



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2022-004 P&Z DATE 03/15/22 CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

SITE PLAN APPLICATION
<input 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. _____

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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: AIRPORT RD
 SUBDIVISION: LANDING POINT ADDITION LOT 4 BLOCK A
 GENERAL LOCATION: ON AIRPORT RD ACROSS FROM INDUSTRIAL BLVD.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: C - COMMERCIAL CURRENT USE: N/A
 PROPOSED ZONING: N/A PROPOSED USE: OFFICE
 ACREAGE: 0.47 AC LOTS [CURRENT]: _____ LOTS [PROPOSED]: _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input type="checkbox"/> OWNER	<u>Airport Road, LLC.</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Carroll Architects</u>
CONTACT PERSON	<u>Kevin Lefere</u>	CONTACT PERSON	<u>JEFF CARROLL</u>
ADDRESS	<u>202 ENSK ST</u>	ADDRESS	<u>750 E. INTERSTATE 30</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Suite 110</u>
PHONE	<u>469.628.9106</u>	PHONE	<u>Rockwall, TX 75087</u>
E-MAIL	<u>KLefere@zanatas.com</u>	E-MAIL	<u>214.632.1762</u>
			<u>JC@CarrollArch.com</u>

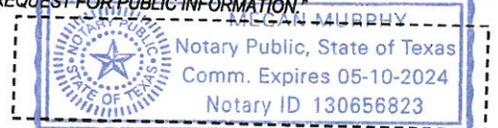
NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ FEBRUARY, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF FEBRUARY, 2022. 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 18 DAY OF FEBRUARY, 2022
 OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 5-10-2024



CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:

REVIEWED BY:

OVERLAY DISTRICT:

REVIEW DATE:

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04, of Art. 11
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Photometric Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	<input type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	<input type="checkbox"/>	<input checked="" type="checkbox"/>		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓ = OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking	<input type="checkbox"/>	<input type="checkbox"/>	<i>Reference Table 3 of Article VI.</i>	Table 5, Art. 06
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 (<i>Check w/ the Engineering Department</i>).	§05.03.C, of Art. 06
Adequate Loading Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (<i>Art. VI 6.5 Loading Requirements</i>).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input type="checkbox"/>	<input checked="" type="checkbox"/>	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓ = OK	N/A	Comments	UDC Reference
NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				

Proposed or Existing Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05
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2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. 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, of Art. 05
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Off-Street Loading Dock Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:			Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)
✓ Trees not allowed in Landscape Buffers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.
Protected Trees (That Will Remain On-Site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.
Parking Lot Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.
Location of all Site Amenities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.
Identify Visibility Triangles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.
Landscape Buffer - Street Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.
Tree Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.
Irrigation Requirements Note	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.
Hydro mulch (or non-sod option)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.
Rights-of-Way & Landscape Buffers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).
			Appendix C
			Appendix C
			\$07.01, of Art. 09
			\$05.03.E, of Art. 08
			-
			\$01.08, of Art. 05
			\$05.01, of Art. 08
			\$05.03.E, of Art. 08
			\$05.04, of Art. 08
			Sec. 4.2, Coverage, Engr Standards of Design and Construction
			\$05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist
Buildings	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	\$03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input type="checkbox"/>	<input type="checkbox"/>		\$03.01.C, of Art. 09

Protected Trees (To Remain On Site)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	<input type="checkbox"/>	<input type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: <i>Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input type="checkbox"/>	<input type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	<input type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	<input type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	§03.03.C, of Art. 07
Under-Canopy Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	<input type="checkbox"/>	<input type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	<input type="checkbox"/>	<input type="checkbox"/>	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	<input type="checkbox"/>	<input type="checkbox"/>	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. 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.	§03.03.A, of Art. 07
Proposed Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

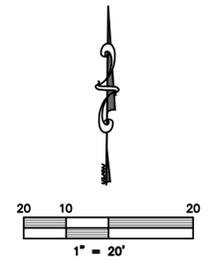
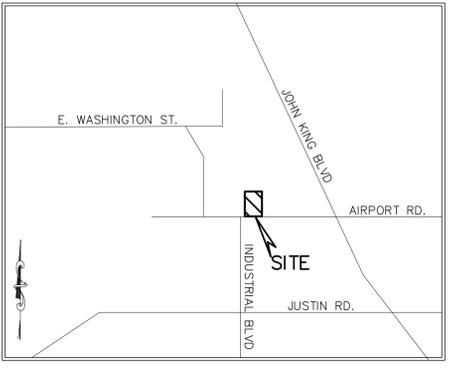
6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	§04.01.C.1, of Art. 05
Secondary Facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
NOTE: Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
Minimum 90% Masonry Requirement	<input type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	<input type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H)	§05.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§05.01.C.2, of Art. 05



SITE DATA:

LOT AREA:
0.47 Acres, 20,655 sq.ft.
LOT COVERAGE:
37.6%
FLOOR TO AREA RATIO:
2.66:1
BUILDING AREA:
General Office: 7,766 sq.ft.
CONSTRUCTION TYPE:
IIB & IV
BUILDING HEIGHT:
1-Story
PROPOSED FUTURE USE:
General Office
IMPERVIOUS AREA
(including buildings):
13,803 sq.ft.
ZONING:
C
SHARED PARKING:
Required:
Office (1/300sf) = 25
Handicap = 1
Provided:
Standard = 19
Handicapped = 1
Total Provided = 20
LANDSCAPE AREA:
Required: (15%) 3,099 sq.ft.
Provided: 6,852 sq.ft.
FIRESPRINKLER:
Yes
* THERE ARE NO EXIST. BUILDINGS ON THIS SITE

VICINITY MAP NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- ⊕ FH = EXISTING FIRE HYDRANT
- ⊕ WM = EXISTING WATER METER
- ⊕ PP = EXISTING POWER POLE
- ⊕ LP = EXISTING LIGHT POLE
- ⊕ = EXISTING SS MANHOLE
- ⊕ = EX. TELEPHONE BOX
- EXIST. or EX. = EXISTING
- ⊕ = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB
- Yes = EXIST FIRELANE
- No = PROPOSED PAVING

NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
- 2) ALL WORK SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING NOTES:

- 1) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 2) DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER (O.C.)
- 3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3,600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- 5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
- 6) NO SAND UNDER PAVING.

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



REVISIONS

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

PROJECT #: SP

SITE PLAN

LEFERE OFFICE

AIRPORT ROAD
LANDING POINT ADDITION
Lot 4, Blk A, 0.47 ACRES
City of Rockwall, Rockwall County, Texas 75087
owner
Kevin Leferé
Contact: 469-628-9106

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 876-8761

© 2022 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2022-4 REG. NO.: F-2567

date: 2/9/22 scale: 1"=20' sheet: C101

**** NOTICE TO CONTRACTORS ****
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

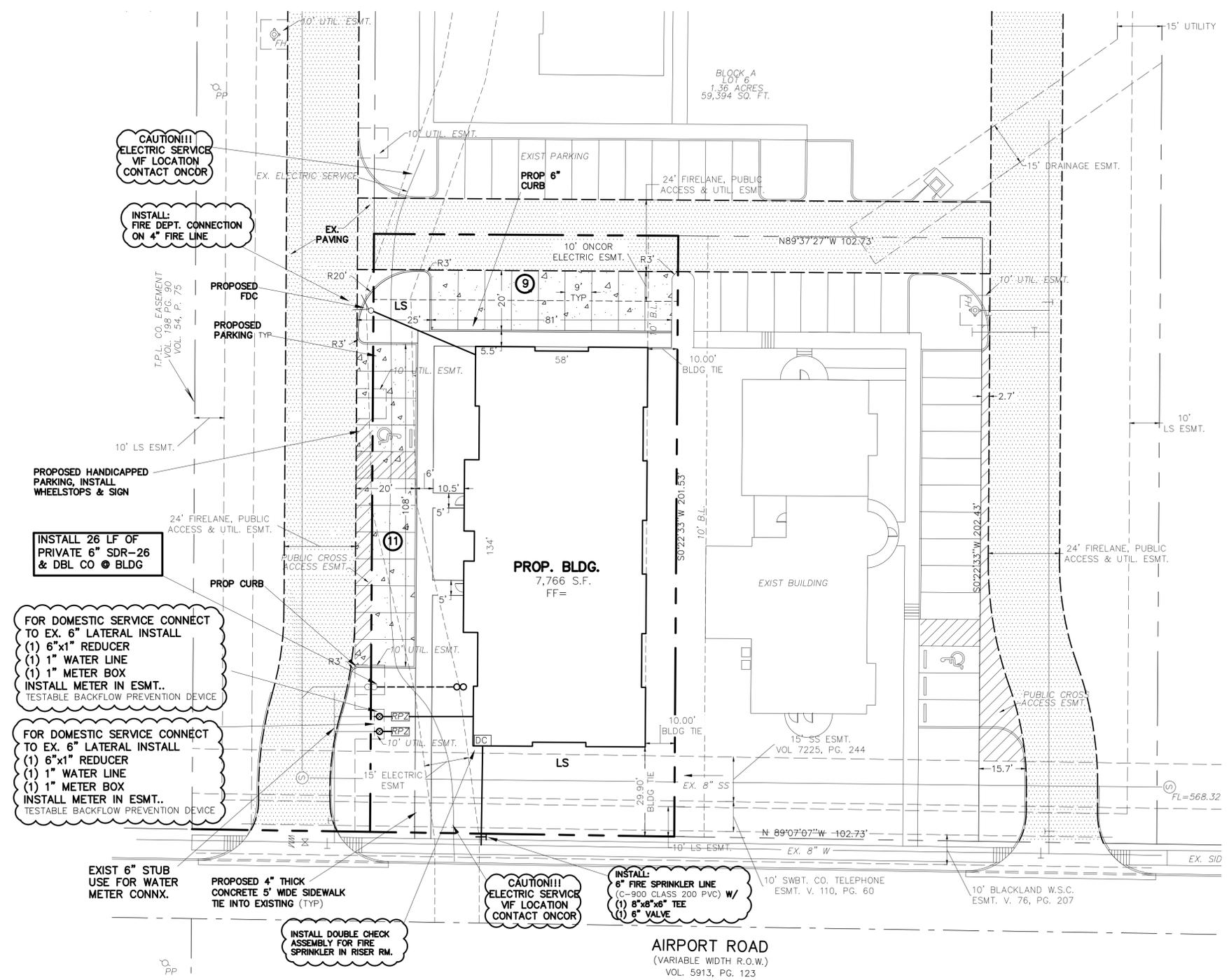
WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 2. Fire lanes shall be designed and constructed per city standards.
 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
 5. All signage contingent upon Building Inspection Department.
 6. Approval of the site plan is not final until all engineering plans are approved.
 7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
 8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 9. All electrical transmission, distribution and service lines must be underground.

Offsite BM:
City of Rockwall control monument R016 located in the grass area between the parking lot and northwest corner of the City Services Center building.
Elev=558.72

Onsite BM:
X Cut on sidewalk along Airport Road at the SE corner of property.
Elev=577.17.



CAUTION!!!
ELECTRIC SERVICE
VIF LOCATION
CONTACT ONCOR

INSTALL:
FIRE DEPT. CONNECTION
ON 4" FIRE LINE

INSTALL 26 LF OF
PRIVATE 6" SDR-26
& DBL CO @ BLDG

FOR DOMESTIC SERVICE CONNECT
TO EX. 6" LATERAL INSTALL
(1) 6"x1" REDUCER
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT..
TESTABLE BACKFLOW PREVENTION DEVICE

FOR DOMESTIC SERVICE CONNECT
TO EX. 6" LATERAL INSTALL
(1) 6"x1" REDUCER
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT..
TESTABLE BACKFLOW PREVENTION DEVICE

INSTALL DOUBLE CHECK
ASSEMBLY FOR FIRE
SPRINKLER IN RISER RM.

CAUTION!!!
ELECTRIC SERVICE
VIF LOCATION
CONTACT ONCOR

INSTALL:
6" FIRE SPRINKLER LINE
(0-900 CLASS 200 PVC) W/
(1) 8"x8"x6" TEE
(1) 8" VALVE

AIRPORT ROAD
(VARIABLE WIDTH R.O.W.)
VOL. 5913, PG. 123

INDUSTRIAL
BLVD.



**STONE, ROUGH FACE
COLOR - BLANCO**



**HARDIE BOARD SIDING,
COLOR - GRAY SLATE**



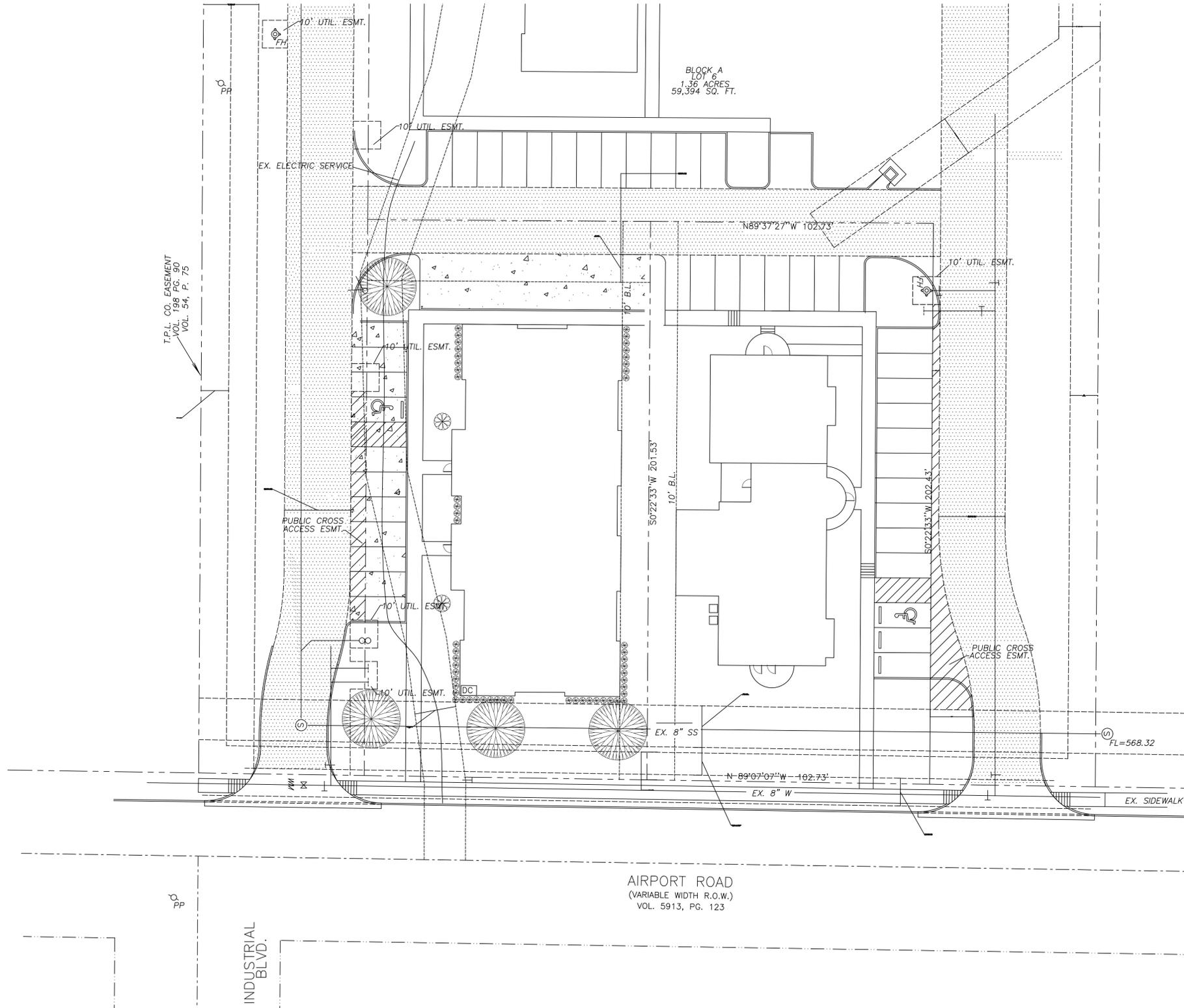
**STANDING SEAM METAL ROOF
COLOR - CHARCOAL**



**STUCCO W/ EIFS FINISH
COLOR - GRAY MATTERS**

**OFFICE @ AIRPORT ROAD
ROCKWALL, TEXAS**





SITE DATA TABLE	
SITE AREA	0.47 ACRES (20,655 S.F.)
ZONING	C
PROPOSED USE	GENERAL OFFICE
PROPOSED BUILDING AREA:	7,766 S.F.
LOT COVERAGE (GROSS AREA)	37.6%
FLOOR TO AREA RATIO	2.66 : 1
BUILDING HEIGHT MAX.	36'-0"

PARKING TABLE	
OFFICE PARKING (1/300)	25 SPACES W/ (1 ADA)
PARKING REQUIRED	25 SPACES W/ (1 ADA)
PARKING PROVIDED	20 SPACES W/ (1 ADA)

LANDSCAPE TABULATION	
NET AREA	0.47 ACRES (20,655 S.F.)
REQUIRED LANDSCAPE AREA- 15% OF 20,655 S.F.	3,099 S.F.
PROVIDED LANDSCAPE AREA- 33% OF 20,655 S.F.	6,852 S.F.
IMPERVIOUS COVERAGE- 67% OF 20,655 S.F.	13,803 S.F.

- NOTES:**
- Irrigation shall be provided to all landscaped areas.
 - Tree mitigation for this project for existing trees on this property.
 - All perimeter parking are within 50'-0" of a shade tree.
 - No trees within 5' of public utilities less than 10'.
 - No trees within 10' of public utilities 10" or greater.

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
CEDAR ELM	WINTER BOXWOOD (SHRUB) 5 GALLON • INSTALLATION
ACCENT TREE	

- GENERAL NOTES:**
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
 - ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
 - OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 - CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 - CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 - DUMPSTER IS NOT REQUIRED FOR THIS PROJECT.
 - ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 - THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 - NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE.

ISSUE: _____
 CITY SUBMITTAL: 02-18-2022

SOFTRIGHT NOTICE:
 This drawing was prepared under the supervision and control of a registered professional engineer and architect. The protection of this drawing is provided by the Copyright Act of 1976. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner. Any unauthorized use of this drawing may result in civil or criminal penalties, including imprisonment, fines, and/or monetary liability.

OFFICE @ AIRPORT ROAD
 Airport Road - Lot 4 Block A
 Rockwall, Texas 75087

KEVIN LEFERE
 AIRPORT ROAD, LLC.
 Rockwall, TX 75087

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

LANDSCAPE PLAN

DATE: _____ SHEET NO.: _____
 PROJECT NO.: 2021063
 DRAWN BY: _____
 CHECKED BY: _____



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 & 2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: AIRPORT RD

SUBDIVISION: LANDING POINT ADDITION LOT 4 BLOCK A

GENERAL LOCATION: ON AIRPORT RD ACROSS FROM INDUSTRIAL BLVD.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: C - COMMERCIAL CURRENT USE: N/A

PROPOSED ZONING: N/A PROPOSED USE: OFFICE

ACREAGE: 0.47 AC LOTS [CURRENT]: _____ LOTS [PROPOSED]: _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input type="checkbox"/> OWNER	<u>Airport Road, LLC.</u>	<input checked="" type="checkbox"/> APPLICANT	<u>CARROLL ARCHITECTS</u>
CONTACT PERSON	<u>Kevin Lefere</u>	CONTACT PERSON	<u>JEFF CARROLL</u>
ADDRESS	<u>202 ENSK ST</u>	ADDRESS	<u>750 E. INTERSTATE 30</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Suite 110</u>
PHONE	<u>469.628.9106</u>	PHONE	<u>Rockwall, TX 75087</u>
E-MAIL	<u>KLefere@zanatas.com</u>	E-MAIL	<u>214.632.1762</u>
			<u>JC@CARROLLARCH.COM</u>

NOTARY VERIFICATION [REQUIRED]

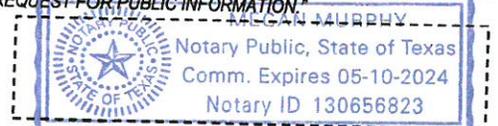
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Lefere [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ FEBRUARY, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF FEBRUARY, 2022. 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."

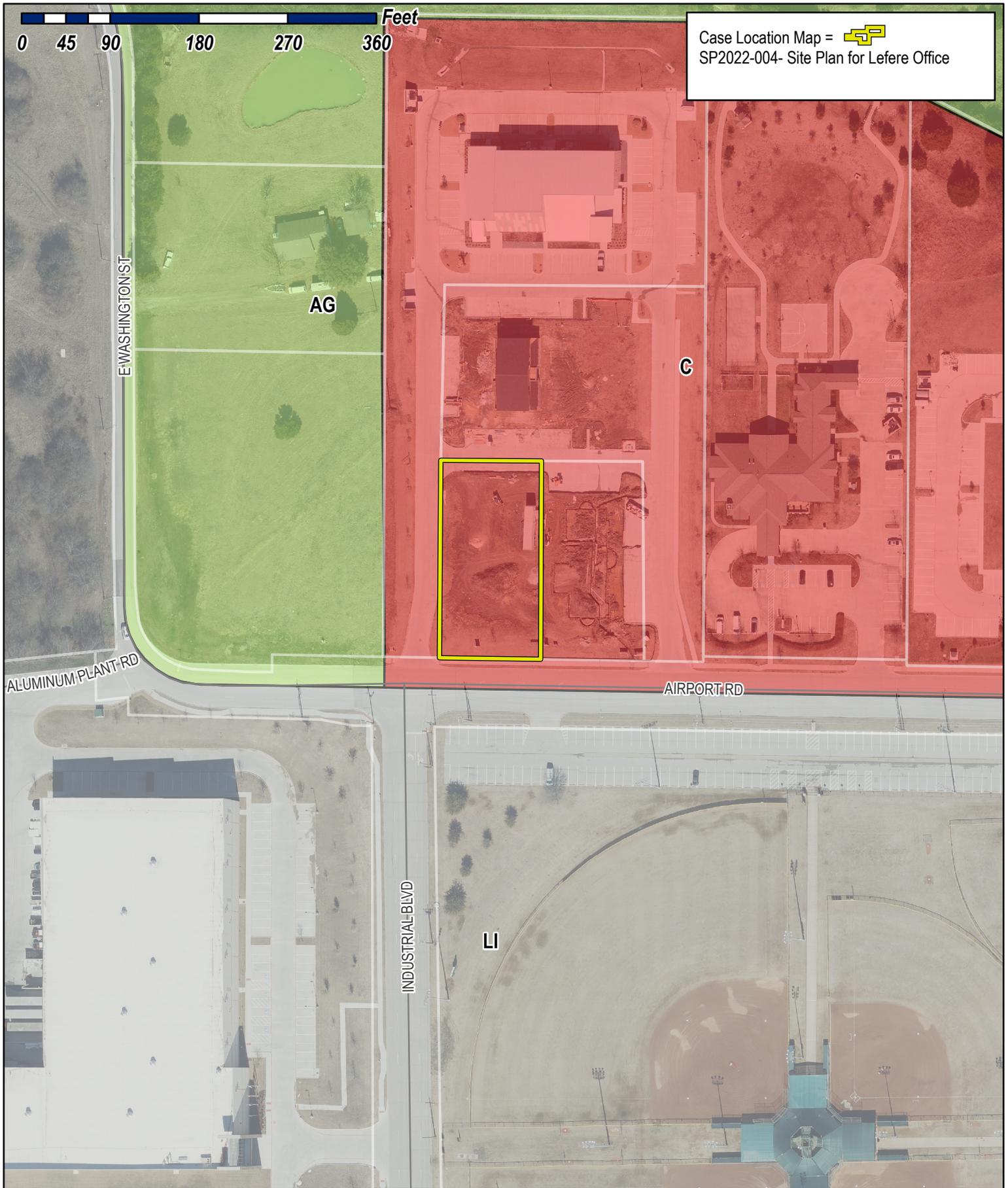
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF FEBRUARY, 2022

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 5-10-2024



Case Location Map =  SP2022-004- Site Plan for Lefere Office

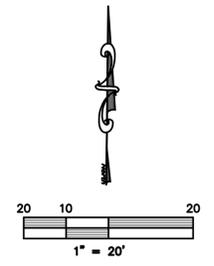
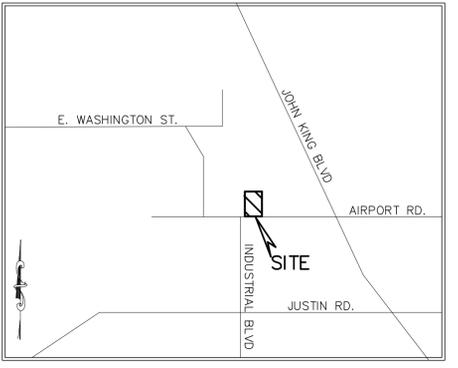


City of Rockwall

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

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SITE DATA:

LOT AREA:
0.47 Acres, 20,655 sq.ft.
LOT COVERAGE:
37.6%
FLOOR TO AREA RATIO:
2.66:1
BUILDING AREA:
General Office: 7,766 sq.ft.
CONSTRUCTION TYPE:
IIB & LV
BUILDING HEIGHT:
1-Story
PROPOSED FUTURE USE:
General Office
IMPERVIOUS AREA
(including buildings):
13,803 sq.ft.
ZONING:
C
SHARED PARKING:
Required:
Office (1/300sf) = 25
Handicap = 1
Provided:
Standard = 19
Handicapped = 1
Total Provided = 20
LANDSCAPE AREA:
Required: (15%) 3,099 sq.ft.
Provided: 6,852 sq.ft.
FIRESPRINKLER:
Yes
* THERE ARE NO EXIST. BUILDINGS ON THIS SITE

VICINITY MAP NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- ⊕ FH = EXISTING FIRE HYDRANT
- ⊕ WM = EXISTING WATER METER
- ⊕ PP = EXISTING POWER POLE
- ⊕ LP = EXISTING LIGHT POLE
- ⊕ = EXISTING SS MANHOLE
- ☐ = EX. TELEPHONE BOX
- EXIST. or EX. = EXISTING
- ⊕ = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB
- Yes = EXIST FIRELANE
- No = PROPOSED PAVING

NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
- 2) ALL WORK SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING NOTES:

- 1) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 2) DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER (O.C.)
- 3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3,600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- 5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
- 6) NO SAND UNDER PAVING.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



REVISIONS

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

PROJECT #: SP

SITE PLAN

LEFERE OFFICE

AIRPORT ROAD
LANDING POINT ADDITION
Lot 4, Blk A, 0.47 ACRES
City of Rockwall, Rockwall County, Texas 75087
owner
Kevin Leferé
Contact: 469-628-9106

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

© 2022 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2022-4 REG. NO.: F-2567

date: 2/9/22 scale: 1"=20' sheet: C101

**** NOTICE TO CONTRACTORS ****
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

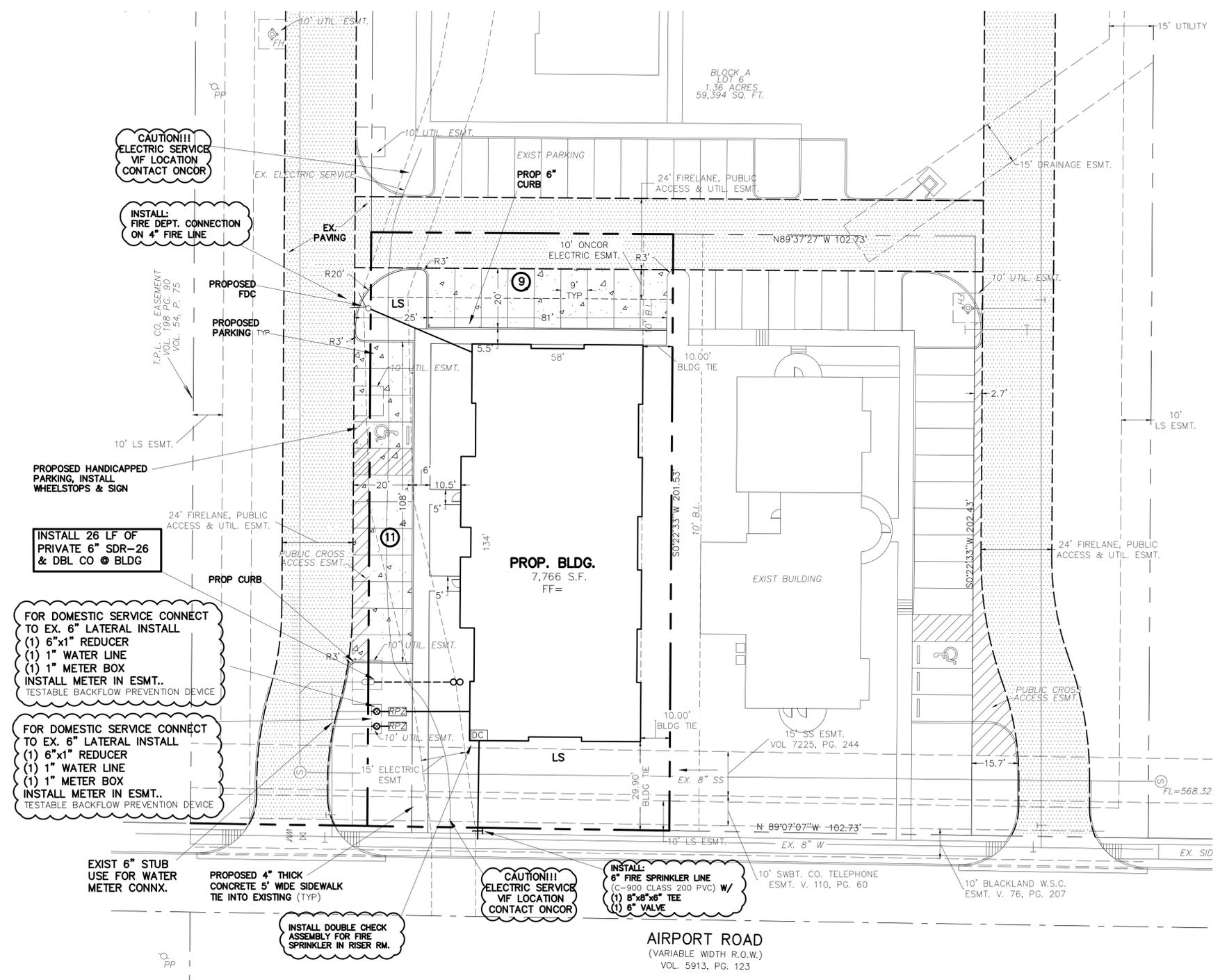
WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 2. Fire lanes shall be designed and constructed per city standards.
 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
 5. All signage contingent upon Building Inspection Department.
 6. Approval of the site plan is not final until all engineering plans are approved.
 7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 9. All electrical transmission, distribution and service lines must be underground.

Offsite BM:
City of Rockwall control monument R016 located in the grass area between the parking lot and northwest corner of the City Services Center building.
Elev=558.72

Onsite BM:
X Cut on sidewalk along Airport Road at the SE corner of property.
Elev=577.17.



CAUTION!!!
ELECTRIC SERVICE
VIF LOCATION
CONTACT ONCOR

INSTALL:
FIRE DEPT. CONNECTION
ON 4" FIRE LINE

TP & L CO. EASEMENT
VOL. 198 PG. 90
VOL. 54, P. 75

PROPOSED HANDICAPPED
PARKING, INSTALL
WHEELSTOPS & SIGN

INSTALL 26 LF OF
PRIVATE 6" SDR-26
& DBL CO @ BLDG

FOR DOMESTIC SERVICE CONNECT
TO EX. 6" LATERAL INSTALL
(1) 6"x1" REDUCER
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT..
TESTABLE BACKFLOW PREVENTION DEVICE

FOR DOMESTIC SERVICE CONNECT
TO EX. 6" LATERAL INSTALL
(1) 6"x1" REDUCER
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT..
TESTABLE BACKFLOW PREVENTION DEVICE

EXIST 6" STUB
USE FOR WATER
METER CONNX.

INSTALL DOUBLE CHECK
ASSEMBLY FOR FIRE
SPRINKLER IN RISER RM.

CAUTION!!!
ELECTRIC SERVICE
VIF LOCATION
CONTACT ONCOR

INSTALL:
6" FIRE SPRINKLER LINE
(0-900 CLASS 200 PVC) W/
(1) 8"x8"x6" TEE
(1) 8" VALVE

AIRPORT ROAD
(VARIABLE WIDTH R.O.W.)
VOL. 5913, PG. 123



3 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



4 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE	
A	HARDBOARD SIDING & TRIM, STYLE: SELECT CEDARMILL, PRIME, SIZE: 8.25", COLOR - GRAY SLATE
B	STONE, ROUGH FACE, TUMBLED SQUARE EDGES, COLOR - BLANCO - ASHLER PATTERN
C	PRECAST CONCRETE, COLOR TO MATCH STONE
D	STUCCO W/ EIFS FINISH, TEXTURE - FINE, COLOR - SW 7066 GRAY MATTERS
E	STEEL AWNING, PAINT - SILVER
F	WOOD VENEER CAP, COLOR - GRAY SLATE
G	ALUMINUM AWNING, COLOR - ANODIZED ALUMINUM
H	STOREFRONT & DOORS, COLOR - ANODIZED ALUMINUM
J	EXTERIOR GLASS 1" INSULATED, LOW "E", COLOR - 10% TINTED, GRAY
K	STANDING SEAM METAL, MFG - BERRIDGE; CEE - LOCK, COLOR - CHARCOAL
L	PREFINISHED METAL COPING, COLOR - BLACK
M	EXTERIOR HOLLOW METAL DOOR, PAINTED, COLOR - DARK GREY
N	PREFINISHED ROOF GUTTER & DOWNSPOUT SYSTEM, COLOR - DARK GREY
P	STUCCO CONTROL JOINT/SCORE PATTERN
Q	DECORATIVE LIGHTING - EXTERIOR SCONCE, LIGHTING SELECTED BY OWNER

NOTE: ALL RTU'S ARE SCREENED BY PARAPET
NO VARIANCES/EXCEPTIONS ARE BEING REQUESTED

ISSUE:
CITY SUBMITTAL: 02-18-2022

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OFFICE @ AIRPORT ROAD
Airport Road - Lot 4 Block A
Rockwall, Texas 75087

KEVIN LEFERE
AIRPORT ROAD, LLC.
Rockwall, TX 75087

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

EXTERIOR ELEVATIONS

OFFICE @ AIRPORT ROAD
LEGAL DESCRIPTION AND OR ADDRESS: OFFICE @ AIRPORT ROAD AIRPORT ROAD - LOT 4, BLOCK A CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
OWNER Kevin Lefere Airport Road, LLC. Rockwall, TX 75087
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: ic@carrollarch.com ATTN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP2022-XXX
SITE PLAN SIGNATURE BLOCK
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.
WITNESS OUR HANDS, this _____ day of _____.
Director of Planning & Zoning

DATE: DEC 2021
PROJECT NO: 2021063
DRAWN BY: A501
CHECKED BY:



**STONE, ROUGH FACE
COLOR - BLANCO**



**HARDIE BOARD SIDING,
COLOR - GRAY SLATE**



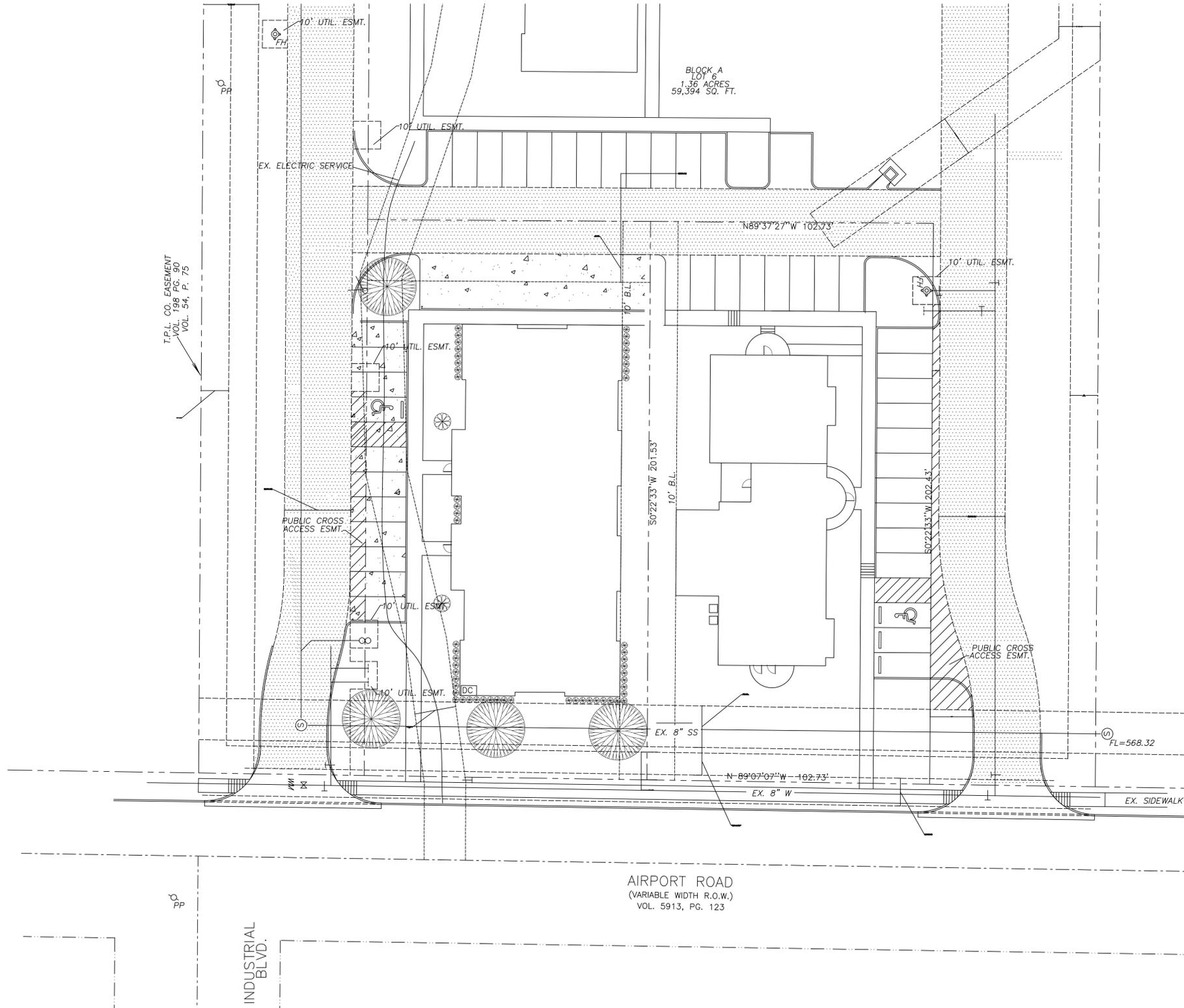
**STANDING SEAM METAL ROOF
COLOR - CHARCOAL**



**STUCCO W/ EIFS FINISH
COLOR - GRAY MATTERS**

**OFFICE @ AIRPORT ROAD
ROCKWALL, TEXAS**





SITE DATA TABLE	
SITE AREA	0.47 ACRES (20,655 S.F.)
ZONING	C
PROPOSED USE	GENERAL OFFICE
PROPOSED BUILDING AREA:	7,766 S.F.
LOT COVERAGE (GROSS AREA)	37.6%
FLOOR TO AREA RATIO	2.66 : 1
BUILDING HEIGHT MAX.	36'-0"

PARKING TABLE	
OFFICE PARKING (1/300)	25 SPACES W/ (1 ADA)
PARKING REQUIRED	25 SPACES W/ (1 ADA)
PARKING PROVIDED	20 SPACES W/ (1 ADA)

LANDSCAPE TABULATION	
NET AREA	0.47 ACRES (20,655 S.F.)
REQUIRED LANDSCAPE AREA- 15% OF 20,655 S.F.	3,099 S.F.
PROVIDED LANDSCAPE AREA- 33% OF 20,655 S.F.	6,852 S.F.
IMPERVIOUS COVERAGE- 67% OF 20,655 S.F.	13,803 S.F.

- NOTES:**
- Irrigation shall be provided to all landscaped areas.
 - Tree mitigation for this project for existing trees on this property.
 - All perimeter parking are within 50'-0" of a shade tree.
 - No trees within 5' of public utilities less than 10'.
 - No trees within 10' of public utilities 10" or greater.

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
CEDAR ELM	WINTER BOXWOOD (SHRUB) 5 GALLON • INSTALLATION
ACCENT TREE	

- GENERAL NOTES:**
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
 - ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
 - OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 - CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 - CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 - DUMPSTER IS NOT REQUIRED FOR THIS PROJECT.
 - ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 - THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 - NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE.

ISSUE: _____
 CITY SUBMITTAL: 02-18-2022

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OFFICE @ AIRPORT ROAD
 Airport Road - Lot 4 Block A
 Rockwall, Texas 75087

KEVIN LEFERE
 AIRPORT ROAD, LLC.
 Rockwall, TX 75087

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

LANDSCAPE PLAN

DATE: _____ SHEET NO.: _____
 PROJECT NO.: 2021063
 DRAWN BY: _____
 CHECKED BY: _____

PROJECT COMMENTS



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

DATE: 2/25/2022

PROJECT NUMBER: SP2022-004
PROJECT NAME: Site Plan for Lefere Office
SITE ADDRESS/LOCATIONS: 1501 AIRPORT RD, ROCKWALL, TX 75087

CASE MANAGER: Bethany ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/25/2022	Approved w/ Comments

02/25/2022: SP2022-004; Site Plan for an Office Building

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an Office Building on a 0.47-acre tract of land identified as Lot 4, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1501 Airport Road.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com. March 7, 2022 is the deadline to have all comments; please provide staff revised plans before March 7, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-004) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Site Plan:

- (1) Indicate the perimeter dimensions of the site. (Subsection 03.04. B, of Article 11)
- (2) Indicate the dimensions of all existing and proposed buildings on site. (Subsection 03.04. B, of Article 11)
- (3) Indicate all building setbacks adjacent to the Right-of-Way. (Subsection 03.04. B, of Article 11)
- (4) Indicate all drive/turning radii. (Subsection 03.04. B, of Article 11)
- (5) Indicate all drive widths. (Subsection 03.04. B, of Article 11)
- (6) Label new and existing sidewalks and their widths per the Engineering Standards. (Subsection 03.04. B, of Article 11)
- (7) Indicate the centerline for Airport Road. (Subsection 03.04. B, of Article 11)
- (8) Label all adjacent right-of-way and properties lines. (Subsection 03.04.B of Article 11)
- (9) Provide parking table indicating the total number of required parking spaces by use (current site plan is deficient 6), the total number of required handicapped parking spaces and the total parking provided. Will there be a shard parking request? If so please provide a parking analysis of the development conforming to the ratios required by the UDC. (Subsection 05.01 of Article 11)
- (10) Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05)
- (11) The dumpster enclosure must include a self-latching gate and be faced with materials matching the primary structure. (Subsection 01.05. B, of Article 05)

M.6 Landscape Plan:

- (1) Correct the landscaping table to reflect a percentage of 20% as opposed to 15% (Subsection 01.01. B, of Article 05)
- (2) Ensure all trees are planted far enough away from utility lines; confirm that the Engineering Standards are being met. (Subsection 05.03. E, of Article 08)
- (3) Add three (3) accent trees and a berm along Airport Road. (Subsection 05.03.B of Article 8)
- (4) Remove the parking table from the landscape plan.
- (5) Please confirm that all parking spaces are within 80-feet of a tree. (Subsection 05.03.E4 of Article 8)

M.7 Photometric Plan:

- (1) If any lighting is proposed with this project a photometric plan must be provided. Included with the photometric plan must be lighting cutsheets for the light fixtures. (Subsection 3.04 of Article 07)

M.8 Building Elevations:

- (1) Label each exterior elevation and indicate which elevations are adjacent to Public Right-of-Way.
- (2) Indicate the surface area of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01 of Article 5)
- (3) Provide all specifications and descriptions of each proposed building materials and please provide a physical material sample board that meets the City's submittal requirements. (Subsection 04.01 of Article 5)
- (4) All parapets shall be finished on the interior side using the same materials as the exterior facing wall. (Subsection 04.01A of Article 5)
- (5) Indicate all roof mounted mechanical equipment and indicate how these will be screened from the view of all adjacent properties and roadways. (Subsection 01.05.C of Article 5)

I.9 Based on the materials submitted staff has identified the following exceptions for this project:

- (1) Parking. According to Article 06, Parking and Loading Standards, of the Unified Development Code (UDC), office land uses require a minimum of one (1) parking space per 300 SF of building area. In this case, the proposed site plan is showing a parking deficiency of six (6) parking spaces.
- (2) Building Articulation on Primary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all primary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C1. In this case the two (2) primary facades (i.e. the west and north building elevations) do not meet these standards.
- (3) Building Articulation on Secondary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all secondary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C2. In this case the two (2) secondary facades (i.e. the east and south building elevations) do not meet these standards.

M.10 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In this case, staff has identified three (3) exceptions. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and the six (6) required compensatory measures.

I.11 Based on the required compensatory measures, staff would recommend that the applicant look at meeting the material requirements of the General Overlay District Standards, which would involve changing the EFIS to three (3) part stucco and the cultured stone to natural stone. In addition, additional landscaping could be used to meet the required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on March 7, 2022 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.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 15, 2022 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on February 28, 2022.
- (2) Planning & Zoning meeting/public hearing meeting will be held on March 15, 2022.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/24/2022	Needs Review

02/24/2022: - Lot and building to drain to the inlet to your northeast.
 - Need to plat to dedicate fire lane, access, and utility easement.
 - There should already be a double cleanout for the sewer to connect to.
 - The water stub out is 2" and 1.5" existing. There is not a 6" existing stub to my knowledge.
 - No trees to be within 5' of water lines.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/22/2022	Approved w/ Comments

02/22/2022: Assigned Address will be *1501 AIRPORT RD, ROCKWALL, TX 75087*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/25/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/22/2022	Approved w/ Comments

02/22/2022: Please ensure that trees are not planted within 5' of water and sewer lines.
 Please ensure that all parking spaces are within 80' of a tree

Need to plat off-site lot to dedicate fire lane, access, and utility easement

Need to plat to dedicate fire lane, access, and utility easement

Lot and building to drain to inlet to northeast.

Need to plat off-site lot to dedicate access easement

Should already be a double CO there

Fire Line? Why do you have two?

Irrigation Service? There is a 2" stub and 1 1/2" stub not 6"

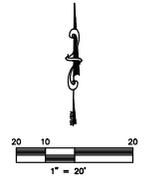
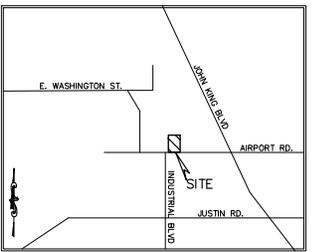
Not a stub. There is a looped 8" water line

NOTICE TO CONTRACTORS
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY M.D. FETTY LAND SURVEYOR OF ROTHS CITY, TEXAS...

WARNING: PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK...

GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.



SITE DATA:
LOT AREA: 0.47 Acres, 20,655 sq.ft.
LOT COVERAGE: 37.6%
FLOOR TO AREA RATIO: 2.66:1
BUILDING AREA: General Office: 7,766 sq.ft.
CONSTRUCTION TYPE: IIB & IIV
BUILDING HEIGHT: 1 Story
PROPOSED FUTURE USE: General Office IMPERVIOUS AREA (Including buildings): 13,803 sq.ft.
ZONING: C
SHARED PARKING: Required: Office (1/300sf) = 25 Handicap = 1 Provided: Standards = 19 Handicapped = 1 Total Provided = 20 LANDSCAPE AREA: Required: (15%) 3,099 sq.ft. Provided: 6,852 sq.ft. FIRESPRINKLER: Yes
* THERE ARE NO EXIST. BUILDINGS ON THIS SITE

LEGEND
--- = PROPERTY LINE
- - - - - = EXISTING SANITARY SEWER LINE
- - - - - = EXISTING WATER LINE
- - - - - = EXISTING FIRE HYDRANT
- - - - - = EXISTING WATER METER
- - - - - = EXISTING POWER POLE
- - - - - = EXISTING LIGHT POLE
- - - - - = EXISTING SS MANHOLE
- - - - - = EX. TELEPHONE BOX
EXIST. or EX. = EXISTING
- - - - - = CENTERLINE
- - - - - = PROPOSED
- - - - - = LANDSCAPE
- - - - - = REINFORCED CONCRETE PIPE
- - - - - = MINIMUM
- - - - - = MAXIMUM
- - - - - = BACK OF CURB TO FACE OF CURB
- - - - - = EXIST PAVING
- - - - - = PROPOSED PAVING

- NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & IBC/COC STANDARDS AND DETAILS 5th EDITION.
2) ALL WORK SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

- PAVING NOTES:
1) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER, (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
2) DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER, (O.C.)
3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE, (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
6) NO SAND UNDER PAVING.

SITE PLAN SIGNATURE BLOCK
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___.
WITNESS OUR HANDS, this ___ day of ___.
Planning & Zoning Commission, Chairman Director of Planning and Zoning



REVISIONS table with columns for revision number and description.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL IS REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

PROJECT #: SP

SITE PLAN
LEFERE OFFICE
AIRPORT ROAD
LANDING POINT ADDITION
Lot 4, Blk A, 0.47 ACRES
City of Rockwall, Rockwall County, Texas 75087
owner: Kevin Leferé
Contact: 469-628-9106
designed by: MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972-272-1763 Fax 972-272-8761
PROJECT NO.: 2022-4 REG. NO.: F-2567
date: 2/9/22 scale: 1"=20' sheet: C101



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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: AIRPORT RD
 SUBDIVISION: LANDING POINT ADDITION LOT 4 BLOCK A
 GENERAL LOCATION: ON AIRPORT RD ACROSS FROM INDUSTRIAL BLVD.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: C - COMMERCIAL CURRENT USE: N/A
 PROPOSED ZONING: N/A PROPOSED USE: OFFICE
 ACREAGE: 0.47 AC LOTS [CURRENT]: _____ LOTS [PROPOSED]: _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input type="checkbox"/> OWNER	<u>Airport Road, LLC.</u>	<input checked="" type="checkbox"/> APPLICANT	<u>CARROLL ARCHITECTS</u>
CONTACT PERSON	<u>Kevin Lefere</u>	CONTACT PERSON	<u>JEFF CARROLL</u>
ADDRESS	<u>202 ENSK ST</u>	ADDRESS	<u>750 E. INTERSTATE 30</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Suite 110</u>
PHONE	<u>469.628.9106</u>	PHONE	<u>Rockwall, TX 75087</u>
E-MAIL	<u>KLefere@zanatas.com</u>	E-MAIL	<u>214.632.1762</u>
			<u>JC@CARROLLARCH.COM</u>

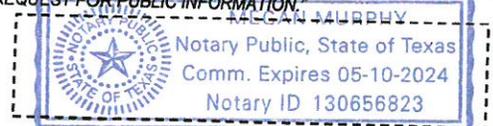
NOTARY VERIFICATION [REQUIRED]

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

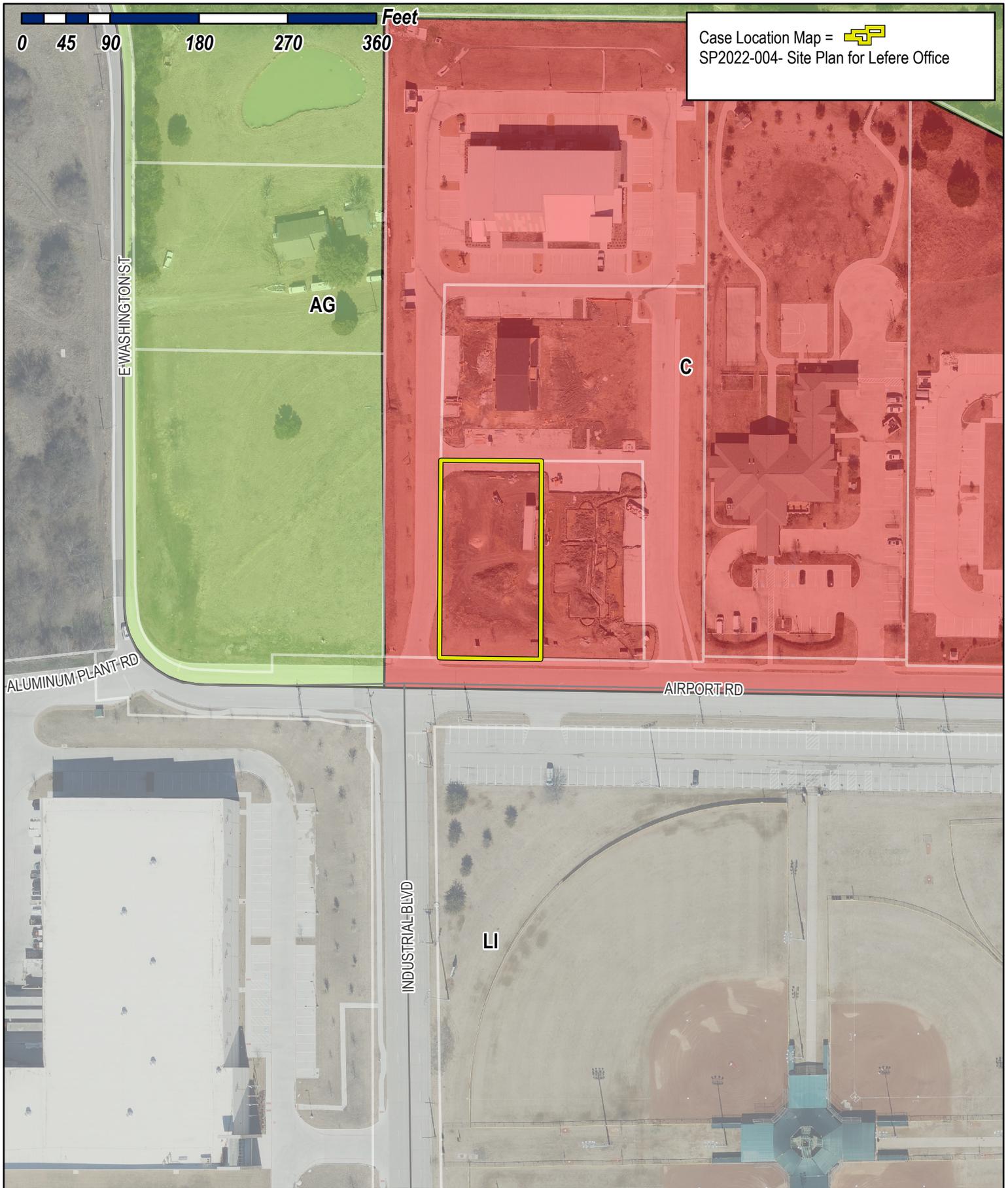
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ FEBRUARY, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF FEBRUARY, 2022. BY SIGNING THIS APPLICATION, 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 18 DAY OF FEBRUARY, 2022
 OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 5-10-2024



Case Location Map =  SP2022-004- Site Plan for Lefere Office

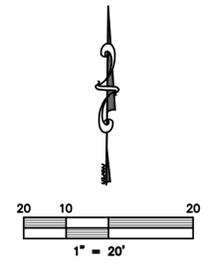
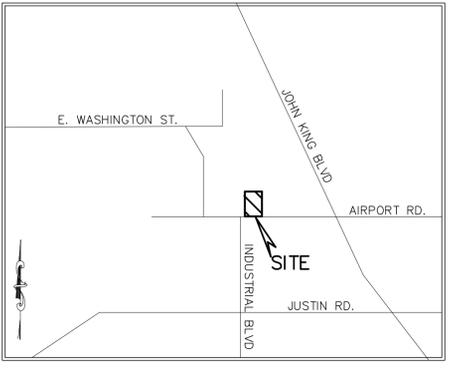


City of Rockwall

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

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





SITE DATA:

LOT AREA:
0.47 Acres, 20,655 sq.ft.
LOT COVERAGE:
37.6%
FLOOR TO AREA RATIO:
2.66:1
BUILDING AREA:
General Office: 7,766 sq.ft.
CONSTRUCTION TYPE:
IIB & IV
BUILDING HEIGHT:
1-Story
PROPOSED FUTURE USE:
General Office
IMPERVIOUS AREA
(including buildings):
13,803 sq.ft.
ZONING:
C
SHARED PARKING:
Required:
Office (1/300sf) = 25
Handicap = 1
Provided:
Standard = 19
Handicapped = 1
Total Provided = 20
LANDSCAPE AREA:
Required: (15%) 3,099 sq.ft.
Provided: 6,852 sq.ft.
FIRESPRINKLER:
Yes
* THERE ARE NO EXIST. BUILDINGS ON THIS SITE

VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- ⊕ FH = EXISTING FIRE HYDRANT
- ⊕ WM = EXISTING WATER METER
- ⊕ PP = EXISTING POWER POLE
- ⊕ LP = EXISTING LIGHT POLE
- ⊕ = EXISTING SS MANHOLE
- ☐ = EX. TELEPHONE BOX
- EXIST. or EX. = EXISTING
- ⊕ = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB
- Yes = EXIST FIRELANE
- No = PROPOSED PAVING

NOTES:

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
- 2) ALL WORK SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING NOTES:

- 1) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 2) DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER (O.C.)
- 3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3,600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
- 4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
- 5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
- 6) NO SAND UNDER PAVING.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



REVISIONS

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

PROJECT #: SP

SITE PLAN

LEFERE OFFICE

AIRPORT ROAD
LANDING POINT ADDITION
Lot 4, Blk A, 0.47 ACRES
City of Rockwall, Rockwall County, Texas 75087
owner
Kevin Leferé
Contact: 469-628-9106

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

© 2022 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2022-4 REG. NO.: F-2567

date: 2/9/22 scale: 1"=20' sheet: C101

**** NOTICE TO CONTRACTORS ****
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

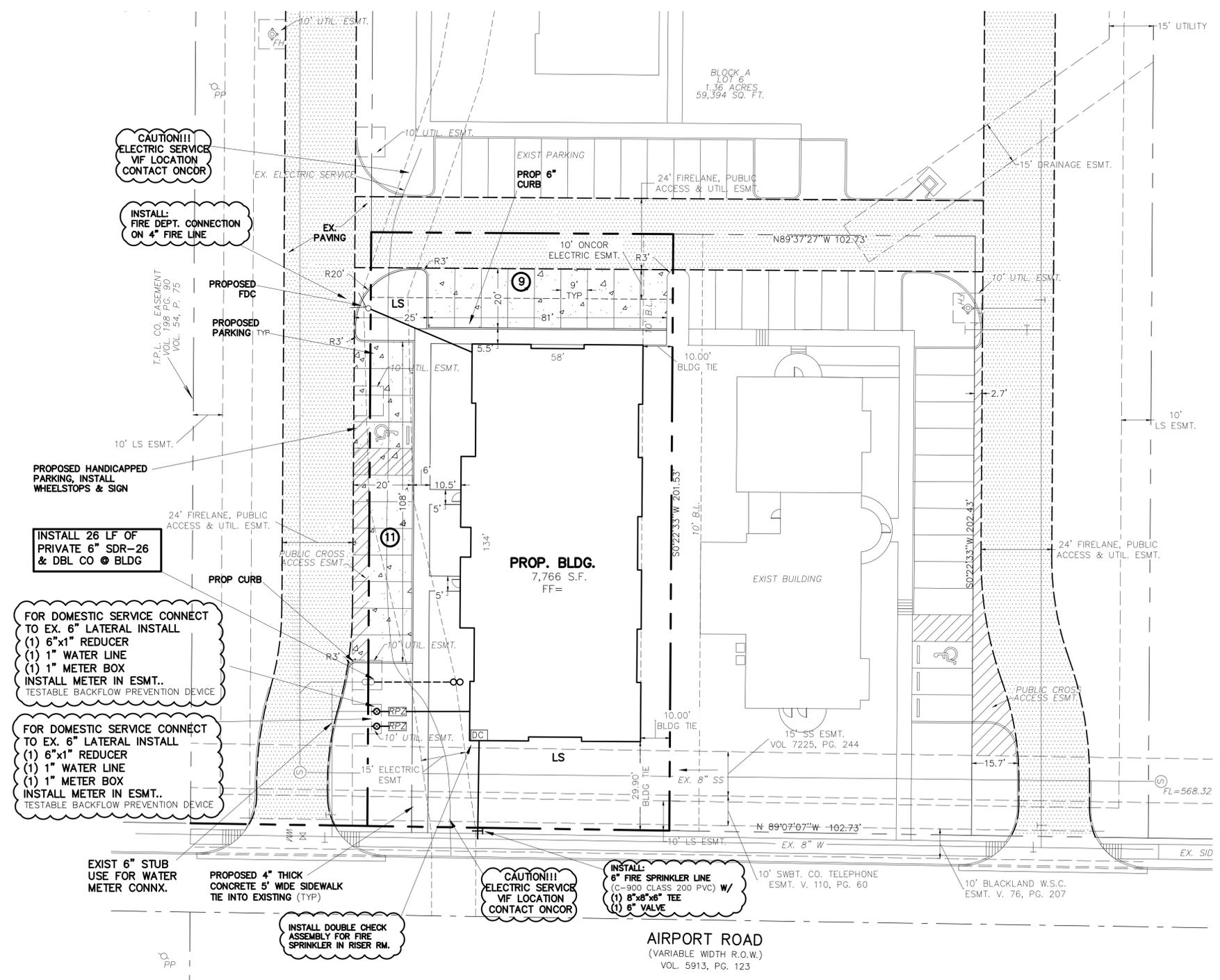
WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 2. Fire lanes shall be designed and constructed per city standards.
 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
 5. All signage contingent upon Building Inspection Department.
 6. Approval of the site plan is not final until all engineering plans are approved.
 7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 9. All electrical transmission, distribution and service lines must be underground.

Offsite BM:
City of Rockwall control monument R016 located in the grass area between the parking lot and northwest corner of the City Services Center building.
Elev=558.72

Onsite BM:
X Cut on sidewalk along Airport Road at the SE corner of property.
Elev=577.17.



CAUTION!!!
ELECTRIC SERVICE
VIF LOCATION
CONTACT ONCOR

INSTALL:
FIRE DEPT. CONNECTION
ON 4" FIRE LINE

INSTALL 26 LF OF
PRIVATE 6" SDR-26
& DBL CO @ BLDG

FOR DOMESTIC SERVICE CONNECT
TO EX. 6" LATERAL INSTALL
(1) 6"x1" REDUCER
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT.
TESTABLE BACKFLOW PREVENTION DEVICE

FOR DOMESTIC SERVICE CONNECT
TO EX. 6" LATERAL INSTALL
(1) 6"x1" REDUCER
(1) 1" WATER LINE
(1) 1" METER BOX
INSTALL METER IN ESMT.
TESTABLE BACKFLOW PREVENTION DEVICE

INSTALL DOUBLE CHECK
ASSEMBLY FOR FIRE
SPRINKLER IN RISER RM.

CAUTION!!!
ELECTRIC SERVICE
VIF LOCATION
CONTACT ONCOR

INSTALL:
6" FIRE SPRINKLER LINE
(0-900 CLASS 200 PVC) W/
(1) 8"x8"x6" TEE
(1) 8" VALVE

AIRPORT ROAD
(VARIABLE WIDTH R.O.W.)
VOL. 5913, PG. 123



**STONE, ROUGH FACE
COLOR - BLANCO**



**HARDIE BOARD SIDING,
COLOR - GRAY SLATE**



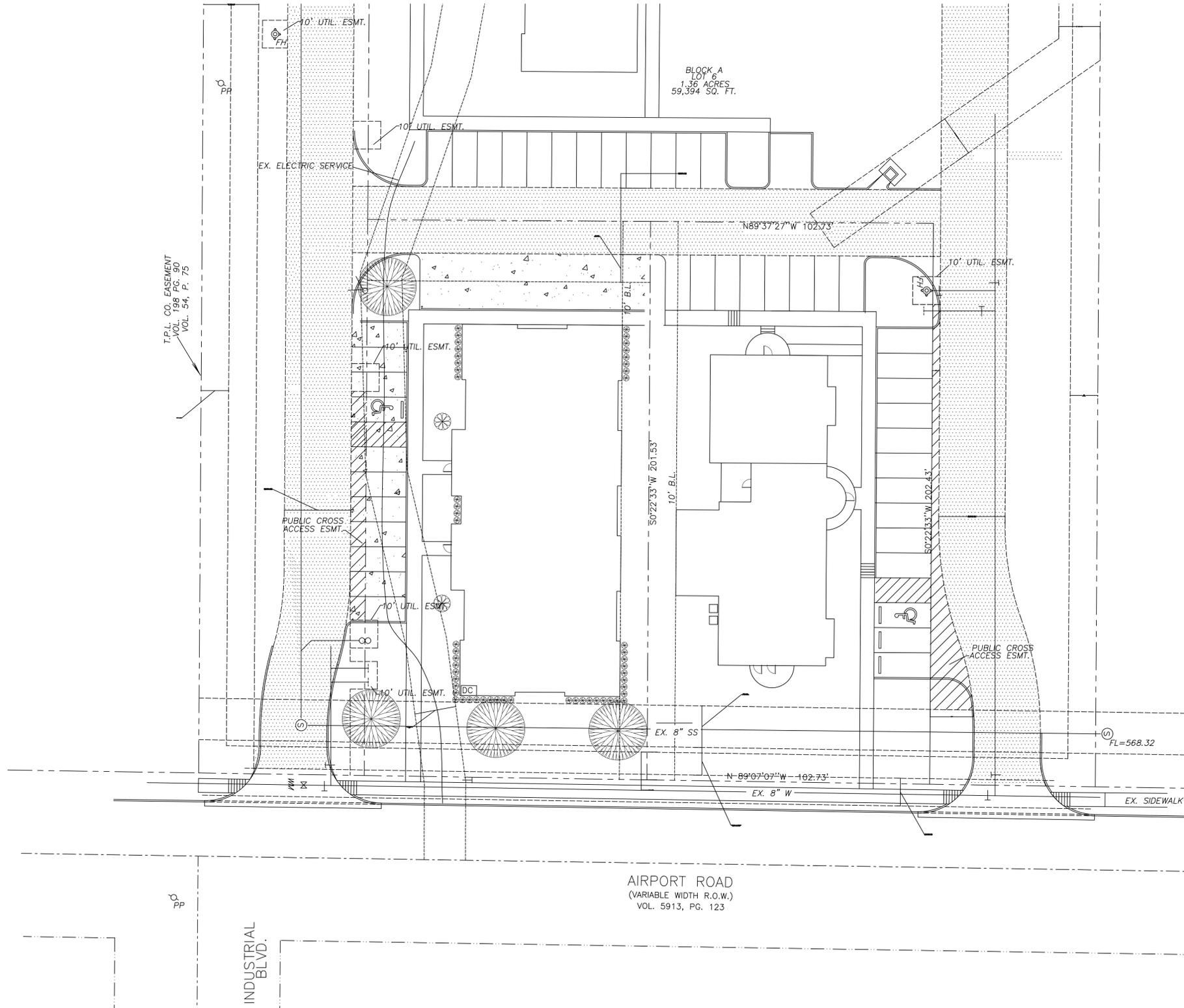
**STANDING SEAM METAL ROOF
COLOR - CHARCOAL**



**STUCCO W/ EIFS FINISH
COLOR - GRAY MATTERS**

**OFFICE @ AIRPORT ROAD
ROCKWALL, TEXAS**





SITE DATA TABLE	
SITE AREA	0.47 ACRES (20,655 S.F.)
ZONING	C
PROPOSED USE	GENERAL OFFICE
PROPOSED BUILDING AREA:	7,766 S.F.
LOT COVERAGE (GROSS AREA)	37.6%
FLOOR TO AREA RATIO	2.66 : 1
BUILDING HEIGHT MAX.	36'-0"

PARKING TABLE	
OFFICE PARKING (1/300)	25 SPACES W/ (1 ADA)
PARKING REQUIRED	25 SPACES W/ (1 ADA)
PARKING PROVIDED	20 SPACES W/ (1 ADA)

LANDSCAPE TABULATION	
NET AREA	0.47 ACRES (20,655 S.F.)
REQUIRED LANDSCAPE AREA- 15% OF 20,655 S.F.	3,099 S.F.
PROVIDED LANDSCAPE AREA- 33% OF 20,655 S.F.	6,852 S.F.
IMPERVIOUS COVERAGE- 67% OF 20,655 S.F.	13,803 S.F.

- NOTES:**
- Irrigation shall be provided to all landscaped areas.
 - Tree mitigation for this project for existing trees on this property.
 - All perimeter parking are within 50'-0" of a shade tree.
 - No trees within 5' of public utilities less than 10'.
 - No trees within 10' of public utilities 10" or greater.

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
	CEDAR ELM
	ACCENT TREE
	WINTER BOXWOOD (SHRUB) 5 GALLON • INSTALLATION

- GENERAL NOTES:**
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
 - ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
 - OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 - CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 - CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 - DUMPSTER IS NOT REQUIRED FOR THIS PROJECT.
 - ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 - THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 - NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE.

ISSUE: _____
 CITY SUBMITTAL: 02-18-2022

SOFTRIGHT NOTICE:
 This drawing was prepared under the supervision and control of a registered professional engineer and architect. The protection of this drawing is the responsibility of the professional engineer and architect. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the professional engineer and architect.

OFFICE @ AIRPORT ROAD
 Airport Road - Lot 4 Block A
 Rockwall, Texas 75087

KEVIN LEFERE
 AIRPORT ROAD, LLC.
 Rockwall, TX 75087

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

LANDSCAPE PLAN

DATE: _____ SHEET NO.: _____
 PROJECT NO.: 2021063
 DRAWN BY: _____
 CHECKED BY: _____



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: March 15, 2022
APPLICANT: Jeff Carroll; *Carroll Architects*
CASE NUMBER: SP2022-004; *Site Plan for Lefere Office Building*

SUMMARY

Discuss and consider a request by Jeff Carroll of Carroll Associates, on behalf of Kevin Lefere of Airport Road, LLC. for the approval of a Site Plan for a *Medical Office Building* on a 0.47-acre parcel of land identified as Lot 4, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District land use, addressed as 1501 Airport Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on April 28, 1986 by *Ordinance No. 86-30 [Case No. A1986-004]*. On July 2, 2012, The City Council approved rezoning the subject property from an Agriculture District (AG) to a Commercial District (C) through *Ordinance No. 12-14 [Case No. Z2012-007]*. On June 5, 2017, the City Council approved a final plat [*Case No. P2017-026*] establishing the subject property as a portion of Lot 1, Block A, Landing Point Addition. A replat [*Case No. P2020-012*] of the subject property was approved by the City Council on April 20, 2020 creating the present-day boundaries of the subject property. The subject property has been vacant since annexation.

PURPOSE

On February 18, 2022, the applicant -- *Jeff Carroll of Carroll Architects* -- submitted an application requesting the approval of a site plan for the purpose of constructing a 7,766 SF office building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the intersection of Industrial Boulevard and Airport Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.36-acre parcel of land (*i.e. Lot 6, Block A, Landing Point Addition*) zoned Commercial (C) District and developed with a *Medical Office Building (i.e. T3 Chiropractic)*. Beyond this is a 2.57-acre parcel of land (*i.e. Lot 7, Block A, Landing Point Addition*) zoned Commercial (C) District that is developed with a 12,402 SF commercial building (*i.e. Jungle Trek*). North of this is a 31.393-acre parcel of land (*i.e. Tract 3, of the N. Butler Survey, Abstract No. 20*) zoned Agriculture (AG) District.

South: Directly south of the subject property is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 28.24-acre public park (*i.e. Leon Tuttle Athletic Complex*) zoned Light Industrial (LI) District. South of this is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*.

East: Directly east of the subject property is a 0.47-acre parcel of land (*i.e. Lot 5, Block A, Landing Point Addition*) zoned Commercial (C) District and developed with an *Office Building (i.e. Lawson and Co. CPAs)*. Beyond this is a three (3) acre parcel of land (*i.e. Lot 4, Block A, Columbia Park Addition*) zoned Commercial (C) District, and developed with a *Medical Office Building (i.e. Lakes Regional Mental Health)*. Beyond that is a six (6) acre parcel of land developed with a *House of Worship (i.e. Cornerstone Church)* zoned Commercial (C) District. Beyond that is a

1.803-acre vacant tract of land (i.e. *Tract 4-06 of the N. Butler Survey, Abstract No. 20*) zoned Commercial (C) District. Beyond this is John King Boulevard, which is identified as a P6D (i.e. *principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 1.945-acre parcel of land (i.e. *Tract 4-4 of the N. Butler Survey, Abstract No. 20*) zoned Agricultural (AG) District and that is currently vacant. Beyond this is S. Washington Street, which is designated as a M4U (i.e. *major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is a 7.497-acre vacant tract of land (i.e. *Tract 68 of the R. Ballard Survey, Abstract No. 29*) zoned Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building, 5000 SF or Greater* is permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	X=7,766 square feet; In Conformance
<i>Minimum Lot frontage</i>	60-Feet	X= 58-Feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X>100-Feet; In Conformance
<i>Minimum Front Yard Setback</i>	15-Feet	X>15-Feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-Feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-Feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=30-Feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=37.6%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/200 SF (38 Required)	X=20; Requires Waiver ¹
<i>Minimum Landscaping Percentage</i>	20%	X=33%; In Conformance
<i>Maximum Impervious Coverage</i>	90%	C<90%; In Conformance

Notes:

¹: The applicant will provide a parking agreement at the time of final plat for the Landing Point Addition (*T3 Chiropractic, Jungle Trek, and Lefere Office*). Together, the complexes provide 114 parking spaces, which is a surplus of 14 spaces over the parking requirement for all combined land uses. According to Section 3.03C of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) "... when the required off-street parking spaces are provided collectively or used jointly by two (2) or more establishments, a written agreement which ensures the retention of such spaces for this purpose, and for a period of not less than two (2) years, shall be drawn and executed by the parties concerned, approved as to form by the City Attorney, and filed with the application for a building permit or Certificate of Occupancy (CO) if a change in use is involved."

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC), an office building is defined as "(a) facility that provides executive, management, administrative, or professional services not specifically listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, but not involving the sale of merchandise except as incidental to a permitted use." In this case the applicant is requesting an *Office Building 5,000 SF or Greater*, which conforms to the *Office Building 5,000 SF or Greater* land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

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

VARIANCES AND EXCEPTIONS BY THE APPLICANT

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

(1) Building Articulation.

- (a) Primary Building Facades. According to Subsection 04.01(C)(1) of Article 05, *Development Standards*, of the Unified Development Code (UDC) primary facades 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 this case, the proposed building does incorporate vertical and horizontal projections on the southern, eastern, and western building façades, but these projections do not meet the standards established by the Unified Development Code (UDC).
- (b) Secondary Building Facades. According to Subsection 04.01(C)(2) of Article 05, *Development Standards*, of the Unified Development Code (UDC) secondary facades require projections associated with architectural elements and wall lengths. Specifically, secondary architectural elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building does incorporate vertical and horizontal projections on the northern building façade, but these projections do not meet the standards established by the Unified Development Code (UDC).

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures, the applicant has: [1] added an arcade above the secondary entryway adjacent to the right-of-way, [2] added four (4) accent trees, [3] added a berm, and [4] added additional shrubs. Requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Central District and is designated for Commercial/Retail land uses. According to the plan, the Central District "...is composed of a wide range of land uses that vary from single-family to industrial." In addition, the plan states that Commercial/Retail Center are "...intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures". Based on this, the applicant's request appears to conform with the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on February 28, 2022, and made the following recommendations: [1] change the EFIS material to three-part stucco, [2] add an opaque storefront and an arcade over the entryway adjacent to Airport Road, and [3] bring a material sample board for the board to review on March 15, 2022.

CONDITIONS OF APPROVAL

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

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Applicant will provide a photometric plan and lighting cut sheets before the engineering process.
- (3) The subject property will be required to be replatted after the engineering process to establish the new easements.

- (4) 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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

AIRPORT RD

SUBDIVISION

LANDING POINT ADDITION

LOT

4

BLOCK

A

GENERAL LOCATION

ON AIRPORT RD ACROSS FROM INDUSTRIAL BLVD.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

C - COMMERCIAL

CURRENT USE

N/A

PROPOSED ZONING

N/A

PROPOSED USE

OFFICE

ACREAGE

0.47 AC

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER

Airport Road, LLC.

APPLICANT

CARROLL ARCHITECTS

CONTACT PERSON

Kevin Lefere

CONTACT PERSON

JEFF CARROLL

ADDRESS

202 ENSK ST

ADDRESS

750 E. INTERSTATE 30

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

469.628.9106

PHONE

214.632.1762

E-MAIL

klerefe@zanatas.com

E-MAIL

jc@carrollarch.com

NOTARY VERIFICATION [REQUIRED]

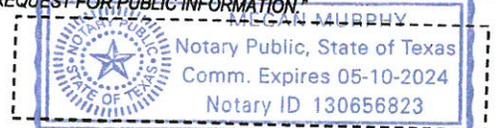
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Lefere [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ FEBRUARY, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF FEBRUARY, 2022. 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."

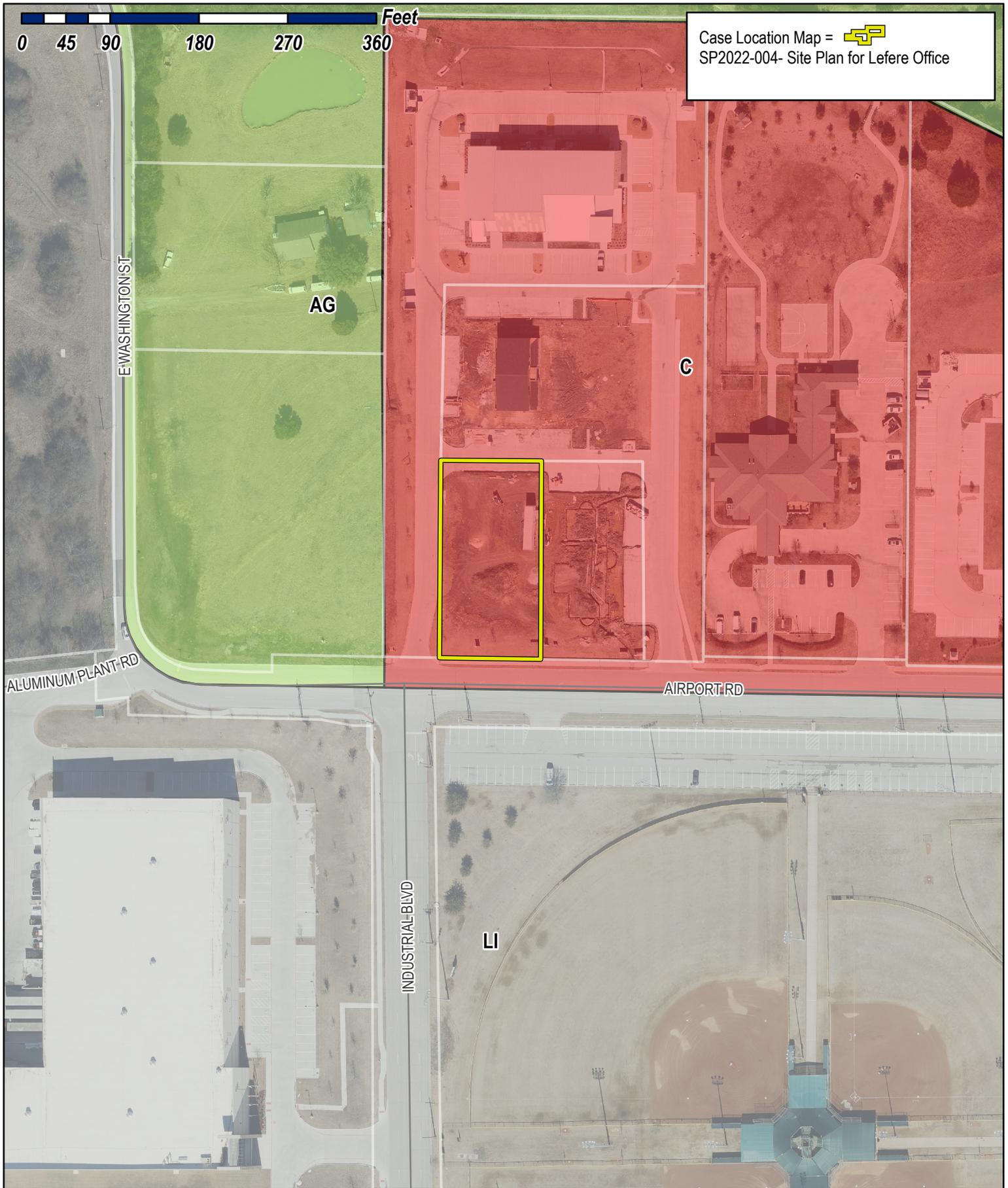
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF FEBRUARY, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 5-10-2024



Case Location Map = 
 SP2022-004- Site Plan for Lefere Office

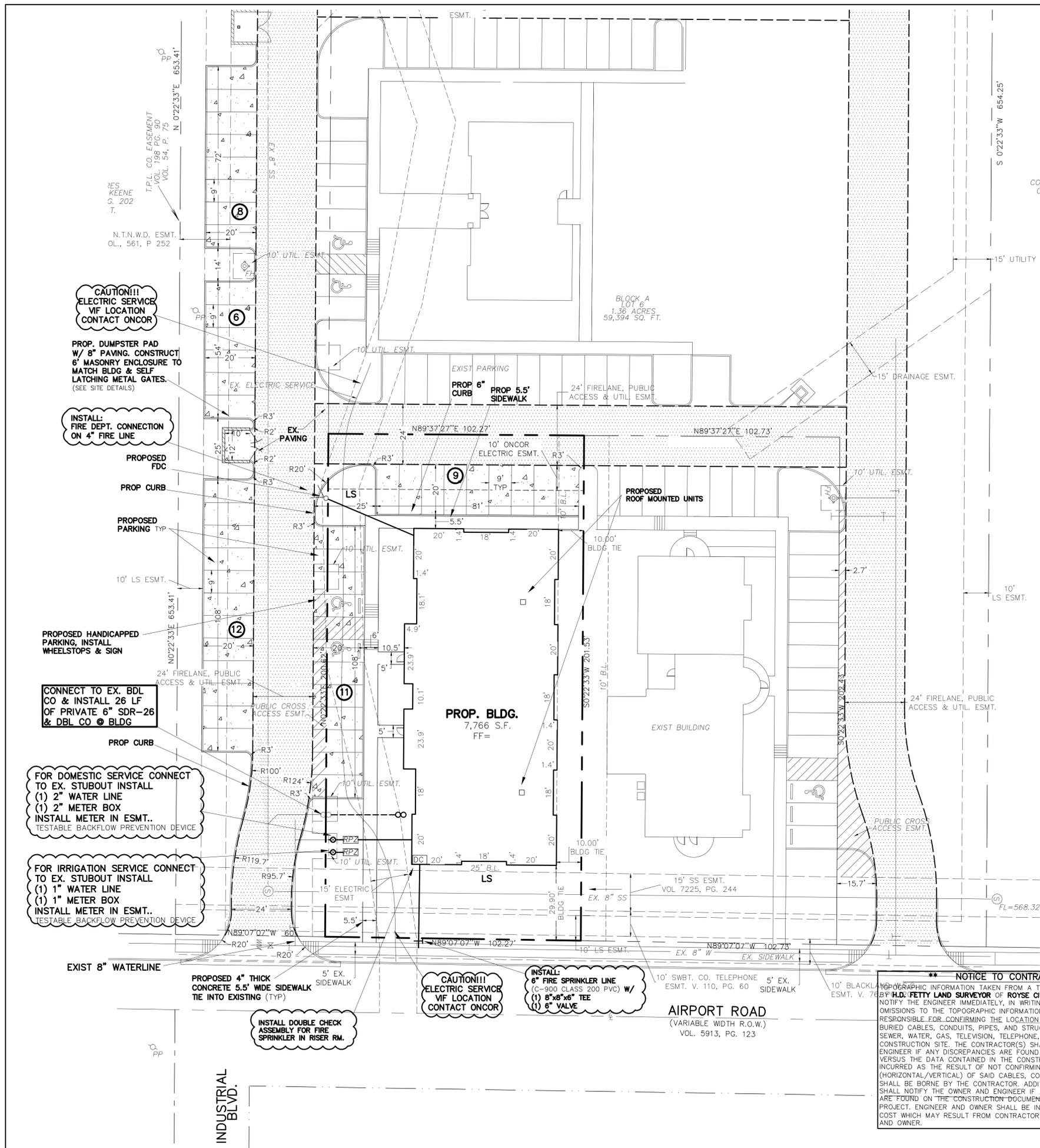


City of Rockwall

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.





WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

****JOINT USE PARKING CALCULATIONS**

INDIVIDUAL	LAND USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE - ACCOUNTANT	4,980 S.F.	1/300	= 16.60	
RETAIL - GYM	6,159 S.F.	1/250	= 24.63	
MEDICAL - CHIRO	3,000 S.F.	1/150	= 20.00	
MEDICAL - NEW	7,766 S.F.	1/150	= 51.77	
TOTAL PARKING REQUIRED			= 113 SPACES	

SHARED PARKING	TIME OF DAY	OFFICE	RETAIL	MEDICAL	TOTAL		
6AM-12PM	.80X17	13.6	.50X25	12.5	.80X72	57.6	= 83.7
12PM-1PM	.50X17	8.5	.90X25	22.5	.90X72	64.8	= 95.8
1PM-4PM	.80X17	13.6	.90X25	22.5	.90X72	64.8	= 100.9
4PM-6PM	.80X17	13.6	.90X25	22.5	.90X72	64.8	= 100.9
6PM-8PM	.05X17	0.85	.90X25	22.5	.25X72	18.0	= 41.35
8PM-12AM	.0X17	0	.50X25	12.5	.0X72	0	= 12.5
TOTAL PARKING REQUIRED							= 101 SPACES

REDUCTION OF 11%

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

- PAVING NOTES:**
- 1) FIRELANE TO BE 6" THICK, 3600 PSI, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER. (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
 - 2) DUMPSTER PAD TO BE 8" THICK, 3600 PSI, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
 - 3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3,600 PSI, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
 - 4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 PSI, 5.5 SACK MIX IN R.O.W.
 - 6) NO SAND UNDER PAVING.

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman

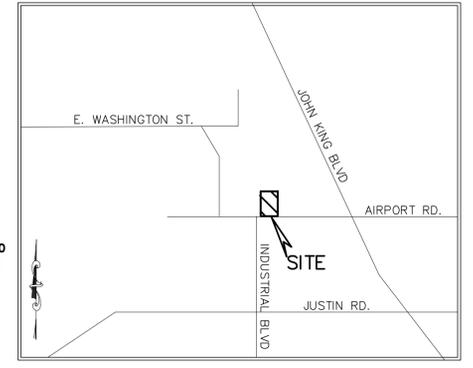
Director of Planning and Zoning

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

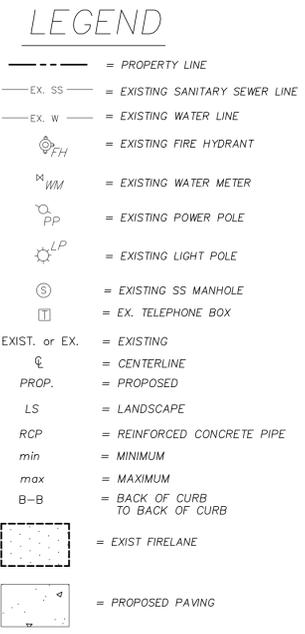
- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 2. Fire lanes shall be designed and constructed per city standards.
 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
 5. All signage contingent upon Building Inspection Department.
 6. Approval of the site plan is not final until all engineering plans are approved.
 7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 9. All electrical transmission, distribution and service lines must be underground.

Offsite BM:
City of Rockwall control monument R016 located in the grass area between the parking lot and northwest corner of the City Services Center building.
Elev=558.72

Onsite BM:
X Cut on sidewalk along Airport Road at the SE corner of property.
Elev=577.17.



SITE DATA:
LOT AREA: 0.47 Acres, 20,655 sq.ft.
LOT COVERAGE: 37.6%
FLOOR TO AREA RATIO: 2.66:1
BUILDING AREA: Medical Office: 7,766 sq.ft.
CONSTRUCTION TYPE: IIB & IV
BUILDING HEIGHT: 1 Story 36" MAX
PROPOSED FUTURE USE: General Office
IMPERVIOUS AREA (including buildings): 13,803 sq.ft.
ZONING: C
****JOINT PARKING:**
Required: Medical (1/150sf) = 52
Handicap = 2
Provided: Standard = 44
Handicapped = 2
Total Provided = 46
LANDSCAPE AREA: Required: (20%) 4,131 sq.ft.
Provided: 6,852 sq.ft.
FIRESPRINKLER: Yes
* THERE ARE NO EXIST. BUILDINGS ON THIS SITE



ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



PROJECT #: SP2022-004

SITE PLAN
LEFERE OFFICE

1501 AIRPORT ROAD
LANDING POINT ADDITION
LOT 4, Bk A, 0.47 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner
Kevin Lefere
Contact: 469-628-9106

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

© 2022 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2022-4 REG. NO.: F-2567
date: 2/9/22 scale: 1"=20' sheet: C101

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

AIRPORT ROAD
(VARIABLE WIDTH R.O.W.)
VOL. 5913, PG. 123

INDUSTRIAL BLVD.



4 EAST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"
 STONE = 944 S.F. = 42%
 STUCCO = 621 S.F. = 28%
 HARDIE BOARD = 658 S.F. = 30%



3 NORTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"
 STONE = 472 S.F. = 43%
 STUCCO = 266 S.F. = 24%
 HARDIE BOARD = 361 S.F. = 33%



2 SOUTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0" - ADJ. PUBLIC R.O.W.
 STONE = 472 S.F. = 43%
 STUCCO = 266 S.F. = 24%
 HARDIE BOARD = 361 S.F. = 33%



1 WEST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"
 STONE = 615 S.F. = 27%
 STUCCO = 589 S.F. = 26%
 HARDIE BOARD = 1,096 S.F. = 47%

EXTERIOR FINISH SCHEDULE	
A	HARDIE BOARD SIDING & TRIM, STYLE: SELECT CEDARMILL, PRIME, SIZE: 8.25", COLOR - GRAY SLATE
B	NATURAL STONE, ROUGH FACE, TUMBLED SQUARE EDGES, COLOR - BLANCO - ASHLER PATTERN
C	PRECAST CONCRETE, COLOR TO MATCH STONE
D	STUCCO 3-PART SYSTEM W/ EIFS FINISH, TEXTURE - FINE, COLOR - SW 7066 GRAY MATTERS
E	STEEL AWNING, PAINT - SILVER
F	WOOD VENEER CAP, COLOR - GRAY SLATE
G	ALUMINUM AWNING, COLOR - ANODIZED ALUMINUM
H	STOREFRONT & DOORS, COLOR - ANODIZED ALUMINUM
J	EXTERIOR GLASS 1" INSULATED, LOW "E", COLOR - 10% TINTED, GRAY
K	STANDING SEAM METAL, MFG - BERRIDGE; CEE - LOCK, COLOR - CHARCOAL
L	PREFINISHED METAL COPING, COLOR - BLACK
M	EXTERIOR HOLLOW METAL DOOR, PAINTED, COLOR - DARK GREY
N	PREFINISHED ROOF GUTTER & DOWNSPOUT SYSTEM, COLOR - DARK GREY
P	STUCCO CONTROL JOINT/SCORE PATTERN
Q	DECORATIVE LIGHTING - EXTERIOR SCONCE, LIGHTING SELECTED BY OWNER

NOTE: ALL RTU'S ARE SCREENED BY PARAPET
 NO VARIANCES/EXCEPTIONS ARE BEING REQUESTED

CITY SUBMITTAL: 02-18-2022	ISSUE:
CITY REVISION: 03-01-2022	

SOBRIQUET NOTICE:
 The undersigned hereby certifies that the information contained herein was prepared and submitted to the City of Rockwall, Texas, under the provisions of the "Professional Work" Act, Chapter 901, Subchapter C, of the Texas Government Code, effective January 1, 2003. The undersigned hereby certifies that the information contained herein was prepared and submitted to the City of Rockwall, Texas, under the provisions of the "Professional Work" Act, Chapter 901, Subchapter C, of the Texas Government Code, effective January 1, 2003. The undersigned hereby certifies that the information contained herein was prepared and submitted to the City of Rockwall, Texas, under the provisions of the "Professional Work" Act, Chapter 901, Subchapter C, of the Texas Government Code, effective January 1, 2003. The undersigned hereby certifies that the information contained herein was prepared and submitted to the City of Rockwall, Texas, under the provisions of the "Professional Work" Act, Chapter 901, Subchapter C, of the Texas Government Code, effective January 1, 2003.

OFFICE @ AIRPORT ROAD
 1501 Airport Road - Lot 4 Block A
 Rockwall, Texas 75087

KEVIN LEFERE
 AIRPORT ROAD, LLC.
 Rockwall, TX 75087



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

OFFICE @ AIRPORT ROAD	
LEGAL DESCRIPTION AND OR ADDRESS: OFFICE @ AIRPORT ROAD AIRPORT ROAD - LOT 4, BLOCK A CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
OWNER Kevin Lefere 1501 Airport Road, LLC. Rockwall, TX 75087	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-004	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Director of Planning & Zoning	

EXTERIOR ELEVATIONS	
DATE: DEC 2021	SHEET NO: A501
PROJECT NO: 2021063	
DRAWN BY:	
CHECKED BY:	



**OFFICE @ AIRPORT ROAD
ROCKWALL, TEXAS**





**STONE, ROUGH FACE
COLOR - BLANCO**



**HARDIE BOARD SIDING,
COLOR - GRAY SLATE**



**STANDING SEAM METAL ROOF
COLOR - CHARCOAL**



**STUCCO W/ EIFS FINISH
COLOR - GRAY MATTERS**

**OFFICE @ AIRPORT ROAD
ROCKWALL, TEXAS**



Ross, Bethany

From: Ross, Bethany
Sent: Tuesday, March 1, 2022 9:16 AM
To: 'Jeff Carroll'
Subject: RE: Project Comments: SP2022-004

Good Morning Jeff,

It was great meeting you in-person last night.

Just to reiterate last night's comments, the board has suggested to:

1. Change the EFIS material to three-part stucco (which you mentioned that was what you were using just coating it in EFIS which is fine - just clarify that in your plans).
2. Add an opaque storefront and an arcade over the entryway adjacent to Airport road (Fire Riser Room).
3. Bring a material sample board with you on the March 15 meeting.

Have a great week.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Miller, Ryan
Sent: Friday, February 25, 2022 2:20 PM
To: 'Jeff Carroll' <jc@carrollarch.com>
Cc: 'klefere@zanatas.com' <klefere@zanatas.com>; Ross, Bethany <bross@rockwall.com>
Subject: Project Comments: SP2022-004

Jeff ... Attached are the project comments and engineering markups for SP2022-004. Please address these comments and have revisions returned to staff by March 7, 2022. The schedule for you case is as follows:

Planning and Zoning Commission Work Session Meeting: February 28, 2022
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RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Ross, Bethany

From: Jeff Carroll <jc@carrollarch.com>
Sent: Friday, March 25, 2022 11:10 AM
To: Ross, Bethany
Subject: RE: Airport Road Office @ P&Z

Bethany,

We are still working on all above. Hoping to have everything next week.

Thx,
JC



Jeffrey Carroll, Architect
Carroll Architects, Inc.
750 E. Interstate 30, Ste. 110
Rockwall, Texas 75087
T. 972.732.6085
C. 214.632.1762

From: Ross, Bethany <bross@rockwall.com>
Sent: Friday, March 25, 2022 10:02 AM
To: Jeff Carroll <jc@carrollarch.com>
Subject: RE: Airport Road Office @ P&Z

Hey Jeff,

Hope you are doing well. Just checking in on your photometric plan, material sample board, and parking agreement for the Lefere Office on Airport Road.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Ross, Bethany
Sent: Wednesday, March 16, 2022 2:32 PM
To: 'Jeff Carroll' <jc@carrollarch.com>
Subject: RE: Airport Road Office @ P&Z

Jeff,

Yes, you are conditionally approved for the site plan. Will need the photometric plan, material sample board and parking agreement before you can submit to Engineering.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Jeff Carroll [<mailto:jc@carrollarch.com>]
Sent: Wednesday, March 16, 2022 2:30 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: Airport Road Office @ P&Z

Bethany,

Confirming we were approved last night at P&Z meeting?

Items I owe you:

- 1) Photometric plan
- 2) Color board

Thx,
JC



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Carroll Architects, Inc.
750 E. Interstate 30, Ste. 110
Rockwall, Texas 75087
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Ross, Bethany

From: Ross, Bethany
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Subject: RE: Project Comments: SP2022-004

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Just to reiterate last night's comments, the board has suggested to:

1. Change the EFIS material to three-part stucco (which you mentioned that was what you were using just coating it in EFIS which is fine - just clarify that in your plans).
2. Add an opaque storefront and an arcade over the entryway adjacent to Airport road (Fire Riser Room).
3. Bring a material sample board with you on the March 15 meeting.

Have a great week.

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Planner
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972.772.6488 Office
bross@rockwall.com
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From: Miller, Ryan
Sent: Friday, February 25, 2022 2:20 PM
To: 'Jeff Carroll' <jc@carrollarch.com>
Cc: 'klefere@zanatas.com' <klefere@zanatas.com>; Ross, Bethany <bross@rockwall.com>
Subject: Project Comments: SP2022-004

Jeff ... Attached are the project comments and engineering markups for SP2022-004. Please address these comments and have revisions returned to staff by March 7, 2022. The schedule for you case is as follows:

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All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present. If you have any additional questions please let us know. Thanks.



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Ross, Bethany

From: Ross, Bethany
Sent: Tuesday, March 8, 2022 4:52 PM
To: 'Jeff Carroll'
Subject: RE: Project Comments: SP2022-004
Attachments: Engineering Markups (03.08.2022).pdf

Good Afternoon Jeff,

Apologies for the delay. See Planning/Zoning comments below for your Site Plan and attached Engineering Markups.

1. The parking works out. Between the Lefere office, T3 Chiropractic, and the Jungle Trek, there is a surplus of 14 spaces. You'll just need a parking agreement with T3 Chiropractic and the Jungle Trek when you file the plat. If you need an example parking agreement for reference, I can get you that.
2. I will need a photometric plan (for any lighting – landscape, wall packs, sconces, etc.).
3. I will also need a letter for the two (2) variances: The wall projections (vertical and horizontal) do not meet our code for the commercial district. [Subsection 04.01.C1&2, Article 05, *Development Standards*, of the Unified Development Code (UDC)] Therefore, you will need four (4) compensatory measures. [Subsection 09.01, *Exceptions to the General Standards*, of Article 11]

I know you are fairly familiar with our process but please let me know if you have any questions.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Jeff Carroll [mailto:jc@carrollarch.com]
Sent: Monday, March 7, 2022 2:08 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: Project Comments: SP2022-004

Bethany,

Attached are the revised plans for the site plan submission, and the responses.

Let me know if you need anything else.

Thx,
JC



Jeffrey Carroll, Architect
Carroll Architects, Inc.
750 E. Interstate 30, Ste. 110
Rockwall, Texas 75087
T. 972.732.6085
C. 214.632.1762

From: Ross, Bethany <bross@rockwall.com>
Sent: Monday, March 7, 2022 9:38 AM
To: Jeff Carroll <jc@carrollarch.com>
Subject: RE: Project Comments: SP2022-004

Good Morning Jeff,

Just a friendly reminder that all revisions are due today by 3:00 PM.

Thank you,
Bethany Ross
Planner
City of Rockwall
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Have a great week.

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Ross, Bethany

From: Jeff Carroll <jc@carrollarch.com>
Sent: Thursday, March 10, 2022 8:56 AM
To: Ross, Bethany
Subject: RE: Project Comments: SP2022-004

Follow Up Flag: Follow up
Flag Status: Flagged

Bethany,

Got it thanks. We will update the landscape plan and resubmit tomorrow.

Thx,
JC



Jeffrey Carroll, Architect
Carroll Architects, Inc.
750 E. Interstate 30, Ste. 110
Rockwall, Texas 75087
T. 972.732.6085
C. 214.632.1762

From: Ross, Bethany <bross@rockwall.com>
Sent: Wednesday, March 9, 2022 4:57 PM
To: Jeff Carroll <jc@carrollarch.com>
Subject: RE: Project Comments: SP2022-004

Jeff,

Attached is an example parking agreement. A lawyer can write one up for the complex. You don't need that until you file the plat, though.

Some ideas for Compensatory measures:

- The added arcade over the riser room is considered addition of an architectural element.
- See if you can add some accent trees between the canopy trees along the west side of the property.

Thanks,
Bethany Ross
Planner
City of Rockwall

972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

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I know you are fairly familiar with our process but please let me know if you have any questions.

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bross@rockwall.com
<http://www.rockwall.com/planning/>

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Let me know if you need anything else.

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750 E. Interstate 30, Ste. 110
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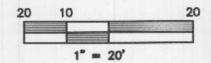
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WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



****JOINT USE PARKING CALCULATIONS**

LAND USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE - ACCOUNTANT	4,980 S.F.	1/300	= 16.60
RETAIL - GYM	6,159 S.F.	1/250	= 24.63
MEDICAL - CHIRO	3,000 S.F.	1/150	= 20.00
MEDICAL - NEW	7,766 S.F.	1/150	= 51.77
TOTAL PARKING REQUIRED			= 113 SPACES

TIME OF DAY	OFFICE	RETAIL	MEDICAL	TOTAL
6AM-12PM	.80X17 13.6	.50X25 12.5	.80X72 57.6	= 83.7
12PM-1PM	.50X17 8.5	.90X25 22.5	.90X72 64.8	= 95.8
1PM-4PM	.80X17 13.6	.90X25 22.5	.90X72 64.8	= 100.9
4PM-6PM	.80X17 13.6	.90X25 22.5	.90X72 64.8	= 100.9
6PM-8PM	.05X17 0.85	.90X25 22.5	.25X72 18.0	= 41.35
8PM-12AM	0X17 0	.50X25 12.5	0X72 0	= 12.5
TOTAL PARKING REQUIRED				= 101 SPACES

REDUCTION OF 11%

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS EASEMENTS, PROPERTY LINES, ETC.
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

- PAVING NOTES:**
- 1) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" ON CENTER. (O.C.) OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
 - 2) DUMPSTER PAD TO BE 8" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 3) ALL OTHER (NON-FIRELANE) PAVING CAN BE 5" THICK (SIDEWALK TO BE 4"), 3,600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C. OVER 6" PREPARED SUBGRADE TO 95% STD. PROCTOR.
 - 4) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF -2% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 5) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 6) NO SAND UNDER PAVING.

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of March, 2022.

WITNESS OUR HANDS, this 27 day of April, 2022.

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

GENERAL NOTES

1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

Offsite BM:

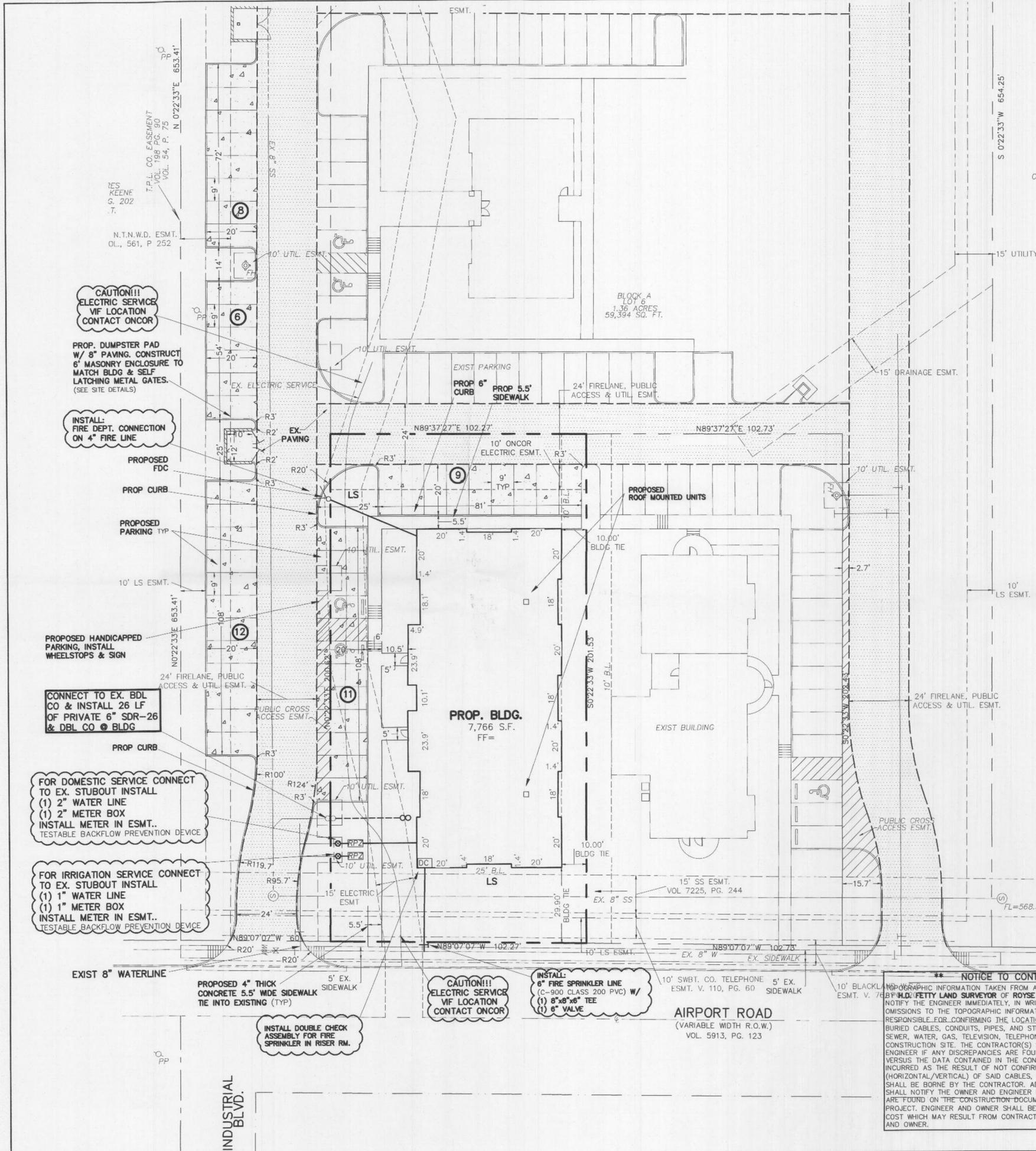
City of Rockwall control monument R016 located in the grass area between the parking lot and northwest corner of the City Services Center building.
Elev=558.72

Onsite BM:

X Cut on sidewalk along Airport Road at the SE corner of property.
Elev=577.17.

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **IND. VEITY LAND SURVEYOR OF ROYSE CITY, TEXAS.** THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



SITE DATA:

LOT AREA:
0.47 Acres, 20,655 sq.ft.
LOT COVERAGE:
37.6%
FLOOR TO AREA RATIO:
2.66:1
BUILDING AREA:
Medical Office: 7,766 sq.ft.
CONSTRUCTION TYPE:
IIB & IV
BUILDING HEIGHT:
1 Story 36" MAX
PROPOSED FUTURE USE:
General Office
IMPERVIOUS AREA (including buildings):
13,803 sq.ft.
ZONING:
C
****JOINT USE PARKING:**
Required:
Medical (1/150sf) = 52
Handicap = 2
Provided:
Standard = 44
Handicapped = 2
Total Provided = 46
LANDSCAPE AREA:
Required: (20%) 4,131 sq.ft.
Provided: 6,852 sq.ft.
FIRE SPRINKLER:
Yes
* THERE ARE NO EXIST. BUILDINGS ON THIS SITE

VICINITY MAP NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- ⊕ = EXISTING FIRE HYDRANT
- ⊕ WM = EXISTING WATER METER
- ⊕ PP = EXISTING POWER POLE
- ⊕ LP = EXISTING LIGHT POLE
- ⊕ = EXISTING SS MANHOLE
- ⊕ = EX. TELEPHONE BOX
- EXIST. or EX. = EXISTING
- ⊕ = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB
- ⊕ = EXIST FIRELANE
- ⊕ = PROPOSED PAVING

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



REVISIONS

PROJECT #: SP2022-004

SITE PLAN

LEFERE OFFICE

1501 AIRPORT ROAD
LANDING POINT ADDITION
Lot 4, Blk A, 0.47 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner
Kevin Leferé
Contact: 469-628-9106

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2022-4 REG. NO.: F-2567

date: 2/9/22 scale: 1"=20' sheet: C101



4 EAST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"
 STONE = 944 S.F. = 42%
 STUCCO = 621 S.F. = 28%
 HARDIE BOARD = 658 S.F. = 30%



3 NORTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"
 STONE = 472 S.F. = 43%
 STUCCO = 266 S.F. = 24%
 HARDIE BOARD = 361 S.F. = 33%



2 SOUTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0" - ADJ. PUBLIC R.O.W.
 STONE = 472 S.F. = 43%
 STUCCO = 266 S.F. = 24%
 HARDIE BOARD = 361 S.F. = 33%



1 WEST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"
 STONE = 615 S.F. = 27%
 STUCCO = 589 S.F. = 26%
 HARDIE BOARD = 1,096 S.F. = 47%

EXTERIOR FINISH SCHEDULE	
A	HARDIE BOARD SIDING & TRIM, STYLE: SELECT CEDARMILL, PRIME, SIZE: 8.25", COLOR - GRAY SLATE
B	NATURAL STONE, ROUGH FACE, TUMBLED SQUARE EDGES, COLOR - BLANCO - ASHLER PATTERN
C	PRECAST CONCRETE, COLOR TO MATCH STONE
D	STUCCO 3-PART SYSTEM W/ EIFS FINISH, TEXTURE - FINE, COLOR - SW 7066 GRAY MATTERS
E	STEEL AWNING, PAINT - SILVER
F	WOOD VENEER CAP, COLOR - GRAY SLATE
G	ALUMINUM AWNING, COLOR - ANODIZED ALUMINUM
H	STOREFRONT & DOORS, COLOR - ANODIZED ALUMINUM
J	EXTERIOR GLASS 1" INSULATED, LOW "E", COLOR - 10% TINTED, GRAY
K	STANDING SEAM METAL, MFG - BERRIDGE; CEE - LOCK, COLOR - CHARCOAL
L	PREFINISHED METAL COPING, COLOR - BLACK
M	EXTERIOR HOLLOW METAL DOOR, PAINTED, COLOR - DARK GREY
N	PREFINISHED ROOF GUTTER & DOWNSPOUT SYSTEM, COLOR - DARK GREY
P	STUCCO CONTROL JOINT/SCORE PATTERN
Q	DECORATIVE LIGHTING - EXTERIOR SCONCE, LIGHTING SELECTED BY OWNER

NOTE: ALL RTU'S ARE SCREENED BY PARAPET
 NO VARIANCES/EXCEPTIONS ARE BEING REQUESTED

OFFICE @ AIRPORT ROAD	
LEGAL DESCRIPTION AND OR ADDRESS: OFFICE @ AIRPORT ROAD AIRPORT ROAD - LOT 4, BLOCK A CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
OWNER Kevin Lefere 1501 Airport Road, LLC. Rockwall, TX 75087	
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: je@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-004	
SITE PLAN SIGNATURE BLOCK APPROVED: <i>[Signature]</i> I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the <u>16</u> day of <u>March</u> , 2022.	
WITNESS OUR HANDS, this <u>23</u> day of <u>April</u> , 2022. <i>[Signature]</i> Director of Planning & Zoning	

CITY SUBMITTAL: 02-18-2022	ISSUE
CITY REVISION: 03-01-2022	

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OFFICE @ AIRPORT ROAD
 1501 Airport Road - Lot 4 Block A
 Rockwall, Texas 75087

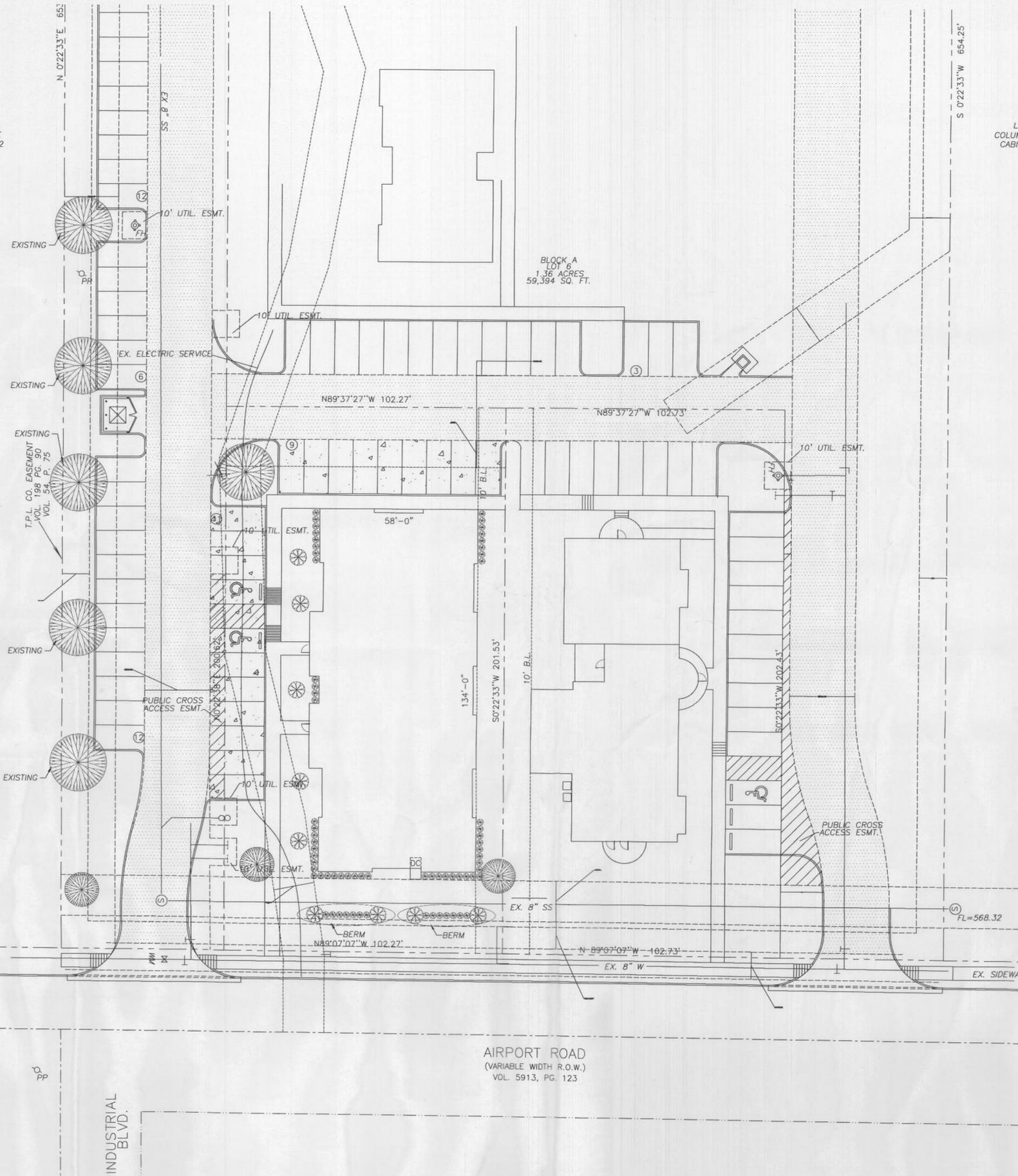
KEVIN LEFERE
 AIRPORT ROAD, LLC.
 Rockwall, TX 75087

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

EXTERIOR ELEVATIONS

DATE: DEC 2021 SHEET NO:
 PROJECT NO: 2021063 **A501**
 DRAWN BY:
 CHECKED BY:

4.00 ACRES
MARY HALL KEENE
VOL. 172, PG. 202
D.R.R.C.T.



SITE DATA TABLE	
SITE AREA	0.47 ACRES (20,655 S.F.)
ZONING	C
PROPOSED USE	GENERAL OFFICE
PROPOSED BUILDING AREA:	7,766 S.F.
LOT COVERAGE (GROSS AREA)	37.6%
FLOOR TO AREA RATIO	2.66 : 1
BUILDING HEIGHT MAX.	36'-0"

LANDSCAPE TABULATION	
NET AREA	0.47 ACRES (20,655 S.F.)
REQUIRED LANDSCAPE AREA—20% OF 20,655 S.F.	4,131 S.F.
PROVIDED LANDSCAPE AREA—33% OF 20,655 S.F.	6,852 S.F.
IMPERVIOUS COVERAGE—67% OF 20,655 S.F.	13,803 S.F.

NOTES:

- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'-0" of a shade tree.
- No trees within 5' of public utilities less than 10'.
- No trees within 10' of public utilities 10' or greater.

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
	CEDAR ELM
	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
	ACCENT TREE

- GENERAL NOTES:**
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
 - ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA. OWNER MAY SUBSTITUTE TYPES OF TREES, THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 - CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 - CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 - DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. — PROVIDED
 - ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 - THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 - NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE.
 - ALL PARKING SPACES ARE WITHIN 80' OF A TREE.

JOINT USE PARKING CALCULATIONS			
INDIVIDUAL	LAND USE	SQUARE FOOTAGE	REQUIRED PARKING
OFFICE - ACCOUNTANT	4,980 S.F.	1/300	= 16.60
RETAIL - GYM	6,159 S.F.	1/250	= 24.63
MEDICAL - CHIRO	3,000 S.F.	1/150	= 20.00
MEDICAL - NEW	7,766 S.F.	1/150	= 51.77
TOTAL PARKING REQUIRED			= 113 SPACES

SHARED PARKING				
TIME OF DAY	OFFICE	RETAIL	MEDICAL	TOTAL
6AM-12PM	.80X17 13.6	.50X25 12.5	.80X72 57.6	= 83.7
12PM-1PM	.50X17 8.5	.90X25 22.5	.90X72 64.8	= 95.8
1PM-4PM	.80X17 13.6	.90X25 22.5	.90X72 64.8	= 100.9
4PM-6PM	.80X17 13.6	.90X25 22.5	.90X72 64.8	= 100.9
6PM-8PM	.05X17 0.85	.90X25 22.5	.25X72 18.0	= 41.35
8PM-12AM	0X17 0	0.50X25 12.5	0X72 0	= 12.5
TOTAL PARKING REQUIRED			= 101 SPACES	
REDUCTION OF 11%				

OFFICE @ AIRPORT ROAD

LEGAL DESCRIPTION AND/OR ADDRESS:
OFFICE @ AIRPORT ROAD
1501 AIRPORT ROAD - LOT 4, BLOCK A
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER:
Kevin Lefere
1501 Airport Road, LLC.
Rockwall, TX 75087

APPLICANT:
Carroll Architects, Inc.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
SP2022-004

SITE PLAN SIGNATURE BLOCK
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of April, 2022.

WITNESS OUR HANDS, this 15 day of April 2022

Director of Planning & Zoning

ISSUE:
CITY SUBMITTAL: 02-18-2022
CITY REVISION: 03-11-2022

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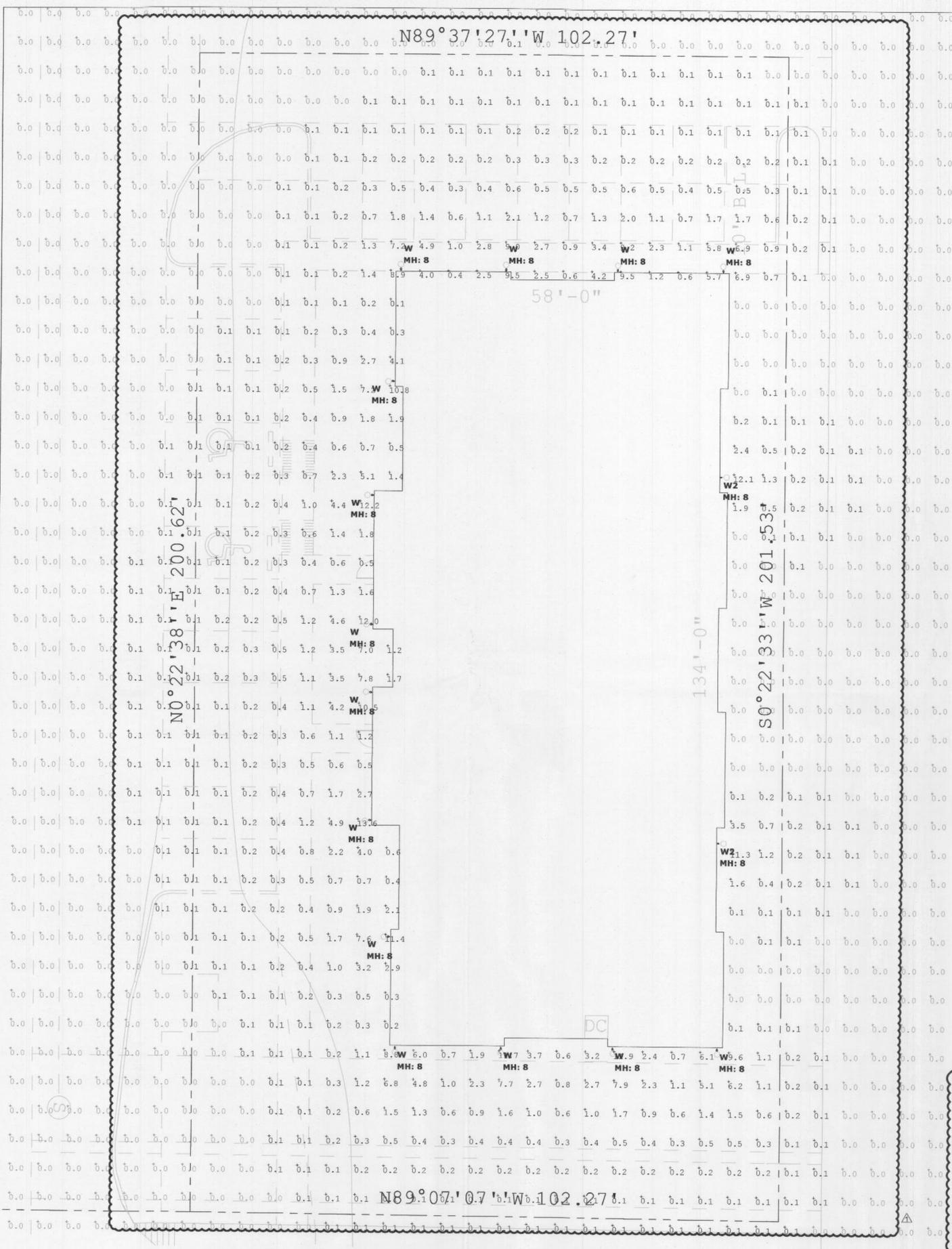
OFFICE @ AIRPORT ROAD
1501 Airport Road - Lot 4 Block A
Rockwall, Texas 75087

KEVIN LEFERE
AIRPORT ROAD, LLC.
Rockwall, TX 75087

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

LANDSCAPE PLAN

DATE: DEC 2021
PROJECT NO: 2021063
DRAWN BY:
CHECKED BY:



CONTRACTOR RESPONSIBILITIES
 CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO ENGINEER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER.

NOTE: BID INTENT
 THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.

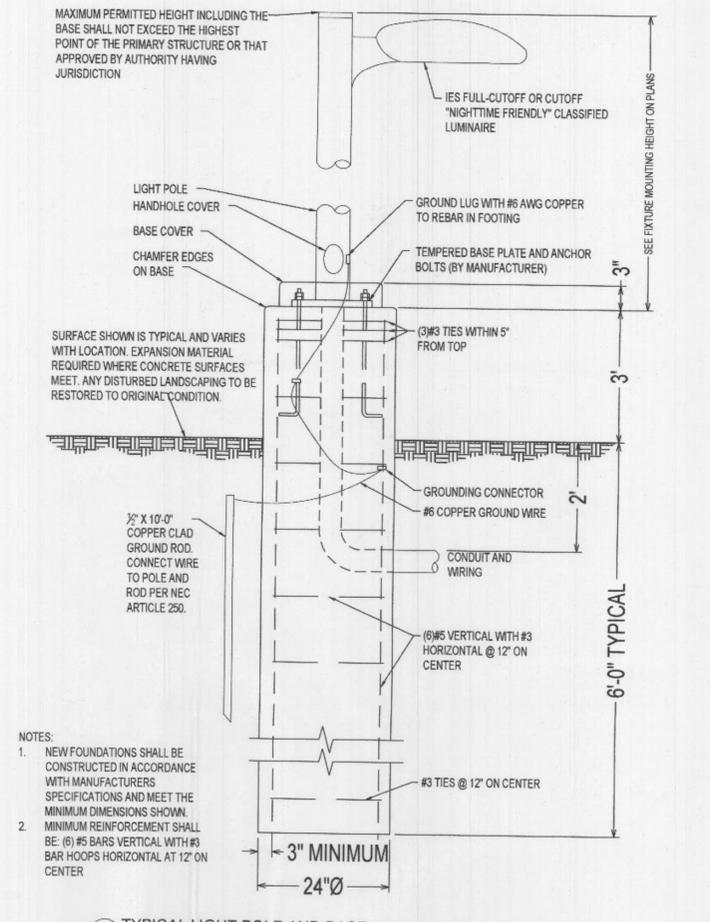
SITE PHOTOMETRIC NOTES
 1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND IS ALSO RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ENGINEER PRIOR TO THE START OF WORK.
 2. THE PHOTOMETRIC ZONE IS CALCULATED AT 3 FEET ABOVE FINISH GRADE LEVEL AND SPACED EVERY 10' X 10'.
 3. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL LIGHTING SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR CONTRIBUTION FROM OTHER (NEARBY) LIGHT SOURCES IN ADJACENT PROPERTIES.

PHOTOMETRIC NOTES FOR THE CITY OF ROCKWALL
 1. ACCORDING TO SECTION 3.3, MINIMUM REQUIREMENTS, OF ARTICLE VII, 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.
 2. NO LIGHT POLE, BASE OR COMBINATION THEREOF SHALL EXCEED AN OVERALL HEIGHT OF 30-FT. PROVIDE POLE DETAIL. (AR. VII, SEC. 3.3.D)

MEP GENERAL NOTES
 1. ALL CONSTRUCTION TO CONFORM TO INTERNATIONAL, STATE AND LOCAL CODES AND ORDINANCES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION (A&J).
 2. CONTRACTORS TO CONFIRM ALL SPECIFICATIONS HEREIN WITH ACTUAL EQUIPMENT IN FIELD PRIOR TO PURCHASE AND INSTALLATION.
 3. REVIEW PLAN SHEET "MEP - MEP NOTES" PRIOR TO BIDDING, PERMITTING, AND CONSTRUCTION.
 4. THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.
 5. SEE CIVIL AND ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL FIXTURES AND STRUCTURES.
 6. SEE ARCHITECTURAL FINISH OUT SCHEDULES FOR SPECIFIC MODELS, COLORS AND DESIGN NOT DEFINED HEREIN.
 7. WITH OWNER APPROVAL, CONTRACTOR MAY CHANGE SPECIFIED EQUIPMENT BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
 8. CONTRACTOR TO CONTACT AME ENGINEERING, INC. AT 817-653-4122 PRIOR TO ANY SIGNIFICANT DESIGN REVISIONS.
 9. DETAILS LABELED "TYPICAL" ON THE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE OR ARE SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.



3 VICINITY MAP
 NOT TO SCALE



NOTES:
 1. NEW FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND MEET THE MINIMUM DIMENSIONS SHOWN.
 2. MINIMUM REINFORCEMENT SHALL BE: (6) #5 BARS VERTICAL WITH #3 BAR HOOPS HORIZONTAL AT 12\"/>

EXTERIOR LIGHT FIXTURE SCHEDULE

MARK	EXTERIOR FIXTURE	DESCRIPTION	MH'	LUMENS	QTY.	WATTS*	TOTAL WATTS
W	WALL SCONCE	LUMINIS SQ602-L2L15-R30-HL MOD FROM L2L40	8'	4823	14	31	434
W2	WALL SCONCE - SMALL	LUMINIS SQ502-L2L10-R30	8'	1848	2	25	50
TOTAL EXTERIOR WATTAGE							484
TOTAL ALLOWABLE EXTERIOR WATTAGE PER CURRENTLY ADOPTED IECC							PASSES

* ALL FIXTURES SPECIFIED AT 120V/1PH.
 * OWNER, TENANT OR ARCHITECT MAY CHANGE EQUIPMENT MANUFACTURER OR USE EXISTING EQUIPMENT AS APPLICABLE, BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
 * CONTRACTOR TO VERIFY ALL FIXTURES WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
 * CONTACT MARK SCHMIDLEN WITH AIA FOR MORE INFORMATION ABOUT UNITS SPECIFIED: 214-658-9000.

TEXAS FIRM F-16489
AME Engineering, Inc.
 9825 W Green Oaks Blvd Suite 200, Arlington TX 76016-2700
 jessica.kilgore@ameengineering.com | o/c 817-653-4122 | fax 817-754-6615
 JESSICA J. KILGORE
 106106
 LICENSED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Jessica J. Kilgore, P.E. 106106 on April 12, 2022

OFFICE @ AIRPORT ROAD
1501 AIRPORT ROAD LOT 4, BLOCK A
ROCKWALL, TX 75087

CONTACT NAME	JEFF CARROLL
CONTACT COMPANY	CARROLL ARCHITECTS
CONTACT PHONE	214-832-1762
ISSUE:	
PERMIT REVIEW	04-12-2022
SHEET REVISIONS	
CITY COMMENTS	04/18/2022

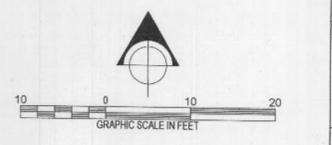
PRINTED	4/18/2022 2:59 PM
DESIGNED	DLP
CHECKED	JKK
IBC	2018
IECC/ASHRAE	2018
NEC	2017
SCALE	1" = 10'

SITE PHOTOMETRIC LIGHTING PLAN
E1.1
 PROJECT 1676

1 SITE PHOTOMETRIC LIGHTING PLAN

2 TYPICAL LIGHT POLE AND BASE
 NOT TO SCALE

APPROVED:
 I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 15 day of March 2022.
 Planning & Zoning Commission, Chairman
 Director of Planning & Zoning





April 27, 2022

TO: Jeff Carroll
Carroll Architects
750 E Interstate 30
Suite 110
Rockwall, Tx 75087

CC: Kevin Lefere
202 E Rusk Street
Rockwall, TX 75087

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2022-004; *Site Plan for Lefere Office*

Jeff Carroll:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on March 15, 2022. 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 engineering plans.
- (2) Applicant will provide a photometric plan and lighting cut sheets before the engineering process.
- (3) The subject property will be required to be replatted after the engineering process to establish the new easements.

Planning and Zoning Commission

On March 15, 2022, the Planning and Zoning Commission approved a motion to approve of the applicant's request for a Site Plan by a vote of 4-0, with Commissioners Chodun, Thomas, and Conway absent with the following conditions:

- (1) Applicant will provide a photometric plan and lighting cut sheets before the engineering process;
- (2) Applicant will provide a parking agreement to meet all parking requirements of the Unified Development Code.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 771-6488.

Sincerely,

Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department