



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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 150 Pecan Valley Drive
 SUBDIVISION Pecan Valley Retail LOT 3 BLOCK A
 GENERAL LOCATION NW corner of Pecan Valley Drive and SH 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-65 CURRENT USE Vacant
 PROPOSED ZONING PD-65 PROPOSED USE Retail/Restaurant
 ACREAGE 0.7621 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input type="checkbox"/> OWNER	JCDB Goliad Holdings, LLC	<input checked="" type="checkbox"/> APPLICANT	Cross Engineering Consultants, Inc.
CONTACT PERSON	Chad Dubose	CONTACT PERSON	Dwayne Zinn
ADDRESS	8350 N. Central Expressway Suite 1300	ADDRESS	1720 W. Virginia St.
CITY, STATE & ZIP	Dallas, TX 75206	CITY, STATE & ZIP	McKinney, TX 75069
PHONE	214-561-6522	PHONE	972-562-4409
E-MAIL	chad@foremark.com	E-MAIL	Dwayne@crossengineering.biz

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chad Dubose [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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF December, 2023. 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.

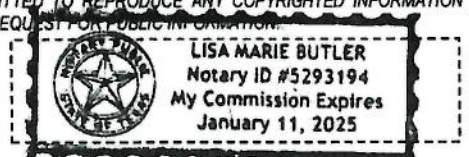
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF December 20, 2023

OWNER'S SIGNATURE

Chad Dubose

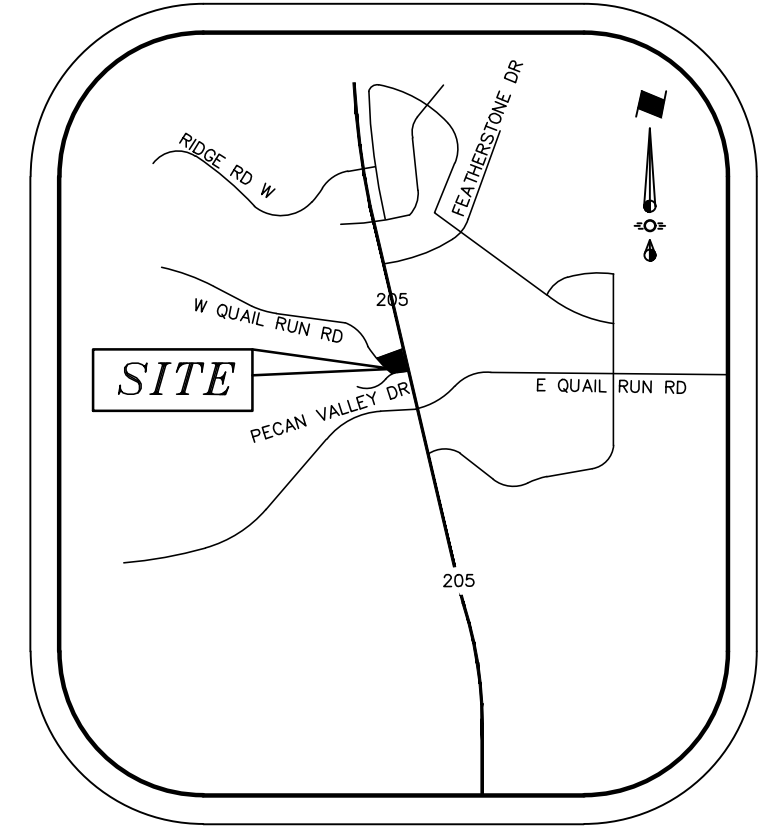
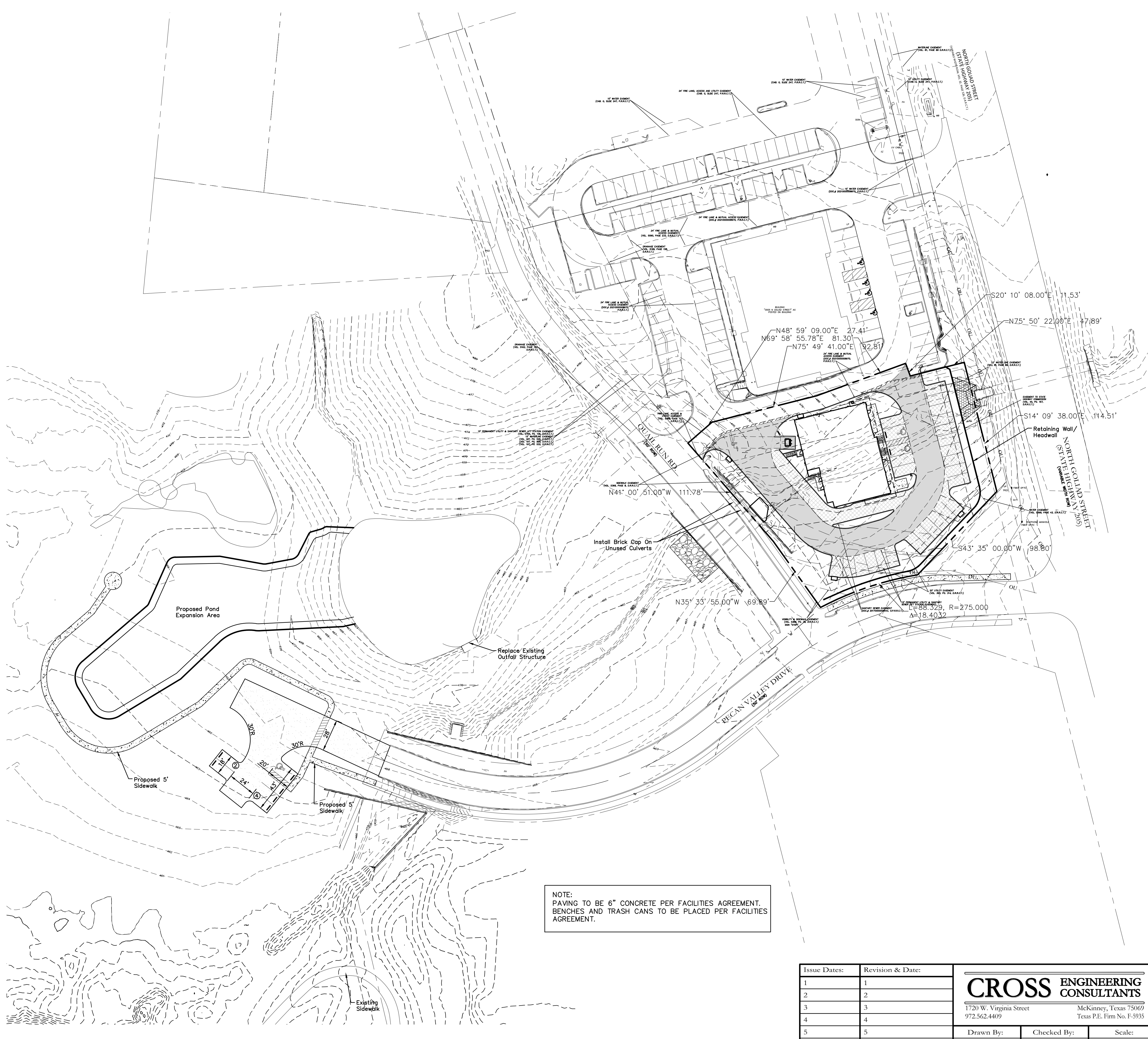
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Marie Butler

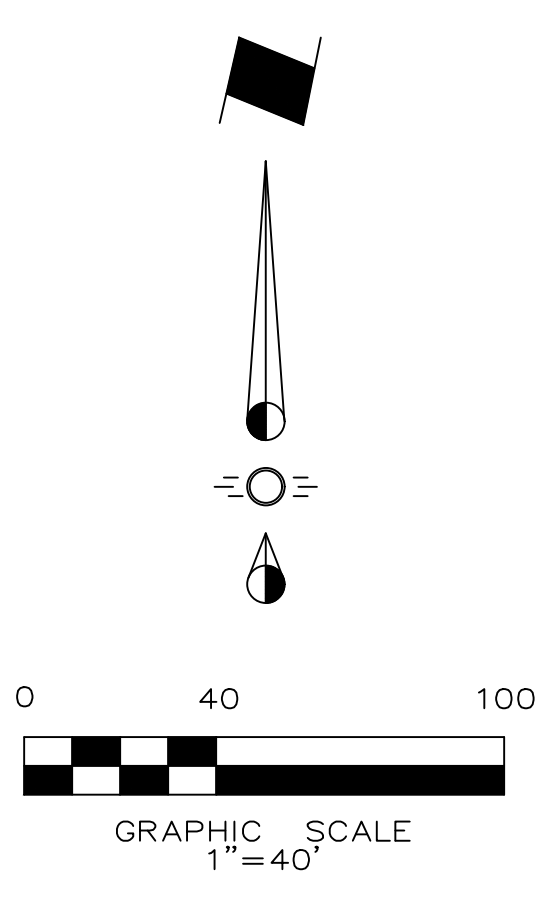


MY COMMISSION EXPIRES

1/11/25



VICINITY MAP
NTS



LEGEND

- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- ⊙ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- BFR Barrier Free Ramp

NOTE:
PAVING TO BE 6" CONCRETE PER FACILITIES AGREEMENT.
BENCHES AND TRASH CANS TO BE PLACED PER FACILITIES AGREEMENT.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
 1720 W. Virginia Street McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=40'

SITE PLAN - OVERALL

SMOOTHIE KING ROCKWALL

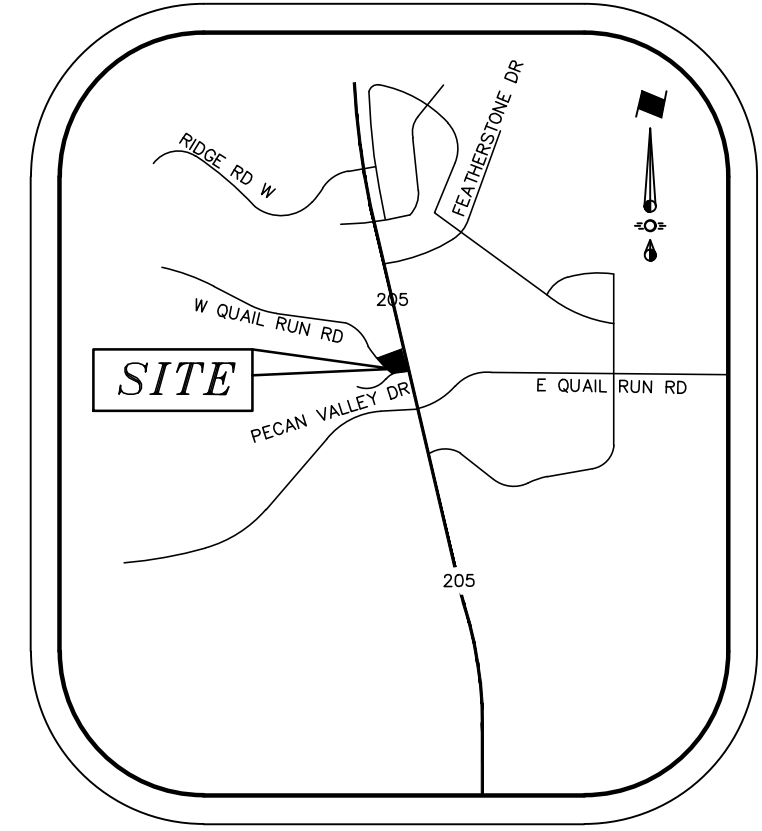
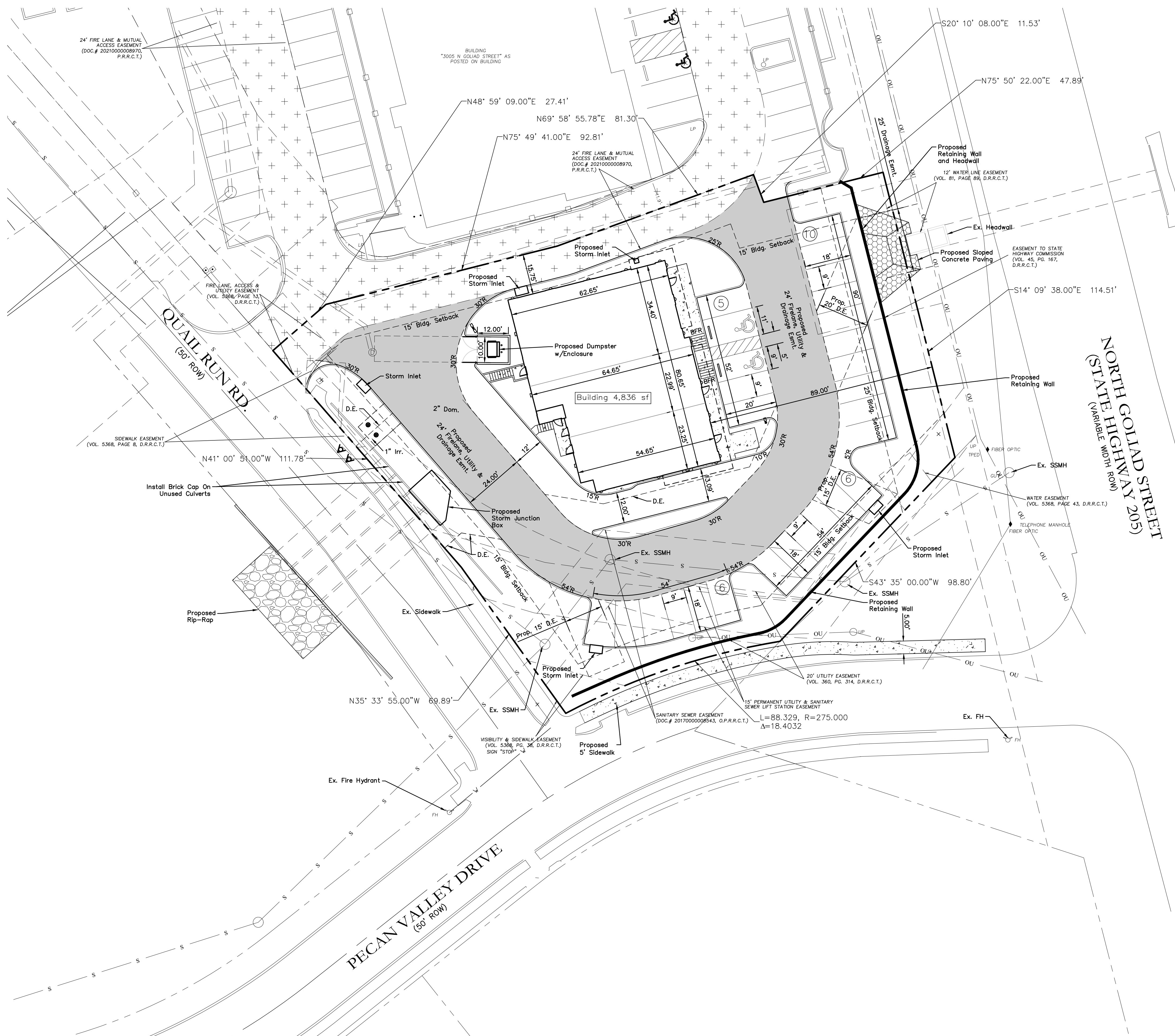
DA Goliad Partners, LP

CITY OF ROCKWALL, TEXAS

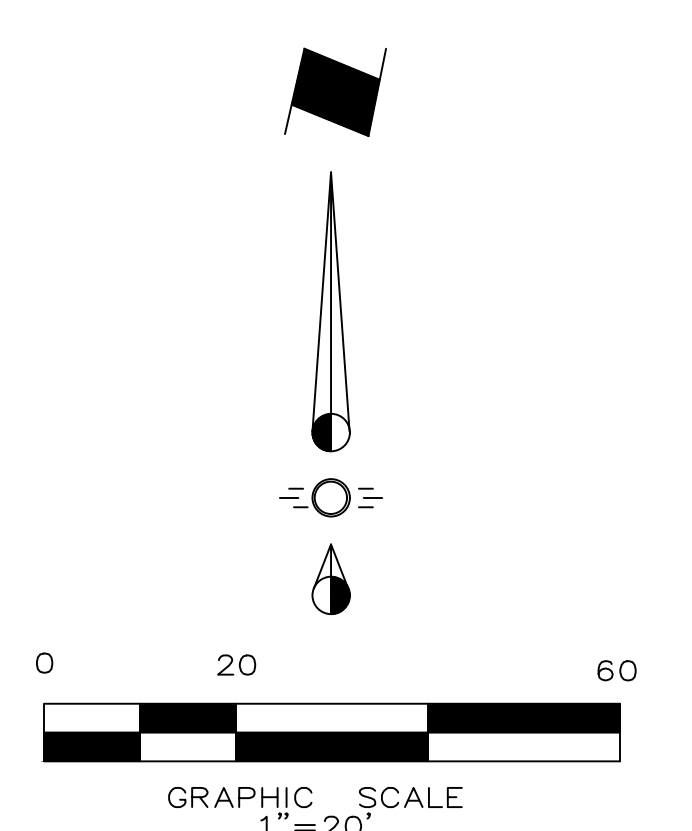
Sheet No.
SP-O

Project No.
20089

SMOOTHIE KING ROCKWALL



VICINITY MAP
NTS



LEGEND

- Existing Firelane
- Proposed Firelane
- Proposed Sidewalk
- Proposed Sloped Concrete Paving
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp

SYNOPSIS

Zoning: PD-65 w/ N. SH 205 Overlay
 Proposed Use: Retail/Restaurant
 Lot Area: 0.7621 Acres (33,198 sf)
 Building Areas: Building 4,836 sf
 Lot Coverage: 13.59% (Total Bldg Area 4,512 sf)
 Floor Area Ratio: 0.14 : 1
 Building Height: 25'
 Required Parking: Retail 1:250 (3533/250) = 15 Spcs.
 Restaurant 1:250 (1247/250) = 5 Spcs (Limited Service)

Parking Required Total:	20 Parking Spaces
Parking Provided Total:	27 Parking Spaces (2 HC)

NOTE:
 ALL PARKING PAVING TO BE 5", 3000 PSI CONCRETE.
 ALL FIRELANE PAVING TO BE MIN. 6", 3500 PSI CONCRETE.

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 _____ 2021.
 WITNESS OUR HANDS, this _____ day of _____ 2023.
 Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

Note:
 REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. CASE NO. _____

ENGINEER:
 Cross Engineering Consultants, Inc.
 1720 W. Virginia Street
 McKinney, Texas 75069
 Phone (972) 562-4409
 Fax (972) 562-4471
 Contact: Jon David Cross, P.E.

SURVEYOR:
 Barton Chapa Surveying
 5200 State Highway 121
 Colleyville, TX. 76034
 Phone (817) 864-1957
 Contact: Jack Barton

OWNER:
 JCDB Goliad Holdings, LLC
 8350 N. Central Expressway
 Dallas, Texas 75206

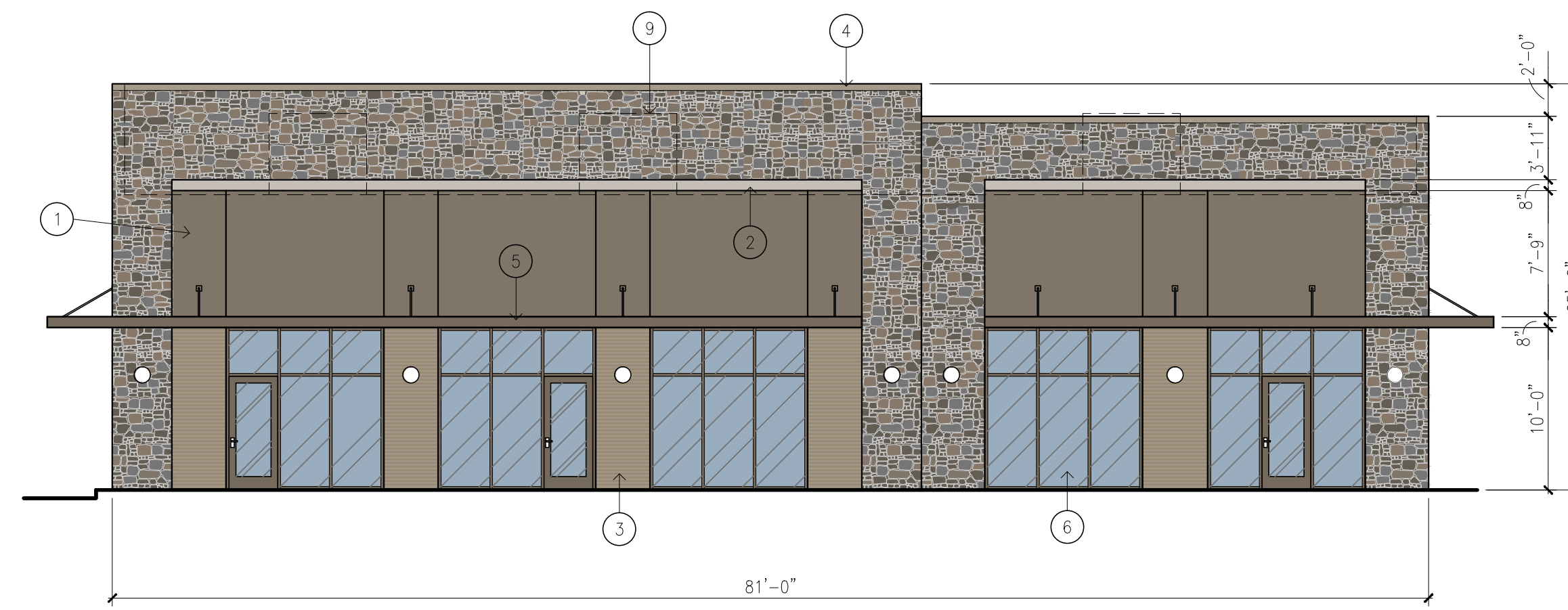
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6	6

CROSS ENGINEERING CONSULTANTS
 1720 W. Virginia Street McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=20'

SITE PLAN		SP
SMOOTHIE KING ROCKWALL		
DA Goliad Partners, LP CITY OF ROCKWALL, TEXAS		
		Project No. 20089

SMOOTHIE KING ROCKWALL

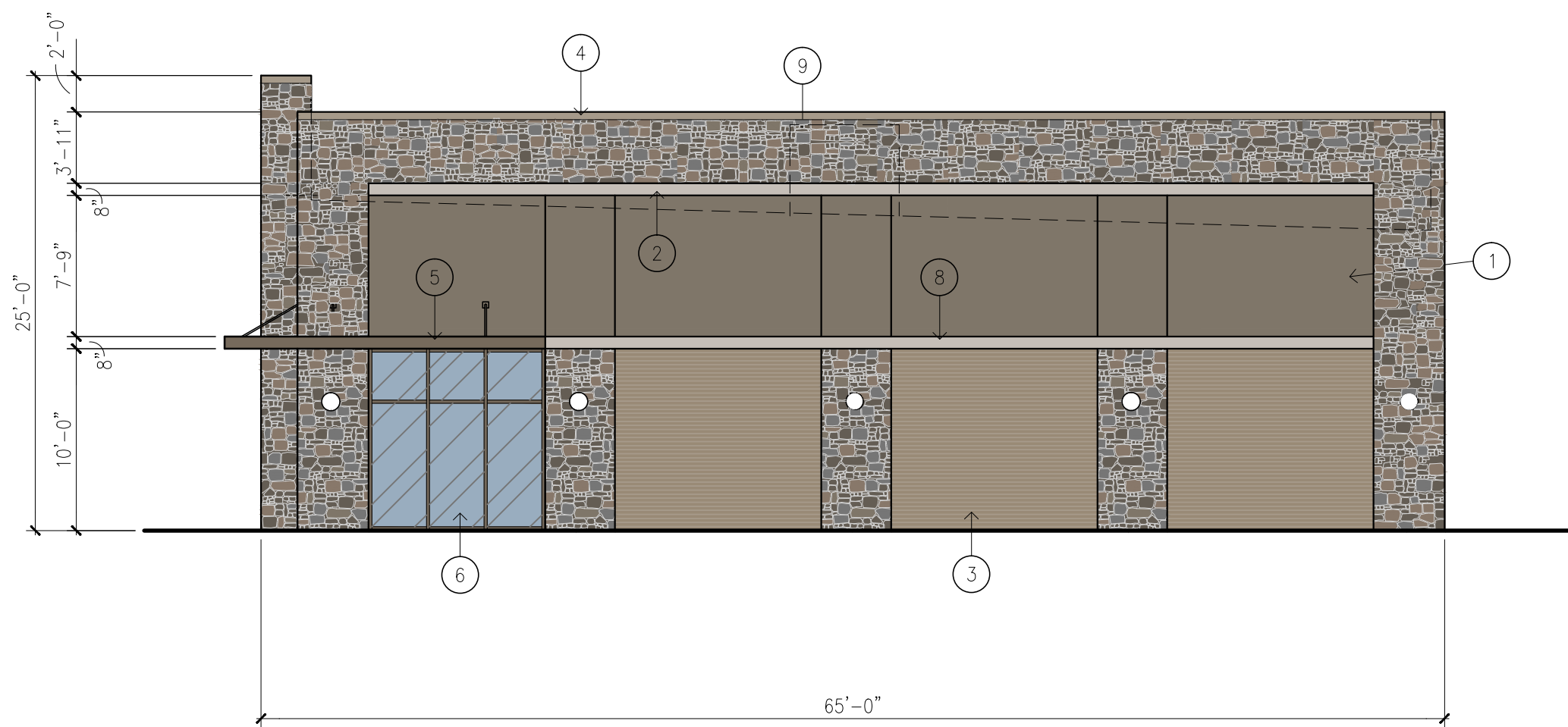


EAST

TOTAL FACADE	= 1,967.9 SF	100%
-TOTAL GLASS	= 485.0 SF	24.6%
<hr/>		
NET FACADE	= 1,482.9 SF	
TOTAL BRICK/CAST STONE	= 173.2 SF	11.8%
TOTAL NATURAL STONE	= 666.5 SF	44.9%
TOTAL STUCCO	= 554.4 SF	37.4%
TOTAL METAL	= 87.8 SF	5.9%

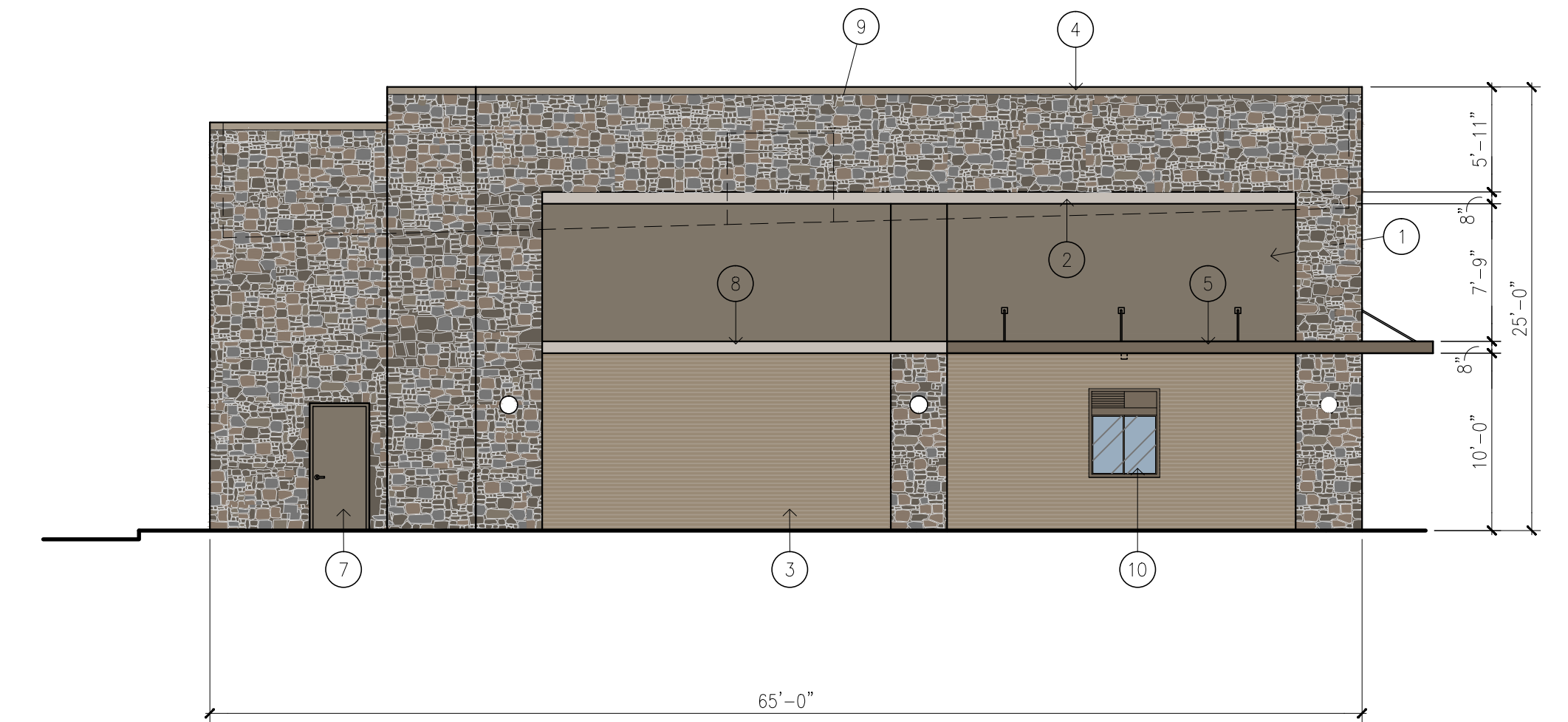
MATERIAL LEGEND:

- ① STUCCO VENEER
- ② PROJECTING STUCCO ACCENT BAND
- ③ BRICK VENEER
- ④ MANUFACTURED METAL COPING
- ⑤ PAINTED METAL CANOPY
- ⑥ ALUMINUM STOREFRONT AND ENTRANCES WITH CLEAR INSULATING GLASS
- ⑦ PAINTED HOLLOW METAL DOORS AND FRAMES
- ⑧ CAST STONE ACCENT BAND
- ⑨ LINE OF ROOF DECK WITH HVAC UNITS BEYOND
- ⑩ ALUMINUM DRIVE-UP WINDOW



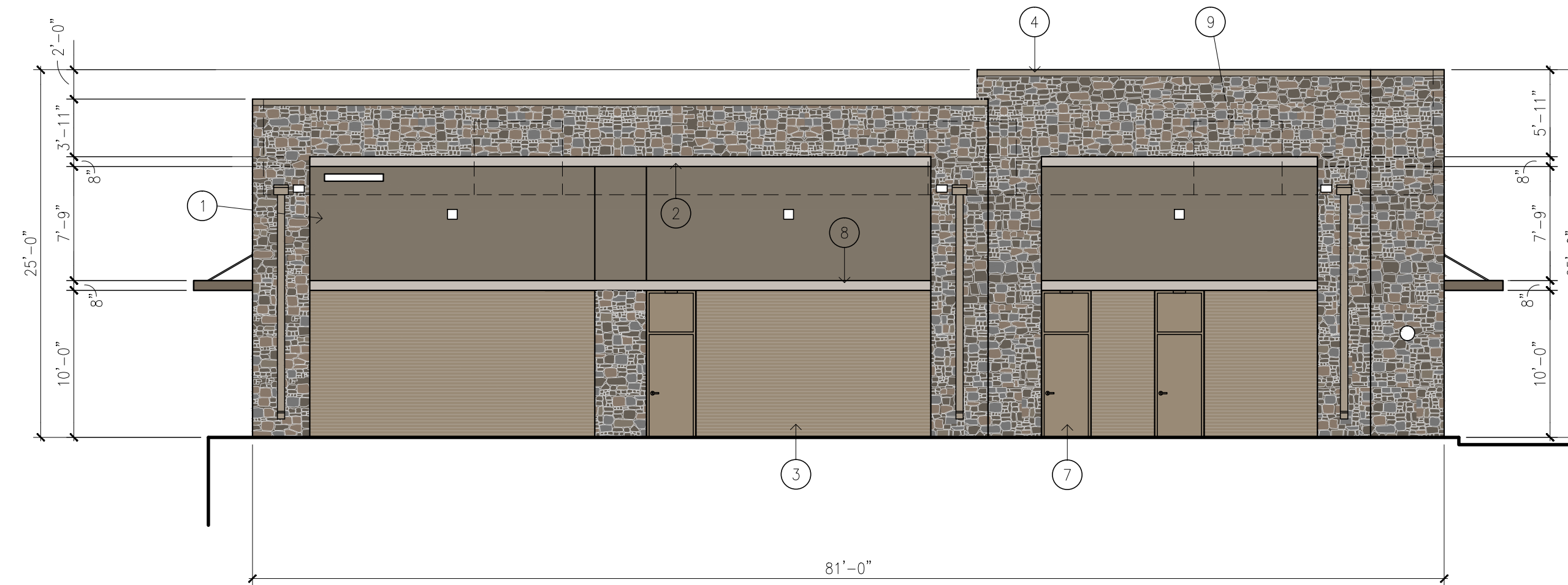
NORTH

TOTAL FACADE	= 1,502.0 SF	100%
-TOTAL GLASS	= 97.0 SF	6.4%
<hr/>		
NET FACADE	= 1,405.0 SF	
TOTAL BRICK/CAST STONE	= 370.3 SF	26.4%
TOTAL NATURAL STONE	= 530.4 SF	37.8%
TOTAL STUCCO	= 464.6 SF	33.1%
TOTAL METAL	= 39.0 SF	2.7%



SOUTH

TOTAL FACADE	= 1,606.6 SF	100%
-TOTAL GLASS	= 20.0 SF	1.2%
-TOTAL DOORS	= 24.2 SF	1.5%
<hr/>		
NET FACADE	= 1,562.4 SF	
TOTAL BRICK/CAST STONE	= 388.4 SF	24.8%
TOTAL NATURAL STONE	= 771.7 SF	49.4%
TOTAL STUCCO	= 357.7 SF	22.9%
TOTAL METAL	= 45.3 SF	2.9%



WEST

TOTAL FACADE	= 1,926.5 SF	100%
-TOTAL DOORS	= 101.2 SF	5.2%
<hr/>		
NET FACADE	= 1,825.3 SF	
TOTAL BRICK/CAST STONE	= 514.0 SF	28.2%
TOTAL NATURAL STONE	= 764.2 SF	41.9%
TOTAL STUCCO	= 513.1 SF	28.1%
TOTAL METAL	= 34.0 SF	1.8%

ARCHITECTURAL ELEMENTS:

- 1. CANOPIES
- 2. RECESSES / PROJECTIONS
- 3. OUTDOOR PATIO
- 4. ARCHITECTURAL DETAILS - CAST STONE ACCENT BAND
- 5. ARCHITECTURAL DETAILS - PROJECTING STUCCO ACCENT BAND
- 6. VARIED ROOF HEIGHTS

SITE PLAN SUBMITTAL

REVISION NO:	DATE:
SHEET TITLE:	
BUILDING FACADE / ELEVATION PLAN	
OWNER:	
<small>ARCHITECT:</small> DONALD F. SOPRANZI, AIA, LEED-AP ARCHITECT 10300 NORTH CENTRAL EXPRESSWAY, SUITE 450 DALLAS, TEXAS 75231 DONALD SOPRANZI 817-903-6663 dons@dfsarchitect.com	
SCALE: 1/8"=1'-0"	FILE NO.

STUCCO VENEER TO MATCH
ADJACENT BUILDING

STUCCO
ACCENT
BAND

CAST
STONE

PARAPET COPINGS /
DOWNSPOUTS



BRICK VENEER

ROCKWALL MULTI-TENANT BUILDING ROCKWALL, TEXAS

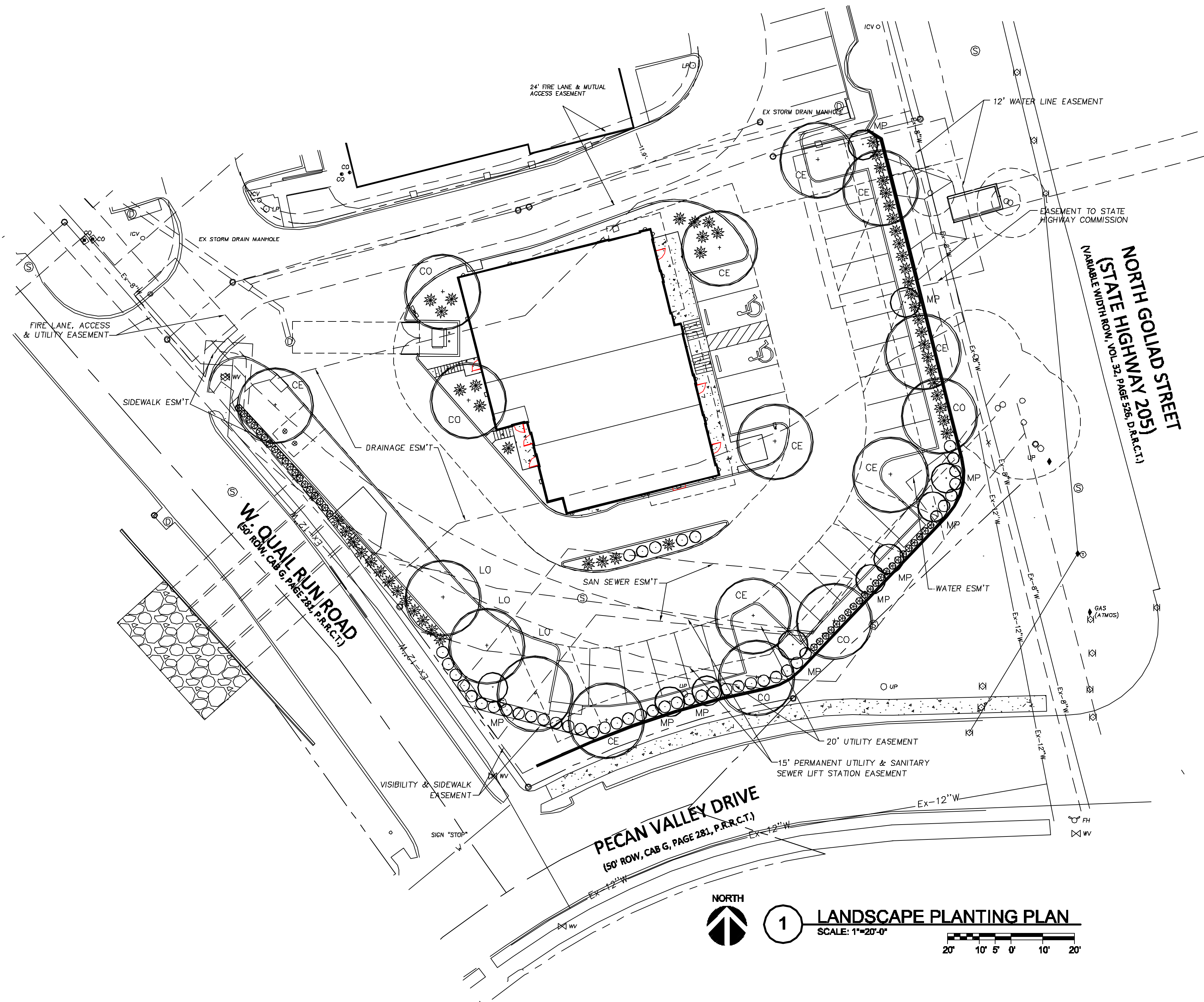
STONE VENEER TO MATCH
ADJACENT BUILDING

STOREFRONT
FRAMING /
CANOPIES TO
MATCH
ADJACENT
BUILDING

ROCKWALL, TEXAS
ARCHITECT

ROCKWALL MULTI-TENANT BUILDING
DONALD F. SOPRANZI, AIA, LEED-AP
ARCHITECT

DONALD F.
SOPRANZI
AIA, LEED-AP
ARCHITECT



LANDSCAPE PLANTING PLAN
 SCALE: 1"=20'-0"
 NORTH

MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OR ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING (OF TURF GRASS SIX (6") INCHES OR HIGHER), EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF ALL TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS OR PLANTS THAT ARE NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE, WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX (6") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND MAY BE REPLACED WITH ONES (THAT HAVE BEEN PRE-APPROVED) OF SIMILAR VARIETY, HAVING A TRUNK DIAMETER OF NO LESS THAN THREE (3") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND. A TIME EXTENSION MAY BE GRANTED BY CITY STAFF IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS AGENT.

LANDSCAPE NOTES:

- ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
- NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
- PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
- PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
- ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
- TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
- WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKING SYSTEMS SUCH AS "T" POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
- PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
- ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
- ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
- OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
- ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
- ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

LANDSCAPE CALCULATIONS

ZONING - COMM (20%) LANDSCAPE AREA REQUIRED.
 LOT AREA = 32,676 SF
 20% = 6,535 SF
 LANDSCAPE AREA PROVIDED = 9,308 SF = 28.4%
 WITH 7,513 SF = IN FRONT YARD.

LANDSCAPE BUFFER AT STREET R.O.W. =
 10' WITH 1-CANOPY TREE & 1-ACCENT TREE/50'
 AND A ROW OF SHRUBS.
 QUAIL RUN = 180' 180'/50' = 4+4
 PECAN VALLEY = 185' 185'/50' = 4+4
 N. GOLIAD ST. = 110' 110'/50' = 2+2

10 CANOPY TREES REQUIRED. 10-PROVIDED.
 10 ACCENT TREES REQUIRED. 10-PROVIDED.
 118 SHRUBS PROVIDED.

INTERIOR PARKING LOT LANDSCAPING:
 4,374 SF PARKING LOT AREA
 1,120 SF LANDSCAPE AREA PROVIDED = 25%

NOTES:

ALL TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER AND STORM LINES.

IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC.

PLANT MATERIAL SCHEDULE				
KEY	QVAN.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
CANOPY TREES				
CE	9	CEDAR ELM	Ulmus crassifolia	5" cal. 12'-14' tall, b&b.
CO	5	CHINQUAPIN OAK	Quercus muhlenbergi	5" cal. 12'-14' tall, b&b.
LO	3	LIVE OAK	Quercus virginiana	5" cal. 12'-14' tall, b&b.
ORNAMENTAL TREES				
MP	10	MEXICAN PLUM	Prunus mexicana	2" cal., 6'-8' tall, container
SHRUBS				
CTS	45	COMPACT TEXAS SAGE	Leucophyllum frutescens "Compacta"	5 gallon, 48" on center.
RM	41	ROSEMARY	Rosemary officinalis	5 gallon, 30" on center.
RY	54	RED YUCCA	Hesperaloe parvifolia	5 gallon, 48" on center.
GROUND COVER				
PW	-	PURPLE WINTERCREEPER	Euonymus fortunei 'Coloratus'	1 gallon, 18" on center.
TURF GRASS				
BG	-	BERMUDA GRASS	Cynodon dactylon	solid sod

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 _____, 2023.

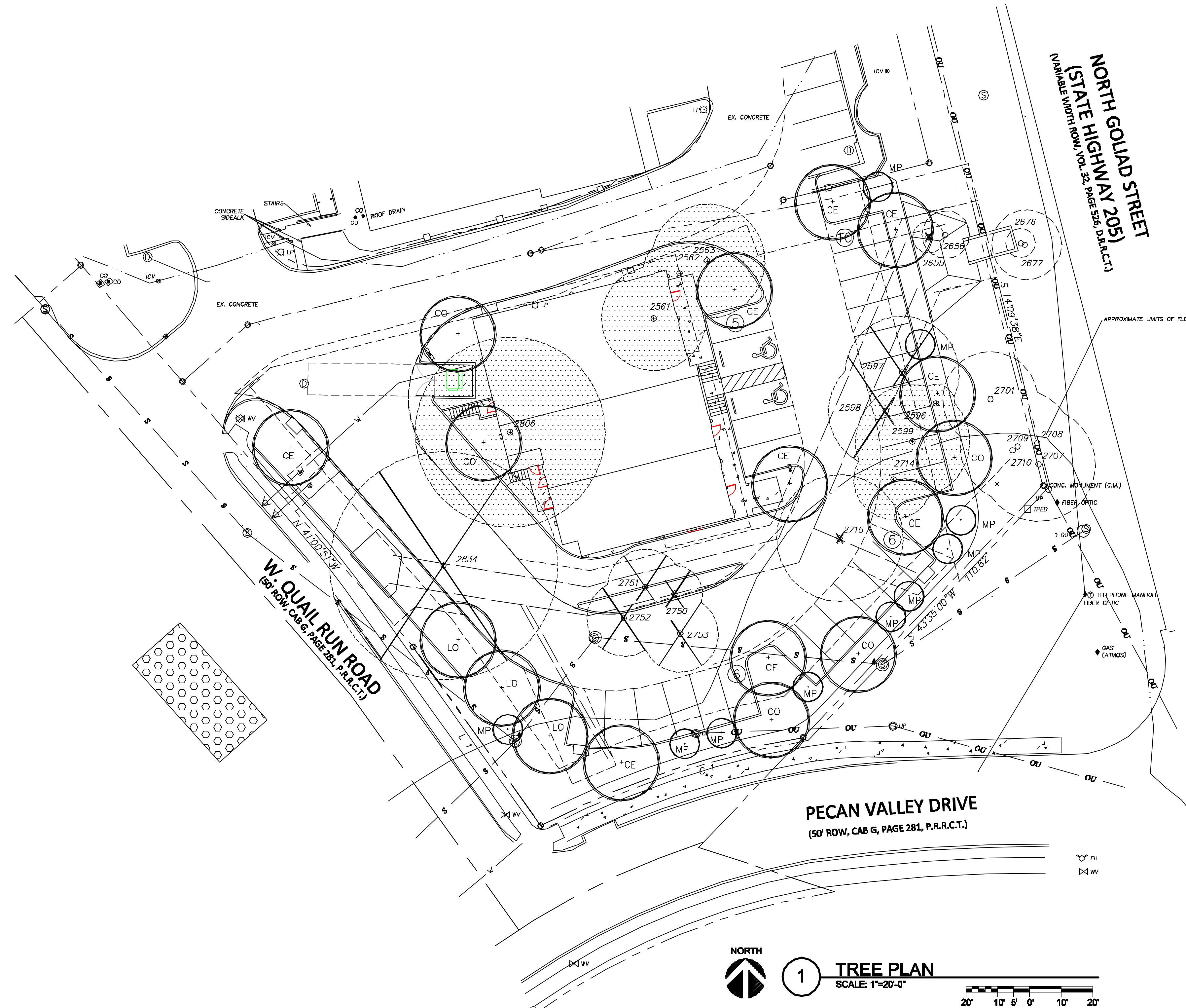
WITNESS OUR HANDS, this _____ day of _____, 2023.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

PLAN PREPARED BY:
 DON C. WHEELER, R.L.A.
 PO BOX 470865
 FT. WORTH, TX 76147
 817.335.1405
 don@dcwla.com

REVISION	No.	DATE	<p>Don C. Wheeler Landscape Architect Planning Irrigation Design P.O. Box 470865 Fort Worth, Texas 76147 Office 817.335.1405 don@dcwla.com</p>	<p>7671</p>	<p>LANDSCAPE PLAN</p> <p>SMOOTHIE KING ROCKWALL</p> <p>DA Goliad Partners, L.P.</p> <p>CITY OF ROCKWALL, TEXAS</p>	<p>Sheet No.</p> <p>L1</p>
PROJECT NO.	DATE:	12/15/2023	12/15/23			



TREE LEGEND

- EXISTING TREES (8) - (parkway tree)
- EXISTING TREES (NOT PROTECTED) TO BE REMOVED BUT NOT MITIGATED.
- 6" CHINABERRY - NOT PROTECTED
27" BOIS D'ARC - NOT PROTECTED
- EXISTING TREES (PROTECTED) TO BE REMOVED BUT NOT MITIGATED.-UTILITY CONFLICT

- TOTAL NOT PROTECTED - 33"

- EXISTING PROTECTED TREES TO BE REMOVED AND MITIGATED.

2561	22" PECAN
2562	16" PECAN
2563	24" PECAN
2596	8" PECAN
2599	24" PECAN
2714	17" PECAN
2806	40" ELM (MT)

- TOTAL PROTECTED TO MITIGATE - 191"

- 17-NEW 5" TREES PLANTED = 85"

(9) CEDAR ELM	'CE'
(5) CHINQUAPIN OAK	'CO'
(3) LIVE OAK	'LO'

- (10) MEXICAN PLUM 'MP'

EXISTING TREE SCHEDULE

NUMBER	SIZE & TYPE	STATUS
2561	22" PECAN	MITIGATE
2562	16" PECAN	MITIGATE
2563	24" PECAN	MITIGATE
2596	8" PECAN	MITIGATE
2597	24" PECAN	UTILITY
2598	20" PECAN	UTILITY
2599	24" PECAN	MITIGATE
2655	6" CHINABERRY	NOT PROTECTED
2656	9" CHINABERRY (MT)	OFF PROPERTY
2676	5" CHINABERRY	OFF PROPERTY
2677	15" CHINABERRY (MT)	OFF PROPERTY
2701	19" PECAN	OFF PROPERTY
2707	24" PECAN	OFF PROPERTY
2708	16" PECAN	OFF PROPERTY
2709	24" PECAN	OFF PROPERTY
2710	7" PECAN	OFF PROPERTY
2714	17" PECAN	MITIGATE
2716	27" BOIS D'ARC (MT)	NOT PROTECTED
2750	12" ELM	UTILITY
2751	16" ELM	UTILITY
2752	16" ELM	UTILITY
2753	16" ELM	UTILITY
2806	40" ELM (MT)	MITIGATE 2:1
2834	48" ELM	UTILITY

(7) PROTECTED TREES TO MITIGATE- TOTAL = 191 INCHES
 (17) 5" NEW TREES TO PLANT- TOTAL = 85 INCHES
 106 INCHES

106" x 20% = 21" x \$200 = \$4,200 PAID INTO TREE FUND.

REMAINING INCHES TO MITIGATE = 85

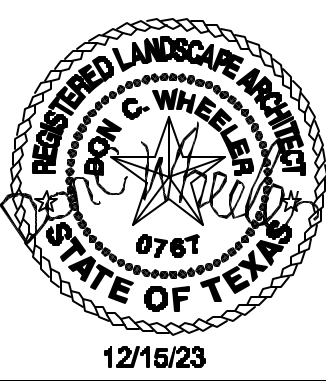
Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

REVISION	No.	DATE

Don C. Wheeler
 Landscape Architect
 Landscape Architecture Planning Irrigation Design
 P.O. Box 470865 Fort Worth, Texas 76147
 Office 817.335.1405 don@dcwla.com

PROJECT NO. 2K22-45 DATE: 12-15-2023



TREE PLAN

SMOOTHIE KING ROCKWALL

DA Goliad Partners, L.P.

CITY OF ROCKWALL, TEXAS

Sheet No. **TP1**

TREE SURVEY BY:
 STOVALL & ASSOCIATES
 P.O. BOX 202
 GREENVILLE, TEXAS 75403
 PHONE (903) 450-1120
 info@stovallassociates.com
 SEPT. 24, 2015

PLAN PREPARED BY:
 DON C. WHEELER, RLA
 PO BOX 470865
 FT. WORTH, TX 76147
 817.335.1405
 don@dcwla.com



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 150 Pecan Valley Drive
 SUBDIVISION Pecan Valley Retail LOT 3 BLOCK A
 GENERAL LOCATION NW corner of Pecan Valley Drive and SH 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-65 CURRENT USE Vacant
 PROPOSED ZONING PD-65 PROPOSED USE Retail/Restaurant
 ACREAGE 0.7621 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input type="checkbox"/> OWNER	JCDB Goliad Holdings, LLC	<input checked="" type="checkbox"/> APPLICANT	Cross Engineering Consultants, Inc.
CONTACT PERSON	Chad Dubose	CONTACT PERSON	Dwayne Zinn
ADDRESS	8350 N. Central Expressway Suite 1300	ADDRESS	1720 W. Virginia St.
CITY, STATE & ZIP	Dallas, TX 75206	CITY, STATE & ZIP	McKinney, TX 75069
PHONE	214-561-6522	PHONE	972-562-4409
E-MAIL	chad@foremark.com	E-MAIL	Dwayne@crossengineering.biz

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chad Dubose [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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF December, 2023. 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.

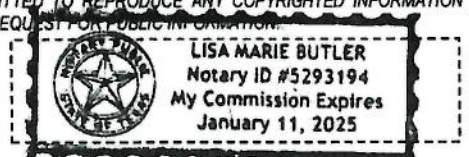
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF December 20, 2023

OWNER'S SIGNATURE

Chad Dubose

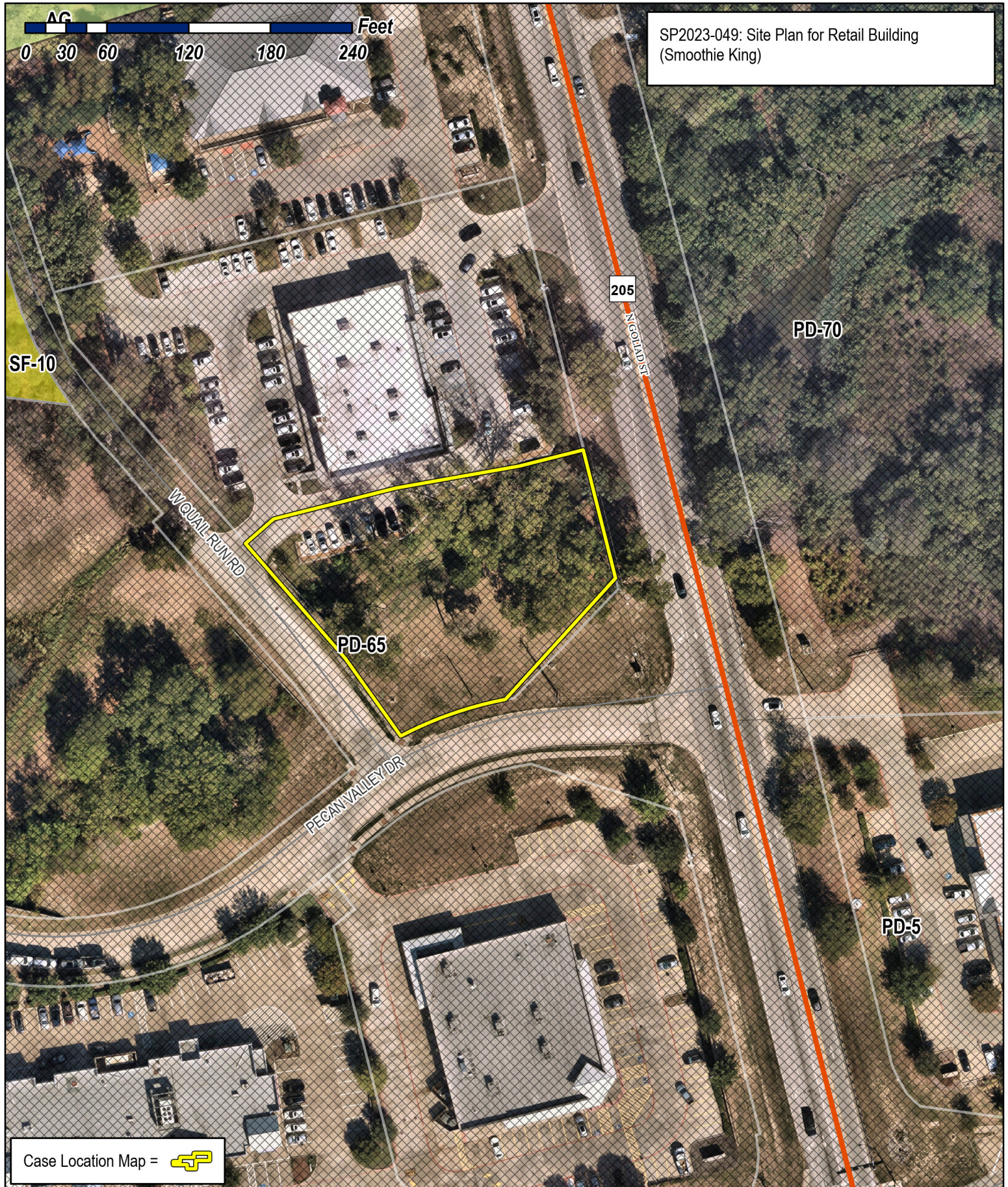
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Marie Butler



MY COMMISSION EXPIRES

1/11/25




SP2023-049: Site Plan for Retail Building (Smoothie King)

SF-10

PD-70

PD-65

PD-5

Case Location Map = 

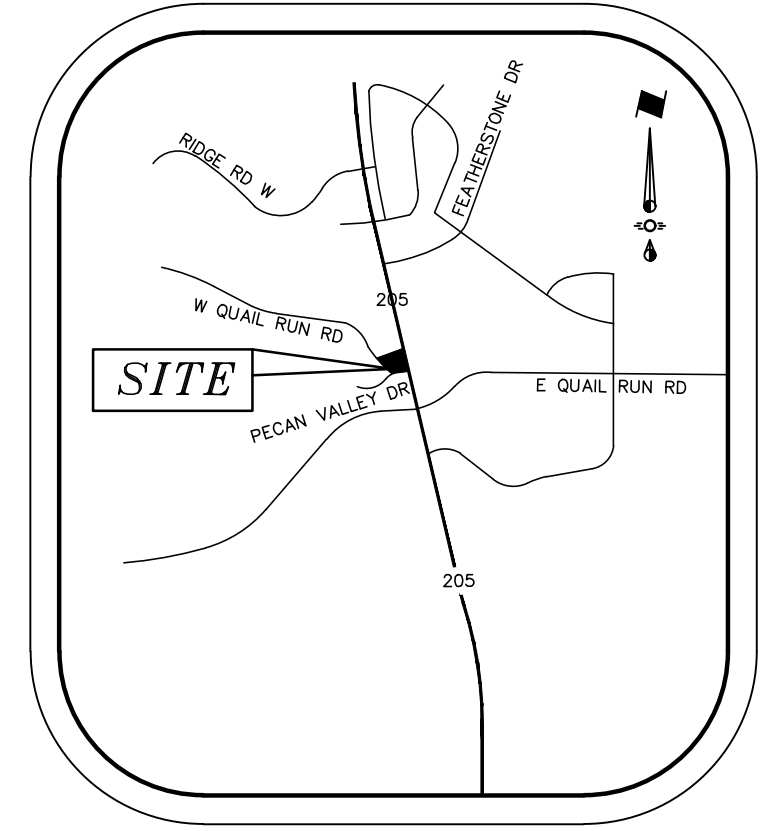
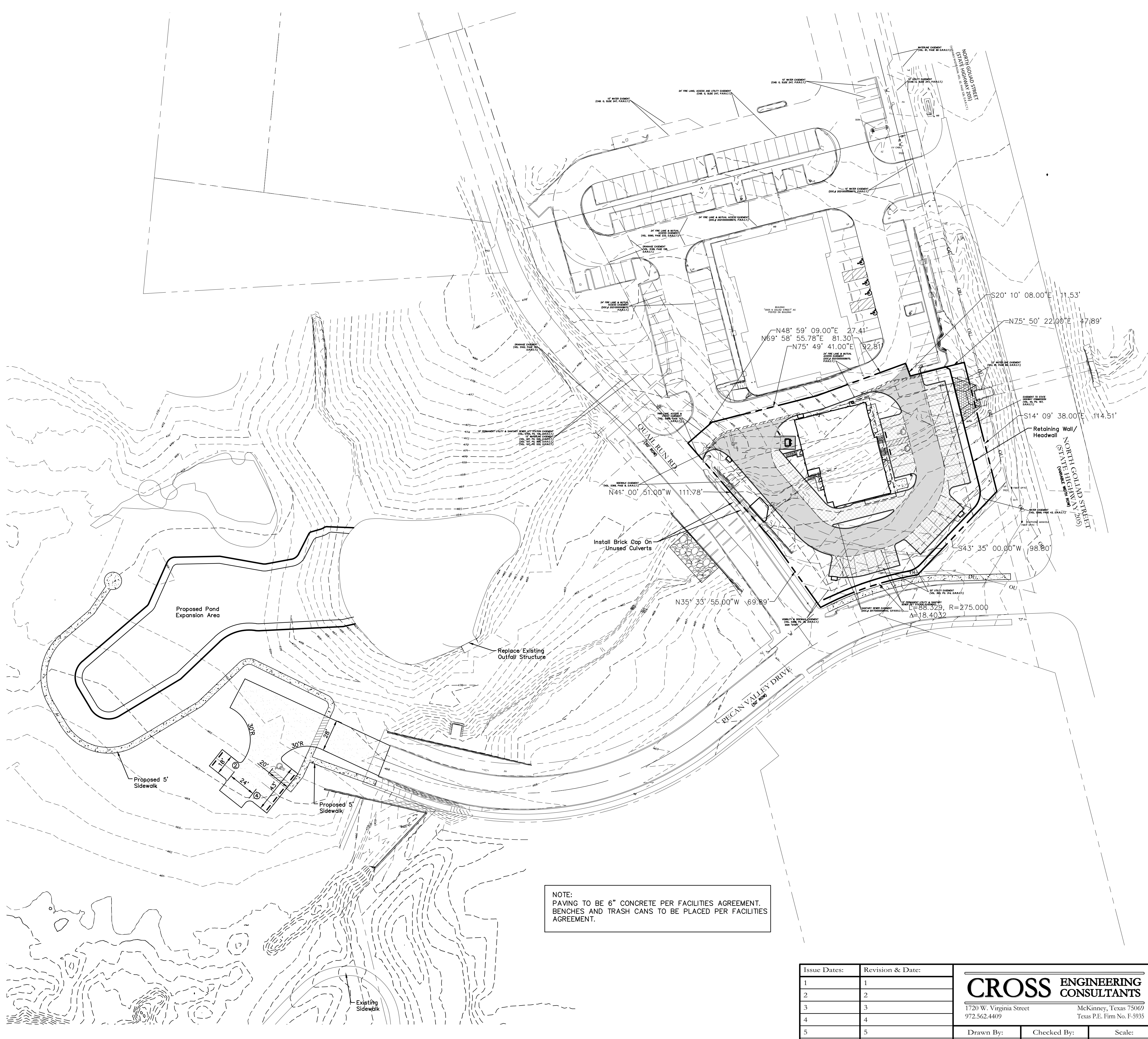


City of Rockwall

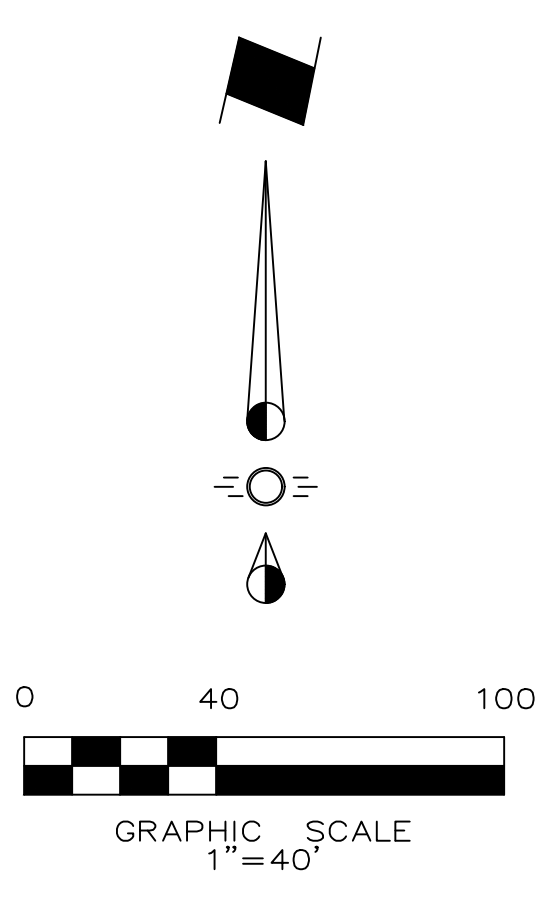
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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





VICINITY MAP
NTS



LEGEND

- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- ⊙ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- BFR Barrier Free Ramp

NOTE:
PAVING TO BE 6" CONCRETE PER FACILITIES AGREEMENT.
BENCHES AND TRASH CANS TO BE PLACED PER FACILITIES AGREEMENT.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
 1720 W. Virginia Street McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=40'

SITE PLAN - OVERALL

SMOOTHIE KING ROCKWALL

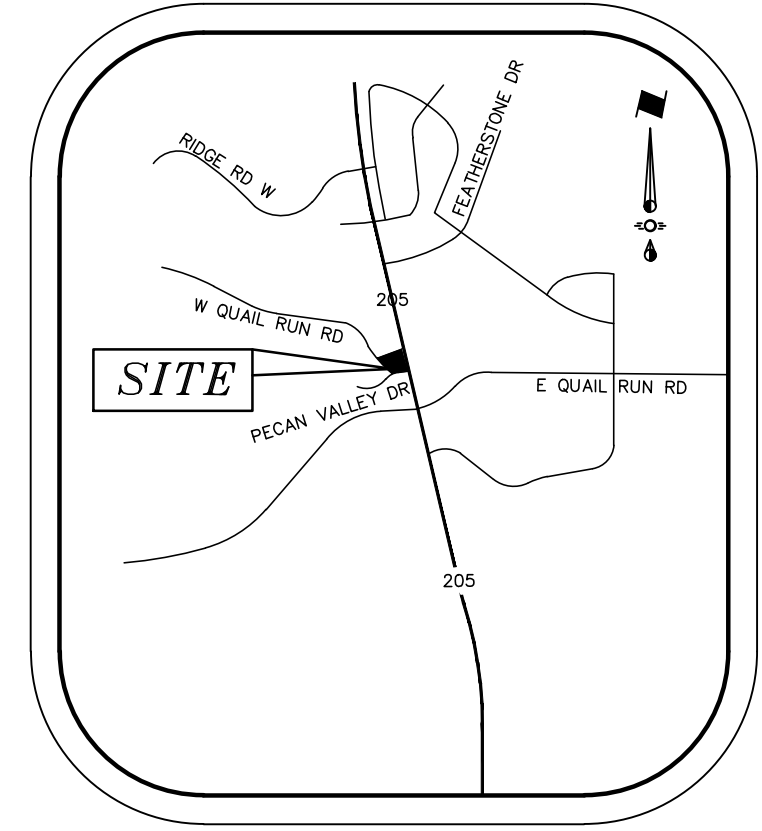
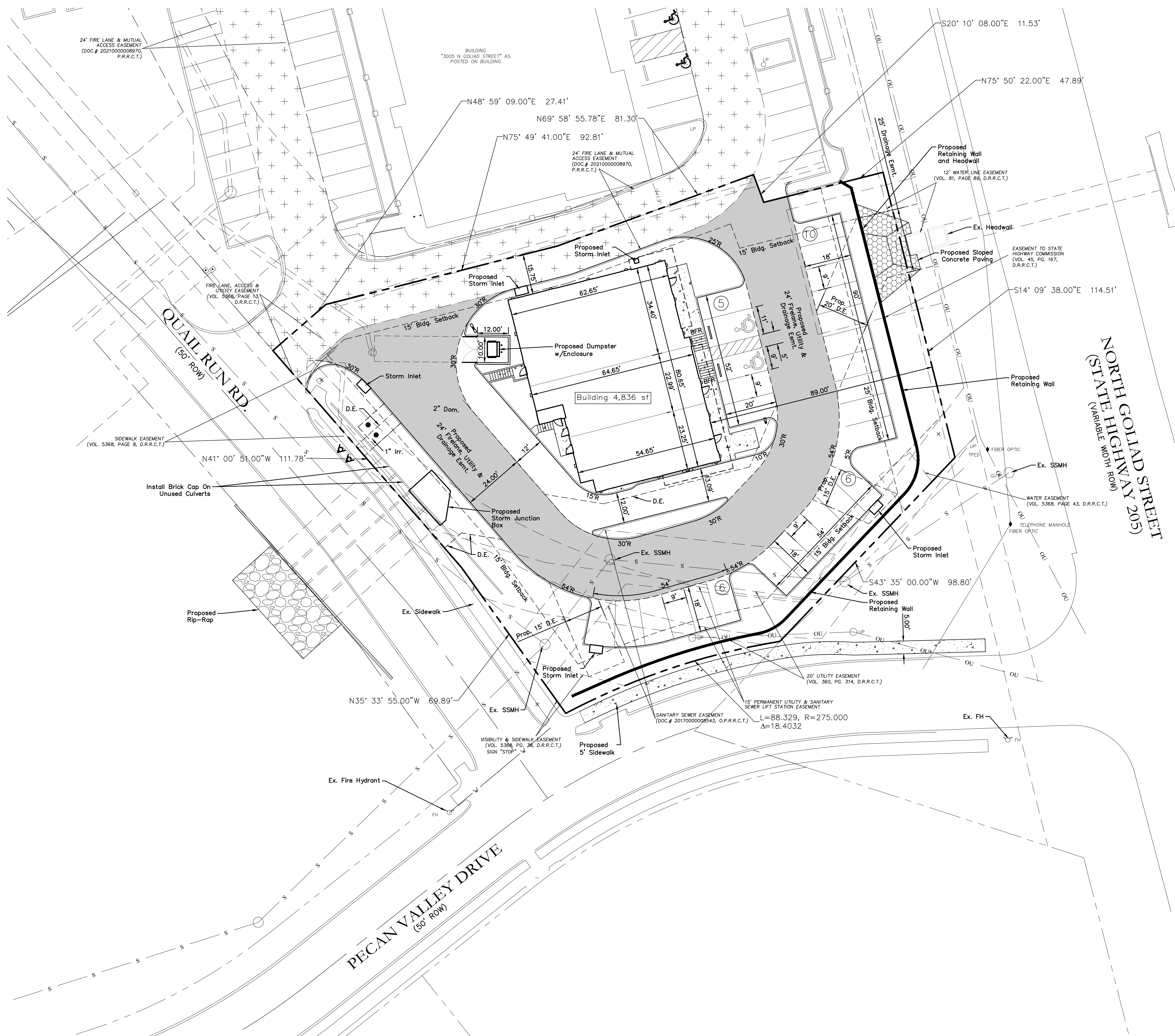
DA Goliad Partners, LP

CITY OF ROCKWALL, TEXAS

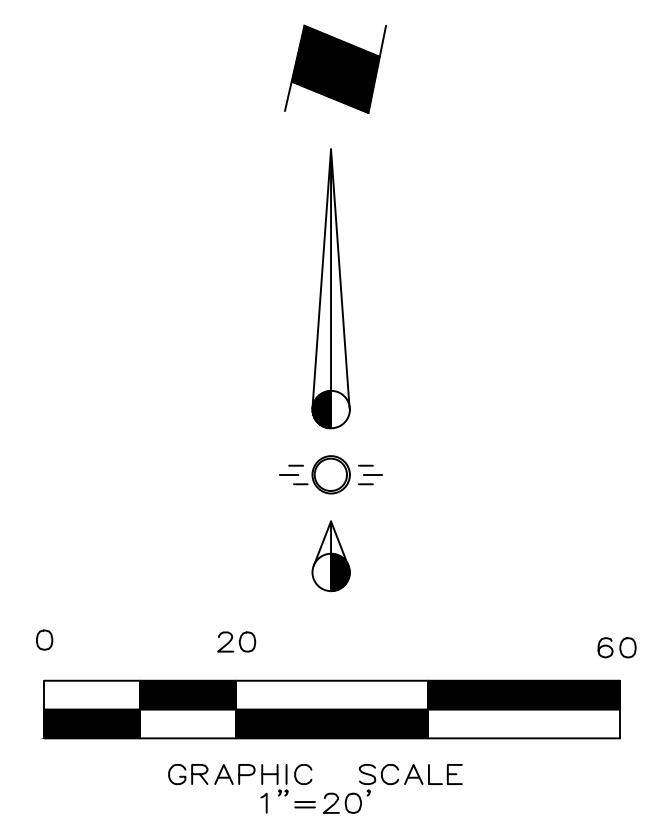
Sheet No.
SP-O

Project No.
20089

SMOOTHIE KING ROCKWALL



VICINITY MAP
NTS



LEGEND

- Existing Firelane
- Proposed Firelane
- Proposed Sidewalk
- Proposed Sloped Concrete Paving
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp

SYNOPSIS

Zoning: PD-65 w/ N. SH 205 Overlay
 Proposed Use: Retail/Restaurant
 Lot Area: 0.7621 Acres (33,198 sf)
 Building Areas: Building 4,836 sf
 Lot Coverage: 13.59% (Total Bldg Area 4,512 sf)
 Floor Area Ratio: 0.14 : 1
 Building Height: 25'
 Required Parking: Retail 1:250 (3533/250) = 15 Spcs.
 Restaurant 1:250 (1247/250) = 5 Spcs (Limited Service)

Parking Required Total:	20 Parking Spaces
Parking Provided Total:	27 Parking Spaces (2 HC)

NOTE:
 ALL PARKING PAVING TO BE 5", 3000 PSI CONCRETE.
 ALL FIRELANE PAVING TO BE MIN. 6", 3500 PSI CONCRETE.

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 _____ 2021.
 WITNESS OUR HANDS, this _____ day of _____ 2023.
 Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

Note:
 REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. CASE NO. _____

ENGINEER:
 Cross Engineering Consultants, Inc.
 1720 W. Virginia Street
 McKinney, Texas 75069
 Phone (972) 562-4409
 Fax (972) 562-4471
 Contact: Jon David Cross, P.E.

SURVEYOR:
 Barton Chapa Surveying
 5200 State Highway 121
 Colleyville, TX. 76034
 Phone (817) 864-1957
 Contact: Jack Barton

OWNER:
 JCDB Goliad Holdings, LLC
 8350 N. Central Expressway
 Dallas, Texas 75206

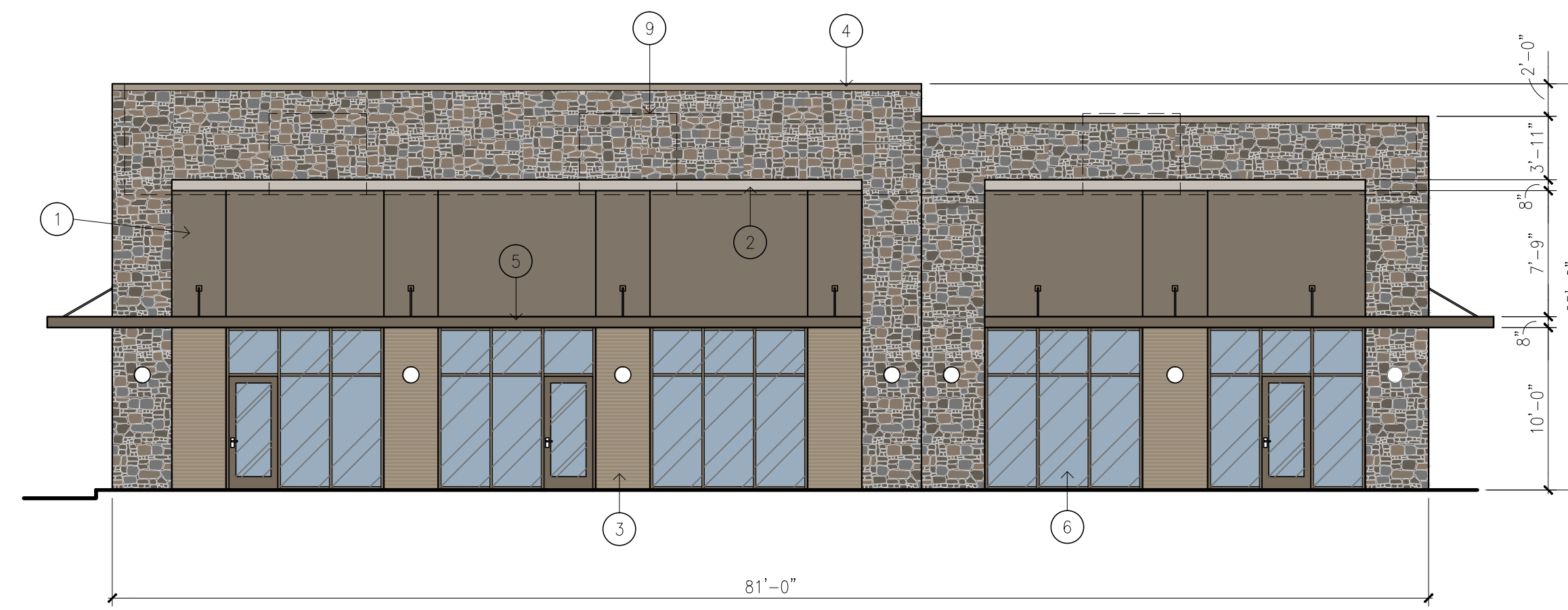
Issue Dates:	Revision & Date:
1	1
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5	5
6	6

CROSS ENGINEERING CONSULTANTS
 1720 W. Virginia Street McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I.	Checked By: C.E.C.I.	Scale: 1"=20'
--------------------	----------------------	---------------

SITE PLAN		SP
SMOOTHIE KING ROCKWALL		
DA Goliad Partners, LP CITY OF ROCKWALL, TEXAS		
		Project No. 20089

SMOOTHIE KING ROCKWALL

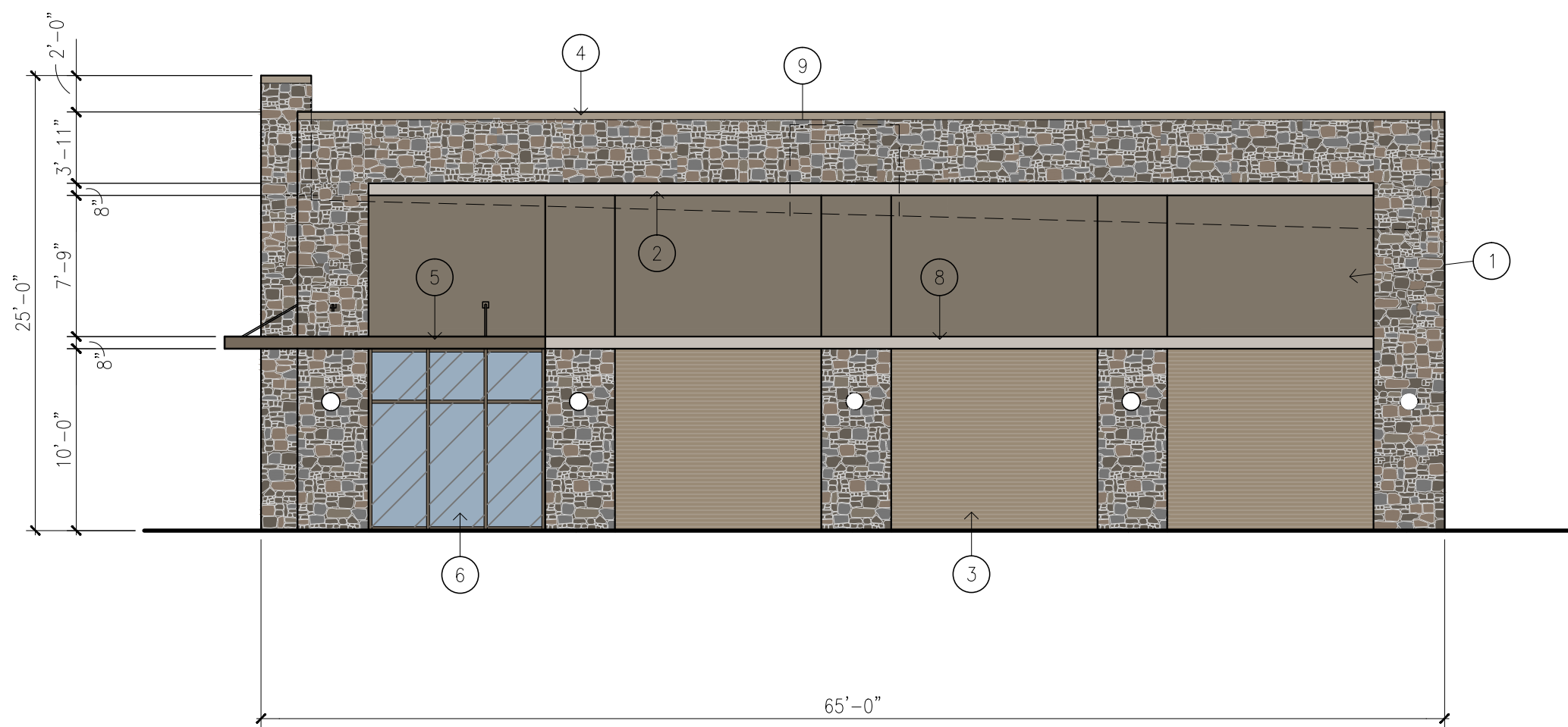


EAST

TOTAL FACADE	= 1,967.9 SF	100%
-TOTAL GLASS	= 485.0 SF	24.6%
<hr/>		
NET FACADE	= 1,482.9 SF	
TOTAL BRICK/CAST STONE	= 173.2 SF	11.8%
TOTAL NATURAL STONE	= 666.5 SF	44.9%
TOTAL STUCCO	= 554.4 SF	37.4%
TOTAL METAL	= 87.8 SF	5.9%

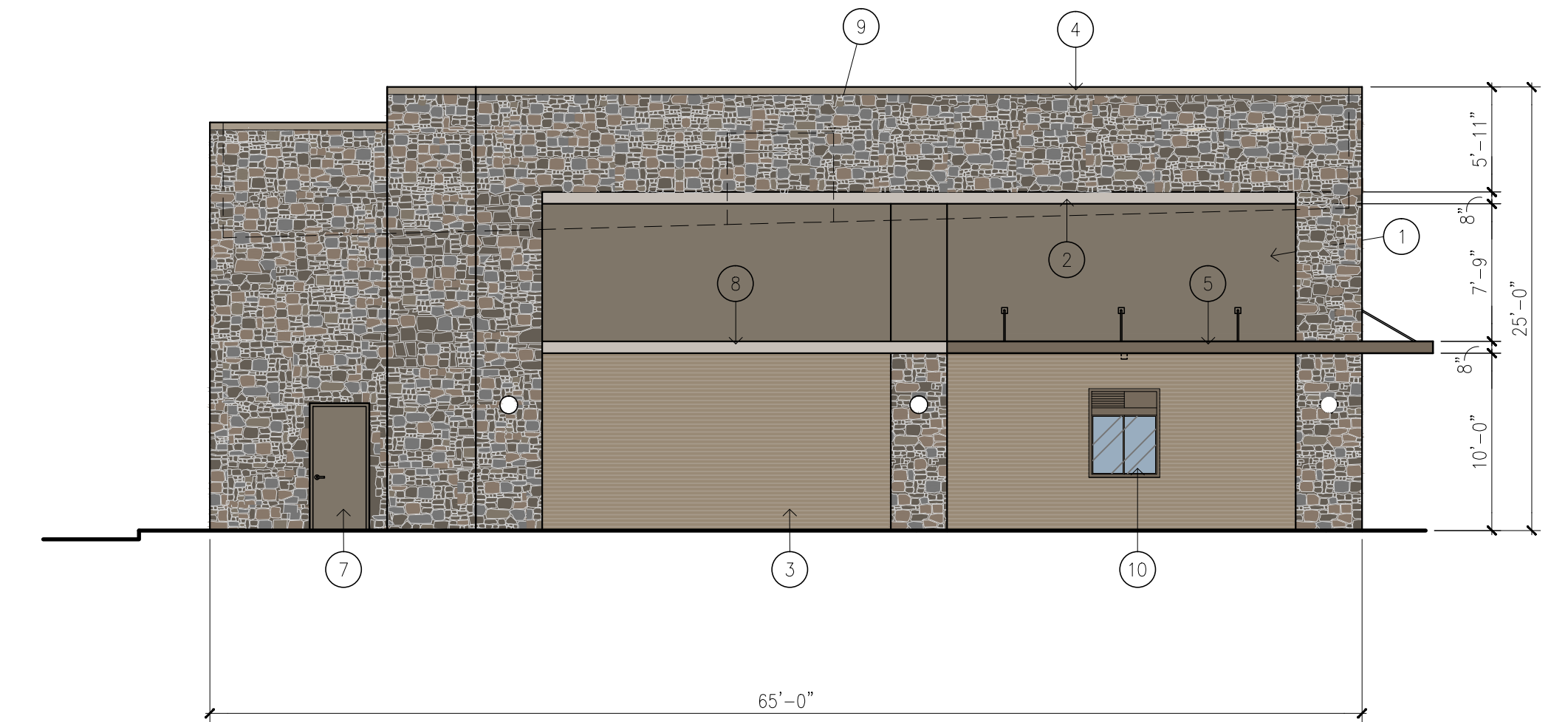
MATERIAL LEGEND:

- ① STUCCO VENEER
- ② PROJECTING STUCCO ACCENT BAND
- ③ BRICK VENEER
- ④ MANUFACTURED METAL COPING
- ⑤ PAINTED METAL CANOPY
- ⑥ ALUMINUM STOREFRONT AND ENTRANCES WITH CLEAR INSULATING GLASS
- ⑦ PAINTED HOLLOW METAL DOORS AND FRAMES
- ⑧ CAST STONE ACCENT BAND
- ⑨ LINE OF ROOF DECK WITH HVAC UNITS BEYOND
- ⑩ ALUMINUM DRIVE-UP WINDOW



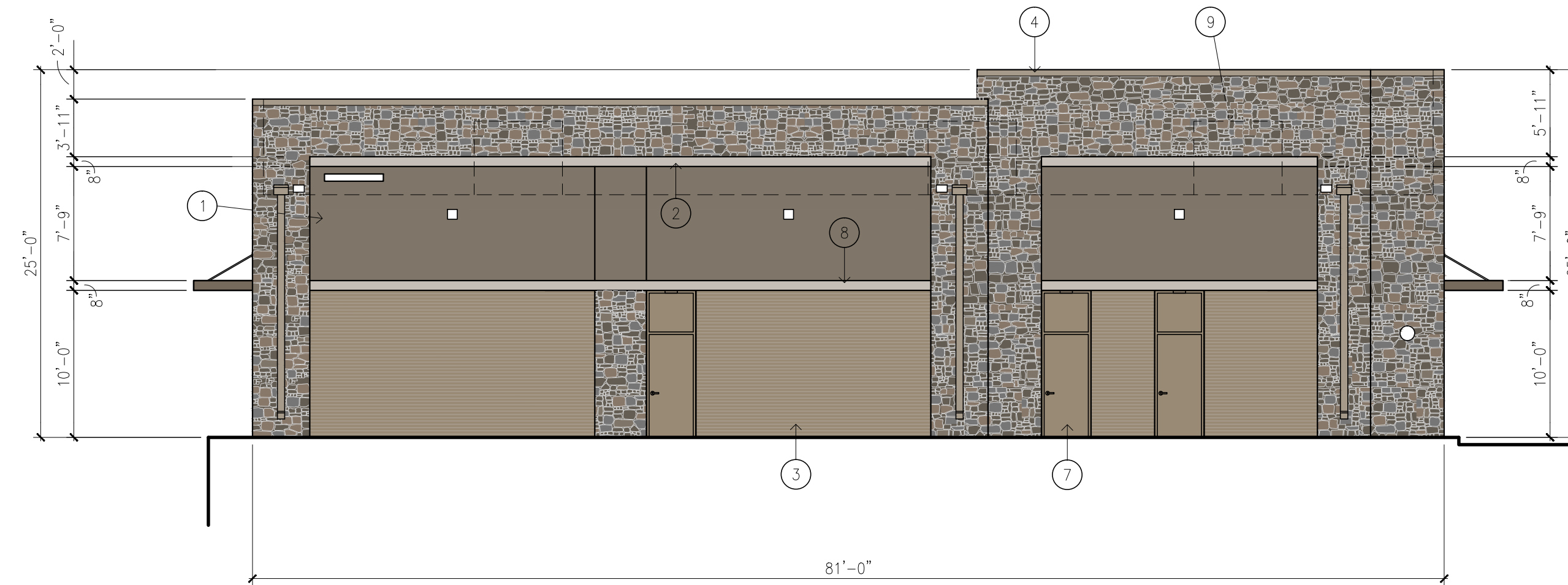
NORTH

TOTAL FACADE	= 1,502.0 SF	100%
-TOTAL GLASS	= 97.0 SF	6.4%
<hr/>		
NET FACADE	= 1,405.0 SF	
TOTAL BRICK/CAST STONE	= 370.3 SF	26.4%
TOTAL NATURAL STONE	= 530.4 SF	37.8%
TOTAL STUCCO	= 464.6 SF	33.1%
TOTAL METAL	= 39.0 SF	2.7%



SOUTH

TOTAL FACADE	= 1,606.6 SF	100%
-TOTAL GLASS	= 20.0 SF	1.2%
-TOTAL DOORS	= 24.2 SF	1.5%
<hr/>		
NET FACADE	= 1,562.4 SF	
TOTAL BRICK/CAST STONE	= 388.4 SF	24.8%
TOTAL NATURAL STONE	= 771.7 SF	49.4%
TOTAL STUCCO	= 357.7 SF	22.9%
TOTAL METAL	= 45.3 SF	2.9%



WEST

TOTAL FACADE	= 1,926.5 SF	100%
-TOTAL DOORS	= 101.2 SF	5.2%
<hr/>		
NET FACADE	= 1,825.3 SF	
TOTAL BRICK/CAST STONE	= 514.0 SF	28.2%
TOTAL NATURAL STONE	= 764.2 SF	41.9%
TOTAL STUCCO	= 513.1 SF	28.1%
TOTAL METAL	= 34.0 SF	1.8%

ARCHITECTURAL ELEMENTS:

- 1. CANOPIES
- 2. RECESSES / PROJECTIONS
- 3. OUTDOOR PATIO
- 4. ARCHITECTURAL DETAILS - CAST STONE ACCENT BAND
- 5. ARCHITECTURAL DETAILS - PROJECTING STUCCO ACCENT BAND
- 6. VARIED ROOF HEIGHTS

SITE PLAN SUBMITTAL

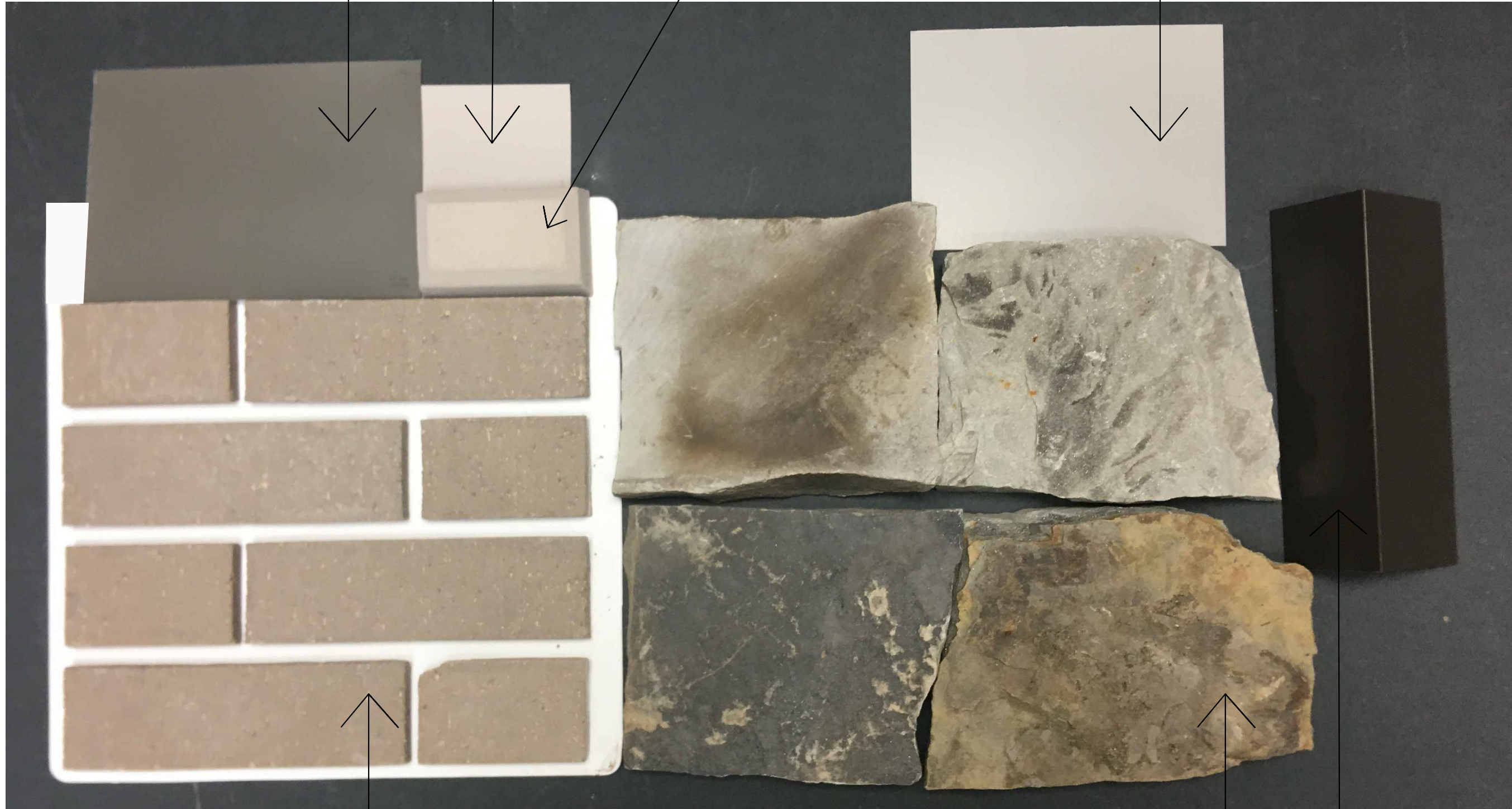
REVISION NO:	DATE:
SHEET TITLE:	
BUILDING FACADE / ELEVATION PLAN	
OWNER:	
<small>ARCHITECT:</small> DONALD F. SOPRANZI, AIA, LEED-AP ARCHITECT 10300 NORTH CENTRAL EXPRESSWAY, SUITE 450 DALLAS, TEXAS 75231 DONALD SOPRANZI 817-903-6663 dons@dfsarchitect.com	
SCALE: 1/8"=1'-0"	FILE NO.

STUCCO VENEER TO MATCH
ADJACENT BUILDING

STUCCO
ACCENT
BAND

CAST
STONE

PARAPET COPINGS /
DOWNSPOUTS



BRICK VENEER

ROCKWALL MULTI-TENANT BUILDING ROCKWALL, TEXAS

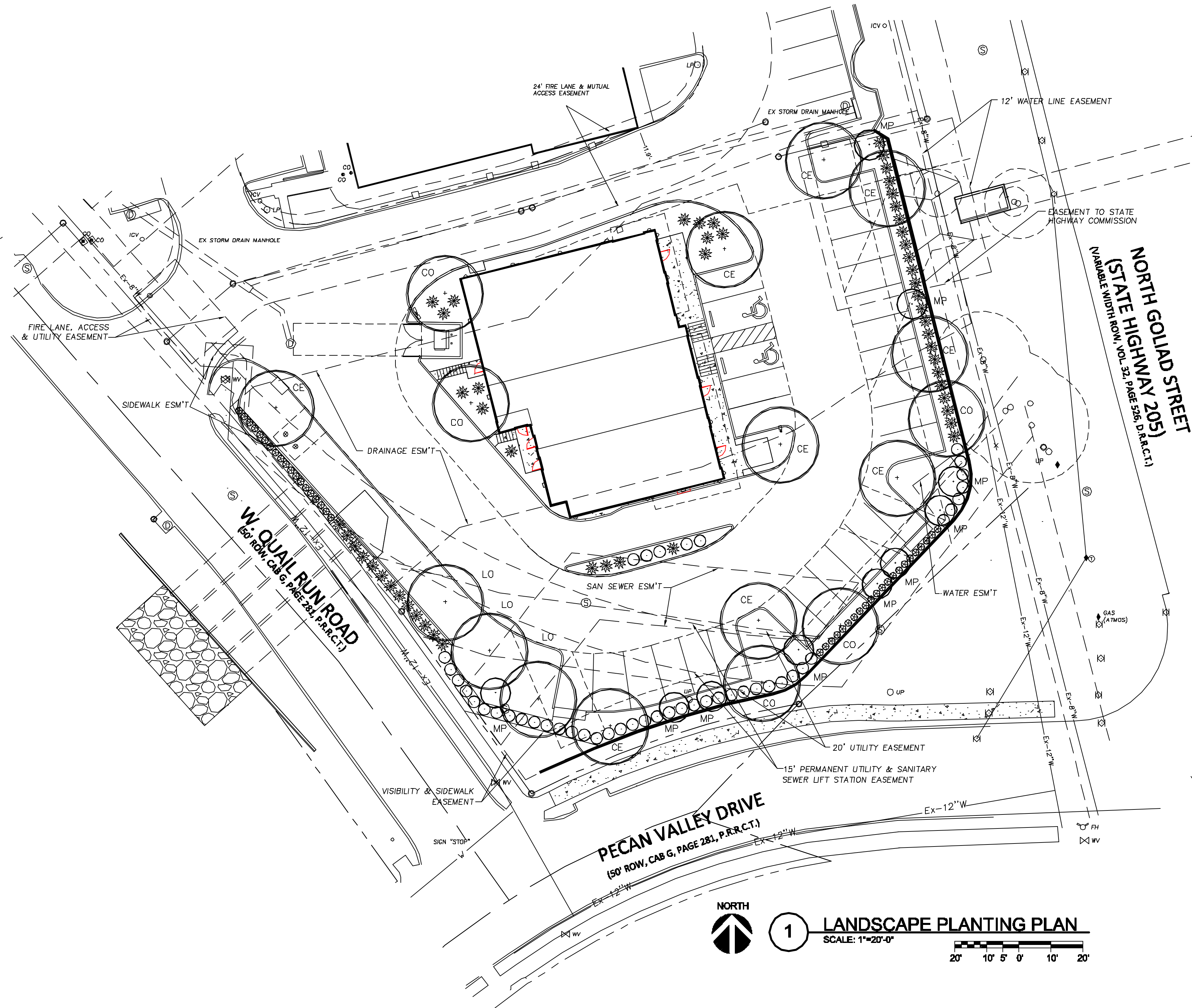
STONE VENEER TO MATCH
ADJACENT BUILDING

STOREFRONT
FRAMING /
CANOPIES TO
MATCH
ADJACENT
BUILDING

ROCKWALL, TEXAS
ARCHITECT

ROCKWALL MULTI-TENANT BUILDING
DONALD F. SOPRANZI, AIA, LEED-AP

DONALD F.
SOPRANZI
AIA, LEED-AP
ARCHITECT



MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OR ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING (OF TURF GRASS SIX (6") INCHES OR HIGHER), EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF ALL TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS OR PLANTS THAT ARE NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE, WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX (6") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND MAY BE REPLACED WITH ONES (THAT HAVE BEEN PRE-APPROVED) OF SIMILAR VARIETY, HAVING A TRUNK DIAMETER OF NO LESS THAN THREE (3") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND. A TIME EXTENSION MAY BE GRANTED BY CITY STAFF IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS AGENT.

LANDSCAPE NOTES:

- ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
- NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
- PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
- PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
- ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
- TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
- WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKING SYSTEMS SUCH AS "T" POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
- PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
- ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
- ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
- OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
- ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
- ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

LANDSCAPE CALCULATIONS

ZONING - COMM (20%) LANDSCAPE AREA REQUIRED.
 LOT AREA = 32,676 SF
 20% = 6,535 SF

LANDSCAPE AREA PROVIDED = 9,308 SF = 28.4%
 WITH 7,513 SF = IN FRONT YARD.

LANDSCAPE BUFFER AT STREET R.O.W. =
 10' WITH 1-CANOPY TREE & 1-ACCENT TREE/50'
 AND A ROW OF SHRUBS.

QUAIL RUN = 180' 180'/50' = 4+4
 PECAN VALLEY = 185' 185'/50' = 4+4
 N. GOLIAD ST. = 110' 110'/50' = 2+2

10 CANOPY TREES REQUIRED. 10-PROVIDED.
 10 ACCENT TREES REQUIRED. 10-PROVIDED.
 118 SHRUBS PROVIDED.

INTERIOR PARKING LOT LANDSCAPING:
 4,374 SF PARKING LOT AREA
 1,120 SF LANDSCAPE AREA PROVIDED = 25%

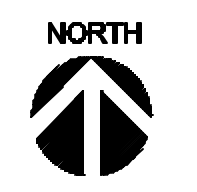
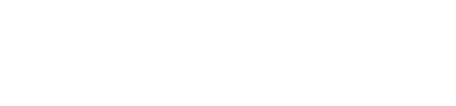
NOTES:

ALL TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER AND STORM LINES.

IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC.

PLANT MATERIAL SCHEDULE				
KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
CANOPY TREES				
CE	9	CEDAR ELM	Ulmus crassifolia	5" cal. 12'-14" tall, b&b.
CO	5	CHINQUAPIN OAK	Quercus muhlenbergi	5" cal. 12'-14" tall, b&b.
LO	3	LIVE OAK	Quercus virginiana	5" cal. 12'-14" tall, b&b.
ORNAMENTAL TREES				
MP	10	MEXICAN PLUM	Prunus mexicana	2" cal., 6'-8" tall, container
SHRUBS				
CTS	45	COMPACT TEXAS SAGE	Leucophyllum frutescens "Compacta"	5 gallon, 48" on center.
RM	41	ROSEMARY	Rosemary officinalis	5 gallon, 30" on center.
RY	54	RED YUCCA	Hesperaloe parvifolia	5 gallon, 48" on center.
GROUND COVER				
PW	-	PURPLE WINTERCREEPER	Euonymus fortunei 'Coloratus'	1 gallon, 18" on center.
TURF GRASS				
BG	-	BERMUDA GRASS	Cynodon dactylon	solid sod

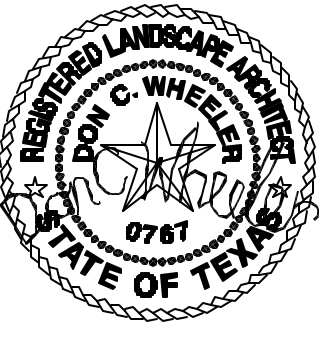
LANDSCAPE PLANTING PLAN
 SCALE: 1"=20'-0"



1

REVISION	No.	DATE

Don C. Wheeler
 Landscape Architect
 Planning Irrigation Design
 P.O. Box 470865 Fort Worth, Texas 76147
 Office 817.335.1405 don@dcwla.com



LANDSCAPE PLAN Sheet No. **L1**

SMOOTHIE KING ROCKWALL

DA Goliad Partners, L.P.

CITY OF ROCKWALL, TEXAS

PROJECT NO. **2K22-45** DATE: **12-15-2023** 12/15/23

APPROVED:

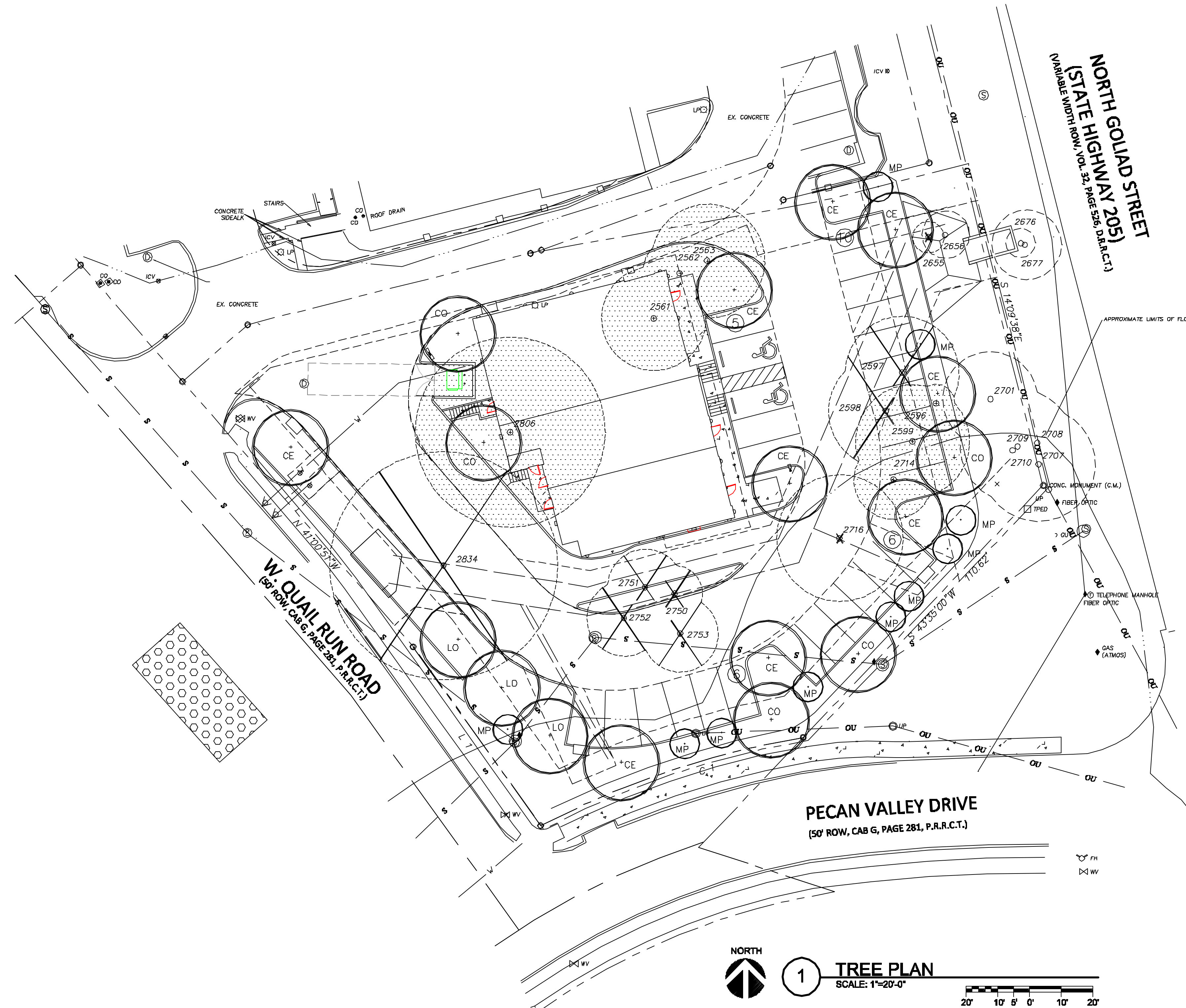
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023.

WITNESS OUR HANDS, this _____ day of _____, 2023.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

PLAN PREPARED BY:
 DON C. WHEELER, R.L.A.
 PO BOX 470865
 FT. WORTH, TX 76147
 817.335.1405
 don@dcwla.com



TREE LEGEND

- EXISTING TREES (8) - (parkway tree)
- EXISTING TREES (NOT PROTECTED) TO BE REMOVED BUT NOT MITIGATED.
- 6" CHINABERRY - NOT PROTECTED
27" BOIS D'ARC - NOT PROTECTED
- EXISTING TREES (PROTECTED) TO BE REMOVED BUT NOT MITIGATED.-UTILITY CONFLICT

- TOTAL NOT PROTECTED - 33"

- EXISTING PROTECTED TREES TO BE REMOVED AND MITIGATED.

2561	22" PECAN
2562	16" PECAN
2563	24" PECAN
2596	8" PECAN
2599	24" PECAN
2714	17" PECAN
2806	40" ELM (MT)

- TOTAL PROTECTED TO MITIGATE - 191"

- 17-NEW 5" TREES PLANTED = 85"

(9) CEDAR ELM	'CE'
(5) CHINQUAPIN OAK	'CO'
(3) LIVE OAK	'LO'

- (10) MEXICAN PLUM 'MP'

EXISTING TREE SCHEDULE

NUMBER	SIZE & TYPE	STATUS
2561	22" PECAN	MITIGATE
2562	16" PECAN	MITIGATE
2563	24" PECAN	MITIGATE
2596	8" PECAN	MITIGATE
2597	24" PECAN	UTILITY
2598	20" PECAN	UTILITY
2599	24" PECAN	MITIGATE
2655	6" CHINABERRY	NOT PROTECTED
2656	9" CHINABERRY (MT)	OFF PROPERTY
2676	5" CHINABERRY	OFF PROPERTY
2677	15" CHINABERRY (MT)	OFF PROPERTY
2701	19" PECAN	OFF PROPERTY
2707	24" PECAN	OFF PROPERTY
2708	16" PECAN	OFF PROPERTY
2709	24" PECAN	OFF PROPERTY
2710	7" PECAN	OFF PROPERTY
2714	17" PECAN	MITIGATE
2716	27" BOIS D'ARC (MT)	NOT PROTECTED
2750	12" ELM	UTILITY
2751	16" ELM	UTILITY
2752	16" ELM	UTILITY
2753	16" ELM	UTILITY
2806	40" ELM (MT)	MITIGATE 2:1
2834	48" ELM	UTILITY

(7) PROTECTED TREES TO MITIGATE- TOTAL = 191 INCHES
 (17) 5" NEW TREES TO PLANT- TOTAL = 85 INCHES
 106 INCHES

106" x 20% = 21" x \$200 = \$4,200 PAID INTO TREE FUND.
 REMAINING INCHES TO MITIGATE = 85

Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

REVISION	No.	DATE

Don C. Wheeler
Landscape Architect

Landscape Architecture Planning Irrigation Design

P.O. Box 470865 Fort Worth, Texas 76147
Office 817.335.1405 don@dcwla.com

PROJECT NO.	DATE:
2K22-45	12-15-2023

TREE PLAN		Sheet No.
SMOOTHIE KING ROCKWALL		TP1
DA Goliad Partners. L.P.		
CITY OF ROCKWALL, TEXAS		

TREE SURVEY BY: STOVALL & ASSOCIATES P.O. BOX 202 GREENVILLE, TEXAS 75403 PHONE (903) 450-1120 info@stovallassociates.com SEPT. 24, 2015	PLAN PREPARED BY: DON C. WHEELER, RLA PO BOX 470865 FT. WORTH, TX 76147 817.335.1405 don@dcwla.com
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GENERAL NOTES

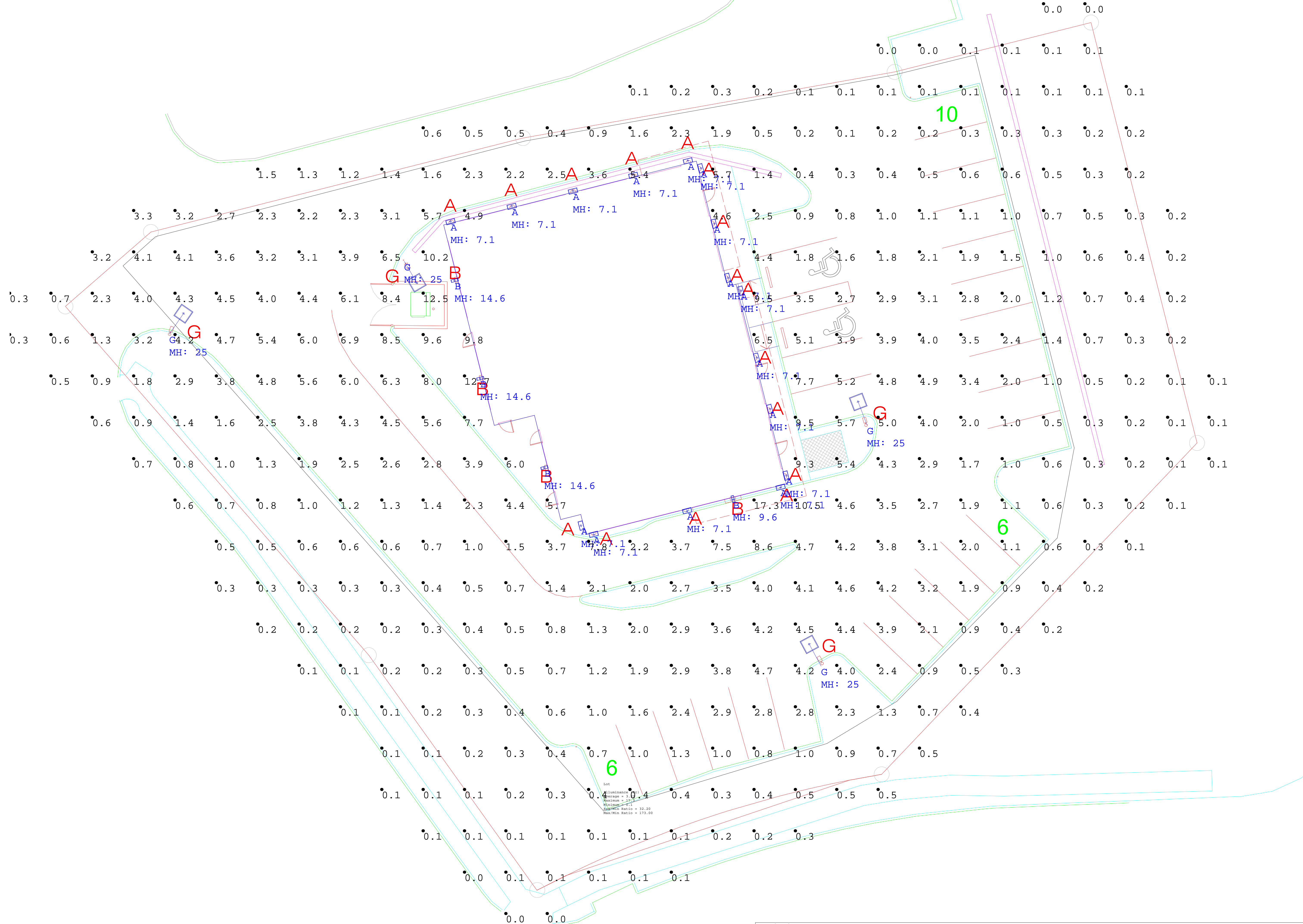
-THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.
 -THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SOLUTIONS, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.
 -CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US. ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED. IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SOLUTIONS CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



TEXAS LIGHTING SOLUTIONS

831 WEST EULESS BLVD, SUITE 15
 EULESS, TEXAS 78040
 TEL: 817-267-9300
 CLIENT: TLS CONSULTANT: Shad Campbell

Rockwall Multi-Tenant Building



Symbol	Qty	Label	LLF	Description	Lum. Watts	Lumens/Lamp	Lum. Lumens
A	16	A	0.900	UGI-31641-T4-W40	25	N.A.	820
B	4	B	0.900	XTOR4B-DP	37.7	N.A.	4269
G	4	G	0.900	GALN-SA3C-740-U-T3	160	N.A.	20812

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall	Illuminance	Fc	2.07	17.3	0.0	N.A.	N.A.
Lot	Illuminance	Fc	3.22	17.3	0.1	32.20	173.00

PHOTOMETRIC PLAN
 SCALE: 1" = 10'-0"

NO.	REVISION	DATE

SCALE: SHEET SIZE 30" X 42"
 JOB NAME:

JOB LOCATION:

SP2023-049: Site Plan for a General Retail Building (Smoothie King)

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 *General Retail Building* on a 0.7621-acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, and addressed as 150 Pecan Valley Drive.
- I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.
- M.3 For reference, include the case number (*SP2023-049*) in the lower right-hand corner of all pages of all revised plan submittals. (*Subsection 01.02(D), Article 11, Unified Development Code [UDC]*)
- M.4 Provide a corrected signature block as shown below with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Please remove the year '2021' and replace with '2024'. (*Subsection 03.04. A, of Article 11, UDC*)

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

- M.5 Site Plan
 - (1) Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (*Subsection 03.04. B, of Article 11, UDC*)
 - (2) Provide dumpster enclosure elevations; the dumpster enclosure gate must be self-latching. (*Subsection 01.05. B, of Article 05, UDC*)
 - (3) 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, UDC*)
 - (4) According to Subsection 06.02.(D) of Article 05, *District Development Standards*, of the Unified Development Code (UDC) states that cross access easements may be required by the Planning and Zoning Commission at the time of site plan approval to ensure access to future median breaks and to reduce the number of curb cuts need along roadways. Please change the *Proposed Firelane, Utility, & Drainage Easement* to a *Proposed Firelane, Utility, Drainage, & Cross Access Easement*.
 - (5) Please provide an elevation of the proposed dumpster enclosure. Per the Unified Development Code (UDC) this enclosure shall be finished in the same materials as the primary structure, shall have a self-latching gate, and shall be a minimum of eight (8) feet in height.
 - (6) All parking spaces should be 20' in length and 9' in width as explained in the Standards of Design and Construction. Please correct this on the site plan.
- M.5 Building Elevations:
 - (1) Please change *Stucco Veneer* to *3-Part Stucco* (*i.e. Stucco Veneer is not a primary materials*).
 - (2) According to Subsection 06.02.(C)(2) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof." In this case, staff agrees that this structure should be constructed with a flat roof and parapet to match the adjacent existing general retail strip center; however, this request will require a variance from the Planning and Zoning Commission.
 - (3) Subsection 06.02.(C)(3) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), requires that all buildings shall be designed so that all RTU's are screened from public rights-of-way. In this case, the east building elevation has an RTU that extends above the parapet wall. Please increase the heights of the parapets to properly screen this RTU. Alternatively, a louver system maybe used to screen the RTU.

- (4) Subsection 06.02.(C)(4) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), requires a minimum of four (4) architectural elements for buildings less than 50,000 SF. Currently, staff has identified two (2) architectural elements from the list in this section (*i.e. canopies and display windows*). Staff should note that this building does not meet the articulation requirements and, therefore, staff cannot count recesses/projections and/or varied roof heights. Please add two (2) additional elements.
- (5) Subsection 06.02.(C)(5) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." Currently, the building does not meet the articulation requirements, and is not finished utilizing the same detailing and features on three (3) of the four (4) sides. Staff would recommend that additional display windows and canopies be added to these three (3) sides.
- (6) Subsection 04.01(C) of Article 05, *District Development Standards*, of the Unified Development Code (UDC) details the building articulation requirements. Currently, the proposed building does not meet the primary building facades (*i.e. since this project is in an overlay district the primary building façade formula are required on all four [4] sides of the building*). Specifically, the proposed building does not meet the projection height (*i.e. there is only a two [2] foot projection as opposed to the required 5.75' projection on all building facades*) and wall projection (*there is 1-foot, 11 ¾ inch projection on the east elevation and no project on the north elevation*), and there is not a primary entryway/architectural element on three (3) of the four (4) building facades.
- (7) Subsection 04.01 (A) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), indicates that the back of the parapets shall be finished using the same materials as the exterior.

M.6 Landscape Plan

- (1) According to Subsection 05.01(B) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), a ten (10) foot landscape buffer with built-up berm, ground cover, and shrubbery is required adjacent to Pecan Valley Drive and W. Quail Run Road. In addition, this landscape buffer requires a minimum of one (1) canopy tree and one (1) accent tree per 50-linear feet.
- (2) According to Subsection 06.02.(E) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a 20-foot landscape buffer is required along SH-205. Within this landscape buffer a minimum of two (2) canopy trees and four (4) accent trees per 100-LF are required to be provided. This means that the trees required for this project along SH-205 would be three (3) canopy trees and five (5) accent trees. In addition, a built-up berm, ground cover, and shrubbery is required along the entire length of the landscape buffer.
- (3) Please identify all required landscape buffers and berms on the Landscape Plan.
- (4) Please note that all retaining walls shall be finished in rock or stone.

M.7 Photometric Plan

- (1) Per the Photometric Plan the proposed mounting height of the lighting standards in the parking areas is 25-feet. Please note that Subsection 06.02.(G) of Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates a maximum height of 20-feet for all light standards, light fixture, light pole, pole base or combination thereof. Please make the required correction.
- (2) According to Subsection 03.03(C) of Article 07, *Environmental Performance*, of the Unified Development Code (UDC) the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. Please note that the current plans exceed this adjacent to all property lines. Please correct this issue.
- (3) Please provide cut sheets/specification sheets for ALL proposed light fixtures.
- (4) Please provide an exhibit showing conformance to the headlight screening standards (*i.e. show that the parking spaces along SH-205 will be properly screened in accordance with Article 08 of the UDC*).

M.8 Treescape Plan

- (1) The proposed *Treescape Plan* does not meet the requirements of Article 09, *Tree Preservation*, of the Unified Development Code (UDC). Specifically, the mitigation is not calculated correctly and is not in the format required by the UDC (*see Table 2 below*). The required mitigation for this site is 481 caliper inches. Please revise the mitigation totals as provided by staff.

TABLE 2: EXAMPLE OF TREESCAPE PLAN SPREADSHEET

#	SPECIES	CALIPER	PROTECT OR REMOVE	TREE HEALTH (1-5)	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
1	Live Oak	4" Caliper	Remove	2	Y	Y	Y	0
2	Cedar	10' Tall	Remove	4	N	N	N	4"
3	Red Oak	26" Caliper	Remove	3	N	N	N	52"
TOTAL:								56"

TREE HEALTH: 1: DEAD; 2: DISEASE/STRUCTURAL ISSUES; 3: VIABLE TREE WITH CARE; 4: GOOD HEALTH; 5: EXCELLENT HEALTH

TREE GRADES: 1-2: NOT PROTECTED; 3-5: PROTECTED

- (2) Please provide a copy of the Landscape Plan from the agreement on the City's property. This can be combined with the totals from the Landscape Plan to off-set the required tree mitigation balance.
- (3) Please remove the "Proposed Plantings" from the Treescape Plan.
- (4) Please note that all trees being removed are to be mitigated.

M.9 Staff has identified the following variances based on the plans that were submitted: [1] Roof Design Standards, [2] Mechanical Equipment Screening, [3] Four (4) Sided Architecture, [4] Primary Articulation, [5] Lighting Standards, and [6] Light at Non-Residential Property Line. Some of these variances can be corrected by changing the plans to conform to the code requirements; however, should you choose to request variances with this case please provide a letter that outlines each requested variance, the reason the variance is being requested (*i.e. the hardship that prevents you from meeting the code requirements*), and the required two (2) compensatory measures required by the code to request the variance. Please note that the compensatory measures must directly off-set the requested variance. In this case, twelve (12) compensatory measures would be needed in lieu of the six (6) variances requested. Variances require a super-majority vote (*or three-fourths vote*) of the Planning and Zoning Commission for approval (*e.g. six [6] out of the seven [7] members*).

M.10 Based on the variances being proposed, staff would suggest the following:

- (1) Remove the six (6) parking spaces along Pecan Valley Drive. Currently, there is a surplus of seven (7) spaces shown on the site plan. By removing these spaces there is additional area to meet the landscaping requirements or to add additional landscaping as a compensatory measure.
- (2) Provide the required projections on the buildings and increase parapet height. The maximum height for the district is 28-feet and the current building is at 25-feet. This leaves three (3) additional feet to better conform to the articulation requirements and better screen the RTU's.
- (3) Due to the close proximity of the wildlife preserve and bike trails nearby, additions of bike racks would be appropriate for this request as a compensatory measure.

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

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. It is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the January 9, 2024 Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session will be held on December 27, 2023.
- 2) Planning & Zoning Public Hearing will be held on January 9, 2024.

I.10 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.

- I.11 If the Planning and Zoning Commission approves this site plan case, the applicant will be responsible for submitting hard copies of the final site plan submittal package -- *with all comments addressed* -- for signatures from the Planning and Zoning Commission Chairman and Director of Planning and Zoning. Please note that this will be required to be completed prior to the acceptance of civil engineering plans.

Engineering:

1. This existing stream is WOTUS.
2. Oil/water separator for dumpster drainage.
3. No retaining walls in easements
4. All parking spaces must be 20'x9'.
5. Min 20' easement.
6. Manhole & Sewer not shown.
7. Minimum width is 2 times depth plus width of culvert, raised to the nearest 5 ft, centered on pipe.
8. 3,600 psi (min 6.5 sack mix).
9. Min 5.5 sack mix.
10. Remove all trees from easements.
11. Remove landscaping from manhole.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- The property will need to be platted.

Drainage Items:

- No detention is allowed within the 100yr flood plain.
- Drainage calculations based on property zoning, not land area use.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- Floodplain, erosion hazard setback, and detention ponds must be in a drainage easement with 20' additional easement.
- The existing stream on site is WOTUS.
- Must have a wetlands/WOTUS determination for all streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- Must show and meet erosion hazard setback for all creeks/streams.

- No vertical walls allowed in detention/drainage easement.
- No public water or sanitary sewer allowed in detention/drainage easements.
- 100-year WSEL must be called out for detention ponds, and floodplains a minimum of every 300'.
- FFE for all buildings must be called out when adjacent to floodplain and detention ponds. Minimum 2' above 100-year WSEL.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Drainage easement width for storm sewer is minimum 20', or 2 times depth plus width of culvert, raised to the nearest 5 ft.

Water and Wastewater Items:

- Show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- There is an 8" and a 24" sewer main available to this site.
- The existing 24" sewer main and associated easement running through the site might need to be relocated to avoid the proposed building footprint.
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- There is an 8" and 12" water main available for this site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.

Roadway Paving Items:

- Parking to be 20'x9'.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

Building Inspections Comments:

- Oil/water Separator and Grease Trap are to be sized by an Engineer per the 2021 International Plumbing Code and this information will be required to be provided with the Building Permit
- Signage and Irrigation require separate permits from the Building Permit submittal

Fire Department:

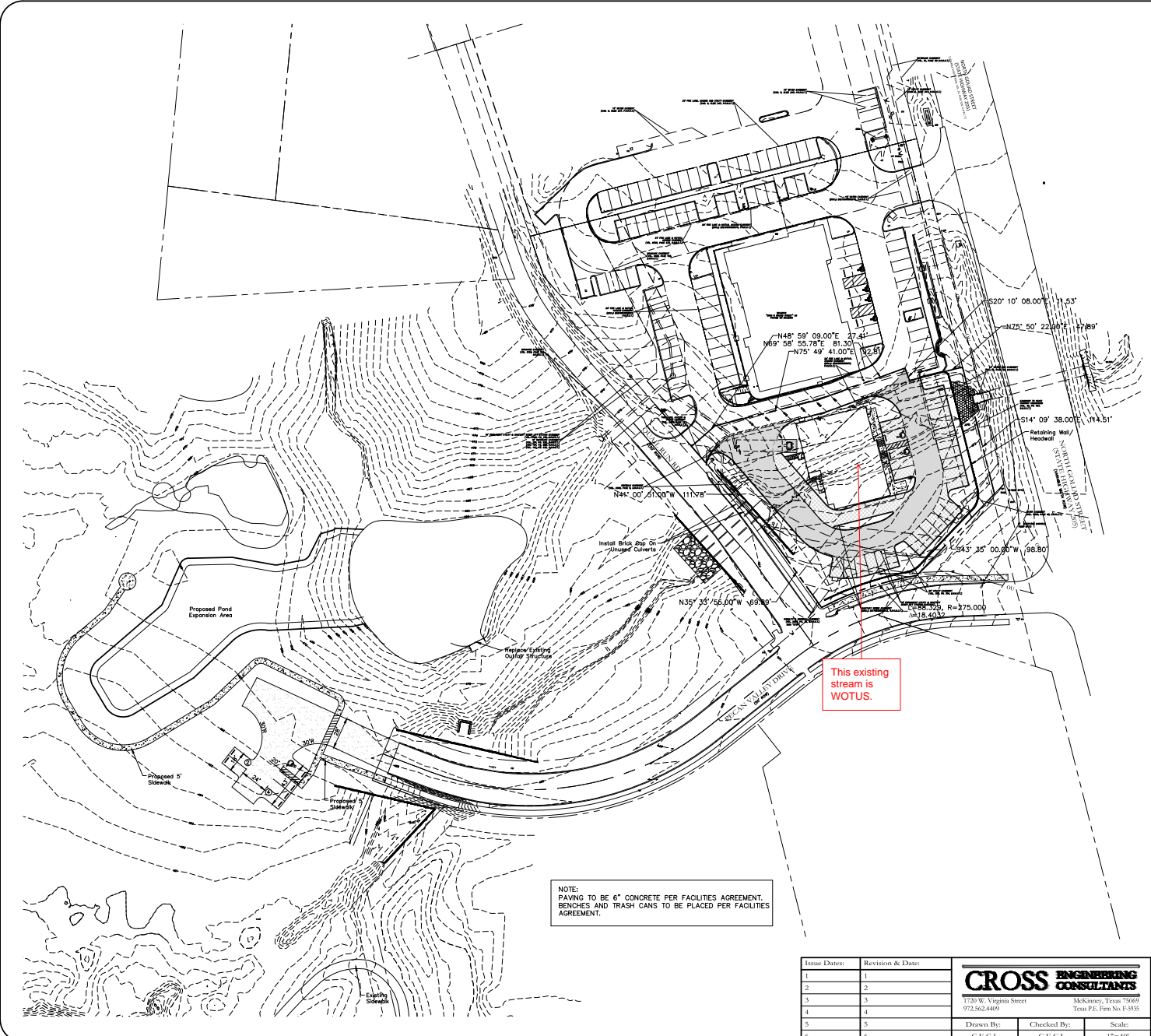
- Review access to existing fire hydrants. It appears that the proposed landscaping and retaining walls will be an obstruction to access.

GIS Department:

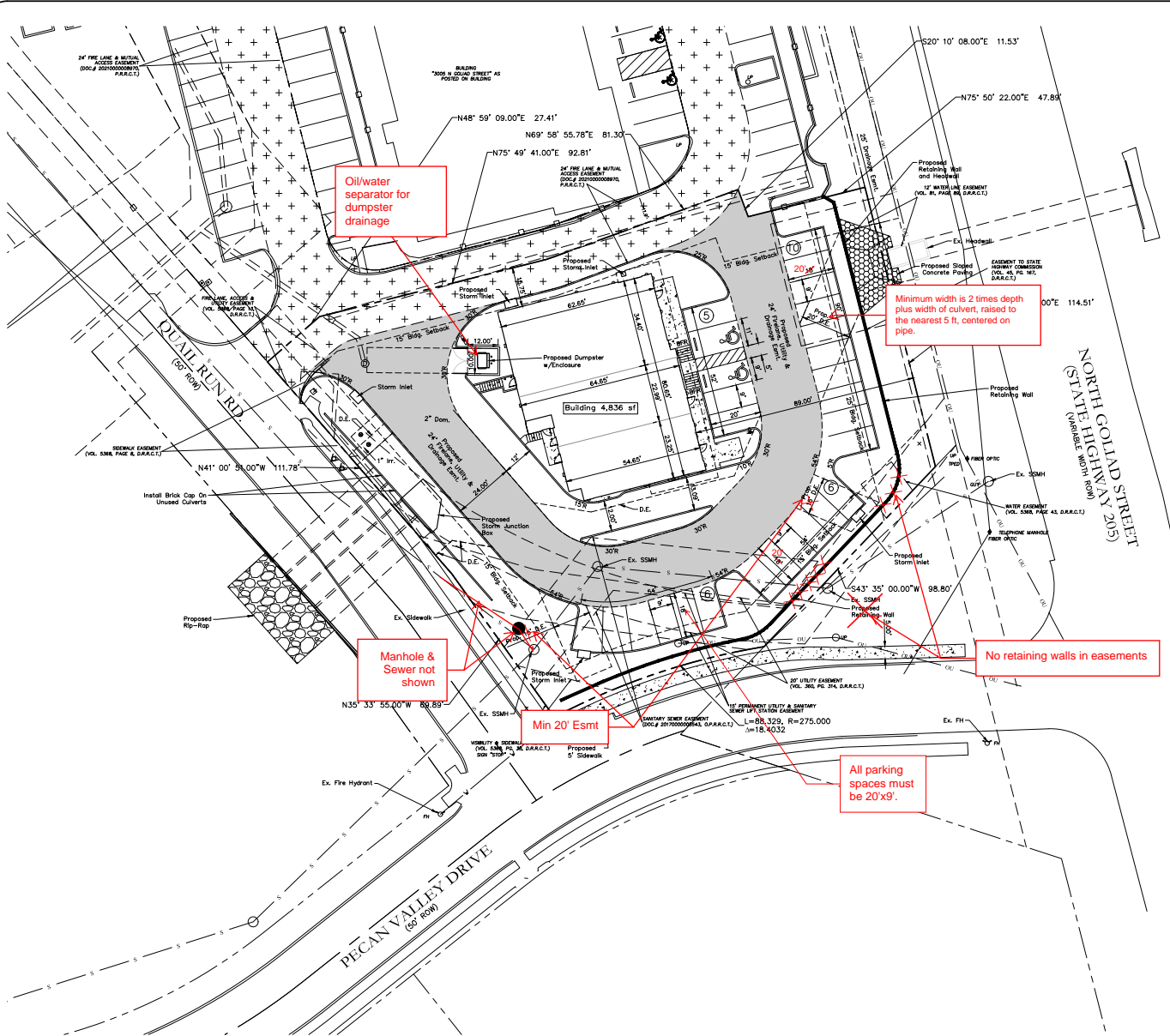
- Assigned Address will be: 3003 N. GOLIAD ST, ROCKWALL, TX 75087

Parks Department:

- Common Bermuda is a dated turfgrass variety and there are many other varieties available that very cold, wear, drought tolerant: Tif Tuf, Tahoma 31, Latitude 36, etc. Tif Tuf is one that we have tested and use in Parks and Recreation in Rockwall and main benefits are that it stays green into December, greens up in February and most importantly much less water usage.
- Include landscape plans for the detention and park area.



- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
 - The property will need to be platted.
- Drainage Items:**
- No detention is allowed within the 100yr flood plain.
 - Drainage calculations based on property zoning, not land area use.
 - The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
 - No grate inlets allowed
 - Floodplain, erosion hazard setback, and detention ponds must be in a drainage easement with 20' additional easement.
 - The existing stream on site is WOTUS.
 - Must have a wetlands/WOTUS determination for all streams/creeks on site.
 - Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
 - Must show and meet erosion hazard setback for all creeks/streams.
 - No vertical walls allowed in detention/drainage easement.
 - No public water or sanitary sewer allowed in detention/drainage easements.
 - 100-year WSEL must be called out for detention ponds, and floodplains a minimum of every 300'.
 - FFE for all buildings must be called out when adjacent to floodplain and detention ponds. Minimum 2' above 100-year WSEL.
 - Dumpster areas to drain to oil/water separator and then to the storm lines.
 - Drainage easement width for storm sewer is minimum 20', or 2 times depth plus width of culvert, raised to the nearest 5 ft.
- Water and Wastewater Items:**
- Show existing/proposed utility lines (Water, Sewer, etc.)
 - Public sewer to be 8" minimum.
 - There is an 8" and a 24" sewer main available to this site.
 - The existing 24" sewer main and associated easement running through the site might need to be relocated to avoid the proposed building footprint.
 - Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
 - There is an 8" and 12" water main available for this site.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Min 20' utility easements.
- Roadway Paving Items:**
- Parking to be 20'x9'.
 - No dead-end parking allowed without an City approved turnaround.
 - Drive isles to be 24' wide.
 - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
 - Fire lane to be in a platted easement.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".



Oil/water separator for dumpster drainage

Minimum width is 2 times depth plus width of culvert, raised to the nearest 5 ft, centered on pipe.

Manhole & Sewer not shown

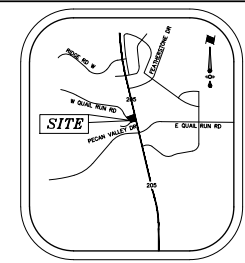
Min 20' Esmt

No retaining walls in easements

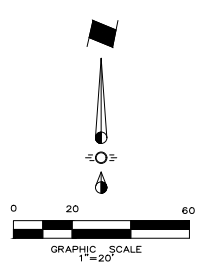
All parking spaces must be 20'x9'

3,600 psi (min 6.5 sack mix)

Min 5.5 sack mix



VICINITY MAP
NTS



- LEGEND**
- Existing Firelane
 - Proposed Firelane
 - Proposed Sidewalk
 - Proposed Sloped Concrete Paving
 - Proposed Retaining Wall
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free Ramp

SYNOPSIS

Zoning: PD-65 w/ N. SH 205 Overlay
 Proposed Use: Retail/Restaurant
 Lot Area: 0.7621 Acres (33,198 sf)
 Building Areas: Building 4,836 sf
 Lot Coverage: 13.59% (Total Bldg Area 4,512 sf)
 Floor Area Ratio: 0.14 : 1
 Building Height: 25'

Required Parking: Retail 1:250 (3533/250) = 15 Spcs.
 Restaurant 1:250 (1247/250) = 5 Spcs (Limited Service)

Parking Required Total: 20 Parking Spaces
 Parking Provided Total: 27 Parking Spaces (2 HC)

NOTE:
 ALL PARKING PAVING TO BE 5", 3000 PSI CONCRETE.
 ALL FIRELANE PAVING TO BE MIN. 6", 3500 PSI CONCRETE.

ENGINEER:
 Cross Engineering Consultants, Inc.
 1720 W. Virginia Street
 McKinney, Texas 75069
 Phone (972) 562-4409
 Fax (972) 562-4471
 Contact: Jon David Cross, P.E.

SURVEYOR:
 Barton Chapp Surveying
 5200 State Highway 121
 Colleyville, TX 76034
 Phone (817) 864-1957
 Contact: Jack Barton

OWNER:
 JCOB Goliad Holdings, LLC
 8350 N. Central Expressway
 Dallas, Texas 75206

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 _____, 2021.
 WITNESS OUR HANDS, this _____ day of _____, 2021.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

Note:
 REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. CASE NO. _____

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
 1720 W. Virginia Street
 McKinney, Texas 75069
 972.562.4409

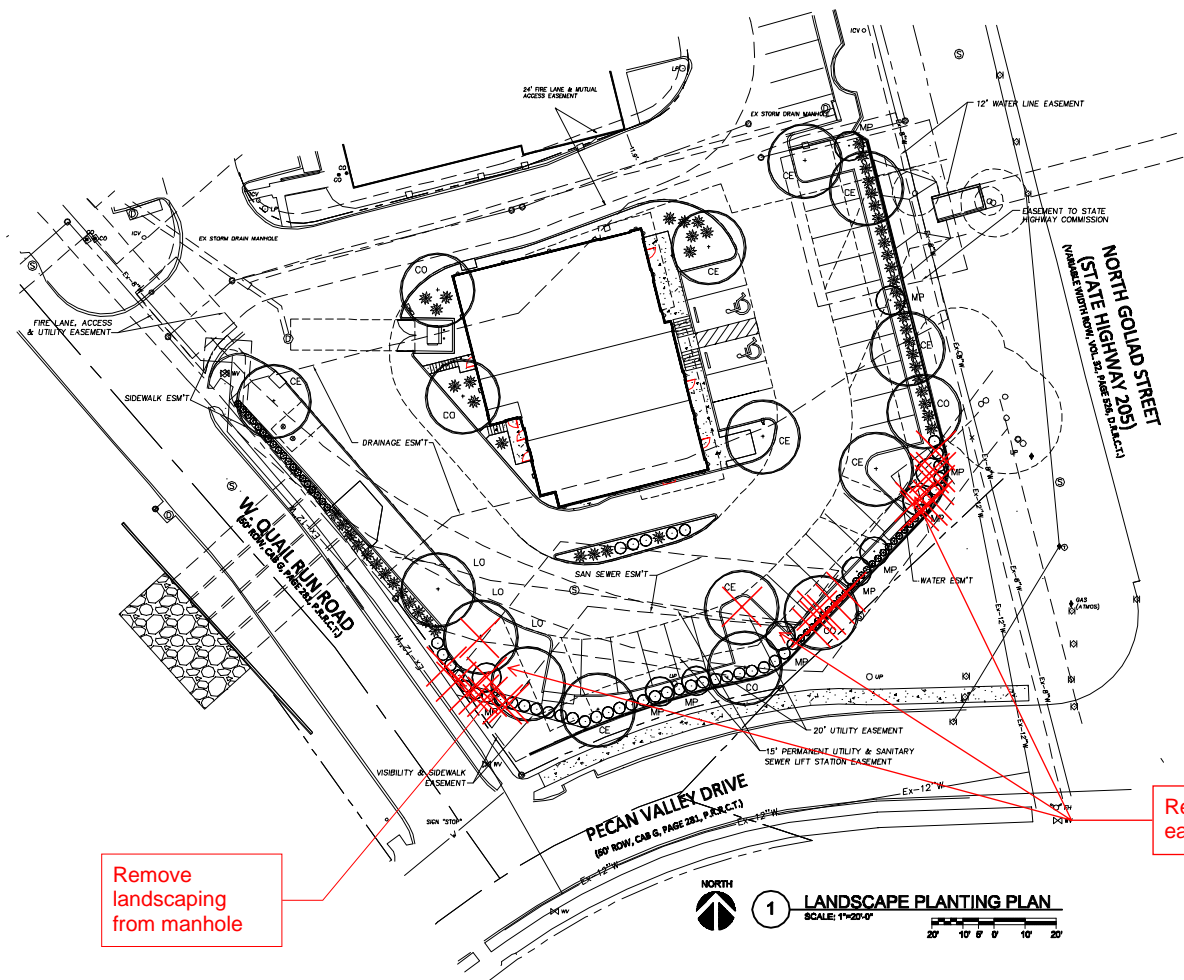
McKinney, Texas 75069
 Texas P.E. Firm No. F-9135

Drawn By: C.E.C.L. Checked By: C.E.C.L. Scale: 1"=20'

SITE PLAN
 SMOOTHIE KING ROCKWALL
 DA Goliad Partners, LP
 CITY OF ROCKWALL, TEXAS

Sheet No.
SP
 Project No.
 200899

SMOOTHIE KING ROCKWALL



MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OR ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING (OF TURF GRASS SIX (6") INCHES OR HIGHER), EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF ALL TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS OR PLANTS THAT ARE NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE, WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX (6") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND MAY BE REPLACED WITH ONES THAT HAVE BEEN PRE-APPROVED (2") SIMILAR VARIETY, HAVING A TRUNK DIAMETER OF NO LESS THAN THREE (3") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND. A TIME EXTENSION MAY BE GRANTED BY CITY STAFF IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS AGENT.

LANDSCAPE NOTES:

- ALL LANDSCAPE REQUIREMENTS AND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
- NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LANE RULES.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWINGS AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION. FAILURE TO NOTIFY, SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
- PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
- PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
- ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
- TREES SHALL BE HANDED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOGGED TRUNK. FROM HILL TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
- WHEN NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL ABOVE GRADE. STAKING SYSTEMS SUCH AS TIE POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
- PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA, NO PONDING OR STANDING WATER IS ACCEPTABLE.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANTED AREA WILL BE REPAIRED TO THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
- ALL PROPOSED BED AREAS SHALL BE FILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OF BRINDING CORREKT DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/2" X 4" STEEL EDGING PAINTED GREEN. ALL STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FINISH MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
- ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROSEEDING. PRIOR TO SEEDING, LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10" OF FINAL GRADE.
- OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM. WHICH INCLUDES A HARDWARE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
- ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
- PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

LANDSCAPE CALCULATIONS

ZONING = COMM (20%) LANDSCAPE AREA REQUIRED.
 LOT AREA = 32,676 SF
 20% = 6,535 SF
 LANDSCAPE AREA PROVIDED = 9,308 SF = 28.4% WITH 7,513 SF = IN FRONT YARD.
 LANDSCAPE BUFFER AT STREET R.O.W. = 10' WITH 1-CANOPY TREE & 1-ACCENT TREE/50' AND A ROW OF SHRUBS.
 GUAL RUN = 180' 180'/50' = 4+4
 PECAN VALLEY = 185' 185'/50' = 4+4
 N. GOLIAD ST. = 110' 110'/50' = 2+2
 10 CANOPY TREES REQUIRED. 10-PROVIDED.
 10 ACCENT TREES REQUIRED. 10-PROVIDED.
 118 SHRUBS PROVIDED.
 INTERIOR PARKING LOT LANDSCAPING: 4,374 SF PARKING LOT AREA 1,120 SF LANDSCAPE AREA PROVIDED = 25%
 NOTES:
 ALL TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER AND STORM LINES.
 IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC.

Remove landscaping from manhole

Remove all trees from easements

LANDSCAPE PLANTING PLAN
 SCALE: 1"=20'-0"
 NORTH

PLANT MATERIAL SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
CANOPY TREES				
CE	9	CEDAR ELM	Ulmus crassifolia	5" cal. 12'-14" tall, b&b.
CO	5	CHINQUAPIN OAK	Quercus muhlenbergi	5" cal. 12'-14" tall, b&b.
LO	3	LIVE OAK	Quercus virginiana	5" cal. 12'-14" tall, b&b.
ORNAMENTAL TREES				
MP	10	MEXICAN PLUM	Prunus mexicana	2" cal., 6'-8" tall, container
SHRUBS				
CTS	45	COMPACT TEXAS SAGE	Leucophyllum frutescens "Compacta"	5 gallon, 48" on center.
RM	41	ROSEMARY	Rosemary officinalis	5 gallon, 30" on center.
RY	54	RED YUCCA	Hesperaloe parviflora	5 gallon, 48" on center.
GROUND COVER				
FW	-	PURPLE WINTERCREPER	Euonymus fortunei "Coloratus"	1 gallon, 18" on center.
TURF GRASS				
Bc	-	BERMUDA GRASS	Cynodon dactylon	solid sod

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 _____, 2023.
 WITNESS OUR HANDS, this _____ day of _____, 2023.
 Planning & Zoning Commission, Chairman
 Director of Planning and Zoning

PLAN PREPARED BY:
 DON C. WHEELER, RLA
 P.O. BOX 470865
 FT. WORTH, TX 76147
 817.335.1405
 don@dcwla.com

<table border="1"> <thead> <tr> <th>REVISION</th> <th>NO.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	NO.	DATE				<p>Don C. Wheeler Landscape Architect P.O. Box 470865 Ft. Worth, Texas 76147 Office 817.335.1405 don@dcwla.com</p>		<p>LANDSCAPE PLAN SMOOTHIE KING ROCKWALL DA Goliad Partners, L.P. CITY OF ROCKWALL, TEXAS</p>	<p>Sheet No. L1</p>
REVISION	NO.	DATE								
PROJECT NO. 2K23-48	DATE 12-15-2023	12/16/23								



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 150 Pecan Valley Drive

SUBDIVISION Pecan Valley Retail

LOT 3 BLOCK A

GENERAL LOCATION NW corner of Pecan Valley Drive and SH 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-65

CURRENT USE Vacant

PROPOSED ZONING PD-65

PROPOSED USE Retail/Restaurant

ACREAGE 0.7621

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER JCDB Goliad Holdings, LLC

APPLICANT Cross Engineering Consultants, Inc.

CONTACT PERSON Chad Dubose

CONTACT PERSON Dwayne Zinn

ADDRESS 8350 N. Central Expressway

ADDRESS 1720 W. Virginia St.

Suite 1300

CITY, STATE & ZIP Dallas, TX 75206

CITY, STATE & ZIP McKinney, TX 75069

PHONE 214-561-6522

PHONE 972-562-4409

E-MAIL chad@foremark.com

E-MAIL Dwayne@crossengineering.biz

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chad Dubose [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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF December 2023. 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.

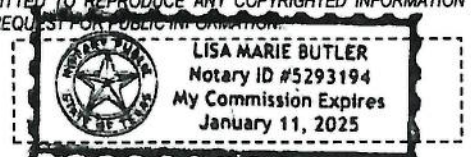
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF December 20 23

OWNER'S SIGNATURE

Chad Dubose

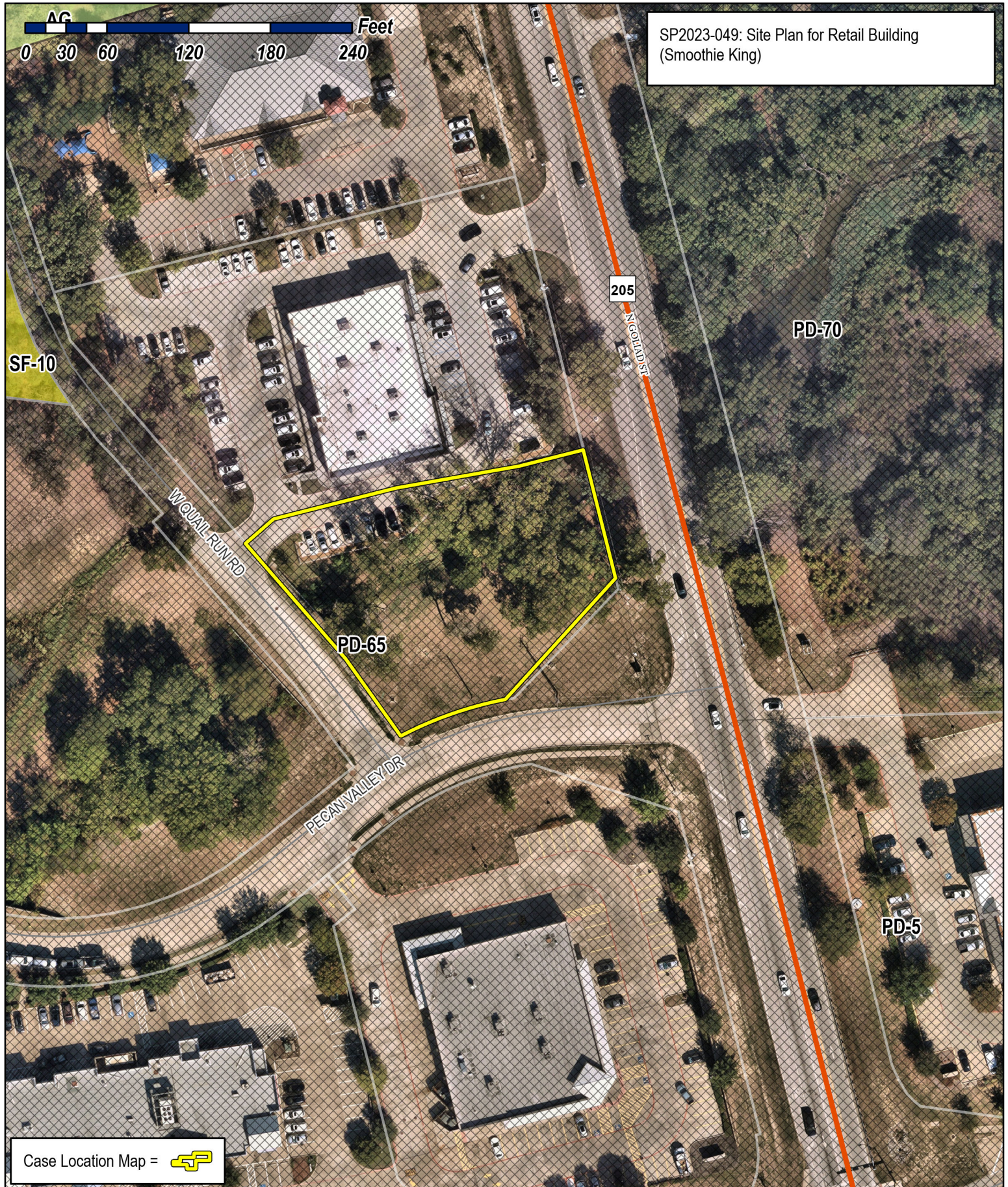
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Marie Butler



MY COMMISSION EXPIRES

1/11/25



SP2023-049: Site Plan for Retail Building (Smoothie King)

AG
0 30 60 120 180 240 Feet

SF-10

PD-70

PD-65


WQUAIL RUN RD

205

GOLIAD ST

PECAN VALLEY DR

PD-5

Case Location Map = 

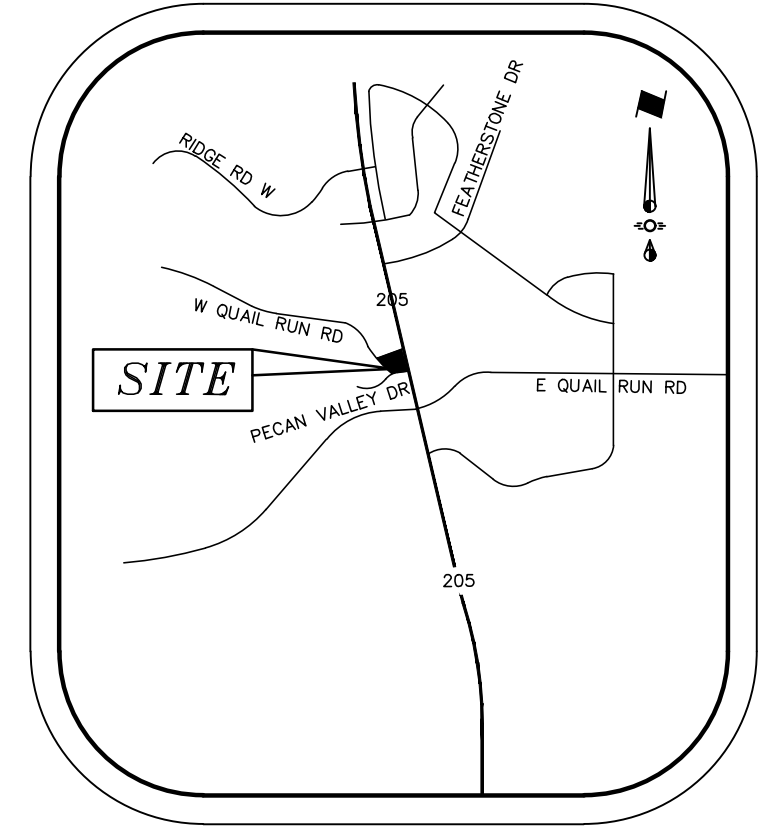
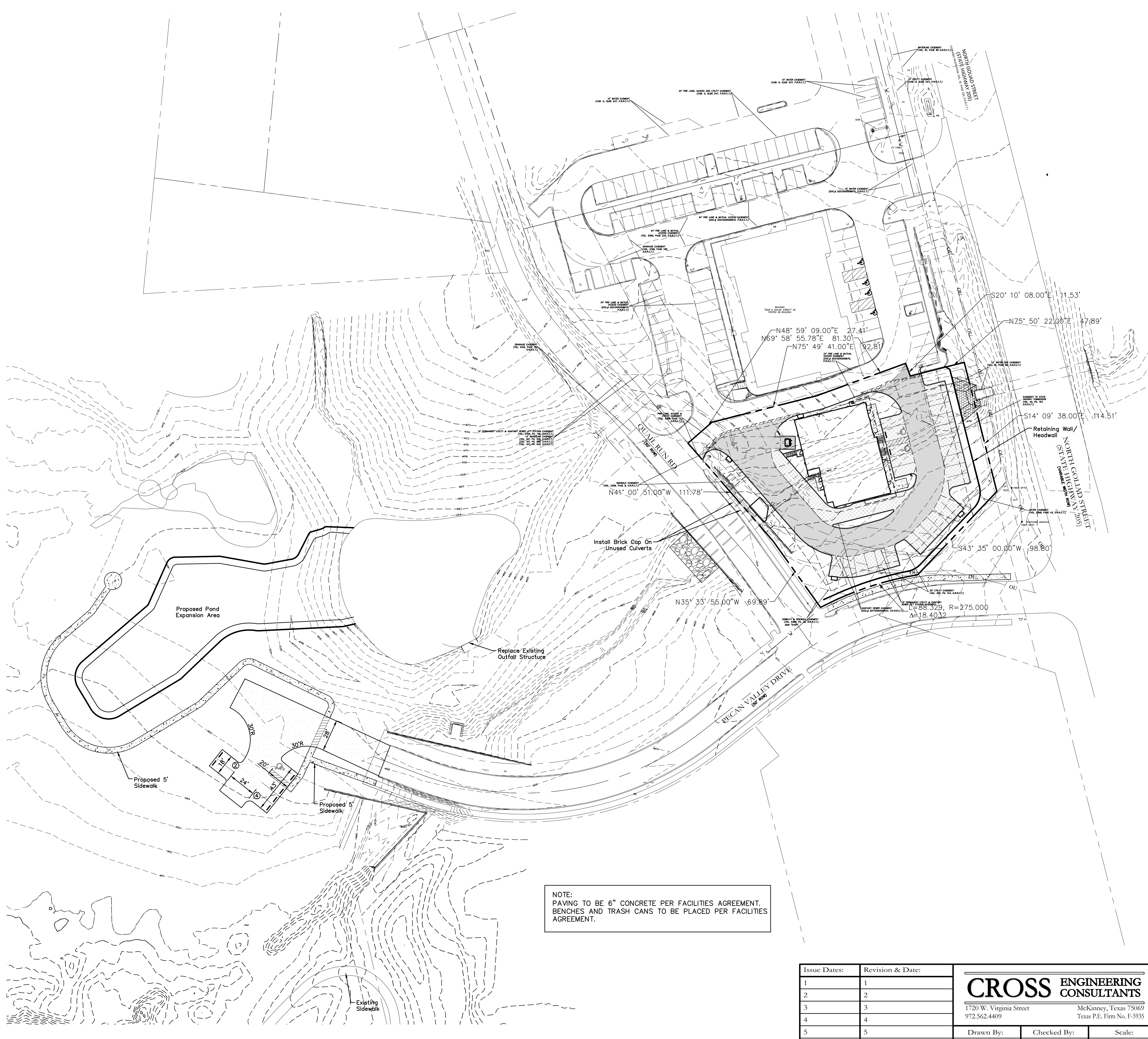


City of Rockwall

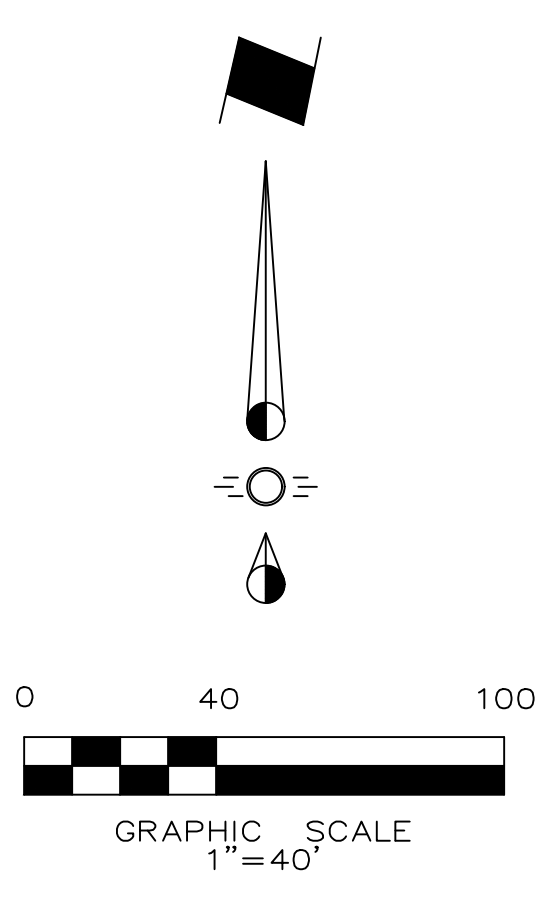
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP
NTS



LEGEND

- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- ⊕ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- BFR Barrier Free Ramp

NOTE:
PAVING TO BE 6" CONCRETE PER FACILITIES AGREEMENT.
BENCHES AND TRASH CANS TO BE PLACED PER FACILITIES AGREEMENT.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
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6	6

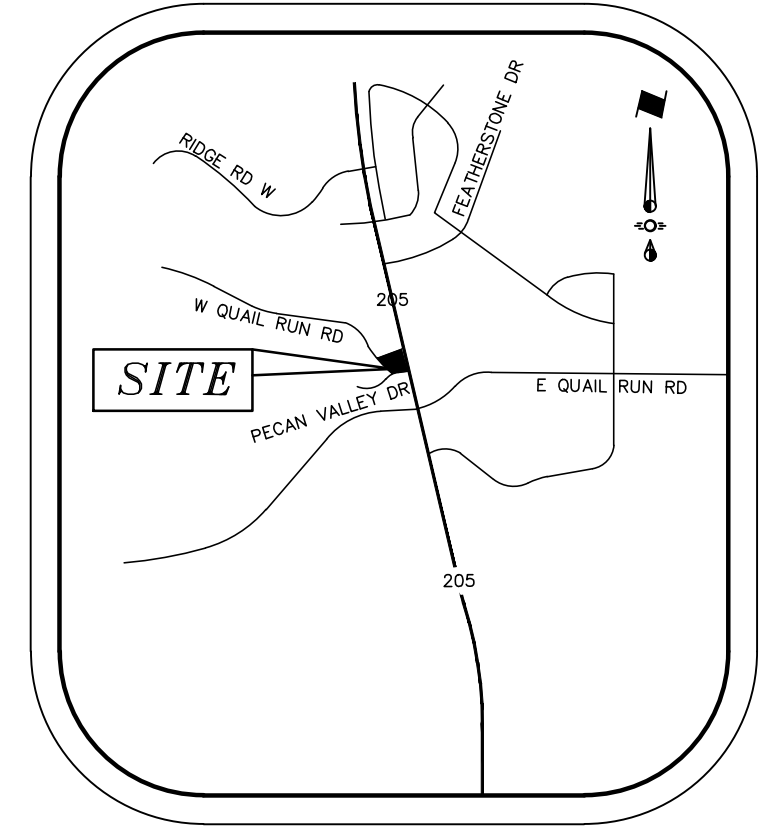
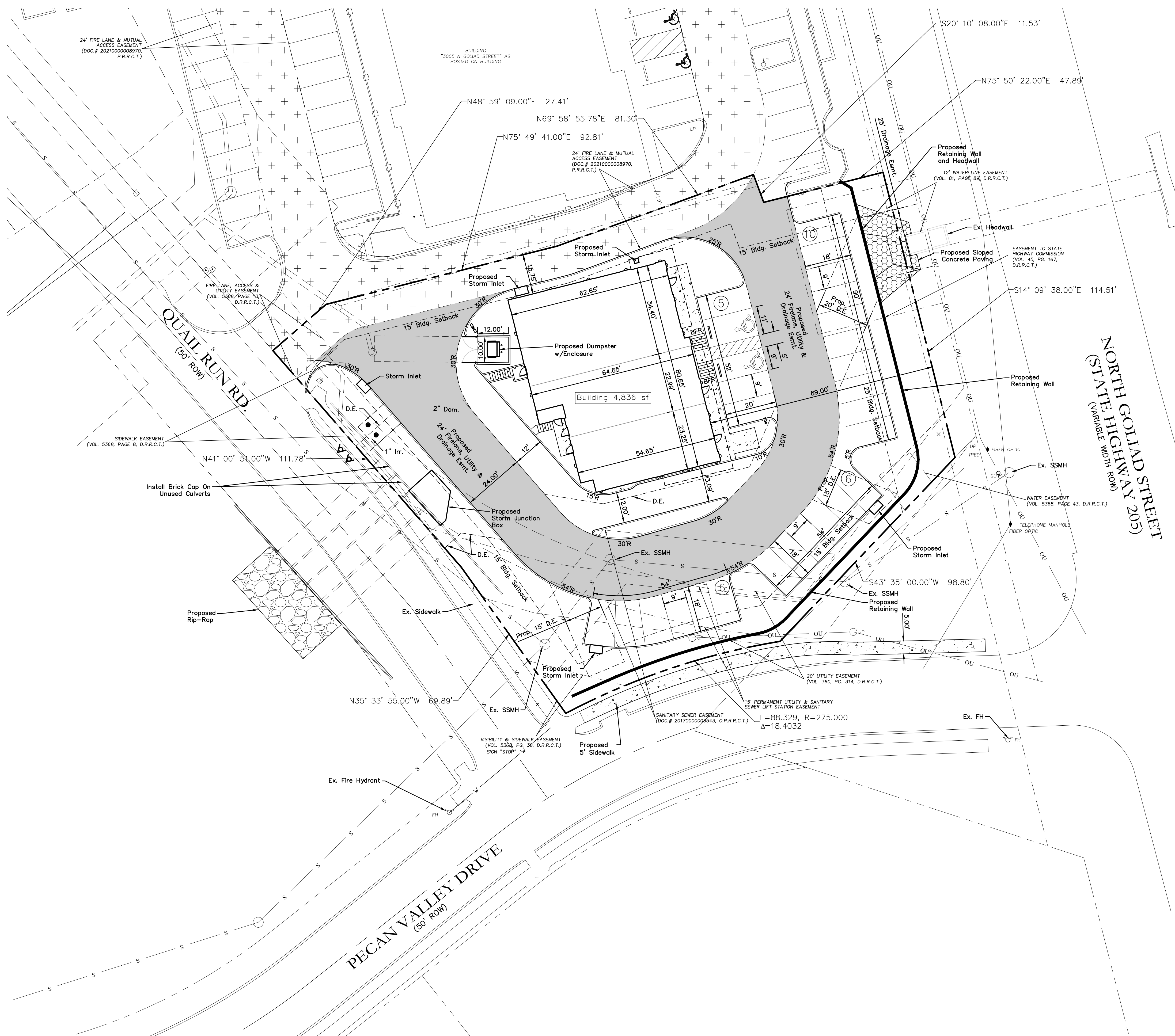
CROSS ENGINEERING CONSULTANTS
 1720 W. Virginia Street McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=40'

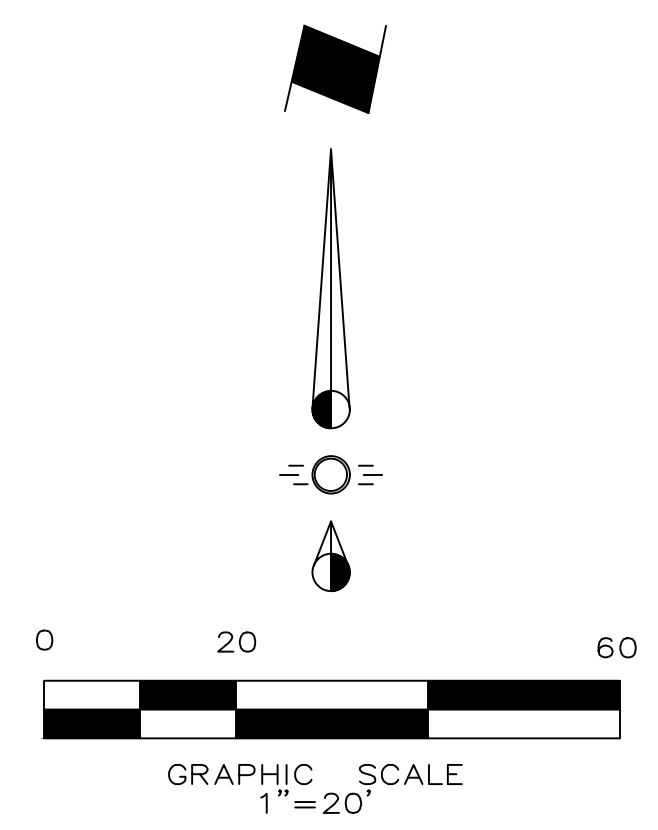
SITE PLAN - OVERALL
 SMOOTHIE KING ROCKWALL
 DA Goliad Partners, LP
 CITY OF ROCKWALL, TEXAS

Sheet No.
SP-O
 Project No.
20089

SMOOTHIE KING ROCKWALL



VICINITY MAP
NTS



LEGEND

- Existing Firelane
- Proposed Firelane
- Proposed Sidewalk
- Proposed Sloped Concrete Paving
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp

SYNOPSIS

Zoning: PD-65 w/ N. SH 205 Overlay
 Proposed Use: Retail/Restaurant
 Lot Area: 0.7621 Acres (33,198 sf)
 Building Areas: Building 4,836 sf
 Lot Coverage: 13.59% (Total Bldg Area 4,512 sf)
 Floor Area Ratio: 0.14 : 1
 Building Height: 25'
 Required Parking: Retail 1:250 (3533/250) = 15 Spcs.
 Restaurant 1:250 (1247/250) = 5 Spcs (Limited Service)

Parking Required Total:	20 Parking Spaces
Parking Provided Total:	27 Parking Spaces (2 HC)

NOTE:
 ALL PARKING PAVING TO BE 5", 3000 PSI CONCRETE.
 ALL FIRELANE PAVING TO BE MIN. 6", 3500 PSI CONCRETE.

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 _____ 2021.
 WITNESS OUR HANDS, this _____ day of _____ 2023.
 Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

Note:
 REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. CASE NO. _____

ENGINEER:
 Cross Engineering Consultants, Inc.
 1720 W. Virginia Street
 McKinney, Texas 75069
 Phone (972) 562-4409
 Fax (972) 562-4471
 Contact: Jon David Cross, P.E.

SURVEYOR:
 Barton Chapa Surveying
 5200 State Highway 121
 Colleyville, TX. 76034
 Phone (817) 864-1957
 Contact: Jack Barton

OWNER:
 JCDB Goliad Holdings, LLC
 8350 N. Central Expressway
 Dallas, Texas 75206

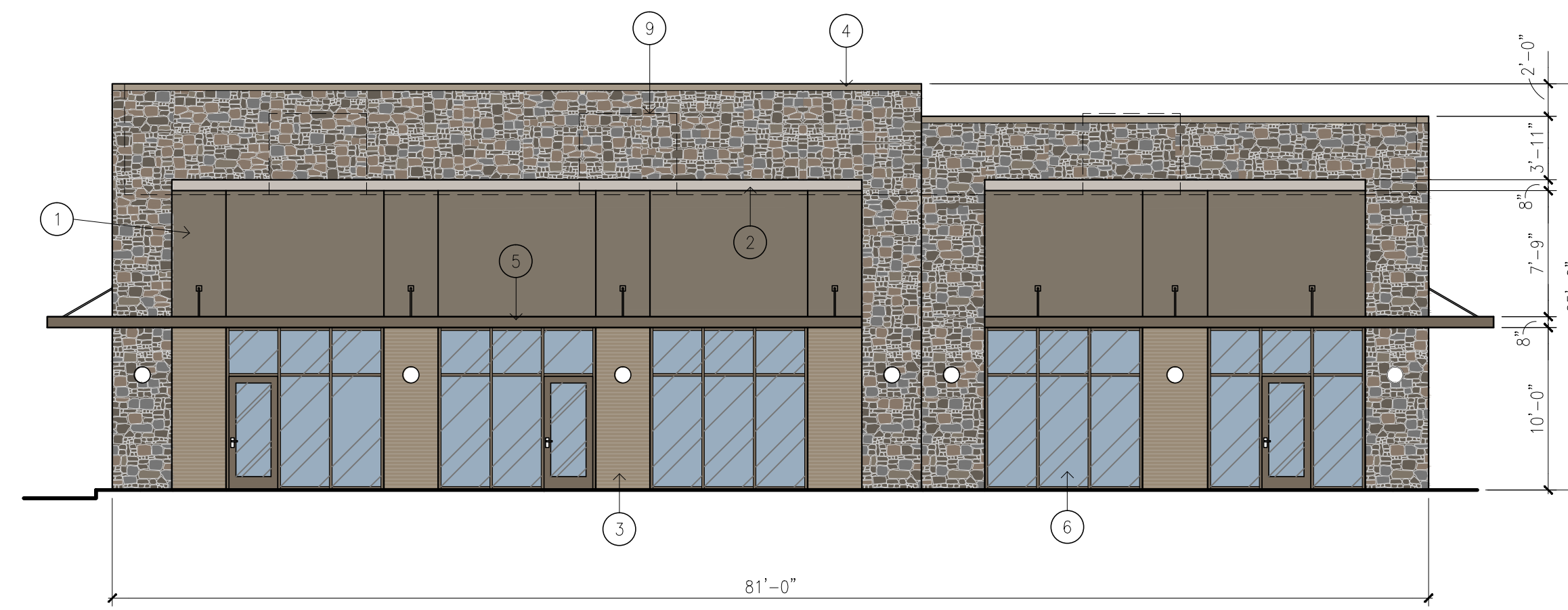
Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
 1720 W. Virginia Street McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I.	Checked By: C.E.C.I.	Scale: 1"=20'
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SITE PLAN		SP
SMOOTHIE KING ROCKWALL		
DA Goliad Partners, LP CITY OF ROCKWALL, TEXAS		
		Project No. 20089

SMOOTHIE KING ROCKWALL

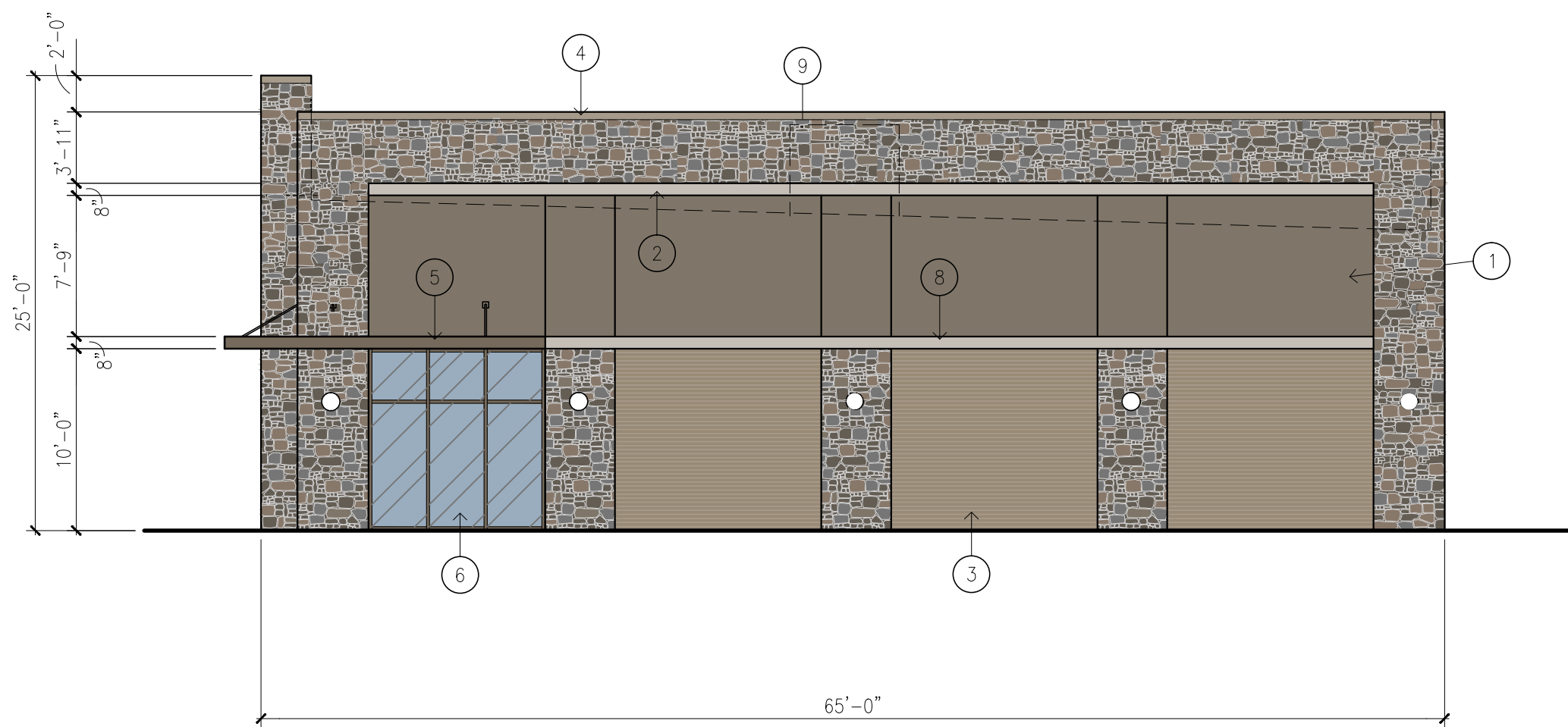


EAST

TOTAL FACADE	= 1,967.9 SF	100%
-TOTAL GLASS	= 485.0 SF	24.6%
<hr/>		
NET FACADE	= 1,482.9 SF	
TOTAL BRICK/CAST STONE	= 173.2 SF	11.8%
TOTAL NATURAL STONE	= 666.5 SF	44.9%
TOTAL STUCCO	= 554.4 SF	37.4%
TOTAL METAL	= 87.8 SF	5.9%

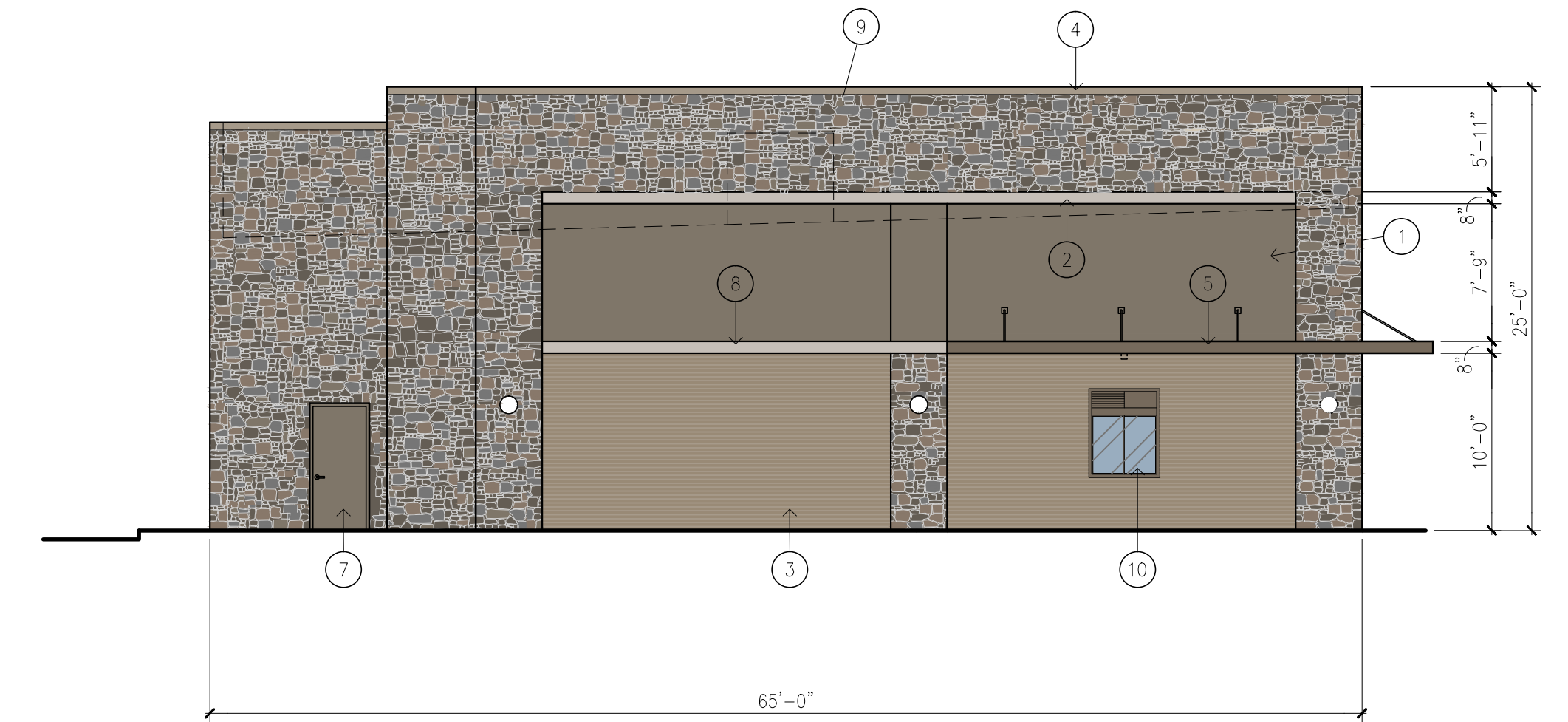
MATERIAL LEGEND:

- ① STUCCO VENEER
- ② PROJECTING STUCCO ACCENT BAND
- ③ BRICK VENEER
- ④ MANUFACTURED METAL COPING
- ⑤ PAINTED METAL CANOPY
- ⑥ ALUMINUM STOREFRONT AND ENTRANCES WITH CLEAR INSULATING GLASS
- ⑦ PAINTED HOLLOW METAL DOORS AND FRAMES
- ⑧ CAST STONE ACCENT BAND
- ⑨ LINE OF ROOF DECK WITH HVAC UNITS BEYOND
- ⑩ ALUMINUM DRIVE-UP WINDOW



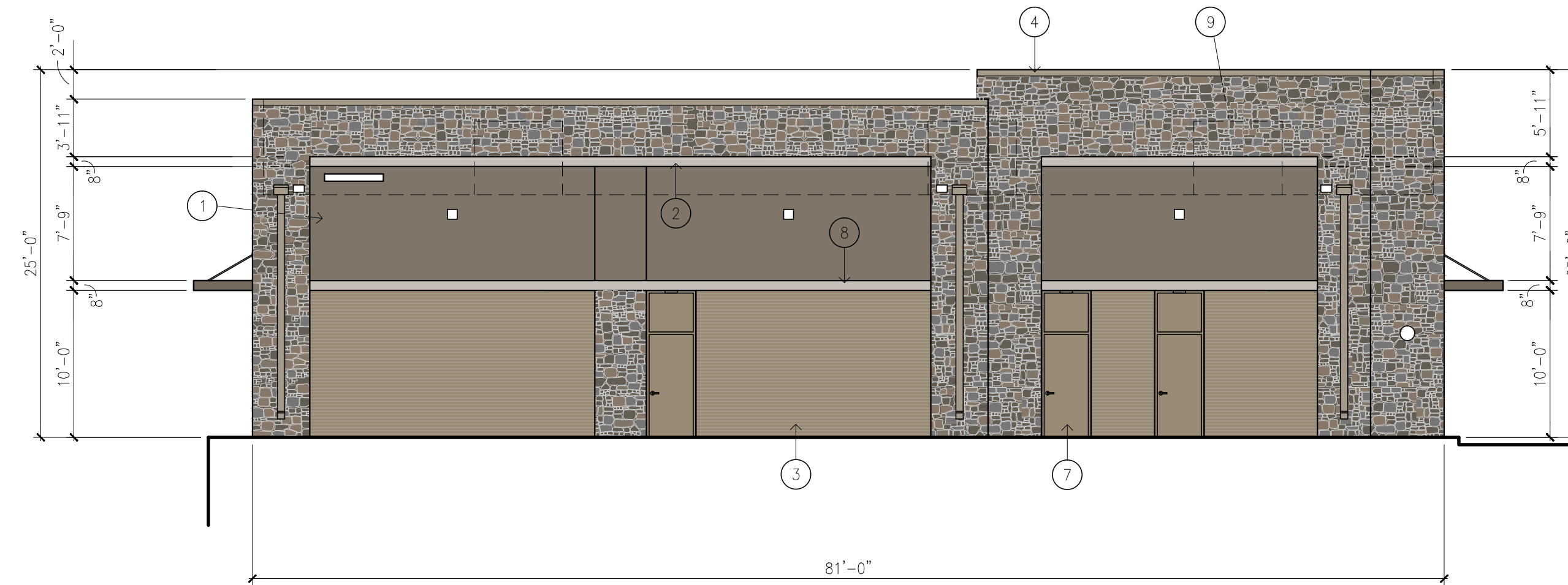
NORTH

TOTAL FACADE	= 1,502.0 SF	100%
-TOTAL GLASS	= 97.0 SF	6.4%
<hr/>		
NET FACADE	= 1,405.0 SF	
TOTAL BRICK/CAST STONE	= 370.3 SF	26.4%
TOTAL NATURAL STONE	= 530.4 SF	37.8%
TOTAL STUCCO	= 464.6 SF	33.1%
TOTAL METAL	= 39.0 SF	2.7%



SOUTH

TOTAL FACADE	= 1,606.6 SF	100%
-TOTAL GLASS	= 20.0 SF	1.2%
-TOTAL DOORS	= 24.2 SF	1.5%
<hr/>		
NET FACADE	= 1,562.4 SF	
TOTAL BRICK/CAST STONE	= 388.4 SF	24.8%
TOTAL NATURAL STONE	= 771.7 SF	49.4%
TOTAL STUCCO	= 357.7 SF	22.9%
TOTAL METAL	= 45.3 SF	2.9%



WEST

TOTAL FACADE	= 1,926.5 SF	100%
-TOTAL DOORS	= 101.2 SF	5.2%
<hr/>		
NET FACADE	= 1,825.3 SF	
TOTAL BRICK/CAST STONE	= 514.0 SF	28.2%
TOTAL NATURAL STONE	= 764.2 SF	41.9%
TOTAL STUCCO	= 513.1 SF	28.1%
TOTAL METAL	= 34.0 SF	1.8%

ARCHITECTURAL ELEMENTS:

- 1. CANOPIES
- 2. RECESSES / PROJECTIONS
- 3. OUTDOOR PATIO
- 4. ARCHITECTURAL DETAILS - CAST STONE ACCENT BAND
- 5. ARCHITECTURAL DETAILS - PROJECTING STUCCO ACCENT BAND
- 6. VARIED ROOF HEIGHTS

SITE PLAN SUBMITTAL

REVISION NO:	DATE:
SHEET TITLE:	
BUILDING FACADE / ELEVATION PLAN	
OWNER:	
<small>ARCHITECT:</small> DONALD F. SOPRANZI, AIA, LEED-AP ARCHITECT 10300 NORTH CENTRAL EXPRESSWAY, SUITE 450 DALLAS, TEXAS 75231 DONALD SOPRANZI 817-903-6663 dons@dfsarchitect.com	
SCALE: 1/8"=1'-0"	FILE NO.

STUCCO VENEER TO MATCH
ADJACENT BUILDING

STUCCO
ACCENT
BAND

CAST
STONE

PARAPET COPINGS /
DOWNSPOUTS



BRICK VENEER

ROCKWALL MULTI-TENANT BUILDING ROCKWALL, TEXAS

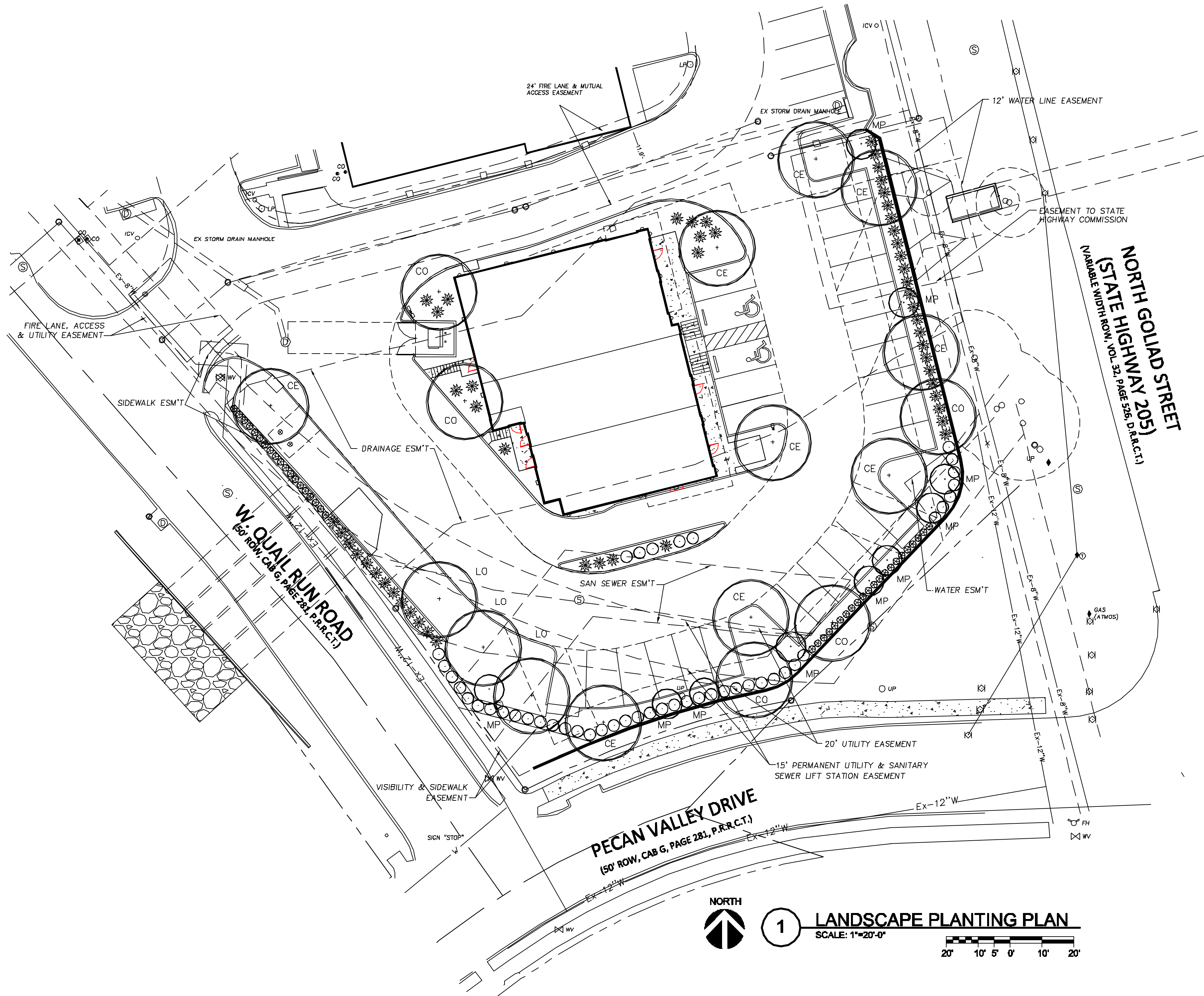
STONE VENEER TO MATCH
ADJACENT BUILDING

STOREFRONT
FRAMING /
CANOPIES TO
MATCH
ADJACENT
BUILDING

ROCKWALL, TEXAS
ARCHITECT

ROCKWALL MULTI-TENANT BUILDING
DONALD F. SOPRANZI, AIA, LEED-AP

DONALD F.
SOPRANZI
AIA, LEED-AP
ARCHITECT



MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OR ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING (OF TURF GRASS SIX (6") INCHES OR HIGHER), EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF ALL TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS OR PLANTS THAT ARE NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE, WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX (6") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND MAY BE REPLACED WITH ONES (THAT HAVE BEEN PRE-APPROVED) OF SIMILAR VARIETY, HAVING A TRUNK DIAMETER OF NO LESS THAN THREE (3") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND. A TIME EXTENSION MAY BE GRANTED BY CITY STAFF IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS AGENT.

LANDSCAPE NOTES:

01. ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
02. NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
03. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
04. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
05. NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
06. PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
07. PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
08. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
09. NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
10. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
11. WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKING SYSTEMS SUCH AS T POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
12. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
13. ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
14. FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
15. PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
16. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
17. AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
18. ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
19. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
20. TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
21. ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
22. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
23. TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
24. OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
25. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
26. ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
27. ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
28. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

LANDSCAPE CALCULATIONS

ZONING - COMM (20%) LANDSCAPE AREA REQUIRED.
 LOT AREA = 32,676 SF
 20% = 6,535 SF
 LANDSCAPE AREA PROVIDED = 9,308 SF = 28.4%
 WITH 7,513 SF = IN FRONT YARD.

LANDSCAPE BUFFER AT STREET R.O.W. =
 10' WITH 1-CANOPY TREE & 1-ACCENT TREE/50'
 AND A ROW OF SHRUBS.
 QUAIL RUN = 180' 180'/50' = 4+4
 PECAN VALLEY = 185' 185'/50' = 4+4
 N. GOLIAD ST. = 110' 110'/50' = 2+2

10 CANOPY TREES REQUIRED. 10-PROVIDED.
 10 ACCENT TREES REQUIRED. 10-PROVIDED.
 118 SHRUBS PROVIDED.
 INTERIOR PARKING LOT LANDSCAPING:
 4,374 SF PARKING LOT AREA
 1,120 SF LANDSCAPE AREA PROVIDED = 25%

NOTES:
 ALL TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER AND STORM LINES.
 IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC.

PLANT MATERIAL SCHEDULE				
KEY	QVAN.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
CANOPY TREES				
CE	9	CEDAR ELM	Ulmus crassifolia	5" cal. 12'-14' tall, b&b.
CO	5	CHINQUAPIN OAK	Quercus muhlenbergi	5" cal. 12'-14' tall, b&b.
LO	3	LIVE OAK	Quercus virginiana	5" cal. 12'-14' tall, b&b.
ORNAMENTAL TREES				
MP	10	MEXICAN PLUM	Prunus mexicana	2" cal., 6'-8' tall, container
SHRUBS				
CTS	45	COMPACT TEXAS SAGE	Leucophyllum frutescens "Compacta"	5 gallon, 48" on center.
RM	41	ROSEMARY	Rosemary officinalis	5 gallon, 30" on center.
RY	54	RED YUCCA	Hesperaloe parvifolia	5 gallon, 48" on center.
GROUND COVER				
PW	-	PURPLE WINTERCREEPER	Euonymus fortunei 'Coloratus'	1 gallon, 18" on center.
TURF GRASS				
BG	-	BERMUDA GRASS	Cynodon dactylon	solid sod



<table border="1"> <thead> <tr> <th>REVISION</th> <th>No.</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISION	No.	DATE													<p>Don C. Wheeler Landscape Architect Planning Irrigation Design P.O. Box 470865 Fort Worth, Texas 76147 Office 817.335.1405 don@dcwla.com</p> <p>PROJECT NO. 2K22-45 DATE: 12-15-2023</p>		<p>LANDSCAPE PLAN</p> <p>SMOOTHIE KING ROCKWALL</p> <p>DA Goliad Partners, L.P.</p> <p>CITY OF ROCKWALL, TEXAS</p>	<p>Sheet No.</p> <p>L1</p>
REVISION	No.	DATE																	

APPROVED:

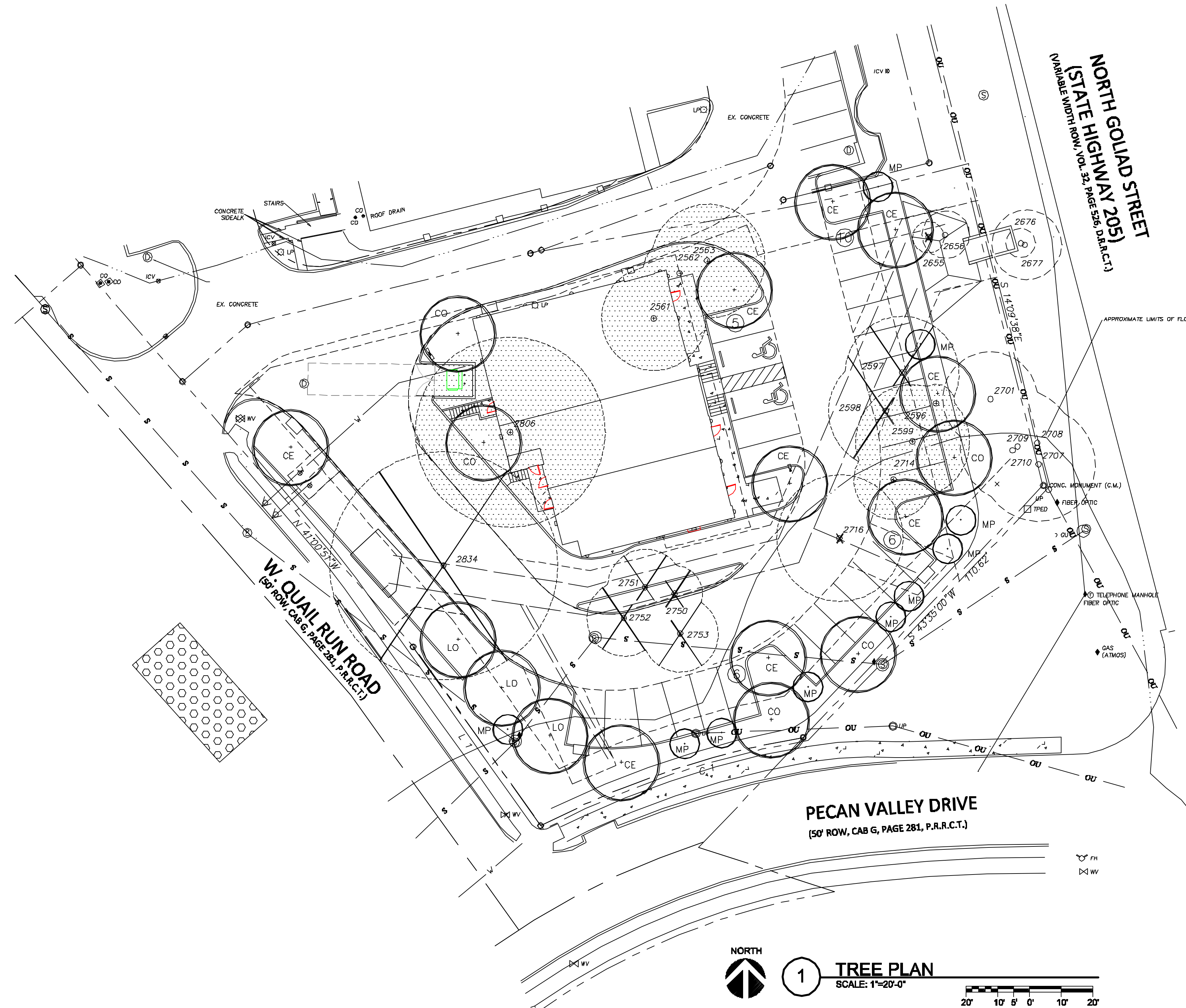
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023.

WITNESS OUR HANDS, this ____ day of _____, 2023.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

PLAN PREPARED BY:
 DON C. WHEELER, R.L.A.
 PO BOX 470865
 FT. WORTH, TX 76147
 817.335.1405
 don@dcwla.com



TREE LEGEND

- EXISTING TREES (8) - (parkway tree)
- EXISTING TREES (NOT PROTECTED) TO BE REMOVED BUT NOT MITIGATED.
- 6" CHINABERRY - NOT PROTECTED
27" BOIS D'ARC - NOT PROTECTED
- EXISTING TREES (PROTECTED) TO BE REMOVED BUT NOT MITIGATED.-UTILITY CONFLICT

- TOTAL NOT PROTECTED - 33"

- EXISTING PROTECTED TREES TO BE REMOVED AND MITIGATED.

2561	22" PECAN
2562	16" PECAN
2563	24" PECAN
2596	8" PECAN
2599	24" PECAN
2714	17" PECAN
2806	40" ELM (MT)

- TOTAL PROTECTED TO MITIGATE - 191"

- 17-NEW 5" TREES PLANTED = 85"

(9) CEDAR ELM	'CE'
(5) CHINQUAPIN OAK	'CO'
(3) LIVE OAK	'LO'

- (10) MEXICAN PLUM 'MP'

EXISTING TREE SCHEDULE

NUMBER	SIZE & TYPE	STATUS
2561	22" PECAN	MITIGATE
2562	16" PECAN	MITIGATE
2563	24" PECAN	MITIGATE
2596	8" PECAN	MITIGATE
2597	24" PECAN	UTILITY
2598	20" PECAN	UTILITY
2599	24" PECAN	MITIGATE
2655	6" CHINABERRY	NOT PROTECTED
2656	9" CHINABERRY (MT)	OFF PROPERTY
2676	5" CHINABERRY	OFF PROPERTY
2677	15" CHINABERRY (MT)	OFF PROPERTY
2701	19" PECAN	OFF PROPERTY
2707	24" PECAN	OFF PROPERTY
2708	16" PECAN	OFF PROPERTY
2709	24" PECAN	OFF PROPERTY
2710	7" PECAN	OFF PROPERTY
2714	17" PECAN	MITIGATE
2716	27" BOIS D'ARC (MT)	NOT PROTECTED
2750	12" ELM	UTILITY
2751	16" ELM	UTILITY
2752	16" ELM	UTILITY
2753	16" ELM	UTILITY
2806	40" ELM (MT)	MITIGATE 2:1
2834	48" ELM	UTILITY

(7) PROTECTED TREES TO MITIGATE- TOTAL = 191 INCHES
 (17) 5" NEW TREES TO PLANT- TOTAL = 85 INCHES
 106 INCHES

106" x 20% = 21" x \$200 = \$4,200 PAID INTO TREE FUND.

REMAINING INCHES TO MITIGATE = 85

Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

REVISION	No.	DATE

Don C. Wheeler
 Landscape Architect
 Landscape Architecture Planning Irrigation Design
 P.O. Box 470865 Fort Worth, Texas 76147
 Office 817.335.1405 don@dcwla.com

PROJECT NO. 2K22-45 DATE: 12-15-2023



TREE PLAN

SMOOTHIE KING ROCKWALL

DA Goliad Partners, L.P.

CITY OF ROCKWALL, TEXAS

Sheet No. **TP1**

TREE SURVEY BY:
 STOVALL & ASSOCIATES
 P.O. BOX 202
 GREENVILLE, TEXAS 75403
 PHONE (903) 450-1120
 info@stovallassociates.com
 SEPT. 24, 2015

PLAN PREPARED BY:
 DON C. WHEELER, RLA
 PO BOX 470865
 FT. WORTH, TX 76147
 817.335.1405
 don@dcwla.com

GENERAL NOTES

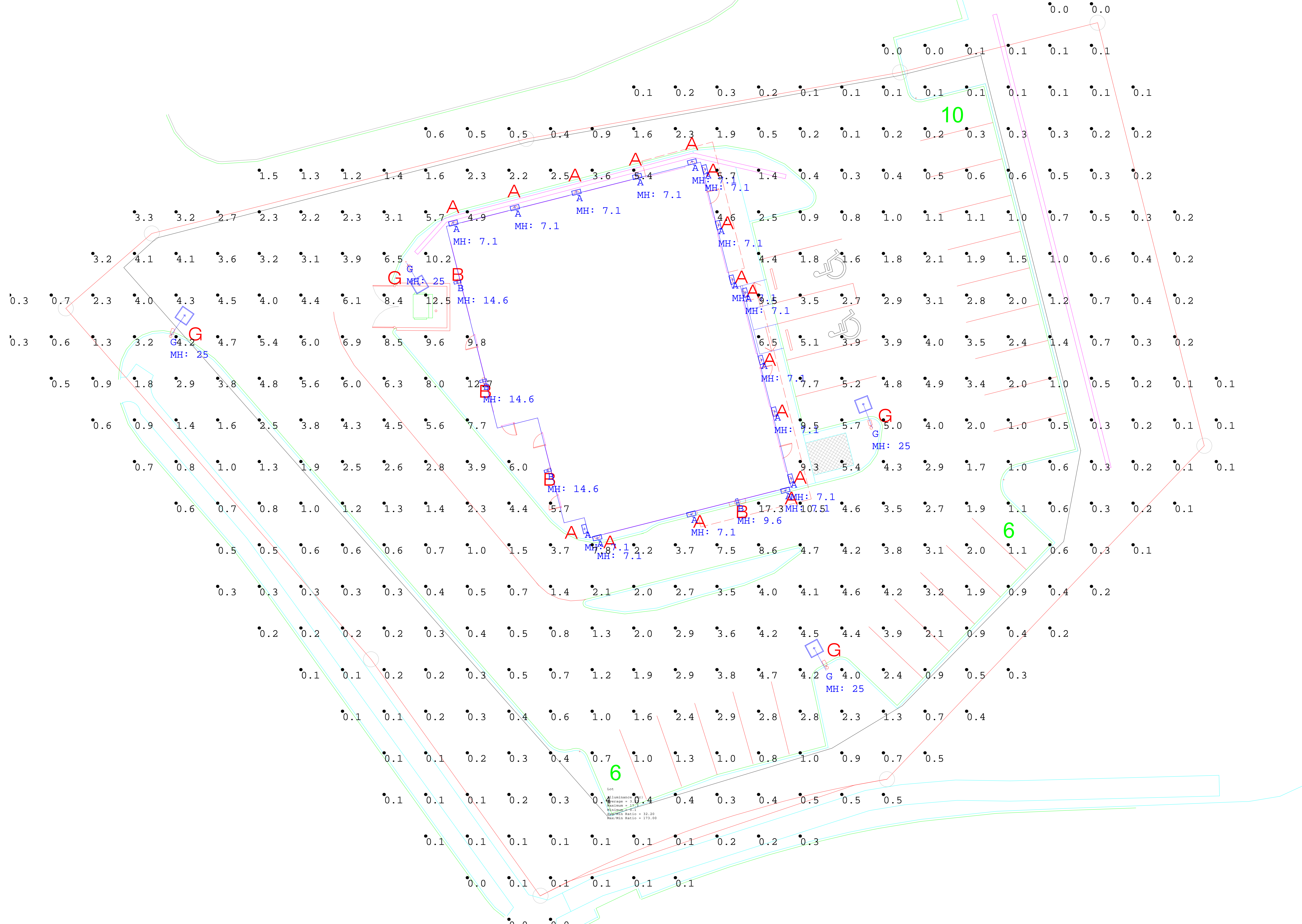
-THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.
 -THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SOLUTIONS, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.
 -CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA, HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SOLUTIONS CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



TEXAS LIGHTING SOLUTIONS

831 WEST EULESS BLVD, SUITE 15
 EULESS, TEXAS 76040
 TEL: 817-267-9300
 CLIENT: TLS CONSULTANT: Shad Campbell

Rockwall Multi-Tenant Building



Symbol	Qty	Label	LLF	Description	Lum. Watts	Lumens/Lamp	Lum. Lumens
A	16	A	0.900	UGI-31641-T4-W40	25	N.A.	820
B	4	B	0.900	XTOR4B-DP	37.7	N.A.	4269
G	4	G	0.900	GALN-SA3C-740-U-T3	160	N.A.	20812

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Overall	Illuminance	Fc	2.07	17.3	0.0	N.A.
Lot	Illuminance	Fc	3.22	17.3	0.1	32.20

PHOTOMETRIC PLAN
 SCALE: 1" = 10'-0"

NO.	REVISION	DATE

SCALE: SHEET SIZE 30" X 42"
 JOB NAME:

JOB LOCATION:

From: [Dwayne Zinn](#)
To: [Guevara, Angelica](#)
Subject: RE: Revisions for Landscape Plan
Date: Tuesday, February 6, 2024 2:26:19 PM
Attachments: [image001.png](#)

Angelica,

Per our conversation, we wish to withdraw our site plan case for this agenda, and resubmit once we get the SS issue worked out with engineering.

Thank you,

Dwayne Zinn
Project Manager

CROSS ENGINEERING
CONSULTANTS
I N C O R P O R A T E D

Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
(972) 562-4409 Ext. 103
(972) 957-5133 (direct)

From: Guevara, Angelica <AGuevara@Rockwall.com>
Sent: Tuesday, February 6, 2024 12:18 PM
To: Dwayne Zinn <dzinn@crossengineering.biz>
Subject: RE: Revisions for Landscape Plan

Also, just a reminder that Madelyn will need an updated plan showing the abandonment of the easements as well. Thanks!

From: Dwayne Zinn <dzinn@crossengineering.biz>
Sent: Tuesday, February 6, 2024 10:51 AM
To: Guevara, Angelica <AGuevara@Rockwall.com>
Subject: RE: Revisions for Landscape Plan

Angelica,

Yes, and I am waiting on him to get it to me. I will have it to you today for sure!

Thank you,

Dwayne Zinn
Project Manager



Cross Engineering Consultants, Inc.

1720 W. Virginia Street
McKinney, Texas 75069
(972) 562-4409 Ext. 103
(972) 957-5133 (direct)

From: Guevara, Angelica <AGuevara@Rockwall.com>

Sent: Tuesday, February 6, 2024 10:46 AM

To: Dwayne Zinn <dzinn@crossengineering.biz>

Subject: Revisions for Landscape Plan

Good morning Dwayne,

I was just checking to see if you were ready to submit revisions for your Landscape Plan? Revisions are due today in order for staff to review. Please keep in mind that if revisions are not submitted then we must ask you to either withdraw the case or move it forward with a landscape plan that does not meet our requirements. Please let me know what you decide and I'll be happy to answer any questions you have. Thank you.

Thank you,

Angelica Guevara

Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

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