1 STORY

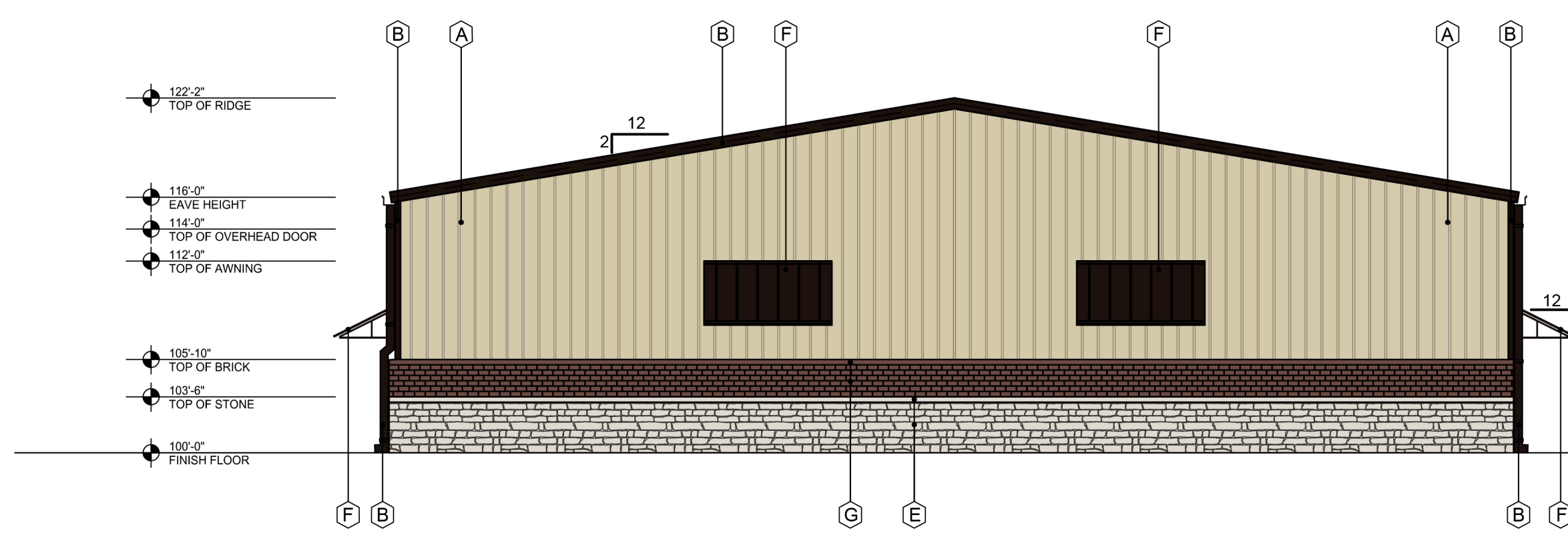


**4 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"  
MASONRY - 0%

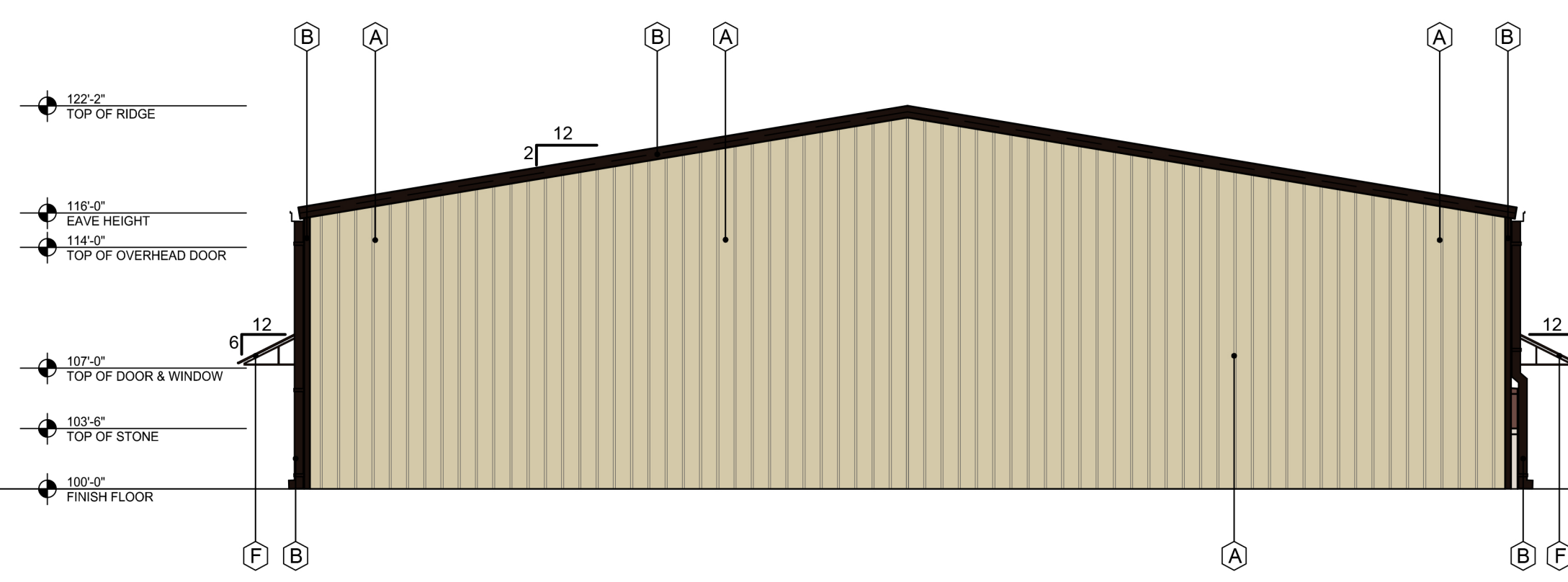


**3 NORTH ELEVATION - STREET SIDE**  
SCALE: 3/16"=1'-0"  
MASONRY -  
BRICK: 12 %  
STONE: 19 %  
TOTAL: 31 %

EXTERIOR FINISH SCHEDULE	
A	PREFINISHED METAL WALL PANELS; COLOR: STONE
B	ROOF, PREFINISHED GUTTER, DOWNSPOUTS, AND TRIM; COLOR: BURNISH SLATE
C	ALUM. STOREFRONT SYSTEM COLOR: MED. BRONZE - NOT USED
D	EXTERIOR HOLLOW METAL DOOR & FRAME. PAINT; COLOR: MATCH - A
E	STONE VENEER; COLOR: BLANCO, SIZE: 8"-12" WITH 4" PRECAST CAP
F	PREFINISHED METAL AWNING BY METAL BUILDING CO.; COLOR: BURNISH SLATE
G	BRICK VENEER; COLOR: ACME, OXFORD PLACE
H	OVERHEAD DOOR - 12x14; COLOR: MATCH - A



**2 WEST ELEVATION - STREET SIDE**  
SCALE: 1/8"=1'-0"  
MASONRY -  
BRICK: 14 %  
STONE: 21 %  
TOTAL: 35 %



**1 EAST ELEVATION**  
SCALE: 1/8"=1'-0"  
MASONRY - 0%

<b>RANCH TRAIL ROCKWALL, TX 75087</b>	
<small>LEGAL DESCRIPTION AND OR ADDRESS:</small>	
<b>RAINBOW ACRES, LOT 18 &amp; S PT OF 19, 9.76 ACRES</b>	
<small>OWNER</small>	
JT Alliance, Inc. 16 Meadowlake Drive Heath, TX 75032	
<small>APPLICANT</small>	
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085      Email: jc@carrollarch.com	
<small>CASE NUMBER</small> SP2019-003	

**OFFICEWAREHOUSE PROJECT**  
for  
**RANCH TRAIL DEVELOPMENT**  
**407 RANCH TRAIL**  
**ROCKWALL, TX 75032**

**RANCH TRAIL DEVELOPMENT**  
2. ESSEX COURT  
HEATH, TX 75032

**CARROLL architects**  
750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
T: 972-732-6085  
F: 972-732-8058

**EXTERIOR ELEVATIONS**

DATE: JAN 2019 SHEET NO:  
PROJECT NO: 2019001  
DRAWN BY: A501  
CHECKED BY:

## BEST USE FOR:



# Pump Trooper®

## Lift Stations

## LIFT STATIONS

ParkUSA®'s PumpTrooper®, a submersible pump lift station, is a reliable and cost-effective solution to prevent flooding by receiving and moving stormwater and/or sanitary wastewater to designated locations. Generally, a lift station is used to temporarily transfer liquid that cannot flow by gravity on its own. This centrifugal pump system is powered by a close-coupled electric motor. The pumps operate quietly and are cooled by the moving liquid to maximize their lifespan.

Most pump stations are designed for multiple pump installations. The duplex system is the most common where the two pumps alternate in operation to equalize the wear of the pumps and to keep the wet well from solids build-up. The multiple pump system offers continued operation in the case of a pump failure, removal for servicing, and also provides extra capacity in times of extraordinary loading.

## FEATURES

- Precast concrete or fiberglass models available
- Various pump types available
- Pedestrian or traffic rated
- Remote maintenance alarm available
- Interior liners available
- Meets all building codes



Model WWH



OEM Brands:





# Pump Trooper®

Lift Stations

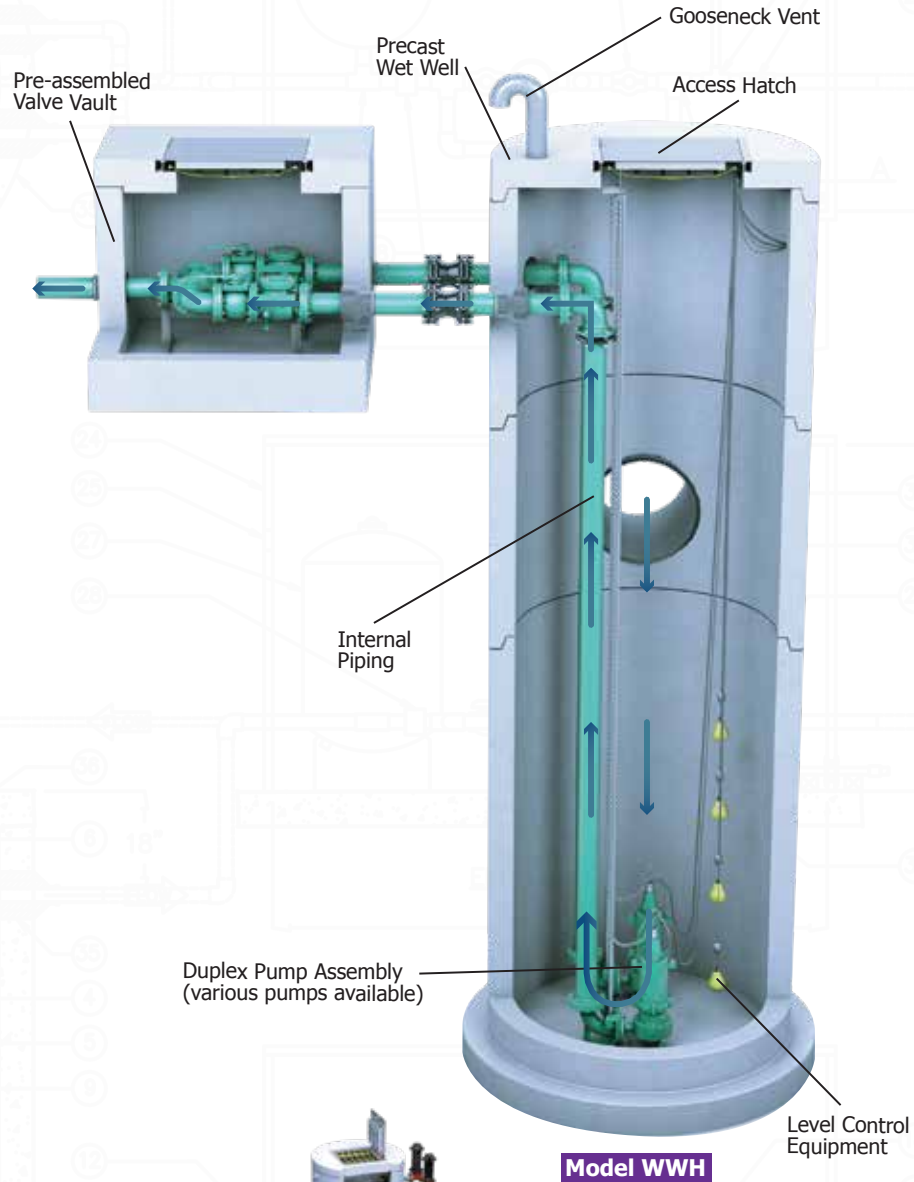
## HOW IT WORKS

Sanitary wastewater or storm water enters the wet-well basin through the inlet pipe. An electric liquid level control system monitors the water level and engages the pump(s) at predetermined levels. The pumps then transfer the liquid up and out of the wet-well basin into the sanitary or storm sewer system.

Visit [www.pumptrooper.parkusa.com](http://www.pumptrooper.parkusa.com) for more information and design assistance.

## DESIGN CONSIDERATIONS

Depending on the project, the number of submersible pumps, as well as, the valve system are subject to change. In smaller stations, there can be one submersible pump and the valve assembly is housed within the wet well to save infrastructure cost. In larger stations, which can house multiple submersible pumps, it is recommended that the valve system be housed in a separate valve vault. This makes it easier to conduct maintenance when necessary.



VERTICAL TURBINE FLOW PUMPS



NON-CLOG PUMPS



AXIAL FLOW PUMPS



GRINDER PUMPS

Good to use  
in BMPs



Medical Facilities



Industrial

## APPLICATIONS



# 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:** January 14, 2020  
**APPLICANT:** Clay Cristy; *ClayMoore Engineering, Inc.*  
**CASE NUMBER:** SP2019-043; *Site Plan for 407 Ranch Trail*

---

### **SUMMARY**

Discuss and consider a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

### **BACKGROUND**

The subject property was annexed in 2004 [*Ordinance No. 04-34*] and zoned Commercial (C) District in 2013 [*Case No. Z2013-020*]. At that time, the property owner's intent for the rezoning was to develop the property as an animal boarding/kennel facility; however, a site plan was never submitted and the facility was never constructed. On January 18, 2019, the applicant submitted a request [*Case No. SP2019-003*] for the approval of a site plan for a multi-tenant office/warehouse complex on the subject property. At that time, the proposed development consisted of 11 metal office buildings on a seven (7)-acre portion of the 9.52-acre tract of land. On January 29, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant provide additional articulation to the building facades, to utilize a combination building materials on the facades, to provide contrasting roof colors on each building, and to incorporate architectural elements (*e.g. awnings*) to provide some relief on the facades. In conjunction with the site plan, the applicant requested exceptions to the materials and masonry composition and to the building articulation standards. Specifically, the applicant proposed to utilize between 69-100% metal on the majority of the building facades. At that time, the Unified Development Code (UDC) identified metal as a secondary material and limited the use of metal to ten (10) percent of each building façade. The proposed buildings were between 70 to 75-feet in length and did not include a recesses or projections. According to the Unified Development Code (UDC), the maximum wall length without an architectural element was 66-feet in length. The applicant submitted revised building elevations showing the incorporation of a seven (7) foot high wainscot on all of the building facades that were visible from the street and incorporated a combination of brick and stone. The buildings that were internal to the complex utilized metal and were not visible from the street. The applicant provided contrasting roof and trim color and included contrasting metal awnings on the facades visible from the street. As a method of providing screening from the adjacent residential land uses to the north of the property, the applicant proposed utilizing landscape screening, which included a combination of canopy and accent trees and shrubs. On February 12, 2019, the Architectural Review Board (ARB) reviewed the revised building elevations and the requested exceptions and forwarded a recommendation of approval of the applicant's request. Subsequent to the Architectural Review Board (ARB) meeting, the Planning and Zoning Commission approved the applicant's request at the meeting on February 12, 2019.

In conjunction with the site plan, the applicant requested approval of an alternative tree mitigation plan. At that time, the applicant identified 285-caliper inches of protected trees that would require removal in order to develop the site. The applicant proposed planting 150 caliper-inches on site, which would leave



a balance of 135 caliper-inches (*i.e.* 48% of the total mitigation balance) that required mitigation. The remaining balance needing mitigation totaled \$27,000 (*i.e.* 135 caliper-inches @\$200.00 per caliper-inch); however, since the applicant proposed to plant at least one (1) tree on-site, the mitigation balance was reduced by one-half (½) for a total mitigation balance of \$13,500 that will need to be paid to the City's tree fund at the time of final plat. The City Council approved the alternative tree mitigation plan on February 19, 2019.

In May, 2019, the applicant submitted the site civil plans [E2019-015] to the City's Engineering Department for review. While reviewing the plans, staff noticed that the submitted plans did not match the approved site plan. Specifically, the engineering plans included an approximately 2.28-acre portion of land that was previously indicated as an existing pond and a two (2)-acre portion of land that was previously indicated as future development on the approved site plan. The newly included area showed that the existing pond had been filled, the detention pond had been relocated, certain drive aisles had been changed, and six (6) additional buildings had been added to the site. Staff informed the applicant that a revised site plan was needed and -- *since additional buildings had been added to the plans* -- the site plan needed to be reviewed and approved by the Architectural Review Board (ARB) and the Planning and Zoning Commission (*i.e.* the site plan could not be approved administratively). In response to this, the applicant submitted a request for approval of an amended site plan [Case No. SP2019-043] on November 15, 2019. During the plan review, staff identified outstanding items and requested all revisions to be resubmitted by December 3, 2019. While the revised plans were submitted by the deadline, there were still items that needed to be addressed. Due to this, the site plan application was considered to be incomplete and the request was denied without prejudice. Staff should note, this denial without prejudice which allowed the applicant to resubmit the request on the next submittal date (*i.e.* December 20, 2019).

## **PURPOSE**

The applicant is requesting approval of an amended site plan for a multi-tenant office/warehouse complex on the subject property. The proposed facility will consist of 16 office buildings on a 9.52-acre tract of land. With the exception of the six (6) additional buildings and the inclusion of the additional acreage, the layout of the site and the design of the buildings remains largely unchanged. The proposed buildings will be each approximately 4,999 SF, utilize roll-up doors, and will incorporate a pitched roof design. The buildings will be constructed of metal and will incorporate a seven (7) foot tall masonry wainscot (*i.e.* a combination of brick and stone) on the facades that are visible from a public street. The building facades that will be internal to the site will be constructed of 100% metal. Each proposed building will integrate metal awnings on the façades that are visible from a public street and will provide contrasting roof and trim colors. The applicant is proposing to utilize landscape screening adjacent to the northern and eastern property lines to screen the property from the adjacent residential land uses. According to the applicant, the development will provide offices to multiple tenants such as plumbers, contractors, and other similar uses.

## **ADJACENT LAND USES AND ACCESS**

The subject property is located at 407 Ranch Trail. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property is County Line Road, which is identified as an MC (*minor collector, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a single-family residential subdivision (*i.e.* Lake Rockwall Estates), zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Following this is a large tract of land that is zoned Agricultural (AG) District.

**South:** Directly south of the subject property is an office complex containing several metal buildings. Beyond this is a vacant tract of land that has an approved Specific Use Permit (SUP) for a mini-warehouse and several businesses that utilize metal buildings. These areas are zoned Commercial (C) District. South of these uses is Horizon Road [FM-3097], which is identified as

a TxDOT4D (Texas Department of Transportation, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan. This roadway delineates the city limits of Rockwall and the beginning of the Extraterritorial Jurisdiction (ETJ).

**East:** Directly east of the subject property is a large vacant tract of land, which is zoned Agricultural (AG) District followed by a single-family residential subdivision (*i.e. the Oaks at Buffalo Way*). This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this are two (2) single-family homes and several vacant tracts of land that are zoned Agricultural (AG) and/or General Retail (GR) Districts. Following this is S. Goliad Street [SH-205], which is identified as a TxDOT6D (Texas Department of Transportation, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan.

**West:** Directly west of the subject property is Ranch Trail, which is identified as an MC (*minor collector, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this are several businesses (*i.e. Sunbelt Equipment, Jerry Kisick Custom Homes, etc.*). Following this is a vacant tract of land and several businesses (*i.e. Horizon Auto Care, Dog Gone Pretty, Rockwall Customer Frame Shop*), which are zoned Commercial (C) 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. a multi-tenant office complex*) is allowed by-right in a Commercial (C) District. Excluding the exceptions being requested, the submitted site plan, landscape plan, and photometric plan, generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>327,554 SF; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>~367-465-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>~455-838 SF; In Compliance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>15-Feet; In Compliance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>10-Feet; In Compliance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>10-Feet; In Compliance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>22-Feet; In Compliance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>37%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>299 Spaces</i>	<i>359 Spaces: In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>	<i>63%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-95%</i>	<i>37%; In Conformance</i>

**TREESCAPE PLAN**

The applicant has submitted a treescape plan showing that 38.5 caliper-inches of primary protected trees and 596 caliper-inches of secondary protected trees will be required to be removed to develop the subject property. According to Section 5, *Tree Mitigation Requirements*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), primary protected trees require mitigation calculated on an inch-for-inch basis and secondary protected trees require mitigation of one-half (1/2) the total caliper inches being removed. Based on the submitted treescape plan, the total mitigation balance for both primary and secondary protected trees is 336.5 caliper-inches. Since the applicant is planting 150 caliper-inches within the proposed development, the remaining balance will be 186.5 caliper-inches (*i.e. 55% of the total mitigation*). The Unified Development Code (UDC) gives the City Council the ability to approve alternative tree mitigation agreements, pending a recommendation from the Planning and Zoning Commission. The Unified Development Code (UDC) allows up to 20% of the total tree mitigation balance (*i.e. 67.3 caliper-inches or \$13,460*) to be paid to the City's tree fund. The Unified Development Code (UDC) gives the



City Council the ability to review and approve alternative tree mitigation agreements, pending a recommendation from the Planning and Zoning Commission. In this case, since the applicant is proposing to exceed the 20% maximum allowable tree mitigation paid to the City's tree fund (*i.e. proposing 55% of the total tree mitigation balance*), an alternative tree mitigation plan will need to be approved. The remaining balance requiring mitigation is \$37,300 (*i.e. 186.5 caliper-inches @\$200.00 per caliper-inch*); however, since the applicant is proposing to plant at least one (1) tree on-site, the balance is reduced by one-half (½) for a total mitigation balance of \$18,650 that will need to be paid to the City's tree fund at time of final plat.

### **CONFORMANCE WITH THE CITY'S CODES**

Subsection 4.05, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the Commercial (C) District is a district intended to provide commercial land uses such as retail, large shopping centers, and restaurants. Commercial (C) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. In addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial (C) District is general in nature, development standards are less stringent as lower intensity districts such as Residential-Office (RO), Neighborhood Services (NS), and General Retail (GR) Districts. In this case, the applicant's proposal is adjacent to County Line Road -- *identified as a Minor Collector on the City's Master Thoroughfare Plan* --, and the office land use is not typically a high-volume water/wastewater user. With regard to the land use, an office complex is permitted by-right in a Commercial (C) District.

According to Subsection 5.02B *Screening from Residential Uses*, of Subsection 5.02, *Landscape Screening*, of Section 5, *Landscape Standards*, of Article VIII, *Landscape and Fence Standards*, of the Unified Development Code (UDC), a minimum of a ten (10)-foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way or residentially zoned or used property that is located directly across a public street. All landscape buffers adjacent to a public right of way shall incorporate ground cover, a built-up berm (*i.e. a minimum height of 30-inches*), and shrubbery along the entire length of the frontage. A minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50 linear-feet. In this case, the applicant is providing a landscape buffer that varies between ten (10)-feet to 25-feet and this appears to be in conformance with the landscape screening requirements stipulated within the Unified Development Code (UDC).

### **VARIANCES REQUESTED BY THE APPLICANT**

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

#### **(1) *Building Articulation.***

- (a) *Horizontal Articulation.* Subsection 4.01, *General Commercial District Standards*, of Section 4, *Commercial District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) stipulates that the maximum wall length shall not exceed more than three (3) times the wall's height without a recess or projection of an architectural element. In this case the maximum wall length is approximately 66-feet; however, the proposed buildings have walls that are between 70 and 75-feet in length. Since this exceeds the maximum allowable length, an exception to the building articulation standards is required to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

#### **(2) *Non-Residential District Development Standards.***

- (a) *Parking.* 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) stipulates that the minimum front setback is 15-feet for properties located within a Commercial (C) District and that no parking should be located between the front façade and the property line. In this case, the site plan shows one (1) row of parking situated in front of Building 4. Since this does not meet the requirements, an exception to parking standards is required to be approved by the Planning and Zoning Commission.

(3) *Storm Drainage Facilities.*

- (a) *Retaining Walls in Detention Easement.* Section 3, *Storm Drainage Facilities*, of the City's Engineering Standards of Design and Construction stipulates that no retaining walls be located within a detention easement. In this case, the applicant is proposing to incorporate retaining walls within the proposed detention easement. Since this does not meet the requirements stipulated in the Engineering Standards of and Construction, a variance to allow retaining walls in a detention easement is required to be approved by the Planning and Zoning Commission.

Section 9, *Exceptions and Variances*, of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), gives the Planning and Zoning Commission the ability to grant exceptions to the general standards should the request meet one (1) of the following; [1] where unique or extraordinary conditions exist or [2] where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. When exceptions are being requested, the applicant shall provide two (2) compensatory measures that directly offset each requested exception. As a compensatory measure for the variance to the building articulation standards, the applicant is proposing to provide additional landscaping adjacent to County Line Road. As a second compensatory measure the applicant is proposing to incorporate a masonry wainscot (*i.e. utilizing a combination of brick and stone*) on the building facades that face the street. As a compensatory measure for the variance to the parking standards, the applicant is proposing to increase a portion of the landscape buffer to 25-feet (*i.e. increased buffer will be adjacent to the parking spaces*). As a second compensatory measure, the applicant is proposing to provide a berm and additional accent trees and shrubs to screen the parking area from Ranch Trail. As a compensatory measure for the variance to allow retaining walls in the detention pond, the applicant is proposing to provide a six (6) foot tall wrought-iron fence and a combination of canopy trees, accent trees, and shrubs adjacent to the eastern property line. Staff should note that the applicant is already required to provide three (3) tiered screening adjacent to the eastern property line, and that this cannot be counted as a compensatory measure.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Southwest Residential District* and is situated within an area that is identified as a Transitional Area. According to the district, the Transitional Area is defined as, "...currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties..." In this case, the applicant is proposing a multi-tenant office facility that is composed of metal buildings. This use and the proposed metal buildings are similar to the existing buildings in the area, and the proposed improvements are similar to other buildings that have been approved along Ranch Trail since this area was annexed by the City in 2004.

**ARCHITECTURAL REVIEW BOARD (ARB):**

On December 10, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the proposed wainscot be provided on three (3) sides of each of the buildings that face a public street. The applicant has provided staff with a revised plan that indicates which buildings will incorporate a wainscot on three (3) and appears to conform to the request by the Architectural Review Board (ARB).



On December 31, the Architectural Review Board (ARB) was unable to reach a quorum and as a result, the proposed building elevations could not be reviewed. The Architectural Review Board (ARB) will review the proposed building elevations and associated exceptions/variance and will forward a recommendation to the Planning and Zoning Commission at the January 14, 2020 meeting.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address	405 Ranch Trail		
Subdivision	Rainbow Acres	Lot	18/19
General Location		Block	

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

Current Zoning	C - Commercial	Current Use	Undeveloped
Proposed Zoning	C - Commercial	Proposed Use	Commercial
Acreage	9.52	Lots [Current]	2
		Lots [Proposed]	1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Milestone Electric, Inc.	<input type="checkbox"/> Applicant	ClayMoore Engineering
Contact Person	Brian Berry	Contact Person	Clay Cristy
Address	2300 Crist Road, Ste. 900	Address	1903 Central Dr. Ste. 406
City, State & Zip	Garland, Texas 75040	City, State & Zip	Bedford, Texas 76021
Phone	469.583.5976	Phone	817.281.0572
E-Mail	bberry@b5leasing.com	E-Mail	clay@claymooreeng.com

## NOTARY VERIFICATION [REQUIRED]

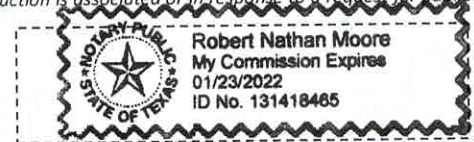
Before me, the undersigned authority, on this day personally appeared Brian Berry [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 5th day of November, 2019. 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 5th day of November, 2019

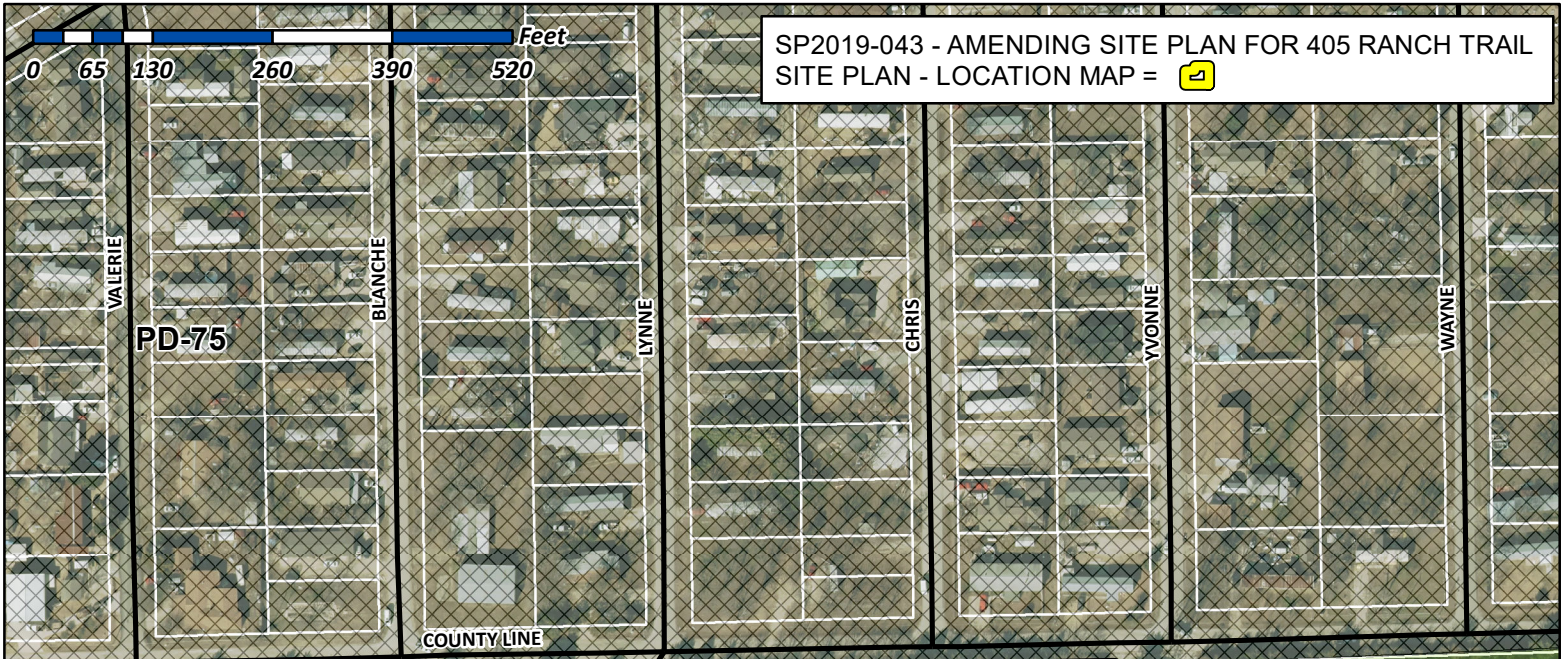
Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 1/23/2022





# 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.







December 13, 2019

Mr. Korey Brooks  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087  
Phone: 972.772.6434

Re: Amended Site Plan – SP19-043 Ranch Trail Office Park – Variance Request Letter

Dear Mr. Brooks:

Ranch Trail Office Park have plans to develop a 9.52 acres site located at S. 405 Ranch Trail. The site is platted as Lot 18 & S PT of 19, Rainbow Acres.

**VARIANCE REQUEST DETAILS:**

The applicant is requesting approval to provide two (2) compensatory for each variance listed below.

**Variance #1: Allow the Buildings 1 to 16 as variance to Articulation Standards.**

Compensatory Measures;

- Added Stone/Wainscoting to the Façade facing the Right of Way.
- Additional landscaping along County Line Road have been provided for additional screening.

**Variance #2: Allow Buildings 1 & 2 to have parking spaces between the building frontage and property lines.**

Compensatory Measures;

- Increased portion of Landscape Buffer to 25 feet.
- Increased driveway Visibility triangles to 20'x20'.

Thank you and please call if you have any comments or need additional information.

Sincerely,

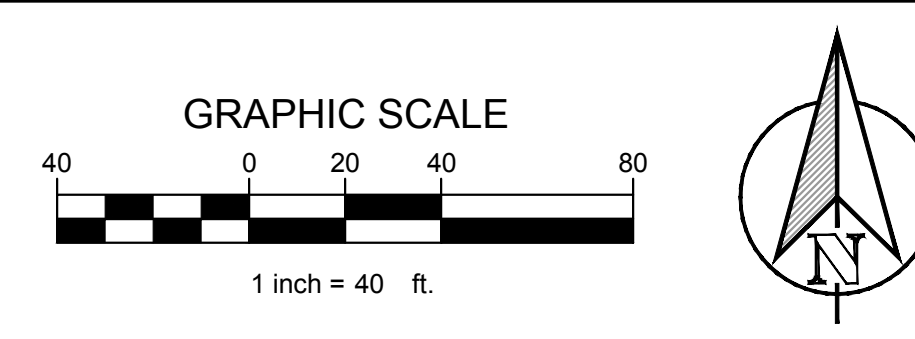
A handwritten signature in blue ink, appearing to read "Clay Cristy".

Clay Cristy, PE



SITE DATA TABLE	
SITE AREA	7.52 AC   327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	16 BLDG @ 4,999 SF 79,984 SF TOTAL
LOT COVERAGE (MAX 60%)	24.40%
FLOOR TO AREA RATIO	0.24 : 1
IMPERVIOUS (MAX 90%)	63.90%
LANDSCAPE MIN(15%)	36.10%
BUILDING HEIGHT	1 STORY

- NOTES
- DUMPSTERS SHALL HAVE AN OPAQUE, SELF-LATCHING GATE.
  - ROLL UP DOORS SHALL NOT BE VISIBLE FROM THE STREET.
  - A BASE SUB-GRADE PER THE GEOTECHNICAL REPORT IS REQUIRED BENEATH ALL PAVING.
  - EACH VARIANCE WILL REQUIRE 2 COMPENSATORY MEASURES.
  - MINIMUM SIZE FOR TREES IS 4 CALIPER-INCHES.
  - MINIMUM SIZE FOR SHRUBS IS 3 GALLONS.
  - NO TREES WITHIN 5' OF UTILITIES.
  - UTILITY EQUIPMENTS & AND AIR CONDITION UNITS WILL BE SCREENED.



TEXAS REGISTRATION #14199

**CLAYMOORE ENGINEERING**

PHONE: 817.281.0572  
1105 CREEK SPARGER RD, SUITE #1  
COLLEGEVILLE, TX 76034  
WWW.CLAYMOORE.COM

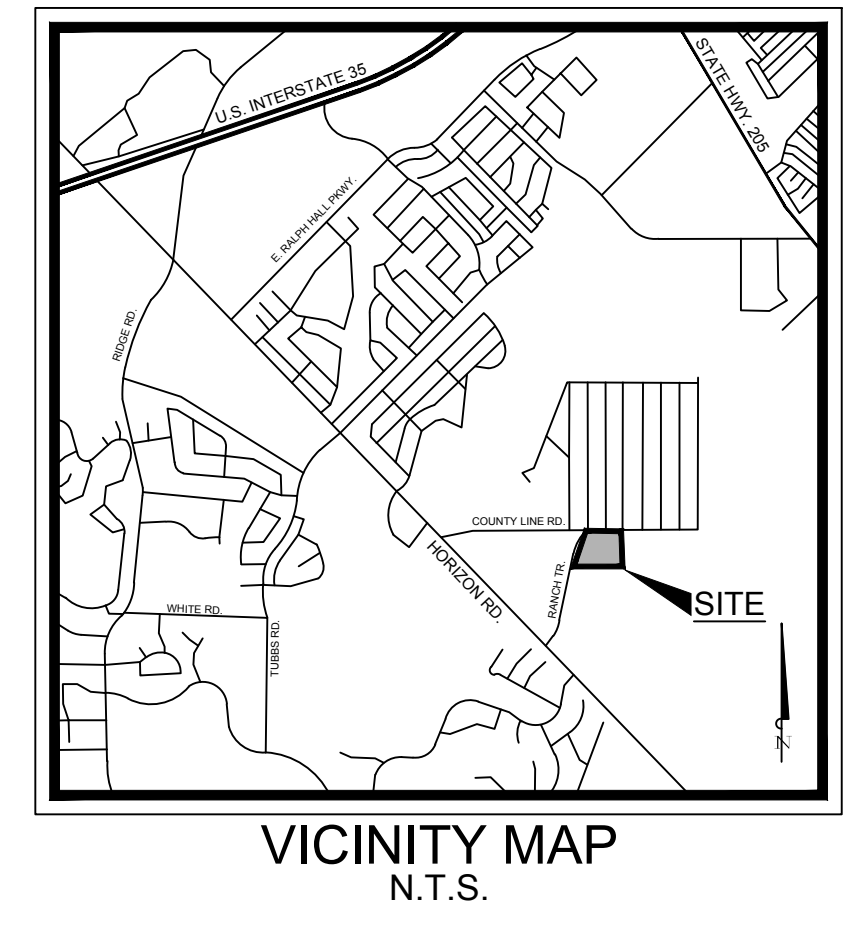
**PRELIMINARY**

FOR REVIEW ONLY  
Not for construction purposes.

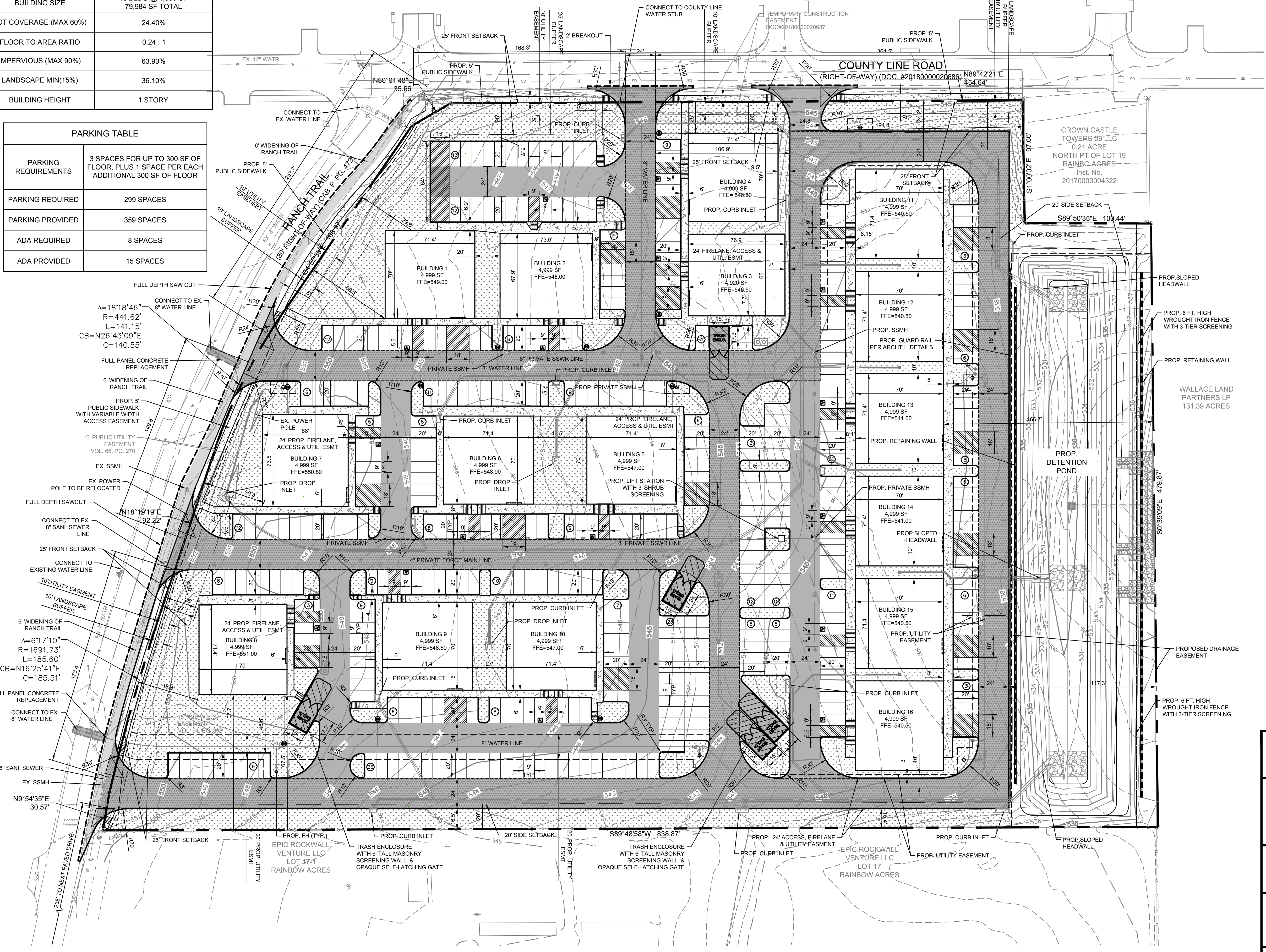
**CLAYMOORE ENGINEERING**  
ENGINEERING AND PLANNING  
CONSULTANTS

Engineer: CLAY CRISTY  
P.E. No. 109800, Date 12/13/2019

**RANCH TRAIL OFFICE PARK**  
405 RANCH TRAIL  
ROCKWALL, TEXAS 75032



PARKING TABLE	
PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	299 SPACES
PARKING PROVIDED	359 SPACES
ADA REQUIRED	8 SPACES
ADA PROVIDED	15 SPACES



CONSTRUCTION SCHEDULE	
[Symbol]	STANDARD DUTY (5" CONCRETE)
[Symbol]	HEAVY DUTY (6" CONCRETE)
[Symbol]	DUMPSTER PAD (7" CONCRETE)
[Symbol]	PROPOSED SIDEWALK CONCRETE
[Symbol]	PROPOSED RANCH TRAIL EXTENSION (8" CONCRETE)
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPOSED FIRE LANE
[Symbol]	LANDSCAPE AREA
[Symbol]	FULL DEPTH SAWCUT
[Symbol]	PARKING COUNT
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED CONTOUR

- VARIANCES REQUEST:
- ALLOW THE BUILDINGS 1 TO 16 AS VARIANCE TO THE ARTICULATION STANDARDS.
  - ALLOW BUILDINGS 1 & 2 TO HAVE PARKING SPACES BETWEEN THE BUILDING FRONTAGE AND PROPERTY LINES.
  - ALLOW RETAINING WALLS WITHIN THE DETENTION POND AND/OR DRAINAGE EASEMENT.
  - ALLOW DRIVEWAY SPACING PROVIDED ALONG COUNTY LINE ROAD.

**RANCH TRAIL OFFICE PARK**  
405 RANCH TRAIL  
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:  
RAINBOW ACRES,  
LOT 18 & S PT OF 19,  
ACRES 9.52

OWNER:  
JT ALLIANCE, INC.  
16 MEADOWLAKE DRIVE  
HEATH, TX 75032

APPLICANT:  
CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
PH: 817.281.0572

CASE NUMBER  
SP2019-043

NO.	DATE	REVISION	BY

**SITE PLAN**

DESIGN: MKT  
DRAWN: MKT  
CHECKED: CLC  
DATE: 12/13/2019

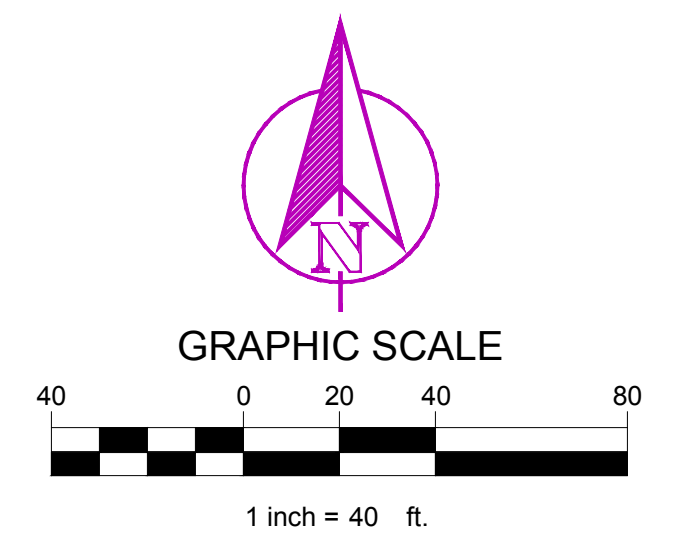
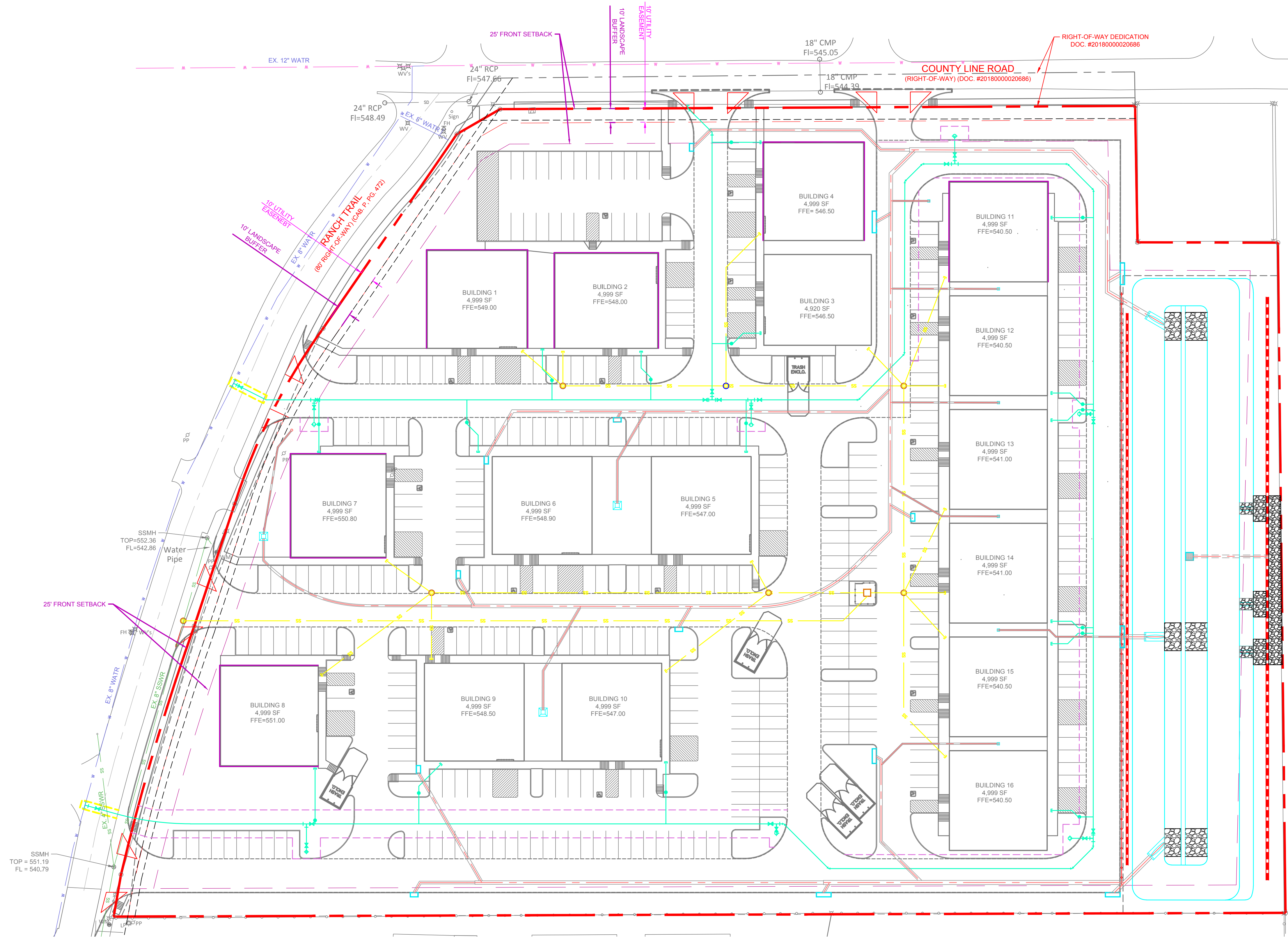
SHEET  
**SP-1**

File No. 2019-001

PLOTTED BY: MARK TORRES  
PLOT DATE: 12/13/2019 9:08 AM  
LOCATION: Z:\PROJECTS\PROJECTS\2019-001 RANCH TRAIL ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG  
LAST SAVED: 12/12/2019 5:04 PM



12/13/2019 10:23 AM  
 W:\2017 REATON\PROJECTS\2019001 RANCH TRAIL OFFICE WISE ROCKWALL\ATEST CAD\2019-12-10 RANCH TRAIL BASE FILE.DWG  
 LAST SAVED: 12/13/2019 10:08 AM



LEGEND	
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED WATER LINE AND GATE VALVE
	PROPOSED SANITARY SEWER LINE AND CLEAN OUT
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND COMMUNICATION LINE
	PROPOSED UNDERGROUND GAS LINE

- NOTES:
1. ALL MANHOLES TO BE RAVEN LINED, OR APPROVED EQUAL, INCLUDING EXISTING MANHOLES THAT ARE BEING CONNECTED TO.
  2. CONTRACTOR TO INSTALL GREEN EMS DISKS ON THE PUBLIC SEWER LINE AT EVERY CHANGE IN DIRECTION, MANHOLE, CLEANOUT, AND SERVICE CONNECTION.

TEXAS REGISTRATION #14109  
 1105 CHEEK SPARGER RD. SUITE #1  
 COLLEEVILLE, TX 75004  
 PHONE: 817.281.0572  
 WWW.CANADOREN.COM

**RANCH TRAIL OFFICE PARK**  
**405 RANCH TRAIL**  
**ROCKWALL, TEXAS 75032**

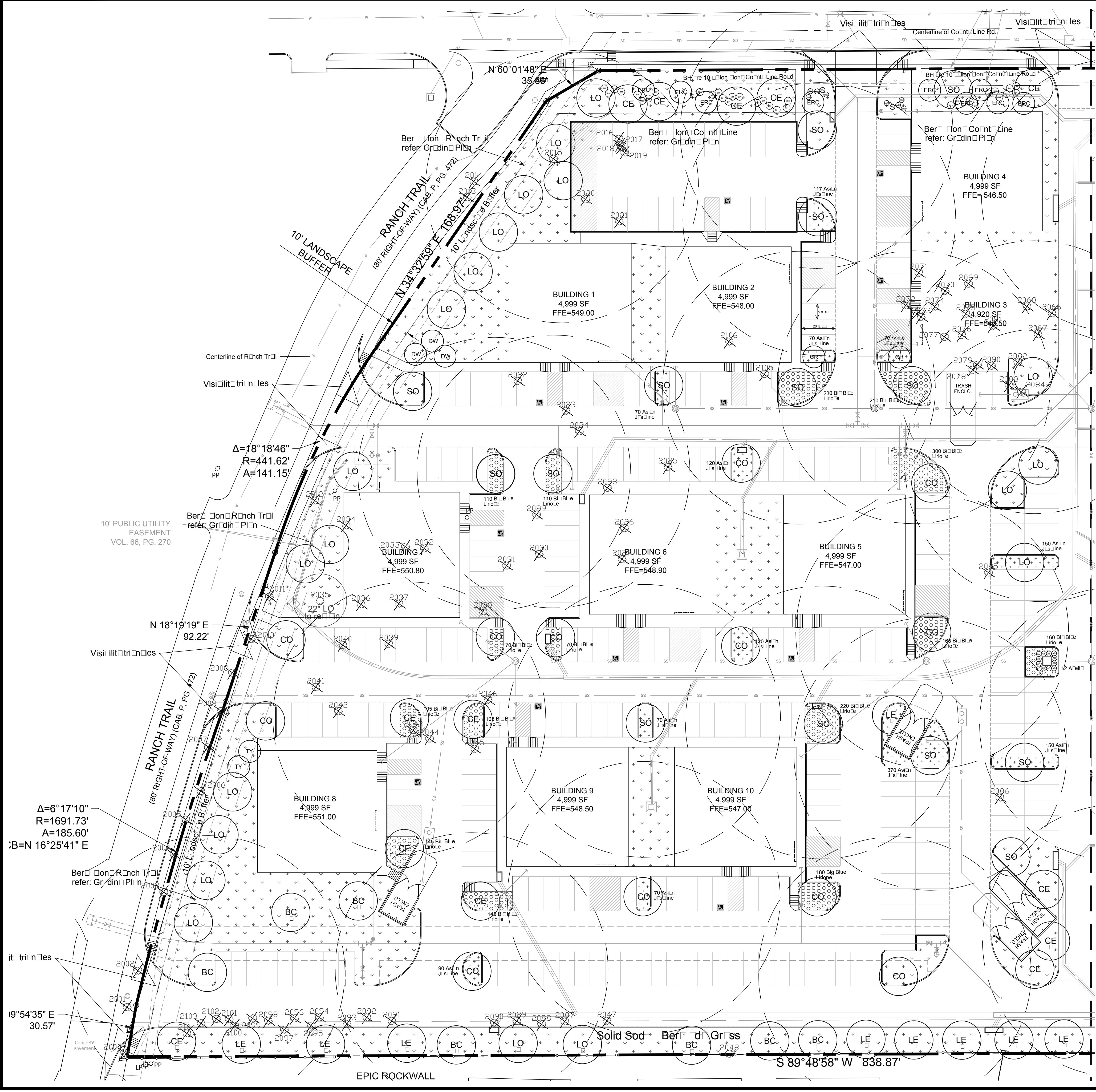
No.	DATE	REVISION	BY

DESIGN: MKT  
 DRAWN: MKT  
 CHECKED: CLC  
 DATE: 11/26/2019

SHEET



SCOTT FULLMILLER  
 1/3/2020 5:09 PM  
 C:\USERS\SCOTT\FULLMILLER\DOCUMENTS\AUTOCAD\LRD\RANCH TRAIL\LANDSCAPE\RA...  
 1/3/2020 4:56 PM



**TREE LEGEND**

- SO Shrub
- BO Birch
- LE Bos. Elm
- CO Chin. Elm
- LO Live Oak
- CE Cedar Elm
- BC Bird Cress
- CR Crabapple
- DW Desert Willow
- TY Tree Yucca
- ERC Eastern Red Cedar

**SHRUB LEGEND**

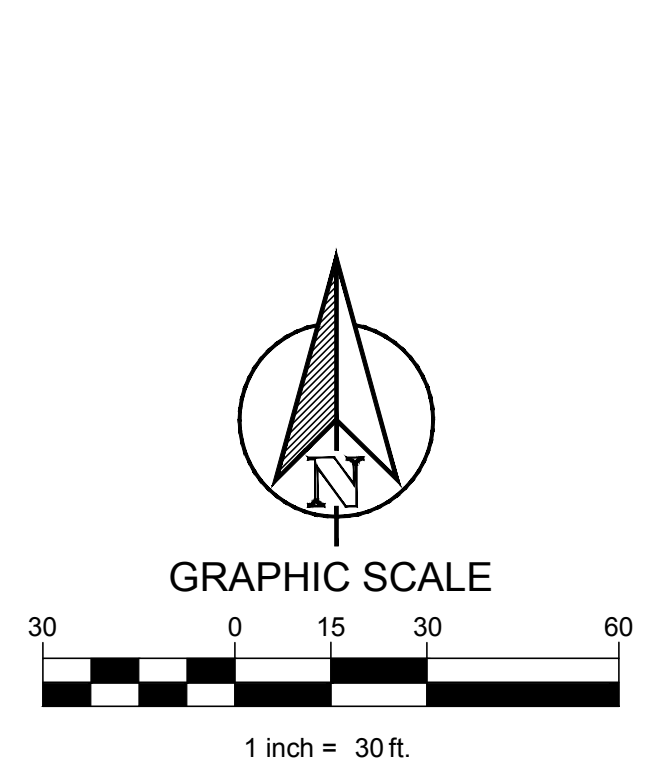
- BH Bradford Pear
- WM Dwarf W. Mistle
- AB A. Bell
- AJ Asian J. S. Line
- BBL Blue B. Liriod.

**HATCH LEGEND**

- Asi. J. S. Line
- Blue B. Liriod.
- Solid Sod
- Ber. Ld. Grass

**LANDSCAPE NOTES**

- The project will be an on-ground construction site to be installed.
- Install 4" layer of shredded hardwood chips to contain seeds.
- Install 4" steel edging between shrub beds and grass areas.
- Shrub beds to be 12 inches of pre-eroded planting (75% topsoil, 15% compost, 10% mulch).
- Shredded hardwood chips to contain strands with double shredded fibers.
- Install 4 inches of clean topsoil in areas of the site disturbed during construction operations.
- Solid sod areas disturbed during construction activities.
- No trees within 5' of utilities.
- No planting shall be more than 80 feet from tree.



**site integration studio**  
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design  
**John F. Murphy, ASLA**  
 7529 Cross Gate Way  
 Tyler, TX 75703  
 john@siteint.com  
 scott@siteint.com

**SITE DATA TABLE**

SITE AREA	7.52 AC   327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	16 BLDG @ 4,999 SF 79,984 SF TOTAL
LOT COVERAGE (MAX 60%)	24.40%
FLOOR TO AREA RATIO	0.24 : 1
IMPERVIOUS (MAX 90%)	63.90%
LANDSCAPE MIN(15%)	36.10%
BUILDING HEIGHT	1 STORY

**PARKING TABLE**

PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	299 SPACES
PARKING PROVIDED	359 SPACES
ADA REQUIRED	8 SPACES
ADA PROVIDED	15 SPACES

**SPECIAL NOTE**

No trees are to be planted within 5 feet of utility line.  
 All R.O.W. to be sodded.  
 75 - 80% of all disturbed areas to be seeded with 1" stand of grass, not seeds or inter-seed prior to concrete placement or C.O./T.C.O.

**RANCH TRAIL OFFICE PARK**  
 405 RANCH TRAIL  
 ROCKWALL, TX 75087

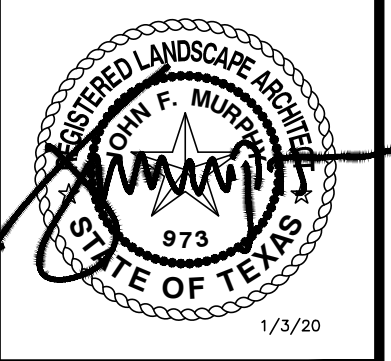
LEGAL DESCRIPTION AND OR ADDRESS:  
 RAINBOW ACRES,  
 LOT 18 & S PT OF 19,  
 ACRES 9.52

OWNER:  
 JT ALLIANCE, INC.  
 16 MEADOWLAKE DRIVE  
 HEATH, TX 75032

APPLICANT:  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PH: 817.281.0572

CASE NUMBER  
 SP2019-043

TEXAS REGISTRATION #14199  
**CLAYMOORE ENGINEERING**  
 1105 CREEK SPARGER ROAD, SUITE #1  
 COLLEVILLE, TX 75008  
 PHONE: 817.281.0572  
 WWW.CLAYMOOREENR.COM



**RANCH TRAIL OFFICE PARK**  
 405 RANCH TRAIL  
 ROCKWALL, TEXAS 75032

DESIGN:	CLC
DRAWN:	LRR
CHECKED:	CLC
DATE:	01/03/2020

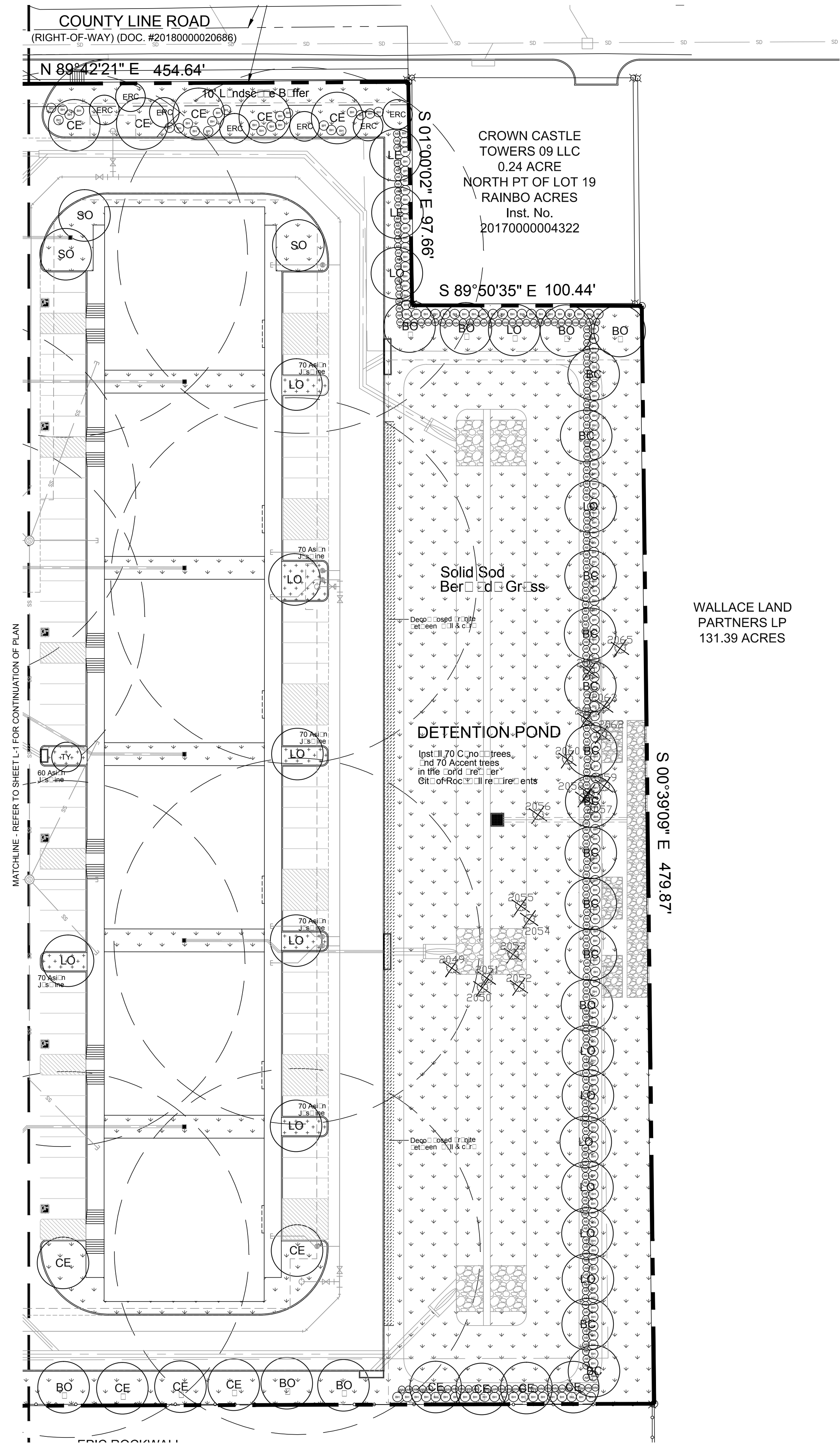
**LANDSCAPE PLAN**

SHEET  
**L-1**

File No. 2019-001



PLOTTED BY: SCOTT FULLMILLER  
 PLOT DATE: 1/3/2020 5:12 PM  
 LOCATION: C:\USERS\SCOTT FULLMILLER\DOCUMENTS\AUTOCAD\_LRD\RANCH TRAIL\RANCH TRAIL\_L.S.DWG  
 LAST SAVED: 1/3/2020 4:56 PM



**TREE LEGEND**

- Conifer Trees**
- SO Shrub Oak
  - BO Box Elder
  - LE Bosile Elm
  - CO Chinquapin Oak
  - LO Live Oak
  - CE Cedar Elm
  - BC Bald Cypress
  - M Non trees
  - E Existing trees to be retained
- Ornamental Trees**
- CR Crabapple
  - TY Tree Yucca
  - DW Desert Willow
  - ERC Eastern Red Cedar

**SHRUB LEGEND**

- BH Birdford Holly
- WM Dwarf Wax Myrtle
- AB Azele
- AJ Asian Jasmine
- BBL Blackberry Liriodendron

**HATCH LEGEND**

- Asian Jasmine
- Blackberry Liriodendron
- Solid Sod Berberis Grass

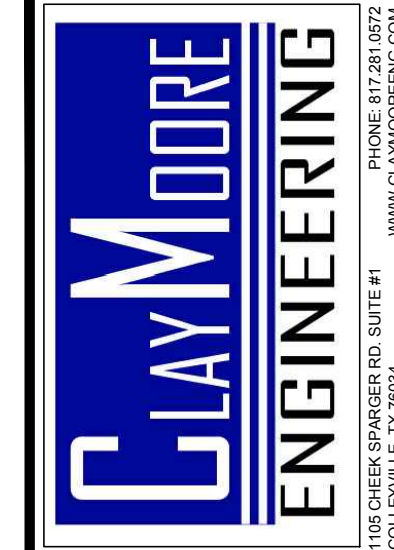
**LANDSCAPE NOTES**

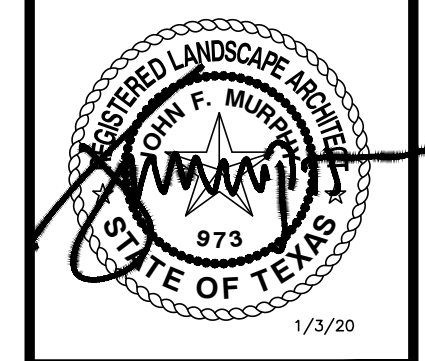
1. The project will have an underdrain and irrigation system to center line conditions.
2. Install 4" layer of shredded hardwood mulch to all planting beds.
3. Install 4" steel edging between all shrub beds and grass areas.
4. Shrubs to have 12 inches of prepared planting (75% port to soil, 15% composted amendment, 10% shredded sand)
5. Shredded hardwood mulch set containing strands longer than 1/2" shredded finer material obtained from local source.
6. Install 4 inches of clean topsoil in all trees of the site disturbed during construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and pH range between 5.5 and 7.4 percent. Provide soil test analysis from soil test laboratory showing soil pH and organic percentage.
7. Solid sod trees disturbed during construction activities. Replace with solid sod on this project.
8. No trees within 5' of utilities.
9. No planting site shall be more than 80 feet from tree.

**SPECIAL NOTE**

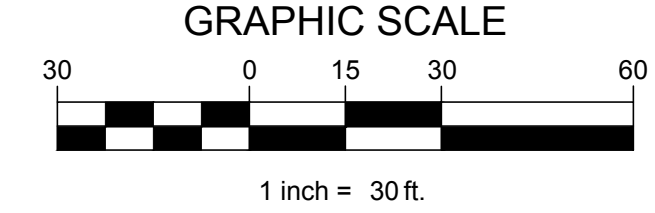
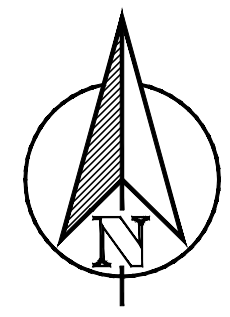
No trees are to be planted within 5 feet of utility line.  
 All R.O.W. to be sodded.  
 75 - 80% of all disturbed areas to be planted with 1" standard grass, not seeds or inter tie. Prior to Citicoeance or C.O. / T.C.O.


**site integration studio**  
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design  
**John F. Murphy, ASLA**  
 7529 Cross Gate Way  
 Tyler, TX 75703  
 john@siteint.com  
 scott@siteint.com

TEXAS REGISTRATION #14199  

 PHONE: 817.281.0572  
 WWW.GLAYMOORE.COM  
 1705 CREEK SPARGER RD. SUITE #1  
 COLLEVILLE, TX 75008



**RANCH TRAIL OFFICE PARK**  
**405 RANCH TRAIL**  
**ROCKWALL, TEXAS 75032**



<b>RANCH TRAIL OFFICE PARK</b> 405 RANCH TRAIL ROCKWALL, TX 75087	
LEGAL DESCRIPTION AND OR ADDRESS: <b>RAINBOW ACRES,</b> <b>LOT 18 &amp; S PT OF 19,</b> <b>ACRES 9.52</b>	
<b>OWNER:</b> JT ALLIANCE, INC. 16 MEADOWLAKE DRIVE HEATH, TX 75032	
<b>APPLICANT:</b> CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
<b>CASE NUMBER</b> SP2019-043	

DESIGN:	CLC
DRAWN:	LRR
CHECKED:	CLC
DATE:	01/03/2020

**LANDSCAPE PLAN**  
 SHEET  
**L-2**  
 File No. 2019-001



**PLANT LIST**

CANOPY TREES			
11	LE	Lice	4" c.i. B&B 14' ht. 7' spread
29	LO	Lice	4" c.i. B&B 14' ht. 7' spread
12	CO	Chin	4" c.i. B&B 14' ht. 7' spread
27	CE	Ced	4" c.i. B&B 14' ht. 7' spread
18	BC	Blid	4" c.i. B&B 14' ht. 7' spread
17	SO	Sh	4" c.i. B&B 14' ht. 7' spread
8	BO	Br	4" c.i. B&B 14' ht. 7' spread

ORNAMENTAL TREES			
2	TY	Tree Y	30" x 8' ht. 3" trunk
2	CR	Cr	30" x 8' ht. 3" trunk
3	DW	Desert Willo	30" x 6' ht. 2 1/2" c.i.
16	ERC	Eastern Red Ced	30" x 6' ht. 2 1/2" c.i.

SHRUBS & GROUNDCOVERS			
59	BH	Birford Holl	10" x 36" oc
128	BH	Birford Holl	5" x 48" oc
63	WM	W	5" x 36" oc
177	AB	A	5" x 36" oc
2,017	AJ	Asin J	1" x 18" oc
2,325	BBL	Bl	1" x 18" oc

See note on L-2 for additional tree content in Detention Pond

**LANDSCAPE CALCULATIONS**

City of Rockwall, Texas

Total Lot Area	327,554 SF	Required	Provided
Landscape Area 15%	49,133 SF	118,246 SF (36.10%)	

Street Buffer Trees	1 Shade tree 3" c.i. per 50 LF of frontage	Required	Provided
Ranch Trail	618.51 LF	13	13
County Line Road	454.64 LF	10	11

Perch Lot Landscape	Required	Provided
Perch Sites 374	38	47
1 tree per 10 sites		

**Tree Mitigation**

Pruned tree inches removed - 38.5"  
 Second pruned tree inches removed - 586' / 2 = 293"

Total mitigation required = 331.5"

Net enclosed inches = 468"

Diseased trees, ROW trees, reserved trees, and second pruned trees under 11" not included in mitigation total

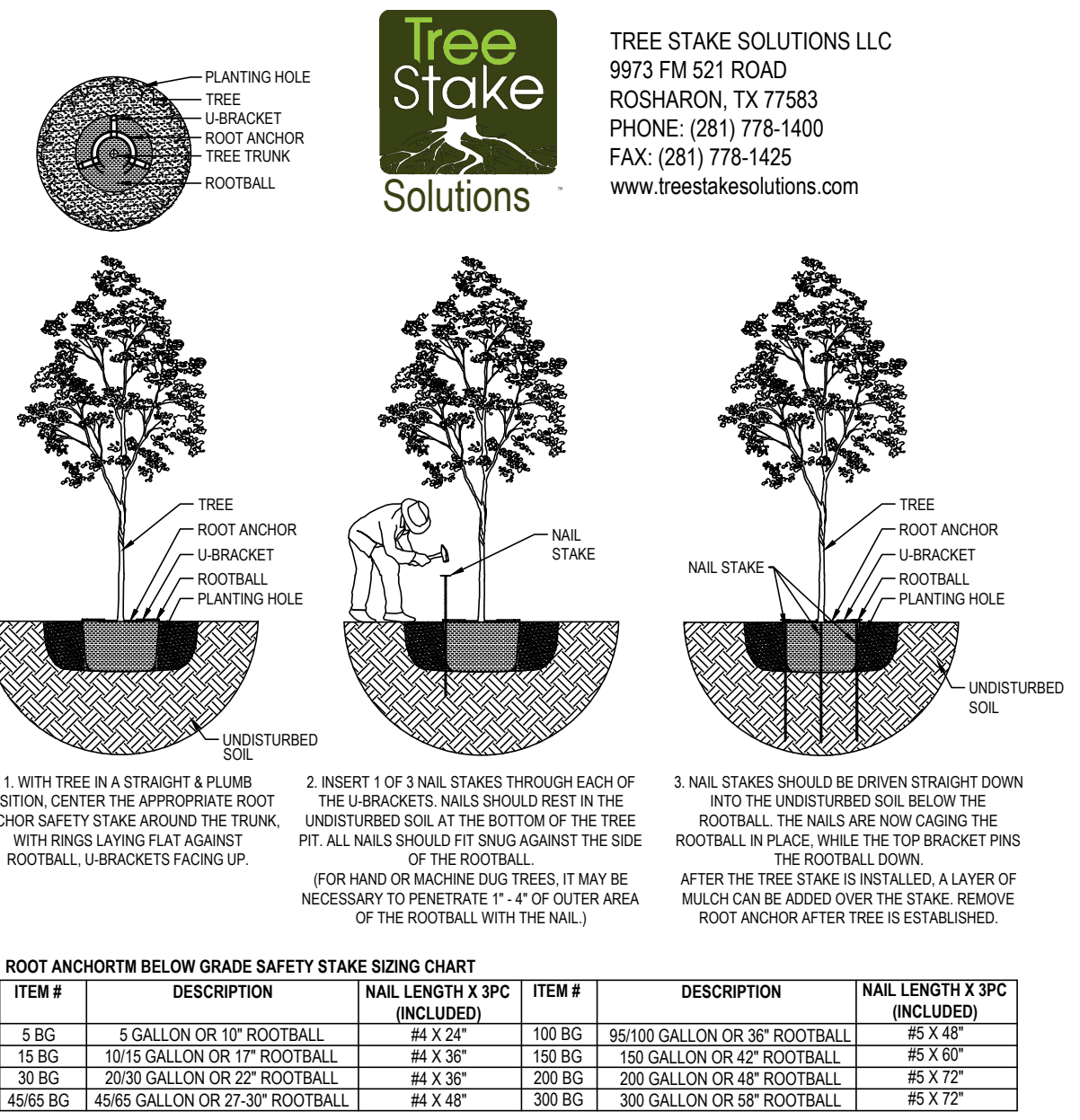
**EXISTING TREE LIST**

ROW	Number	Size	Type
ROW	2000	8" 8"	Hackberry
ROW	2001	13"	Cedar
ROW	2002	7" 10" 10"	Cedar
ROW	2003	16"	Cedar
ROW	2004	17"	Cedar
ROW	2005	15"	Cedar
ROW	2006	12"	Cedar
ROW	2007	16"	Cedar
ROW	2008	26"	Cedar
ROW	2009	10" 13" 18"	Cedar
ROW	2010	10"	Cedar
ROW	2011	8"	Oak
ROW	2012	12"	Hackberry
ROW	2013	10"	Cedar
ROW	2014	14" 20"	Cedar
ROW	2015	15" 14"	Cedar-Hackberry
ROW	2016	10"	Hackberry
ROW	2017	10"	Hackberry
ROW	2018	10"	Hackberry
ROW	2019	10"	Hackberry
ROW	2020	7" 10"	Hackberry
ROW	2021	13"	Cedar
ROW	2022	22"	Cedar
ROW	2023	12" 16"	Cedar
ROW	2024	16"	Cedar
ROW	2025	15"	Cedar
ROW	2026	12"	Hackberry
ROW	2027	12"	Hackberry
ROW	2028	11"	Cedar
ROW	2029	22"	Hackberry
ROW	2030	27"	Cedar
ROW	2031	8"	Hackberry
ROW	2032	10"	Hackberry
ROW	2033	16"	Hackberry
ROW	2034	8"	Hackberry
ROW	2035	22"	Live Oak
ROW	2036	23"	Mulberry
ROW	2037	17"	Mulberry
ROW	2038	32"	Mulberry
ROW	2039	17"	Mulberry
ROW	2040	15"	Mulberry
ROW	2041	18"	Oak
ROW	2042	8"	Cedar
ROW	2043	14"	Mulberry
ROW	2044	12"	Hackberry
ROW	2045	8" 10" 10"	Hackberry
ROW	2046	10"	Hackberry
ROW	2047	16"	Cedar
ROW	2048	12"	Cedar
ROW	2049	10"	Hackberry
ROW	2050	10"	Hackberry
ROW	2051	10" 10"	Hackberry
ROW	2052	12"	Hackberry
ROW	2053	8"	Hackberry

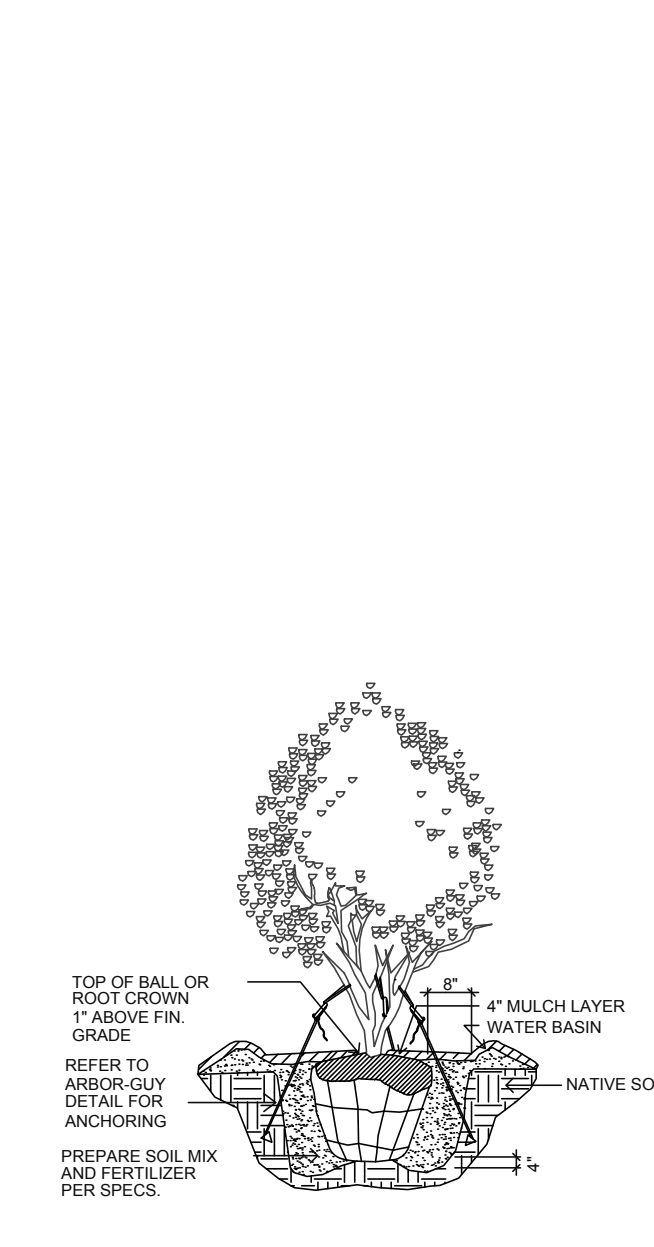
  

Number	Size	Type
2054	8"	Hackberry
2055	10" 17"	Hackberry
2056	7" 9"	Ash
2057	11"	Hackberry
2058	8"	Hackberry
2059	8"	Hackberry
2060	8"	Hackberry
2061	7"	Hackberry
2062	8"	Hackberry
2063	8"	Hackberry
2064	10"	Hackberry
2065	8"	Hackberry
2066	16"	Hackberry
2067	8" 8" 10"	Hackberry
2068	16"	Hackberry
2069	8" 8"	Hackberry
2070	15"	Hackberry
2071	10" 12"	Hackberry
2072	13"	Hackberry
2073	7" 9"	Hackberry
2074	13"	Hackberry
2075	13"	Hackberry
2076	11"	Hackberry
2077	11"	Hackberry
2078	9"	Hackberry
2079	9"	Hackberry
2080	12"	Hackberry
2081	9"	Hackberry
2082	13"	Hackberry
2083	8"	Hackberry
2084	13"	Hackberry
2085	11"	Cedar
2086	13"	Cedar
2087	10"	Cedar
2088	10"	Cedar
2089	10"	Cedar
2090	10"	Cedar
2091	8"	Cedar
2092	12"	Cedar
2093	8" 12"	Cedar
2094	8"	Cedar
2095	10"	Cedar
2096	10"	Cedar
2097	10"	Cedar
2098	12"	Cedar
2099	10"	Cedar
2100	8"	Cedar
2101	10"	Cedar
2102	10"	Cedar
2103	8"	Cedar
2104	15"	Cedar
2105	10"	Hackberry
2106	10"	Hackberry

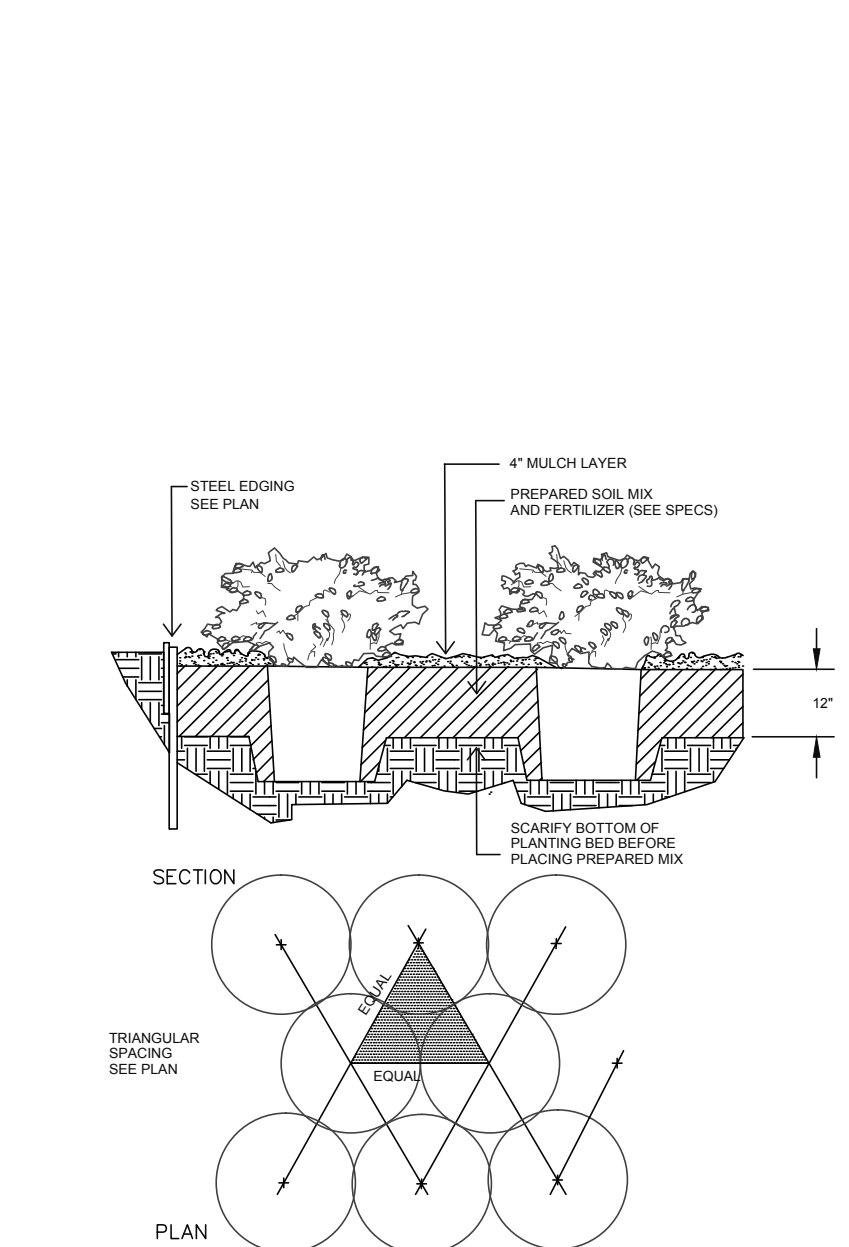
D = DISEASED TREE  
 ROW = TREE IN RIGHT OF WAY  
 \* = PRESERVED TREE



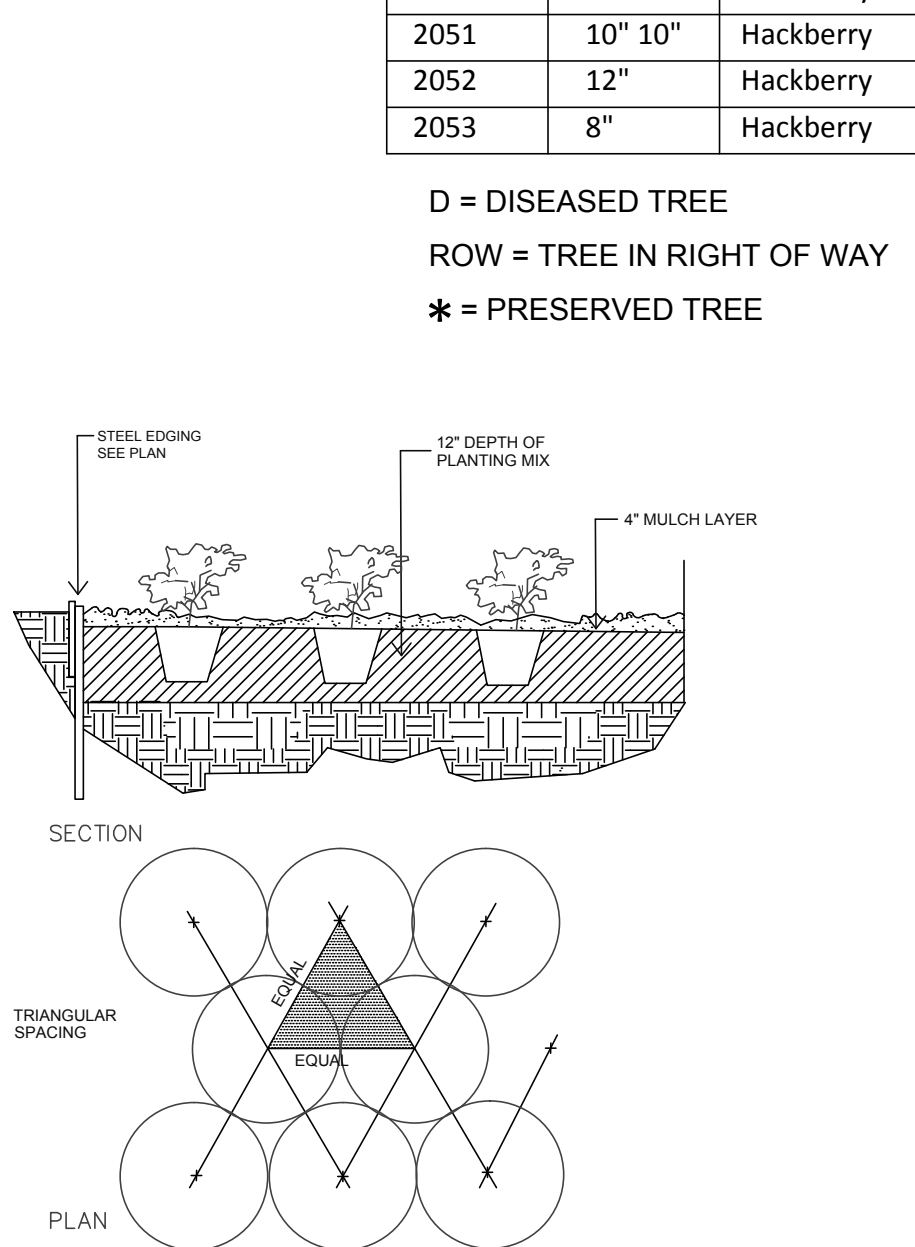
1 CANOPY TREE PLANTING SCALE: NONE



2 MULTI-TRUNK PLANTING SCALE: NONE



3 SHRUB PLANTING SCALE: NONE



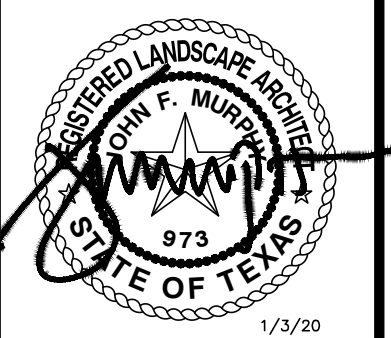
4 GROUNDCOVER PLANTING SCALE: NONE

PLOTTED BY: SCOTT MILLER  
 PLOT DATE: 1/3/2020 5:10 PM  
 LOCATION: C:\USERS\SCOTT\MILLER\DOCUMENTS\AUTOCAD\LRD\RANCH TRAIL\LANDSCAPE\RA...  
 LAST SAVED: 1/3/2020 4:56 PM

**site integration studio**  
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design  
**John F. Murphy, ASLA**  
 7529 Cross Gate Way  
 Tyler, TX 75703  
 John@siteint.com  
 scott@siteint.com

512.632.3822 - Tyler  
 512.589.9594 - Austin  
 www.siteint.com

TEXAS REGISTRATION #14199  
**GLAY MOORE ENGINEERING**  
 PHONE: 017.28.0832  
 WWW.GLAYMOORE.COM  
 1105 CREEK SPARGER RD. SUITE #1  
 COLLEVILLE, TX 75848



**RANCH TRAIL OFFICE PARK**  
 405 RANCH TRAIL  
 ROCKWALL, TEXAS 75032

**RANCH TRAIL OFFICE PARK**  
 405 RANCH TRAIL  
 ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:  
**RAINBOW ACRES,**  
 LOT 18 & S PT OF 19,  
 ACRES 9.52

OWNER:  
 JT ALLIANCE, INC.  
 16 MEADOWLAKE DRIVE  
 HEATH, TX 75032

APPLICANT:  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 PH: 817.281.0572

CASE NUMBER  
 SP2019-043

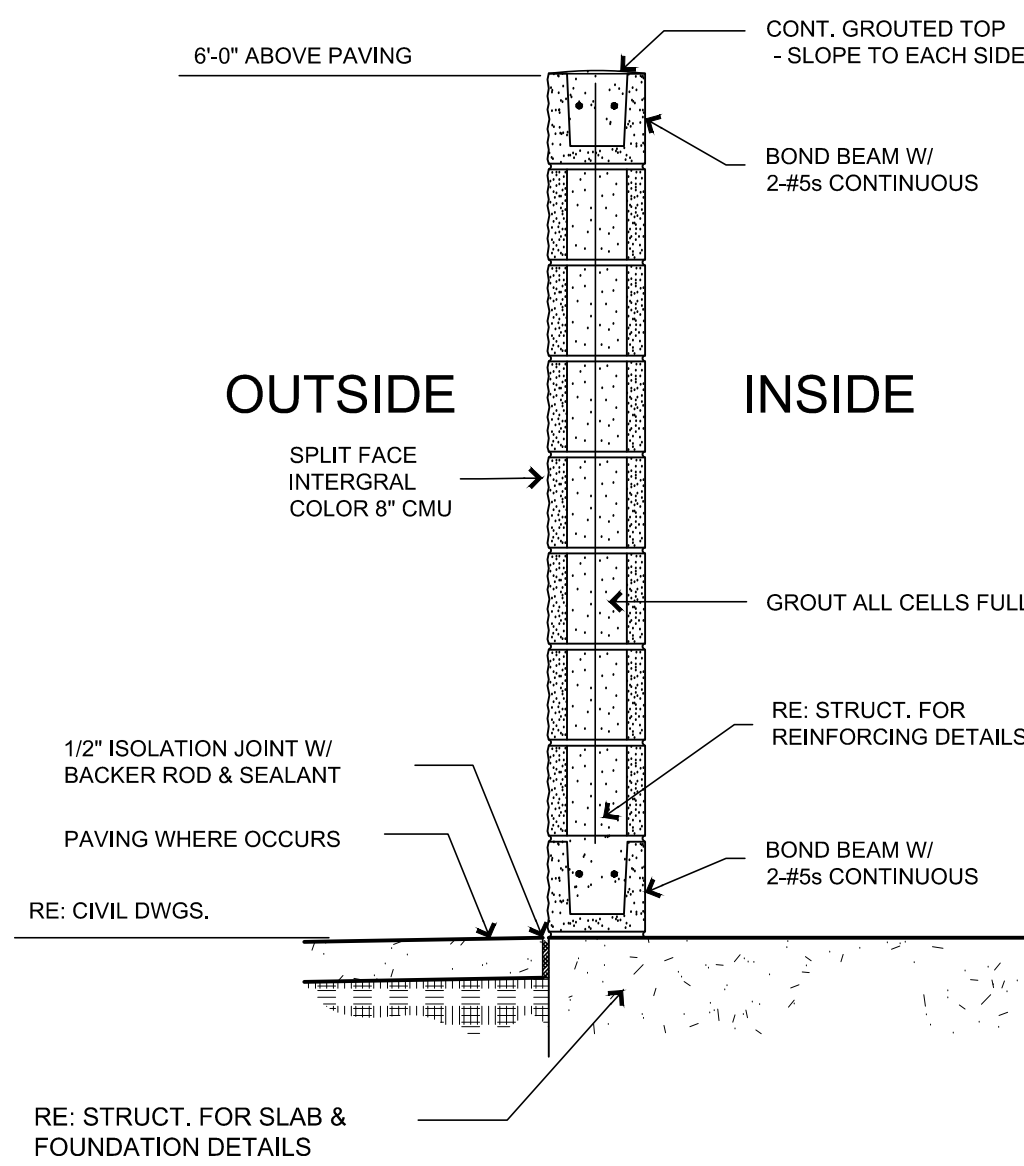
**LANDSCAPE DETAILS**

DESIGN: CLC  
 DRAWN: LRR  
 CHECKED: CLC  
 DATE: 01/03/2020

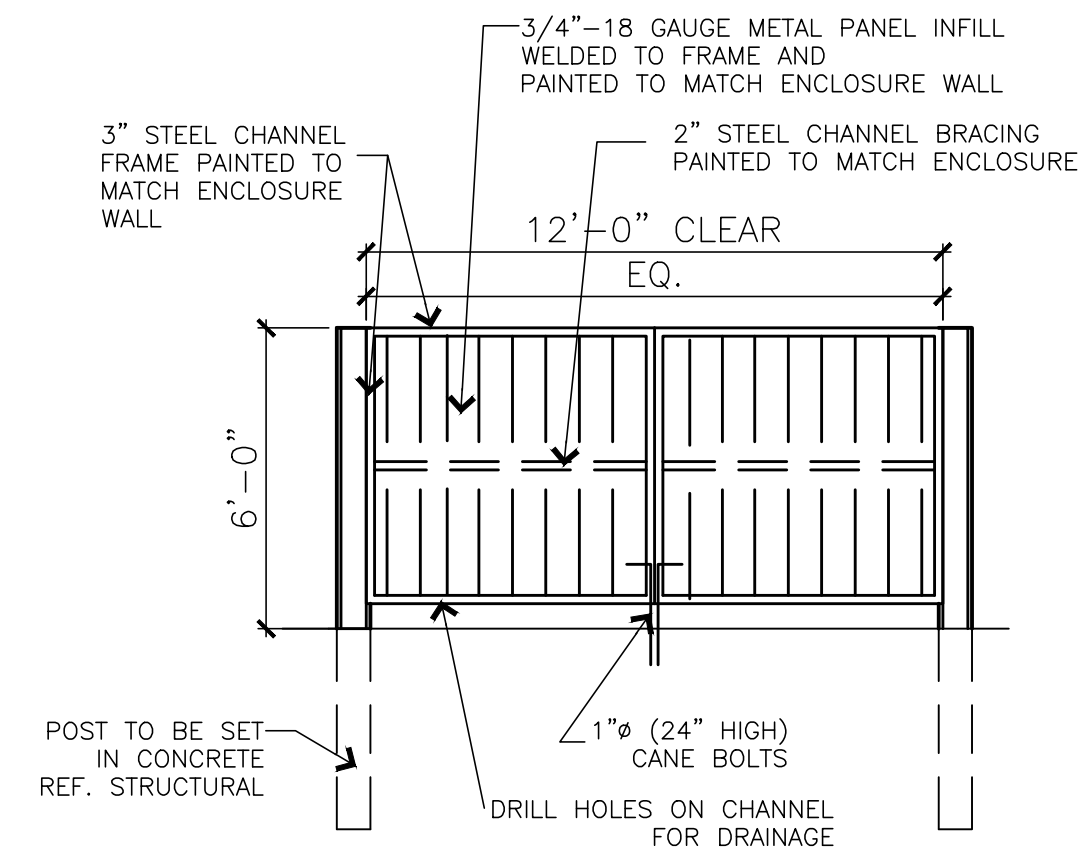
SHEET  
**L-3**

File No. 2019-001

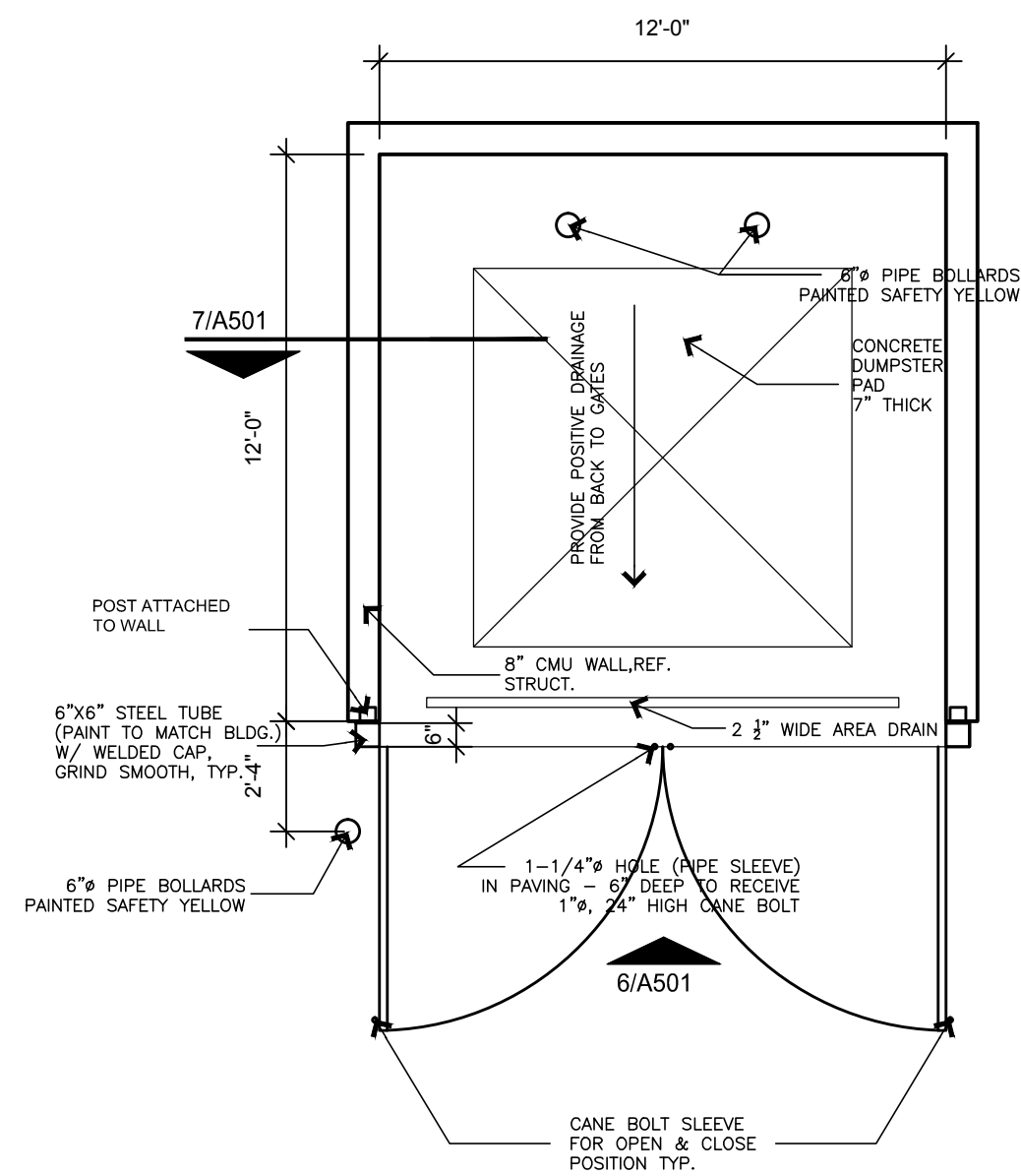




**7 DUMPSTER SECTION**  
SCALE: 3/16"=1'-0"



**6 DUMPSTER ELEVATION**  
SCALE: 1/4"=1'-0"

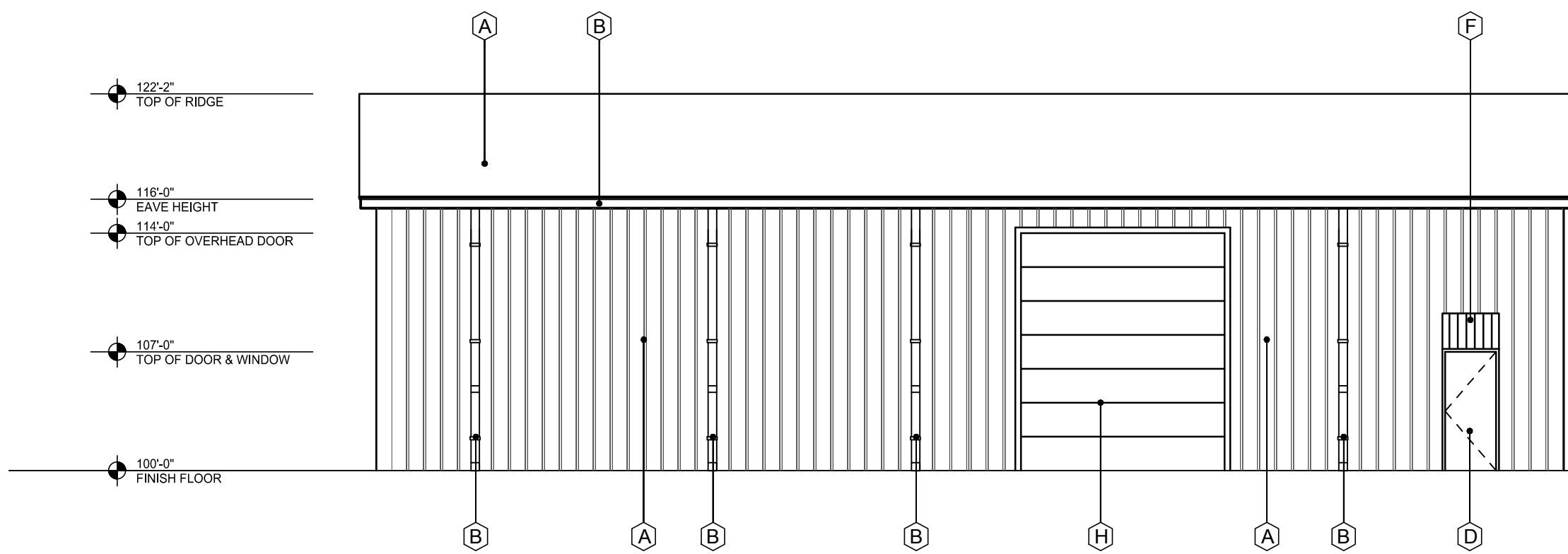


**5 DUMPSTER PLAN**  
SCALE: 1/4"=1'-0"

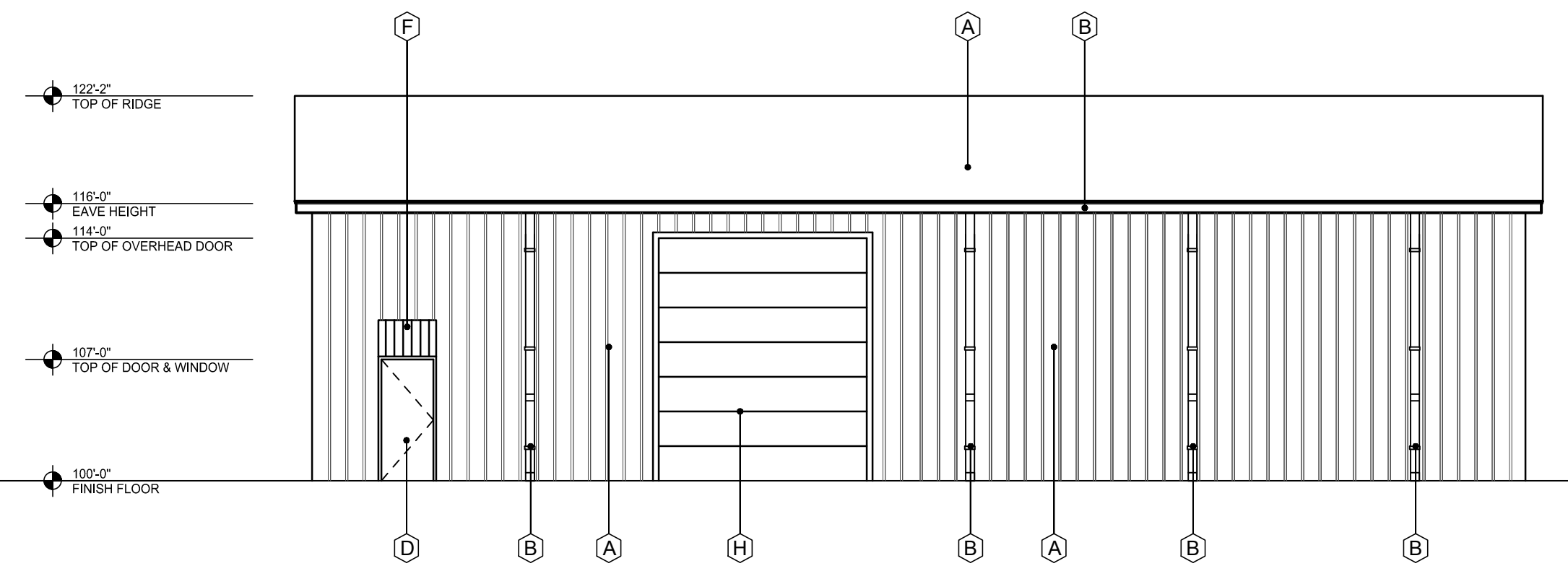
SITE DATA TABLE	
SITE AREA	7.52 AC   327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	16 BLDG @ 4,999 SF 79,984 SF TOTAL
LOT COVERAGE (MAX 60%)	24.40%
FLOOR TO AREA RATIO	0.24 : 1
IMPERVIOUS (MAX 90%)	63.90%
LANDSCAPE MIN(15%)	36.10%
BUILDING HEIGHT	1 STORY

PARKING TABLE	
PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	299 SPACES
PARKING PROVIDED	359 SPACES
ADA REQUIRED	8 SPACES
ADA PROVIDED	15 SPACES

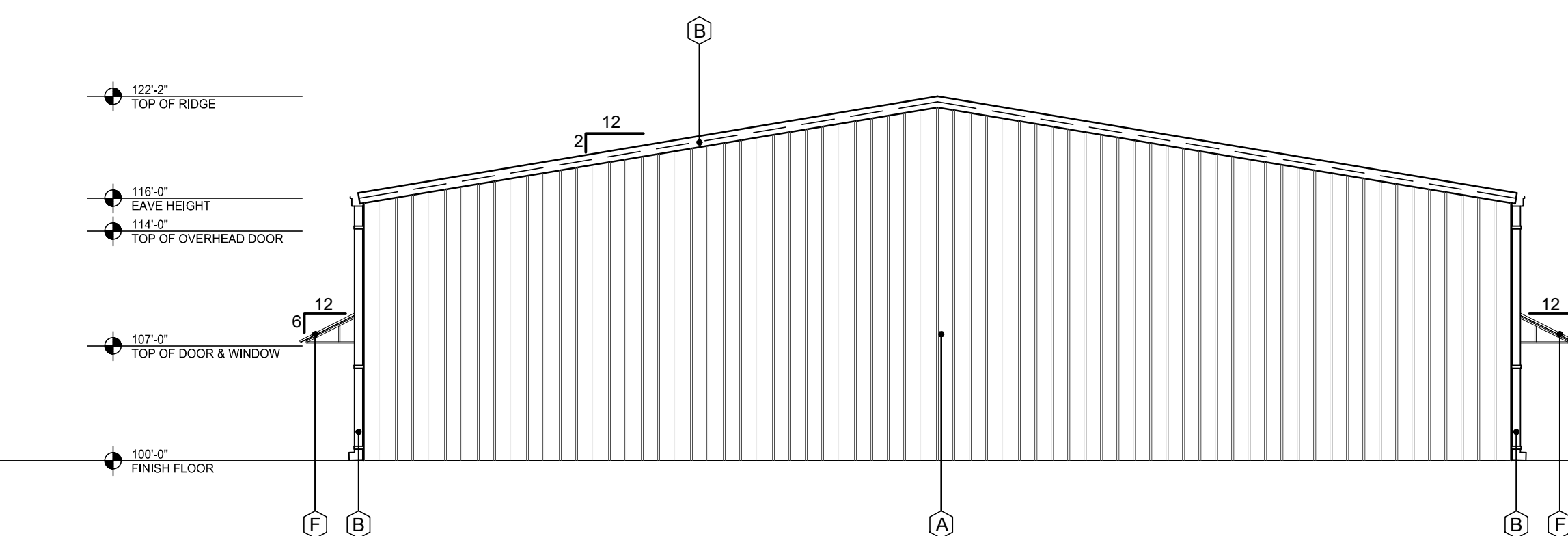
EXTERIOR FINISH SCHEDULE	
A	PREFINISHED METAL WALL PANELS - COLOR: STONE
B	ROOF: PREFINISHED GUTTER, DOWNSPOUTS, AND TRIM - COLOR: BURNISH SLATE
C	ALUM. STOREFRONT SYSTEM COLOR: MED. BRONZE - NOT USED
D	EXTERIOR HOLLOW METAL DOOR & FRAME: PAINT: COLOR: MATCH - A
E	STONE VENEER - COLOR: BLANCO, SIZE: 8"-12" WITH 4" PRECAST CAP
F	PREFINISHED METAL AWNING BY METAL BUILDING CO. COLOR: BURNISH SLATE
G	BRICK VENEER - COLOR: ACME, OXFORD PLACE
H	OVERHEAD DOOR - 12'-14" COLOR: MATCH - A



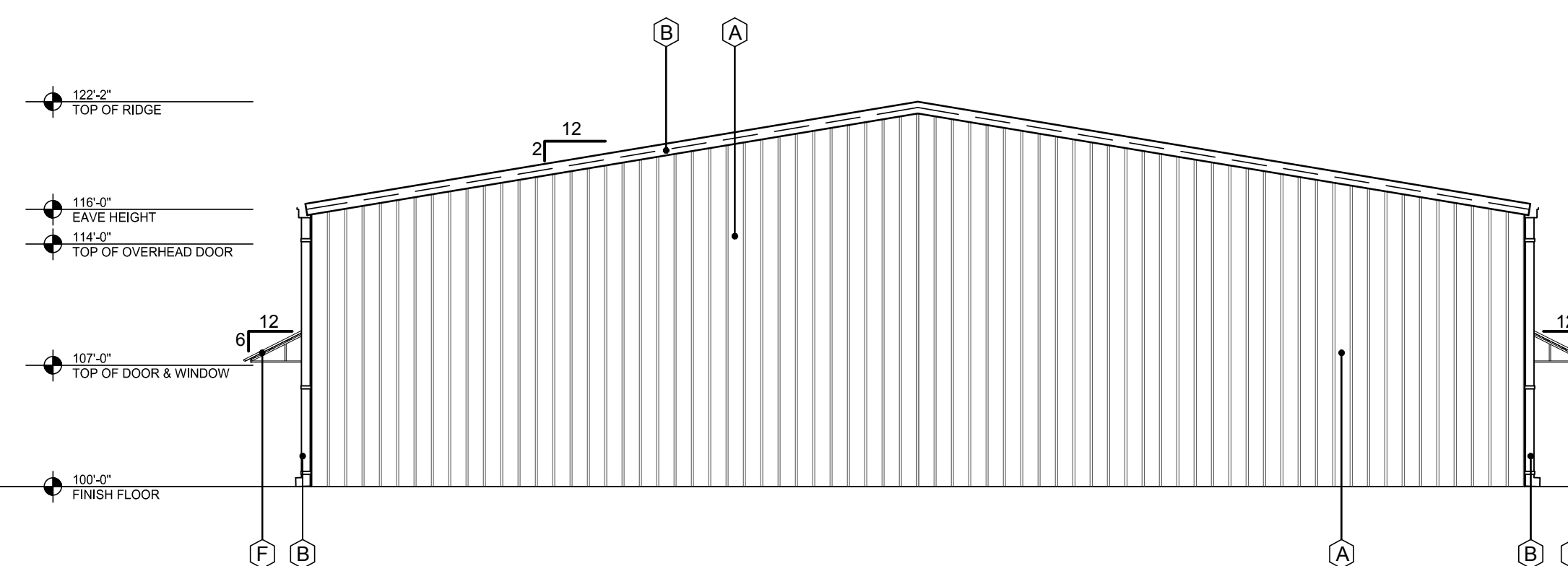
**4 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"  
MASONRY - 0%



**3 NORTH ELEVATION - STREET SIDE**  
SCALE: 3/16"=1'-0"  
MASONRY - BRICK: 12 %



**2 WEST ELEVATION - STREET SIDE**  
SCALE: 1/8"=1'-0"  
MASONRY - BRICK: 14 %



**1 EAST ELEVATION**  
SCALE: 1/8"=1'-0"  
MASONRY - 0%

**RANCH TRAIL**  
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

**RAINBOW ACRES,**  
LOT 18 & S PT OF 19,  
9.76 ACRES

OWNER

JT Alliance, Inc.  
16 Meadowcreek Drive  
Heath, TX 75032

APPLICANT

Carroll Architects, INC  
750 E. Interstate 30 #110  
Rockwall, TX 75087  
Ph: 972-732-6085    Email: info@carrollarch.com

CASE NUMBER  
SP2019-003

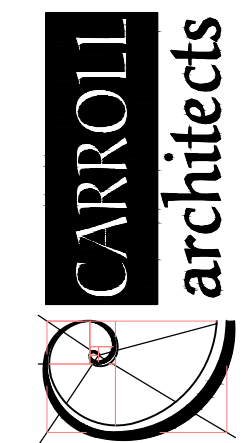
ISSUE: OWNER REVIEW: 01-18-2019  
CITY SUBMIT: 12-13-2019

COPYRIGHT NOTICE: These drawings and specifications are copyrighted and subject to copyright under Sec. 102 of the copyright act, 17 U.S.C. Includes, without limitation, the creation, reproduction, distribution, transmission, or any form of electronic copying, or any combination of these drawings and specifications, or any part thereof, in any form or by any means, including electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architect, shall constitute an infringement of the copyright in these drawings and specifications, and the architect shall be entitled to pursue all available remedies, including attorney's fees, and/or monetary liability.

**RANCH TRAIL OFFICE PARK**  
405 RANCH TRAIL  
ROCKWALL, TX 75032

**RANCH TRAIL DEVELOPMENT**

2 ESSEX COURT  
HEATH, TX 75032

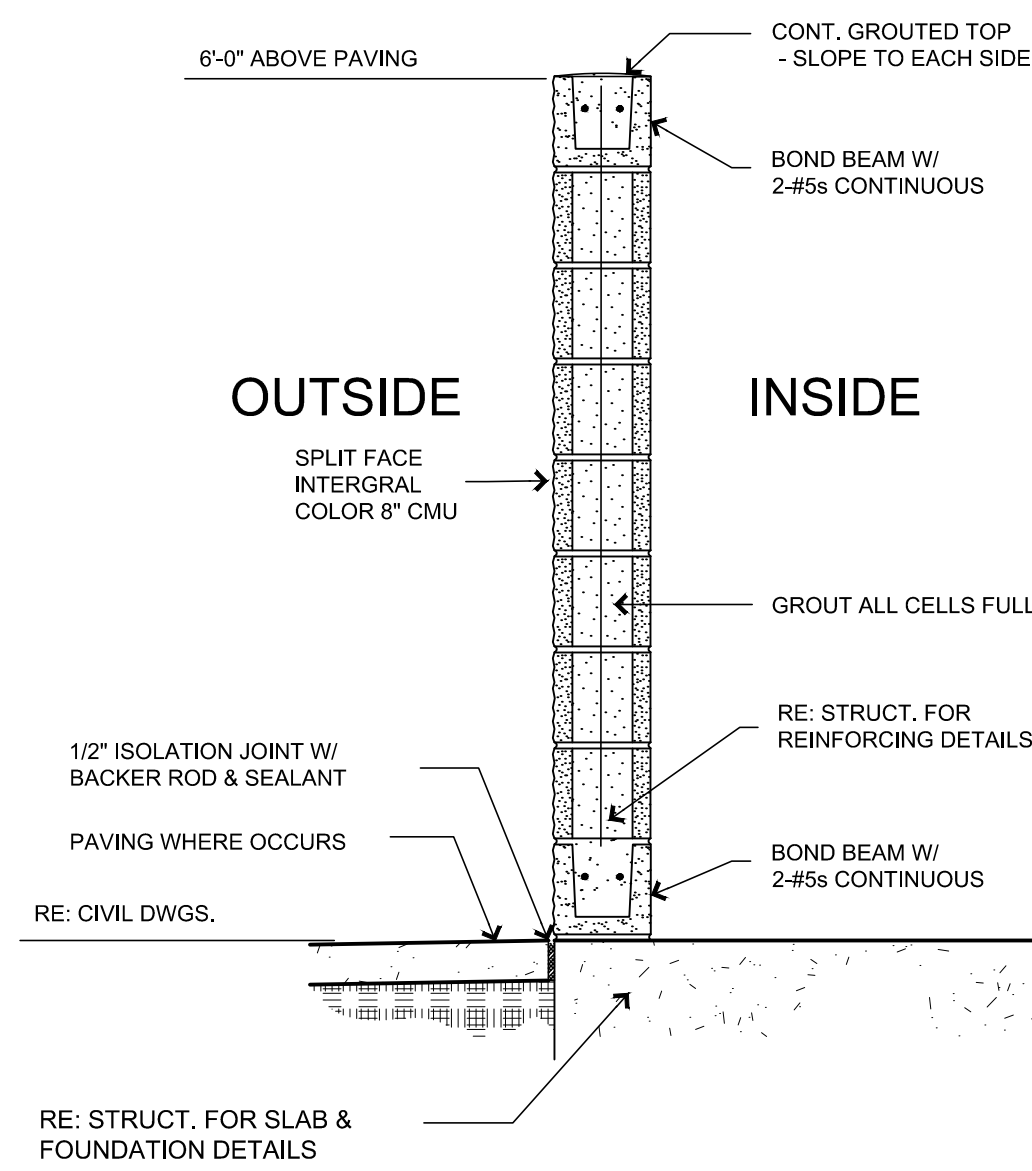


750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
T: 972-732-6085  
F: 972-732-6085

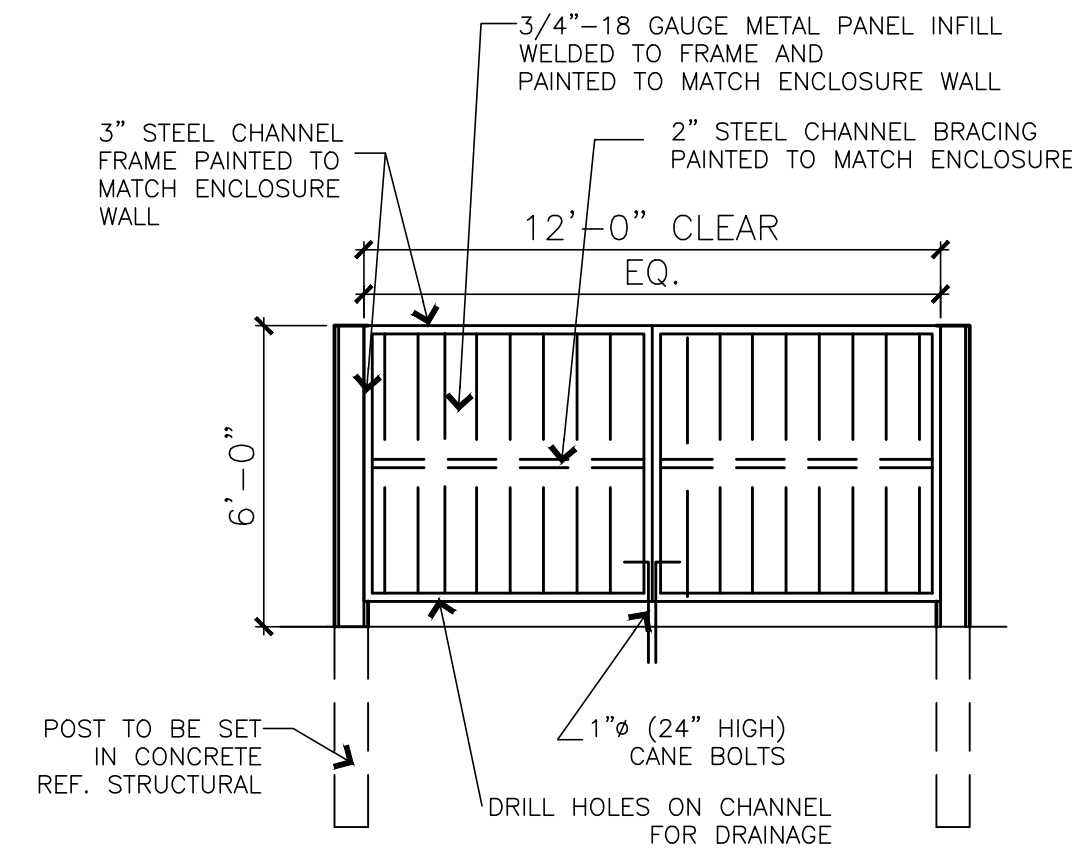
**EXTERIOR ELEVATIONS W/O MASONRY**

DATE: JAN 2019 SHEET NO.:  
PROJECT NO.: 2019001  
DRAWN BY: A501  
CHECKED BY:

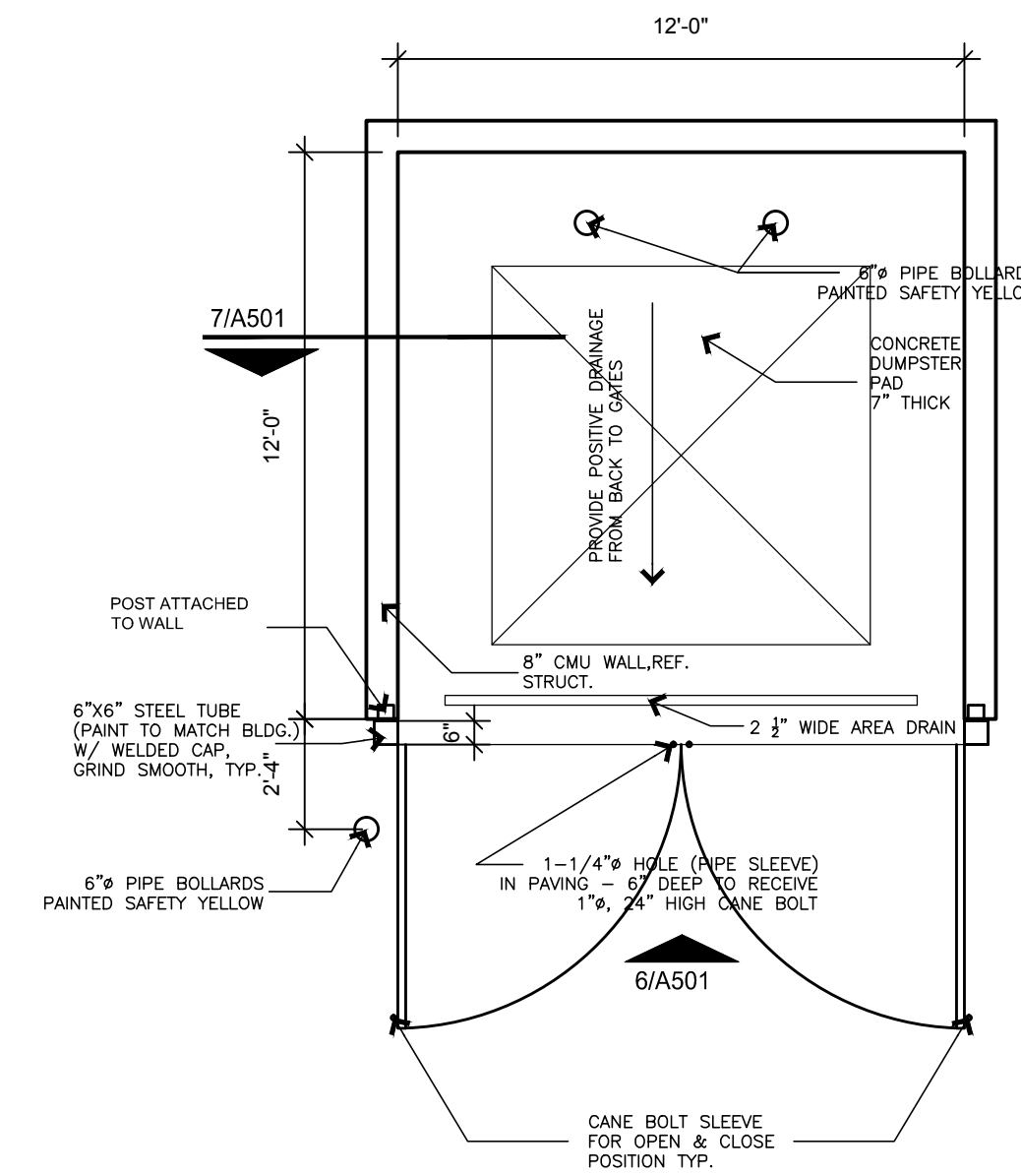




**7 DUMPSTER SECTION**  
SCALE: 3/16"=1'-0"



**6 DUMPSTER ELEVATION**  
SCALE: 1/4"=1'-0"

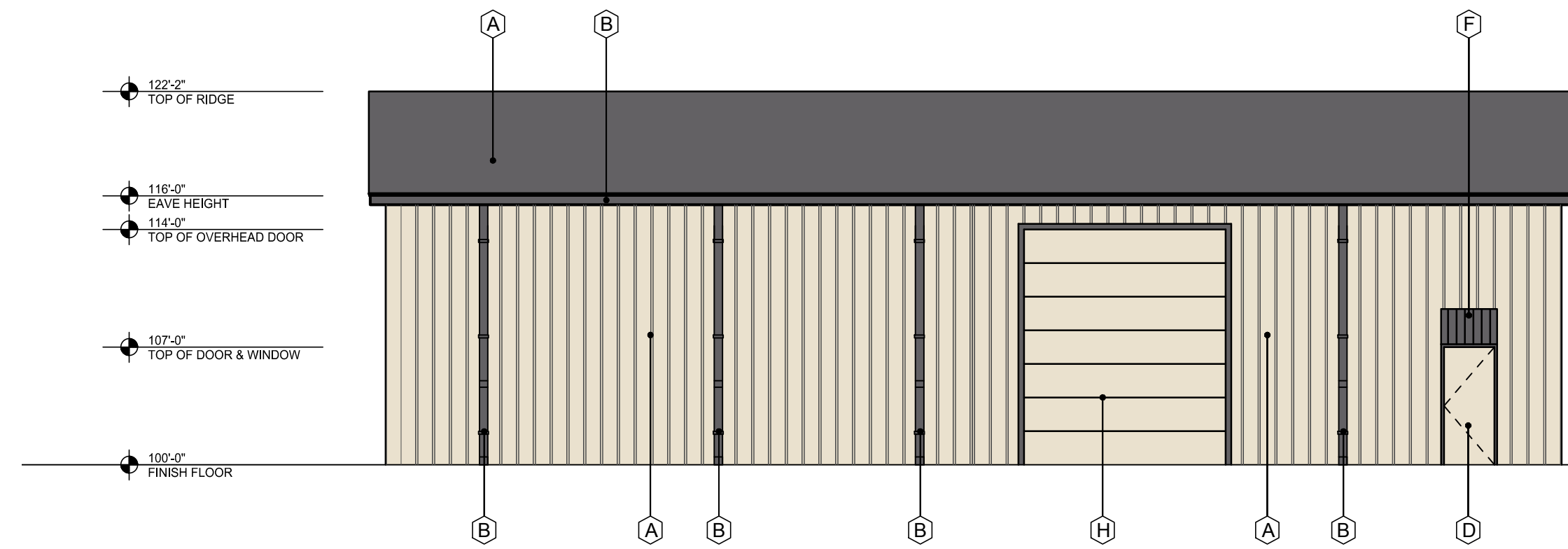


**5 DUMPSTER PLAN**  
SCALE: 1/4"=1'-0"

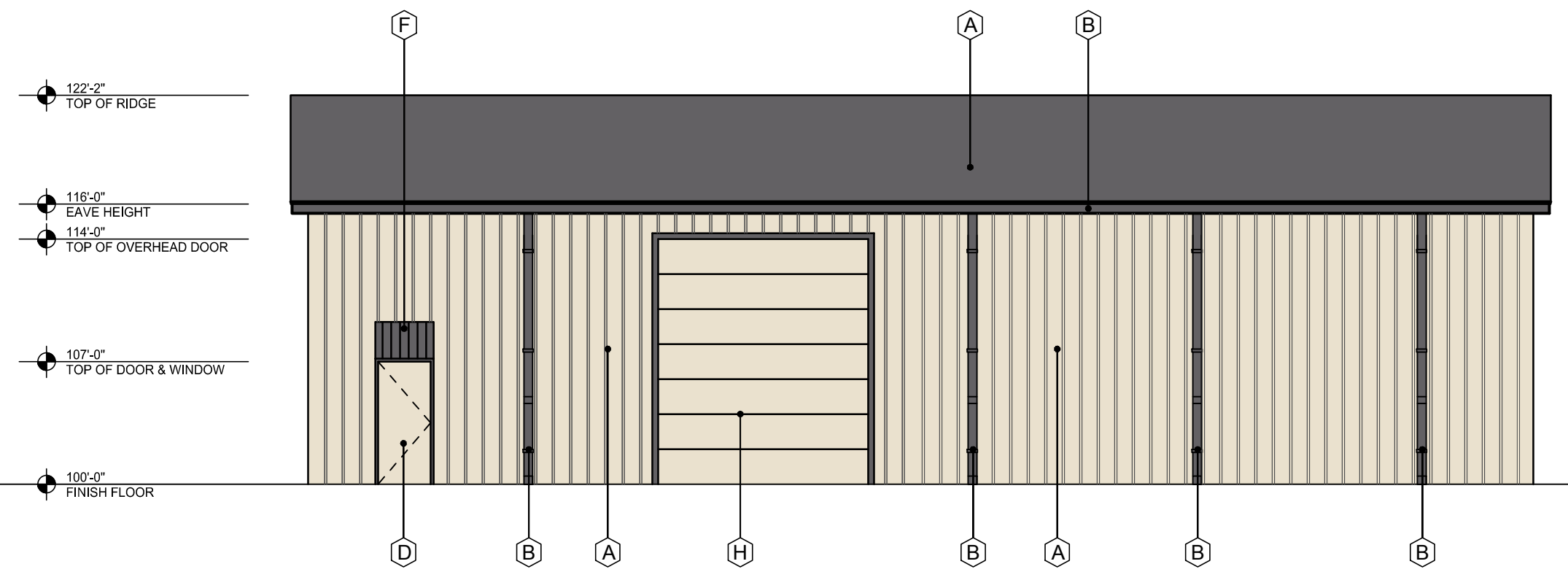
SITE DATA TABLE	
SITE AREA	7.52 AC   327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	16 BLDG @ 4,999 SF 79,984 SF TOTAL
LOT COVERAGE (MAX 60%)	24.40%
FLOOR TO AREA RATIO	0.24 : 1
IMPERVIOUS (MAX 90%)	63.90%
LANDSCAPE MIN(15%)	36.10%
BUILDING HEIGHT	1 STORY

PARKING TABLE	
PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	299 SPACES
PARKING PROVIDED	359 SPACES
ADA REQUIRED	8 SPACES
ADA PROVIDED	15 SPACES

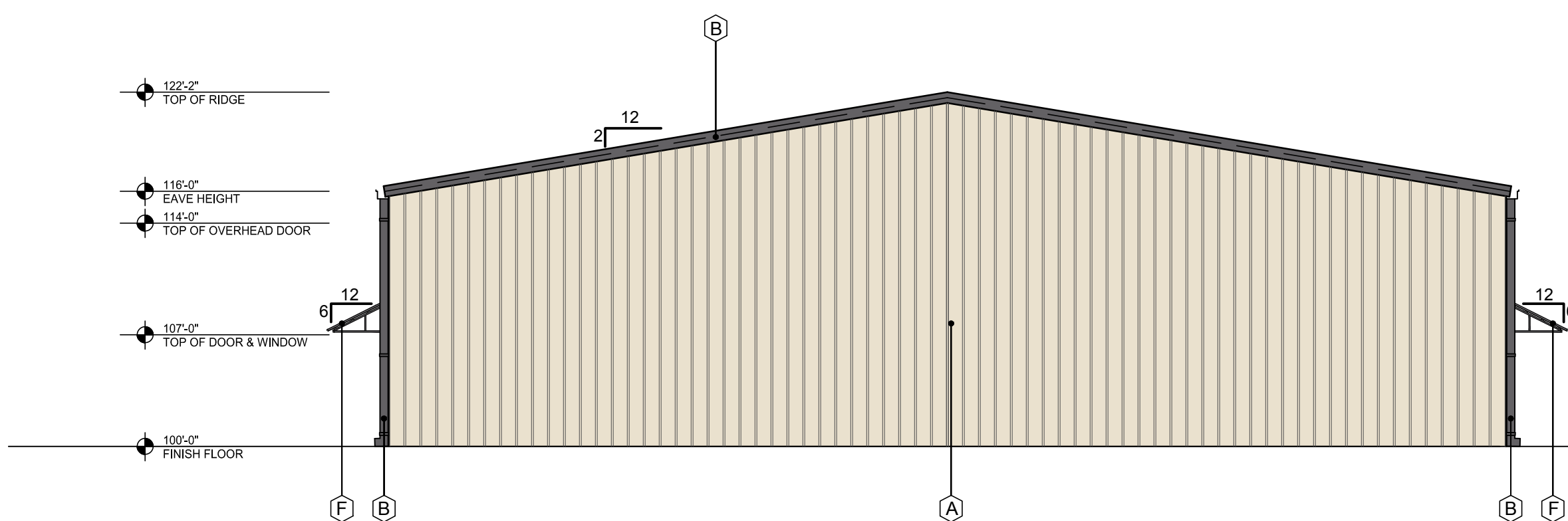
EXTERIOR FINISH SCHEDULE	
A	PREFINISHED METAL WALL PANELS: COLOR: STONE
B	ROOF, PREFINISHED GUTTER, DOWNSPOUTS, AND TRIM: COLOR: BURNISH SLATE
C	ALUM. STOREFRONT SYSTEM COLOR: MED. BRONZE - NOT USED
D	EXTERIOR HOLLOW METAL DOOR & FRAME: PAINT: COLOR: MATCH - A
E	STONE VENEER COLOR: BLANCO, SIZE: 8"-12" WITH 4" PRECAST CAP
F	PREFINISHED METAL AWNING BY METAL BUILDING CO. COLOR: BURNISH SLATE
G	BRICK VENEER COLOR: ACME, OXFORD PLACE
H	OVERHEAD DOOR - 12'-14" COLOR: MATCH - A



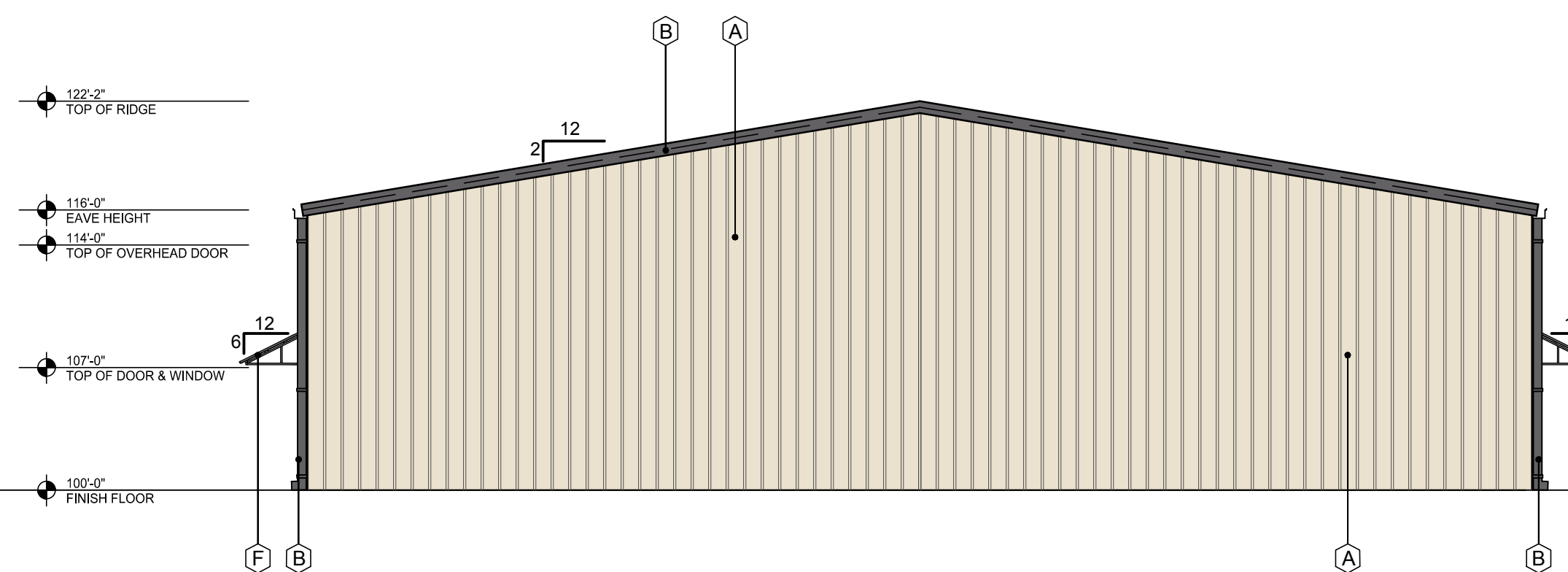
**4 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"  
MASONRY - 0%



**3 NORTH ELEVATION - STREET SIDE**  
SCALE: 3/16"=1'-0"  
MASONRY - BRICK: 12 %



**2 WEST ELEVATION - STREET SIDE**  
SCALE: 1/8"=1'-0"  
MASONRY - BRICK: 14 %



**1 EAST ELEVATION**  
SCALE: 1/8"=1'-0"  
MASONRY - 0%

**RANCH TRAIL**  
**ROCKWALL, TX 75087**  
LEGAL DESCRIPTION AND OR ADDRESS:

**RAINBOW ACRES,**  
**LOT 18 & S PT OF 19,**  
**9.76 ACRES**

OWNER  
JT Alliance, Inc.  
16 Meadowcreek Drive  
Heath, TX 75032

APPLICANT  
Carroll Architects, INC  
750 E. Interstate 30 #110  
Rockwall, TX 75087  
Ph: 972-732-6085 E: info@carrollarch.co

CASE NUMBER  
SP2019-003

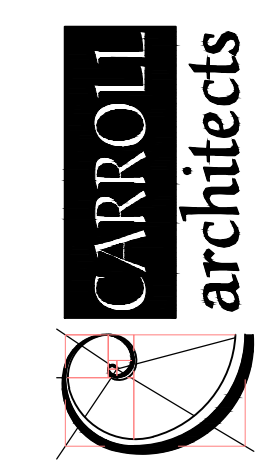
ISSUE:	OWNER REVIEW:	01-18-2018
	CITY SUBMIT:	12-13-2019

COPYRIGHT NOTICE: The user of this document is authorized to use the information contained herein for the project and site only. Any other use, reproduction, or distribution of this document without the written consent of Carroll Architects is prohibited. The user of this document is responsible for obtaining all necessary permits and approvals from the appropriate authorities. Carroll Architects is not responsible for any errors or omissions in this document. The user of this document is responsible for obtaining all necessary permits and approvals from the appropriate authorities. Carroll Architects is not responsible for any errors or omissions in this document.

**RANCH TRAIL OFFICE PARK**  
**405 RANCH TRAIL**  
**ROCKWALL, TX 75032**

**RANCH TRAIL DEVELOPMENT**

2 ESSEX COURT  
HEATH, TX 75032



750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

**EXTERIOR ELEVATIONS W/O MASONRY**

DATE:	JAN 2019	SHEET NO.:	A501
PROJECT NO.:	2019001		
DRAWN BY:			
CHECKED BY:			



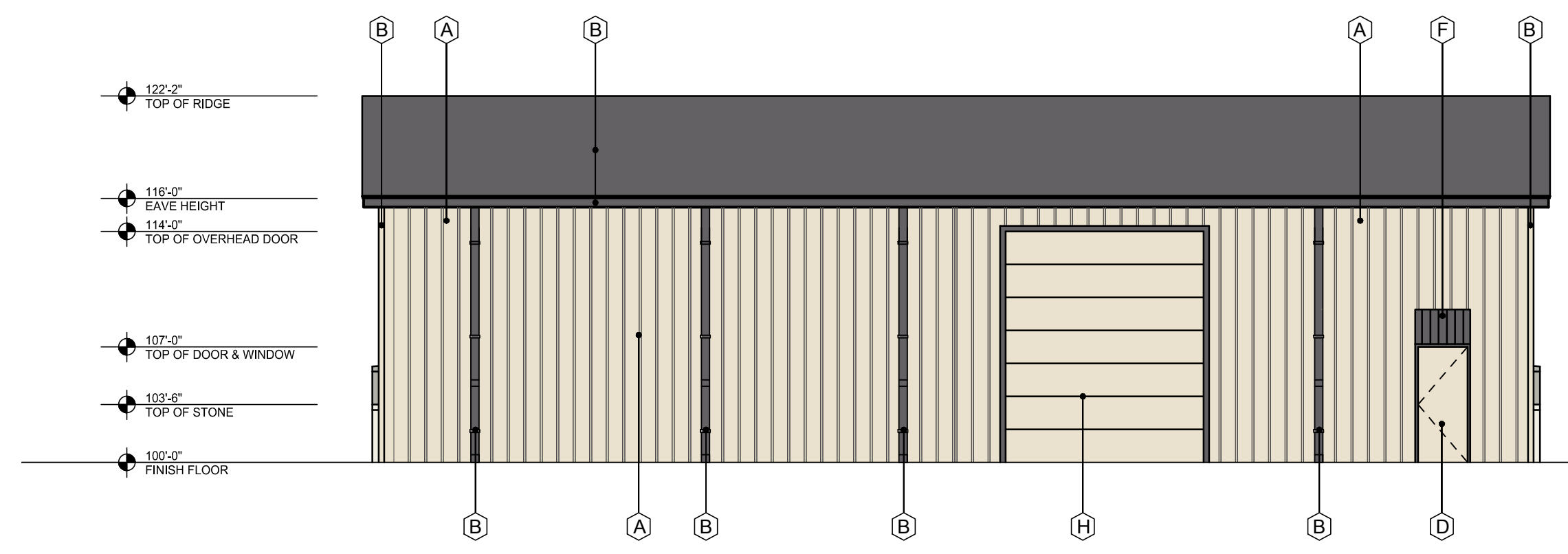
ISSUE: OWNER REVIEW: 01-18-2018  
 CITY SUBMIT: 12-13-2019

**COPYRIGHT NOTICE**  
 The drawings and specifications are the property of Carroll Architects, Inc. and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Carroll Architects, Inc. The protection of this document is provided by copyright law. Any unauthorized use of these drawings or specifications without the prior written permission of Carroll Architects, Inc. may result in cessation of construction, building seizure, and/or monetary liability.

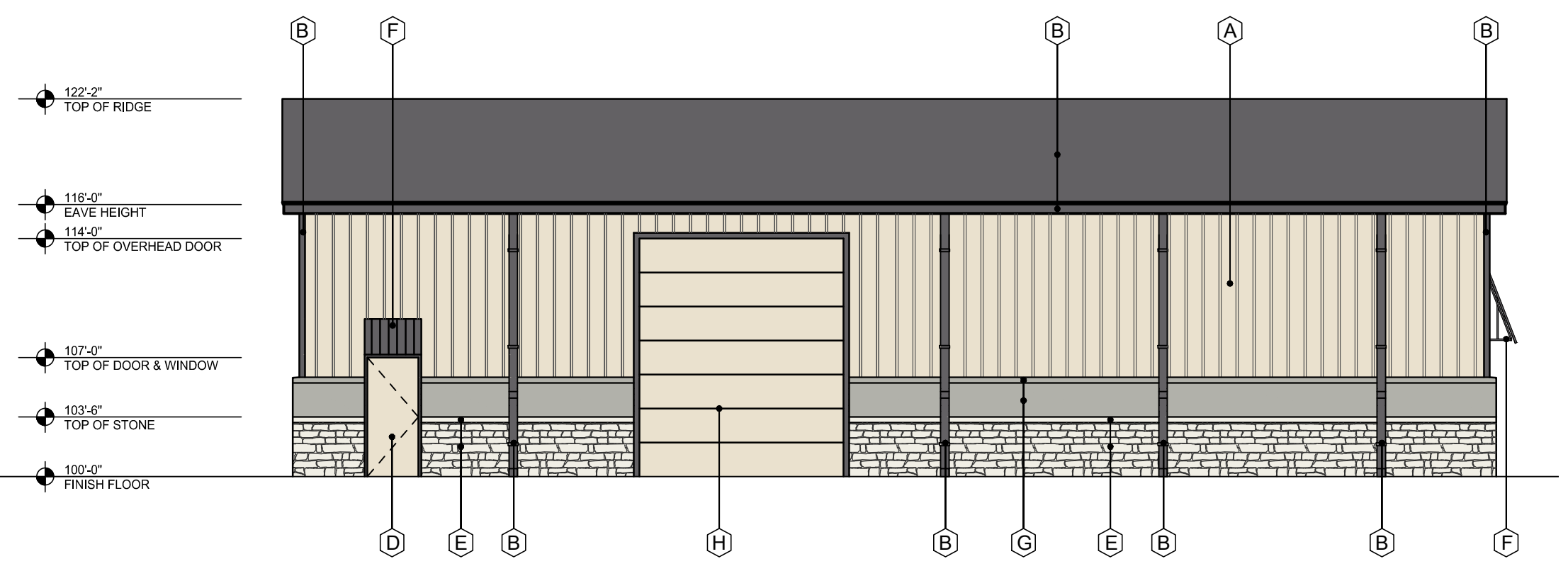
SITE DATA TABLE	
SITE AREA	7.52 AC   327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	16 BLDG @ 4,999 SF 79,984 SF TOTAL
LOT COVERAGE (MAX 60%)	24.40%
FLOOR TO AREA RATIO	0.24 : 1
IMPERVIOUS (MAX 90%)	63.90%
LANDSCAPE MIN(15%)	36.10%
BUILDING HEIGHT	1 STORY

PARKING TABLE	
PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	299 SPACES
PARKING PROVIDED	359 SPACES
ADA REQUIRED	8 SPACES
ADA PROVIDED	15 SPACES

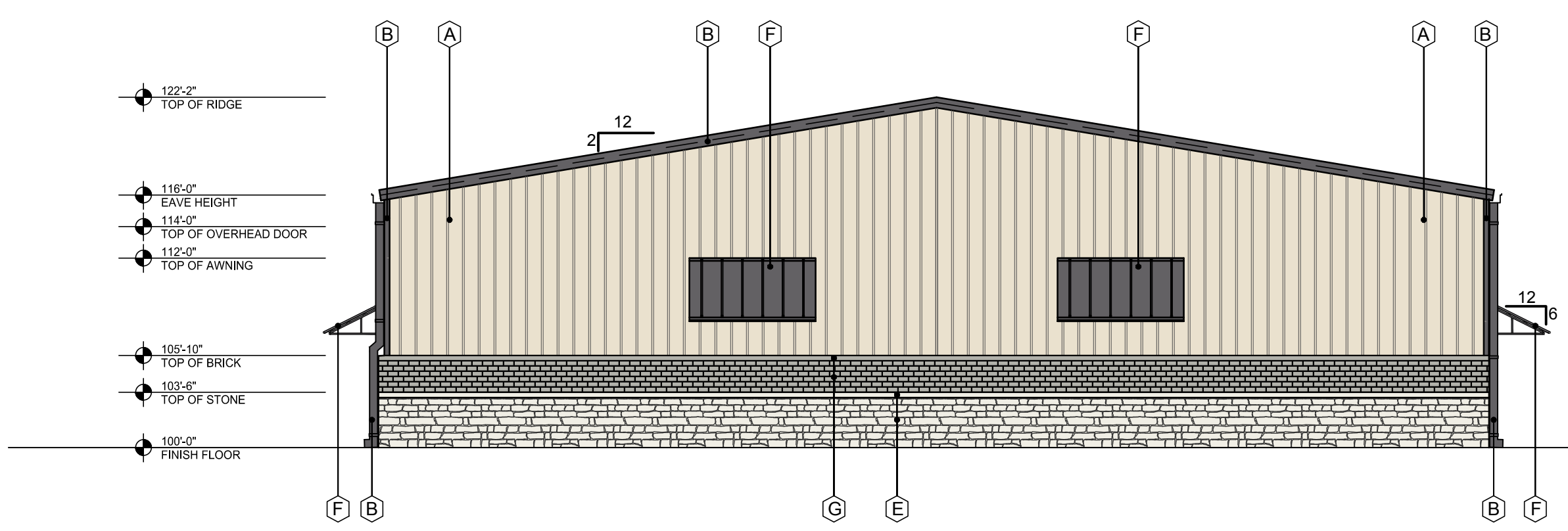
EXTERIOR FINISH SCHEDULE	
A	PREFINISHED METAL WALL PANELS: COLOR: STONE
B	ROOF, PREFINISHED GUTTER, DOWNSPOUTS, AND TRIM: COLOR: BURNISH SLATE
C	ALUM. STOREFRONT SYSTEM COLOR: MED. BRONZE - NOT USED
D	EXTERIOR HOLLOW METAL DOOR & FRAME: PAINT: COLOR: MATCH - A
E	STONE VENEER COLOR: BLANCO, SIZE: 8"-12" WITH 4" PRECAST CAP
F	PREFINISHED METAL AWNING BY METAL BUILDING CO. COLOR: BURNISH SLATE
G	BRICK VENEER COLOR: ACME, OXFORD PLACE
H	OVERHEAD DOOR - 12'-14" COLOR: MATCH - A



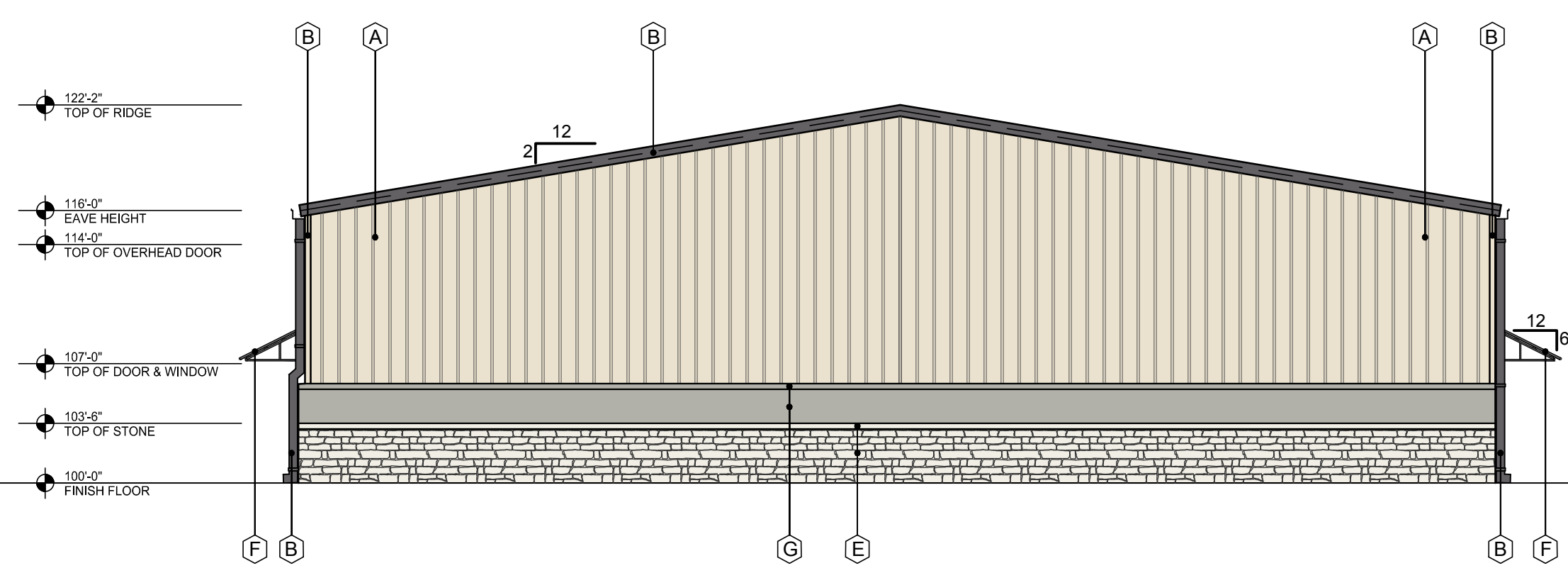
**4 SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"  
 MASONRY - 0%



**3 NORTH ELEVATION - STREET SIDE**  
 SCALE: 3/16"=1'-0"  
 MASONRY -  
 BRICK: 12 %  
 STONE: 19 %  
 TOTAL: 31 %



**2 WEST ELEVATION - STREET SIDE**  
 SCALE: 1/8"=1'-0"  
 MASONRY -  
 BRICK: 14 %  
 STONE: 21 %  
 TOTAL: 35 %



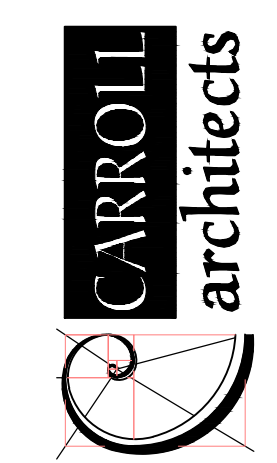
**1 EAST ELEVATION**  
 SCALE: 1/8"=1'-0"  
 MASONRY - 0%

<b>RANCH TRAIL</b> <b>ROCKWALL, TX 75087</b> LEGAL DESCRIPTION AND OR ADDRESS:	
<b>RAINBOW ACRES,</b> <b>LOT 18 &amp; S PT OF 19,</b> <b>9.76 ACRES</b>	
OWNER	
JT Alliance, Inc. 16 Meadowcreek Drive Heath, TX 75032	
APPLICANT	
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085    E-mail: info@carrollarch.co	
CASE NUMBER SP2019-003	

**RANCH TRAIL OFFICE PARK**  
**405 RANCH TRAIL**  
**ROCKWALL, TX 75032**

**RANCH TRAIL DEVELOPMENT**

2 ESSEX COURT  
 HEATH, TX 75032



750 E. Interstate 30  
 Suite 110  
 Rockwall, TX 75087  
 t: 972-732-6085  
 f: 972-732-8058

**EXTERIOR ELEVATIONS W/ MASONRY**

DATE: \_\_\_\_\_ SHEET NO: \_\_\_\_\_  
 PROJECT NO: JAN 2019  
 DRAWN BY: 2019001  
 CHECKED BY: \_\_\_\_\_ **A502**



## BEST USE FOR:



# Pump Trooper®

## Lift Stations

## LIFT STATIONS

ParkUSA®'s PumpTrooper®, a submersible pump lift station, is a reliable and cost-effective solution to prevent flooding by receiving and moving stormwater and/or sanitary wastewater to designated locations. Generally, a lift station is used to temporarily transfer liquid that cannot flow by gravity on its own. This centrifugal pump system is powered by a close-coupled electric motor. The pumps operate quietly and are cooled by the moving liquid to maximize their lifespan.

Most pump stations are designed for multiple pump installations. The duplex system is the most common where the two pumps alternate in operation to equalize the wear of the pumps and to keep the wet well from solids build-up. The multiple pump system offers continued operation in the case of a pump failure, removal for servicing, and also provides extra capacity in times of extraordinary loading.

## FEATURES

- Precast concrete or fiberglass models available
- Various pump types available
- Pedestrian or traffic rated
- Remote maintenance alarm available
- Interior liners available
- Meets all building codes



Model WWH



OEM Brands:





# Pump Trooper®

Lift Stations

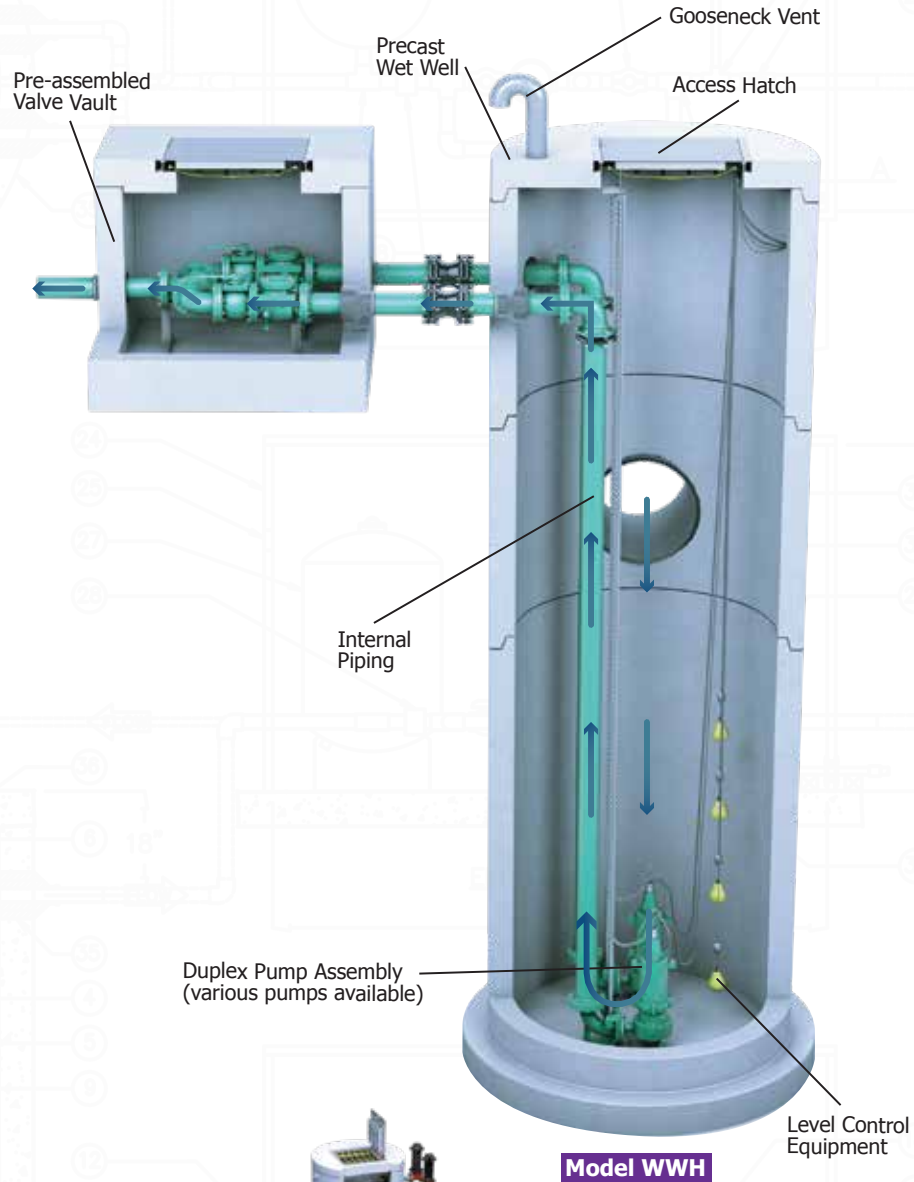
## HOW IT WORKS

Sanitary wastewater or storm water enters the wet-well basin through the inlet pipe. An electric liquid level control system monitors the water level and engages the pump(s) at predetermined levels. The pumps then transfer the liquid up and out of the wet-well basin into the sanitary or storm sewer system.

Visit [www.pumptrooper.parkusa.com](http://www.pumptrooper.parkusa.com) for more information and design assistance.

## DESIGN CONSIDERATIONS

Depending on the project, the number of submersible pumps, as well as, the valve system are subject to change. In smaller stations, there can be one submersible pump and the valve assembly is housed within the wet well to save infrastructure cost. In larger stations, which can house multiple submersible pumps, it is recommended that the valve system be housed in a separate valve vault. This makes it easier to conduct maintenance when necessary.



VERTICAL TURBINE FLOW PUMPS



NON-CLOG PUMPS



AXIAL FLOW PUMPS



GRINDER PUMPS

Good to use  
in BMPs



Commercial



Hotels



Medical Facilities



Industrial

## APPLICATIONS