



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 1575 TECHNOLOGY WAY, ROCKWALL TX 75032

SUBDIVISION NOLAN POWER BUILDING LOT 1 BLOCK C

GENERAL LOCATION NW CORNER OF TECHNOLOGY WAY AND OBSERVATION TRAIL

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI - LIGHT INDUSTRIAL CURRENT USE WAREHOUSE

PROPOSED ZONING LI - LIGHT INDUSTRIAL PROPOSED USE WAREHOUSE

ACREAGE 2.11 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 SS REALTY, LTD APPLICANT TRIANGLE ENGINEERING, LLC

CONTACT PERSON WILLIAM B SHAW Spencer Shaw CONTACT PERSON ELLIOTT BOGART

ADDRESS [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

NOTARY VERIFICATION [REQUIRED]

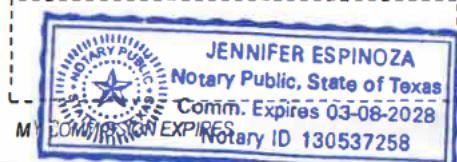
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Spencer Shaw [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 310.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF December, 2025. 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 12th DAY OF December, 2025

OWNER'S SIGNATURE Jennifer Espinoza

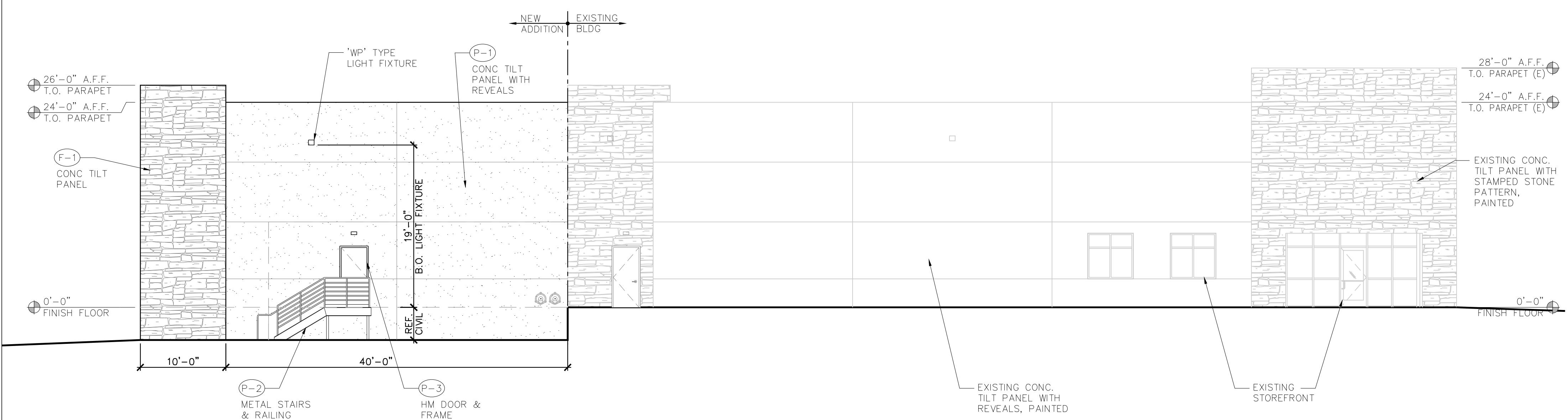
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



EXTERIOR FINISH SCHEDULE

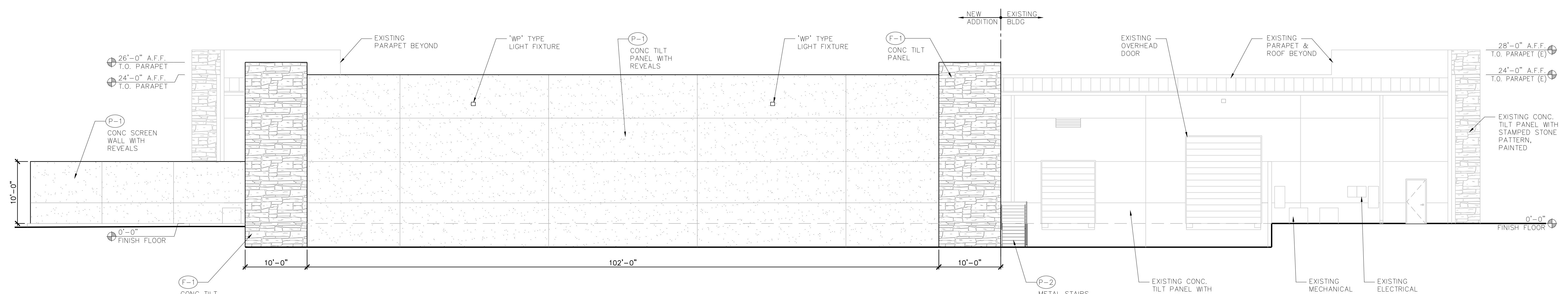
ITEM	COLOR	MANUFACTURER	REMARKS
(P-1) STAMPED STONE PATTERN	SW 7010 WHITE DUCK	SHERWIN WILLIAMS	MATCH EXISTING FORMLINE STONE PATTERN
(P-2) PAINT FINISH - FIELD COLOR	SW 6071 POPULAR GRAY	SHERWIN WILLIAMS	TEXTURED PAINT
(P-3) PAINT FINISH - STAIR & RAILING	SW 6074 SPALDING GRAY	SHERWIN WILLIAMS	MATCH EXISTING
(P-4) PAINT FINISH - HM DOOR & FRAME	SW 6074 SPALDING GRAY	SHERWIN WILLIAMS	MATCH EXISTING
OVER HEAD DOOR & FRAME	MATCH EXISTING	BEST SOURCE	-
*G.C. SHALL SUBMIT SAMPLES FOR ARCHITECT'S APPROVAL			

FINISH LEGEND	
STONE PATTERN	TEXTURED PAINT



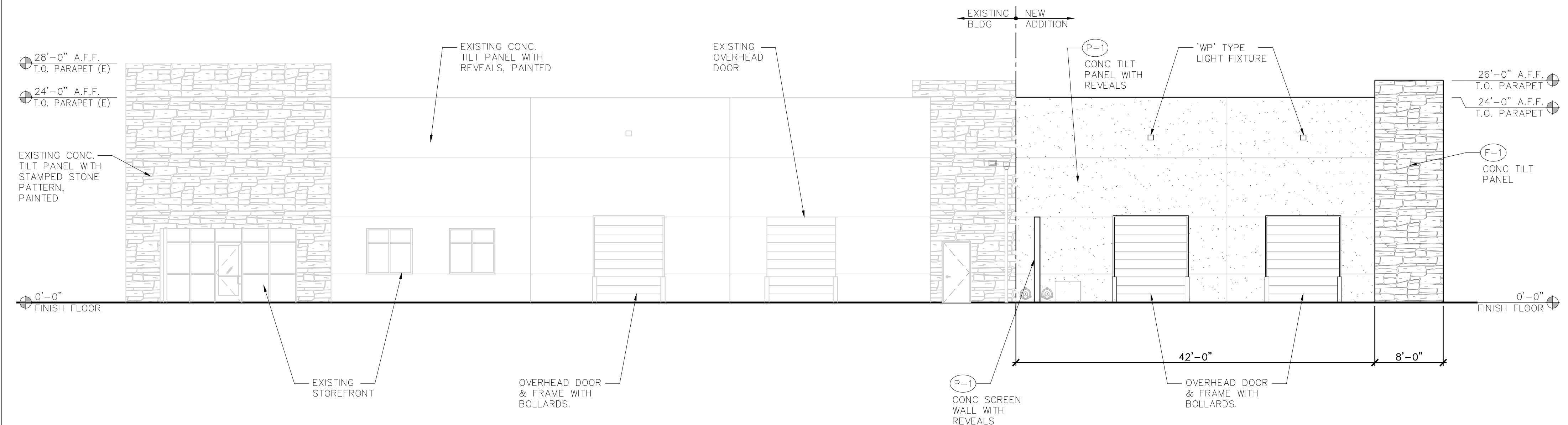
1 SOUTH ELEVATION

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



2 WEST ELEVATION

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



3 NORTH ELEVATION

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

Revision: _____
File Name: 25233-A2.0
Project No.: 25233
Date: 12/08/2025
Drawn By: JLB
Checked By: TI

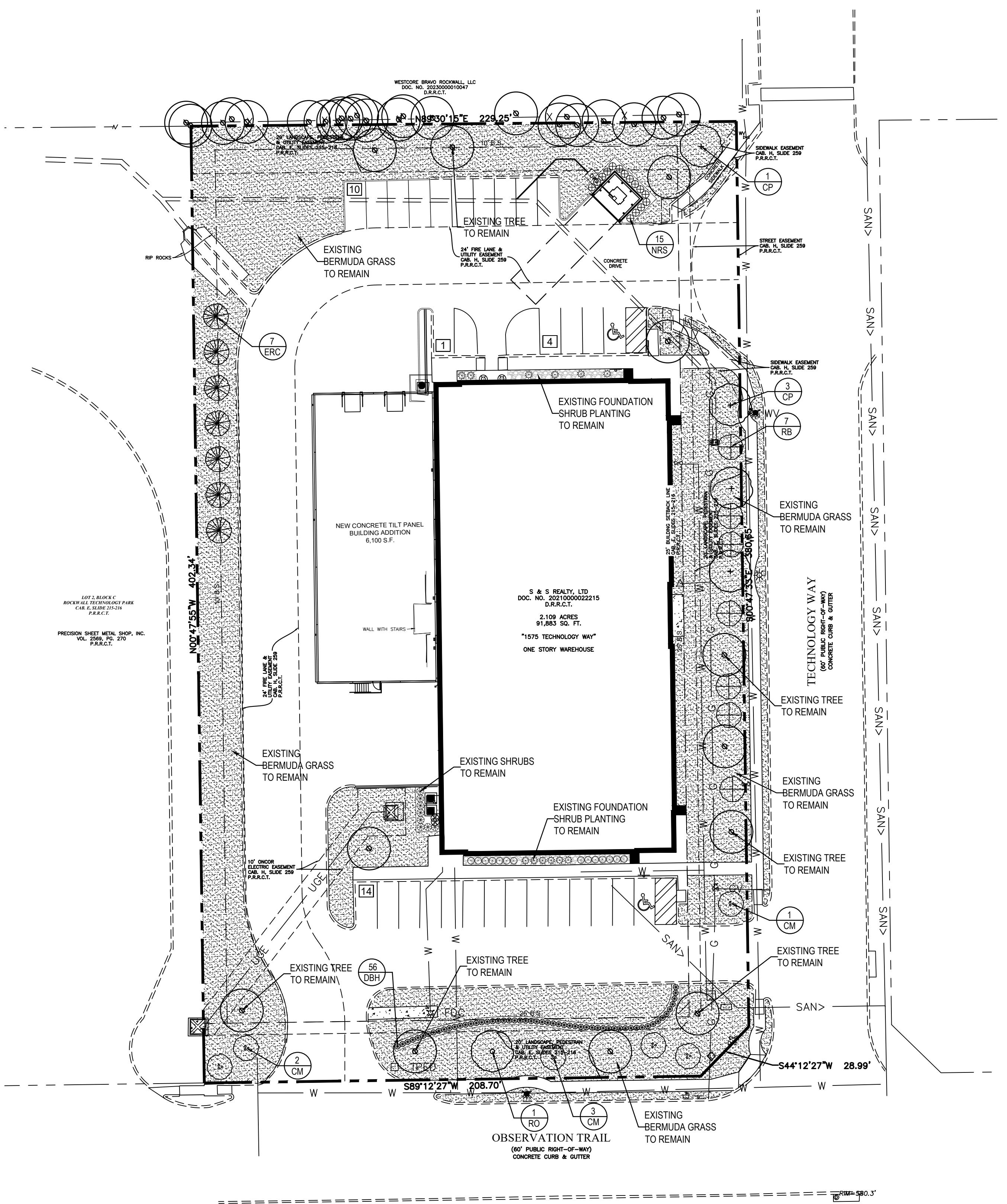
SHEET
A2.0
EXTERIOR
ELEVATIONS



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



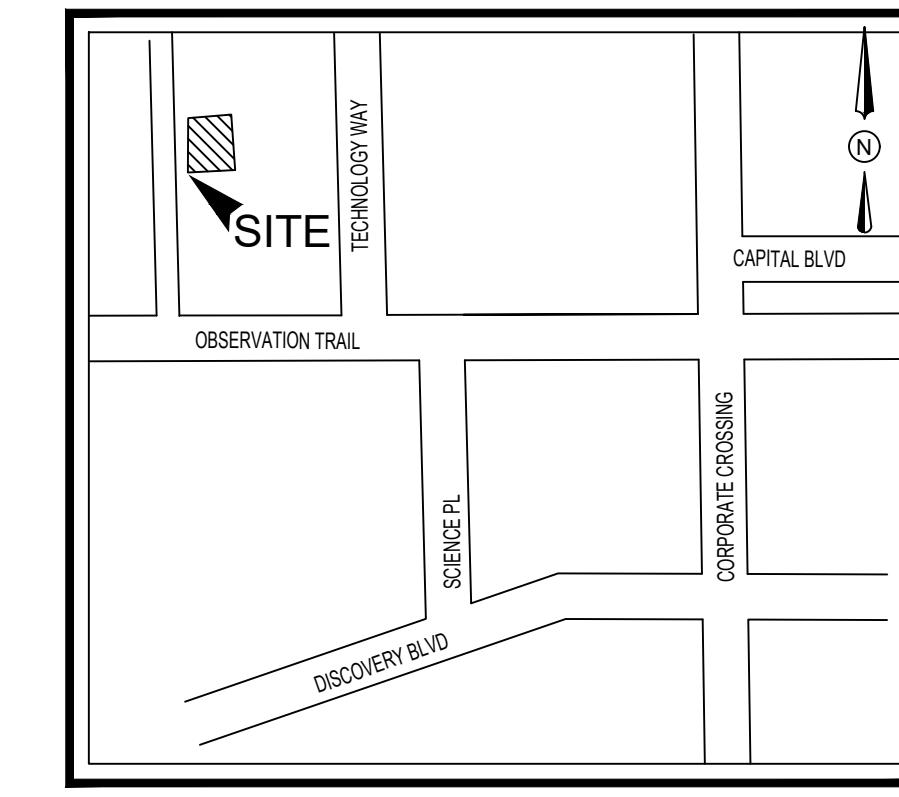
12.10.2025



01 LANDSCAPE PLAN
SCALE 1'=30'-0"

SITE DATA SUMMARY TABLE					
SITE ACREAGE:	2.11 ACRES (91,878.41 S.F.)				
ZONING:	LIGHT INDUSTRIAL (LI)				
PROPOSED USE:	WAREHOUSE ADDITION				
BUILDING AREA:	26,100 S.F.				
NUMBER OF STORIES:	1				
BUILDING HEIGHT:	28'				
BUILDING COVERAGE:	28.41%				
FLOOR AREA RATIO:	0.28				
IMPERVIOUS AREA:	62,295.74 S.F. (67.80%)				
PERVIOUS LANDSCAPE AREA:	29,582.67 S.F. (32.20%)				
TOTAL PARKING REQUIRED					
1 SP PER 1000 S.F.	27 SPACES				
REGULAR PARKING PROVIDED:	27 SPACES				
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)				
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)				
TOTAL PARKING PROVIDED:	29 SPACES				

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	OWNER/DEVELOPER SS REALTY LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800
SURVEYOR TRAVESSER LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-934-9321	ARCHITECT FRANZ ARCHITECTS 7608 BENBROOK PARKWAY BENBROOK, TEXAS 76126 JASON BEANE PHONE: 817-851-6107



VICINITY MAP
N.T.S.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING POSITIONS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL Voids.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

WAREHOUSE ADDITION

OBSERVATION TRAIL AND TECHNOLOGY WAY
CITY OF ROCKWALL, TEXAS 75032
NOLAN POWER BUILDING LOT 1 BLOCK C

ISSUE:
FOR APPROVAL: 12.10.2025

DATE:
12.10.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any plant material, General Contractor shall leave planting bed areas one (1') inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1') inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.

2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.

3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.

4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead material as soon as possible with permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including roots in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

2. Landscaping Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.

3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.

4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.

5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

3. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.

4. Landscape Architect will provide the drawings and specifications for all work, including materials, labor and equipment used in replacements, shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and to be of specimen quality.

5. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsatisfactory in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

6. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and to be of specimen quality.

7. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as it is called and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

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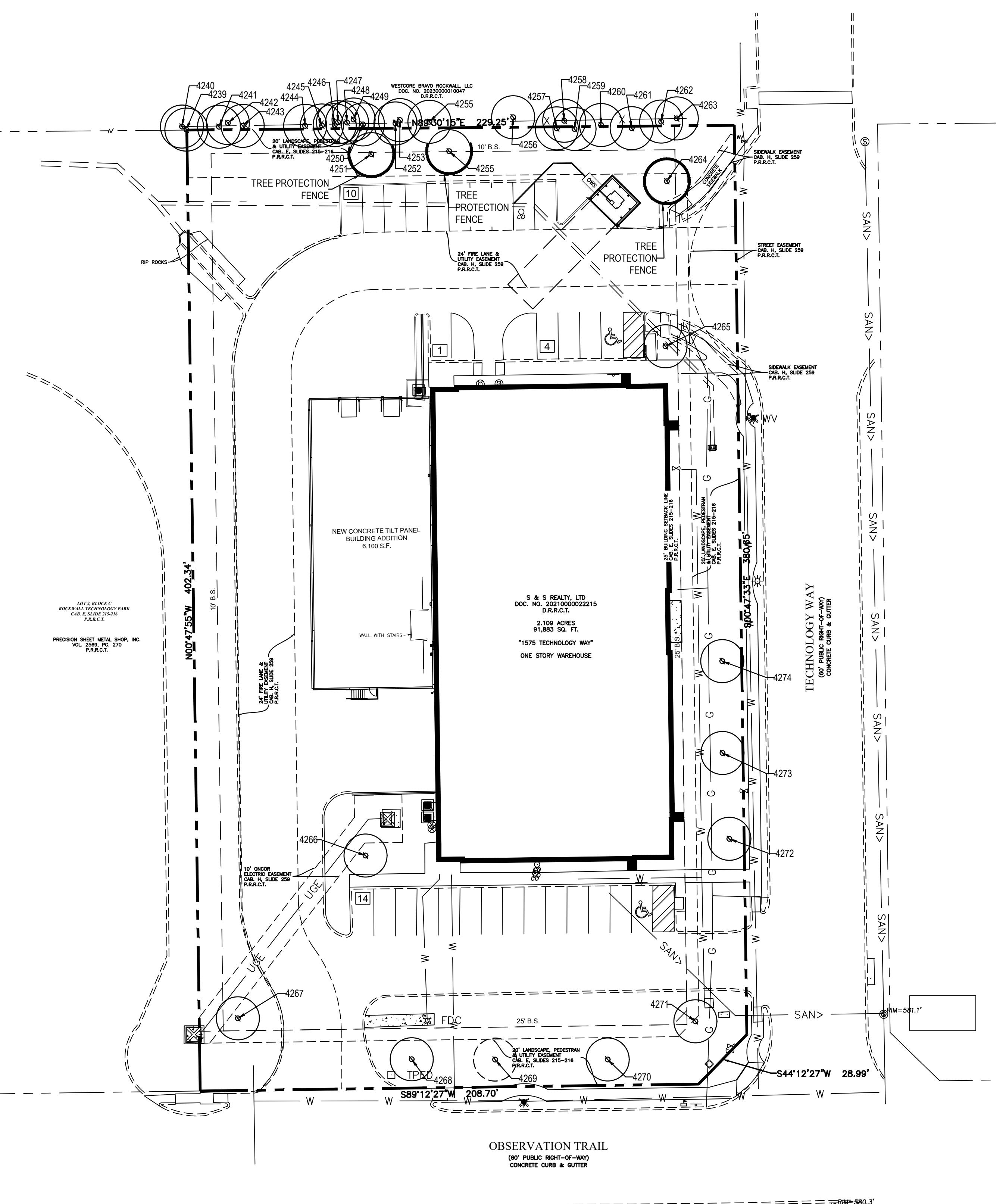
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WAREHOUSE ADDITION

**OBSESSION TRAIL AND TECHNOLOGY WAY
CITY OF ROCKWALL, TEXAS 75032
NOLAN POWER BUILDING LOT 1 BLOCK C**

NOLAN POWER BUILDING LOT 1 BLOCK C

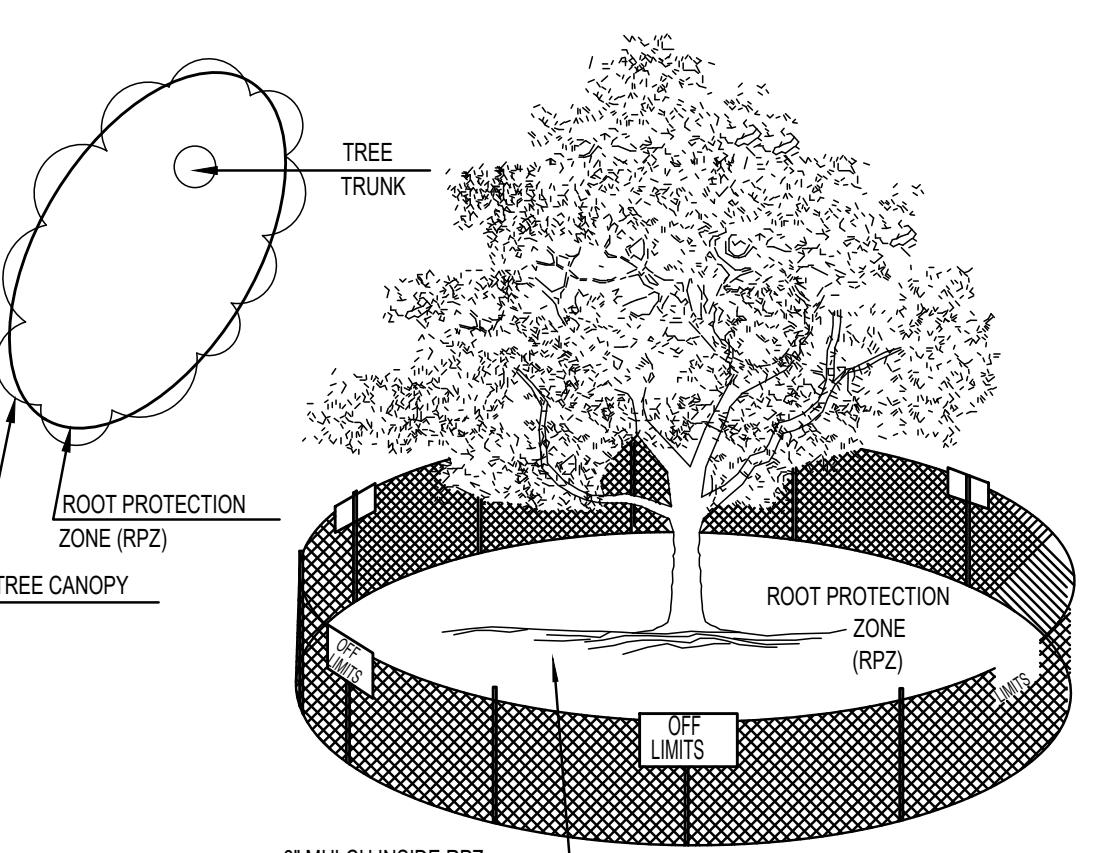


01 TREE PRESERVATION PLAN

SCALE 1"=30'-0"

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	2.11 ACRES (91,878.41 S.F.)
ZONING:	LIGHT INDUSTRIAL (LI)
PROPOSED USE:	WAREHOUSE ADDITION
BUILDING AREA:	26,100 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	28'
BUILDING COVERAGE:	28.41%
FLOOR AREA RATIO:	0.28
IMPERVIOUS AREA:	62,295.74 S.F. (67.80%)
PERVIOUS/LANDSCAPE AREA:	29,582.67 S.F. (32.20%)
TOTAL PARKING REQUIRED 1 SP PER 1000 S.F.	27 SPACES
REGULAR PARKING PROVIDED:	27 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	29 SPACES

PROJECT CONTACT LIST	
<u>ENGINEER</u> TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	<u>OWNER/DEVELOPER</u> SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800
<u>SURVEYOR</u> TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-9321	<u>ARCHITECT</u> FRANZ AECHTECTS 7608 BENBROOK PARKWAY BENBROOK, TEXAS 76126 JASON BEANE PHONE: 817-851-6107



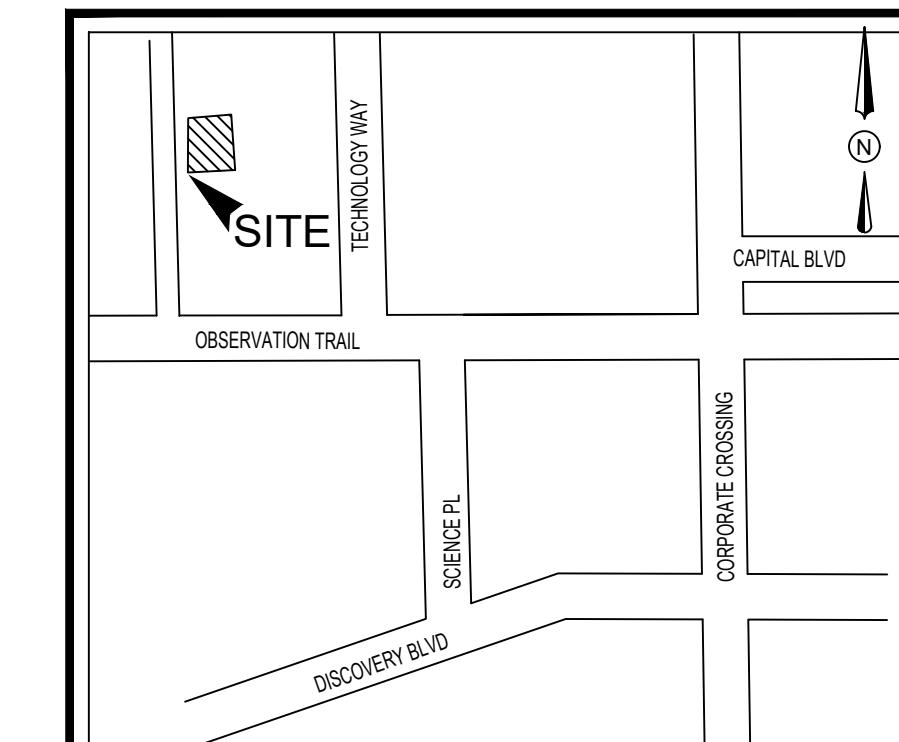
01 TREE PROTECTION FENCE A

FENCE A

NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC
ONLY AND WILL CONFORM TO THE DRIP LINE

TREE SURVEY FIELD DATA					
NO.	SIZE (DBH)	SPECIES (COMMON NAME)	PROTECTED / UNPROTECTED	REMARKS	MITIGATION REQUIRED
4239	12"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4240	8"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4241	10"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4242	16"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4243	12"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4244	14"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4245	12"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4246	10"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4247	6"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4248	6"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4249	8"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4250	12"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4251	25"	BODARK	NON-PROTECTED	TO REMAIN	0"
4252	6"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4253	8"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4254	8"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4255	10"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4256	8"	HERCULES	PROTECTED	TO REMAIN	0"
4257	36"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4258	6"	EASTERN RED CEDAR	PROTECTED	TO REMAIN	0"
4259	18"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4260	18"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4261	6"	HACKBERRY	NON-PROTECTED	TO REMAIN	0"
4262	6"	HERCULES	PROTECTED	TO REMAIN	0"
4263	8"	EASTERN RED CEDAR	NON-PROTECTED	TO REMAIN	0"
4264	12"	OAK	PROTECTED	TO REMAIN	0"
4265	8"	ASH	PROTECTED	TO REMAIN	0"
4266	10"	CHINESE PISTACHE	PROTECTED	TO REMAIN	0"
4267	10"	LIVE OAK	PROTECTED	TO REMAIN	0"
4268	10"	OAK	PROTECTED	TO REMAIN	0"
4269	10"	OAK	DAMAGED	TO BE REMOVED	0"
4270	10"	OAK	PROTECTED	TO REMAIN	0"
4271	10"	OAK	PROTECTED	TO REMAIN	0"
4272	10"	OAK	PROTECTED	TO REMAIN	0"
4273	10"	CHINESE PISTACHE	PROTECTED	TO REMAIN	0"
4274	10"	CHINESE PISTACHE	PROTECTED	TO REMAIN	0"

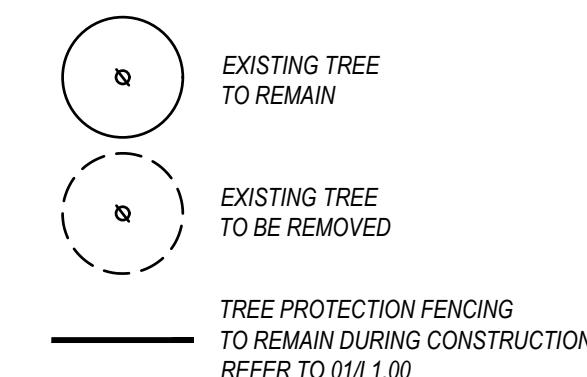
NO PROTECTED TREES TO BE REMOVED
NO MITIGATION REQUIRED



VICINITY MAP

N.T.S.

EXISTING TREE LEGEND



EXISTING TREE NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIPLINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, NOTIFY THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIPLINE OF ANY TREE.
6. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIPLINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
8. VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIPLINE OF TREES.
9. BORING OF UTILITIES: MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. TRENCHING: ANY IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. TREE FLAGGING: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH 72 HOUR NOTICE TO SCHEDULE ON-SITE MEETING.
12. PROTECTIVE FENCING: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIPLINE. THE PROTECTIVE FENCING MAYBE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL(S).
13. BARK PROTECTION: IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).
14. CONSTRUCTION PRUNING: IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

ISSUE:

DATE:

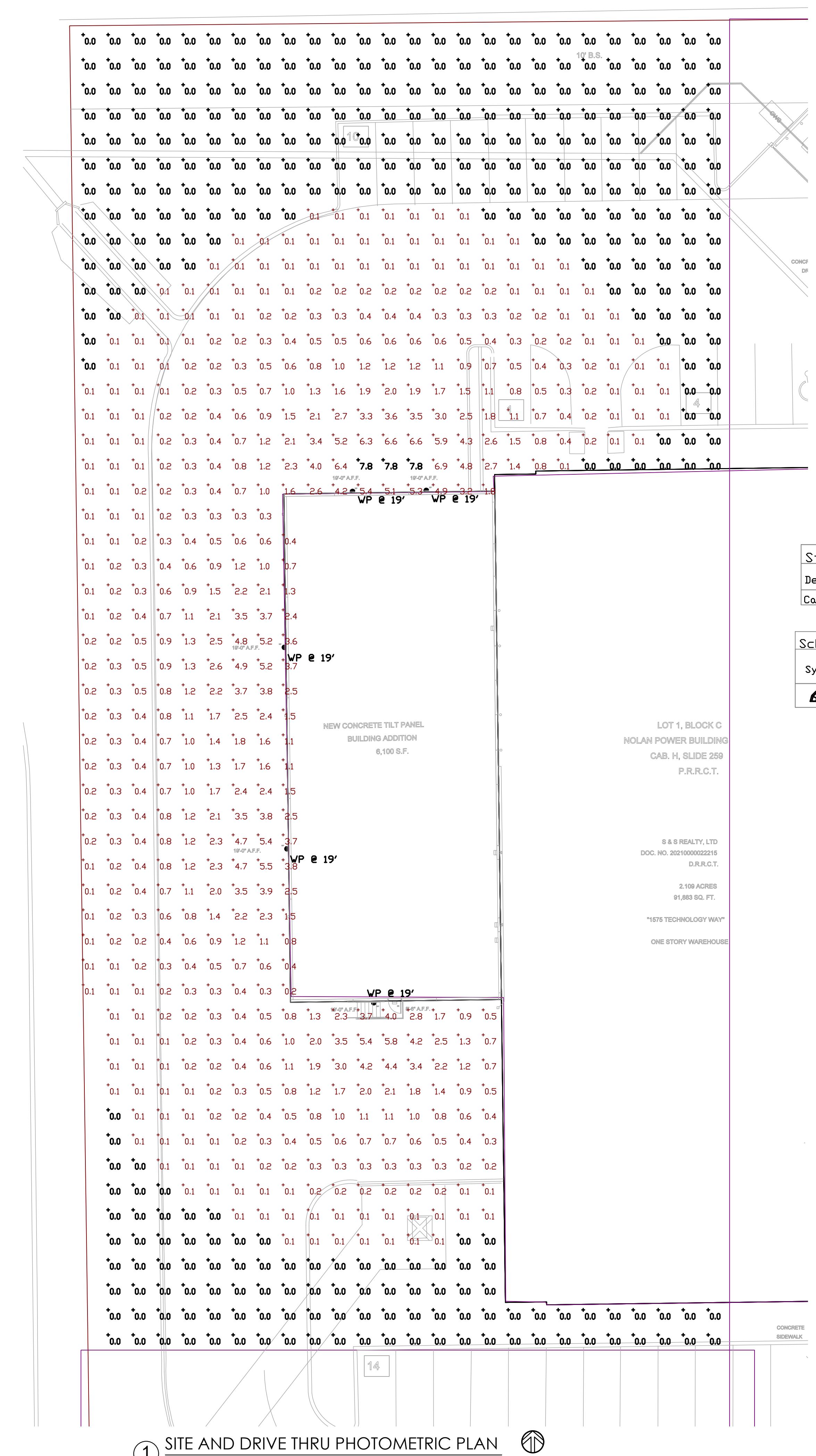
SHEET NAME:

TREE PRESERVATION PLAN

SHEET NO. 1

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was

Planning & Zoning Commission, Chairman **Director of Planning and Zoning**



PHOTOMETRIC NOTES

ALL FIXTURE HEIGHTS ASSUME A BASELINE ELEVATION OF 0" A.F.F. AT THE CONSTRUCTED BUILDING'S FINISHED FLOOR SLAB. FIXTURE HEIGHTS GIVEN ARE FOR THE CENTERLINE MOUNTING HEIGHT. FIXTURE HEIGHTS DO NOT REFLECT THE HEIGHT OF THE FIXTURE ITSELF. FIXTURE LOCATIONS AND DIRECTION ARE FOR DESIGN INTENT PURPOSES, ADJUSTMENTS OR RELOCATIONS MADE IN FIELD MAY CAUSE PHOTOMETRIC VALUES TO ALTER FROM INTENT SHOWN PER THIS PLAN SHEET.

LIGHTING SHOWN IS DESIGNED BASED ON THE WRITTEN INSTRUCTIONS PROVIDED TO THE ENGINEER AT THE TIME OF DESIGN. FIXTURES PER THE SCHEDULE MUST BE SEPARATELY APPROVED BY THE GENERAL CONTRACTOR, AND LANDLORD / TENANT (AS APPLICABLE) PRIOR TO PURCHASE AND INSTALLATION. ALTERNATIVE FIXTURES SHALL BE PROVIDED AS A SUBMITTAL TO THE ENGINEER FOR REVIEW. SUBMITTAL FOR THE PROPOSED ALTERNATIVE FIXTURE SHALL INCLUDE A PRODUCT DATA SHEET AND PHOTOMETRIC STUDY FOR COMPARISON TO THE PHOTOMETRIC STUDY PROVIDED HERE-IN AS THE BASIS OF DESIGN.

PHOTOMETRIC CALCULATIONS AS DRAWN FACTOR NEW CONSTRUCTION TO BE PROVIDED ONLY, AND ASSUME NO TOPIARY, FOLIAGE, TREES OR OTHER BOUNDARIES, BARRIERS OR OBSTRUCTIONS THAT MAY BE PRESENT. LIGHT LEVELS SHOWN DO NOT REFLECT ADDITIONAL BOUNDARIES, OBSTRUCTIONS, TENANT CONSTRUCTION, ELEVATION CHANGES, OR EXISTING FIXTURES OR LIGHTING OUTSIDE OF PLAN SCOPE OF WORK, AND MAY NOT FULLY REFLECT FINAL CONDITIONS OR CONSTRUCTION.

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Calc Zone #3	+	0.6 fc	7.8 fc	0.0 fc	N/A	N/A	

Schedule							
Symbol	Label	Quantity	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Wattage
	WP	5	WPX1 @ 30W / 4000K	LED	1	4739	32.4

LOT 1, BLOCK C
NOLAN POWER BUILDING
CAB. H, SLIDE 259
P R R C T

S & S REALTY, LTD
DOC. NO. 2021000022215
D R R C T

"1575 TECHNOLOGY WAY"

CASE

Engineering Inc.

STANDARD SUPPLY WAREHOUSE
1575 TECHNOLOGY WAY
ROCKWALL, TX 75032

Revisions:

Name: 25233-E302
Sect No: 25233
: 12/08/2025
By:

A circular label with a black border. Inside, the word "SHEET" is printed at the top in a small, sans-serif font. In the center, the text "E1.0" is printed in a large, bold, sans-serif font. At the bottom, the words "PHOTOMETRIC PLATE" are printed in a medium-sized, sans-serif font.



FRANZ
architects

(617) 737-9822

www.Franzarchitects.com

STANDARD SUPPLY WAREHOUSE

1575 TECHNOLOGY WAY
ROCKWALL, TX 75032

Revision:

File Name:

25233-F302

Project No.:

25233

Date:

12/08/2025

Drawn By:

Checked By:

E1.1

SHEET

PHOTOMETRIC Specs

WPX1



Project:	Type:		
Prepared By:	Date:		
Driver Info			
Type	Constant	Watts	30/20/15W
120V	0.28A/0.22A/0.14A	Color Temp	3000/4000/5000K
208V	0.14A/0.10A/0.07A	Color Accuracy	82-84 CRI
240V	0.13A/0.08A/0.06A	L70 Lifespan	100,000 Hours
277V	0.12A/0.07A/0.05A	Lumens	2,497-4,739 lm
Input Watts		Efficacy	134.6-146.8 lm/W

Technical Specifications

Field Adjustability

Electrical

Performance

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Need help? Tech help line: (888) 722-1000 Email: techsupport@rablighting.com Website: www.rablighting.com
Copyright © 2025 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

WPX1

RAB

Technical Specifications (continued)

Reflector:
Aluminum

Gaskets:
High-temperature silicone

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Green Technology:
Mercury and UV free, RoHS-compliant components.

Finish:
Formulated for high durability and long-lasting color

Installation

Mounting:
Hinged wiring access and conduit entries on the back sides, top and bottom make installation a snap

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

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WPX1

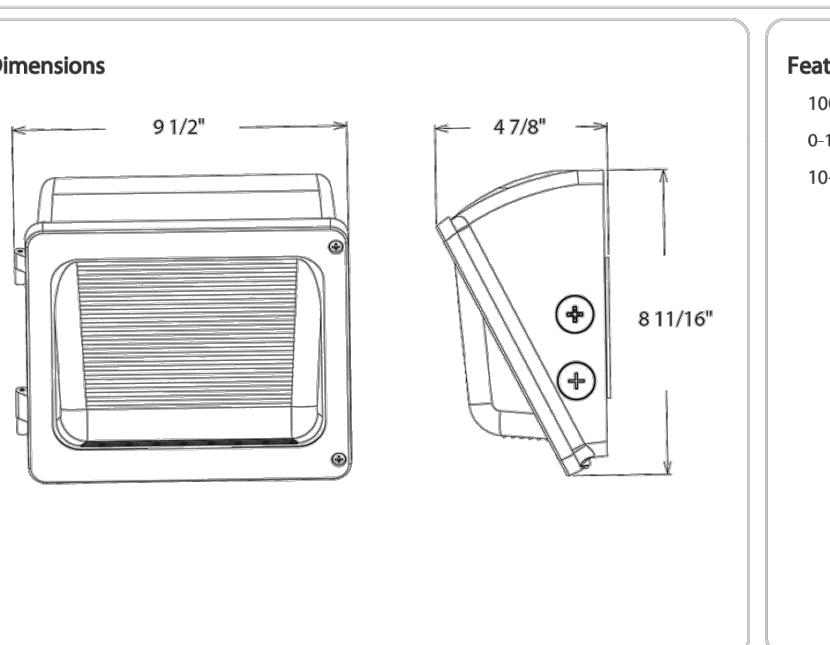
RAB

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
WPX	1	Blank = 3000/4000/5000K Adjustable	Blank = Bronze	Blank = 120-277V, 0-10V Dimming	Blank = Selectable On/Off Photocell
	1 = 30/20/15W	2 = 80/60/40W	W = White	/480 = 480V, 0-10V Dimming	/MWS = Microwave Motion Sensor
	3 = 130/100/65W				/LC = LightCloud Blue
					/LCBS/MWS = LightCloud Blue w/MWS Sensor
					/E = Battery Backup ¹
					/MVSE = Microwave Motion Sensor w/Battery Backup ²
					/LC/E = LightCloud w/Battery Backup ³

¹ 480V available only in WPX2 and WPX3 models
² Battery backup available only for WPX2 and WPX3 in 120-277V models

Dimensions



Features

100,000-Hour LED lifespan
0-10V dimming standard
10-Year, no-compromise warranty

Need help? Tech help line: (888) 722-1000 Email: techsupport@rablighting.com Website: www.rablighting.com
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LIGHTING FIXTURE NOTES

ENGINEER'S SCOPE OF WORK IS FOR SELECTION AND MODELING OF SITE LIGHTING FOR BUILDING EXPANSION PER SHEET E1.0, AND COMPLIANCE WITH LIGHTING DISTRIBUTION WITH AUTHORITY HAVING JURISDICTION AND OWNER. THIS ENGINEER IS NOT RESPONSIBLE FOR DESIGNING LIGHTING CONTROLS, POWER SYSTEMS, PANEL SCHEDULES, DETAILED SCOPE OF WORK, DETAILS, ENERGY CONSUMPTION. NEW LIGHTING HAS NOT BEEN PERFORMED BY ENGINEER DUE TO UNAVAILABLE INFORMATION FOR THE EXISTING SITE AND SITE LIGHTING CONDITIONS. LIGHTING FIXTURE SPECIFICATION SHOWN IS SELECTED BY ENGINEER TO MEET THE MINIMUM REQUIREMENTS OF THE OWNER AND AUTHORITY HAVING JURISDICTION. THE ELECTRICAL CONTRACTOR (E.C.) SHALL NOT PROVIDE BID FOR USE OF LIGHTING FIXTURES SPECIFIED BY ENGINEER, WITHOUT FINAL APPROVAL FROM THE G.C. AND OWNER.

IF THE OWNER AND G.C. APPROVE USE OF THE LIGHTING FIXTURE AS SPECIFIED BY THE ENGINEER, THE OWNER AND G.C. SHALL COORDINATE THE OPTIONS AND SPECIFICATIONS AVAILABLE TO THE LIGHT FIXTURE FOR USE PRIOR TO ORDERING. RESPONSIBILITY OF INSTALLATION AND COORDINATION OF CONTROLS, NEW OR EXISTING, SHALL BE PROVIDED BY OTHERS, INCLUDING ANY DETAILS OR SUBMISSIONS REQUIRED.

ANY PROPOSED FIXTURE SUBSTITUTIONS, ALTERATIONS, RELOCATIONS, HEIGHT CHANGES, ETC. SHALL BE PROVIDED TO THE ENGINEER PRIOR TO FINAL BID. PROPOSED CHANGES SHALL BE EVALUATED AND PROVIDED WITH NEW PHOTOMETRIC DESIGN TO ENSURE COMPLIANCE. ENGINEER SHALL REJECT ANY CHANGES THAT CAUSE COMPLIANCE WITH LOCAL CODES AND ORDINANCES TO NOT BE MET. ANY CHANGES, SUBSTITUTIONS, ALTERATIONS, MODIFICATIONS, ETC. THAT ARE MADE BY THE E.C. WITHOUT ACCEPTANCE OF THE ENGINEER SHALL BE MADE AT THEIR OWN RISK AND RESPONSIBILITY, AND ANY CONDITIONS THAT ARE NOT IN COMPLIANCE WITH LOCAL CODES AND ORDINANCES SHALL BE AT E.C.'S EXPENSE TO CORRECT.

CASE
Engineering Inc.

T 636.349.1600
F 636.349.1730
796 Merus Court
St. Louis, MO 63026
CERTIFICATE OF AUTHORITY NO. F-20080

COPIED © 2025



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 1575 TECHNOLOGY WAY, ROCKWALL TX 75032

SUBDIVISION NOLAN POWER BUILDING LOT 1 BLOCK C

GENERAL LOCATION NW CORNER OF TECHNOLOGY WAY AND OBSERVATION TRAIL

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI - LIGHT INDUSTRIAL CURRENT USE WAREHOUSE

PROPOSED ZONING LI - LIGHT INDUSTRIAL PROPOSED USE WAREHOUSE

ACREAGE 2.11 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 SS REALTY, LTD APPLICANT TRIANGLE ENGINEERING, LLC

CONTACT PERSON WILLIAM B SHAW Spencer Shaw CONTACT PERSON ELLIOTT BOGART

ADDRESS [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Spencer Shaw [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 \$ 310.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF December, 2025. 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 12th DAY OF December, 2025

OWNER'S SIGNATURE Jennifer Espinoza

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 25 50 100 150 200 Feet

SP2025-044: Amended Site Plan for an Expansion of an Existing Warehouse/ Manufacturing Facility at 1575 Technology Way



Case Location Map =



City of Rockwall

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

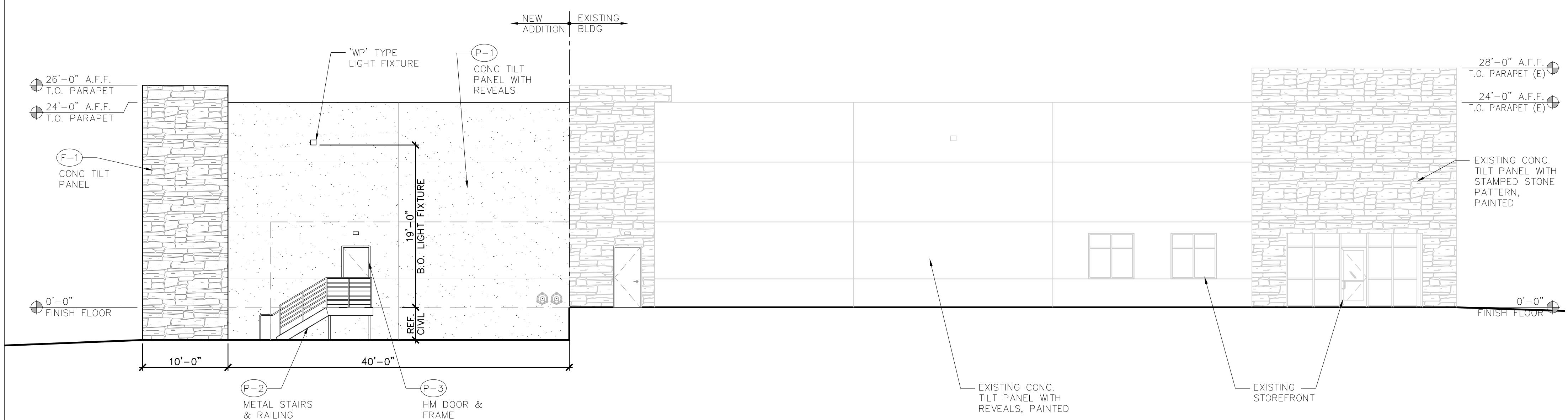
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



EXTERIOR FINISH SCHEDULE

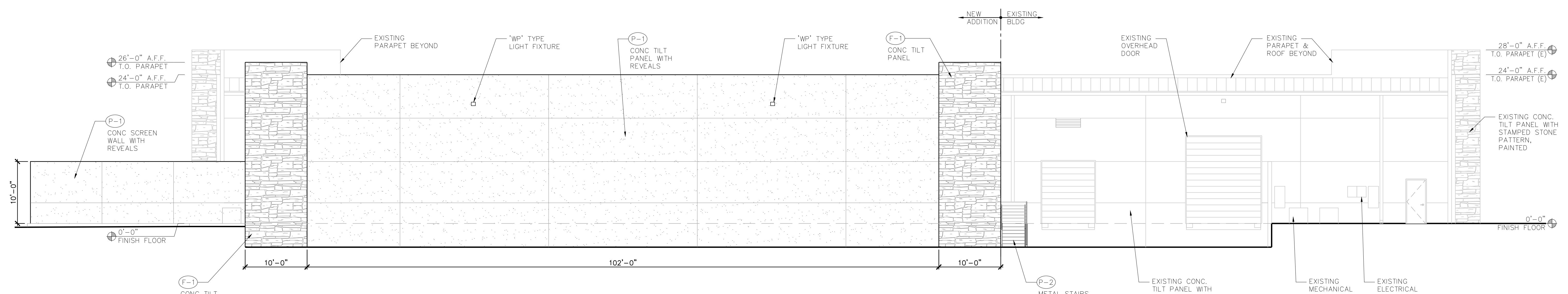
ITEM	COLOR	MANUFACTURER	REMARKS
(P-1) STAMPED STONE PATTERN	SW 7010 WHITE DUCK	SHERWIN WILLIAMS	MATCH EXISTING FORMLINE STONE PATTERN
(P-2) PAINT FINISH - FIELD COLOR	SW 6071 POPULAR GRAY	SHERWIN WILLIAMS	TEXTURED PAINT
(P-3) PAINT FINISH - STAIR & RAILING	SW 6074 SPALDING GRAY	SHERWIN WILLIAMS	MATCH EXISTING
(P-4) PAINT FINISH - HM DOOR & FRAME	SW 6074 SPALDING GRAY	SHERWIN WILLIAMS	MATCH EXISTING
OVER HEAD DOOR & FRAME	MATCH EXISTING	BEST SOURCE	-
*G.C. SHALL SUBMIT SAMPLES FOR ARCHITECT'S APPROVAL			

FINISH LEGEND	
STONE PATTERN	TEXTURED PAINT



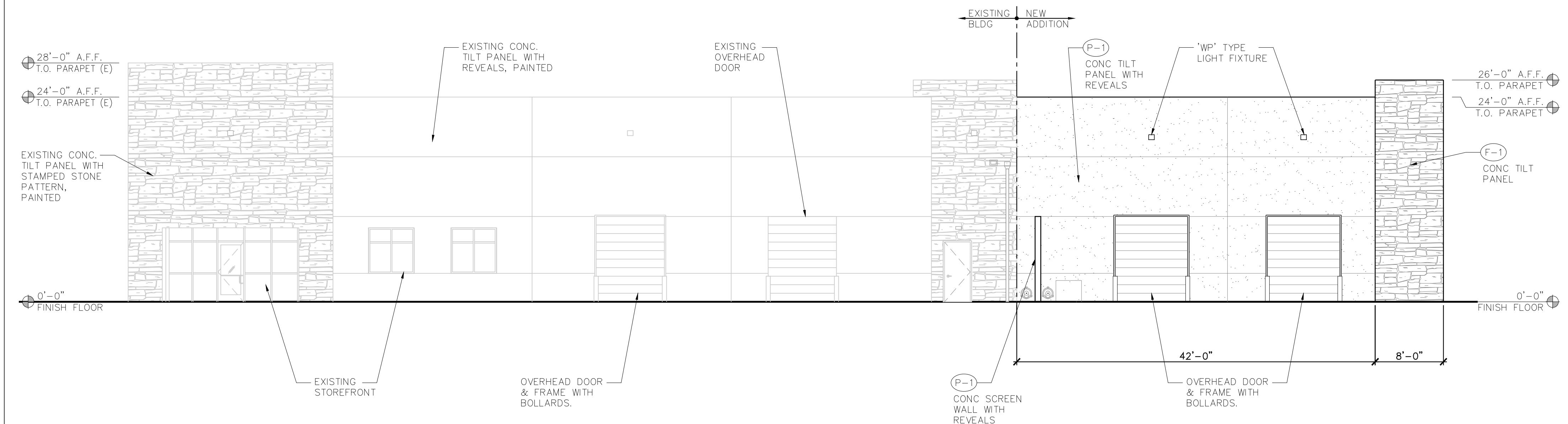
1 SOUTH ELEVATION

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



2 WEST ELEVATION

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



3 NORTH ELEVATION

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

Revision: _____
File Name: 25233-A2.0
Project No.: 25233
Date: 12/08/2025
Drawn By: JLB
Checked By: TI

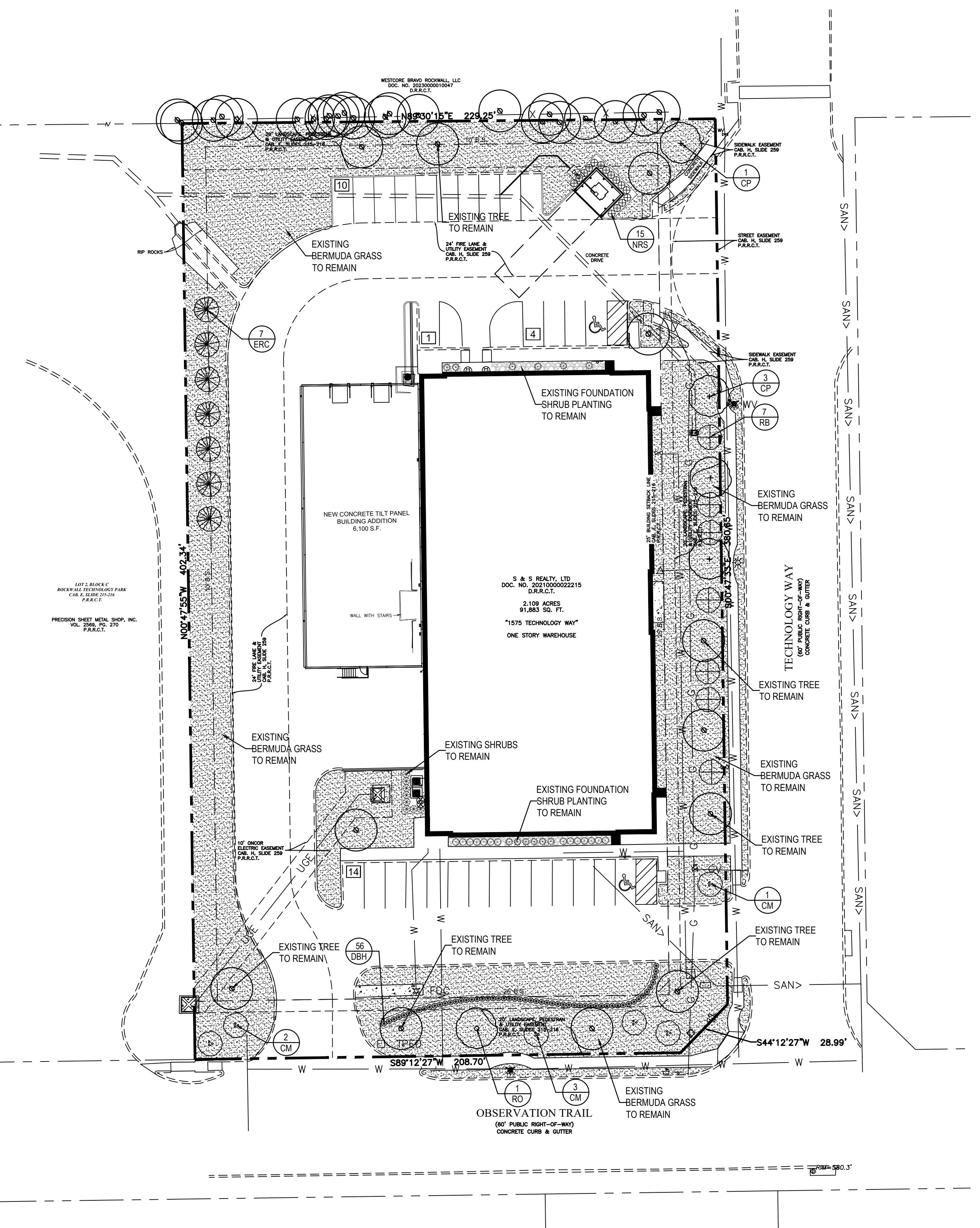
SHEET
A2.0
EXTERIOR
ELEVATIONS



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



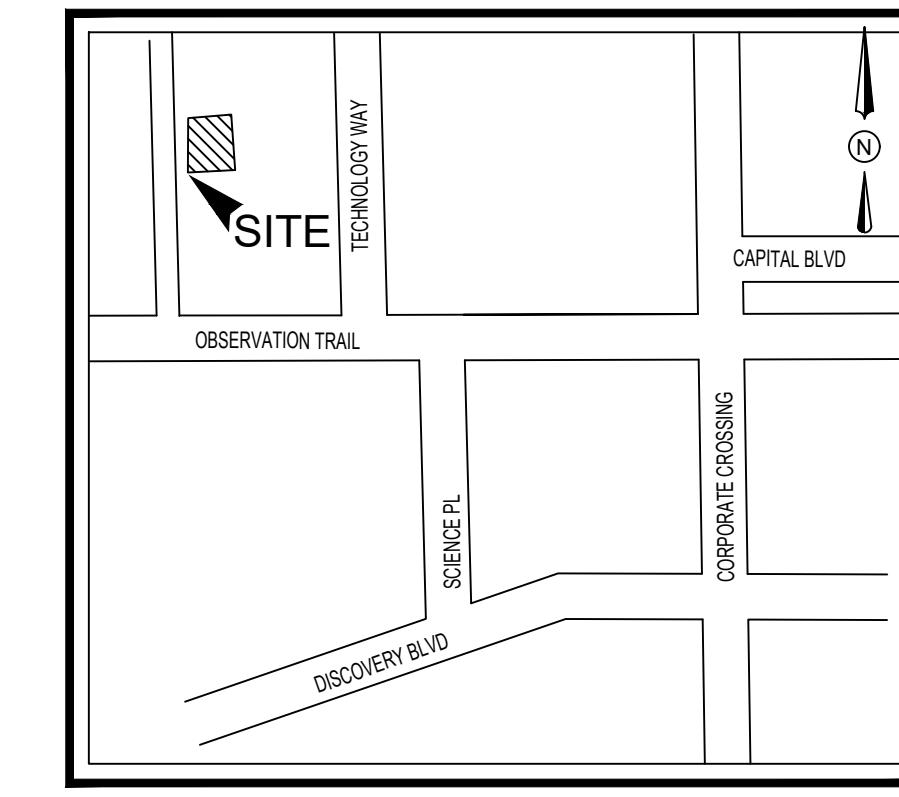
12.10.2025



01 LANDSCAPE PLAN
SCALE 1'=30'-0"

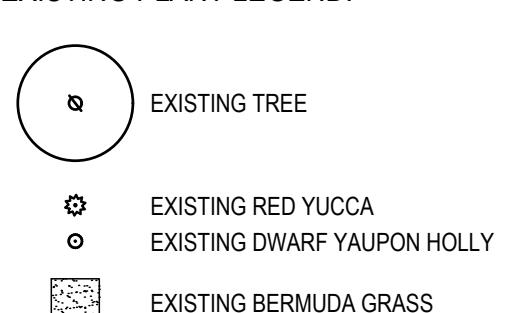
SITE DATA SUMMARY TABLE					
SITE ACREAGE:	2.11 ACRES (91,878.41 S.F.)				
ZONING:	LIGHT INDUSTRIAL (LI)				
PROPOSED USE:	WAREHOUSE ADDITION				
BUILDING AREA:	26,100 S.F.				
NUMBER OF STORIES:	1				
BUILDING HEIGHT:	28'				
BUILDING COVERAGE:	28.41%				
FLOOR AREA RATIO:	0.28				
IMPERVIOUS AREA:	62,295.74 S.F. (67.80%)				
PERVIOUS LANDSCAPE AREA:	29,582.67 S.F. (32.20%)				
TOTAL PARKING REQUIRED					
1 SP PER 1000 S.F.	27 SPACES				
REGULAR PARKING PROVIDED:	27 SPACES				
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)				
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)				
TOTAL PARKING PROVIDED:	29 SPACES				

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	OWNER/DEVELOPER SS REALTY LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800
SURVEYOR TRAVESSER LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-934-9321	ARCHITECT FRANZ ARCHITECTS 7608 BENBROOK PARKWAY BENBROOK, TEXAS 76126 JASON BEANE PHONE: 817-851-6107



VICINITY MAP
N.T.S.

EXISTING PLANT LEGEND:

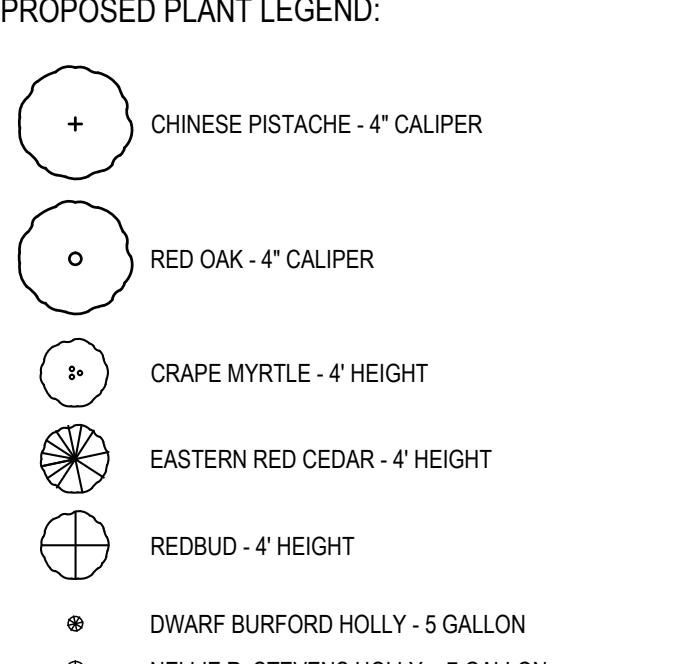


LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (Total Site Area 91,878.41 S.F.)
Requirements: A minimum 15% of the site area to be landscaped.

Required 13,782 S.F. (15%) Provided 28,884 S.F. (35%)

PROPOSED PLANT LEGEND:



FRONT YARD REQUIREMENTS:

Requirements: A minimum 50% of required landscape must be located in front yard.

Required 6,891 S.F. (50%) Provided 16,093 S.F. (117%)

STREET REQUIREMENTS:

Requirements: A minimum (1) canopy tree (4" cal) and (1) accent tree (4' ht.) per 50 L.F. of frontage.

OBSERVATION TRAIL (224 L.F.)

Required (5) Canopy Trees (4) Existing Canopy Trees & (1) Proposed Canopy Tree
(5) Accent Trees (5) Proposed Accent Trees

TECHNOLOGY WAY (395 L.F.)

Required (8) Canopy Trees (4) Existing Canopy Trees & (4) Proposed Canopy Trees
(8) Accent Trees (8) Proposed Accent Trees

PARKING LOT REQUIREMENTS (29 Spaces)

Requirements: A minimum (1) canopy tree (4" cal.) per 20 parking spaces.

Required (2) Canopy Trees (2) Existing Canopy Trees

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE TCEQ AND THE CITY OF ROCKWALL UCS

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CP	4	Chinese Pistache	<i>Pistacia chinensis</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RO	1	Red Oak	<i>Quercus rubra</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CM	6	Crape Myrtle	<i>Lagerstroemia indica</i>	4' ht.	container, 4' ht., 3' spread, 3 or 5 canes, tree form
ERC	7	Eastern Red Cedar	<i>Juniperus virginiana</i>	4' ht.	container, 4' ht., 3' spread, full to base
RB	7	Redbud	<i>Cercis canadensis</i>	4' ht.	container, 4' ht., 3' spread, single straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	56	Dwarf Burford Holly	<i>Ilex cornuta</i>	5 gal.	container, 24" ht., 20" spread
NRS	15	Nellie R. Stevens	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE NOTES:

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES:

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES:

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL Voids.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

WAREHOUSE ADDITION

OBSERVATION TRAIL AND TECHNOLOGY WAY
CITY OF ROCKWALL, TEXAS 75032
NOLAN POWER BUILDING LOT 1 BLOCK C

ISSUE:
FOR APPROVAL: 12.10.2025

DATE:
12.10.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any plant material, General Contractor shall leave planting bed areas one (1') inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1') inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.

2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.

3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.

4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead material as soon as possible with permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including roots in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

2. Landscaping Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.

3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.

4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.

5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

3. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.

4. Landscape Architect will provide the drawings and specifications for all work, including materials, labor and equipment used in replacements, shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and to be of specimen quality.

5. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsatisfactory in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

6. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and to be of specimen quality.

7. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as it is called and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

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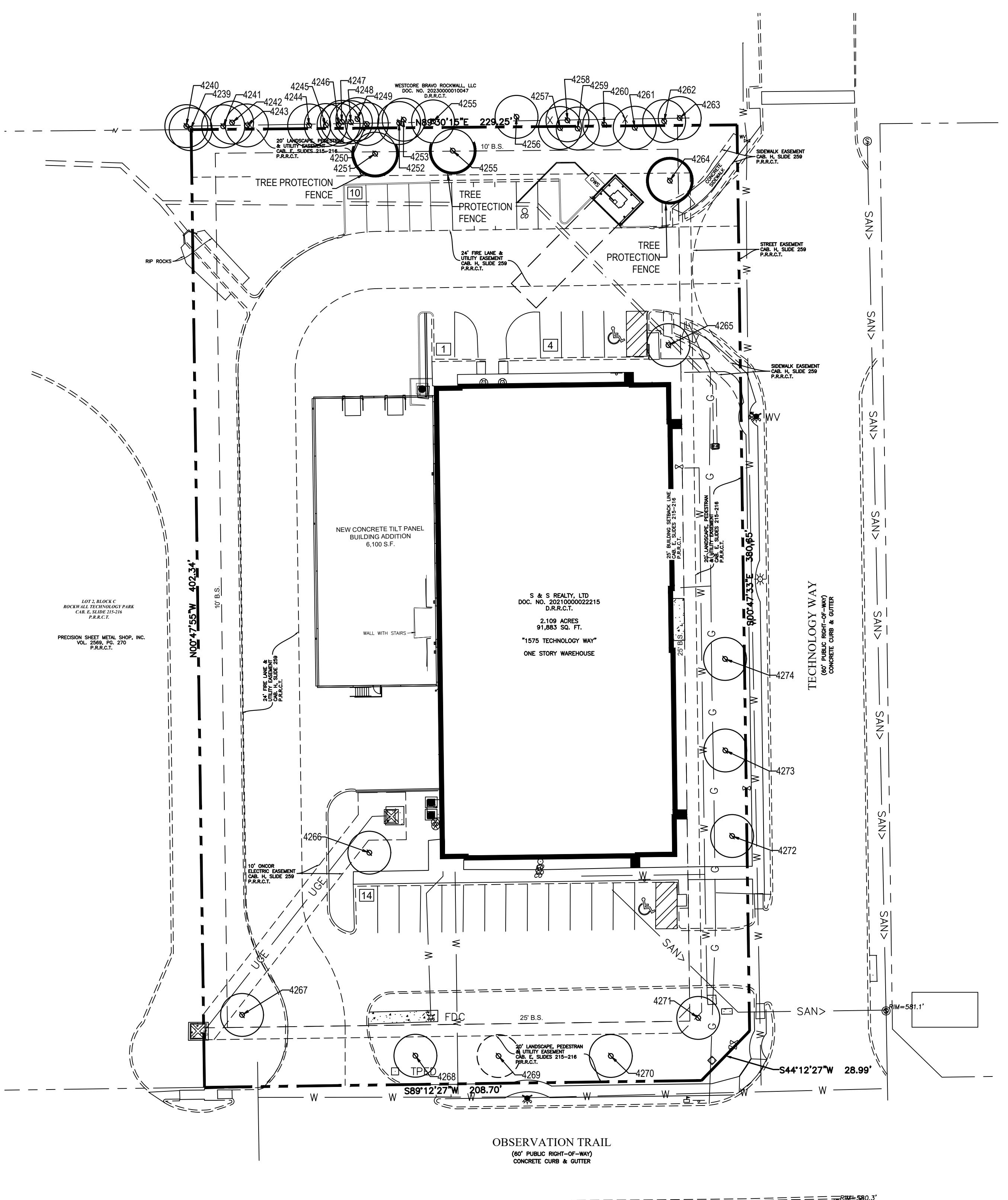
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WAREHOUSE ADDITION

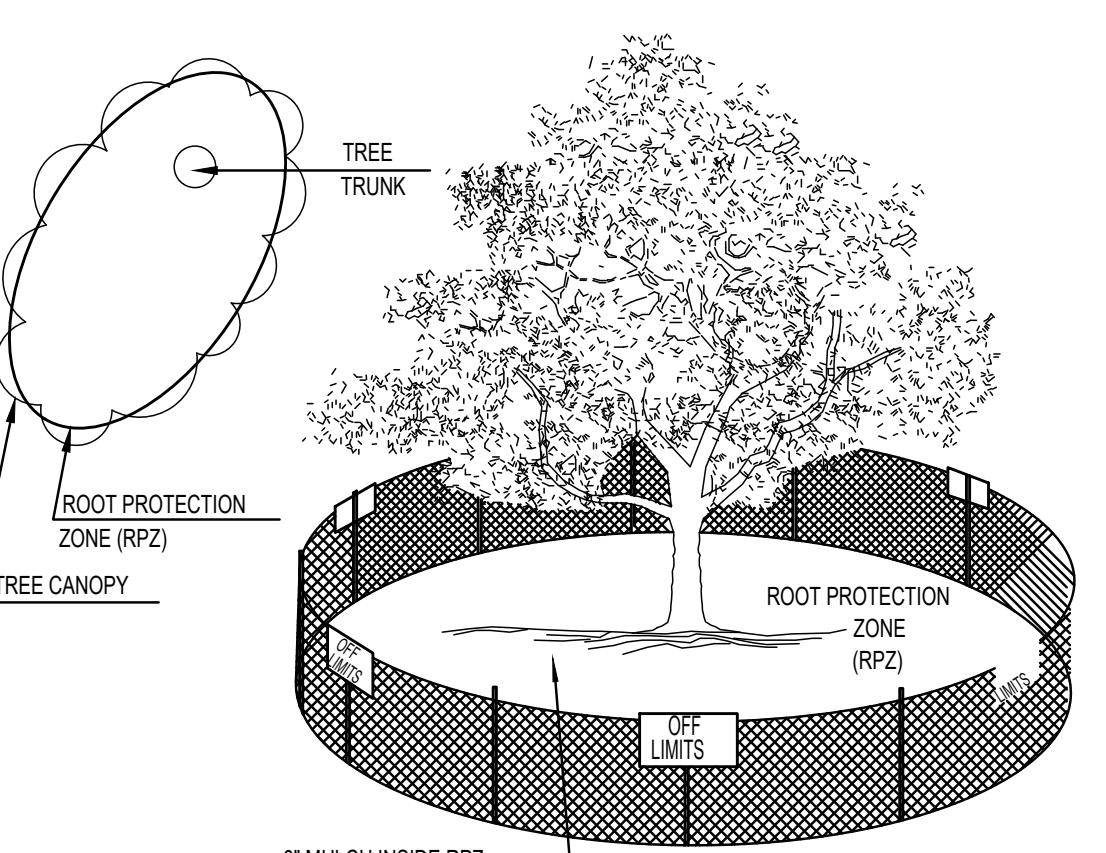
OBSESSION TRAIL AND TECHNOLOGY WAY
CITY OF ROCKWALL, TEXAS 75032
NOLAN POWER BUILDING LOT 1 BLOCK C



01 TREE PRESERVATION PLAN

SCALE 1"=30'-0"

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	2.11 ACRES (91,878.41 S.F.)
ZONING:	LIGHT INDUSTRIAL (LI)
PROPOSED USE:	WAREHOUSE ADDITION
BUILDING AREA:	26,100 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	28'
BUILDING COVERAGE:	28.41%
FLOOR AREA RATIO:	0.28
IMPERVIOUS AREA:	62,295.74 S.F. (67.80%)
PERVIOUS/LANDSCAPE AREA:	29,582.67 S.F. (32.20%)
TOTAL PARKING REQUIRED 1 SP PER 1000 S.F.	27 SPACES
REGULAR PARKING PROVIDED:	27 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	29 SPACES



01 TREE PROTECTION FENCE A

FENCE A

NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC
ONLY AND WILL CONFORM TO THE DRIP LINE

PROJECT CONTACT LIST	
<u>ENGINEER</u> TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	<u>OWNER/DEVELOPER</u> SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800
<u>SURVEYOR</u> TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-9321	<u>ARCHITECT</u> FRANZ AECHTECTS 7608 BENBROOK PARKWAY BENBROOK, TEXAS 76126 JASON BEANE PHONE: 817-851-6107

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 _____, _____.

Planning & Zoning Commission, Chairman **Director of Planning and Zoning**

ISSUE:

DATE:
10.10.2025

SHEET NAME:
TREE PRESERVATION PLAN

1



FRANZ
architects

(617) 737-9822

www.Franzarchitects.com

STANDARD SUPPLY WAREHOUSE

1575 TECHNOLOGY WAY
ROCKWALL, TX 75032

Revision:

File Name:

25233-E302

Project No.:

25233

Date:

12/08/2025

Drawn By:

Checked By:

E1.1
PHOTOMETRIC SPECS

WPX1



Project:	Type:		
Prepared By:	Date:		
Driver Info			
Type	Constant	Watts	30/20/15W
120V	0.28A/0.22A/0.14A	Color Temp	3000/4000/5000K
208V	0.14A/0.10A/0.07A	Color Accuracy	82-84 CRI
240V	0.13A/0.08A/0.06A	L70 Lifespan	100,000 Hours
277V	0.12A/0.07A/0.05A	Lumens	2,497-4,739 lm
Input Watts		Efficacy	134.6-146.8 lm/W

Technical Specifications

Field Adjustability

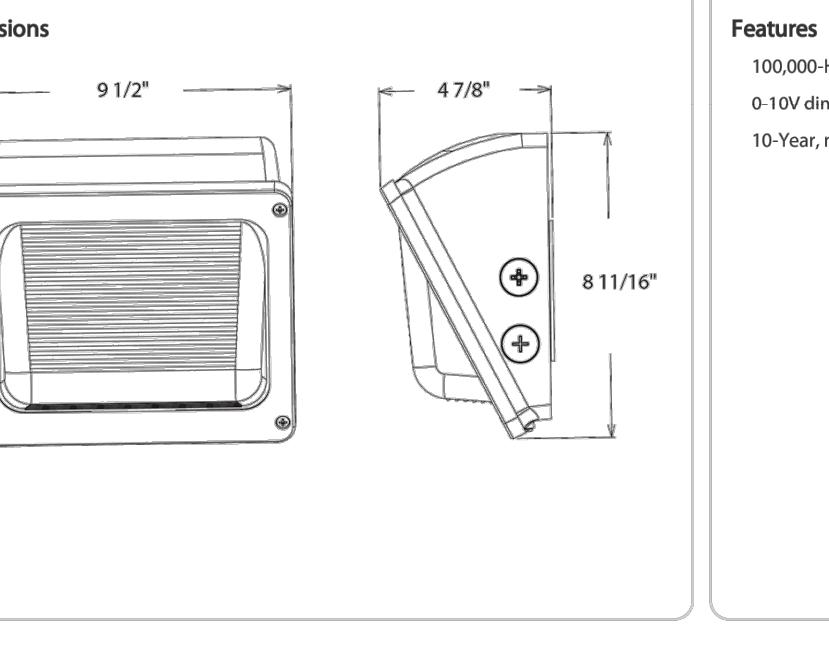
Electrical

Performance

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

100,000-Hour LED lifespan
0-10V dimming standard
10-Year, no-compromise warranty

WPX1

RAB

Technical Specifications (continued)

Reflector:
Aluminum

Gaskets:
High-temperature silicone

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Green Technology:
Mercury and UV free, RoHS-compliant components.

Finish:
Formulated for high durability and long-lasting color

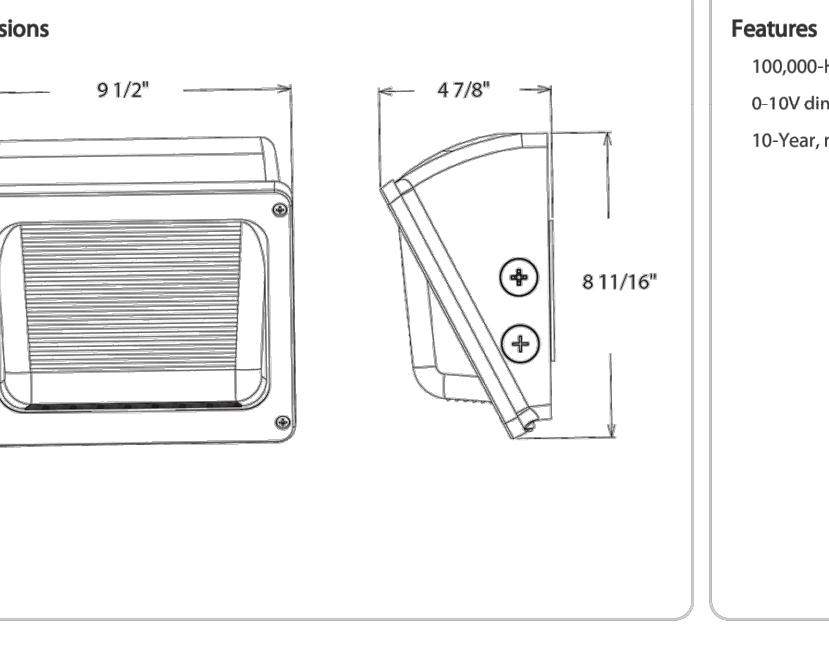
Installation

Mounting:
Hinged wiring access and conduit entries on the back sides, top and bottom make installation a snap

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

100,000-Hour LED lifespan
0-10V dimming standard
10-Year, no-compromise warranty

WPX1

RAB

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
WPX	1	Blank = 3000/4000/5000K Adjustable	Blank = Bronze	Blank = 120-277V, 0-10V Dimming	Blank = Selectable On/Off Photocell /MWS = Microwave Motion Sensor /LC = LightCloud Blue /LCB5/MWS = LightCloud Blue w/MWS Sensor /E = Battery Backup ¹ /MVE = Microwave Motion Sensor w/Battery Backup ² /LC/E = LightCloud w/Battery Backup ³
	1 = 30/20/15W	2 = 80/60/40W	3 = 130/100/65W		

¹ 480V available only in WPX2 and WPX3 models
² Battery backup available only for WPX2 and WPX3 in 120-277V models

LIGHTING FIXTURE NOTES

ENGINEER'S SCOPE OF WORK IS FOR SELECTION AND MODELING OF SITE LIGHTING FOR BUILDING EXPANSION PER SHEET E1.0, AND COMPLIANCE WITH LIGHTING DISTRIBUTION WITH AUTHORITY HAVING JURISDICTION AND OWNER. THIS ENGINEER IS NOT RESPONSIBLE FOR DESIGNING LIGHTING CONTROLS, POWER SYSTEMS, PANEL SCHEDULES, DETAILED SCOPE OF WORK, DETAILS, ENERGY CONSUMPTION. NEW LIGHTING HAS NOT BEEN PERFORMED BY ENGINEER DUE TO UNAVAILABLE INFORMATION FOR THE EXISTING SITE AND SITE LIGHTING CONDITIONS. LIGHTING FIXTURE SPECIFICATION SHOWN IS SELECTED BY ENGINEER TO MEET THE MINIMUM REQUIREMENTS OF THE OWNER AND AUTHORITY HAVING JURISDICTION. THE ELECTRICAL CONTRACTOR (E.C.) SHALL NOT PROVIDE BID FOR USE OF LIGHTING FIXTURES SPECIFIED BY ENGINEER, WITHOUT FINAL APPROVAL FROM THE G.C. AND OWNER.

IF THE OWNER AND G.C. APPROVE USE OF THE LIGHTING FIXTURE AS SPECIFIED BY THE ENGINEER, THE OWNER AND G.C. SHALL COORDINATE THE OPTIONS AND SPECIFICATIONS AVAILABLE TO THE LIGHT FIXTURE FOR USE PRIOR TO ORDERING. RESPONSIBILITY OF INSTALLATION AND COORDINATION OF CONTROLS, NEW OR EXISTING, SHALL BE PROVIDED BY OTHERS, INCLUDING ANY DETAILS OR SUBMISSIONS REQUIRED.

ANY PROPOSED FIXTURE SUBSTITUTIONS, ALTERATIONS, RELOCATIONS, HEIGHT CHANGES, ETC. SHALL BE PROVIDED TO THE ENGINEER PRIOR TO FINAL BID. PROPOSED CHANGES SHALL BE EVALUATED AND PROVIDED WITH NEW PHOTOMETRIC DESIGN TO ENSURE COMPLIANCE. ENGINEER SHALL REJECT ANY CHANGES THAT CAUSE COMPLIANCE WITH LOCAL CODES AND ORDINANCES TO NOT BE MET. ANY CHANGES, SUBSTITUTIONS, ALTERATIONS, MODIFICATIONS, ETC. THAT ARE MADE BY THE E.C. WITHOUT ACCEPTANCE OF THE ENGINEER SHALL BE MADE AT THEIR OWN RISK AND RESPONSIBILITY, AND ANY CONDITIONS THAT ARE NOT IN COMPLIANCE WITH LOCAL CODES AND ORDINANCES SHALL BE AT E.C.'S EXPENSE TO CORRECT.

CASE
Engineering Inc.

796 Merus Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1730
CERTIFICATE OF AUTHORITY NO. F-20080

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Bethany Ross, Senior Planner
DATE: January 13, 2026
SUBJECT: SP2025-044; Amended Site Plan for 1575 Technology Way

The applicant -- *Elliott Bogart of Triangle Engineering, LLC* --, is requesting approval of an *Amended Site Plan* to allow for the expansion of an existing *Warehouse/Distribution Facility* located at 1575 Technology Way. The subject property is described as Lot 1, Block C, Nolan Power Building Addition and is zoned Light Industrial (LI) District.

On April 10, 2012, the Planning and Zoning Commission approved *Site Plan* [i.e. Case No. SP2012-007] for the development of a ~20,000 SF warehouse and distribution center on the subject property. On December 12, 2025, the applicant submitted an *Amended Site Plan* proposing a building expansion of approximately 6,100 SF. Upon completion, the total building area will be approximately 26,100 square feet. The proposed use of the property will remain a warehouse, which is a permitted *by-right* land use within the Light Industrial (LI) District.

The subject property consists of approximately 2.11-acres. The proposed development will include a one (1) story building with a maximum height of approximately 28-feet, which complies with the height limitations of the Light Industrial (LI) District as established in Article 05, *District Development Standards*, of the Unified Development Code (UDC). Building placement and required setbacks shown on the *Amended Site Plan* are consistent with the applicable development standards.

The *Amended Site Plan* indicates a total of 29 parking spaces provided on site, while 27 parking spaces are required based on the proposed floor area. Two (2) handicap accessible parking spaces are provided, including one (1) van-accessible space, meeting accessibility requirements. Vehicular circulation, fire lane access, and service areas remain consistent with City standards and do not negatively impact on-site circulation or adjacent properties.

The building elevations continue to utilize tilt-up concrete wall panels in lieu of the minimum masonry and stone requirements outlined in Subsection 05.01, *General Industrial District Standards*, of the Unified Development Code (UDC). Specifically, the *General Industrial District Standards* require a minimum of 90.00% masonry construction with at least 20.00% natural or quarried stone on each façade. The proposed expansion mirrors the previously approved exception allowing tilt-wall construction and does not introduce new façade treatments that would exacerbate the existing approved deviations.

Landscaping for the site has been evaluated through the submitted *Landscape Plan* and demonstrates compliance with Article 09, *Tree Preservation and Landscaping*, of the Unified Development Code (UDC). The plan provides approximately 35.00% of the site area as landscaped open space, exceeding the minimum 15.00% requirement. Required street frontage landscaping along Technology Way and Observation Trail is satisfied through a combination of existing and proposed canopy and accent trees. Parking lot landscaping requirements are also being met by the submitted plan.

The Tree Preservation Plan identifies existing trees on the property and indicates that no protected trees are proposed for removal. All protected trees are shown to remain, and appropriate tree protection fencing, root protection zones, and construction notes are provided in accordance with the requirements of Article 09, *Tree Preservation and Landscaping*, of the Unified Development Code (UDC). As no protected trees are proposed for removal, no tree mitigation is required.

The proposed warehouse expansion is consistent with the City of Rockwall's Comprehensive Plan and the Future Land Use designation for a property designated for Employment/Technology land uses. The applicant's request represents an orderly expansion of an existing industrial use in an established employment center and meets the general aesthetics of the existing building.

Based on staff's review of the *Amended Site Plan* and the Building Elevations, Landscape Plan, Tree Preservation Plan, and Photometric Plan, the request is generally in compliance with all applicable provisions of the Unified Development Code (UDC), and is being placed on the consent agenda for consideration.

PROJECT COMMENTS



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

DATE: 12/19/2025

PROJECT NUMBER: SP2025-044
PROJECT NAME: Site Plan for 1575 Technology Way
SITE ADDRESS/LOCATIONS: 1575 Technology Way

CASE CAPTION: Discuss and consider a request by Elliott Bogart of Triangle Engineering, LLC on behalf of Spencer Shaw of SS Realty, LTD for the approval of an Amended Site Plan for the expansion of an Existing Warehouse/Manufacturing Facility on a 2.11-acre parcel of land identified as Lot 1, Block C, Nolan Power Building Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1575 Technology Way, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	12/19/2025	Approved w/ Comments

12/19/2025: SP2025-044: Amended Site Plan for 1575 Technology Way

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

I.1 This is a request for the approval of an Amended Site Plan for the expansion of an Existing Warehouse/Manufacturing Facility on a 2.11-acre parcel of land identified as Lot 1, Block C, Nolan Power Building Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, and addressed as 1575 Technology Way.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (SP2025-044) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. (Subsection 03.04. A, of Article 11)

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 Please provide a detail of the outside storage area and provide a letter detailing what is to be stored. (Subsection 01.05(E), of Article 05, UDC)

M.6 Site Plan:

(1) Please crosshatch any areas where there will be outside storage of any kind. Currently there are items stored where the addition will be. Please show where the new storage will be and provide screening.

M.7 Landscape Plan.

- (1) Cluster screening in the area just south of the new addition.
- (2) Continue the dock screening throughout the landscape area west of the building.
- (3) Plug a canopy tree in on the west side of the parking area.

M.8 Building Elevations.

- (1) Dash in the RTUs on the building elevations. RTUs will need to be screened from any view of the building.
- (2) Please provide the material percentages for each façade of the building. (Subsection 04.01, Article 05, UDC)
- (3) A minimum of 90% masonry materials is required on all building façades. (Subsection 06.01(C)a.2, Article 05, UDC). This will require a variance from the Planning and Zoning Commission.
- (4) A minimum of 20% natural or quarried stone is required on all building façades. (Subsection 06.01(C)a.1, Article 05, UDC). This will require a variance from the Planning and Zoning Commission.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 6, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the January 13, 2026 Planning & Zoning Meeting.

I.10 Please note the scheduled meetings for this case:

- 1) Planning and Zoning Public Hearing meeting will be held on January 13, 2026.

I.11 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 requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	12/18/2025	Approved w/ Comments
12/18/2025: 1. Min 5.5 sack mix 2. 3,600 psi min (6.5 sack mix)			

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Roadway) and any water & sewer impact fees if additional or up sizing of the meter is done.
- No structures, including walls, allowed in easements.
- All retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone faced. Smooth faced concrete walls are not allowed.
- No signage is allowed within easements or ROW.
- No structures or fences is allowed within easements or ROW.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:

- Existing flow patterns must be maintained.
- No grate inlets allowed.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 8" sewer main on the other side of Technology Way available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered within an easement. Min 20' utility easements.

- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Roadway Paving Items:

- All driveways must meet City spacing requirements.
- All parking, storage, and drive aisles must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an approved City turnaround, 15'x64' striped no parking area.
- Drive isles to be 24' wide.
- Fire lane (if needed) 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 (if needed) 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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/15/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/15/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/15/2025	Approved w/ Comments

12/15/2025: There are more drought, shade, cold and wear tolerant turf varieties such as Tif Tuf and Tahoma 31. informational only

0 25 50 100 150 200 Feet

SP2025-044: Amended Site Plan for an Expansion of an Existing Warehouse/ Manufacturing Facility at 1575 Technology Way



Case Location Map =



City of Rockwall

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

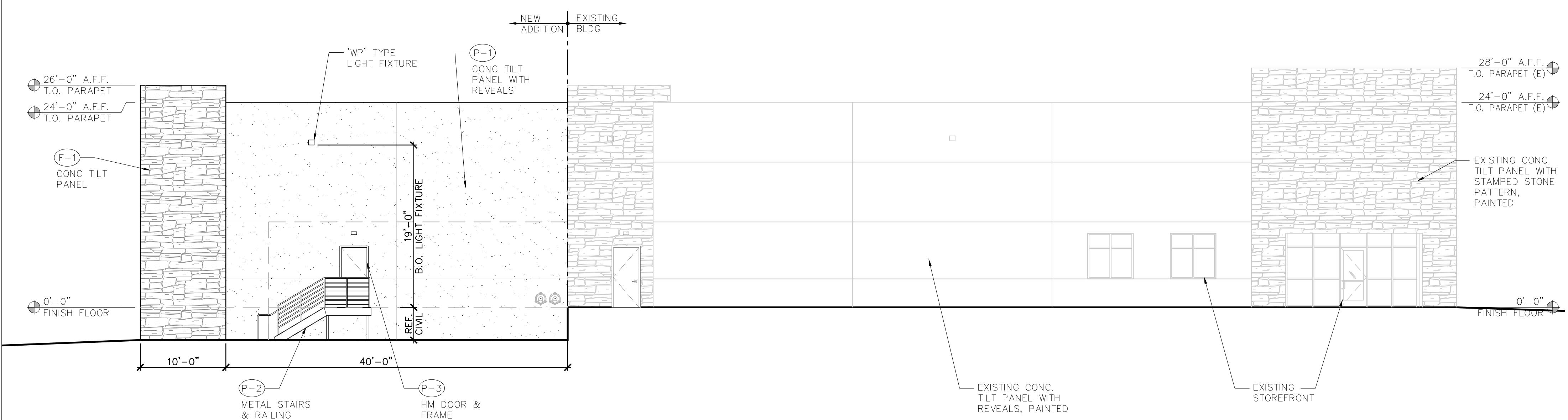
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



EXTERIOR FINISH SCHEDULE

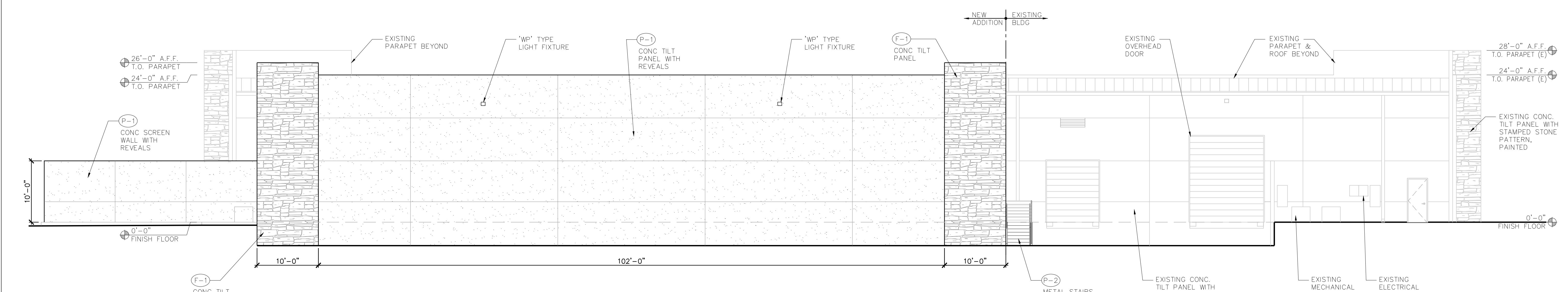
ITEM	COLOR	MANUFACTURER	REMARKS
(P-1) STAMPED STONE PATTERN	SW 7010 WHITE DUCK	SHERWIN WILLIAMS	MATCH EXISTING FORMLINE STONE PATTERN
(P-2) PAINT FINISH - FIELD COLOR	SW 6071 POPULAR GRAY	SHERWIN WILLIAMS	TEXTURED PAINT
(P-3) PAINT FINISH - STAIR & RAILING	SW 6074 SPALDING GRAY	SHERWIN WILLIAMS	MATCH EXISTING
(P-4) PAINT FINISH - HM DOOR & FRAME	SW 6074 SPALDING GRAY	SHERWIN WILLIAMS	MATCH EXISTING
OVER HEAD DOOR & FRAME	MATCH EXISTING	BEST SOURCE	-
*G.C. SHALL SUBMIT SAMPLES FOR ARCHITECT'S APPROVAL			

FINISH LEGEND	
STONE PATTERN	TEXTURED PAINT



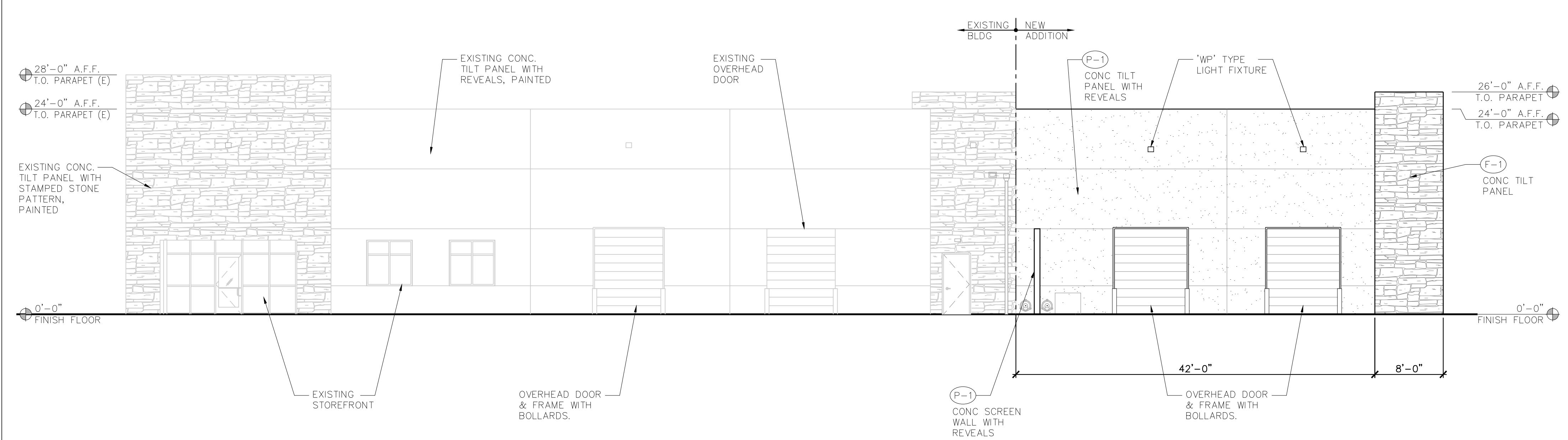
1 SOUTH ELEVATION

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



2 WEST ELEVATION

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



3 NORTH ELEVATION

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

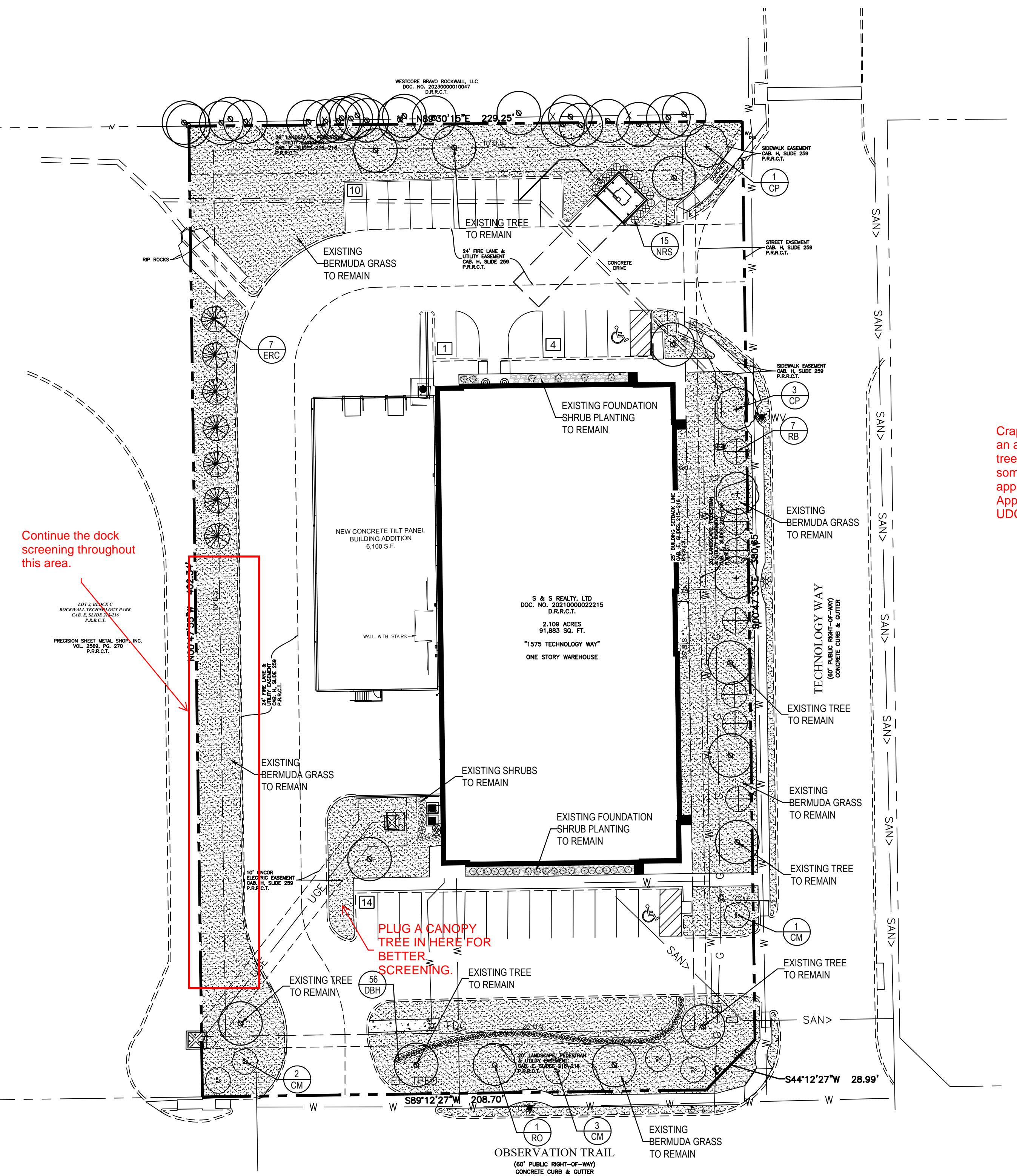
Revision: _____
File Name: 25233-A2.0
Project No.: 25233
Date: 12/08/2025
Drawn By: JLB
Checked By: TI

SHEET
A2.0
EXTERIOR
ELEVATIONS



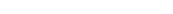
WAREHOUSE ADDITION

**OBSERVATION TRAIL AND TECHNOLOGY WAY
CITY OF ROCKWALL, TEXAS 75032
NOLAN POWER BUILDING LOT 1 BLOCK C**



01 LANDSCAPE PLAN

SCALE 1"=30'-0"



SITE DATA SUMMARY TABLE	
SITE ACREAGE:	2.11 ACRES (91,878.41 S.F.)
ZONING:	LIGHT INDUSTRIAL (LI)
PROPOSED USE:	WAREHOUSE ADDITION
BUILDING AREA:	26,100 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	28'
BUILDING COVERAGE:	28.41%
FLOOR AREA RATIO:	0.28
IMPERVIOUS AREA:	62,295.74 S.F. (67.80%)
PERVIOUS/LANDSCAPE AREA:	29,582.67 S.F. (32.20%)
TOTAL PARKING REQUIRED 1 SP PER 1000 S.F.	27 SPACES
REGULAR PARKING PROVIDED:	27 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	29 SPACES

PROJECT CONTACT LIST	
<u>ENGINEER</u> TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	<u>OWNER/DEVELOPER</u> SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800
<u>SURVEYOR</u> TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-9321	<u>ARCHITECT</u> FRANZ AECHITECTS 7608 BENBROOK PARKWAY BENBROOK, TEXAS 76126 JASON BEANE PHONE: 817-851-6107

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 OUT HANDS, THIS _____ day of _____, _____

Planning & Zoning Commission, Chairman **Director of Planning and Zoning**

ISSUE:

DATE:
12.10.2025

SHEET NAME: **LANDSCAPE PLAN**

SHEET NUMBER:

2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any plant material, General Contractor shall leave planting bed areas one (1') inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1') inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.

2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.

3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.

4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead material as soon as possible with permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including roots in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

2. Landscaping Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.

3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.

4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.

5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

3. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.

4. Landscape Architect will provide the drawings and specifications for all work, including materials, labor and equipment used in replacements, shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and to be of specimen quality.

5. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsatisfactory in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

6. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and to be of specimen quality.

7. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as it is called and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

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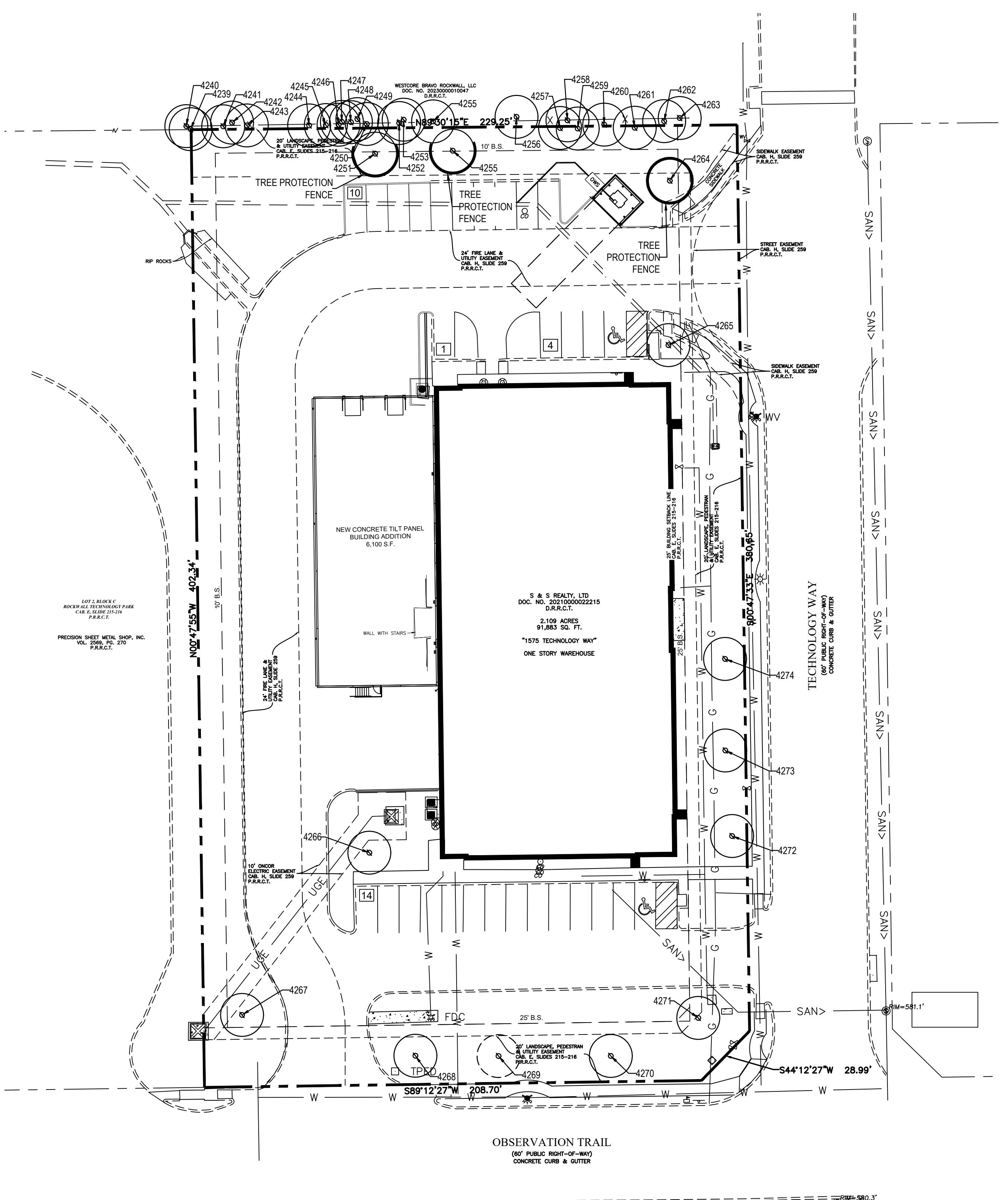
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WAREHOUSE ADDITION

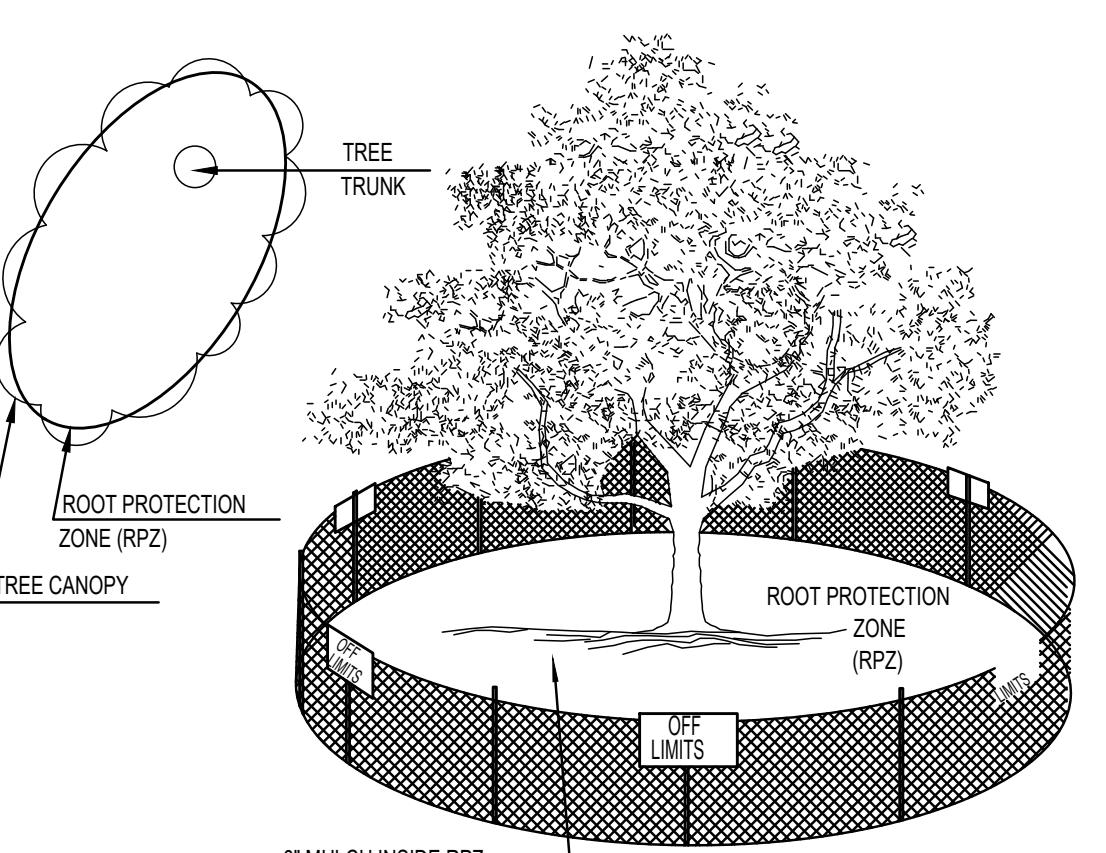
OBSESSION TRAIL AND TECHNOLOGY WAY
CITY OF ROCKWALL, TEXAS 75032
NOLAN POWER BUILDING LOT 1 BLOCK C



01 TREE PRESERVATION PLAN

SCALE 1"=30'-0"

SITE DATA SUMMARY TABLE	
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TOTAL PARKING PROVIDED:	29 SPACES



01 TREE PROTECTION FENCE A

FENCE A

NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC
ONLY AND WILL CONFORM TO THE DRIP LINE

PROJECT CONTACT LIST	
<u>ENGINEER</u> TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	<u>OWNER/DEVELOPER</u> SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800
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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 _____, _____.

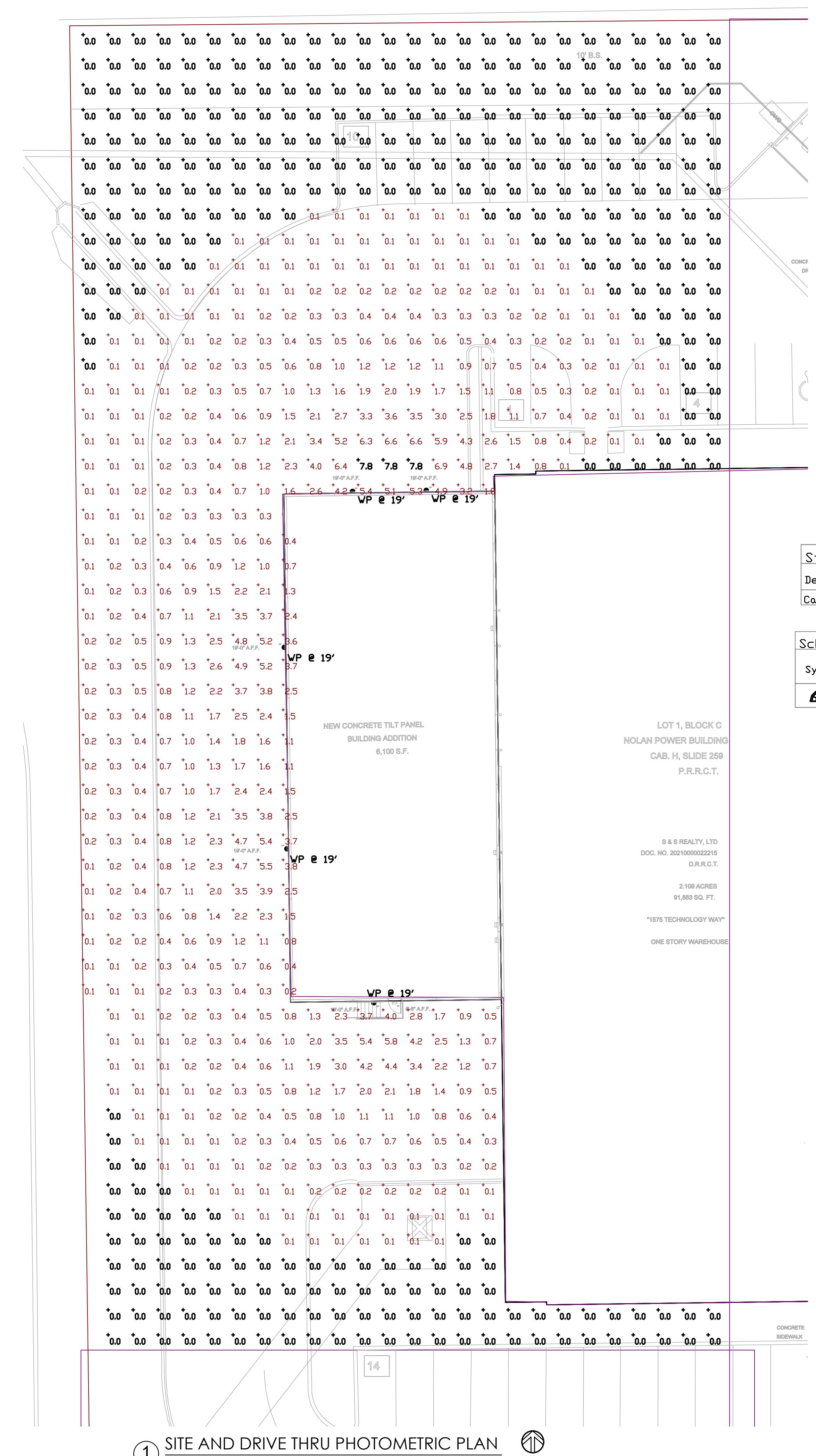
Planning & Zoning Commission, Chairman **Director of Planning and Zoning**

ISSUE:

DATE:
10.10.2025

SHEET NAME:
TREE PRESERVATION PLAN

1



PHOTOMETRIC NOTES

ALL FIXTURE HEIGHTS ASSUME A BASELINE ELEVATION OF 0" A.F.F. AT THE CONSTRUCTED BUILDING'S FINISHED FLOOR SLAB. FIXTURE HEIGHTS GIVEN ARE FOR THE CENTERLINE MOUNTING HEIGHT. FIXTURE HEIGHTS DO NOT REFLECT THE HEIGHT OF THE FIXTURE ITSELF. FIXTURE LOCATIONS AND DIRECTION ARE FOR DESIGN INTENT PURPOSES, ADJUSTMENTS OR RELOCATIONS MADE IN FIELD MAY CAUSE PHOTOMETRIC VALUES TO ALTER FROM INTENT SHOWN PER THIS PLAN SHEET.

LIGHTING SHOWN IS DESIGNED BASED ON THE WRITTEN INSTRUCTIONS PROVIDED TO THE ENGINEER AT THE TIME OF DESIGN. FIXTURES PER THE SCHEDULE MUST BE SEPARATELY APPROVED BY THE GENERAL CONTRACTOR, AND LANDLORD / TENANT (AS APPLICABLE) PRIOR TO PURCHASE AND INSTALLATION. ALTERNATIVE FIXTURES SHALL BE PROVIDED AS A SUBMITTAL TO THE ENGINEER FOR REVIEW. SUBMITTAL FOR THE PROPOSED ALTERNATIVE FIXTURE SHALL INCLUDE A PRODUCT DATA SHEET AND PHOTOMETRIC STUDY FOR COMPARISON TO THE PHOTOMETRIC STUDY PROVIDED HERE-IN AS THE BASIS OF DESIGN.

PHOTOMETRIC CALCULATIONS AS DRAWN FACTOR NEW CONSTRUCTION TO BE PROVIDED ONLY, AND ASSUME NO TOPIARY, FOLIAGE, TREES OR OTHER BOUNDARIES, BARRIERS OR OBSTRUCTIONS THAT MAY BE PRESENT. LIGHT LEVELS SHOWN DO NOT REFLECT ADDITIONAL BOUNDARIES, OBSTRUCTIONS, TENANT CONSTRUCTION, ELEVATION CHANGES, OR EXISTING FIXTURES OR LIGHTING OUTSIDE OF PLAN SCOPE OF WORK, AND MAY NOT FULLY REFLECT FINAL CONDITIONS OR CONSTRUCTION.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.6 fc	7.8 fc	0.0 fc	N/A	N/A

Schedule							
Symbol	Label	Quantity	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Wattage
	WP	5	WPX1 @ 30W / 4000K	LED	1	4739	32.4

LOT 1, BLOCK C
NOLAN POWER BUILDING
CAB. H, SLIDE 259
P R R C T

S & S REALTY, LTD
DOC. NO. 2021000022215
D R R C T

"1575 TECHNOLOGY WAY"

CASE Engineering Inc.

STANDARD SUPPLY WAREHOUSE

1575 TECHNOLOGY WAY
ROCKWALL, TX 75032

Revisions:

Name: 25233-E302
Ticket No: 25233
Date: 12/08/2025
Entered By: [Signature]

A circular label with a black border. Inside the border, the word "SHEET" is printed at the top. In the center, the text "E1.0" is printed in a large, bold font. At the bottom, the words "PHOTOMETRIC PLATE" are printed in a smaller font.



FRANZ
architects

(617) 737-9822

www.Franzarchitects.com

STANDARD SUPPLY WAREHOUSE

1575 TECHNOLOGY WAY
ROCKWALL, TX 75032

Revision:

File Name:

25233-E302

Project No:

25233

Date:

12/08/2025

Drawn By:

Checked By:

CASE
Engineering Inc.

SHEET

E1.1

PHOTOMETRIC SPECS

WPX1



Project:	Type:		
Prepared By:	Date:		
Driver Info			
Type	Constant	Watts	30/20/15W
120V	0.28A/0.22A/0.14A	Color Temp	3000/4000/5000K
208V	0.14A/0.10A/0.07A	Color Accuracy	82-84 CRI
240V	0.13A/0.08A/0.06A	L70 Lifespan	100,000 Hours
277V	0.12A/0.07A/0.05A	Lumens	2,497-4,739 lm
Input Watts		Efficacy	134.6-146.8 lm/W

Technical Specifications

Field Adjustability

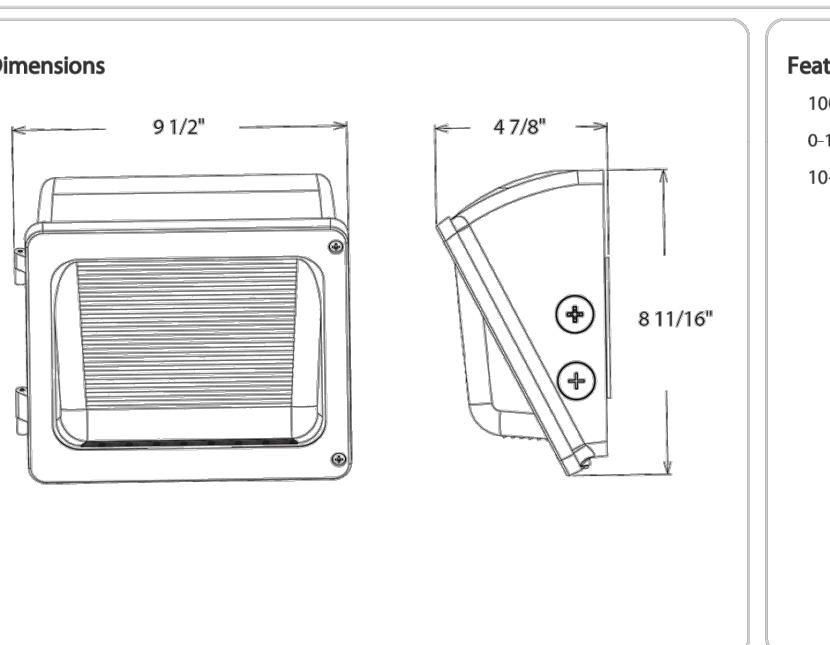
Electrical

Performance

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

100,000-Hour LED lifespan
0-10V dimming standard
10-Year, no-compromise warranty

WPX1

RAB

Technical Specifications (continued)

Reflector:
Aluminum

Gaskets:
High-temperature silicone

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Green Technology:
Mercury and UV free, RoHS-compliant components.

Finish:
Formulated for high durability and long-lasting color

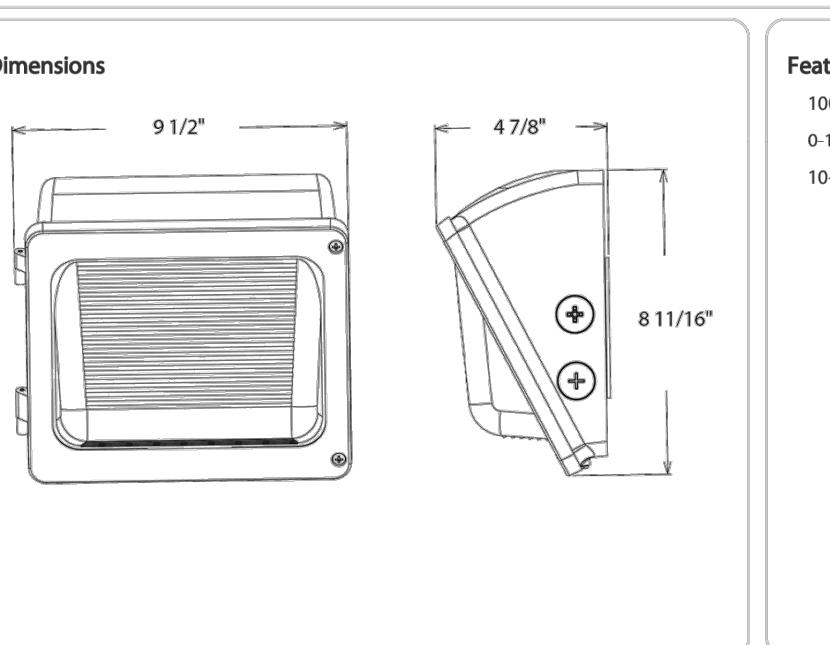
Installation

Mounting:
Hinged wiring access and conduit entries on the back sides, top and bottom make installation a snap

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

100,000-Hour LED lifespan
0-10V dimming standard
10-Year, no-compromise warranty

WPX1

RAB

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
WPX	1	Blank = 3000/4000/5000K Adjustable	Blank = Bronze	Blank = 120-277V, 0-10V Dimming	Blank = Selectable On/Off Photocell /MWS = Microwave Motion Sensor /LC = LightCloud Blue /LCB/NVS = LightCloud Blue w/MWS Sensor /E = Battery Backup ¹ /MVE = Microwave Motion Sensor w/Battery Backup ² /LC/E = LightCloud w/Battery Backup ³
	1 = 30/20/15W	2 = 80/60/40W	3 = 130/100/65W		

¹ 480V available only in WPX2 and WPX3 models
² Battery backup available only for WPX2 and WPX3 in 120-277V models

LIGHTING FIXTURE NOTES

ENGINEER'S SCOPE OF WORK IS FOR SELECTION AND MODELING OF SITE LIGHTING FOR BUILDING EXPANSION PER SHEET E1.0, AND COMPLIANCE WITH LIGHTING DISTRIBUTION WITH AUTHORITY HAVING JURISDICTION AND OWNER. THIS ENGINEER IS NOT RESPONSIBLE FOR DESIGNING LIGHTING CONTROLS, POWER SYSTEMS, PANEL SCHEDULES, DETAILED SCOPE OF WORK, DETAILS, ENERGY CONSUMPTION. NEW LIGHTING HAS NOT BEEN PERFORMED BY ENGINEER DUE TO UNAVAILABLE INFORMATION FOR THE EXISTING SITE AND SITE LIGHTING CONDITIONS. LIGHTING FIXTURE SPECIFICATION SHOWN IS SELECTED BY ENGINEER TO MEET THE MINIMUM REQUIREMENTS OF THE OWNER AND AUTHORITY HAVING JURISDICTION. THE ELECTRICAL CONTRACTOR (E.C.) SHALL NOT PROVIDE BID FOR USE OF LIGHTING FIXTURES SPECIFIED BY ENGINEER, WITHOUT FINAL APPROVAL FROM THE G.C. AND OWNER.

IF THE OWNER AND G.C. APPROVE USE OF THE LIGHTING FIXTURE AS SPECIFIED BY THE ENGINEER, THE OWNER AND G.C. SHALL COORDINATE THE OPTIONS AND SPECIFICATIONS AVAILABLE TO THE LIGHT FIXTURE FOR USE PRIOR TO ORDERING. RESPONSIBILITY OF INSTALLATION AND COORDINATION OF CONTROLS, NEW OR EXISTING, SHALL BE PROVIDED BY OTHERS, INCLUDING ANY DETAILS OR SUBMISSIONS REQUIRED.

ANY PROPOSED FIXTURE SUBSTITUTIONS, ALTERATIONS, RELOCATIONS, HEIGHT CHANGES, ETC. SHALL BE PROVIDED TO THE ENGINEER PRIOR TO FINAL BID. PROPOSED CHANGES SHALL BE EVALUATED AND PROVIDED WITH NEW PHOTOMETRIC DESIGN TO ENSURE COMPLIANCE. ENGINEER SHALL REJECT ANY CHANGES THAT CAUSE COMPLIANCE WITH LOCAL CODES AND ORDINANCES TO NOT BE MET. ANY CHANGES, SUBSTITUTIONS, ALTERATIONS, MODIFICATIONS, ETC. THAT ARE MADE BY THE E.C. WITHOUT ACCEPTANCE OF THE ENGINEER SHALL BE MADE AT THEIR OWN RISK AND RESPONSIBILITY, AND ANY CONDITIONS THAT ARE NOT IN COMPLIANCE WITH LOCAL CODES AND ORDINANCES SHALL BE AT E.C.'S EXPENSE TO CORRECT.

CASE
Engineering Inc.

796 Merus Court
St. Louis, MO 63026

T 636.349.1600
F 636.349.1730

CERTIFICATE OF AUTHORITY NO. F-20080

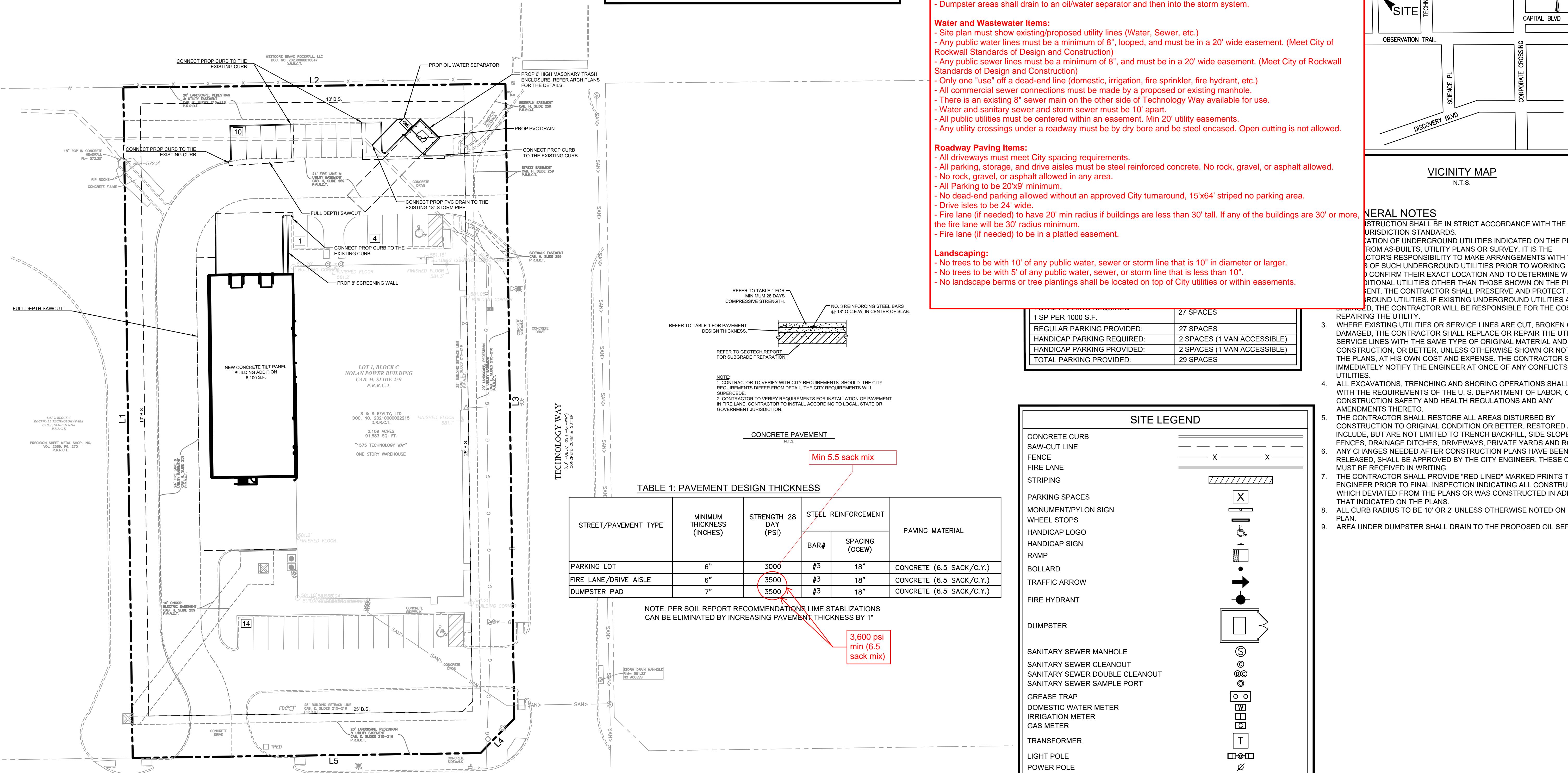
COPIED © 2025

BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	402.34'	N00°47'55"W
L2	229.25'	N89°30'15"E
L3	380.65'	S00°47'33"E
L4	28.99'	S44°12'27"W
L5	208.70'	S89°12'27"W

FLOOD PLAIN NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE WITHIN ZONE "X", (AREAS DETERMINED TO BE (INSIDE/OUTSIDE) THE (0.2% OR 1%) ANNUAL FLOODPLAIN. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR ITS STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.



General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Roadway) and any water & sewer impact fees if additional or up sizing of the meter is done.
- No structures, including walls, allowed in easements.
- All retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone faced. Smooth faced concrete walls are not allowed.
- No signage is allowed within easements or ROW.
- No structures or fences are allowed within easements or ROW.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:

- Existing flow patterns must be maintained.
- No grade inlets allowed.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 8" sewer main on the other side of Technology Way available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered within an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

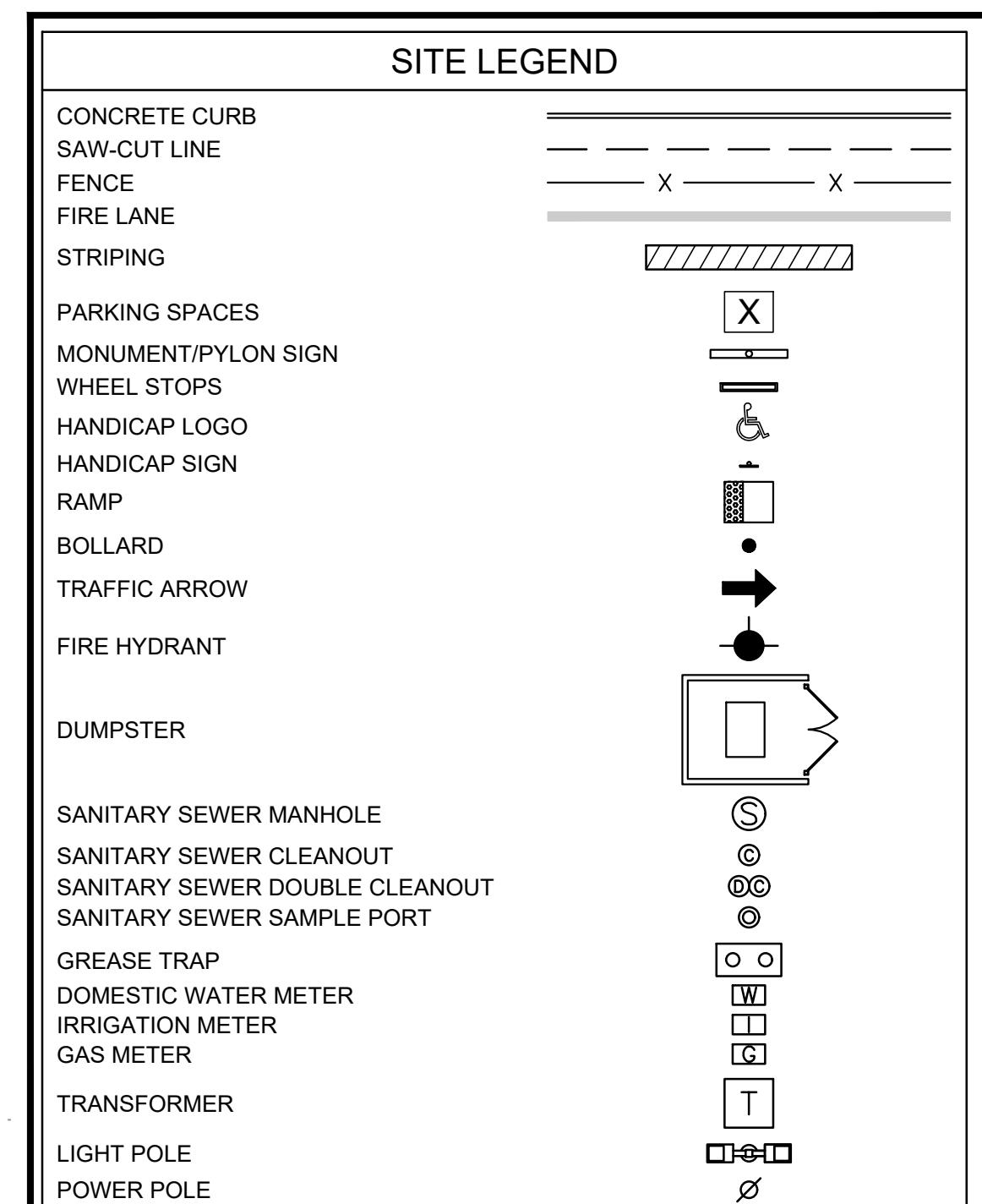
Roadway Paving Items:

- All driveways must meet City spacing requirements.
- All parking, storage, and drive aisles must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- No rock, gravel, or asphalt allowed in any area.
- All parking to be 20'x9' minimum.
- No dead-end parking allowed without an approved City turnaround, 15'x64' striped no parking area.
- Drive aisles to be 24' wide.
- Fire lane (if needed) 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 (if needed) 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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

1 SP PER 1000 S.F.	27 SPACES
REGULAR PARKING PROVIDED:	27 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	29 SPACES



SITE PLAN

WAREHOUSE ADDITION

OBSERVATION TRAIL AND TECHNOLOGY WAY

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032

NOLAN POWER BUILDING LOT 1 BLOCK C

TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-enr.com
W: triangle-enr.com | I: 1782 W. McDermott Drive, Allen, TX 75032

Planning | Civil Engineering | Construction Management

811. Know what's below. Call before you dig.

NO. DATE DESCRIPTION BY

1	12/12/25	1st CITY SUBMITTAL	PK
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P.E. DES. DATE SCALE PROJECT NO. SHEET NO.

KP EB 12/12/25 162-25

SCALE BAR

12/12/25

TX. P.E. FIRM #11525

C-3.0



T: 469.331.8566 | F: 469.213.7145 | W: triangle-enr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Date: 12.30.2025

ATTN: City of Rockwall,

RE: Comment Response Letter for Warehouse Addition at Technology Way and Observation Trail

To whomever it may concern,

Please find below our comment responses in red for our 2ND Site Plan Submittal.

PLANNING – Bethany Ross

1. This is a request for the approval of an Amended Site Plan for the expansion of an Existing Warehouse/Manufacturing Facility on a 2.11-acre parcel of land identified as Lot 1, Block C, Nolan Power Building Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, and addressed as 1575 Technology Way.

Acknowledged and correct.

2. For question or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

Acknowledged.

3. For reference, include the case number (SP2025-044) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

Case number added to all sheets.

4. Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. (Subsection 03.04. A. of Article 11)

Signature block added to all sheets.

5. Please provide a detail of the outside storage area and provide a letter detailing what is to be stored. (Subsection 01.05(E), of Article 05, UDC)

There is currently no plan to utilize outside storage. It is our understanding that outside storage is currently being utilized, but no outside storage is to be utilized post-construction of these improvements.

6. Please crosshatch any areas where there will be outside storage of any kind. Currently there are items stored where the addition will be. Please show where the new storage will be and provide screening.

There is currently no plan to utilize outside storage. It is our understanding that outside storage is currently being utilized, but no outside storage is to be utilized post-construction of these improvements.



T: 469.331.8566 | F: 469.213.7145 | W: triangle-enr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

7. Cluster screening in the area just south of the new addition.
Additional landscaping added to the south the new addition.
8. Continue the dock screening throughout the landscape area west of the building.
Landscape screening continued to the south in western landscape area.
9. Plug a canopy tree in on the west side of the parking area.
Tree added.
10. Dash in the RTUs on the building elevations. RTUs will need to be screened from any view of the building.
No RTUs to be installed for building addition. Only ceiling mounted interior heaters.
11. Please provide the material percentages for each façade of the building. (Subsection 04.01, Article 05, UDC)
Material percentages have been added to elevation sheet A2.0 as requested.
12. A minimum of 90% masonry materials is required on all facades. (Subsection 06.01(C)a.1, Article 05, UDC).
This will require a variance from the Planning and Zoning Commission.
Intent is to match existing materials and finishes. Please proceed with a variance request.
13. A minimum of 20% natural or quarried stone is required on all building facades. (Subsection 06.01(C)a.1, Article 05, UDC). This will require a variance from the Planning and Zoning Commission.
Intent is to match existing materials and finishes. Please proceed with a variance request.
14. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and provide any additional information that is requested. Revisions for this case will be due on January 6, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the January 13, 2026 Planning and Zoning Meeting.
Acknowledged.
15. Please note the scheduled meetings for this case: Planning and Zoning Public Hearing meeting will be held on January 13, 2026.
Acknowledged.



T: 469.331.8566 | F: 469.213.7145 | W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

16. 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 requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer questions the Planning Commission may have regarding this request. Please also note the Architectural Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

Acknowledged. Representatives will be present at both meetings.

Thanks,

A handwritten signature in blue ink, appearing to read "Kartavya Patel".

Sincerely

(Kartavya (Kevin) Patel, P.E.)



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 1575 TECHNOLOGY WAY, ROCKWALL TX 75032

SUBDIVISION NOLAN POWER BUILDING LOT 1 BLOCK C

GENERAL LOCATION NW CORNER OF TECHNOLOGY WAY AND OBSERVATION TRAIL

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI - LIGHT INDUSTRIAL CURRENT USE WAREHOUSE

PROPOSED ZONING LI - LIGHT INDUSTRIAL PROPOSED USE WAREHOUSE

ACREAGE 2.11 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 SS REALTY, LTD APPLICANT TRIANGLE ENGINEERING, LLC

CONTACT PERSON WILLIAM B SHAW Spencer Shaw CONTACT PERSON ELLIOTT BOGART

ADDRESS [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Spencer Shaw [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 \$ 310.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF December, 2025. 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 12th DAY OF December, 2025

OWNER'S SIGNATURE Jennifer Espinoza

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 25 50 100 150 200 Feet

SP2025-044: Amended Site Plan for an Expansion of an Existing Warehouse/ Manufacturing Facility at 1575 Technology Way



Case Location Map =

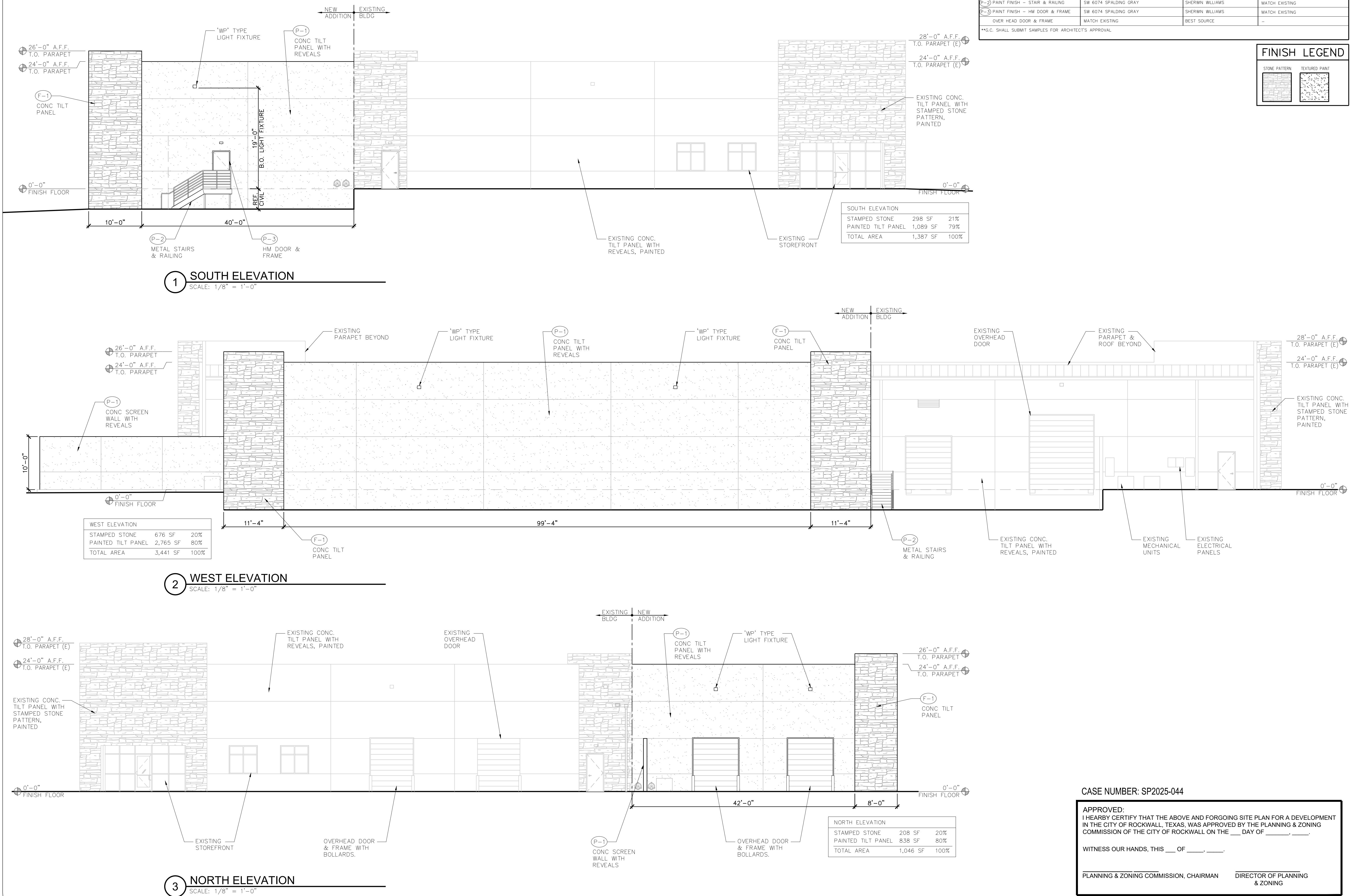


City of Rockwall

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

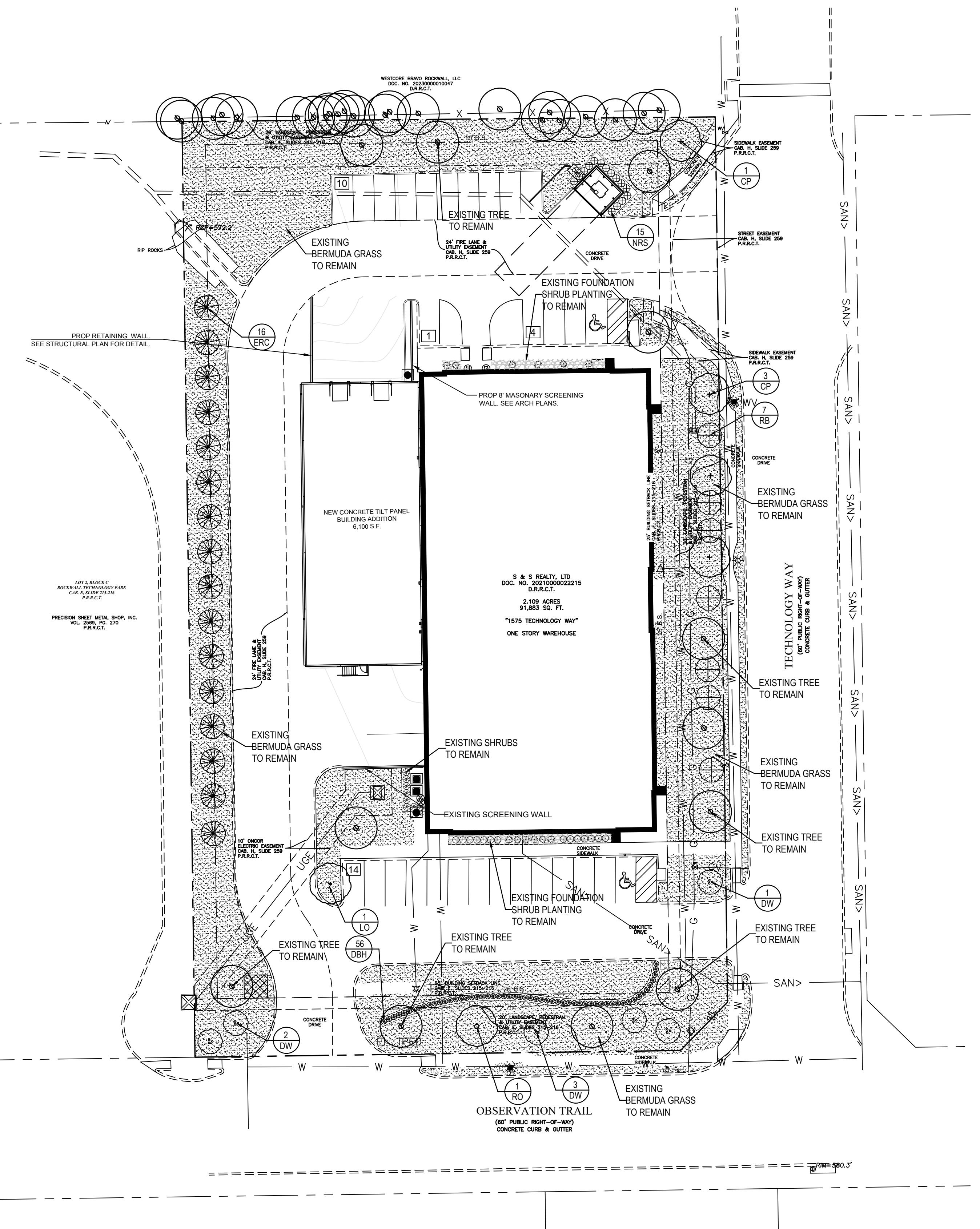
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







WAREHOUSE ADDITION
OBSERVATION TRAIL AND TECHNOLOGY WAY
CITY OF ROCKWALL, TEXAS 75032
NOLAN POWER BUILDING LOT 1 BLOCK C



01 LANDSCAPE PLAN
SCALE 1'=30'-0"

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CP	4	Chinese Pistache	<i>Pistacia chinensis</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RO	1	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
LO	1	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
DW	6	Desert Willow	<i>Chilopsis linearis</i>	6' ht.	container, 6' ht., 4' spread, 3 or 5 canes, tree form
ERC	16	Eastern Red Cedar	<i>Juniperus virginiana</i>	6' ht.	container, 6' ht., 4' spread, full to base
RB	7	Redbud	<i>Cercis canadensis</i>	6' ht.	container, 6' ht., 4' spread, single straight trunk

SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	56	Dwarf Burford Holly	<i>Ilex cornuta</i>	5 gal.	container, 24" ht., 20" spread
NRS	15	Nellie R. Stevens'	<i>Ilex x Nellie R. Stevens'</i>	7 gal.	container, 36" ht., 30" spread

GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS:
SITE REQUIREMENTS (Total Site Area 91,878.41 S.F.)

Requirements: A minimum 15% of the site area to be landscaped.

Required 13,782 S.F. (15%) Provided 28,884 S.F. (35%)

FRONT YARD REQUIREMENTS

Requirements: A minimum 50% of required landscape must be located in front yard.

Required 6,891 S.F. (50%) Provided 16,093 S.F. (117%)

STREET REQUIREMENTS

Requirements: A minimum (1) canopy tree (4" cal) and (1) accent tree (4' ht.) per 50 L.F. of frontage.

OBSERVATION TRAIL (224 L.F.)

Required (5) Canopy Trees Provided (4) Existing Canopy Trees & (1) Proposed Canopy Tree
(5) Accent Trees (5) Proposed Accent Trees

TECHNOLOGY WAY (395 L.F.)

Required (8) Canopy Trees Provided (4) Existing Canopy Trees & (4) Proposed Canopy Trees
(8) Accent Trees (8) Proposed Accent Trees

PARKING LOT REQUIREMENTS (29 Spaces)

Requirements: A minimum (1) canopy tree (4" cal.) per 20 parking spaces.

Required (2) Canopy Trees Provided (2) Existing Canopy Trees

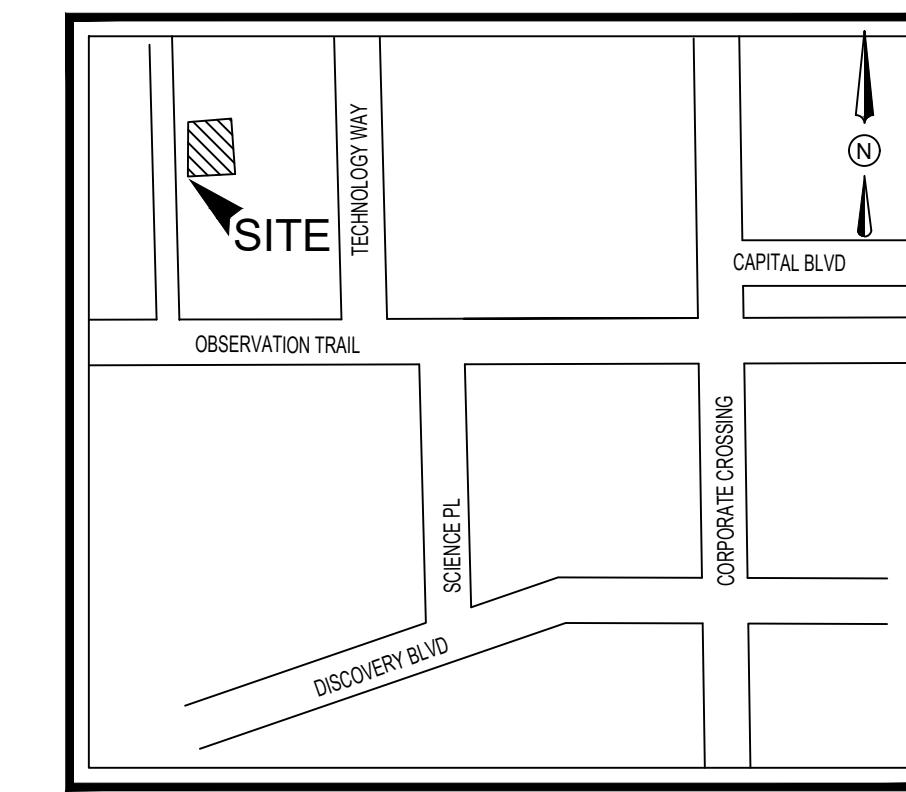
ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE TCEQ AND THE CITY OF ROCKWALL UCS

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL Voids.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.



VICINITY MAP
N.T.S.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SITE DATA SUMMARY TABLE					
SITE ACREAGE:	2.11 ACRES (91,878.41 S.F.)	ZONING:	LIGHT INDUSTRIAL (LI)	PROPOSED USE:	WAREHOUSE ADDITION
BUILDING AREA:	26,100 S.F.	NUMBER OF STORIES:	1	BUILDING HEIGHT:	28'
BUILDING COVERAGE:	28.41%	FLOOR AREA RATIO:	0.28	IMPERVIOUS AREA:	62,295.74 S.F. (67.80%)
PERVIOUS/LANDSCAPE AREA:	29,582.67 S.F. (32.20%)	TOTAL PARKING REQUIRED:	27 SPACES	REGULAR PARKING PROVIDED:	27 SPACES
1 SP PER 1000 S.F.		HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)	HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
		TOTAL PARKING PROVIDED:	29 SPACES		

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	OWNER/DEVELOPER SS REALTY LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800
SURVEYOR TRAVESSA LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-934-9321	ARCHITECT FRANZ ARCHITECTS 7608 BENBROOK PARKWAY BENBROOK, TEXAS 76126 JASON BEANE PHONE: 817-851-6107

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 OUT HANDS. THIS _____ day of _____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

ISSUE:
FOR APPROVAL: 12.10.2025
CITY COMMENTS: 12.29.2025

DATE:
12.29.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any plant material, General Contractor shall leave planting bed areas one (1') inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1') inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.

2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.

3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.

4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead material as soon as possible with permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including roots in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

2. Landscaping Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.

3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth with compliance with requirements for genus, species, cultivar/variety, size and quality.

4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.

5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

3. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.

4. Landscape Architect will provide the drawings and specifications for all plantings.

5. Owner and/or Architect shall be responsible for all plantings.

6. All plantings shall be spaced equally from each other at spacing indicated on plant list.

7. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.

8. Remove rejected plant material immediately from site.

9. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

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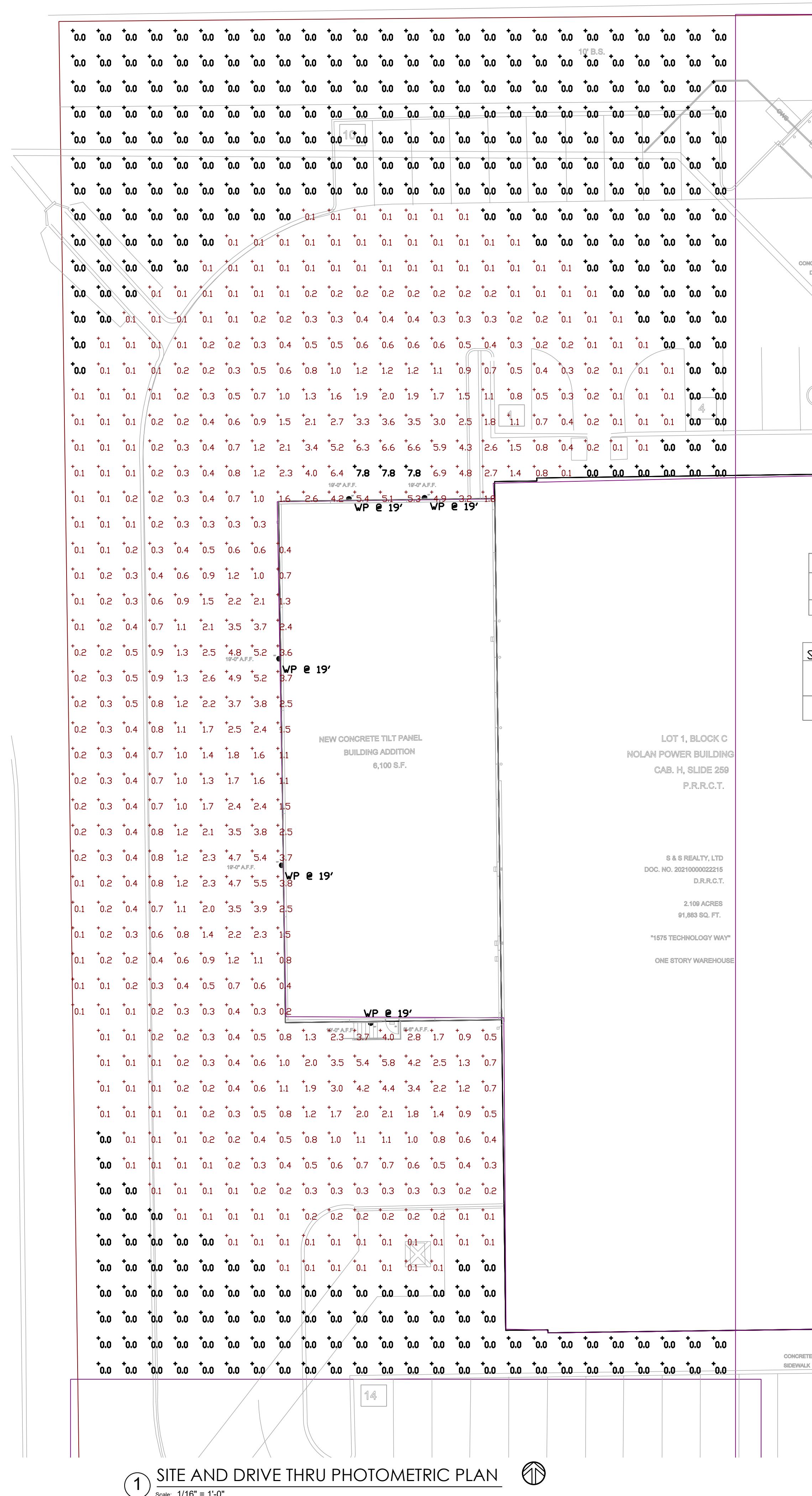
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PHOTOMETRIC NOTES	
ALL FIXTURE HEIGHTS ASSUME A BASELINE ELEVATION OF 0" A.F.F. AT THE CONSTRUCTED BUILDING'S FINISHED FLOOR SLAB. FIXTURE HEIGHTS GIVEN ARE FOR THE CENTERLINE MOUNTING HEIGHT. FIXTURE HEIGHTS DO NOT REFLECT THE HEIGHT OF THE FIXTURE ITSELF. FIXTURE LOCATIONS AND DIRECTION ARE FOR DESIGN INTENT PURPOSES, ADJUSTMENTS OR RELOCATIONS MADE IN FIELD MAY CAUSE PHOTOMETRIC VALUES TO ALTER FROM INTENT SHOWN PER THIS PLAN SHEET.	
LIGHTING SHOWN IS DESIGNED BASED ON THE WRITTEN INSTRUCTIONS PROVIDED TO THE ENGINEER AT THE TIME OF DESIGN. FIXTURES PER THE SCHEDULE MUST BE SEPARATELY APPROVED BY THE GENERAL CONTRACTOR, AND LANDLORD / TENANT (AS APPLICABLE) PRIOR TO PURCHASE AND INSTALLATION. ALTERNATIVE FIXTURES SHALL BE PROVIDED AS A SUBMITTAL TO THE ENGINEER FOR REVIEW. SUBMITTAL FOR THE PROPOSED ALTERNATIVE FIXTURE SHALL INCLUDE A PRODUCT DATA SHEET AND PHOTOMETRIC STUDY FOR COMPARISON TO THE PHOTOMETRIC STUDY PROVIDED HERE-IN AS THE BASIS OF DESIGN.	
PHOTOMETRIC CALCULATIONS AS DRAWN FACTOR NEW CONSTRUCTION TO BE PROVIDED ONLY, AND ASSUME NO TOPIARY, FOLIAGE, TREES OR OTHER BOUNDARIES, BARRIERS OR OBSTRUCTIONS THAT MAY BE PRESENT. LIGHT LEVELS SHOWN DO NOT REFLECT ADDITIONAL BOUNDARIES, OBSTRUCTIONS, TENANT CONSTRUCTION, ELEVATION CHANGES, OR EXISTING FIXTURES OR LIGHTING OUTSIDE OF PLAN SCOPE OF WORK, AND MAY NOT FULLY REFLECT FINAL CONDITIONS OR CONSTRUCTION.	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.6 fc	7.8 fc	0.0 fc	N/A	N/A

Schedule						
Symbol	Label	Quantity	Catalog Number	Description	Number Lamps	Lumens Per Lamp
WP	WP @ 30W / 4000K LED	5	WPX1 @ 30W / 4000K LED		1	4739 32.4

CASE NUMBER: SP2025-044

APPROVED:
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING 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 ____ OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

STANDARD SUPPLY WAREHOUSE
1575 TECHNOLOGY WAY
ROCKWALL, TX 75032

Revision: _____
File Name: 25233-F302
Project No.: 25233
Date: 12/08/2025
Drawn By: _____
Checked By: _____

CASE
Engineering Inc.
796 Merus Court | T 636.349.1600
St. Louis, MO 63026 | F 636.349.1730
CERTIFICATE OF AUTHORITY NO. F-20080

SHEET
E1.0
PHOTOMETRIC PLAN



(617) 737-9822
www.Franzarchitects.com



FRANZ
architects

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STANDARD SUPPLY WAREHOUSE

1575 TECHNOLOGY WAY
ROCKWALL, TX 75032

Revision:

File Name:

Project No.:

Date:

Drawn By:

Checked By:

WPX1



Project:	Type:		
Prepared By:	Date:		
Driver Info			
Type	Constant	Watts	30/20/15W
120V	0.28A/0.22A/0.14A	Color Temp	3000/4000/5000K
208V	0.14A/0.10A/0.07A	Color Accuracy	82-84 CRI
240V	0.13A/0.08A/0.06A	L70 Lifespan	100,000 Hours
277V	0.12A/0.07A/0.05A	Lumens	2,497-4,739 lm
Input Watts		Efficacy	134.6-146.8 lm/W

Technical Specifications

Field Adjustability

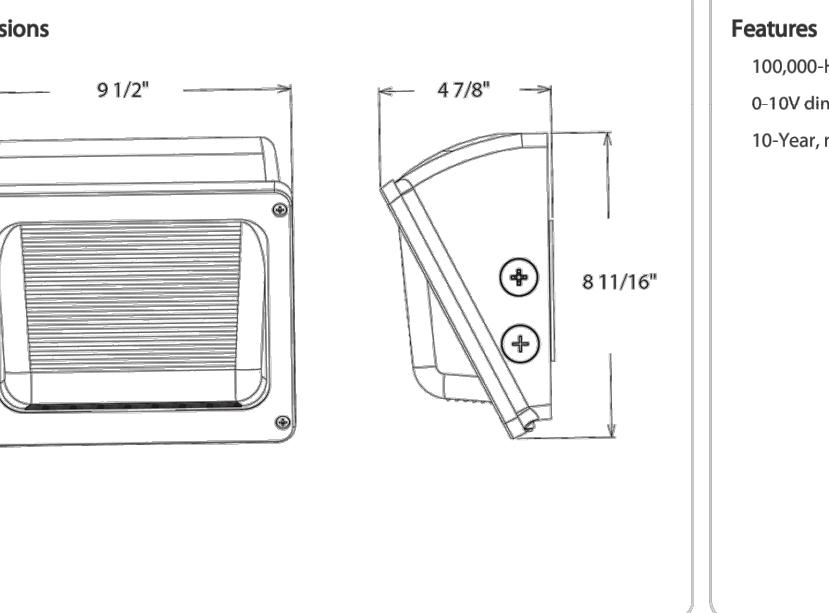
Electrical

Performance

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

100,000-Hour LED lifespan
0-10V dimming standard
10-Year, no-compromise warranty

WPX1

RAB

Technical Specifications (continued)

Reflector:
Aluminum

Gaskets:
High-temperature silicone

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Green Technology:
Mercury and UV free, RoHS-compliant components.

Finish:
Formulated for high durability and long-lasting color

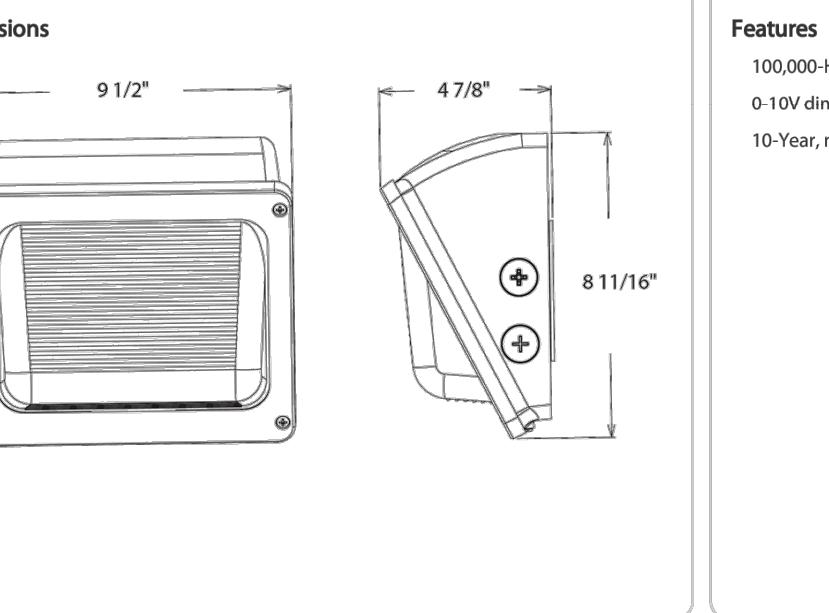
Installation

Mounting:
Hinged wiring access and conduit entries on the back sides, top and bottom make installation a snap

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

100,000-Hour LED lifespan
0-10V dimming standard
10-Year, no-compromise warranty

WPX1

RAB

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
WPX	1	Blank = 3000/4000/5000K Adjustable	Blank = Bronze	Blank = 120-277V, 0-10V Dimming	Blank = Selectable On/Off Photocell
	1 = 30/20/15W	Blank = 3000/4000/5000K Adjustable	W = White	/480 = 480V, 0-10V Dimming	/MWS = Microwave Motion Sensor
	2 = 80/60/40W				/LC = LightCloud Blue
	3 = 130/100/65W				/LCBS/MWS = LightCloud Blue w/MWS Sensor
					/E = Battery Backup ¹
					/MVSE = Microwave Motion Sensor w/Battery Backup ²
					/LC/E = LightCloud w/Battery Backup ³

¹ 480V available only in WPX2 and WPX3 models
² Battery backup available only for WPX2 and WPX3 in 120-277V models

LIGHTING FIXTURE NOTES

ENGINEER'S SCOPE OF WORK IS FOR SELECTION AND MODELING OF SITE LIGHTING FOR BUILDING EXPANSION PER SHEET E1-0, AND COMPLIANCE WITH LIGHTING DISTRIBUTION WITH AUTHORITY HAVING JURISDICTION AND OWNER. THIS ENGINEER IS NOT RESPONSIBLE FOR DESIGNING LIGHTING CONTROLS, POWER SYSTEMS, PANEL SCHEDULES, DETAILED SCOPE OF WORK, DETAILS, ENERGY CONSUMPTION. NEW LIGHTING HAS NOT BEEN PERFORMED BY ENGINEER DUE TO UNAVAILABLE INFORMATION FOR THE EXISTING SITE AND SITE LIGHTING CONDITIONS. LIGHTING FIXTURE SPECIFICATION SHOWN IS SELECTED BY ENGINEER TO MEET THE MINIMUM REQUIREMENTS OF THE OWNER AND AUTHORITY HAVING JURISDICTION. THE ELECTRICAL CONTRACTOR (E.C.) SHALL NOT PROVIDE BID FOR USE OF LIGHTING FIXTURES SPECIFIED BY ENGINEER, WITHOUT FINAL APPROVAL FROM THE G.C. AND OWNER.

IF THE OWNER AND G.C. APPROVE USE OF THE LIGHTING FIXTURE AS SPECIFIED BY THE ENGINEER, THE OWNER AND G.C. SHALL COORDINATE THE OPTIONS AND SPECIFICATIONS AVAILABLE TO THE LIGHT FIXTURE FOR USE PRIOR TO ORDERING. RESPONSIBILITY OF INSTALLATION AND COORDINATION OF CONTROLS, NEW OR EXISTING, SHALL BE PROVIDED BY OTHERS, INCLUDING ANY DETAILS OR SUBMISSIONS REQUIRED.

ANY PROPOSED FIXTURE SUBSTITUTIONS, ALTERATIONS, RELOCATIONS, HEIGHT CHANGES, ETC. SHALL BE PROVIDED TO THE ENGINEER PRIOR TO FINAL BID. PROPOSED CHANGES SHALL BE EVALUATED AND PROVIDED WITH NEW PHOTOMETRIC DESIGN TO ENSURE COMPLIANCE. ENGINEER SHALL REJECT ANY CHANGES THAT CAUSE COMPLIANCE WITH LOCAL CODES AND ORDINANCES TO NOT BE MET. ANY CHANGES, SUBSTITUTIONS, ALTERATIONS, MODIFICATIONS, ETC. THAT ARE MADE BY THE E.C. WITHOUT ACCEPTANCE OF THE ENGINEER SHALL BE MADE AT THEIR OWN RISK AND RESPONSIBILITY, AND ANY CONDITIONS THAT ARE NOT IN COMPLIANCE WITH LOCAL CODES AND ORDINANCES SHALL BE AT E.C.'S EXPENSE TO CORRECT.

CASE NUMBER: SP2025-044

APPROVED:

I HEARBY CERTIFY THAT THE ABOVE AND FORGOING 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 ____ OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

DIRECTOR OF PLANNING & ZONING

CASE
Engineering Inc.

796 Merus Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1730

CERTIFICATE OF AUTHORITY NO. F-20080

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E1.1
PHOTOMETRIC SPECS



DATE: January 14, 2026

TO: Elliott Bogart
1782 W. McDermott Drive
Allen, TX 75013

CC: Spencer Shaw
6031 Connector Drive
Suite 600
Irving, TX 75039

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

SUBJECT: SP2025-044; *Amended Site Plan for 1575 Technology Way*

Jonathan:

This letter serves to notify you that the above referenced case (i.e. *Amended Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on January 13, 2026. The following is a record of all recommendations, voting records:

Planning and Zoning Commission

On January 13, 2026 the Planning and Zoning Commission approved a motion to approve the *Site Plan* by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6488.

Sincerely,

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