



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2020-005 P&Z DATE 04/04/20 CC DATE 05/04/20 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 # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-005

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Stone Creek Retail Addition

Lot 8

Block A

General Location North East Corner of N. Goliad St and Bordeaux Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-070

Current Use Undeveloped

Proposed Zoning PD-070

Proposed Use Mixed-Retail/Rest//Office/Daycare

Acreage 8.00

Lots [Current] 1

Lots [Proposed] 2

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

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

Owner Metroplex Acquisition Fund, LP

Applicant ClayMoore Engineering

Contact Person Grey Stogner

Contact Person Clay Cristy

Address 1717 Woodstead Ct.
Ste. 207

Address 1903 Central Dr.
Ste. 406

City, State & Zip The Woodlands, TX 77380

City, State & Zip Bedford, Texas 76021

Phone 214.343.4477

Phone 817.281.0572

E-Mail gstogner@crestviewcompanies.com

E-Mail Clay@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

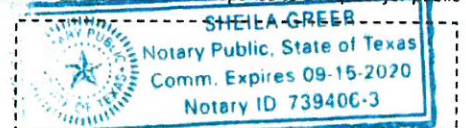
Before me, the undersigned authority, on this day personally appeared Grey Stogner [Owner] the undersigned, who stated the information on this application to be true and certified the following:

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

Given under my hand and seal of office on this the 30th day of February, 20 20.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

9-15-2020



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

Phone: (972) 771-7745

Email: 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: 3/20/2020

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, 03/26/2020. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 3/26/2020 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/14/2020 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: SP2020-005
Project Name: Lot 8, Block A, Stone Creek Retail Addition
Project Type: SITE PLAN
Applicant Name: CLAY CRISTY
Owner Name: METROPLEX ACQUISITION FUND LP
Project Description:



RECEIPT

Project Number: SP2020-005

Job Address:

Receipt Number: B89411

Printed: 5/19/2020 2:25 pm

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$410.00

Total Fees Paid:

\$410.00

Date Paid: 5/19/2020 12:00:00AM

Paid By: CLAY CRISTY

Pay Method: CHECK 5038

Received By: AG



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

STAFF USE ONLY

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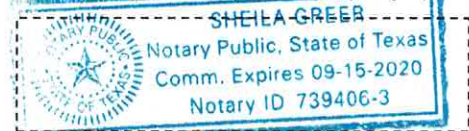
Given under my hand and seal of office on this the 20th day of February, 20 20.

Owner's Signature

Grey Stogner

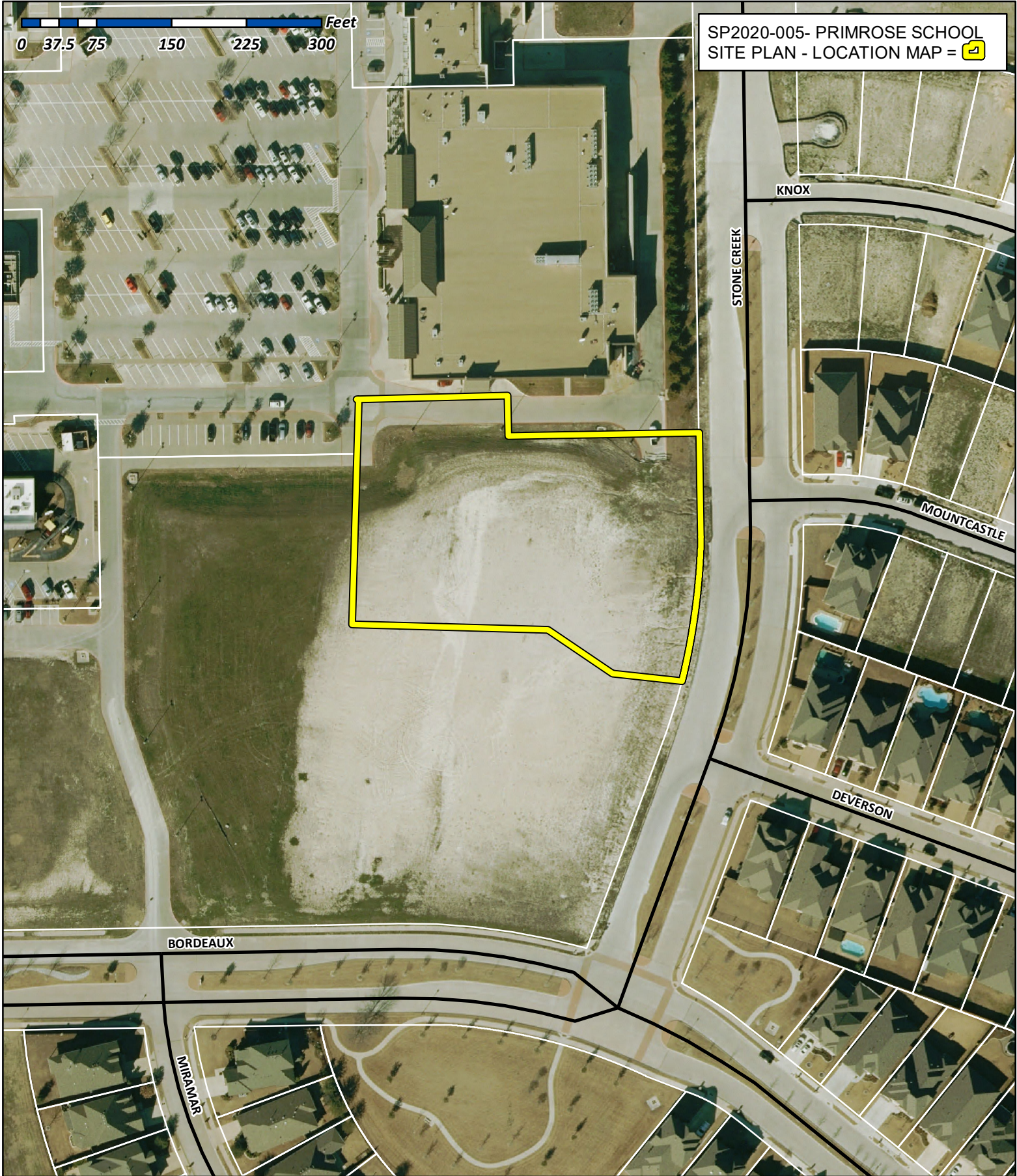
Notary Public in and for the State of Texas

Sheila Greer



My Commission Expires

9-15-2020



SP2020-005- PRIMROSE SCHOOL
 SITE PLAN - LOCATION MAP = [icon]



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.



PARKING TABLE PHASE 1 (PRIMROSE)	
PARKING REQUIREMENTS	1/300 SF DAYCARE
PARKING REQUIRED	42 SPACES
PARKING PROVIDED	54 SPACES (3 ADA)

SITE DATA TABLE PHASE 1 (PRIMROSE)	
SITE AREA	2.03 AC 88,560 SF
ZONING	PD-70
PROPOSED USE	EARLY CHILDHOOD SCHOOL
BUILDING SIZE	12,400 SF
LOT COVERAGE	14.0 %
FLOOR TO AREA RATIO	0.14 : 1
BUILDING HEIGHT	1 STORY

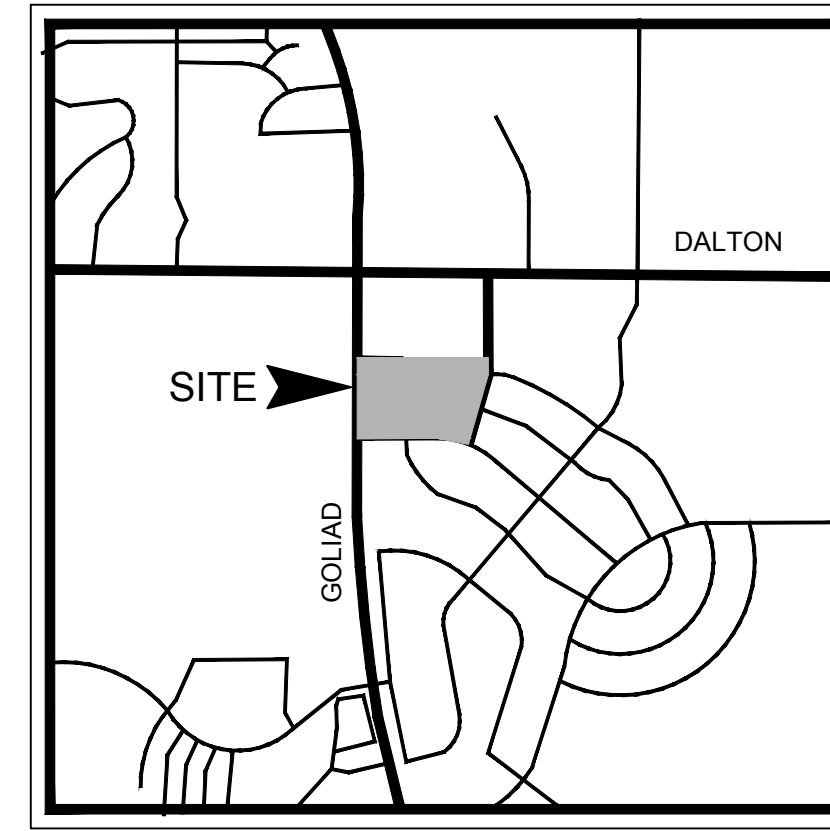
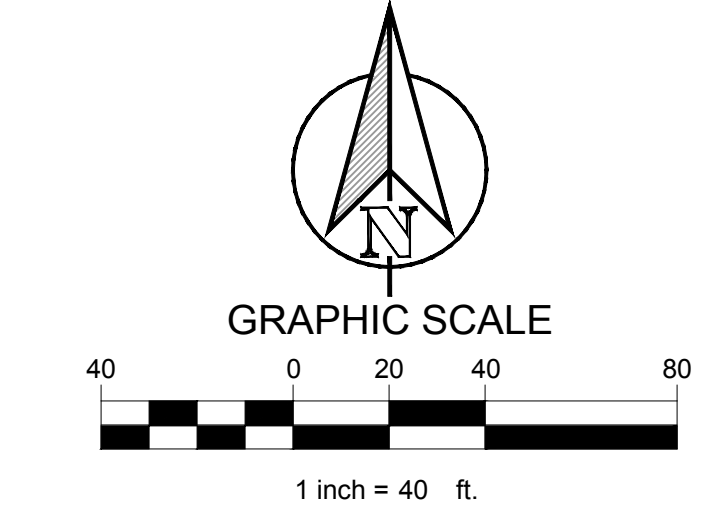
PARKING TABLE PHASE 2 (OFFICE)	
PARKING REQUIREMENTS	1/300 SF (18,000 SF)
PARKING REQUIRED	60 SPACES
PARKING PROVIDED	85 SPACES (8 ADA)

PARKING TABLE PHASE 2 (RESTAURANT)	
PARKING REQUIREMENTS	1/100 SF (7,200 SF)
PARKING REQUIRED	72 SPACES
PARKING PROVIDED	94 SPACES (4 ADA)

SITE DATA TABLE PHASE 2 (MIXED USE)	
SITE AREA	5.97 AC 260,192 SF
ZONING	PD-70
PROPOSED USE	MIXED USE
BUILDING SIZE	4,200SF (X3) RETAIL 5,400 SF RETAIL 7,200 RESTAURANT
LOT COVERAGE	9.7 %
FLOOR TO AREA RATIO	0.097 : 1
BUILDING HEIGHT	1 STORY

CONSTRUCTION SCHEDULE	
	5' STANDARD DUTY CONCRETE
	FIRE LANE PAVEMENT (6" CONCRETE)
	HEAVY DUTY PAVEMENT (6" CONCRETE)
	PROPOSED CONCRETE SIDEWALK
	EXISTING PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PARKING COUNT

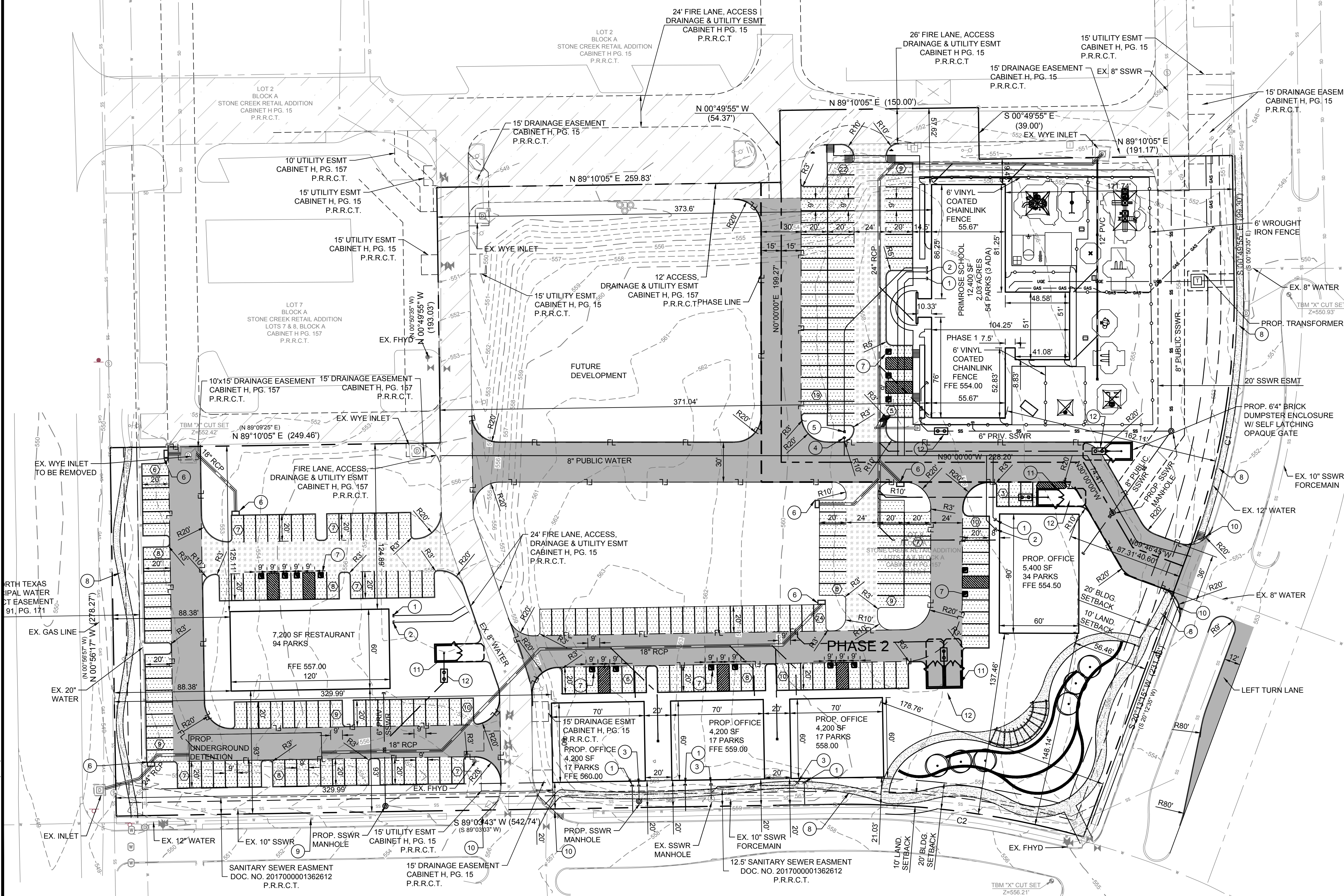
CONSTRUCTION SCHEDULE	
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED ELECTRIC SERVICE
	PROPOSED GAS LINE



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
1	2" DOM. WATER
2	6" FIRE LINE
3	6" SANITARY SEWER
4	PROP. FIRE HYDRANT
5	PROP. FDC
6	PROP. CURB INLET
7	HANDICAP SYMBOL (TYP)
8	PROP. SIDEWALK
9	EX. SIDEWALK
10	15' VISIBILITY TRIANGLE
11	PROPOSED DUMPSTER ENCLOSURE TO MATCH BUILDING FACADE
12	OIL/WATER SEPARATOR

- NOTES:
1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.



PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 3/20/2020 12:30 PM
 LOCATION: Z:\PROJECTS\2020-021 CASCO PRIMROSE ROCKWALL CADD\ SHEETS\SP-1 CITY SITE PLAN.DWG
 LAST SAVED: 3/20/2020 12:28 PM



PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: CLAY CRISTY
 P.E. No. 109800 Date: 03/20/2020

**PRIMROSE SCHOOL OF
 NORTH ROCKWALL
 ROCKWALL, TX 75087**

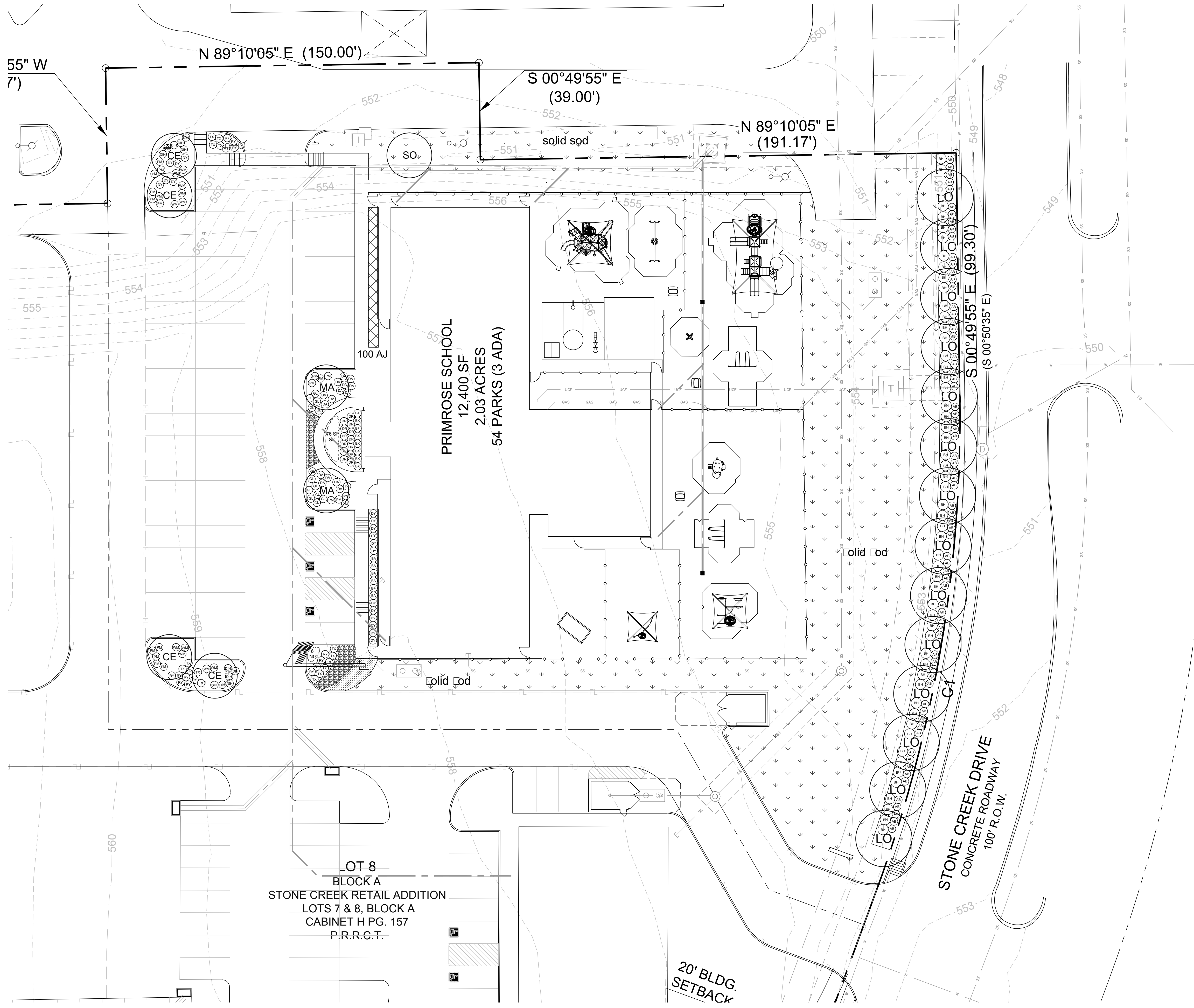
NO.	DATE	REVISION	BY

CITY SITE PLAN

PRIMROSE SCHOOL ROCKWALL, TX 75087 LEGAL DESCRIPTION AND/OR ADDRESS: STONE CREEK RETAIL ADDITION LOT 8, BLOCK A 8.0064 ACRES (REPLAT 2012)	
OWNER: METROPLEX ACQUISITION FUND, LP 1717 WOODSTEAD CT STE 207 THE WOODLANDS, TX 77380	APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572
CASE NUMBER SP2020-XX	

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	03/20/2020
SHEET	
SP-1	
File No.	2020-021

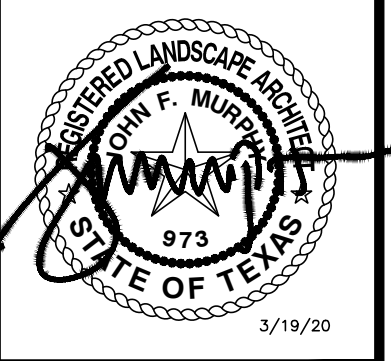
PLOTTED BY: SCOTTFULWILER
 PLOT DATE: 3/19/2020 8:50 AM
 LOCATION: C:\USERS\SCOTTFULWILER\DOCUMENTS\AUTOCAD_LRD\PRIMROSE ROCKWALL\PRIMROSE ROCKWALL_L.S.DWG
 LAST SAVED: 3/19/2020 8:49 AM




site integration studio
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design
John F. Murphy, ASLA
 7529 Cross Gate Way
 Tyler, TX 75703
 512.589.9584 - Austin
 john@siteint.com
 scott@siteint.com
 512.632.3822 - Tyler
 512.589.9584 - Austin
 www.siteint.com

TEXAS REGISTRATION #14199

 CLAY MOORE
 ENGINEERING
 1903 CENTRAL DR. SUITE 408
 ROCKWALL, TX 75087
 PHONE: 972.261.0972
 WWW.GLMENGINEERING.COM



**PRIMROSE SCHOOL OF
 NORTH ROCKWALL
 ROCKWALL, TX 75087**

TREE LEGEND

- CE Cedars
- LO Live Oak
- MA Shrub Mulberry
- SO Shrub Sycamore

SHRUB LEGEND

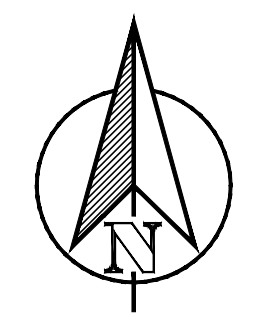
- DY Dwarf Yucca
- DA Dwarf Azele
- WM Dwarf Wax Myrtle
- RY Red Yucca
- NGL New Gold Lantana
- DH Dwarf Indian Hawthorn
- TX Texas Sage
- PM Pin Mistle
- GL Giant Lantana
- AB Azalea
- BH Dwarf Bird of Paradise
- BX Dwarf Boxwood
- DR Pin Drift Rose
- AJ Asian Jasmine
- SC Section Color

HATCH LEGEND

- Solid Sod
- Decorated Grinle
- Asphalt
- River Rock 3-5" stone 1.5" and 2.0"

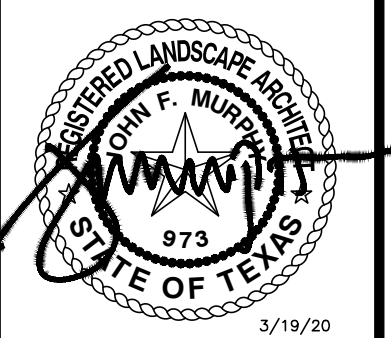
LANDSCAPE NOTES

- The project will have an underground irrigation system to water the planting.
- Install 4" layer of shredded hardwood mulch to planting bed.
- Install 4" steel edging between all shrub bed and tree.
- Shrub bed to have 8 inches of shredded mulch (75% cort coal, 15% colored mulch, 10% mulch sand).
- Shredded hardwood mulch contain long fibers with double three finer material obtained from local source.
- Install 4 inches of clean topsoil in all areas of the site. Topsoil shall be free from debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent and pH range between 5.5 and 7.4 percent. Provide soil test report from soil test laboratory on soil and organic percentage.
- Solid sod to be installed on construction activities shown on plan.



LANDSCAPE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	03/19/2020
SHEET	
L-1	
File No.	2020-021



**PRIMROSE SCHOOL OF
 NORTH ROCKWALL
 ROCKWALL, TX 75087**

PLANT LIST

CANOPY TREES			
1	SO	Shoebird Oak	Quercus chrysolepis
2	MA	Shoebird Maple	Acer truncatum
14	LO	Lime Oak	Quercus prinus
4	CE	Cedar Elm	Ulmus crinitifolius
3" c.l. container in 12' ht. 5' spread			
SHRUBS & GROUNDCOVERS			
24	DY	Dwarf Yucca	Ilex corymbosa
16	DA	Dwarf Acaia	Azalea lindiflorum 'Ed. Goucher'
11	WM	Dwarf Wax Myrtle	Melicopea
14	RY	Red Yucca	Hebe x exoniiflora
6	NGL	Neon Gold Lantana	Lantana 'Neon Gold'
12	DIH	Dwarf Indian Hawthorne	Rhodiochloa 'Indigo'
15	TX	Texas Sage	Leucosiphon frutescens 'Silverado'
20	PM	Pin Mistle	Muhlenbergia ciliata
13	GL	Glitch Liriope	Liriope 'Glitch'
70	AB	Acaia	Azalea lindiflorum
56	BH	Dwarf Bradford Holly	Ilex corymbosa 'Bradford'
8	BX	Dwarf Boxwood	Buxus sempervirens 'Fastigiata'
13	DR	Pin Drift Rose	Rosa 'Meibach'
100	AJ	Azalea Japanese	Trachelium 'Aurum'
76	SC	Seaboard Color	To be selected at time of planting
5' x 36" oc			
5' x 36" oc			
5' x 36" oc			
1' x 24" oc			
5' x 36" oc			
5' x 36" oc			
1' x 30" oc			
5' x 36" oc			
5' x 36" oc			
10' x 36" oc			
5' x 36" oc			
5' x 36" oc			
1' x 18" oc			

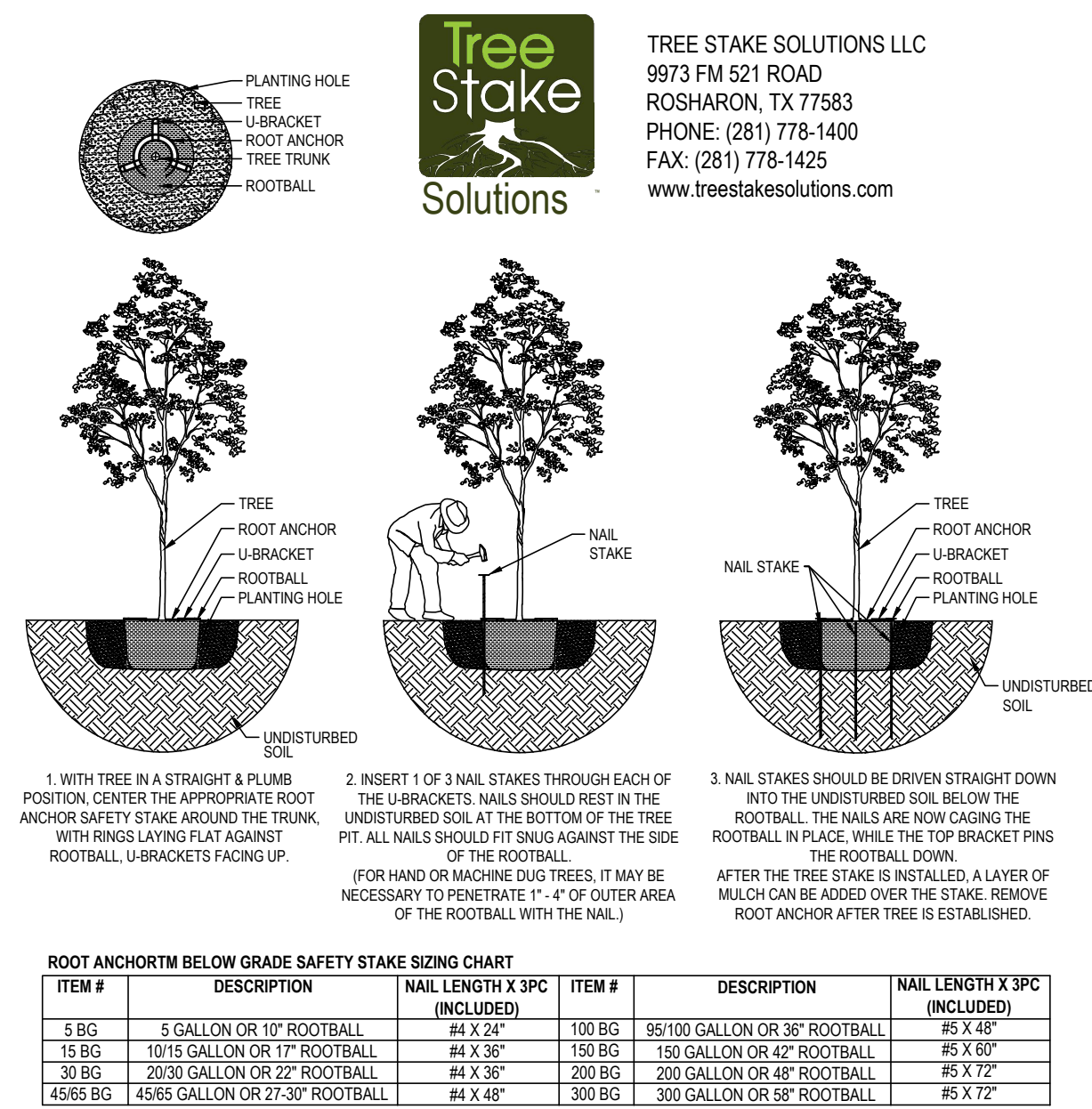
City of Rockwall, Texas
LANDSCAPE CALCULATIONS

Total Lot Area	88,583 SF	Required	Provided
Landscaping Area 15%		13,287 SF	24,445 SF (47.5%)

Street Buffer Tree	1 Shade tree 3" c.l. per 50 LF of frontage	Required	Provided
Stone Creeper Drive	315 LF	7	14

Perimeter Lot Landscaping		Required	Provided
Perimeter Space	55	6	6
1 tree per 10 space			

Tree Mitigation
 No trees on site



1 CANOPY TREE PLANTING
 SCALE: NONE

2 MULTI-TRUNK PLANTING
 SCALE: NONE

3 SHRUB PLANTING
 SCALE: NONE

4 GROUNDCOVER PLANTING
 SCALE: NONE

ROOT ANCHOR™ BELOW GRADE SAFETY STAKE SIZING CHART

ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)	ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)
5 BG	5 GALLON OR 10" ROOTBALL	#4 X 24"	100 BG	95/100 GALLON OR 36" ROOTBALL	#5 X 48"
15 BG	10/15 GALLON OR 17" ROOTBALL	#4 X 36"	150 BG	150 GALLON OR 42" ROOTBALL	#5 X 60"
30 BG	20/30 GALLON OR 27" ROOTBALL	#4 X 36"	200 BG	200 GALLON OR 48" ROOTBALL	#5 X 72"
45/65 BG	45/65 GALLON OR 27-30" ROOTBALL	#4 X 48"	300 BG	300 GALLON OR 58" ROOTBALL	#5 X 72"

PLOTTED BY: SCOTTFULWILER
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LANDSCAPE DETAILS

City of Rockwall Project Plan Review History



Project Number SP2020-005	Owner METROPLEX ACQUISITION FUND LP	Applied 3/20/2020	AG
Project Name Lot 8, Block A, Stone Creek Retail Addition	Applicant CLAY CRISTY	Approved	
Type SITE PLAN		Closed	
Subtype		Expired	
Status P&Z HEARING		Status 5/21/2020	DG

Site Address	City, State Zip	Zoning
Subdivision	Tract	General Plan
	Block	
	Lot No	
	Parcel No	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2020	3	APPROVED	
ENGINEERING	Sarah Johnston	3/20/2020	3/27/2020	5/20/2020	61	COMMENTS	<p>(5/20/2020 10:37 AM SJ)</p> <p>M - Dumpster area must drain to an oil/water separator prior to connecting to the storm system. Standards of Design 5</p> <p>M - Storm line will be public since the water crosses property lines. Include a 20' wide easement. Standards of Design 5.1.3</p> <p>M - All fire hydrants to have 5' clearance. Standards of Design 5.2.11</p> <p>I - 4% Engineering Inspection Fees</p> <p>I - Impact Fees</p> <p>I - Engineering plan review fees</p> <p>I - Must tie loop water line.</p> <p>I - No structures in easements. Min. easement width is 20'.</p> <p>I - Fire lane radii is 20' minimum as long as the building is 35' or shorter. If taller than 36', the radii must be 30' min.</p> <p>I - Parking to be 20'x9' for nose-to-nose or adjacent to the building all else to be 18'x9'.</p> <p>I - Must have detention. Must detain from a C=.9 to C=.5</p> <p>I - Retaining walls 3' and taller must be designed by a structural engineer.</p> <p>I - All walls must be rock or stone face. No smooth concrete walls.</p> <p>I - No trees within 10' of non-steel encased public utilities.</p> <p>I - Must meet City of Rockwall Standards of Design.</p> <p>I - If you can't get to the gravity sewer in Bordeaux, you'll need to extend an 8" sanitary sewer down Stone Creek Drive in a 20' easement from the northern manhole</p>
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2020	5	APPROVED	
GIS	Lance Singleton	3/20/2020	3/27/2020				

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	3/20/2020	3/27/2020	5/21/2020	62 COMMENTS	See comments
<p>SP2020-005; Site Plan for Primrose School of North Rockwall – PD-70 Please address the following comments (M= Mandatory Comments; I = Informational Comments)</p> <p>I.1 This is a request for the approval of a site plan for a daycare center on an eight (8) acre tract of land being identified as a portion of Lot 8, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N SH-205 OV) District, generally located north of the intersection of Stone Creek Drive and Miramar Drive.</p> <p>I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.</p> <p>M.3 For reference, include the case number (SP2020-005) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)</p> <p>I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 70 (PD-70), the Scenic Overlay (SOV) District, and the Development Standards of Article 05, that are applicable to the subject property.</p> <p>I.5 Signage Plan. Please note that the plan for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).</p> <p>I.6 Please note that the property will require a replat prior to the issuance of a building permit.</p> <p>I.7 All comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.</p> <p>M.7 Provide a standard signature block with a signature space for the Planning & Zoning Chairman and Planning Director on all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)</p> <p>M.8 Provide a Site Data Table and the same site data information on all plans as required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the checklist. See the checklist for details. (§03.04.A, Art. 11, UDC)</p> <p>M.8 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 (§03.04, Art. 11, UDC):</p> <ol style="list-style-type: none"> 1) Revised Site Plan to indicate the lot area for the Primrose School addition only (i.e. Phase 1). Do not include Phase 2. (§03.04.B, Art. 11, UDC) 2) In the Site Plan Information Legend at top of plan, remove the information associated with Phase 2 (§03.04.A, Art. 11, UDC) 3) Indicate the distance between all property lines and the planned building(s) located on the site. (§03.04.B, Art. 11, UDC) 4) Indicate location of all Fire Hydrants. (§03.04.B, Art. 11, UDC) 5) Provide a label for all Firelane to indicate "24-ft Firelane, Public Access, Drainage, & Utility Easement", as appropriate for existing and proposed. (§03.04.B, Art. 11, UDC) 6) As a note, all parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Check w/ the Engineering Department). 7) Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. Must meet Engineering standards of design. (§03.02, Art. 06, UDC) 						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
8)						Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure. Provide screening detail (§01.05.C, Art. 05, UDC)
9)						Trash/Recycling enclosures shall be four (4) sided, shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards (§01.05.B, Art. 05, UDC)
10)						Provide a letter indicating when the corner enhanced amenity located at the southeast portion of the development of Phase2 will be installed. (Ordinance No. 09-01, PD-70 Development Plan)
M.9						Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (Sec. 2, Art. 08, UDC):
1)						Correct the Landscape Table (Plant List): The minimum tree and shrub size at the time of installation shall be as follows (a) Canopy Trees shall be a minimum of four (4) caliper inches at DBH. Correct plans to indicate a minimum four (4)-inch caliper trees to be planted on site. (Section 04.A.2, Art. 08, UDC)
2)						Shrubs shall be a minimum of five (5) gallons in size within an overlay district. Correct plans for all planting materials that are shrubs (§06.02.E, Art. 05, UDC)
I.10						Treescape Plan. According to Section 3.4, Treescape Plan Review Process, of Article 09, of the UDC, The planning and zoning commission will review and approve or disapprove the treescape plan. The decision of the planning and zoning commission may be appealed to the city council. The treescape plan requires approval by the Planning and Zoning Commission as submitted.
1)						A treescape plan was not submitted for this development and is not required.
M. 11						Photometric Plan. According to Section 3.3, Minimum Requirements, of Article 07, Environmental Performance, of the UDC, the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. For planned shopping centers or other commercial developments that contain more than one lot, the Planning and Zoning Commission may consider lighting plans that are intended to increase lighting efficiency and reduce the number of overall light fixtures, but result in light spillover across common lot lines within the same development. (§03.03.C, Art. 07, UDC)
1)						No light pole, base or combination thereof shall exceed 30 feet unless further restricted within an Overlay District. The site is restricted to 20-foot maximum height with the overlay district. Provide lighting pole detail (§03.03.D, Art. 07, UDC)
2)						Sheet A7.1 indicates a light fixture to be used for the "up lighting" of a propose flag. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. The proposed up-lighting source is not permitted, remove from plans. (§03.03.A, Art. 07, UDC)
M.12						Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:
1)						Each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials -- excluding doors and windows. Provide the percentage of exterior materials found on each façade (i.e. stone %, cementitious siding %, etc.) so that staff can determine if they meet the technical requirements for materials as required by the North SH205 Overlay (N SH205 OV) District and the UDC. (§06.02.C.1, Art. 05, UDC)
2)						The overlay district standards require natural or quarried stone on all building facades (i.e. minimum of 20%). Please provide staff with a sample of the proposed Lonestar Stone. (§06.02.C.1, Art. 05, UDC)
						Based on the building elevation submittal staff has identified the following variances and exceptions to the Unified Development Code (UDC) and the Scenic Overlay (SOV) District:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
1)						Building Articulation. The proposed building does not meet the articulation standards established by the UDC for horizontal articulation along the north and south elevations. This will require approval of an exception by the Planning and Zoning Commission Exception Required (§04.01.C, Art. 05, UDC)
2)						Primary Materials. Each of the proposed building facades are required to have a minimum of 20% natural or quarried stone. In this case, the applicant is not indicating the percentage of stone for each façade in order to determine compliance and may require a variance Variance Required [§ 6.02.C.1, Art. 05, UDC]
3)						Primary Materials. Each of the proposed building facades are required to have a minimum of 90% primary materials; however, the use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be limited to 50% of the building's exterior façade. In this case, the applicant is not indicating the percentage of Hardie Plank lap siding being used for each façade in order to determine compliance and may require a variance. Variance Required (§6.02.C.1, Art. 05, UDC)
						To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures
						<ul style="list-style-type: none"> Please provide a letter of explanation for the associated variance and exceptions and the compensatory measures justifying these variances as required by the UDC for consideration.
						I.13 Please note that failure to address all comments provided by staff by 3:00 PM on June 2, 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.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 2, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 9, 2020 Planning & Zoning Regular Meeting.
						I.15 The Architectural Review Board (ARB) meeting will be held on May 26, 2020 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission
						I.16 Please note the scheduled meetings for this case:
						<ol style="list-style-type: none"> 1) Planning & Zoning Work Session meeting will be held on May 26, 2020. 2) Architectural Review Board (ARB) meeting will be held on May 26, 2020. 3) Planning & Zoning regular meeting/public hearing meeting will be held on June 9, 2020. 4) Architectural Review Board (ARB) meeting will be held on June 9, 2020 (if required).
						I.17 IN LIEU OF ATTENDING IN PERSON AND IN AN EFFORT TO COMPLY WITH CDC RECOMMENDATIONS REGARDING SOCIAL DISTANCING SPECIAL NOTES PERTAINING TO "REMOTELY" OR "VIRTUALLY" PARTICIPATING IN THE PLANNING AND ZONING COMMISSION WORK SESSION MEETING WILL BE PROVIDED TO APPLICANTS PRIOR TO THE SCHEDULED MEETING. ALL MEETINGS WILL BE HELD IN THE CITY'S COUNCIL CHAMBERS AND BEGIN AT 6:00 P.M. PLEASE CONTACT STAFF SHOULD YOU HAVE ANY QUESTIONS.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Stone Creek Retail Addition

Lot 8 Block A

General Location North East Corner of N. Goliad St and Bordeaux Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-070

Current Use Undeveloped

Proposed Zoning PD-070

Proposed Use Mixed-Retail/Rest//Office/Daycare

Acreage 8.00

Lots [Current] 1

Lots [Proposed] 2

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

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

Owner Metroplex Acquisition Fund, LP

Applicant ClayMoore Engineering

Contact Person Grey Stogner

Contact Person Clay Cristy

Address 1717 Woodstead Ct.
Ste. 207

Address 1903 Central Dr.
Ste. 406

City, State & Zip The Woodlands, TX 77380

City, State & Zip Bedford, Texas 76021

Phone 214.343.4477

Phone 817.281.0572

E-Mail gstogner@crestviewcompanies.com

E-Mail Clay@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

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

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

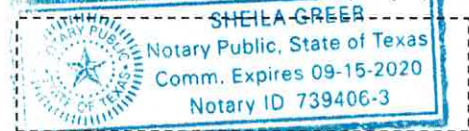
Given under my hand and seal of office on this the 20th day of February, 20 20.

Owner's Signature

Grey Stogner

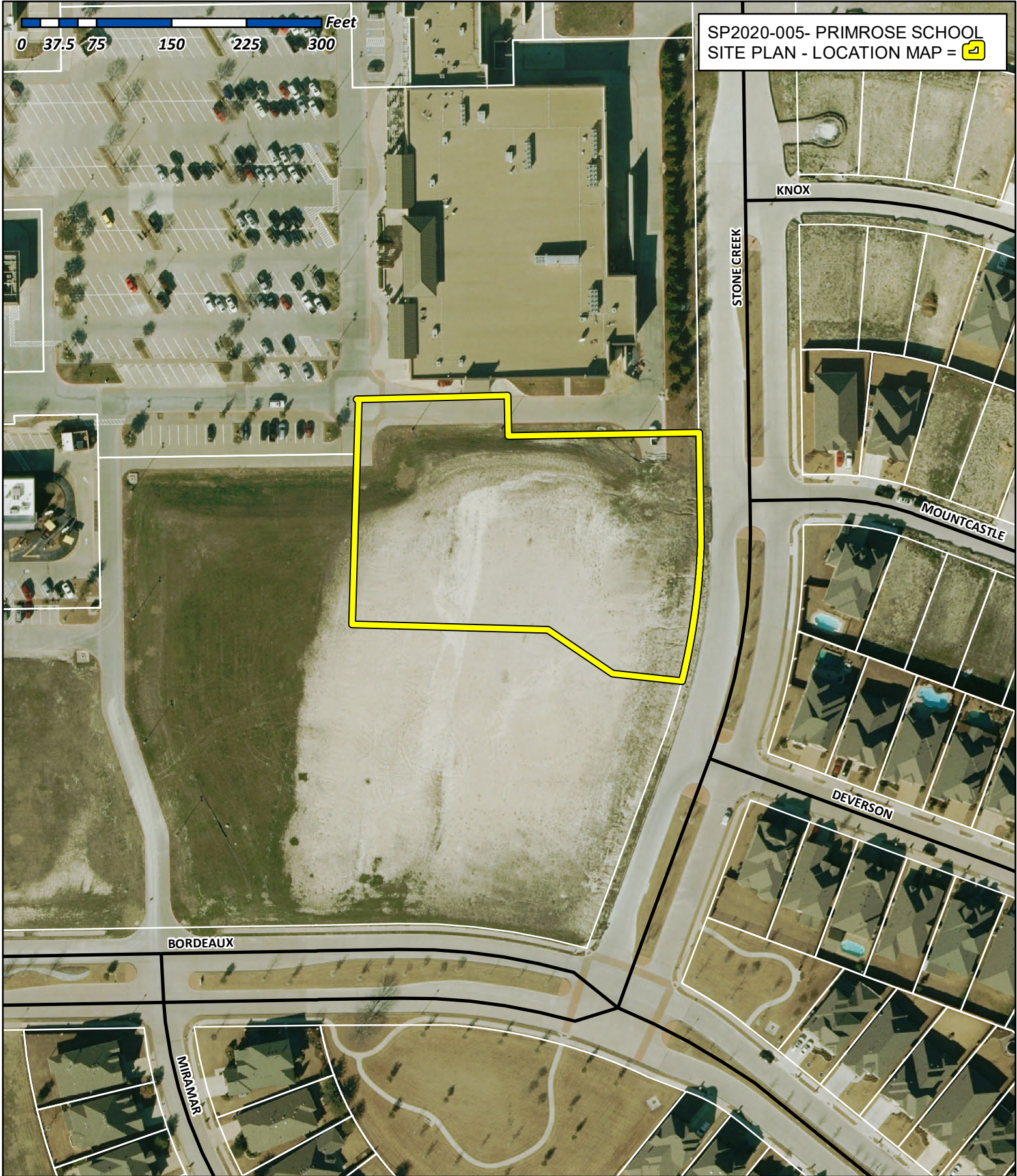
Notary Public in and for the State of Texas

Sheila Greer



My Commission Expires

9-15-2020



SP2020-005- PRIMROSE SCHOOL
 SITE PLAN - LOCATION MAP = [icon]



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.



M - Dumpster area must drain to an oil/water separator prior to connecting to the storm system.
 M - Storm line will be public since the water crosses property lines. Include a 20' wide easement.
 M - All fire hydrants to have 5' clearance.

I - 4% Engineering Inspection Fees
 I - Impact Fees
 I - Engineering plan review fees
 I - Must tie loop water line.
 I - No structures in easements. Min. easement width is 20'.
 I - Fire lane radii is 20' minimum as long as the building is 35' or shorter. If taller than 36', the radii must be 30' min.
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 I - Must have detention. Must detain from a C=.9 to C=.5
 I - Retaining walls 3' and taller must be designed by a structural engineer.
 I - All walls must be rock or stone face. No smooth concrete walls.
 I - No trees within 10' of non-steel encased public utilities.
 I - Must meet City of Rockwall Standards of Design.
 I - If you can't get to the gravity sewer in Bordeaux, you'll need to extend an 8" sanitary sewer down Stone Creek Drive in a 20' easement from the northern manhole

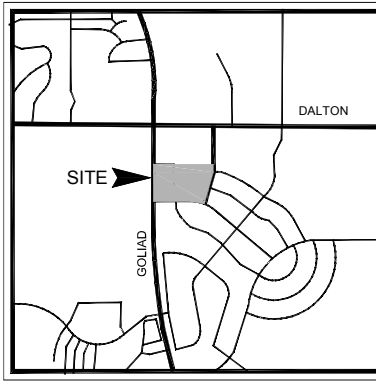
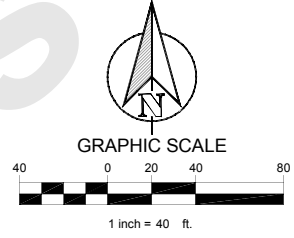
PARKING TABLE PHASE 2 (OFFICE)	
PARKING REQUIREMENTS	1/300 SF (18,000 SF)
PARKING REQUIRED	60 SPACES
PARKING PROVIDED	85 SPACES (8 ADA)

PARKING TABLE PHASE 2 (RESTAURANT)	
PARKING REQUIREMENTS	1/100 SF (7,200 SF)
PARKING REQUIRED	72 SPACES
PARKING PROVIDED	94 SPACES (4 ADA)

SITE DATA TABLE PHASE 2 (MIXED USE)	
SITE AREA	5.97 AC 260,192 SF
ZONING	PD-70
PROPOSED USE	MIXED USE
BUILDING SIZE	4,200SF (x3) RETAIL 5,400 SF RETAIL 7,200 RESTAURANT
LOT COVERAGE	9.7 %
FLOOR TO AREA RATIO	0.097 : 1
BUILDING HEIGHT	1 STORY

CONSTRUCTION SCHEDULE	
	5" STANDARD DUTY CONCRETE
	FIRE LANE PAVEMENT (6" CONCRETE)
	HEAVY DUTY PAVEMENT (6" CONCRETE)
	PROPOSED CONCRETE SIDEWALK
	EXISTING PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PARKING COUNT

CONSTRUCTION SCHEDULE	
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED ELECTRIC SERVICE
	PROPOSED GAS LINE



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
1	2" DOM. WATER
2	6" FIRE LINE
3	6" SANITARY SEWER
4	PROP. FIRE HYDRANT
5	PROP. FDC
6	PROP. CURB INLET
7	HANDICAP SYMBOL (TYP)
8	PROP. SIDEWALK
9	EX. SIDEWALK
10	15' VISIBILITY TRIANGLE
11	PROPOSED DUMPSTER ENCLOSURE TO MATCH BUILDING FACADE
12	OIL/WATER SEPARATOR

- NOTES:
1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE PLANTED WITHIN 10' OF NON-STEEL UTILITIES. WITHIN ALL DISTURBED R.O.W. BEFORE PROJECT.

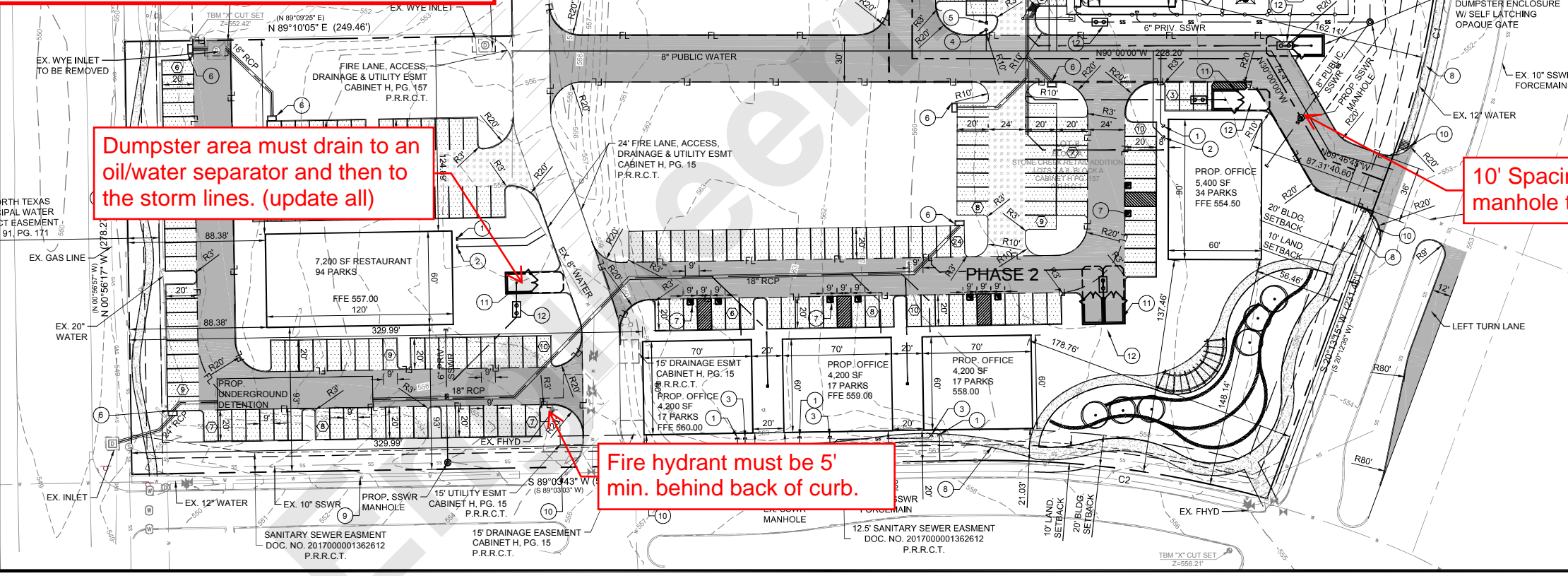
This storm line will be public since the water crosses property lines. Include a 20' wide easement.

Dumpster area must drain to an oil/water separator and then to the storm lines. (update all)

10' Spacing from manhole to water line.

Fire hydrant must be 5' min. behind back of curb.

PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 3/20/2020 12:30 PM
 LOCATION: Z:\PROJECTS\2020-021 CASCO PRIMROSE ROCKWALL\CADD\SHEETS\SP-1 CITY SITE PLAN
 LAST SAVED: 3/20/2020 12:28 PM



PRIMROSE SCHOOL ROCKWALL, TX 75087 <small>LEGAL DESCRIPTION AND/OR ADDRESS:</small> STONE CREEK RETAIL ADDITION LOT 8, BLOCK A 8.0064 ACRES (REPLAT 2012)	
<small>OWNER:</small> METROPLEX ACQUISITION FUND, LP 1717 WOODSTEAD CT STE 207 THE WOODLANDS, TX 77380	
<small>APPLICANT:</small> CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
<small>CASE NUMBER:</small> SP2020-XX	

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 ENGINEER: CLAY CRISTY
 P.E. No. 109800 Date: 03/20/2020

PRIMROSE SCHOOL OF NORTH ROCKWALL ROCKWALL, TX 75087

NO.	DATE	REVISION	BY

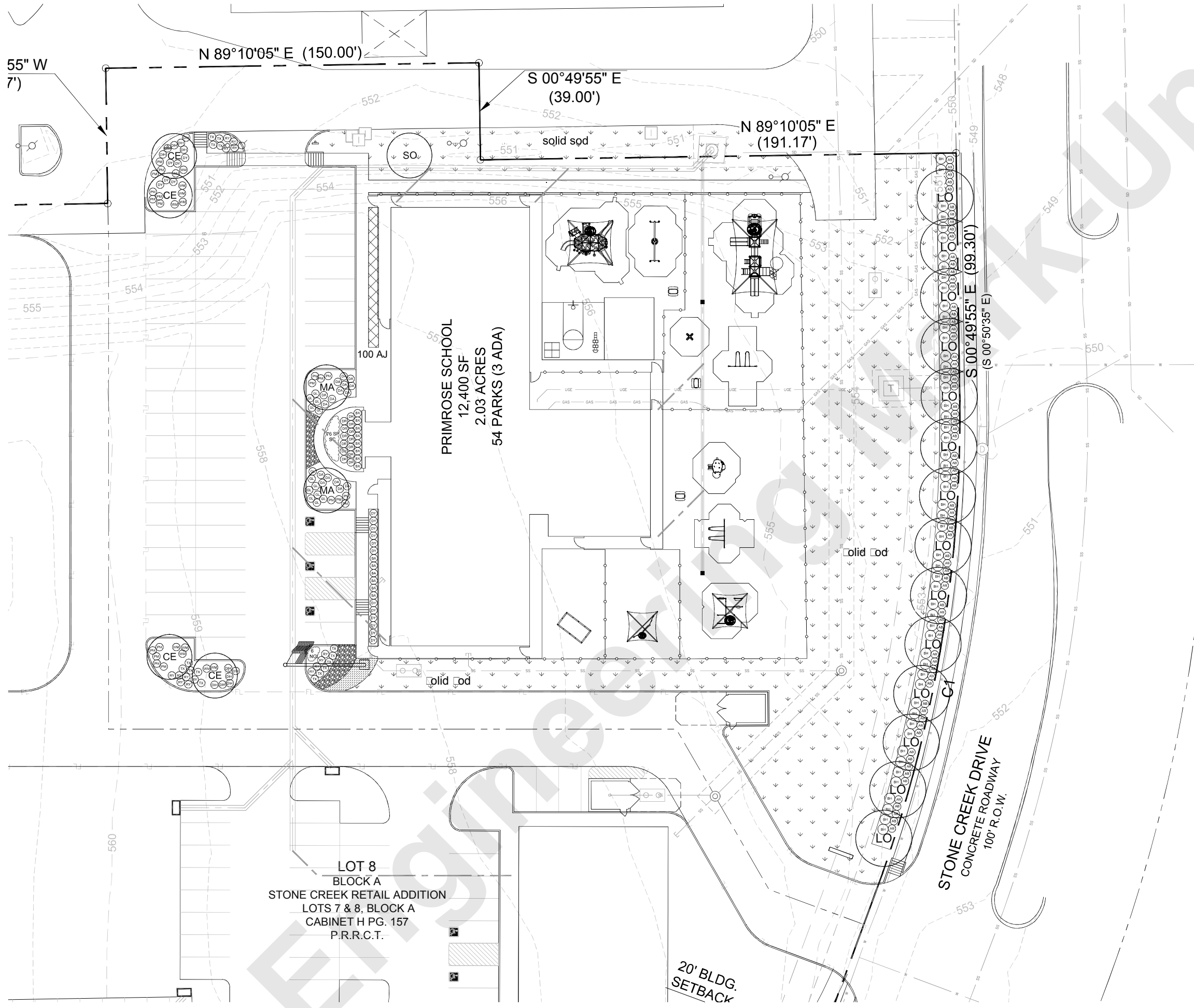
CITY SITE PLAN

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 03/20/2020

SHEET
SP-1

File No: 2020-021

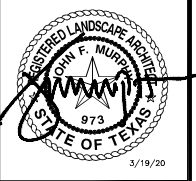
PLOTTED BY: SCOTTFULMILER
 PLOT DATE: 3/19/2020 8:50 AM
 LOCATION: C:\USERS\SCOTTFULMILER\DOCUMENTS\AUTOCAD_LTRD\PRIMROSE\ROCKWALL\PRIMROSE_ROCKWALL_L1.SDWG
 LAST SAVED: 3/19/2020 8:49 AM




integration studio
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design
John F. Murphy, ASLA
 7529 Cross Gate Way
 Tyler, TX 75703
 512.590.9594 - Austin
 john@integration.com
 scott@integration.com
 512.632.3822 - Tyler
 512.590.9594 - Austin
 www.integration.com

TEXAS REGISTRATION #14199

GLAY MOORE
ENGINEERING
 1903 CENTRAL DR. SUITE #408
 ROCKWALL, TX 75087
 PHONE: (972) 261-0272
 WWW.GLMENGINEERING.COM



**PRIMROSE SCHOOL OF
 NORTH ROCKWALL
 ROCKWALL, TX 75087**

TREE LEGEND

○ No Tree	○ SO Shrub
○ LO Live	○ MA Shrub
○ CE Cedar	

SHRUB LEGEND

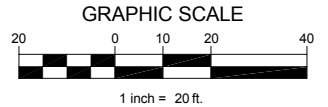
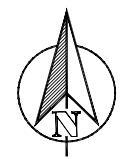
DY Dogwood	GL Giant Loraine
DA Dwarf Azele	AB Azele
WM Dwarf Wax Myrtle	BH Dwarf Bird of Paradise
RY Red Yucca	BX Dwarf Boxwood
NGL New Gold Loraine	DR Pin
DH Dwarf Indian Hawthorn	AJ All in Jasmine
TX Texas Sage	SC Sea Island Cedar
PM Pin	

HATCH LEGEND

++++ Solid Sod	XXXX All in Jasmine
Decolored Grinle	XXXXX River Rock 3-5" stone 1/2" and 3/4"

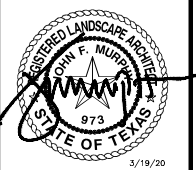
LANDSCAPE NOTES

- The project will have an underground 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 tree beds.
- Shrubbed to have 8 inches of shredded planting mix (75% cort to soil, 15% colored mulch, 10% shredded bark).
- Shredded hardwood mulch will contain long strands with double three finer material obtained from local source.
- Install 4 inches of clean topsoil in all areas of the site during construction operation. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent. Provide topsoil with 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 will be installed during construction activities throughout the site.



LANDSCAPE PLAN
L-1

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	03/19/2020
SHEET	
L-1	
File No.	2020-021



**PRIMROSE SCHOOL OF
 NORTH ROCKWALL
 ROCKWALL, TX 75087**

PLANT LIST

CANOPY TREES			
1	SO	Shoebird Oak	Quartercherry
2	MA	Shoebird Oak	Acer fraxinifolius
14	LO	Loblolly Oak	Quartercherry
4	CE	Cedar Elm	Ulmus crinitifolius
3" c.l. container root in 12" ht. 5" dia. d.			

SHRUBS & GROUNDCOVERS			
24	DY	Dwarf Yucca	Ilex corniculata
16	DA	Dwarf Aster	Aster multiflorus 'Ed. Goucher'
11	WM	Dwarf Wax Myrtle	Melicopea
14	RY	Red Yucca	Hebe x exoniiflora
6	NGL	Neon Gold Lantana	Lantana 'Neon Gold'
12	DIH	Dwarf Indian Hawthorne	Rhodochiton indicum 'Indigo'
15	TX	Texas Sage	Leucosiphon frutescens 'Silverado'
20	PM	Pinelawn	Muhlenbergia coccinea
13	GL	Giant Liriodendron	Liriodendron
70	AB	Aster	Aster multiflorus
56	BH	Dwarf Bradford Holly	Ilex corniculata 'Bradford'
8	BX	Dwarf Boxwood	Buxus sempervirens 'Fraxinifolia'
13	DR	Pinelawn	Rosa 'Meibaco'
100	AJ	Azalea	Trachelium
76	SC	Seaside Color	To be selected title of container
5" dia. d.			

**City of Rockwall, Texas
 LANDSCAPE CALCULATIONS**

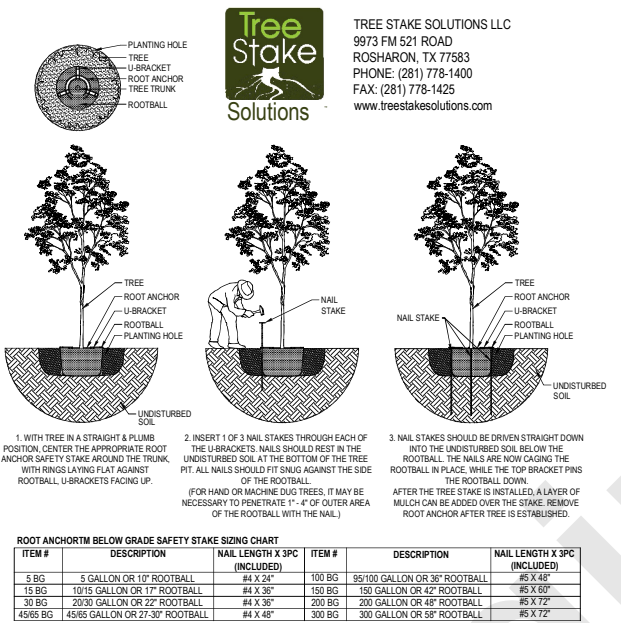
Total Lot Area	88,583 SF	Required	Provided
Landscapable Area 15%		13,287 SF	24,445 SF (47.5%)

Street Buffer Tree	1 Shade tree 3" c.l. per 50 LF of frontage	Required	Provided
Stone Creek Drive	315 LF	7	14

Perennial Lot Landscapable	Required	Provided
Perennial Space 55	6	6
1 tree per 10 space		

Tree Mitigation

No tree on site

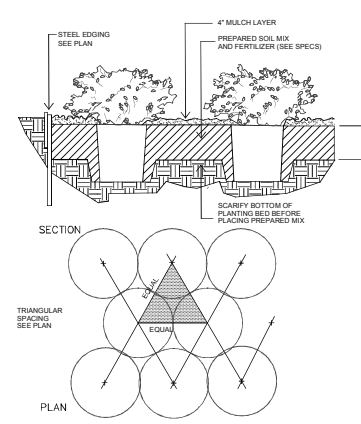


ROOT ANCHOR™ BELOW GRADE SAFETY STAKE SIZING CHART

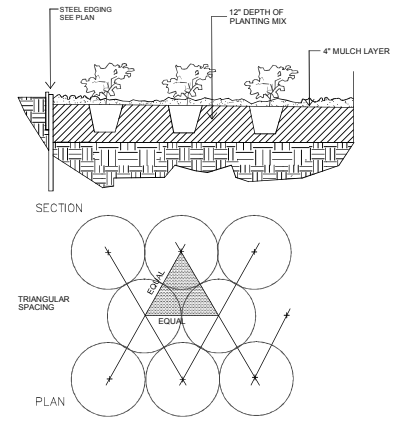
ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)	ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)
5 BG	5 GALLON OR 10" ROOTBALL	#4 X 24"	100 BG	95/100 GALLON OR 36" ROOTBALL	#5 X 48"
15 BG	10/15 GALLON OR 17" ROOTBALL	#4 X 36"	150 BG	150 GALLON OR 42" ROOTBALL	#5 X 60"
30 BG	20/30 GALLON OR 27" ROOTBALL	#4 X 36"	200 BG	200 GALLON OR 48" ROOTBALL	#5 X 72"
45/65 BG	45/65 GALLON OR 27-30" ROOTBALL	#4 X 48"	300 BG	300 GALLON OR 58" ROOTBALL	#5 X 72"

1 CANOPY TREE PLANTING
 SCALE: NONE

2 MULTI-TRUNK PLANTING
 SCALE: NONE



3 SHRUB PLANTING
 SCALE: NONE



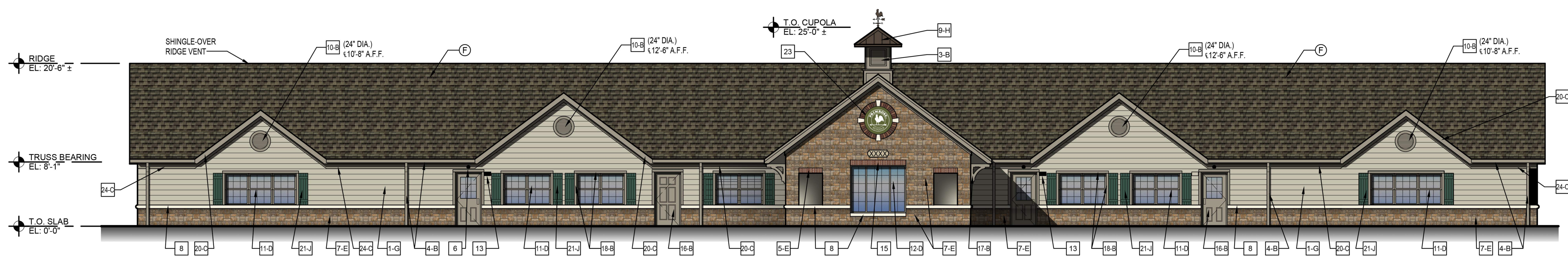
4 GROUND COVER PLANTING
 SCALE: NONE

LANDSCAPE DETAILS

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	03/19/2020

SHEET
L-2

PLOTTED BY: SCOTTFULWILER
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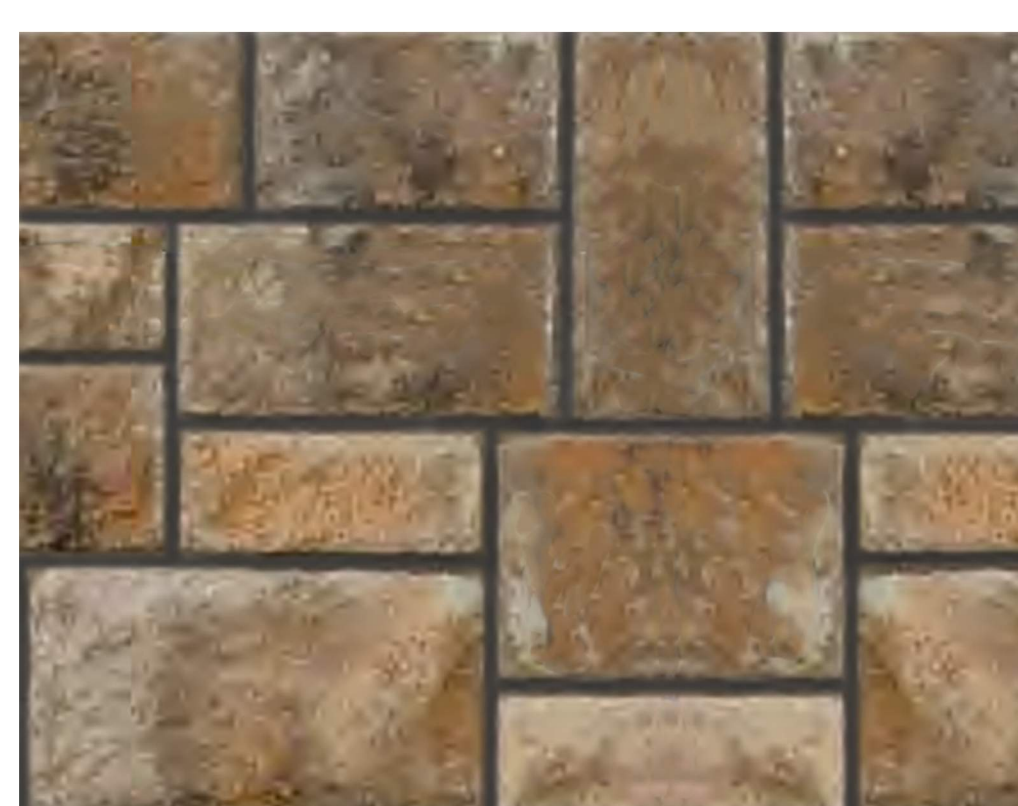
WEST ELEVATION

KEYED NOTES:

- 1 HARDIE PLANK LAP SIDING.
- 2 SOLID VINYL FENCE SCREEN FOR HVAC UNITS, COLOR SANDSTONE
- 3 CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
- 4 EXTRUDED ALUMINUM 5" WIDE GUTTERS WITH SPIKE AND FERRULE AT 36" O.C. OGEE PROFILE. CONNECT 4" DIA. DOWNSPOUTS TO UNDER GROUND STORM SYSTEM.
- 5 SOLDIER COURSE
- 6 WALL MOUNTED EMERGENCY LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 7 STONE: SEE EXTERIOR COLOR SCHEDULE FOR MANUFACTURER.
- 8 PRECAST BULLNOSE SILL - NATURAL WHITE COLOR
- 9 STANDING SEAM ROOF.
- 10 24" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON ELEVATIONS. SEE 6/A6.2.
- 11 VINYL SINGLE HUNG WINDOWS WITH CLEAR GLASS (SEE WINDOW ELEVATIONS SHEET A2.1)
- 12 FIXED WINDOW WITH CLEAR GLASS. (SEE WINDOW ELEVATIONS SHEET A2.1)
- 13 WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. MOUNT 82 1/2" A.F.G. TO CENTER OF FIXTURE
- 14 NOT USED
- 15 BEIGE ALUMINUM PLAQUE w/ 6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN.
- 16 H.M. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE
- 17 "FYPON" PVC BRACKET, MODEL NO. BKT31X30X5. PAINTED.
- 18 1X4 TRIM BOARD, PAINT
- 19 NOT USED
- 20 1X8 TRIM BOARD, PAINT
- 21 VINYL SHUTTERS
- 22 NOT USED
- 23 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT)
- 24 PREFINISHED TRIM AND FRIEZE BOARDS
- 25 CUPOLA LIGHT FIXTURE. MOUNT AT MID POINT BETWEEN EAVE & BASE OF CUPOLA. LIGHT CENTERED ON CUPOLA. SEE LIGHT FIXTURE SCHEDULE ON E2.0.



HARDIE PLANK LAP SIDING



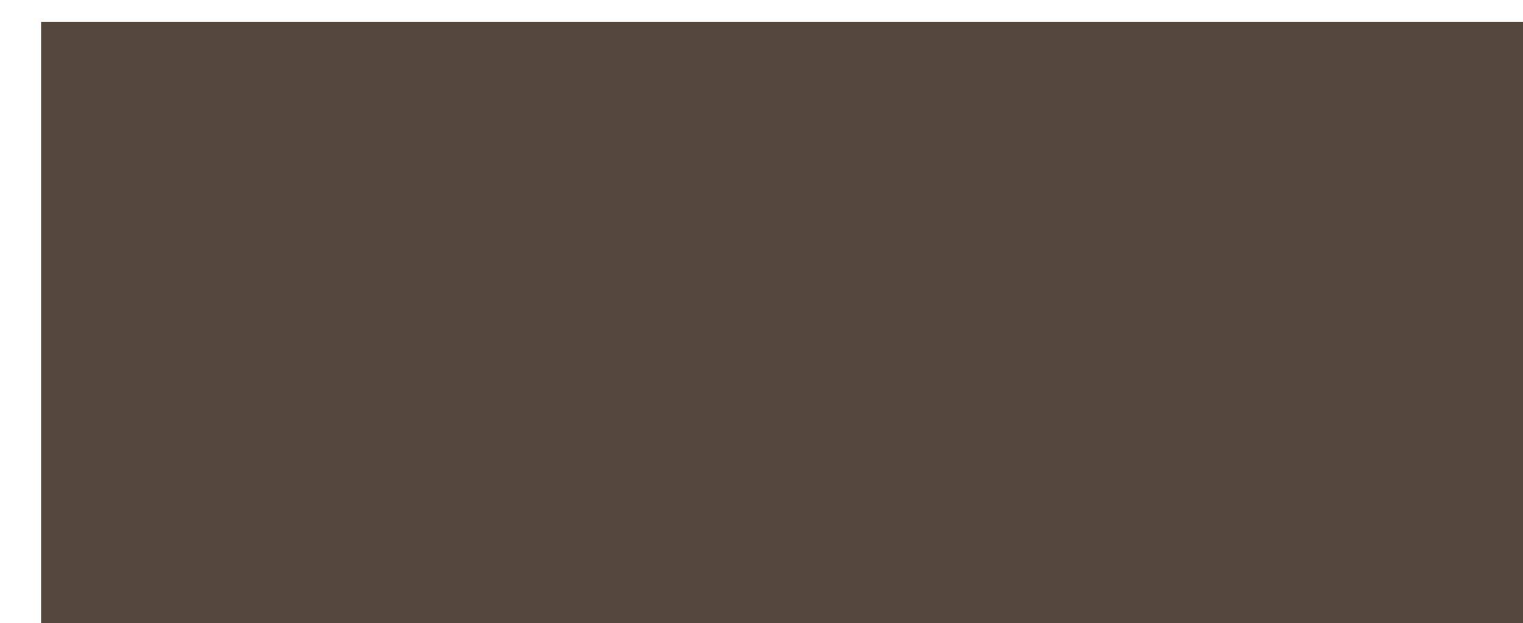
STONE



SHINGLES



MONTEREY TAUPE



STANDING SEAM ROOF

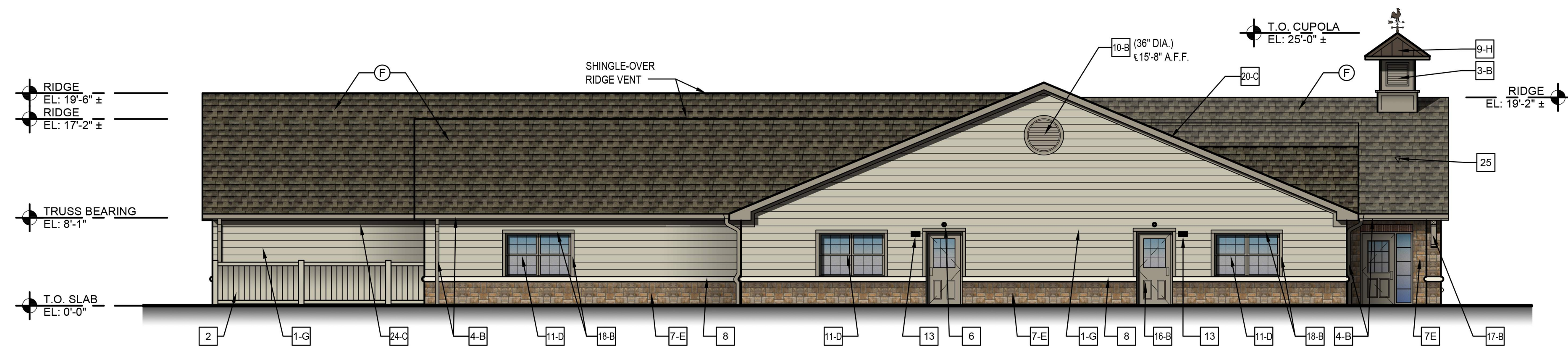
EXTERIOR COLOR SCHEDULE

<ul style="list-style-type: none"> (A) TRASH ENCLOSURE GATES (POST & HINGES) (B) EXTERIOR WD. TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, GUTTERS AND AND DOWNSPOUTS, SOFFITS, BRACKETS. (C) EXTERIOR FASCIA, FRIEZE (D) WINDOWS (E) STONE: (F) FIBERGLASS ASPHALT SHINGLES: (G) HARDIE PLANK LAP SIDING: (H) STANDING SEAM ROOF: (J) VINYL SHUTTERS 	<p>#BM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)</p> <p>JAMES HARDIE - "MONTEREY TAUPE"</p> <p>JAMES HARDIE - "MONTEREY TAUPE"</p> <p>COLOR - "ALMOND"</p> <p>LONESTAR STONE - LIBERTY CLASSIC - AUTUMN GROUT: LIGHT BUFF COLORED MORTAR</p> <p>MANUFACTURER: GAF OR (CERTAINTED) STYLE: TIMBERLINE HD OR (LANDMARK) COLOR: WEATHERED WOOD LIFETIME WARRANTY</p> <p>COBBLESTONE JH40-10</p> <p>AEP-SPAN SNAPSEAM - 12" COLOR: DARK BRONZE</p> <p>architecturaldepot.com - 14" JOINED SHUTTERS WINSTALL SCREWS WIDE STANDARD SIZE FOUR BOARD PREFINISHED #028 FOREST GREEN</p>
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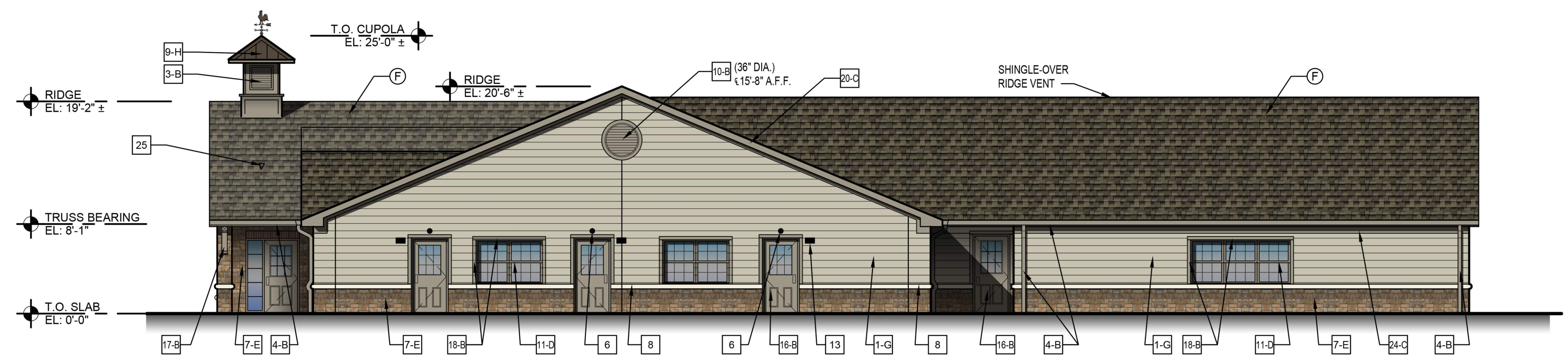


PROPOSED BUILDING FOR:
PRIMROSE SCHOOL
 FRANCHISING COMPANY
 3200 WINDY HILL ROAD, SUITE 1200E
 ATLANTA, GEORGIA 30339-5640

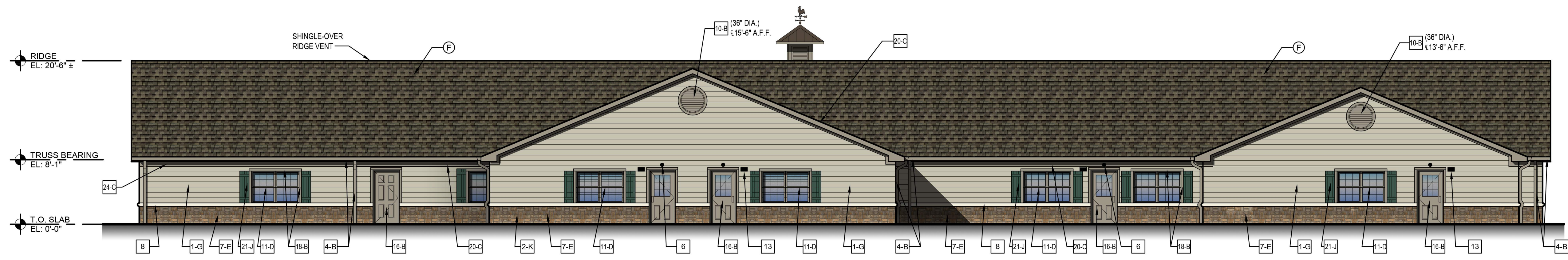
MATERIAL BOARD AND COLORED ELEVATION
PRIMROSE SCHOOL
 BORDEAUX DRIVE & STONE CREEK DRIVE
 NORTH ROCKWALL, TX
 03/18/2020



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



PROPOSED BUILDING FOR:
 PRIMROSE SCHOOL
 FRANCHISING COMPANY
 3200 WINDY HILL ROAD, SUITE 1200E
 ATLANTA, GEORGIA 30339-5640

COLORED ELEVATIONS
PRIMROSE SCHOOL
 BORDEAUX DRIVE & STONE CREEK DRIVE
 NORTH ROCKWALL, TX
 03/18/2020

PARKING TABLE PHASE 1 (PRIMROSE)	
PARKING REQUIREMENTS	1/300 SF DAYCARE
PARKING REQUIRED	42 SPACES
PARKING PROVIDED	54 SPACES (3 ADA)

SITE DATA TABLE PHASE 1 (PRIMROSE)	
SITE AREA	2.03 AC 88,560 SF
ZONING	PD-70
PROPOSED USE	EARLY CHILDHOOD SCHOOL
BUILDING SIZE	12,400 SF
LOT COVERAGE	14.0 %
FLOOR TO AREA RATIO	0.14 : 1
BUILDING HEIGHT	1 STORY

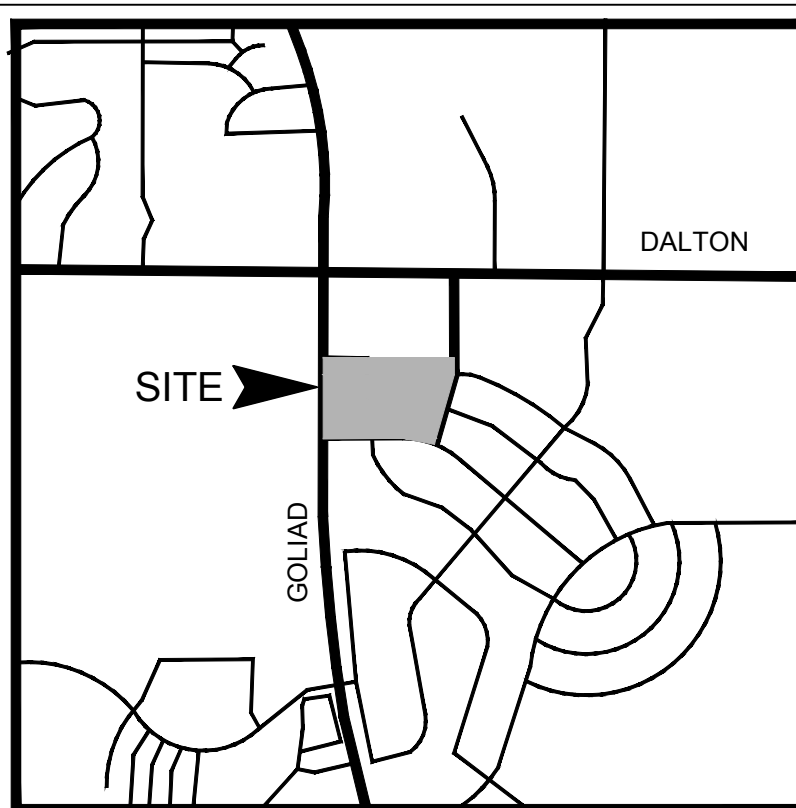
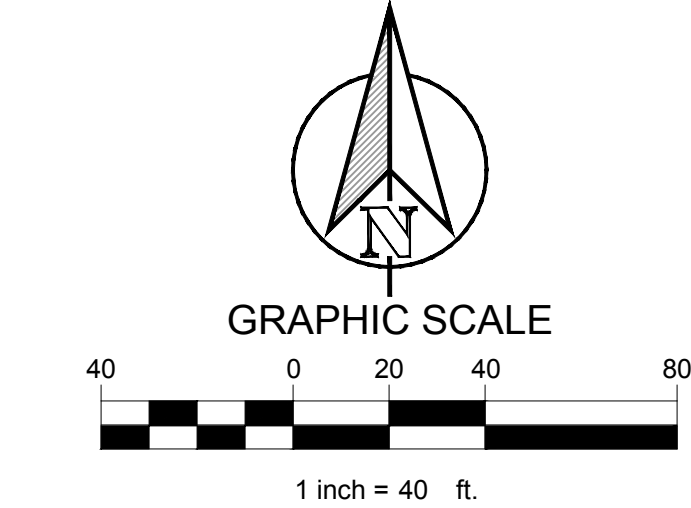
PARKING TABLE PHASE 2 (OFFICE)	
PARKING REQUIREMENTS	1/300 SF (18,000 SF)
PARKING REQUIRED	60 SPACES
PARKING PROVIDED	85 SPACES (8 ADA)

SITE DATA TABLE PHASE 2 (MIXED USE)	
SITE AREA	5.97 AC 260,192 SF
ZONING	PD-70
PROPOSED USE	MIXED USE
BUILDING SIZE	4,200SF (X3) RETAIL 5,400 SF RETAIL 7,200 RESTAURANT
LOT COVERAGE	9.7 %
FLOOR TO AREA RATIO	0.097 : 1
BUILDING HEIGHT	1 STORY

PARKING TABLE PHASE 2 (RESTAURANT)	
PARKING REQUIREMENTS	1/100 SF (7,200 SF)
PARKING REQUIRED	72 SPACES
PARKING PROVIDED	94 SPACES (4 ADA)

CONSTRUCTION SCHEDULE	
	5' STANDARD DUTY CONCRETE
	FIRE LANE PAVEMENT (6" CONCRETE)
	HEAVY DUTY PAVEMENT (6" CONCRETE)
	PROPOSED CONCRETE SIDEWALK
	EXISTING PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PARKING COUNT

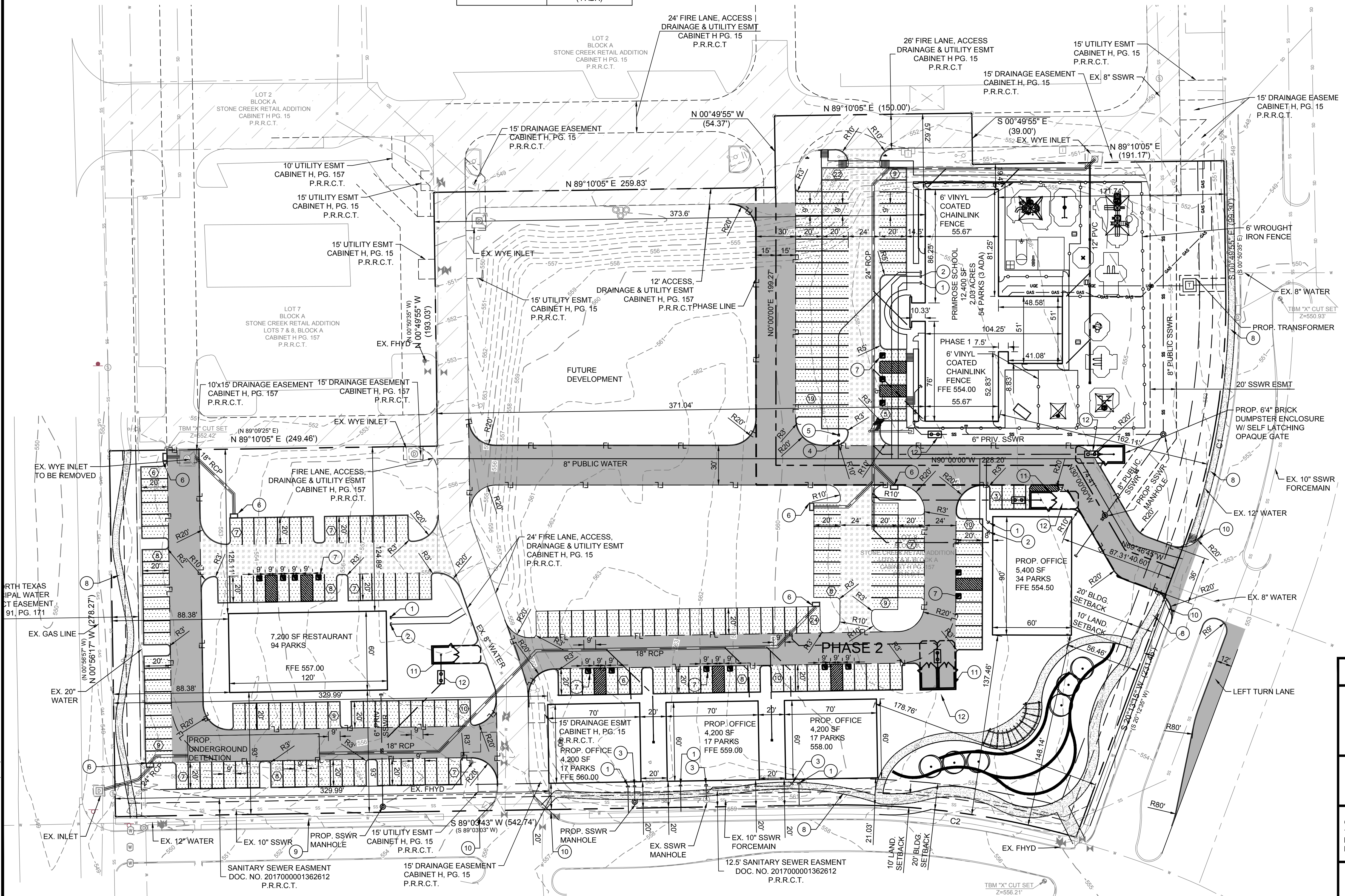
CONSTRUCTION SCHEDULE	
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED ELECTRIC SERVICE
	PROPOSED GAS LINE



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
1	2" DOM. WATER
2	6" FIRE LINE
3	6" SANITARY SEWER
4	PROP. FIRE HYDRANT
5	PROP. FDC
6	PROP. CURB INLET
7	HANDICAP SYMBOL (TYP)
8	PROP. SIDEWALK
9	EX. SIDEWALK
10	15' VISIBILITY TRIANGLE
11	PROPOSED DUMPSTER ENCLOSURE TO MATCH BUILDING FACADE
12	OIL/WATER SEPARATOR

- NOTES:
1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.



**PRIMROSE SCHOOL
ROCKWALL, TX 75087**

LEGAL DESCRIPTION AND/OR ADDRESS:
**STONE CREEK RETAIL ADDITION
LOT 8, BLOCK A
8.0064 ACRES (REPLAT 2012)**

OWNER:
METROPLEX ACQUISITION FUND, LP
1717 WOODSTEAD CT
STE 207
THE WOODLANDS, TX 77380

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

CASE NUMBER
SP2020-XX

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
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: 03/20/2020

**PRIMROSE SCHOOL OF
NORTH ROCKWALL
ROCKWALL, TX 75087**

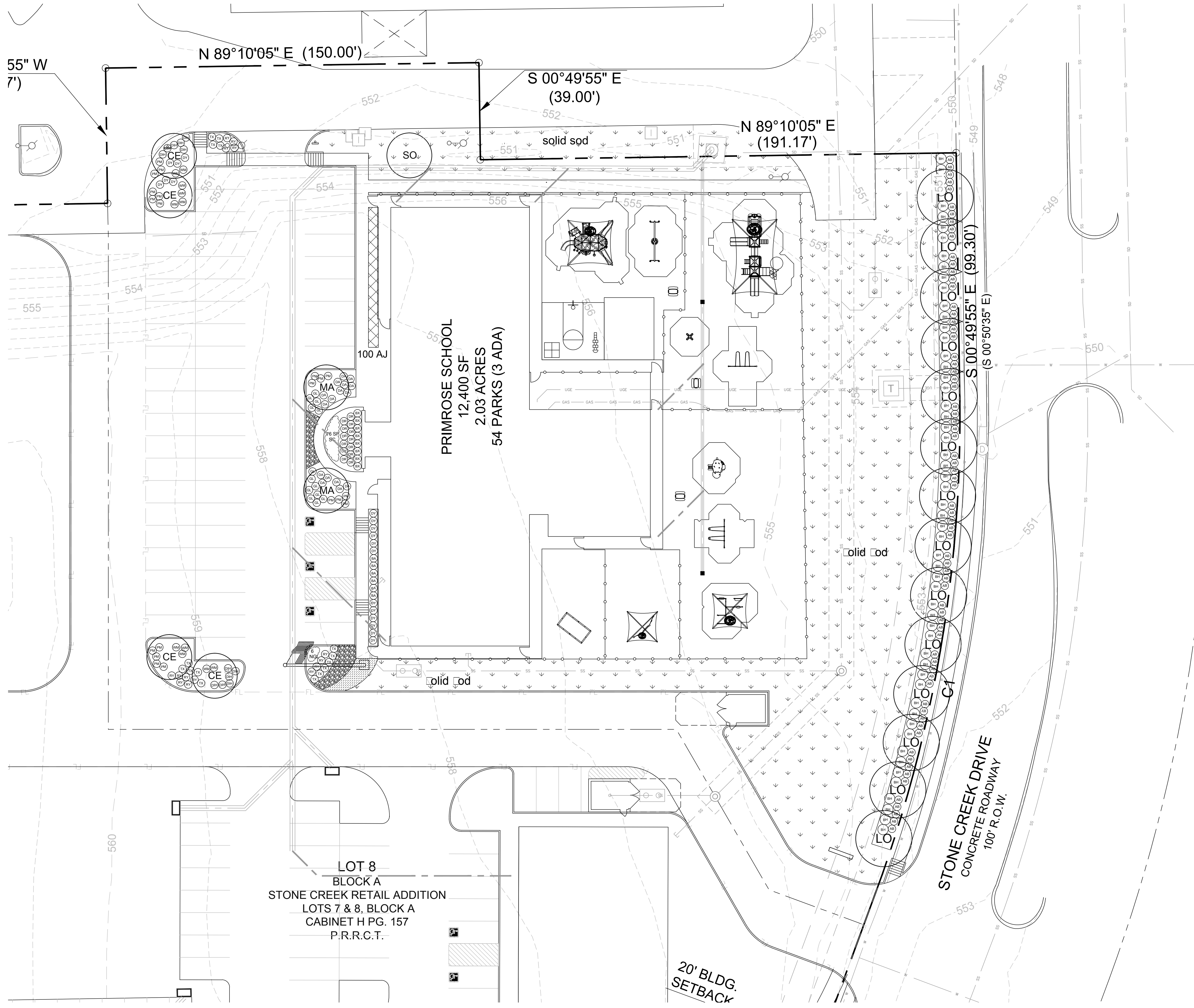
NO.	DATE	REVISION	BY

CITY SITE PLAN

DESIGN: LRR
DRAWN: LRR
CHECKED: CLC
DATE: 03/20/2020
SHEET
SP-1
File No. 2020-021

PLOTTED BY: LYNN ROWLAND
PLOT DATE: 3/20/2020 12:30 PM
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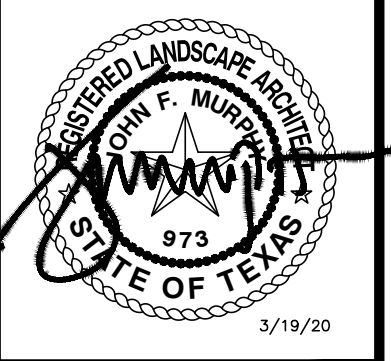
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 LAST SAVED: 3/19/2020 8:49 AM




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

 ENGINEERING
 1903 CENTRAL DR. SUITE 408
 ROCKWALL, TX 75087
 PHONE: 972.281.0972
 WWW.CLAYMOOREENGINEERING.COM



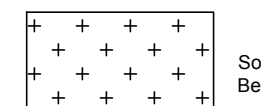

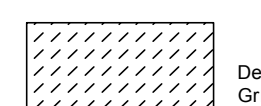

TREE LEGEND

LO	Live Oak	SO	Shoestring Acacia
CE	Cedars	MA	Shoestring Maple

SHRUB LEGEND

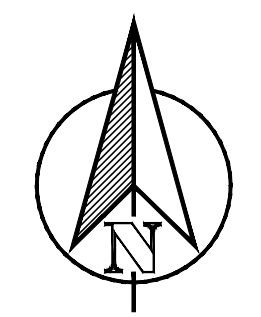
DY	Drift Yucca	GL	Glitch Liriodendron
DA	Drift Aster	AB	Abutilon
WM	Drift Wax Mistle	BH	Drift Birdfoot Holly
RY	Red Yucca	BX	Drift Boxwood
NGL	Neon Gold Lantana	DR	Pin Drift Rose
DIH	Drift Indian Hawthorn	AJ	Asian Jasmine
TX	Texas Sage	SC	Section Color
PM	Pin Mistle		

HATCH LEGEND

	Solid Sod		Asian Jasmine
	Decolored Grinle		River Rock 3 - 5" stone 1.5 inch depth

LANDSCAPE NOTES

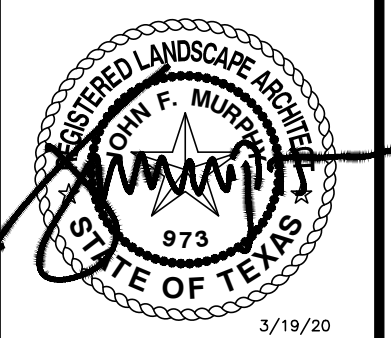
- The project will have an underground irrigation system to water the planting.
- Install 4" layer of shredded hardwood mulch to planting bed.
- Install 4" steel edging between all shrub bed and tree.
- Shrub bed to have 8 inch of pre-erect planting mix (75% hort soil, 15% compost, 10% mulch).
- Shredded hardwood mulch contain long fibers with double shredder to provide fine mulch.
- Install 4 inch of clean soil in all areas of the site. Soil should contain 20% organic matter. To soil should be free from debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent. Provide soil test results from 0 to 100 percent organic matter and organic percentage.
- Solid sod to be installed on construction activities that occur.



**PRIMROSE SCHOOL OF
 NORTH ROCKWALL
 ROCKWALL, TX 75087**

LANDSCAPE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	03/19/2020
SHEET	
L-1	
File No.	2020-021



**PRIMROSE SCHOOL OF
 NORTH ROCKWALL
 ROCKWALL, TX 75087**

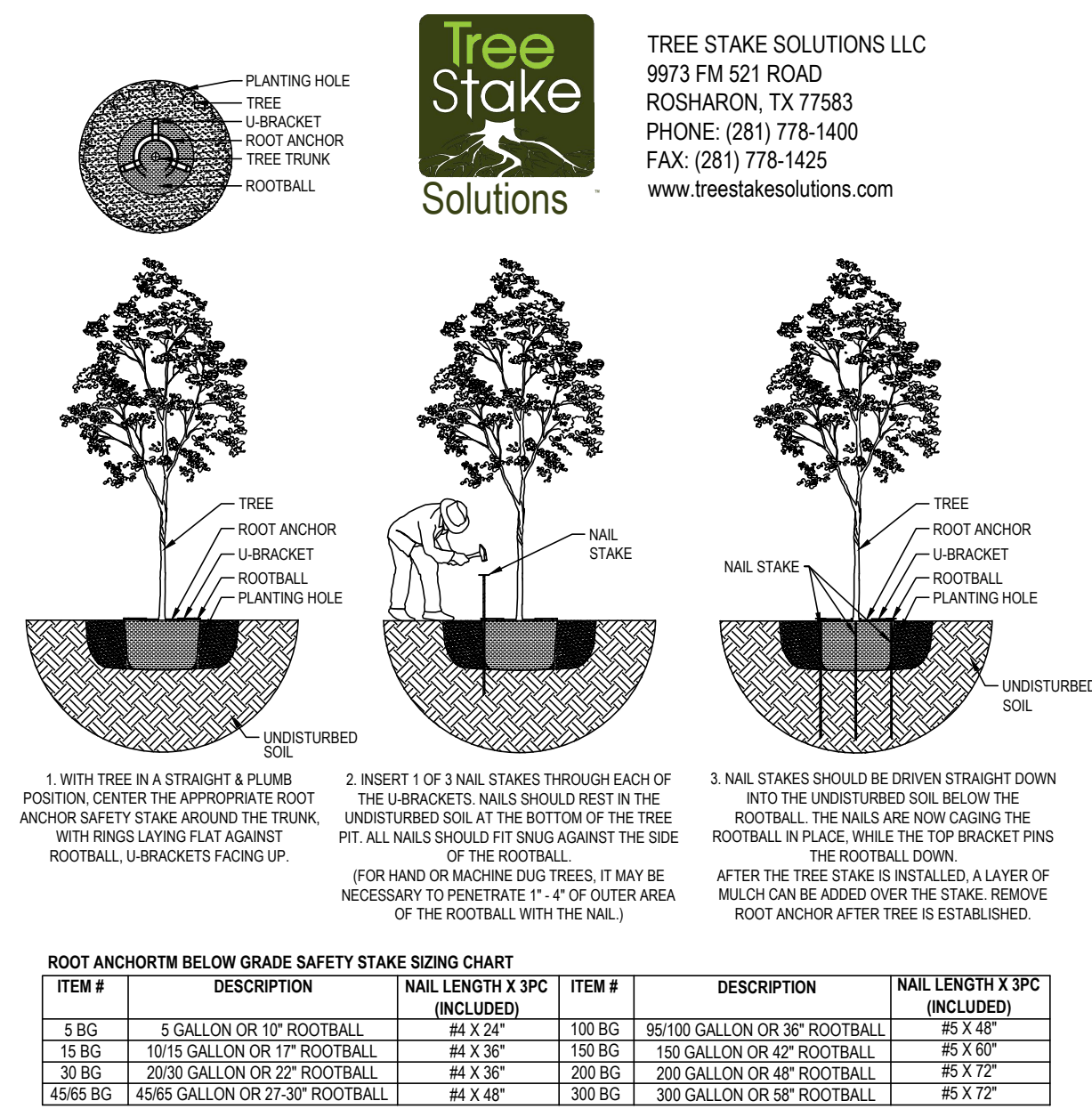
PLANT LIST

CANOPY TREES			
1	SO	Shoebird Oak	Quercus chrysolepis
2	MA	Shoebird Maple	Acer truncatum
14	LO	Lime Oak	Quercus virginiana
4	CE	Cedar Elm	Ulmus crinitifolius
3" c.l. container in 12' ht. 5' spread			

SHRUBS & GROUNDCOVERS			
24	DY	Dwarf Yucca	Ilex corymbosa
16	DA	Dwarf Acaia	Azalea lindiflorum 'Ed. Goucher'
11	WM	Dwarf Wax Myrtle	Melicopea
14	RY	Red Yucca	Hebe x exoniiflora
6	NGL	Neon Gold Lantana	Lantana 'Neon Gold'
12	DIH	Dwarf Indian Hawthorne	Rhodochloa indica 'Indigo'
15	TX	Texas Sage	Leucosiphon frutescens 'Silverado'
20	PM	Pinelander	Muhlenbergia ciliata
13	GL	Glenn Liriodendron	Liriodendron
70	AB	Acaia	Azalea lindiflorum
56	BH	Dwarf Bradford Holler	Ilex corymbosa 'Bradford'
8	BX	Dwarf Boxwood	Buxus sempervirens 'Fructicos'
13	DR	Pinelander	Rosa 'Meibach'
100	AJ	Azalea japonica	Trachelium
76	SC	Seaboard Color	To be selected at time of planting
5' x 36" oc			
5' x 36" oc			
5' x 36" oc			
1' x 24" oc			
5' x 36" oc			
5' x 36" oc			
1' x 30" oc			
5' x 36" oc			
5' x 36" oc			
10' x 36" oc			
5' x 36" oc			
5' x 36" oc			
1' x 18" oc			

City of Rockwall, Texas
LANDSCAPE CALCULATIONS

Total Lot Area	88,583 SF	Required	Provided
Landscaped Area 15%		13,287 SF	24,445 SF (47.5%)
Street Buffer Tree			
1 Shade tree 3" c.l.		Required	Provided
per 50 LF of frontage		7	14
Stone Creeper Drive	315 LF		
Perennial Landscaping			
Perennial Spacing	55	Required	Provided
1 tree per 10' spacing		6	6
Tree Mitigation			
No trees on site			



1 CANOPY TREE PLANTING
 SCALE: NONE

2 MULTI-TRUNK PLANTING
 SCALE: NONE

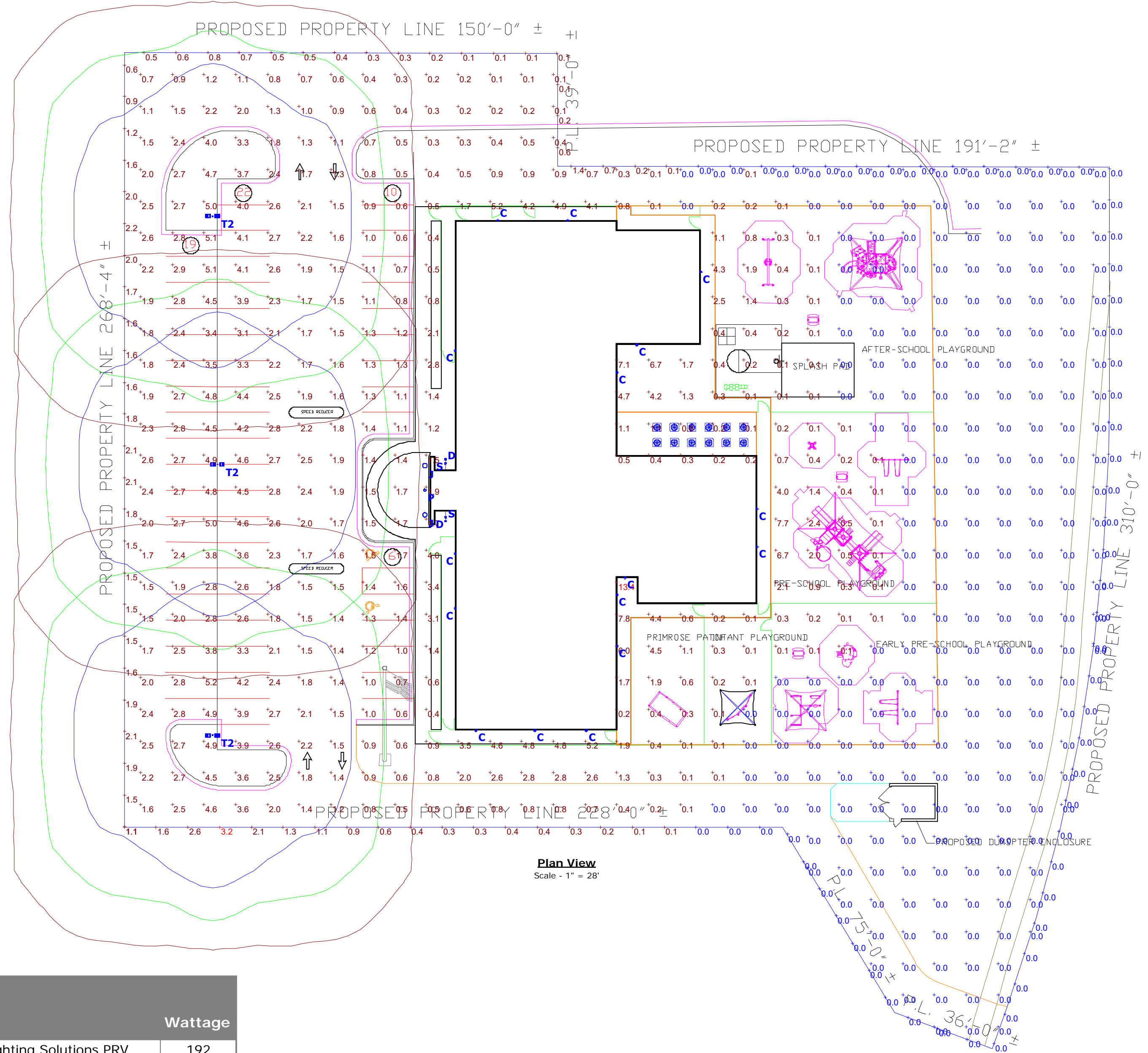
3 SHRUB PLANTING
 SCALE: NONE

4 GROUNDCOVER PLANTING
 SCALE: NONE

LANDSCAPE DETAILS

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	03/19/2020
SHEET	
L-2	
File No.	2020-021

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 LAST SAVED: 3/19/2020 8:49 AM



Schedule					
Symbol	Label	Qty	Catalog Number	Description	Wattage
	T2	3	PFPRV-1-C25-T4-20-0	Double Head D180 Cooper Lighting Solutions PRV Prevail Series Pole & Fixture Combo LED Area Unit w/Type 4ME Distribution (20ft. Pole w/2ft. Base)	192
	C	16	XTOR3B	Cooper Lighting Solutions Lumark XTOR3 Series Wall Mounted Wallpack Unit (7ft. Fixture Mounting Height)	25.5
	D	2	H7ICT / RL560WH9930	Eaton Halo Brand H7ICT Series Insulated Ceiling Recessed Housing w/ TCP LED14 Series Downlight Module Unit	13.5
	J	2	P5966-84 / LED11DAV3/827W	Progress Decorative Wall Mount Outdoor Sconce Unit w/GE A19 LED Lamp	9.4
	P	1	H-18110-119/HL-A-119/13/LED2/40/D/BC M-M	Hi-Lite H-18110 Series Wall Mount Angled Reflector LED Unit	11.9
	S	2	FFLED18	Rab Lighting FFLED Series Building Mounted LED Flood Unit	22.1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line Light Levels	+	0.6 fc	3.2 fc	0.0 fc	N/A	N/A
Site Light Levels	+	1.1 fc	13.4 fc	0.0 fc	N/A	N/A

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

Catalog #		Type	
Project	Primrose School		C
Comments		Date	
Prepared by			

electrical wiring compartment.

Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

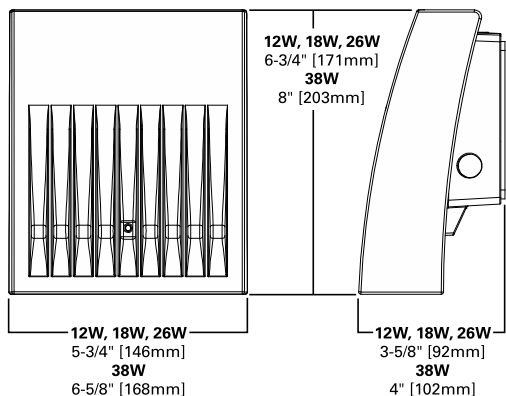
Five-year warranty.



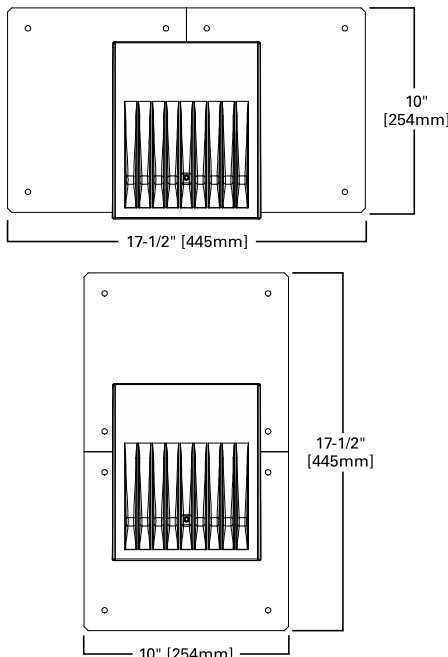
XTOR CROSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

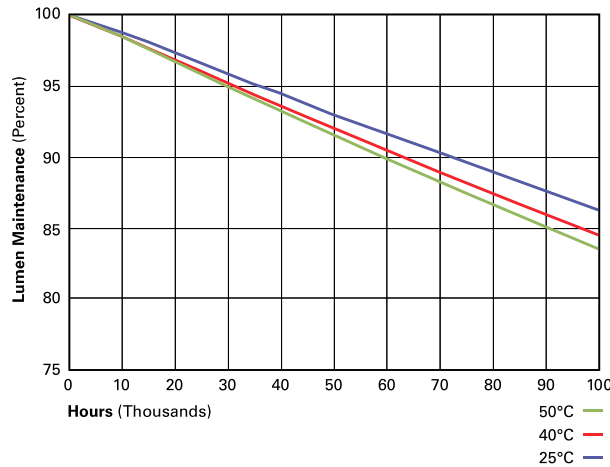
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B =Small Door, 12W XTOR2B =Small Door, 18W XTOR3B =Small Door, 26W XTOR4B =Medium Door, 38W	[Blank] =Bright White (Standard), 5000K W =Neutral White, 4000K Y =Warm White, 3000K	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black BZ =Bronze AP =Grey GM =Graphite Metallic DP =Dark Platinum	PC1 =Photocontrol 120V ² PC2 =Photocontrol 208-277V ^{2,3} 347V =347V ⁴ HA =50°C High Ambient ⁴	WG/XTOR =Wire Guard ⁵ XTORFLD-KNC =Knuckle Floodlight Kit ⁶ XTORFLD-TRN =Trunnion Floodlight Kit ⁶ XTORFLD-KNC-WT =Knuckle Floodlight Kit, Summit White ⁶ XTORFLD-TRN-WT =Trunnion Floodlight Kit, Summit White ⁶ EWP/XTOR =Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT =Escutcheon Wall Plate, Summit White

NOTES:

1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

12W Series	18W Series	26W Series	38W Series
XTOR1B =12W, 5000K, Carbon Bronze	XTOR2B =18W, 5000K, Carbon Bronze	XTOR3B =26W, 5000K, Carbon Bronze	XTOR4B =38W, 5000K, Carbon Bronze
XTOR1B-WT =12W, 5000K, Summit White	XTOR2B-W =18W, 4000K, Carbon Bronze	XTOR3B-W =26W, 4000K, Carbon Bronze	XTOR4B-W =38W, 4000K, Carbon Bronze
XTOR1B-PC1 =12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT =18W, 5000K, Summit White	XTOR3B-WT =26W, 5000K, Summit White	XTOR4B-WT =38W, 5000K, Summit White
XTOR1B-W =12W, 4000K, Carbon Bronze	XTOR2B-PC1 =18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1 =26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1 =38W, 5000K, 120V PC, Carbon Bronze
	XTOR2B-W-PC1 =18W, 4000K, 120V PC, Carbon Bronze	XTOR3B-W-PC1 =26W, 4000K, 120V PC, Carbon Bronze	XTOR4B-W-PC1 =38W, 4000K, 120V PC, Carbon Bronze
	XTOR2B-347V =18W, 5000K, Carbon Bronze, 347V	XTOR3B-347V =26W, 5000K, Carbon Bronze, 347V	XTOR4B-347V =38W, 5000K, Carbon Bronze, 347V
	XTOR2B-WT-PC1 =18W, 5000K, 120V PC, Summit White	XTOR3B-PC2 =26W, 5000K, 208-277V PC, Carbon Bronze	

DESCRIPTION

The H7 recessed housing is the standard in the industry for both commercial and residential applications. The wide variety of trims available allows a number of different lighting effects to be created with one basic housing. H7ICT is for installations where the housing will be in direct contact with insulation.

JOB: PRIMROSE SCHOOL
TYPE: D

DESIGN FEATURES

Housings

Aluminum construction for greater heat dissipation.

Socket Plate

Rigid socket plate adjusts and locks without tools for various lamp sizes.

Plaster Frame

Housing adjusts in plaster frame to accommodate up to 1-3/4" ceiling thickness. Plaster frame features include:

- Regressed locking screw for securing hanger bars
- Cutouts for easily crimping hanger bars in position
- Halo name embossed on plaster frame Galvanized steel construction. The housing can be removed from plaster frame to provide access to the junction box.

Junction Box

Junction box features include:

- Listed for through branch circuit wiring
- Positioned to accommodate straight conduit runs
- Seven 1/2" trade size conduit knockouts with true pry-out slots
- Slide-N-Side™ connectors allow non-metallic sheathed cable to be installed without tools and without removing knockouts. Accepts a wider range of non-metallic sheathed cable – the standard cable types used in lighting for both U.S. and Canada.

- Allows wiring connections to be made outside the junction box
- Simply insert the cable directly into the trap after connections are made
- accommodates the following standard non-metallic sheathed cable types: (US) #14/2, #14/3, #12/2, #12/3 (Canada) #14/2, #14/3, #12/2

GOT NAIL! Pass -N-Thru™ Bar Hangers

Bar Hanger Features include:

- Pre-installed nail easily installs in regular lumber, engineered lumber and laminated beams
- Safety and guidance system prevents snagging, ensures smooth straight nail penetration and allows bar hangers to be easily removed if necessary.
- Automatic levelling flange aligns the housing and lets you hold the housing in place with one hand while driving nails
- Housing can be positioned at any point within 24" joist span
- Score lines allow "toolless" shortening for 12" joists
- Bar hangers may be repositioned 90°
- Bar hangers do not need to be removed from frame for shortening
- Integral T-bar clips snaps onto T-bars - no additional clips required

Socket

Porcelain socket with nickel plated brass screw shell, snaps into trim for consistent lamp positioning.

Thermal Protector

Self resetting thermal protector deactivates fixture if overheating occurs due to improper lamping.

Labels

- UL/cUL Listed
- UL/cUL Listed for Feed Through
- UL/cUL Listed for Damp Location
- UL/cUL Listed for Direct Contact with insulation and combustible material*



H7ICT

6" Insulated Ceiling Recessed Housing

6" TRIMS

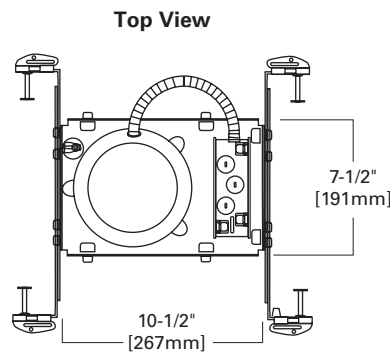
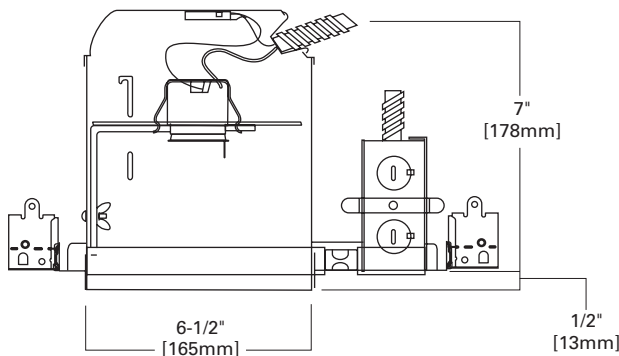
FOR USE IN INSULATED CEILINGS

FOR DIRECT CONTACT WITH INSULATION*

This housing is Air-Tite™ when used with the following trims:

- 170PS
- 171PS
- 173PS
- 78PAT
- 30 (All Styles)
- 430 (All Styles)
- ERT712 (All Styles)
- ERT713 (All Styles)
- ERT721
- ERT723
- ERT725 (All Styles)

* Not to be used in direct contact with spray foam insulation.



ORDERING INFORMATION

SAMPLE NUMBER: H7ICT - 426RG
Order housing, trim and accessories separately.

Housing	6" Trims	
<p>H7ICT = 6" insulated ceiling housing</p>	<p>30 Super Trim™ Air-Tite™ Reflector (60W A19, 65W BR30, 65W PAR38, 75W PAR30, 75W R30, 75W PAR30L, 90W BR40) 30CAT = White trim, specular clear reflector 30HAT = White trim, haze reflector 30RGAT = White trim, residential gold reflector OD: 7-1/4" [184mm]</p> <p>30SBAT Super Trim™ Air-Tite™ Reflector (40W A19, 50W PAR30, 50W PAR38, 65W BR30, 75W PAR30L, 75W R30) 30SBAT = Specular black reflector, Air-Tite™ OD: 7-1/4" [184mm]</p> <p>404 Specular Reflector (60W A19) 404C = White trim, specular clear reflector 404H = White trim, haze reflector 404RG = White trim, residential gold reflector 404SN = Satin nickel trim, satin nickel reflector 404TBZ = Tuscan bronze trim & reflector OD: 7-1/4" [184mm]</p> <p>426 Reflector Cone (50W PAR30, 75W R30, 65W BR30, 75W PAR30L) 426 = White trim, specular clear reflector 426H = White trim, haze reflector 426RG = White trim, residential gold reflector 426CG = White trim, champagne gold reflector 426MB = White trim, specular black reflector 426SN = Satin nickel trim & reflector 426TBZ = Tuscan bronze trim & reflector OD: 7-1/4" [184mm]</p> <p>429 Dayform White Cone (50W PAR30, 75W R30, 65W BR30, 75W PAR30L) 429P = White cone OD: 7-1/4" [184mm]</p> <p>430 Wall Wash with Baffle and Full Reflector, Air-Tite™ (40W A19) 430P = White trim, black baffle 430W = White trim, white baffle OD: 7-1/4" (184mm)</p> <p>4041 Self Flanged Reflector (60W A19) 4041P = White self flanged reflector OD: 7-1/4" [165mm]</p> <p>4261 Self Flanged Reflector Cone (45W PAR38, 50W PAR30, 75W R30, 75W PAR30L) 4261P = White self flanged reflector cone OD: 7-1/4" [184mm]</p> <p>312 Coilex® Baffle (50W PAR30, 65W BR30, 75W PAR30L, 75W R30) 312P = White trim, black baffle 312W = White trim, white baffle OD: 7-1/4" (184mm)</p> <p>30 Super Trim™ Air-Tite™ Baffle (40W A19, 65W BR30, 75W R30, 75W PAR30, 75W PAR30L, 65W PAR38, 90W BR40) 30PAT = White trim, black baffle, clear reflector 30SNAT = Satin nickel trim, baffle & reflector 30TBZAT = Tuscan bronze trim, baffle & reflector 30WAT = White trim, baffle & reflector 30WATH = White trim & baffle, clear reflector OD: 7-1/4" [184mm]</p> <p>310 Coilex® Baffle (45W PAR38, 50W PAR30, 65W BR30, 75W R30, 75W PAR30L) 310P = White trim, black baffle 310PG = Wide white trim, black baffle 310W = White trim, white baffle 310WG = Wide white trim, white baffle 310SN = Satin nickel trim, black baffle 310TBZ = Tuscan bronze trim, black baffle 310W, P, SN, TBZ - OD: 7 1/4" [184mm], 310WG, PG - OD 8" [203mm]</p> <p>353 Metal Baffle (50W PAR30, 65W BR30, 75W PAR30L, 75W R30) 353SN = Satin nickel trim & baffle 353TBZ = Tuscan bronze trim & baffle OD: 7-1/4" [184mm]</p>	<p>376 Adjustable Gimbal - 30° Tilt (50W PAR30, 50W PAR30L) 376P = White trim, clear specular splay 376W = White trim & splay OD: 7-1/4" [184mm]</p> <p>378 Adjustable with Splay - 25° Tilt (35W PAR30L) 378 = White trim, clear specular splay 378P = White trim & splay OD: 7-1/4" [184mm]</p> <p>420 Regressed Eyeball - 30° Tilt (50W PAR30L, 50W PAR30, 60W BR30) 420P = White trim & eyeball, black baffle 420W = White trim & eyeball, white baffle OD: 7-1/4" [184mm]</p> <p>478 Adjustable with Splay - 25° Tilt (45W PAR38) 478 = White trim, clear specular splay 478P = White trim & splay OD: 7-1/4" [184mm]</p> <p>74 Eyeball - 30° Tilt (75W PAR30) 74P = White trim & eyeball OD: 8" [203mm]</p> <p>76 Adjustable Gimbal - 30° Tilt, Screw Base Lamp (45W PAR38) 76P = White trim with gimbal ring OD: 8" [203mm]</p> <p>77 Adjustable Eyeball - 30° Tilt (50W PAR20, 75W R20) 77P = White trim & eyeball OD: 8" [203mm]</p> <p>78 Eyeball - 30° Tilt (65W BR30, 75W R30, 75W PAR30L, 85W BR40) 78P = White trim & eyeball 78PAT = White trim & eyeball, Air-Tite™ 78SN = Satin nickel trim & eyeball 78TBZ = Tuscan bronze & eyeball OD 8" [203mm]</p> <p>90 Double Bubble Adjustable - 60° Tilt (150W PAR38) 90P = White trim & eyeball OD: 8" (203mm)</p> <p>170 Albalite Lens & Reflector (40W A19) 170P = White trim, frosted albalite glass lens 170PS = White trim, frosted albalite glass lens, wet location listed & Air-tite™ OD 8" [203mm]</p> <p>171 Drop Opal Lens with Reflector (40W A19) 171P = White trim with drop opal lens 171PS = White trim with drop opal lens, wet location listed & Air-Tite™ OD 8" [203mm]</p> <p>172 Dome Lens with Reflector, Wet Location Listed, Air-Tite™ (50W PAR30, 60W A19) 172PS = White trim with frosted glass dome 172SNS = Satin nickel trim with frosted glass dome 172TBZS = Tuscan bronze trim with frosted glass dome OD: 7-3/4" [197mm]</p> <p>173 Fresnel Lens with Reflector (40W A19) 173P = White trim with glass fresnel lens 173PS = White trim with glass fresnel lens, wet location listed & Air-Tite™ OD 8" [203mm]</p> <p>300 Open Trim with Socket Report (65W BR30, 75W PAR30, 75W PAR30L) 300P = White trim ring 300SN = Satin nickel trim ring 300TBZ = Tuscan bronze trim ring OD: 7-1/4" [184mm]</p> <p>327 White Splay Trim (65W BR30, 75W PAR30L) 327P = White splay trim with socket support & torsion springs OD: 8" (203mm)</p> <p>328 White Splay Trim (65W BR30, 75W PAR30, 75W PAR30L) 90P = White trim & eyeball OD: 8" (203mm)</p> <p>ERT712 White Reflector, Air-Tite™ (40W A19, 65W BR30, 75W PAR30, 75W PAR30L, 75W R30, 90W BR40) ERT712TS = High gloss appliance white trim with white reflector, torsion springs ERT712 = High gloss appliance white trim with white reflector OD: 7-1/4" [184mm]</p> <p>ERT713 Black Metal Baffle, Air-Tite™ (40W A19, 65W BR30, 75W PAR30, 75W PAR30L, 90W BR40) ERT713 = High gloss appliance white trim with black baffle ERT713TS = High gloss white trim with black baffle, torsion spring OD: 7-1/4" [184mm]</p> <p>ERT713L Black Metal Baffle, Air-Tite™ (75W BR40, 65W BR30, 75 PAR30L) ERT713L = High gloss appliance white trim with black baffle ERT713LTS = High gloss white trim with black baffle, torsion spring OD: 7-1/4" [184mm]</p> <p>ERT713WHT White Metal Baffle, Air-Tite™ (40W A19, 65W BR30, 75W R30, 75W PAR30, 75W PAR30L, 90W BR30) ERT713WHT = High gloss appliance white trim with white baffle ERT713WHTTS = High gloss white trim with white baffle, torsion spring OD: 7-1/4" [184mm]</p> <p>ERT721 Showerlight with Frosted Lens and Reflector, Air-Tite™ (40W A19) ERT721 = High gloss appliance white trim with frosted glass lens OD: 8" [203mm]</p> <p>ERT723 Showerlight with Fresnel Lens Reflector, Air-Tite™ (40W A19) ERT723 = High gloss appliance white trim with fresnel glass lens OD: 8" [203mm]</p> <p>ERT725 Metal Baffle/Splay, Air-Tite™ (50W PAR30L, 65W BR30, ERTWHT also 40W A19, 75W PAR30L) ERT725 = High gloss appliance white trim with black baffle ERT725TS = High gloss white trim with black baffle, torsion spring ERT725WHT = High gloss appliance white trim with white baffle ERT725WHTTS = High gloss appliance white trim with white baffle, torsion spring OD: 7-1/4" [184mm]</p>
Accessories		
<p>Designer Trim Ring See accessories section in the PSG for compatible trims TRM6C = Chrome TRM6MB = Black Metal TRM6P = White Metal TRM6SN = Satin Nickel TRM6TBZ = Tuscan Bronze TRM6MB = Black Plastic</p> <p>Oversize Trim Ring For use when ceiling opening is cut too large. See accessories section in PSG for compatible trims. OT400P = 6" I.D. x 9 1/4" O.D. Oversized White Metal Trim Ring OT403P = 6" I.D. x 8" O.D. Oversized White Plastic Trim Ring</p> <p>R/PAR Aiming Mechanism 30° Tilt, 358° Rotation Accessory for 310 and 426 Trims (Allows 30° tilt and 358° rotation. 50W PAR30) H930 = R/PAR Lamp Aiming</p>		



JOB: PRIMROSE SCHOOL
TYPE: D

LED Dimmable Recessed Retrofits

TCP's Dimmable Retrofit Kits are the perfect choice for new construction, and retrofit opportunities when a sleek, integrated look is preferred.

Limitless options for the following applications:

- Dimmable 6", 5" & 4" downlight applications.

Great features and benefits:

- 85W BR30/BR40, 65W BR30/BR40, and 50W R20 downlight replacement options.
- ENERGY STAR® rated.
- Smooth, uniform dimming from 100% - 0.5%.
- Highly efficient LEDs and Driver.
- Long Life: 35,000 hours.
- Consistent color within 3 MacAdam ellipse tolerance.
- Easy installation—pigtail and spring clips.



4" Dimmable Recessed Retrofit

5" & 6" Dimmable Recessed Retrofits



LED
we know light.™



LED Dimmable Recessed Retrofits Specifications

LED	35,000 Hours average rated life, 120Volts
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Applications:

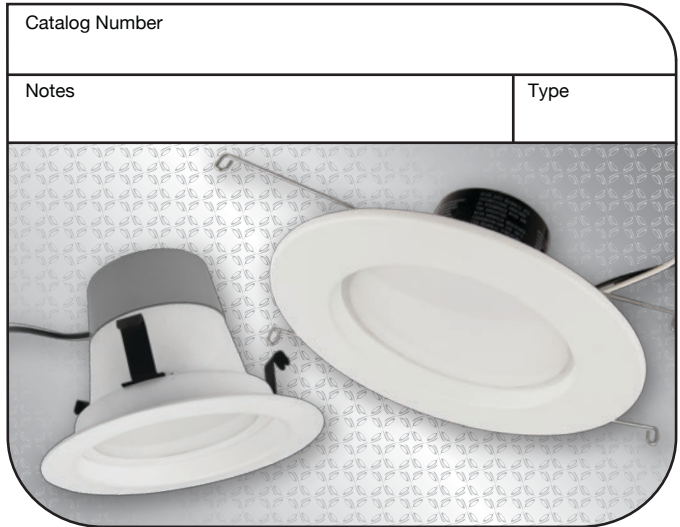
Ideal for dimmable 6", 5" & 4" downlight applications



Perfect for retrofit or new construction recessed downlight applications

Features and Benefits

- Ideal for replacing dimmable 65W and 85W incandescent alternatives in 5" and 6" recessed cans.
- 4" unit ideal for replacing 50W incandescent alternatives in a 4" recessed can.
- Exceeds all industry standards – ENERGY STAR® rated.
- Smooth, uniform dimming.
- Highly efficient LEDs and Driver.
- Long Life: 35,000 hours.
- Consistent color within 3 MacAdam ellipse tolerance.
- UL approved for damp locations.
- Easy installation and integrated trim.
- Shatter Resistant



Specifications


	14W	12W	10W
Recessed Downlight Size:	5", 6"	5", 6"	4"
Input Line Voltage:	120 VAC	120 VAC	120 VAC
Input Power	14 W	12 W	10 W
Input Line Frequency	50/60HZ	50/60HZ	50/60HZ
Lamp Life (Rated)	35,000 hrs	35,000 hrs	35,000 hrs
Minimum Starting Temp	-20°C	-20°C	-20°C
Maximum Operating Temp	40°C	40°C	40°C



LED10DR427K
LED10DR430K
LED10DR441K
LED10DR450K



LED12DR5627K LED14DR5627K
LED12DR5630K LED14DR5630K
LED12DR5641K LED14DR5641K
LED12DR5650K LED14DR5650K

Warranties and Certifications:	Item #	Description	Life	Replacement	Voltage	Wattage	Lumens	LPW	CCT	CRI	Case Qty	
 5 YEAR WARRANTY <small>*Based on 12 hours usage per day</small>	Downlight Retrofits compatible with 5" & 6" recessed cans.											
	LED12DR5627K	LED 12W 5"/6" Recessed Downlight - 2700K	35,000	65	120	12	650	54.2	2700K	82	6	
	LED14DR5627K	LED 14W 5"/6" Recessed Downlight - 2700K	35,000	85	120	14	800	57.1	2700K	82	6	
	LED12DR5630K	LED 12W 5"/6" Recessed Downlight - 3000K	35,000	65	120	12	670	55.8	3000K	82	6	
	LED14DR5630K	LED 14W 5"/6" Recessed Downlight - 3000K	35,000	85	120	14	820	58.6	3000K	82	6	
	LED12DR5641K	LED 12W 5"/6" Recessed Downlight - 4100K	35,000	65	120	12	670	55.8	4100K	82	6	
	LED14DR5641K	LED 14W 5"/6" Recessed Downlight - 4100K	35,000	85	120	14	820	58.6	4100K	82	6	
	LED12DR5650K	LED 12W 5"/6" Recessed Downlight - 5000K	35,000	65	120	12	670	55.8	5000K	82	6	
	LED14DR5650K	LED 14W 5"/6" Recessed Downlight - 5000K	35,000	85	120	14	820	58.6	5000K	82	6	
	Downlight Retrofits compatible with 4" recessed cans.											
	LED10DR427K	LED 10W 4" Recessed Downlight - 2700K	35,000	60	120	10	600	60.0	2700K	82	6	
	LED10DR430K	LED 10W 4" Recessed Downlight - 3000K	35,000	60	120	10	620	62.0	3000K	82	6	
	LED10DR441K	LED 10W 4" Recessed Downlight - 4100K	35,000	60	120	10	620	62.0	4100K	82	6	
	LED10DR450K	LED 10W 4" Recessed Downlight - 5000K	35,000	60	120	10	620	62.0	5000K	82	6	

For the most up-to-date specs, please visit www.tcpi.com

DESCRIPTION

The Prevail™ LED pole and fixture combination makes selection and installation of poles and fixtures simple. Included is the die-cast Prevail area, site and roadway luminaire with standard mounting arm, square straight steel pole, anchor bolts, base cover, template and hardware. Stock configurations are available in single and dual fixture combinations. The Prevail luminaire delivers a new level of versatility and value in patent pending, architectural design that delivers energy savings greater than 85% and replaces 150-450W metal halide fixtures. The Prevail fixture and pole combo is ideal for general area/site lighting applications.

SPECIFICATION FEATURES

Construction

Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing in dark bronze polyester powder paint. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31).

Optics

Available in Type III and IV distributions with lumen packages ranging from 7,000 to 20,000 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/50,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical

Available in 120-277V 50/60Hz. 10kV/10kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C.

Mounting

The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting.

Catalog #		Type	
Project	Primrose School		T
Comments		Date	
Prepared by			

Pole

Shaft is one-piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A366 steel full base cover is provided to enclose base plate and anchor bolts. Anchor bolts are per ASTM A576 with two nuts, two flat washers, and one lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

Finish

Housing and cast parts finished in five-stage super TGIC polyester bronze powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.

Warranty

Five-year warranty.

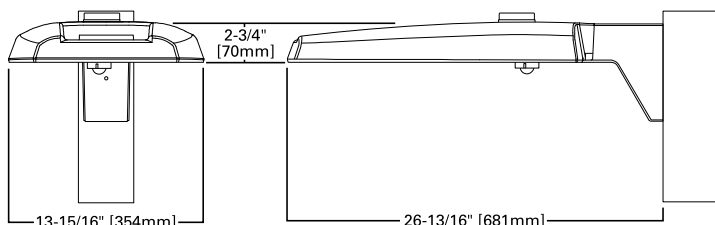


PFPRV PREVAIL POLE AND FIXTURE COMBO

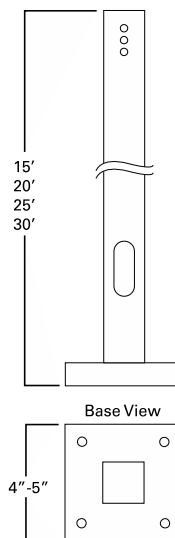
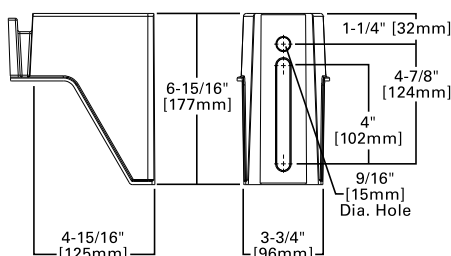
LED

POLE AND FIXTURE COMBO

DIMENSIONS



POLE MOUNT ARM



CERTIFICATION DATA

UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
ISO 9001

ENERGY DATA

Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA

Effective Projected Area (Sq. Ft.): 0.75
(1 fixture)

SHIPPING DATA

Approximate Net Weight:
20lbs. [9.09 kgs.] (1 fixture)

CONTROL OPTIONS

0-10V (D)

This fixture is offered standard with 0-10V dimming wire leads for use with a lighting control panel or other control method.

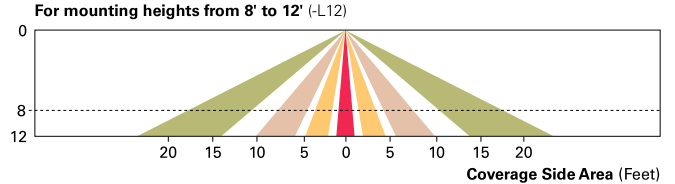
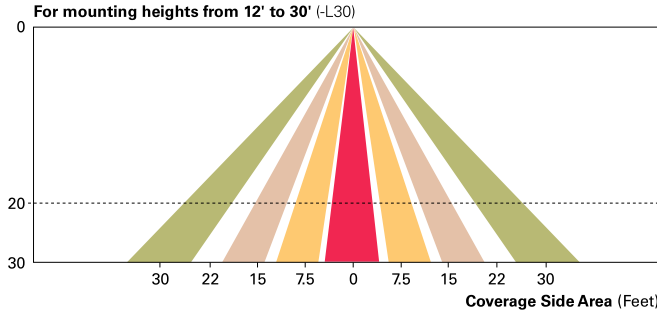
Photocontrol (PER and PER7)

Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (MSP/DIM-LXX)

These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". Note: For MSP sensors, the factory preset is ON (Enabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimized the coverage pattern for mounting heights from 8'-30'.



POWER AND LUMENS

Light Engine		C15	C25	C40	C60
Nominal Power (Watts)		57W	87W	143W	163W
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Type III	Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
Type IV	Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
25°C	> 91.30%	> 194,000
40°C	> 87.59%	> 134,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

ORDERING INFORMATION

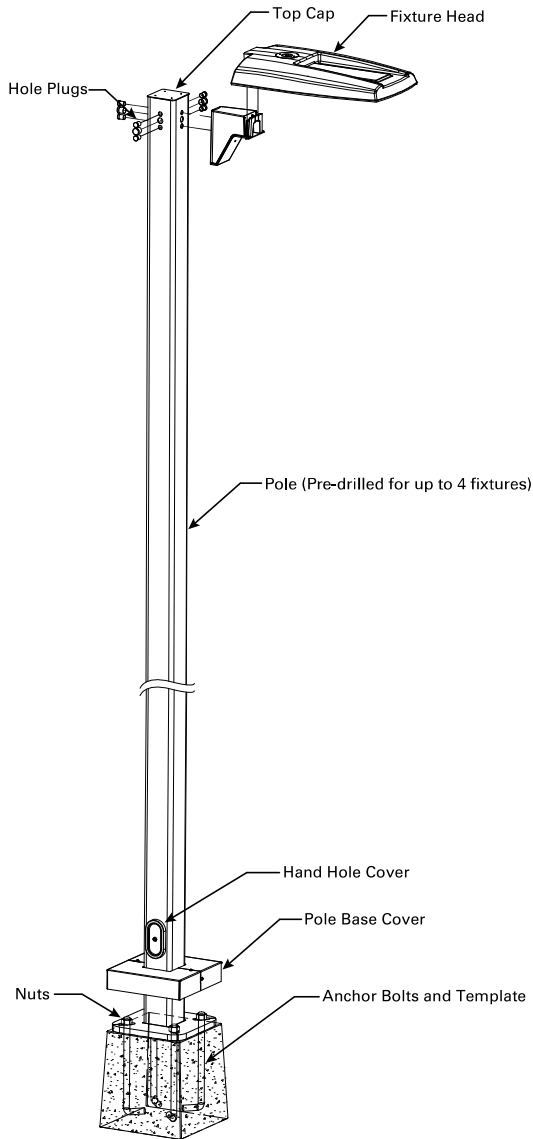
Sample Number: PFPRV-1-C25-T3-15-N/AB

Series ^{1,2}	Number of Fixtures	Light Engine	Distribution	Pole Height	Maximum Wind Zone (MPH)	Options (Add as Suffix)	Accessories (Order Separately)
PFPRV=Prevail Pole and Fixture Combo	1=1 2=2 3=3 4=4	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LED) 13,100 Nominal Lumens C40=(2 LED) 17,100 Nominal Lumens C60=(2 LED) 20,000 Nominal Lumens	T3=Type III T4=Type IV	15=15' 20=20' 25=25' 30=30'	Blank=80 9=90 0=100	N/AB=No Anchor Bolts (Used when ordered separately) HSS=House Side Shield ³ MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height PER=NEMA 3PIN Twistlock Photocontrol Receptacle ⁴ PER7=NEMA 7PIN Twistlock Photocontrol Receptacle ⁴	HS/VERD=House Side Shield ³


NOTES: 1 4000K CCT, standard bronze, 120-277V, 0-10V dimming. 2 Standard mount arm included with fixture. Supplied with straight steel shaft, anchor bolts, template, base cover and hardware. 3 HSS not available with C60 lumen package. Ordered as an option, it will come factory-installed. Ordered as a field-installable accessory, must order quantity one per optic/LED. 4 Not available with MSP options.

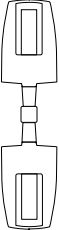
Combo can be ordered single, double, triple and quad. Type III and IV distributions available.

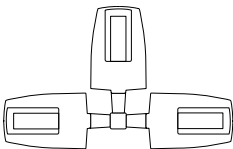
PREVAIL POLE AND FIXTURE COMBO

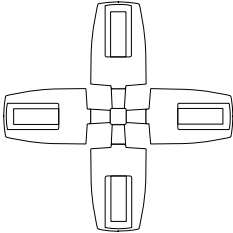


INCLUDED POLE REFERENCE TABLES

1 Fixture (EPA= 0.75)		Wind Zone (MPH)		
	Pole Height (Feet)	80	90	100
	15	SSS4A15SFM4 ¹		
	20	SSS4A20SFM4 ¹		
	25	SSS4A25SFM4 ¹	SSS5A25SFM4 ²	
	30	SSS5A30SFM4 ²	SSS5M30SFM4 ²	

2 Fixtures (EPA= 1.50)		Wind Zone (MPH)		
	Pole Height (Feet)	80	90	100
	15	SSS4A15SFM4 ¹		
	20	SSS4A20SFM4 ¹		
	25	SSS4A25SFM4 ¹	SSS5A25SFM4 ²	
	30	SSS5A30SFM4 ²	SSS5M30SFM4 ²	

3 Fixtures (EPA= 2.25)		Wind Zone (MPH)		
	Pole Height (Feet)	80	90	100
	15	SSS4A15SFM4 ¹		
	20	SSS4A20SFM4 ¹		
	25	SSS4A25SFM4 ¹	SSS5A25SFM4 ²	
	30	SSS5A30SFM4 ²	SSS5M30SFM4 ²	

4 Fixtures (EPA= 3.00)		Wind Zone (MPH)		
	Pole Height (Feet)	80	90	100
	15	SSS4A15SFM4 ¹		
	20	SSS4A20SFM4 ¹		
	25	SSS4A25SFM4 ¹	SSS5A25SFM4 ²	
	30	SSS5A30SFM4 ²	SSS5M30SFM4 ²	

NOTES:
 1. Uses hardware kit POLSSHDWC4FCHHP.
 2. Uses hardware kit POLSSHDWC5FCHHP.



Not a Permitted Light Source.



Type:	
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	39W
120V	0.35A	Color Temp	5000K (Cool)
208V	0.23A	Color Accuracy	75 CRI
240V	0.20A	L70 Lifespan	100,000
277V	0.16A	Lumens	5,753
Input Watts	40.60W	Efficacy	141.7 LPW

Rectangular shaped LED floodlight designed to replace 150W Metal Halide. patent-pending "Air-Flow" technology ensures long LED and driver lifespan. Use for building façades lighting, sign lighting, LED landscape lighting and instant-on security lighting.

Color: Bronze

Weight: 12.8 lbs

Technical Specifications

Listings

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: P00001709

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50-60Hz, 120V: 0.35A, 208V: 0.23A, 240V: 0.13A, 277V: 0.11A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

THD:

10.18% at 120V, 18.18% at 277V

Power Factor:

99% at 120V, 91.4% at 277V

Note:

All values are typical (tolerance +/- 10%)

Construction

Lens:

Soda lime silica clear glass

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screw

IP Rating:

Ingress Protection rating of IP66 for dust and water

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Effective Projected Area:

EPA = 0.65

Green Technology:

Mercury and UV free. RoHS-compliant components.

Technical Specifications (continued)

Construction

Finish:

Formulated for high durability and long-lasting color

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

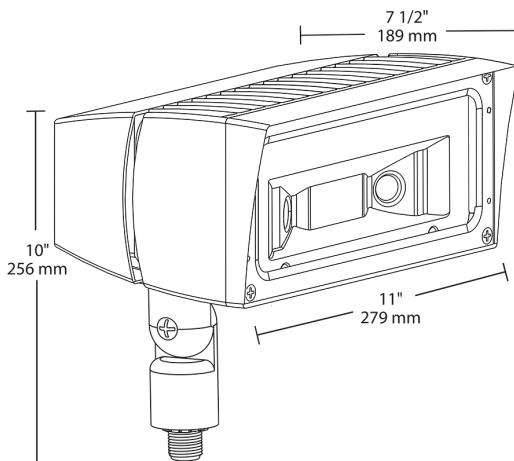
Patents:

The FFLED design is protected by U.S. Pat. D643,147, Canada Pat. 140798, China Pat. ZL201130171304.1, Mexico Pat. 36757 and pending patent in Taiwan.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Ultra-efficient LED and optical design
- Replaces 150W MH floodlights
- 100,000-hour life based on LM-80 results and TM-21 calculations
- "Air-Flow" technology heatsink
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Mounting	Color Temp	NEMA Type	Finish	Driver	Options	Other Options
FFLED	39							
	18 = 18W 26 = 26W 39 = 39W 52 = 52W 80 = 80W	Blank = Swivel Arm SF = Slipfitter T = Trunnion	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = 7H x 6V B55 = 5H x 5V B44 = 4H x 4V	Blank = Bronze W = White	/D10 = 0-10V Dimming /480 = 480V On/Off ² /E = 120-277V Battery Backup /EC = Cold Start Battery Backup Blank = On/Off ¹	Blank = No Option /PC = 120V Photocell /PC2 = 277V Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /PCU = 120-277V Button Photocell /MS = Mini Sensor /STL3 = Stealth Sensor	Blank = Standard USA = BAA Compliant

¹ Dimming Driver for 18W, 26W & 39W models only
² Not available for 80W models



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 9, 2020
APPLICANT: Clay Cristy; *ClayMoore Engineering*
CASE NUMBER: SP2020-005.; *Site Plan for a Daycare Center within the Stone Creek Retail Addition*

SUMMARY

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Grey Stogner of Metroplex Acquisition Fund, LP for the approval of a Site Plan for a *daycare center* on an eight (8) acre tract of land being identified as a portion of Lot 8, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located north of the intersection of Stone Creek Drive and Miramar Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On April 5, 2005, the City's historic zoning maps indicate the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [*Ordinance No. 07-13*] for General Retail (GR) District land uses. On January 5, 2009, the City Council approved a PD Development Plan for subject property and the surrounding area designated for General Retail (GR) District land uses at the corner of FM-552 and N. Goliad Street [*SH-205*]. The PD Development Plan contained a concept plan that showed generally showed how the area around the subject property would be developed in the future.

PURPOSE

On May 15, 2020, the applicant -- *Clay Cristy of ClayMoore Engineering* -- submitted an application requesting the approval of a site plan for the purpose of constructing a ~12,400 SF daycare center.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of Ridge Road [*FM-740*] and Horizon Road, and is addressed as 2901 Ridge Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the *subject property* is Tom Thumb followed by FM-552, which is identified as TxDOT4D (*i.e. TXDOT, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is the corporate boundaries for the City of Rockwall.

South: Directly south of the *subject property* is a continuation of Planned Development District 70 (PD-70), followed by E. Quail Run Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is Planned Development District 5 (PD-5), which is zoned for Single Family 7 (SF-7) District land uses and consists of ~539.00-acres.

East: Directly east of the *subject property* is Stone Creek Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a Rockwall Independent School District (RISD) elementary school that is situated on a 12.003-acre tract of land, is currently under construction, and is zoned Planned Development District 70 (PD-70). Adjacent to the elementary school is J. W. Williams Middle School, which is situated on a

25.569-acre tract of land and is zoned Single-Family 16 (SF-16) District. Continuing along the eastern boundary of PD-70 are several parcels of land zoned Agricultural (AG) District, and Planned Development District 79 (PD-79) for Single-Family 10 (SF-10) District land uses. Beyond this is John King Boulevard, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the *subject property* is N. Goliad Street, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are several properties that are zoned Single-Family 16 (SF-16) District, Planned Development District 37 (PD-37), Agricultural (AG) District, Single-Family Estate (SFE-1.5) District, and Planned Development District 3 (PD-3). These areas include a mix of land uses, but are primarily residential.

DENSITY AND DIMENSIONAL REQUIREMENTS

The subject property is located within Planned Development District 70 (PD-70), which has an underlying zoning of General Retail (GR) District and Single-Family 10 (SF-10) District land uses. According to Section 01, *Land Use Schedule*, of Article 04 *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. daycare center*) is allowed *by-right* in a General Retail (GR) District. With the exception of the variances being requested the submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within Planned Development District 70 (PD-70). The proposed *daycare center* will be constructed utilizing natural stone, Hardie-Plank lap siding, and will incorporate a pitched roof design using asphalt shingles and standing seam metal canopies as accents. 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>6,000 SF</i>	<i>88,560 SF; In Compliance</i>
<i>Minimum Lot frontage</i>	<i>60 Feet</i>	<i>x>100-Feet; In Compliance</i>
<i>Minimum Lot Depth</i>	<i>100 Feet</i>	<i>x>300-Feet; In Compliance</i>
<i>Minimum Front Yard Setback</i>	<i>15 Feet</i>	<i>x>15-Feet; In Compliance</i>
<i>Minimum Rear Yard Setback</i>	<i>10 Feet</i>	<i>x>10-Feet; In Compliance</i>
<i>Minimum Side Yard Setback</i>	<i>10 Feet</i>	<i>x>100-Feet; In Compliance</i>
<i>Maximum Building Height</i>	<i>36 Feet</i>	<i>~20-Feet; In Compliance</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>	<i>~14%; In Compliance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>x>90%; In Compliance</i>
<i>Minimum Number of Parking Spaces</i>	<i>42</i>	<i>54 Provided; In Compliance</i>
<i>Minimum Stone Requirement</i>	<i>20% Each Facade</i>	<i>x>20%; In Compliance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>~47.5%; In Compliance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>~14%; In Compliance</i>

TREESCAPE PLAN

There are no existing trees located on the subject property; therefore no treescape plan is required.

CONFORMANCE WITH THE CITY'S CODES

Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that the General Retail (GR) District is a district intended to provide limited retail and service uses for nearby residential neighborhoods and is not intended to be a major commercial/retail district. General Retail (GR) Districts should try to avoid intensive commercial land uses that carry large volumes of retail traffic and should be adequately buffered from residential land uses. General Retail (GR) Districts are generally situated in close proximity to an arterial roadway or major collector that is capable of carrying the traffic generated by the land uses in the district. Since the General Retail (GR) District is located close to residential areas, the development standards are more stringent and similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts. In this case, the applicant's proposal is adjacent to Stone Creek Drive, which is identified as a *Minor Collector* roadway on the City's Master Thoroughfare Plan and serves the Stone Creek Subdivision. The *daycare center* land use is not typically considered an intensive non-residential land use, nor is it a high-volume water/wastewater user. With regard to the land use, a daycare center is permitted *by-right* in a General Retail (GR) District.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions and variances to the requirements of Subsection 04.01, *General Commercial District Standards* and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC):

(1) *Building Articulation.*

Primary Building Façades. According to Subsection 04.01(C)(1), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the UDC, primary façades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of three (3) time the walls height without an architectural/entryway element. In this case, the proposed building incorporates vertical projections on all façades; however, the building design does not meet the horizontal projection standards for primary façades (*i.e. west facing elevation*).

(2) *General Overlay District Standards.*

Materials and Masonry Composition. Subsection 06.02, *General Overlay District Standards*, of Section 06, *Overlay Districts*, of the Unified Development Code (UDC) states that "each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials...(t)he use of cementitious materials (*e.g. stucco, cementitious lap siding, or similar cementitious materia*l), shall be limited to 50% of the building's exterior façade." In this case, the proposed building utilizes Hardie-Plank lap siding (*i.e. cementitious materia*l) that exceeds 50% of the primary material requirements. Specifically, the applicant is proposing 63% on the north façade, 64% on the south façade, and 59% on the east façade. Staff should note, the west building façade utilizes 42% cementitious siding. Since this exceeds the maximum requirement of 50% for the north, south, and east façades, approval of a variance is required.

According to Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), unless otherwise specified by the UDC "(a)n applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC)" or "a variance to any provision contained in *Subsection 06.02, General Overlay District Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship." In cases where variances or exceptions are being requested, the applicant shall provide compensatory measures that directly offset the requested exception or variance. In this case, the applicant has provided a letter explaining the exceptions and variances being requested and the proposed compensatory measures for the requested exceptions and variances.

Staff should also note that compensatory measures include the increasing of minimum standards (*i.e. landscape buffers, landscaping, articulation, building materials, etc.*) that could provide necessary off-sets to the exceptions and variances being requested. In this case, the applicant has indicated an increase in the amount of stone at the primary entrance, the addition of decorative shutters, added gables to provide relief of the elevation, and the addition of a cupola with a weather vane. It should be noted that the Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set or mitigate the requested variances. This is a discretionary decision for the Planning and Zoning Commission that requires approval by a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located within the *Northwest Residential District* which is "...characterized by the two (2) large master planned communities that make up the majority of the acreage in this district. These developments are the Caruth Lakes and Stone Creek Subdivisions. The remainder of this district is expected to develop with similar medium density residential housing product." The district strategies of the Comprehensive Plan expects a continuation of master planned suburban neighborhoods in the future and has no areas that are thought to be transitioning. Additionally, commercial development

within this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas should provide pedestrian access between the Neighborhood/Convenience Centers and the Suburban Residential developments. In this case, with the daycare center adjacent to Stone Creek Drive and visible to the residential neighborhood, the applicant is applying a residentially scaled exterior appearance for compatibility. Additionally, the daycare center is easily accessible via pedestrian walkways connecting the commercial areas to the neighborhood. The location of the proposed daycare center is considered to be highly visible within the district.

In addition, Goal 3, *Visual Impacts*, of Chapter 09, *Non-Residential*, the Comprehensive Plan states "(a)ll non-residential buildings should be designed so that negative visual impacts of the development are minimized". *Policy 4* of this section also indicates that "...(l)ong, blank wall facades on all nonresidential buildings should be subdivided with vertical breaks -- or 'articulated' in architectural terms --, and architectural elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town." In this case, the applicant is proposing verticality by incorporating gabled roof elements that provide horizontal relief, and is more reflective of a residentially scaled building and may meet the intent of *Policy 4*; however, this does not meet the intent of the horizontal articulation standards of the UDC for the primary entry way (*i.e. west facade*).

ARCHITECTURAL REVIEW BOARD (ARB):

On May 26, 2020, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations for the proposed daycare center. Upon review, the ARB indicated that based on the adjacent neighborhood -- *and the location of this site* -- they did not have issues with the use of the materials (*i.e. stone, Hardie-Plank lap siding, asphalt shingled roof, etc.*) or the articulation of the front and rear facades (*i.e. east and west facing facades*) since the applicant is using gabled roof elements that provide relief horizontally to the structure; however the ARB did recommended the applicant use a natural stone in order to better blend aesthetically with the surrounding non-residential development (*i.e. Stone Creek Retail*).

The applicant has revised the building elevations by increasing the horizontal articulation of the east facing façade (*i.e. rear façade*) and incorporating a natural stone (*i.e. leuder's limestone*) wainscot around the building. The Architectural Review Board (ARB) will review the applicant's revised building elevations at the June 9, 2020 meeting, and provide a recommendation to the Planning and Zoning Commission at the meeting.

CONDITIONS OF APPROVAL

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

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Stone Creek Retail Addition

Lot 8 Block A

General Location North East Corner of N. Goliad St and Bordeaux Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-070

Current Use Undeveloped

Proposed Zoning PD-070

Proposed Use Mixed-Retail/Rest//Office/Daycare

Acreage 8.00

Lots [Current] 1

Lots [Proposed] 2

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

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

Owner Metroplex Acquisition Fund, LP

Applicant ClayMoore Engineering

Contact Person Grey Stogner

Contact Person Clay Cristy

Address 1717 Woodstead Ct.
Ste. 207

Address 1903 Central Dr.
Ste. 406

City, State & Zip The Woodlands, TX 77380

City, State & Zip Bedford, Texas 76021

Phone 214.343.4477

Phone 817.281.0572

E-Mail gstogner@crestviewcompanies.com

E-Mail Clay@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

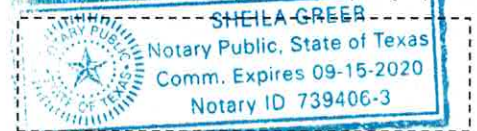
Before me, the undersigned authority, on this day personally appeared Grey Stogner [Owner] the undersigned, who stated the information on this application to be true and certified the following:

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

Given under my hand and seal of office on this the 20th day of February, 20 20.

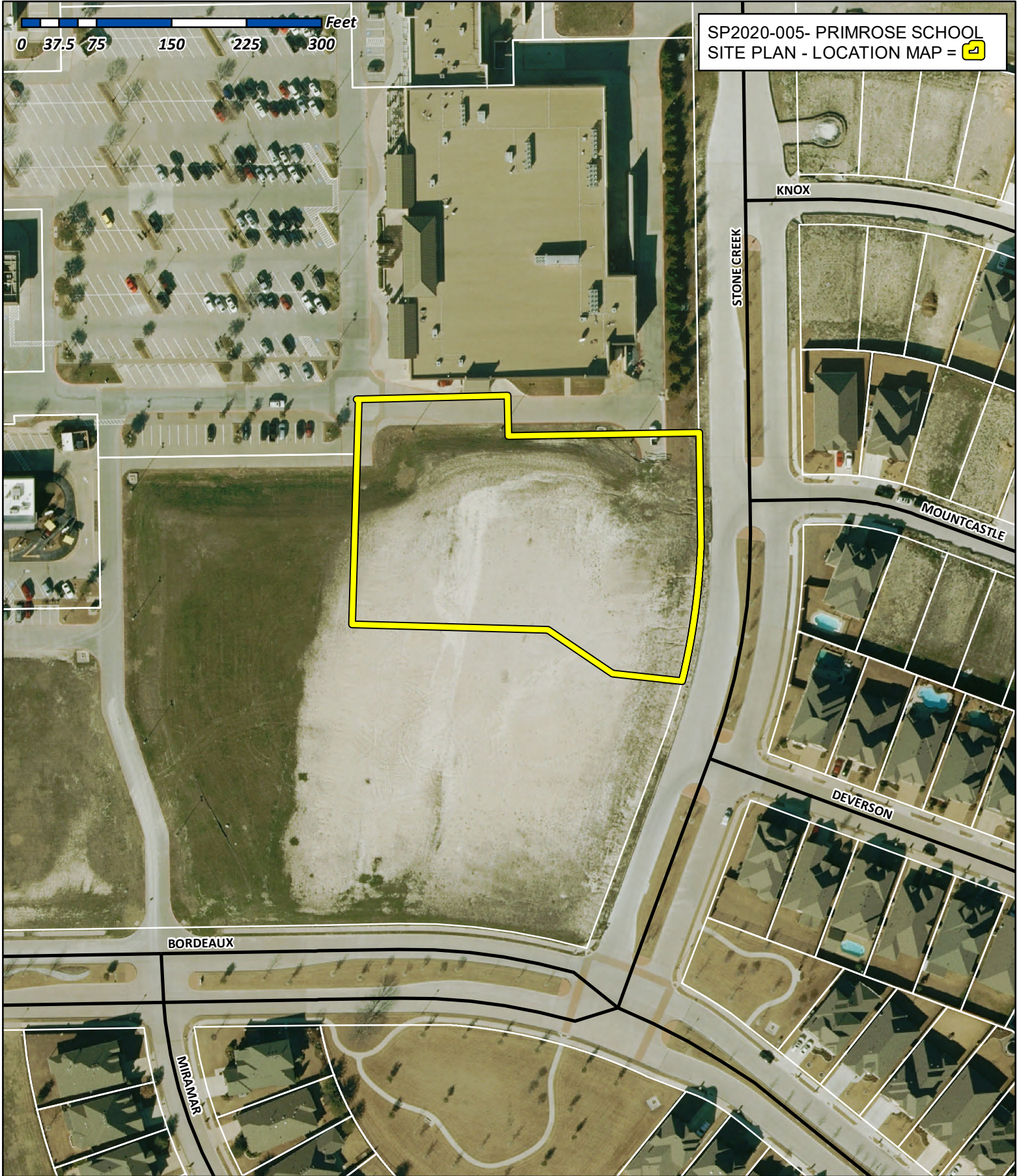
Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

9-15-2020



SP2020-005- PRIMROSE SCHOOL
 SITE PLAN - LOCATION MAP = [icon]



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.



PARKING TABLE PHASE 1 (PRIMROSE)

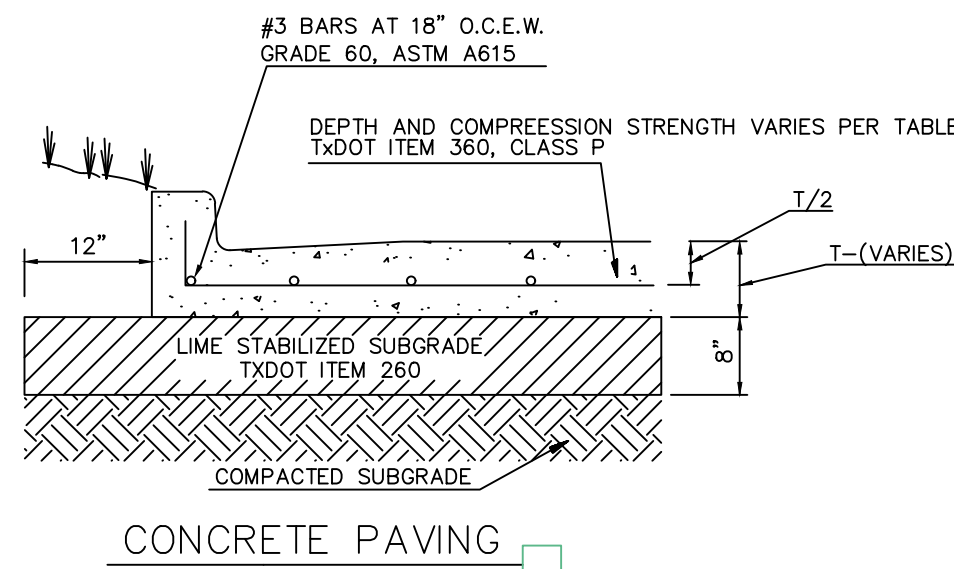
PARKING REQUIREMENTS	1/300 SF DAYCARE
PARKING REQUIRED	42 SPACES
PARKING PROVIDED	54 SPACES (3 ADA)

NOTES:

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

SITE DATA TABLE PHASE 1 (PRIMROSE)

SITE AREA	2.03 AC 88,560 SF
ZONING	PD-70
PROPOSED USE	EARLY CHILDHOOD SCHOOL
BUILDING SIZE	12,400 SF
LOT COVERAGE	14.0 %
FLOOR TO AREA RATIO	0.14 : 1
BUILDING HEIGHT	1 STORY
FRONT SETBACK	20 FEET

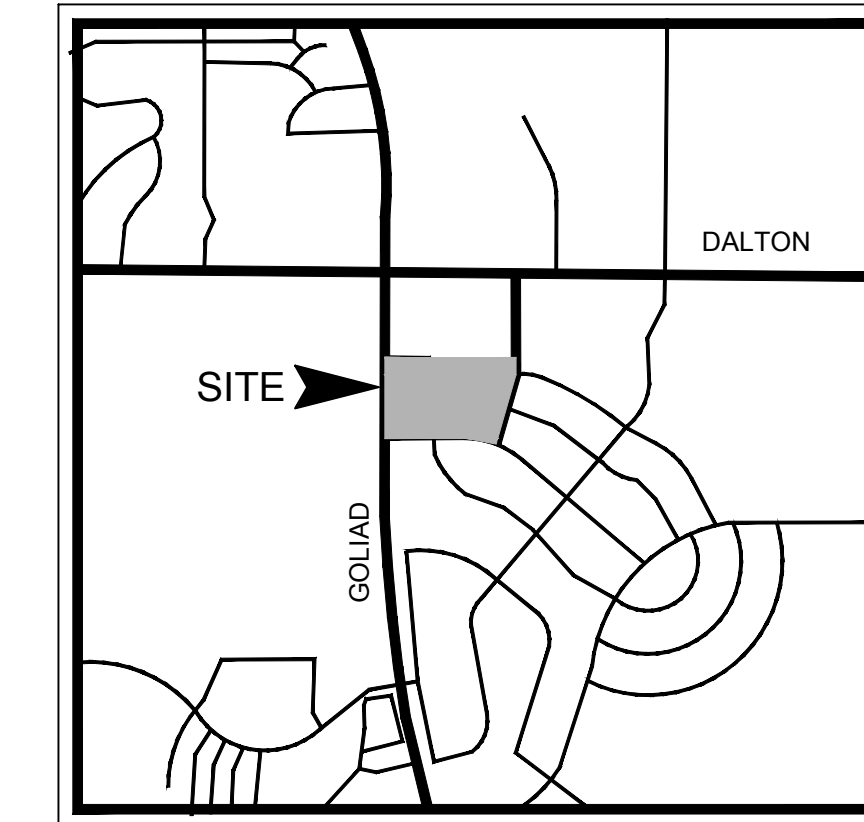
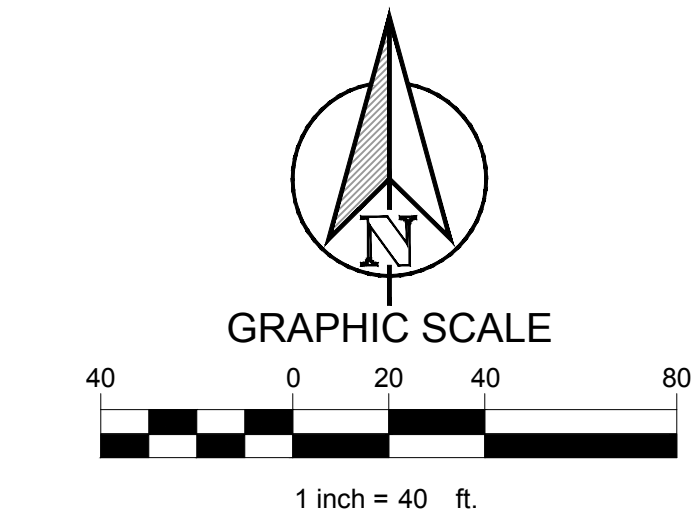


CONSTRUCTION SCHEDULE

[Pattern]	STANDARD DUTY CONCRETE (5'- 3000 PSI)
[Pattern]	FIRE LANE PAVEMENT (6" CONCRETE- 3,600 PSI)
[Pattern]	HEAVY DUTY PAVEMENT (6" CONCRETE- 3,600 PSI)
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	EXISTING PAVEMENT
[Pattern]	PROPOSED CONCRETE CURB AND GUTTER
[Pattern]	PROPOSED FIRE LANE
[Symbol]	PARKING COUNT

CONSTRUCTION SCHEDULE

[Symbol]	PROPOSED WATER LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	PROPOSED STORM LINE
[Symbol]	EXISTING STORM LINE
[Symbol]	PROPOSED ELECTRIC SERVICE
[Symbol]	PROPOSED GAS LINE



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE

1	2" DOM. WATER
2	6" FIRE LINE
3	6" SANITARY SEWER
4	PROP. FIRE HYDRANT
5	PROP. FDC
6	PROP. CURB INLET
7	HANDICAP SYMBOL (TYP)
8	PROP. SIDEWALK
9	EX. SIDEWALK
10	15' VISIBILITY TRIANGLE
11	PROPOSED DUMPSTER ENCLOSURE TO MATCH BUILDING FACADE
12	OIL/WATER SEPARATOR

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TEXAS 76021
 PHONE: 817.281.0572
 WWW.CLAYMOOREENGINEERING.COM

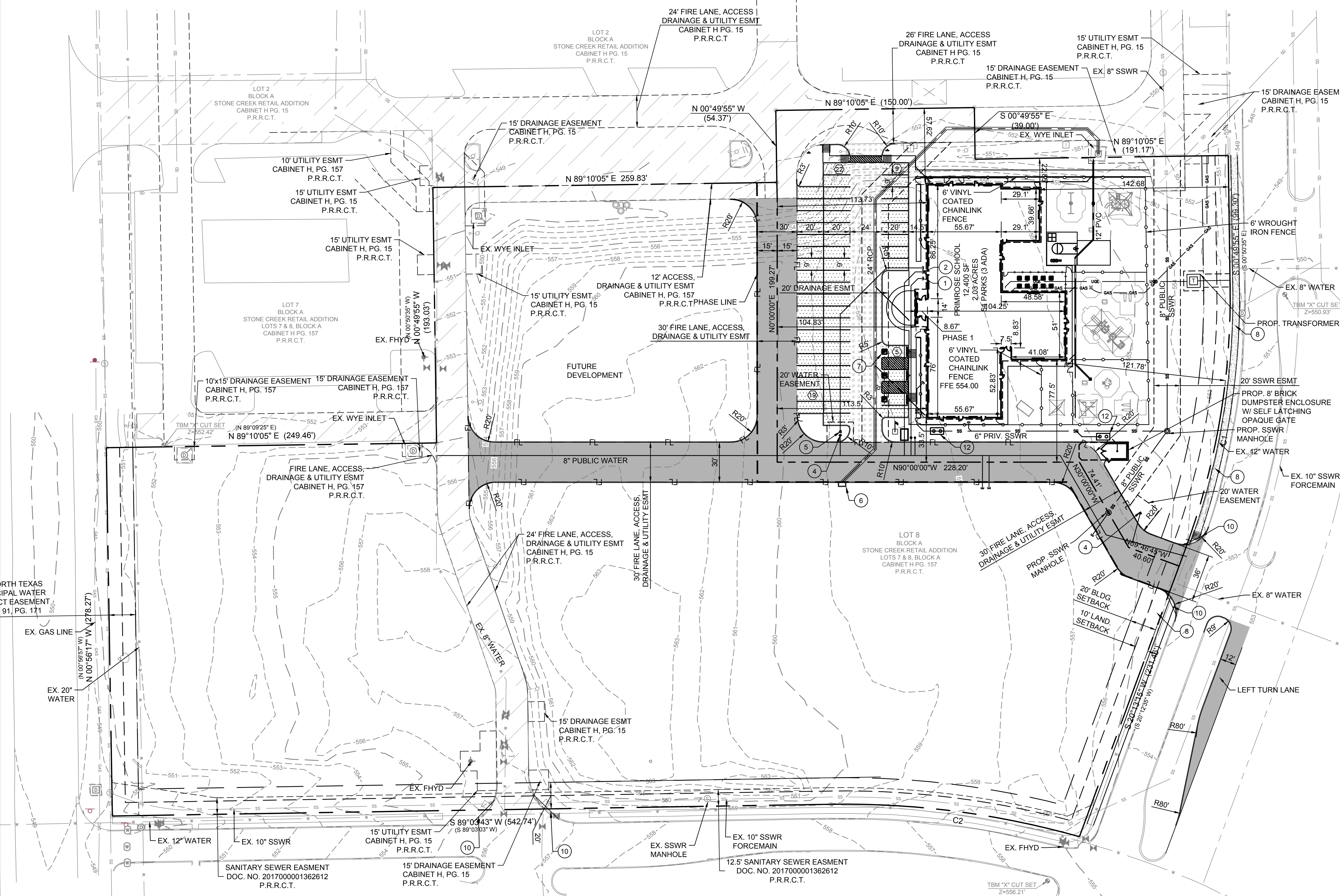
PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: CLAY CRISTY
 P.E. No 109800 Date 06/02/2020

**PRIMROSE SCHOOL OF
 NORTH ROCKWALL
 ROCKWALL, TX 75087**

NO.	DATE	REVISION	BY

CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	06/02/2020
SHEET	
SP-1	
File No.	2020-021



**PRIMROSE SCHOOL
 ROCKWALL, TX 75087**
 LEGAL DESCRIPTION AND/OR ADDRESS:
**A PORTION OF STONE CREEK RETAIL ADDITION
 LOT 8, BLOCK A
 2.03 ACRES (REPLAT 2012)**

OWNER:
 METROPLEX ACQUISITION FUND, LP
 1717 WOODSTEAD CT
 STE 207
 THE WOODLANDS, TX 77380

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

CASE NUMBER
SP2020-005

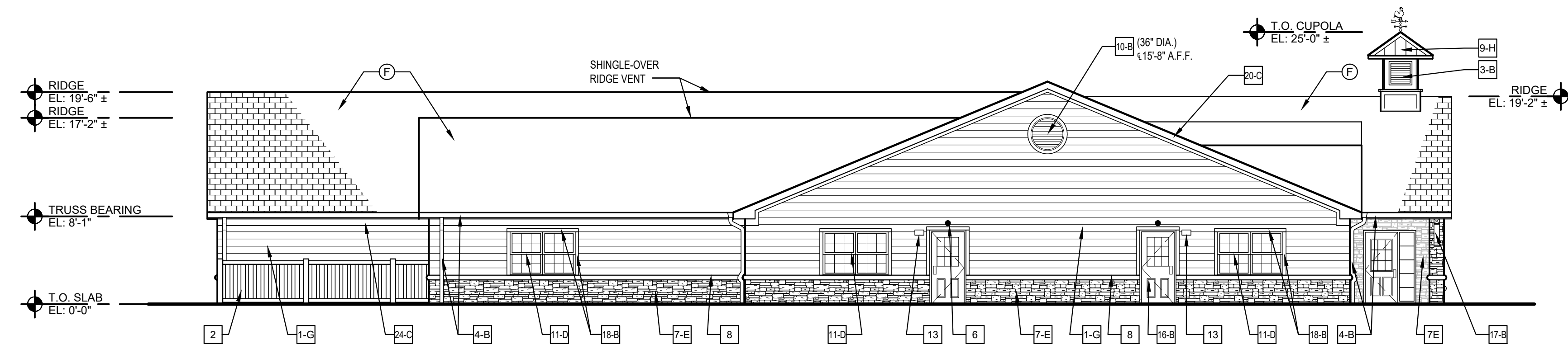
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS THIS ____ DAY OF ____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

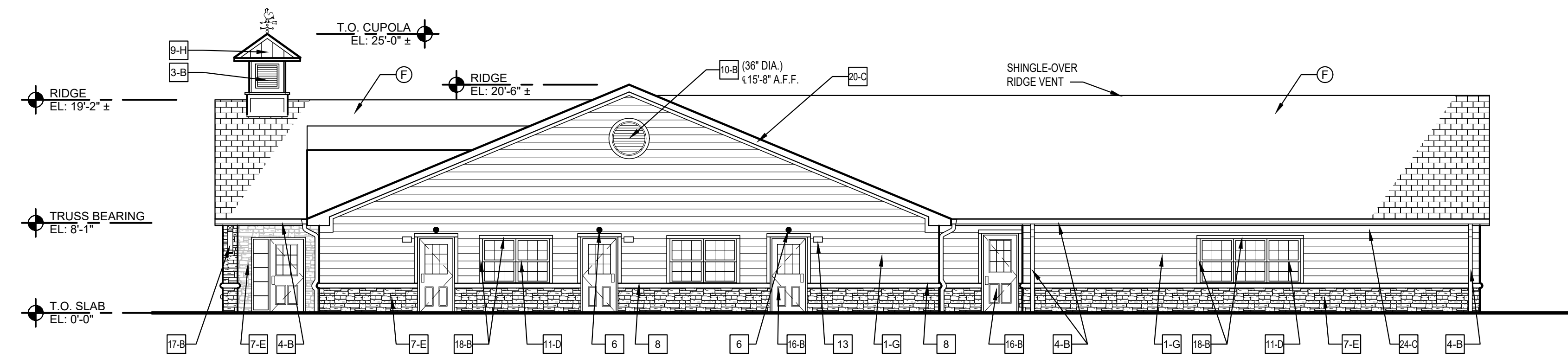
DIRECTOR OF PLANNING AND ZONING

PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 6/2/2020 12:05 PM
 LOCATION: Z:\PROJECTS\2020-021 CASCO PRIMROSE ROCKWALL CADD\ SHEETS\SP-1 CITY SITE PLAN.DWG
 LAST SAVED: 6/2/2020 11:53 AM



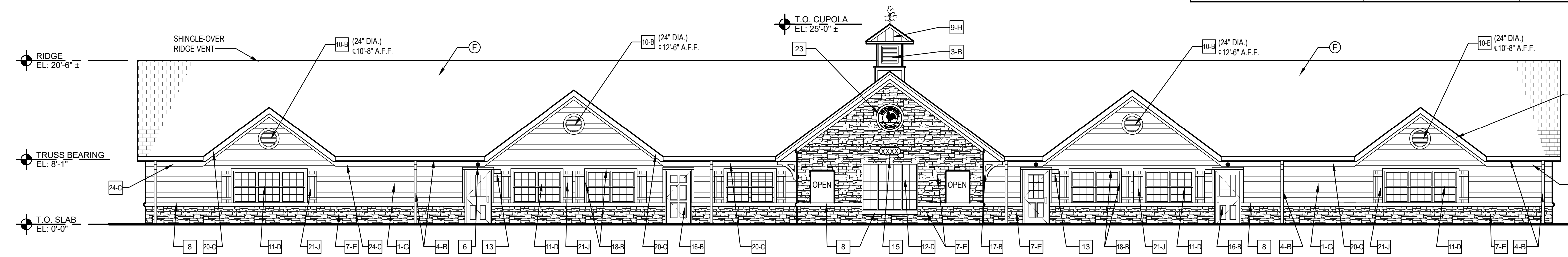
1 NORTH ELEVATION

A4.0 SCALE: 1/8" = 1'-0"



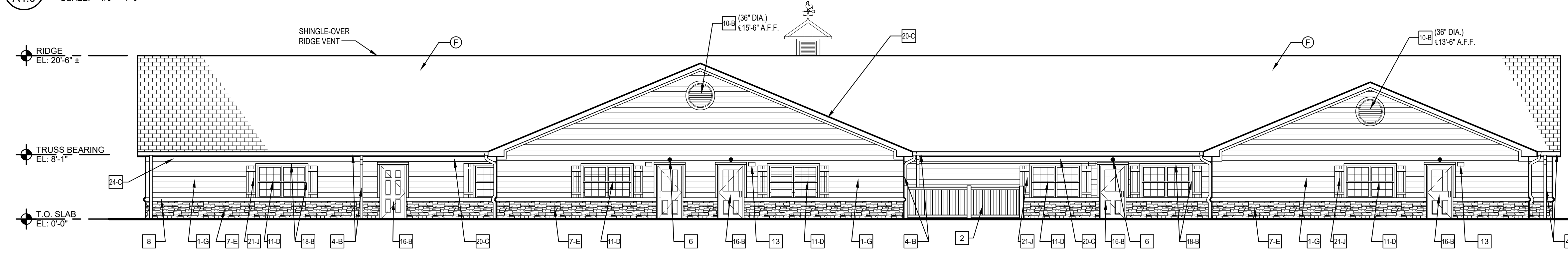
2 SOUTH ELEVATION

A4.0 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION

A4.0 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION

A4.0 SCALE: 1/8" = 1'-0"

KEYED NOTES:

- 1 HARDIE PLANK LAP SIDING.
- 2 TREX FENCE SCREEN FOR HVAC UNITS. COLOR SADDLE. SEE A7.3
- 3 CUPOLA WITH WEATHER VANE. SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
- 4 EXTRUDED ALUMINUM 5" WIDE GUTTERS WITH SPIKE AND FERRULE AT 36" O.C. OGEE PROFILE. CONNECT 4" DIA. DOWNSPOUTS TO UNDER GROUND STORM SYSTEM.
- 5 NOT USED
- 6 WALL MOUNTED EMERGENCY LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 7 STONE: SEE EXTERIOR COLOR SCHEDULE FOR MANUFACTURER.
- 8 PRECAST BULLNOSE SILL - NATURAL WHITE COLOR
- 9 STANDING SEAM ROOF.
- 10 24" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON ELEVATIONS. SEE 0/A6.2
- 11 VINYL SINGLE HUNG WINDOWS WITH CLEAR GLASS (SEE WINDOW ELEVATIONS SHEET A2.1)
- 12 FIXED WINDOW WITH CLEAR GLASS. (SEE WINDOW ELEVATIONS SHEET A2.1)
- 13 WALL MOUNTED LIGHT FIXTURE. TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. MOUNT 82 1/2" A.F.G. TO CENTER OF FIXTURE
- 14 NOT USED
- 15 BEIGE ALUMINUM PLAQUE w/ 6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN.
- 16 H.M. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE
- 17 *FYPPON* PVC BRACKET, MODEL NO. BKT31X30X5. PAINTED.
- 18 1X4 TRIM BOARD, PAINT
- 19 NOT USED
- 20 1X8 TRIM BOARD, PAINT
- 21 VINYL SHUTTERS
- 22 NOT USED
- 23 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT)
- 24 PREFINISHED TRIM AND FRIEZE BOARDS

EXTERIOR COLOR SCHEDULE

- | | |
|---|--|
| <p>(A) TRASH ENCLOSURE GATES (POST & HINGES)</p> <p>(B) EXTERIOR WD. TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, GUTTERS AND AND DOWNSPOUTS, SOFFITS, BRACKETS.</p> <p>(C) EXTERIOR FASCIA, FRIEZE</p> <p>(D) WINDOWS</p> <p>(E) STONE:
NOTE: CAULK COLOR @ CONTROL JOINTS SHALL BE CLOSEST MATCH TO STONE COLOR.</p> <p>(F) FIBERGLASS ASPHALT SHINGLES:
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR</p> <p>(G) HARDIE PLANK LAP SIDING:</p> <p>(H) STANDING SEAM ROOF:</p> <p>(J) VINYL SHUTTERS</p> | <p>HBM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL EXTERIOR APPLICATION)</p> <p>JAMES HARDIE - "MONTEREY TAUPE"</p> <p>JAMES HARDIE - "MONTEREY TAUPE"</p> <p>COLOR - "ALMOND"</p> <p>LEUDER'S LIMESTONE ROUGHBACK - "BUFF"
TYPE: RANDOM LENGTH (4" TO 24")
COURSE HEIGHT: 8", 10", 12", & 16"
GROUT: LIGHT BUFF COLORED MORTAR
MFR: MEZGER ENTERPRISES, LTD (OR APPROVED EQUAL)</p> <p>MANUFACTURER: GAF OR (CERTAINTED) STYLE: TIMBERLINE HD OR (LANDMARK) COLOR: WEATHERED WOOD LIFETIME WARRANTY</p> <p>COBBLESTONE JH40-10</p> <p>AEP-SPAN SNAPSEAM - 12" COLOR: DARK BRONZE</p> <p>architecturaldepot.com - 14" JOINED SHUTTERS WINSTALL SCREWS WIDE STANDARD SIZE FOUR BOARD PREFINISHED #028 FOREST GREEN</p> |
|---|--|

MATERIAL PERCENTAGES

ELEVATION	TOTAL ELEVATION (SF)	TOTAL WINDOWS/ DOORS (SF)	TOTAL MATERIALS EXCLUDING WINDOWS/ DOORS (SF)	STONE (SF)	STONE (%)	SIDING (SF)	SIDING (%)
NORTH	1,231	161	1,070	295	28	675	63
SOUTH	1,231	219	1,012	278	27	652	64
WEST	1,801	326	1,475	653	44	614	42
EAST	1,853	283	1,570	426	27	930	59



PRIMROSE SCHOOL
BORDEAUX DRIVE &
STONE CREEK DRIVE
NORTH ROCKWALL, TX



PRIMROSE SCHOOL FRANCHISING COMPANY
3300 WINDY HILL ROAD, SUITE 1200 E
ATLANTA, GEORGIA 30339-5640
THESE DRAWINGS AND THE DESIGN REPRESENTED HEREIN ARE THE EXCLUSIVE PROPERTY OF PRIMROSE SCHOOL FRANCHISING CO. REPRODUCTION OR ANY USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT THE EXPRESS WRITTEN CONSENT OF PRIMROSE SCHOOL FRANCHISING CO. IS PROHIBITED. ANY UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

Date:

CONSTR. DOC. REVISIONS Description:

No.

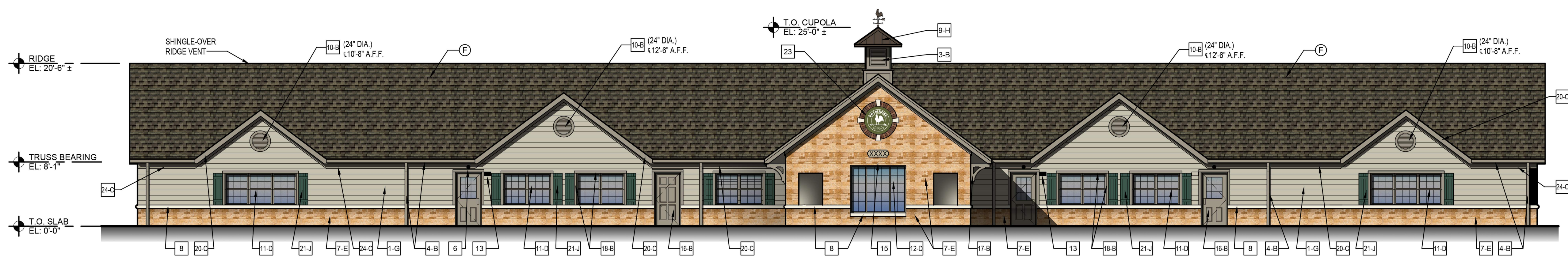
PRIMROSE SCHOOL ROCKWALL, TX 75087
LEGAL DESCRIPTION AND OR ADDRESS: A PORTION OF STONE CREEK RETAIL ADDITION LOT 8, BLOCK A 2.03 ACRES (REPLAT 2012)
OWNER: METROPLEX ACQUISITION FUND, LP 1717 WOODSTEAD CT STE 207 THE WOODLANDS, TX 77380
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572
CASE NUMBER SP2020-005
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.
WITNESS OUR HANDS THIS ____ DAY OF _____.
PLANNING AND ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

Drawn By/Checked By: DSC/KMM
Project Number: 919579
Bid Date: --/--/--
Permit Date: --/--/--
For Construction: --/--/--

EXTERIOR ELEVATIONS

A4.0

6/1/20 SP2020-005



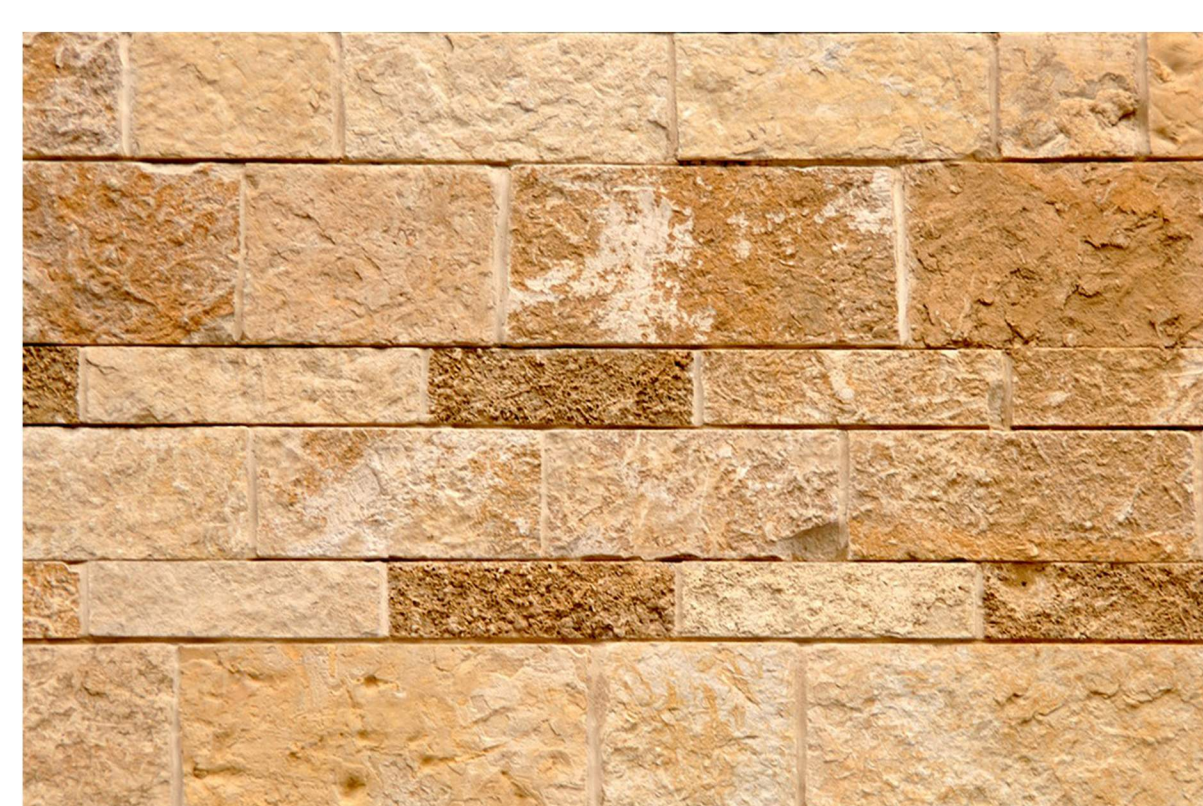
WEST ELEVATION

KEYED NOTES:

- 1 HARDIE PLANK LAP SIDING.
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- 3 CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
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- 24 PREFINISHED TRIM AND FRIEZE BOARDS



HARDIE PLANK LAP SIDING



STONE



SHINGLES



MONTEREY TAUPE



STANDING SEAM ROOF

MATERIAL PERCENTAGES

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EXTERIOR COLOR SCHEDULE

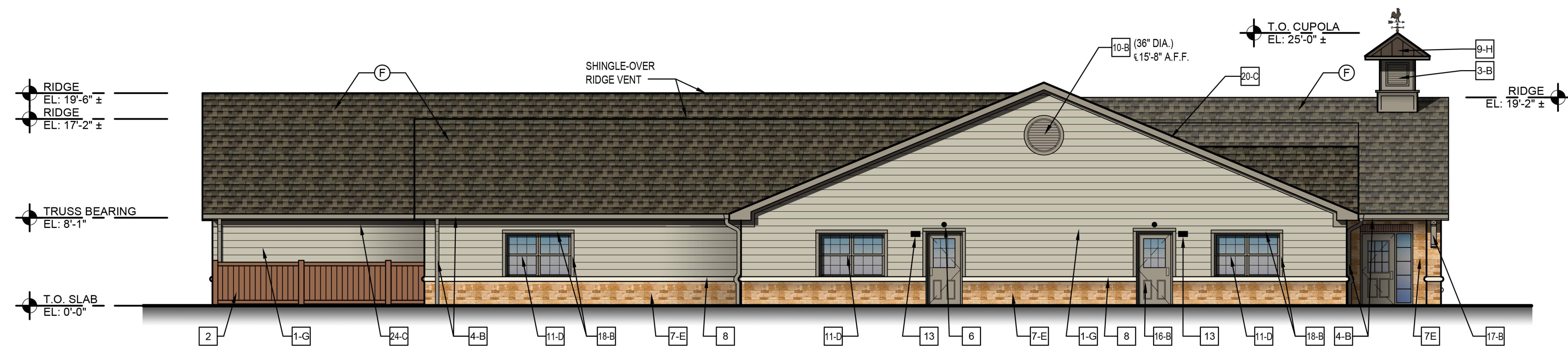
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 - (C) EXTERIOR FASCIA, FRIEZE JAMES HARDIE - "MONTEREY TAUPE"
 - (D) WINDOWS COLOR - "ALMOND"
 - (E) STONE: LEUDER'S LIMESTONE ROUGHBACK - "BUFF" TYPE: RANDOM LENGTH (4" TO 24") COURSE HEIGHT: 8", 10", 12", & 16" GROUT: LIGHT BUFF COLORED MORTAR MFR: MEZGER ENTERPRISES, LTD (OR APPROVED EQUAL)
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 - (H) STANDING SEAM ROOF: AEP-SPAN SNAPSEAM - 12" COLOR: DARK BRONZE
 - (J) VINYL SHUTTERS architecturaldepot.com - 14" JOINED SHUTTERS W/INSTALL SCREWS WIDE STANDARD SIZE FOUR BOARD PREFINISHED #028 FOREST GREEN
- NOTE: CAULK COLOR @ CONTROL JOINTS SHALL BE CLOSEST MATCH TO STONE COLOR.

PRIMROSE SCHOOL ROCKWALL, TX 75087
LEGAL DESCRIPTION AND OR ADDRESS: A PORTION OF STONE CREEK RETAIL ADDITION LOT 8, BLOCK A 2.03 ACRES (REPLAT 2012)
OWNER: METROPLEX ACQUISITION FUND, LP 1717 WOODSTEAD CT STE 207 THE WOODLANDS, TX 77380
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572
CASE NUMBER SP2020-005
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____.
WITNESS OUR HANDS THIS ____ DAY OF _____.
_____ PLANNING AND ZONING COMMISSION, CHAIRMAN
_____ DIRECTOR OF PLANNING AND ZONING

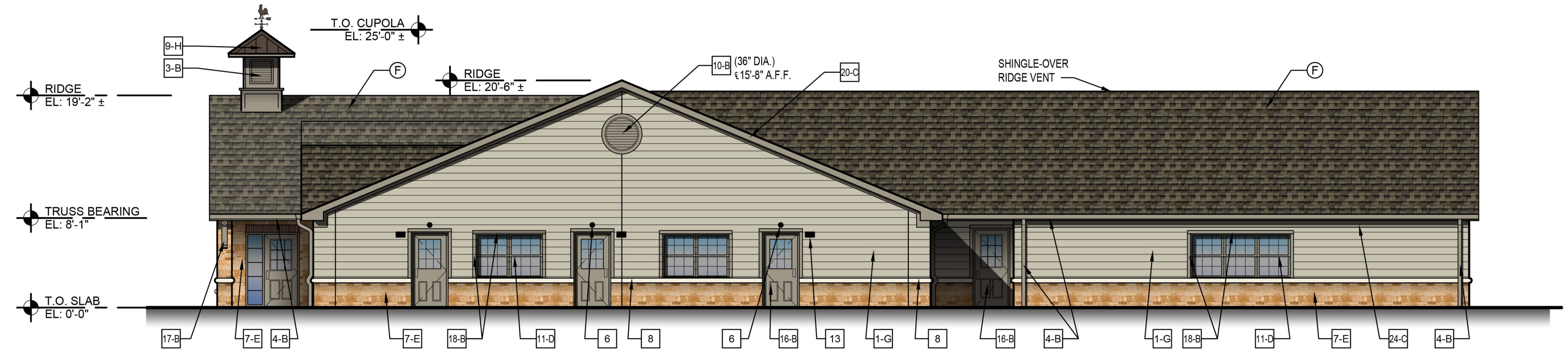


PROPOSED BUILDING FOR:
PRIMROSE SCHOOL
 FRANCHISING COMPANY
 3200 WINDY HILL ROAD, SUITE 1200E
 ATLANTA, GEORGIA 30339-5640

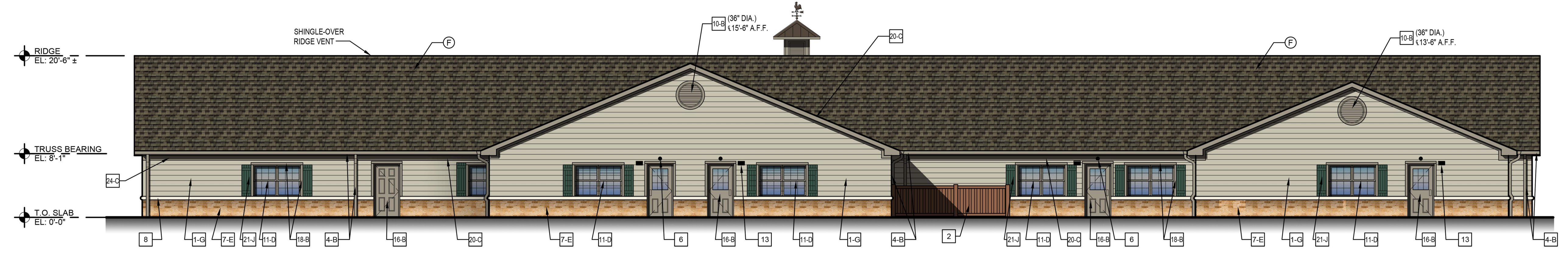
MATERIAL BOARD AND COLORED ELEVATION
PRIMROSE SCHOOL
 BORDEAUX DRIVE & STONE CREEK DRIVE
 NORTH ROCKWALL, TX
 06/1/2020



NORTH ELEVATION




SOUTH ELEVATION



EAST ELEVATION

PRIMROSE SCHOOL ROCKWALL, TX 75087
LEGAL DESCRIPTION AND OR ADDRESS: A PORTION OF STONE CREEK RETAIL ADDITION LOT 8, BLOCK A 2.03 ACRES (REPLAT 2012)
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 PROPOSED BUILDING FOR:
PRIMROSE SCHOOL
FRANCHISING COMPANY
 3200 WINDY HILL ROAD, SUITE 1200E
 ATLANTA, GEORGIA 30339-5640

COLORED ELEVATIONS
PRIMROSE SCHOOL
 BORDEAUX DRIVE & STONE CREEK DRIVE
 NORTH ROCKWALL, TX
 06/1/2020

SP2020-05

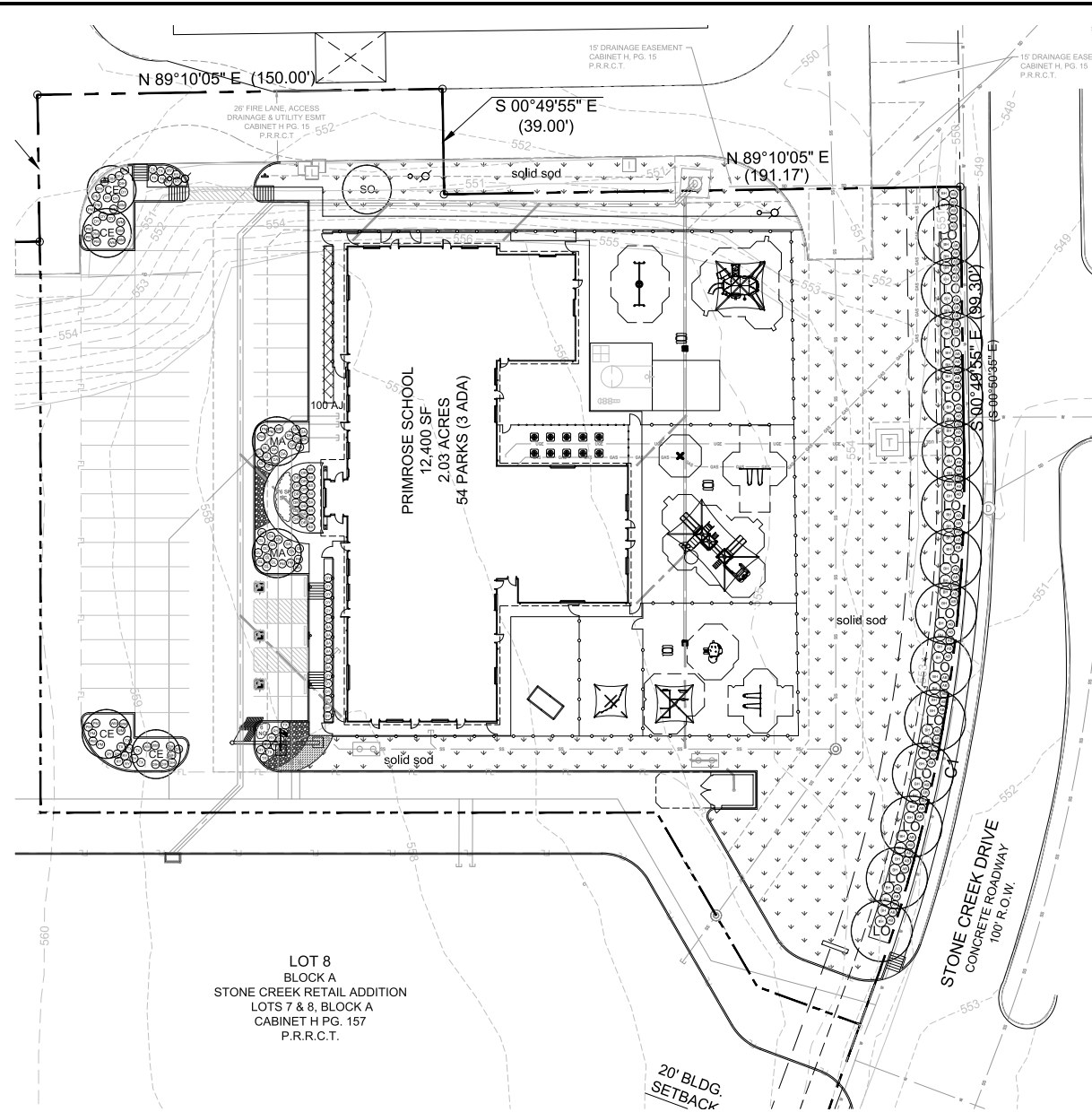
12 Sunnen Drive, Suite 100
 St. Louis, MO 63143
 o: 314.821.1100

CASCO + R5

PLOTTED BY: SCOTT WILKER
 PLOT DATE: 6/2/2020 11:34 AM
 LOCATION: C:\USERS\SCOTT\WILKER\DOCUMENTS\AUTOCAD_LRD\PRIMROSE ROCKWALL\PRIMROSE ROCKWALL_L1.DWG
 LAST SAVED: 6/2/2020 11:30 AM

LOT 8
 BLOCK A
 STONE CREEK RETAIL ADDITION
 LOTS 7 & 8, BLOCK A
 CABINET H PG. 157
 P.R.R.C.T.

20' BLDG.
 SETBACK



TREE LEGEND

Canopy Trees

LO Live Oak	SO Shumard Oak
CE Cedar Elm	MA Shoring Maple

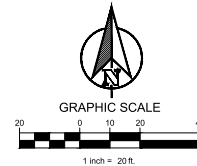
SHRUB LEGEND

DY Dwarf Yucca	GL Giant Limbo
DA Dwarf Asoka	AB Abelia
WM Dwarf Wax Myrtle	BN Dwarf Burford Holly
RY Red Yucca	BX Dwarf Bloodroot
NGL New Gold Lantana	DR Pink Drift Rose
DH Dwarf Indian Hawthorne	AJ Ajai Japanese
TX Texas Sage	SC Seasonal Color
PM Pink Nelly	

HATCH LEGEND

LANDSCAPE NOTES

- The project will have an underground automatic 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 8 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand).
- Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed by grading and 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 a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
- Solid sod all areas disturbed by construction activities as shown on plan.



Integration studio
 Landscape Architecture • Sustainable Site Planning • Natural Resource Design
John F. Murphy, ASLA
 7809 Cross Oaks Way
 Taylor, TX 77075
 281.266.8888 • 281.266.8889
 john@integrationstudio.com

TEXAS REGISTRATION #14158
CLAYMOORE ENGINEERING
 LANDSCAPE ARCHITECTS
 1503 CENTRAL DRIVE, SUITE #408
 BEDFORD, TEXAS 76021
 817.281.0572



**PRIMROSE SCHOOL OF
 NORTH ROCKWALL
 ROCKWALL, TX 75087**

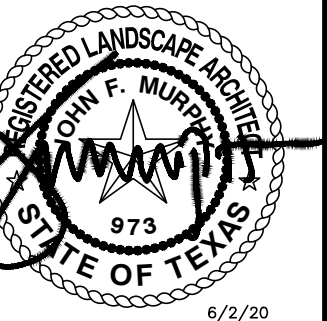
PRIMROSE SCHOOL ROCKWALL, TX 75087
LEGAL DESCRIPTION AND/OR ADDRESS: A PORTION OF STONE CREEK RETAIL ADDITION LOT 8, BLOCK A 2.03 ACRES (REPLAT 2012)
OWNER: METROPLEX ACQUISITION FUND, LP 1717 WOODSTEAD CT STE 207 THE WOODLANDS, TX 77380
APPLICANT: CLAYMOORE ENGINEERING, INC. 1503 CENTRAL DRIVE, SUITE #408 BEDFORD, TX 76021 PH: 817.281.0572
CASE NUMBER: SP2020-005
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WITNESS OUR HANDS THIS _____ DAY OF _____
PLANNING AND ZONING COMMISSION, CHAIRMAN _____
DIRECTOR OF PLANNING AND ZONING _____

LANDSCAPE PLAN

SHEET
L-1

DATE: 06/02/2020

APP. No. 2020-005



**PRIMROSE SCHOOL OF
 NORTH ROCKWALL
 ROCKWALL, TX 75087**

PLANT LIST

CANOPY TREES			
1	SO	Shoebird Oak	Quercus chrysolepis
2	MA	Shoebird Maple	Acer truncatum
14	LO	Lime Oak	Quercus grisea
4	CE	Cedar Elm	Ulmus crinitifolius

All Canopy trees to be 4 inch c.d. DBH - container grown 14' ht. 7' spread

SHRUBS			
Note: All shrubs to be 5' tall on site of Rockwall.			
24	DY	Dwarf Yucca	Ilex cornuta 'Nana'
16	DA	Dwarf Acacia	Acacia dealbata 'Ed. Goucher'
11	WM	Dwarf Wax Myrtle	Mitella repens
14	RY	Red Yucca	Hebe x exoniiflora
12	DIH	Dwarf Indian Hawthorne	Rhodolepis indica 'Nana'
15	TX	Texas Sage	Leucosiphon frutescens 'Silverado'
20	PM	Pin Mistle	Muhlenbergia coccinea
13	GL	Glitch Liriod	Liriodendron
70	AB	Acacia	Acacia dealbata
56	BH	Dwarf Burford Holly	Ilex cornuta 'Burfordii'
8	BX	Dwarf Boxwood	Buxus sempervirens 'Fructicos'
13	DR	Pin Drift Rose	Rosa 'Meibaco'

GROUNDCOVERS			
100	AJ	Asian Jasmine	Trachelium asiaticum
76	SC	Sebania Color	To be selected title of content
6	NGL	Neon Gold Lantana	Lantana 'Neon Gold'

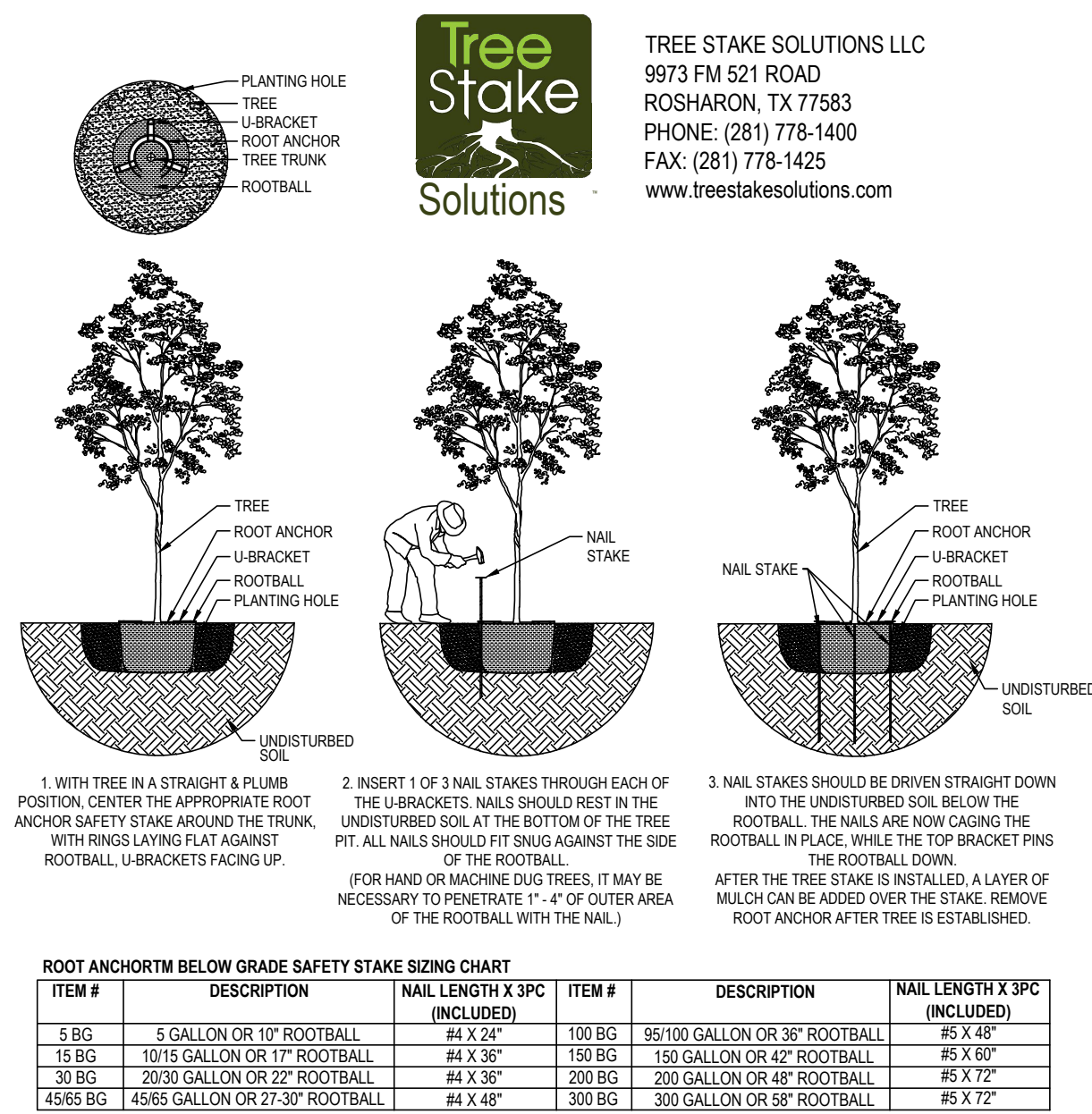
**City of Rockwall, Texas
 LANDSCAPE CALCULATIONS**

Total Lot Area	88,583 SF	Required	Provided
Landscaping Area 15%		13,287 SF	24,445 SF (47.5%)

Street Buffer Tree	1 Shade tree 3" c.d. per 50 LF of frontage	Required	Provided
Stone Creek Drive	315 LF	7	14

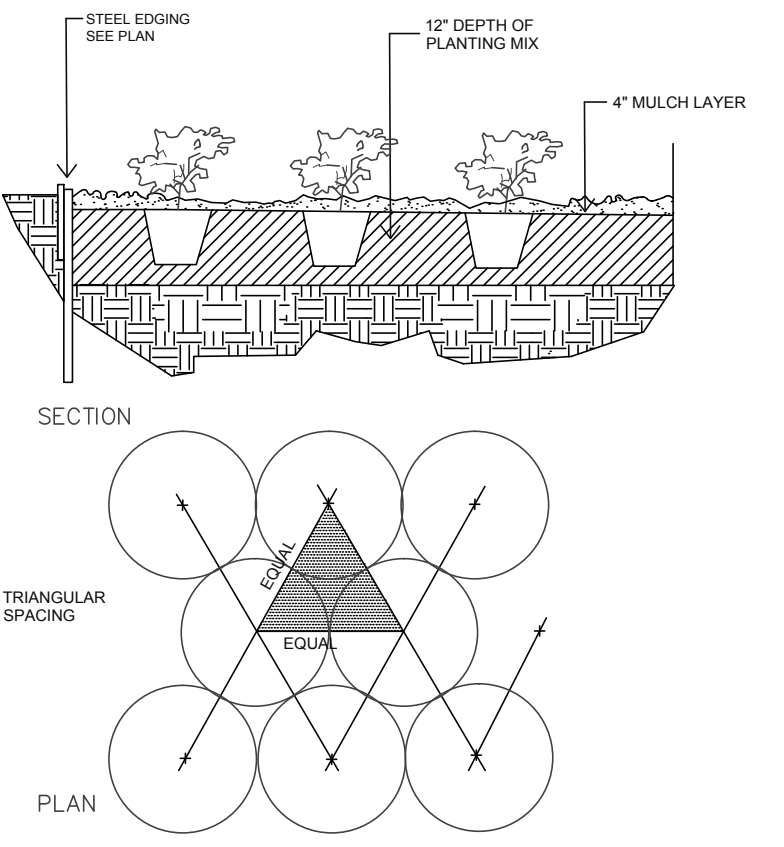
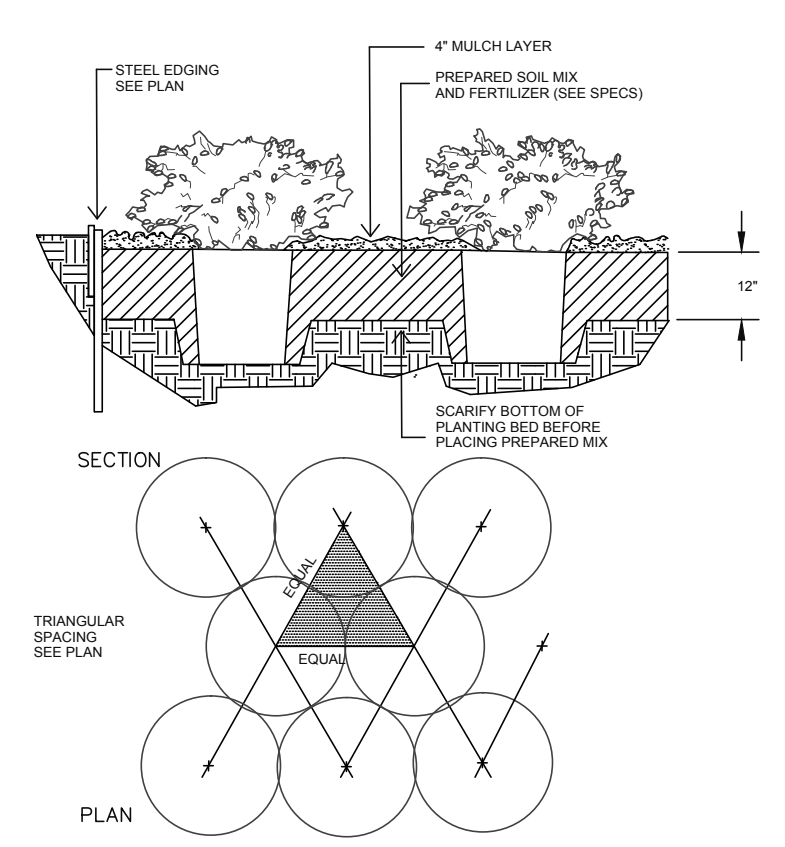
Perennial Lot Landscaping		Required	Provided
Perennial Spacing	55	6	6
1 tree per 10' spacing			

Tree Mitigation
 No trees on site



1 CANOPY TREE PLANTING
 SCALE: NONE

ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)	ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)
5 BG	5 GALLON OR 10" ROOTBALL	#4 X 24"	100 BG	95/100 GALLON OR 36" ROOTBALL	#5 X 48"
15 BG	10/15 GALLON OR 17" ROOTBALL	#4 X 36"	150 BG	150 GALLON OR 42" ROOTBALL	#5 X 60"
30 BG	20/30 GALLON OR 27" ROOTBALL	#4 X 36"	200 BG	200 GALLON OR 48" ROOTBALL	#5 X 72"
45/65 BG	45/65 GALLON OR 27-30" ROOTBALL	#4 X 48"	300 BG	300 GALLON OR 58" ROOTBALL	#5 X 72"



**PRIMROSE SCHOOL
 ROCKWALL, TX 75087**
 LEGAL DESCRIPTION AND OR ADDRESS:
 A PORTION OF STONE CREEK RETAIL ADDITION
 LOT 8, BLOCK A
 2.03 ACRES (REPLAT 2012)

OWNER:
 METROPLEX ACQUISITION FUND, LP
 1717 WOODSTEAD CT
 STE 207
 THE WOODLANDS, TX 77380

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

CASE NUMBER
 SP2020-005

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WITNESS OUR HANDS THIS _____ DAY OF _____

_____ SHEET
 PLANNING AND ZONING COMMISSION, CHAIRMAN
 _____ DIRECTOR OF PLANNING AND ZONING

LANDSCAPE DETAILS

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 06/02/2020

SHEET
L-2

File No. 2020-021

SCOTT WILMER
 6/2/2020 11:34 AM
 C:\USERS\SCOTTWILMER\DOCUMENTS\AUTOCAD_LRD\PRIMROSE ROCKWALL\PRIMROSE ROCKWALL_L.S.DWG
 6/2/2020 11:00 AM

PRIMROSE SCHOOL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:
A PORTION OF STONE CREEK RETAIL ADDITION
LOT 8, BLOCK A
2.03 ACRES (REPLAT 2012)

OWNER:
METROPLEX ACQUISITION FUND, LP
1717 WOODSTEAD CT
STE 207
THE WOODLANDS, TX 77380

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

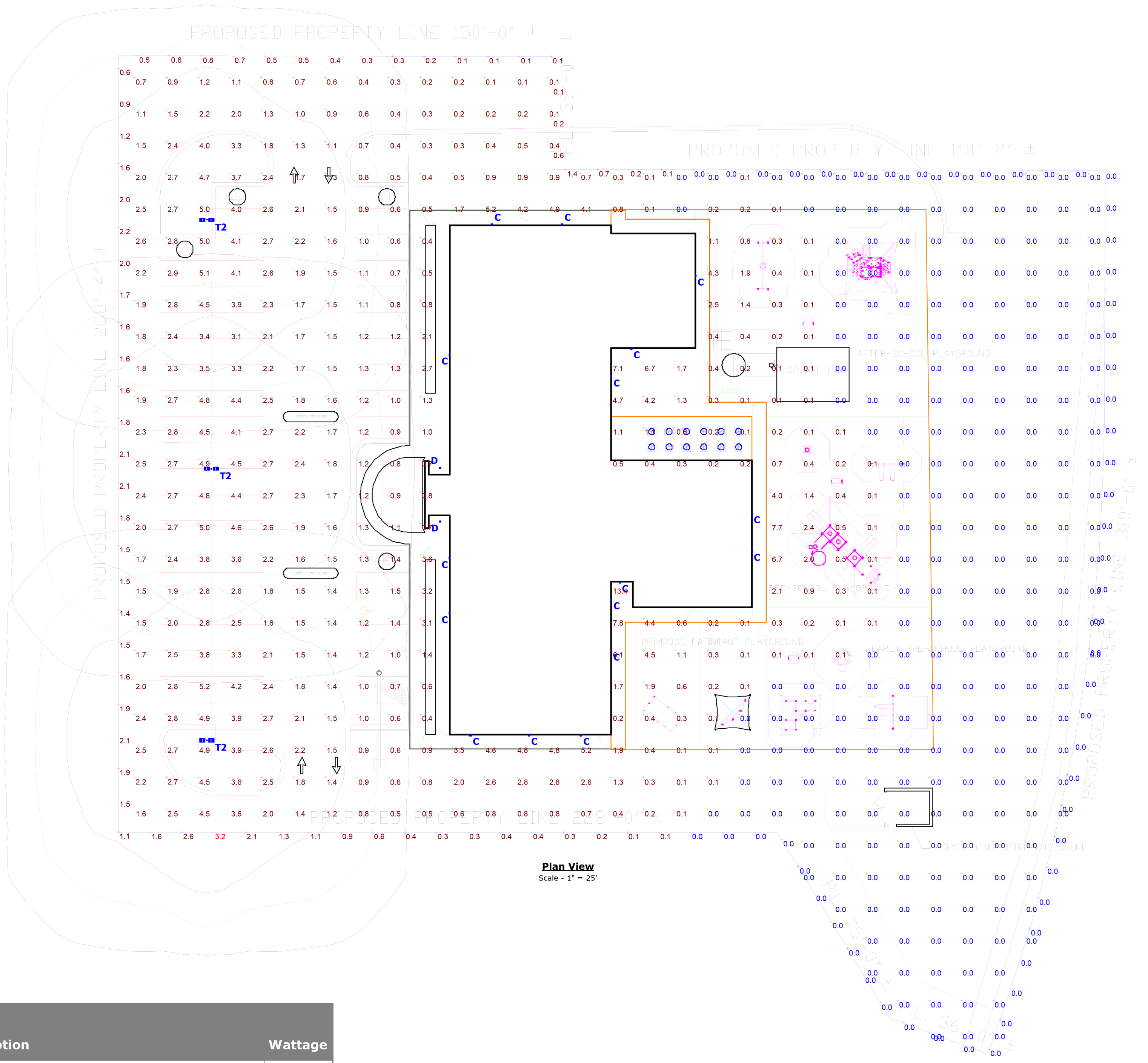
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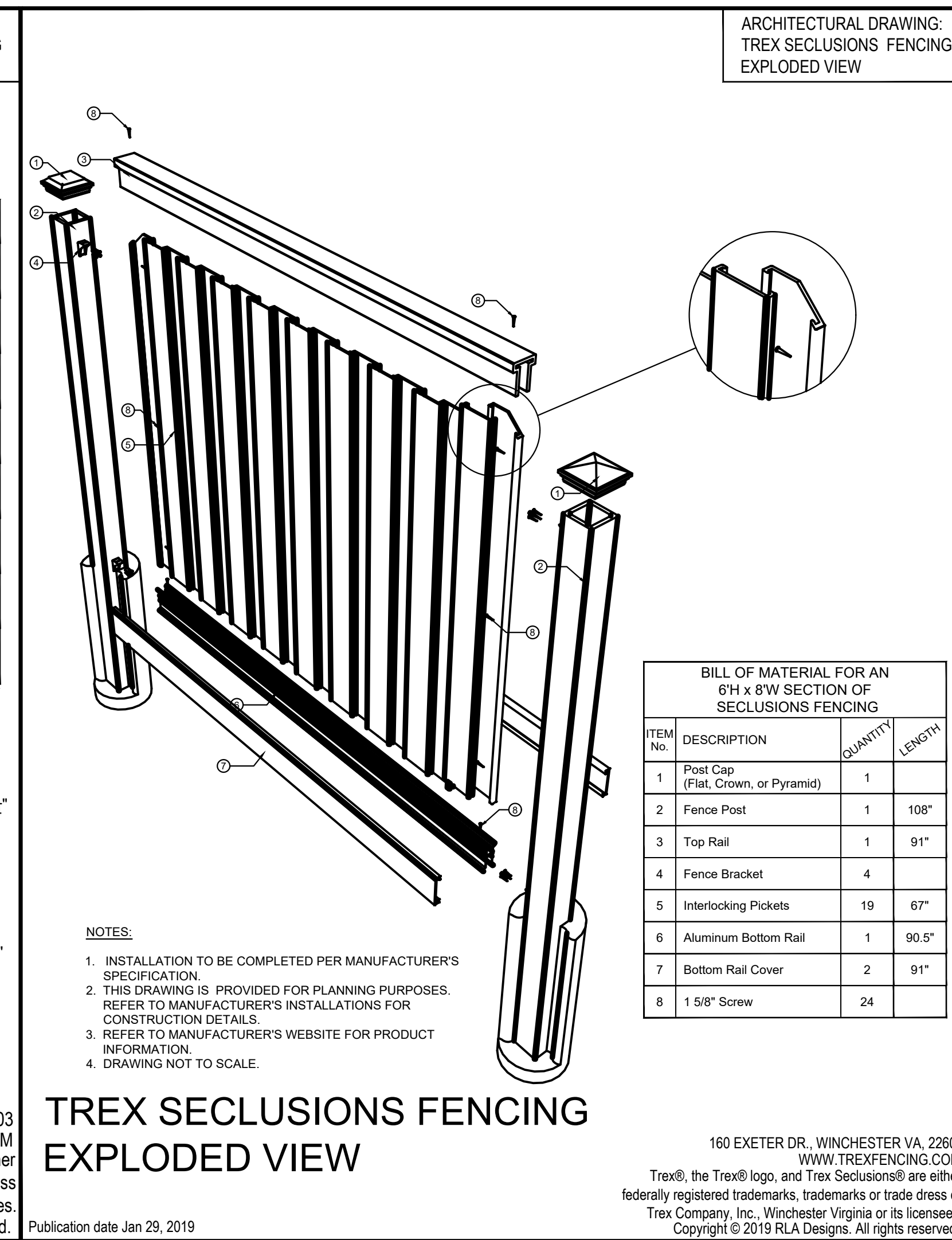
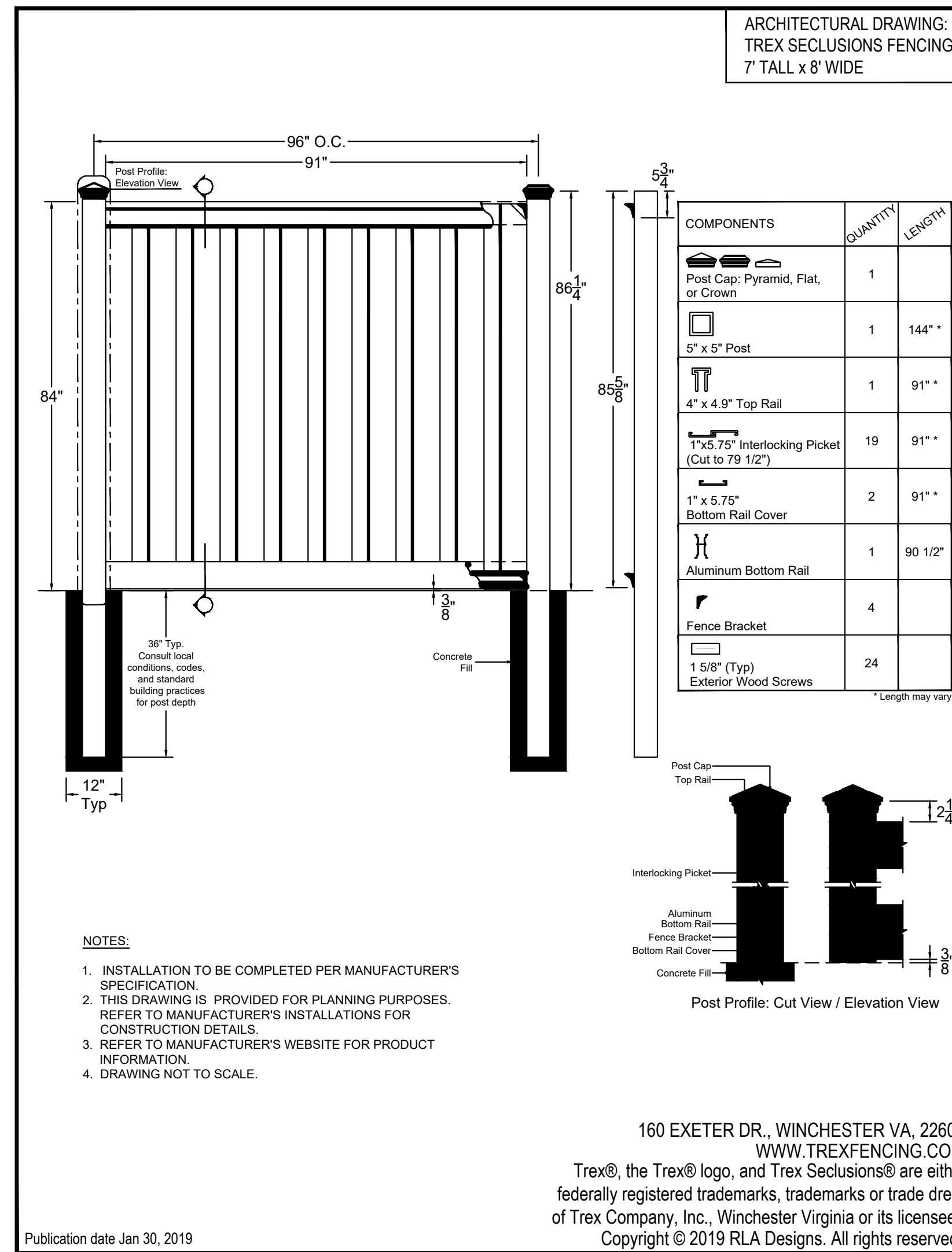
PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



Symbol	Label	Qty	Catalog Number	Description	Wattage
	T2	3	PFP RV-1-C25-T4-20-0	Double Head D180 Cooper Lighting Solutions PRV Prevail Series Pole & Fixture Combo LED Area Unit w/Type 4ME Distribution (20ft. Pole w/2ft. Base)	192
	C	16	XTOR3B	Cooper Lighting Solutions Lumark XTOR3 Series Wall Mounted Wallpack Unit (7ft. Fixture Mounting Height)	25.5
	D	2	H7ICT / RL560WH9930	Eaton Halo Brand H7ICT Series Insulated Ceiling Recessed Housing w/ TCP LED14 Series Downlight Module Unit	13.5

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line Light Levels	+	0.6 fc	3.2 fc	0.0 fc	N/A	N/A
Site Light Levels	+	1.1 fc	13.4 fc	0.0 fc	N/A	N/A



1 MANUFACTURER'S DETAILS
A7.2 SCALE: 3/8" = 1'-0"

THIS DETAIL PROVIDED FOR REFERENCE ONLY

PRIMROSE SCHOOL
BORDEAUX DRIVE &
STONE CREEK DRIVE
NORTH ROCKWALL, TX



PRIMROSE SCHOOL FRANCHISING COMPANY
3300 WINDY HILL ROAD, SUITE 1200 E
ATLANTA, GEORGIA 30339-5640
THESE DRAWINGS AND THE DESIGN REPRESENTED HEREIN ARE THE EXCLUSIVE PROPERTY OF PRIMROSE SCHOOL FRANCHISING CO. REPRODUCTION OR ANY USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT THE EXPRESS WRITTEN CONSENT OF PRIMROSE SCHOOL FRANCHISING CO. IS PROHIBITED. ANY UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

CONSTR. DOC. REVISIONS	Date
Description	
No.	

PRIMROSE SCHOOL ROCKWALL, TX 75087
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PLANNING AND ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

Drawn By/Checked By: DCD/KMM
Project Number 919579
Bid Date --/--/--
Permit Date --/--/--
For Construction --/--/--

SITE DETAILS
A7.3
6/1/2020
SP2020-05



June 2, 2020

Mr. David Gonzales
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087
Phone: 972.772.6434

Re: Site Plan – SP2020-005 Primrose Rockwall – Variance Request Letter

Dear Mr. Gonzales,

Primrose School of Rockwall has plans to develop a 2.03 acres site located generally at the NWC of Bordeaux Drive and Stone Creek Drive. The site is platted as Lot 8 Block A of the Stone Creek Retail Addition

VARIANCE REQUEST DETAILS:

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

Variance #1: Allow the building to exceed the maximum percentage for cementitious lap siding on the North, South and East elevations.

Compensatory Measures;

- Added cupola with weather vane to the west elevation
- Clad the front entry in stone (brings the stone percentage for the elevation to double the requirement.)

Variance #2: Allow the North and South elevations to not meet the articulation standards for horizontal elevations.

Compensatory Measures;

- Added (4) gables to project above wall height to West Elevation (in addition to entry feature which is required.)
- Added decorative shutters to the West and East Elevations

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



June 2, 2020

Mr. David Gonzales
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087
Phone: 972.772.6434

Re: Site Plan- Primrose Rockwall- SP2020-005

Dear Mr. Gonzales:

This letter is to specify the timing of the corner enhanced amenity (Ord No. 09-01, PD 70 Development Plan), which will be located at the southeast corner of the development. The corner enhanced amenity will be a part of the future development of the adjacent parcel and will not be constructed with the proposed Primrose School. The amenity will be developed at a later time with the future development of the site.

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". The signature is stylized and fluid.

Clay Cristy, PE



June 19, 2020

TO: Clay Moore Engineering
Clay Cristy
1903 Central Drive, Suite 406
Bedford, TX 76021

CC: Metroplex Acquisition Fund, LP
Grey Stogner
1717 Woodstead, Suite 207
The Woodlands, TX 77380

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2020-005.; *Site Plan for a Daycare Center within the Stone Creek Retail Addition*

Clay Cristy:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on June 9, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

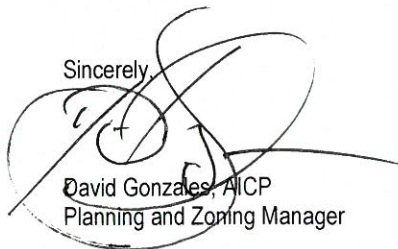
- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,
- (2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC),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

Planning and Zoning Commission

On June 9, 2020, the Planning and Zoning Commission approved a motion to approve the site plan with staff recommendations by a vote of 7-0. Additionally, the motion included approval of the variances being requested as outlined in staff's report.

Prior to submitting your civil engineering plans to the Engineering Department, you will need to submit bonded and digital copies of the site plan showing that all outstanding comments have been addressed. Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager