



## 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) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: 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

## NOTARY VERIFICATION [REQUIRED]

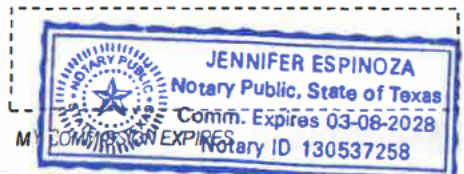
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Spencer Shaw [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 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 TH 12th DAY OF December, 2025

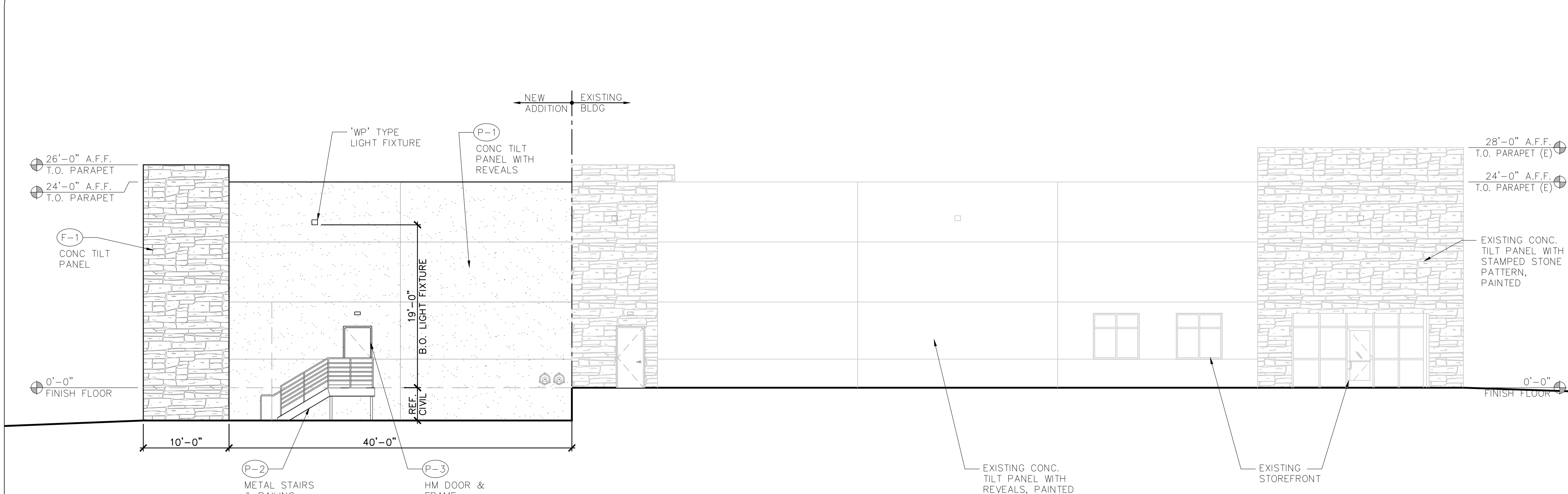
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

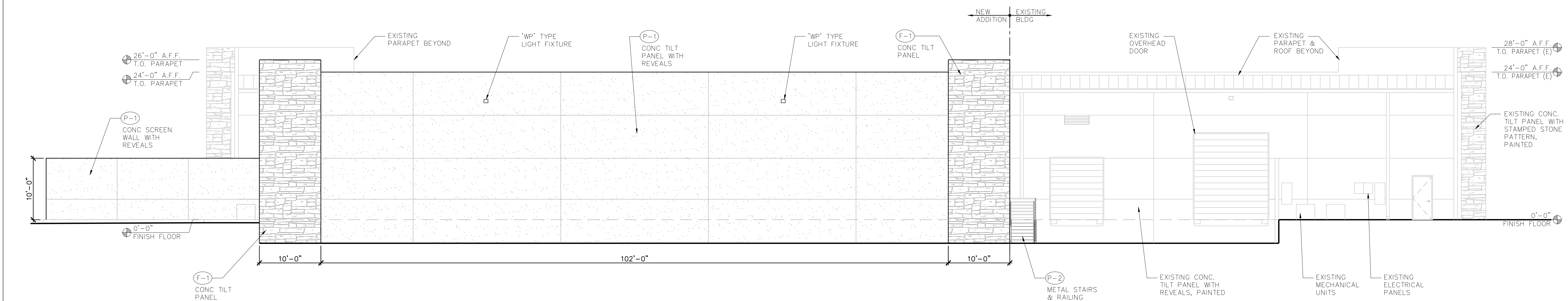




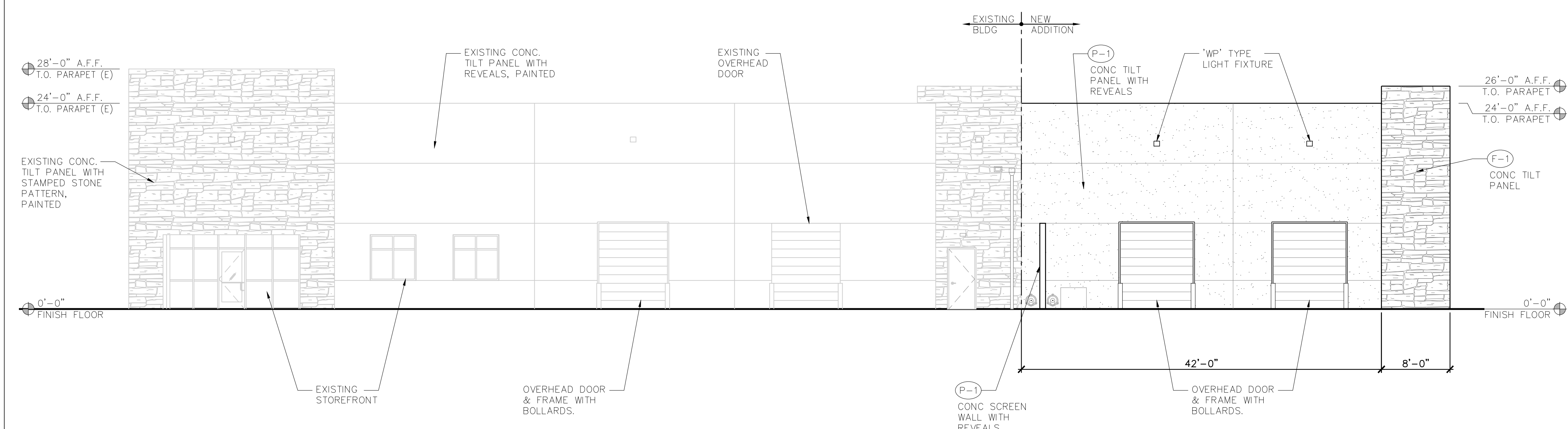




1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
F-1 STAMPED STONE PATTERN	SW 7010 WHITE DUCK	SHERWIN WILLIAMS	MATCH EXISTING FORMLINER STONE PATTERN
P-1 PAINT FINISH - FIELD COLOR	SW 6071 POPULAR GRAY	SHERWIN WILLIAMS	TEXTURED PAINT
P-2 PAINT FINISH - STAIR & RAILING	SW 6074 SPALDING GRAY	SHERWIN WILLIAMS	MATCH EXISTING
P-3 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

PRELIMINARY  
NOT TO BE USED  
FOR  
REGULATORY  
APPROVAL,  
PERMITTING OR  
CONSTRUCTION



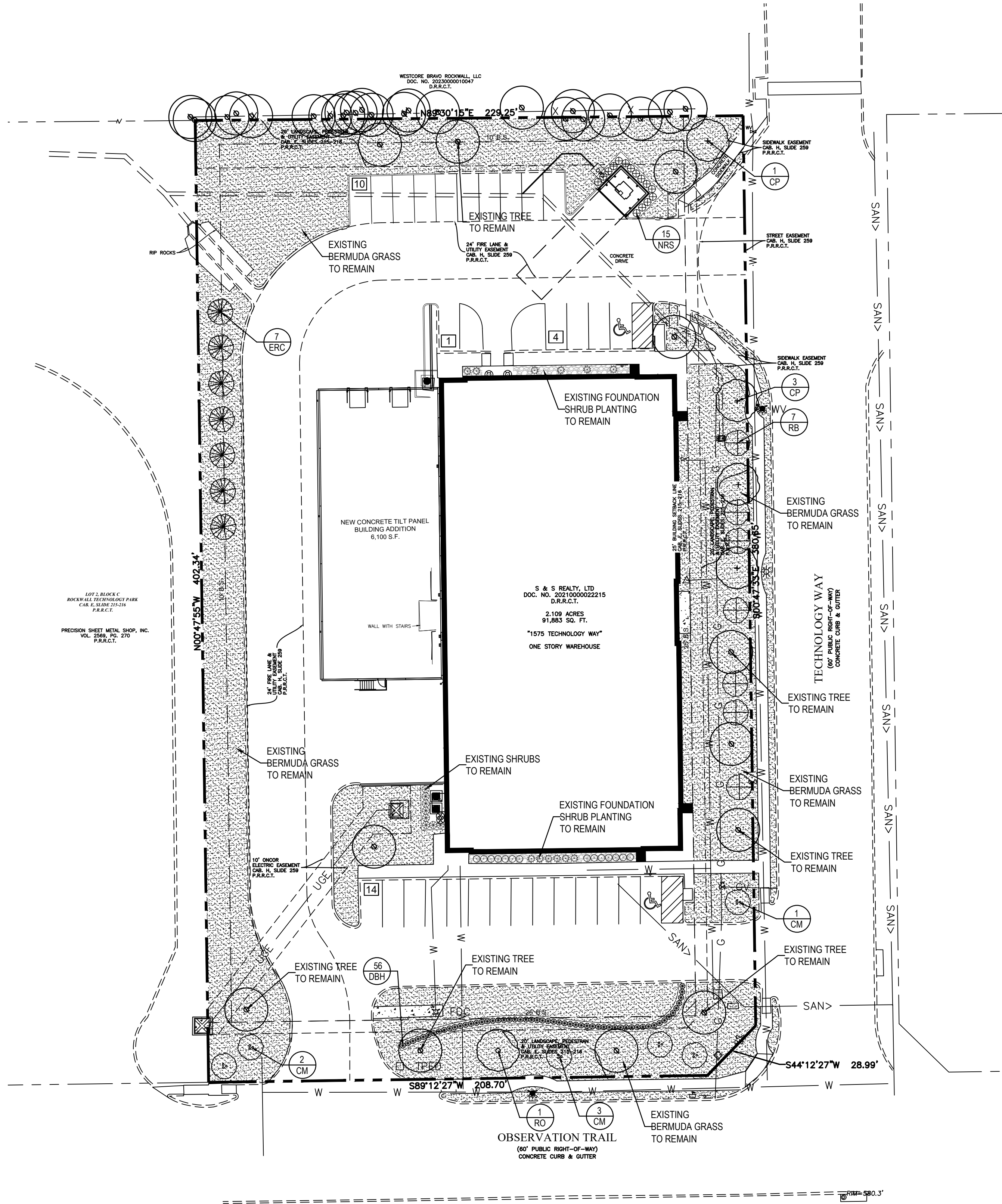
STANDARD SUPPLY WAREHOUSE  
1575 TECHNOLOGY WAY  
ROCKWALL, TX 75032

Revisions:

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

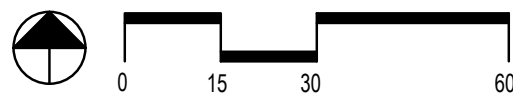
SHEET  
A2.0  
EXTERIOR  
ELEVATIONS





01 LANDSCAPE PLAN

SCALE 1"=30'-0"



EXISTING PLANT LEGEND:

- EXISTING TREE
- EXISTING RED YUCCA
- EXISTING DWARF YAUPON HOLLY
- EXISTING BERMUDA GRASS

PROPOSED PLANT LEGEND:

- CHINESE PISTACHE - 4" CALIPER
- RED OAK - 4" CALIPER
- GRAPE MYRTLE - 4' HEIGHT
- EASTERN RED CEDAR - 4' HEIGHT
- REDBUD - 4' HEIGHT
- DWARF BURFORD HOLLY - 5 GALLON
- NELLIE R. STEVENS HOLLY - 7 GALLON

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

TECHNOLOGY WAY (395 L.F.)

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

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</i> '419'		solid sod refer to notes

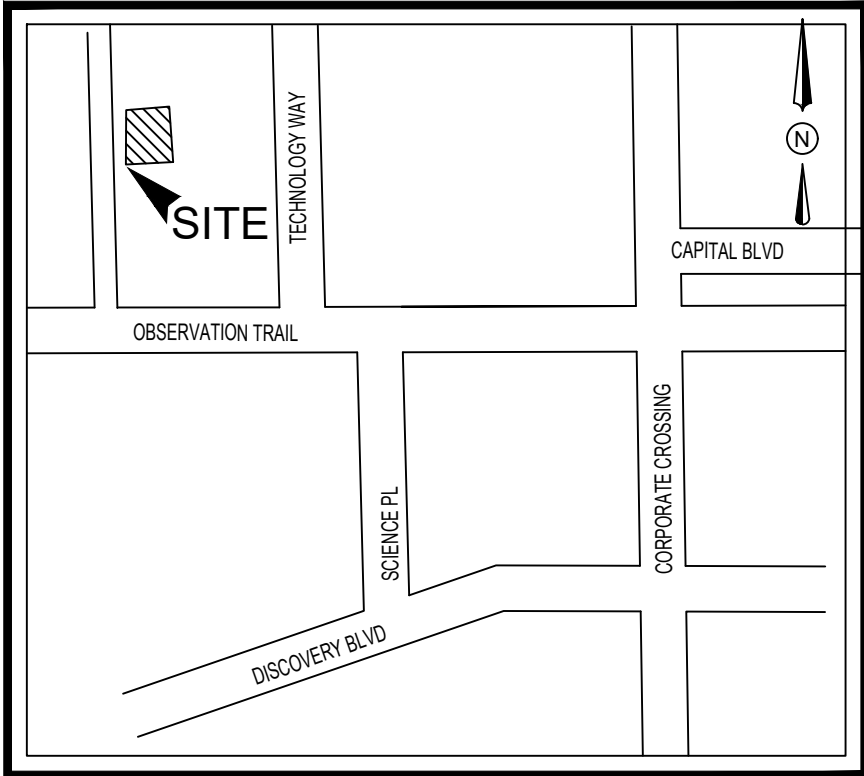
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

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
1 SP PER 1000 S.F.	
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	OWNER/DEVELOPER
TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-5558	SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800
SURVEYOR	ARCHITECT
TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-8321	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 CLOUDS, 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.

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 \_\_\_\_, \_\_\_\_.

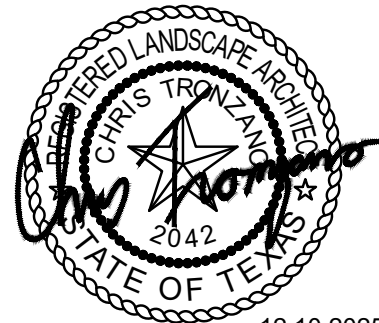
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



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

CHRIS@STUDIOGREENSPOT.COM



12.10.2025

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:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1990, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- 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.
- 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.
- Product Data: Submit complete product data and specifications on all other specified materials.
- 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.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
  - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  - All planting areas shall receive a two (2") inch layer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
  - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
  - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

3.3 CLEANUP AND ACCEPTANCE

- Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") 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.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- 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

- Maintenance:
  - 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.
  - 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.
  - 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.
  - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
  - 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 materials as soon as weather 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.
    - 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 ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - 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.
    - 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.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:

- 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.
- Landscape 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.
- 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.
- 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.
- 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.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

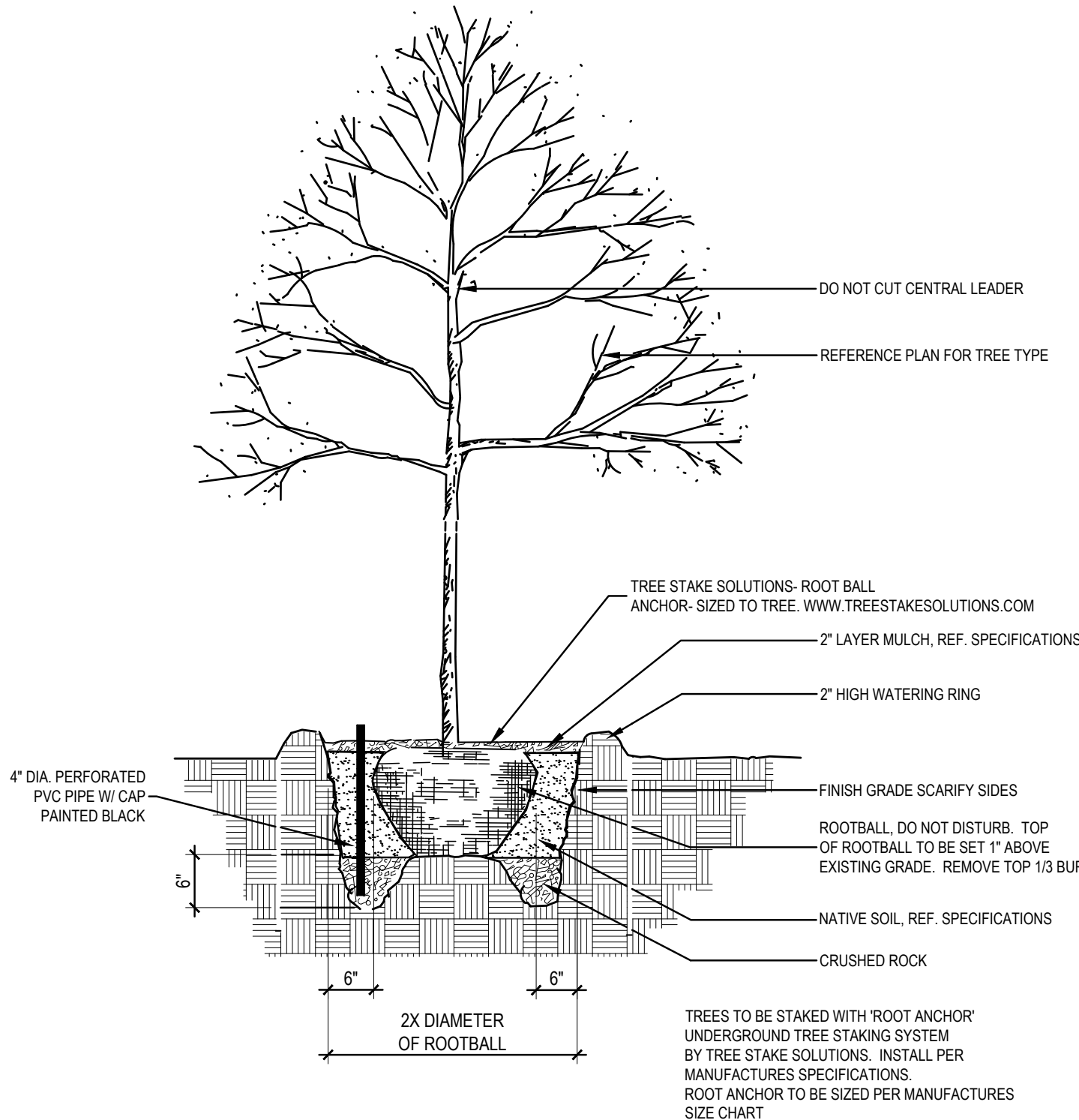
- Preparation:
  - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

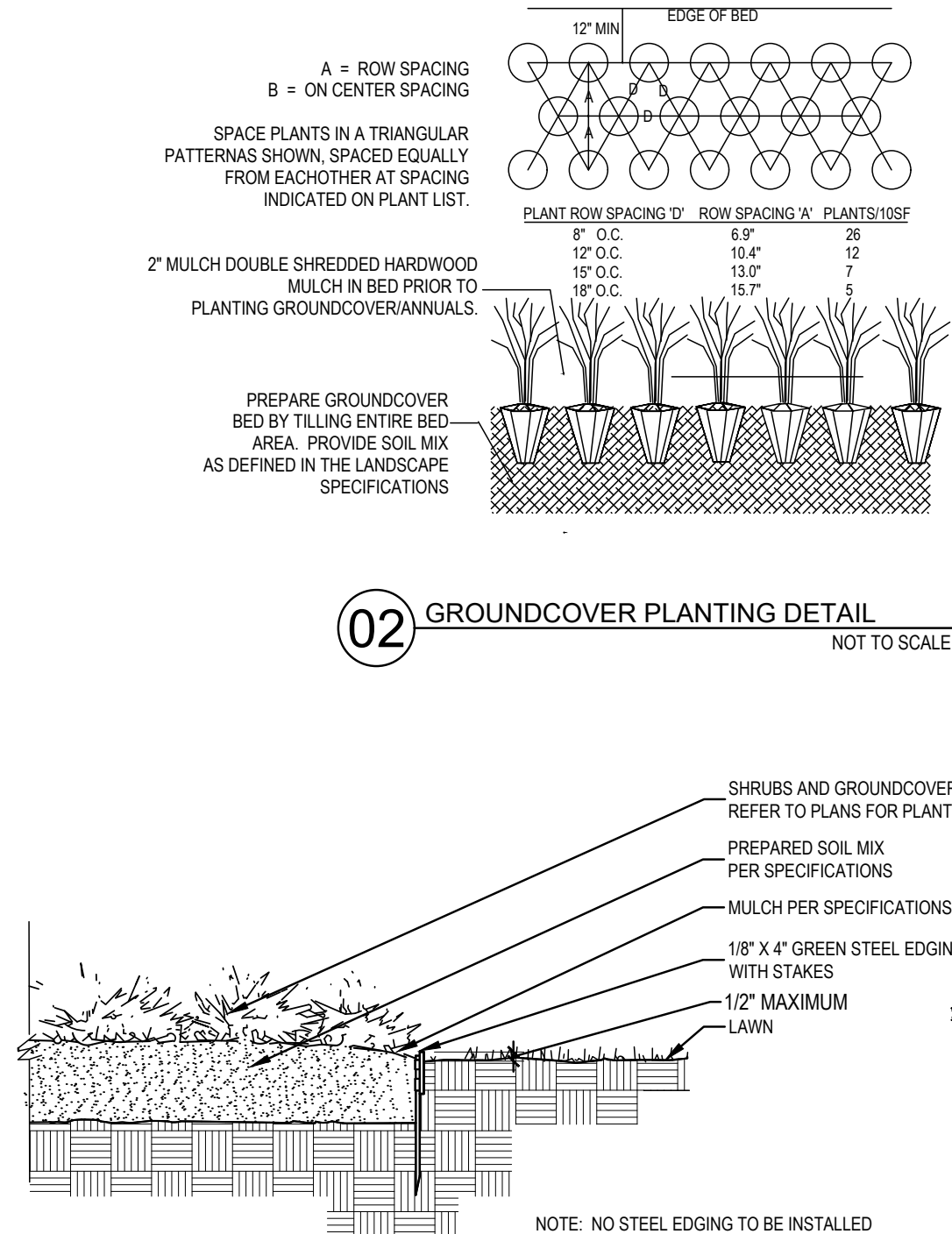
- Sandy Loam:
  - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
  - Physical properties as follows:
    - Clay – between 7-27 percent
    - Silt – between 15-25 percent
    - Sand – less than 52 percent
  - Organic matter shall be 3%-10% of total dry weight.
  - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

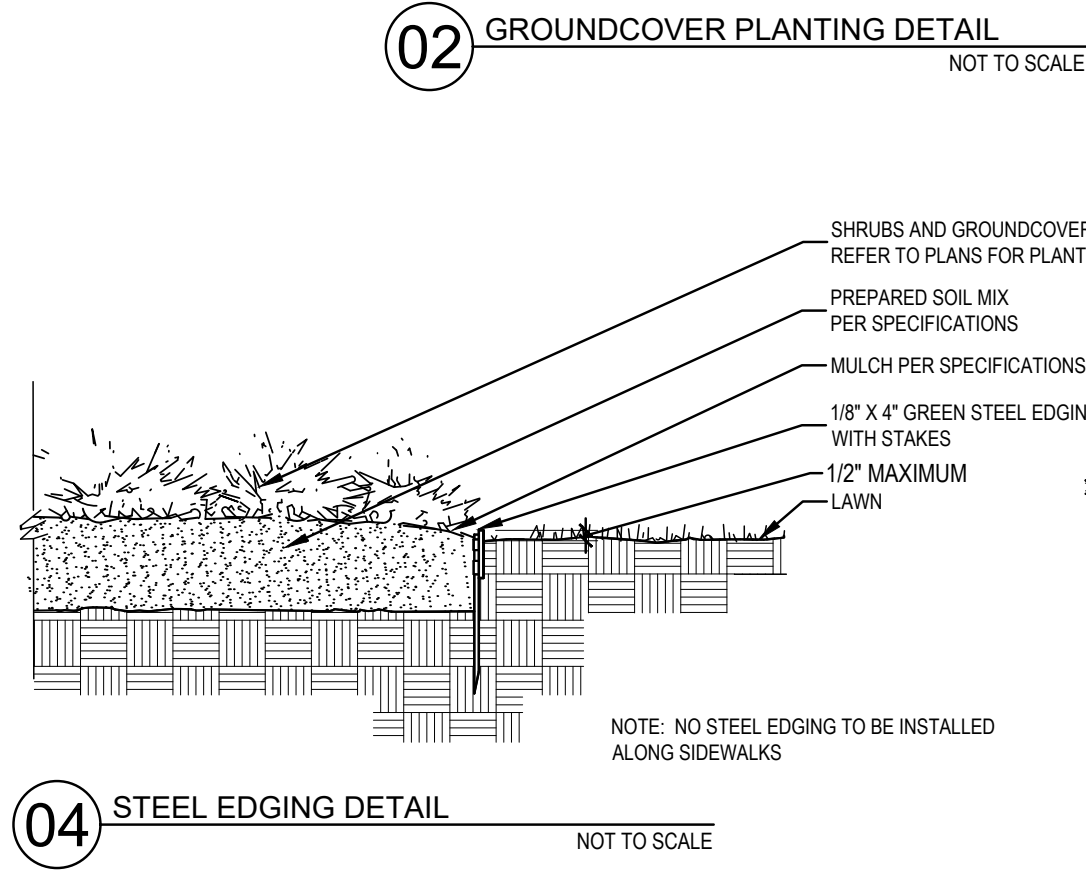
- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.
- Staking Material for Shade Trees:
  - Post: Studded T-Post, #1 Armo-co with anchor plate, 6'-0" length; paint green.
  - Wire: 12 gauge, single strand, galvanized wire.
  - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



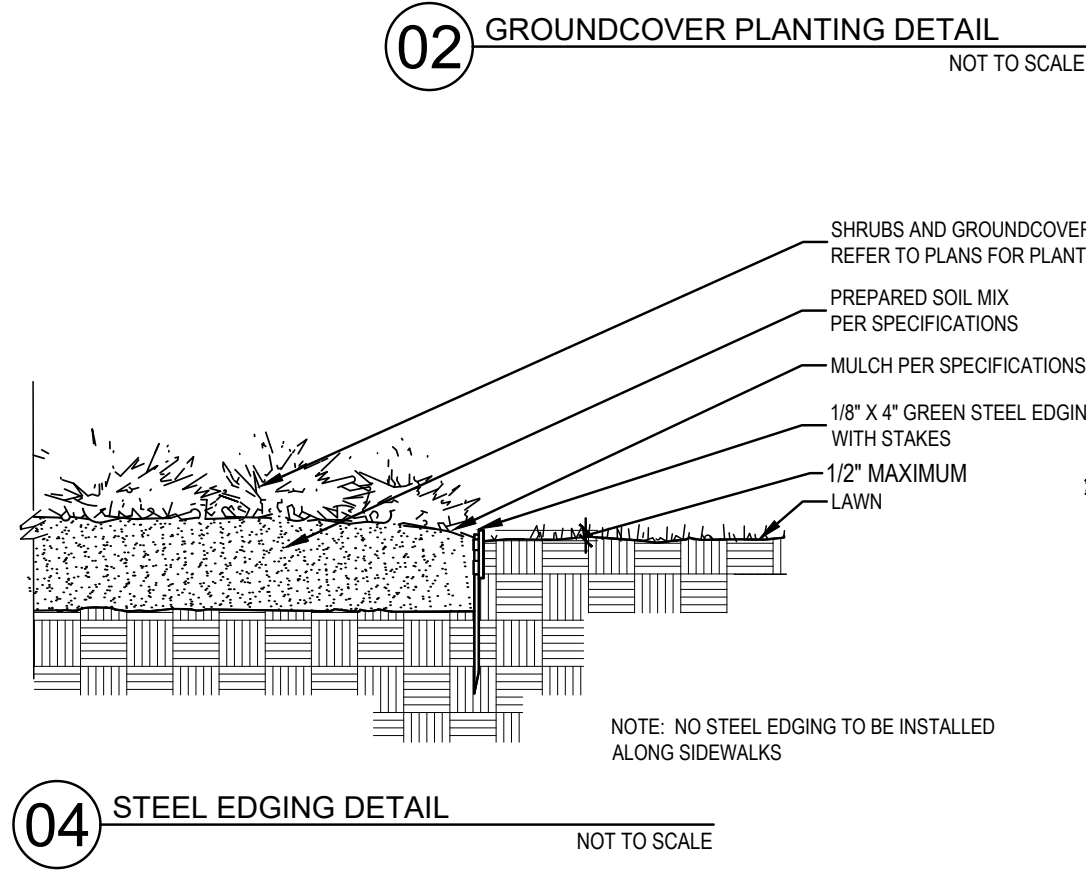
01 TREE PLANTING DETAIL NOT TO SCALE



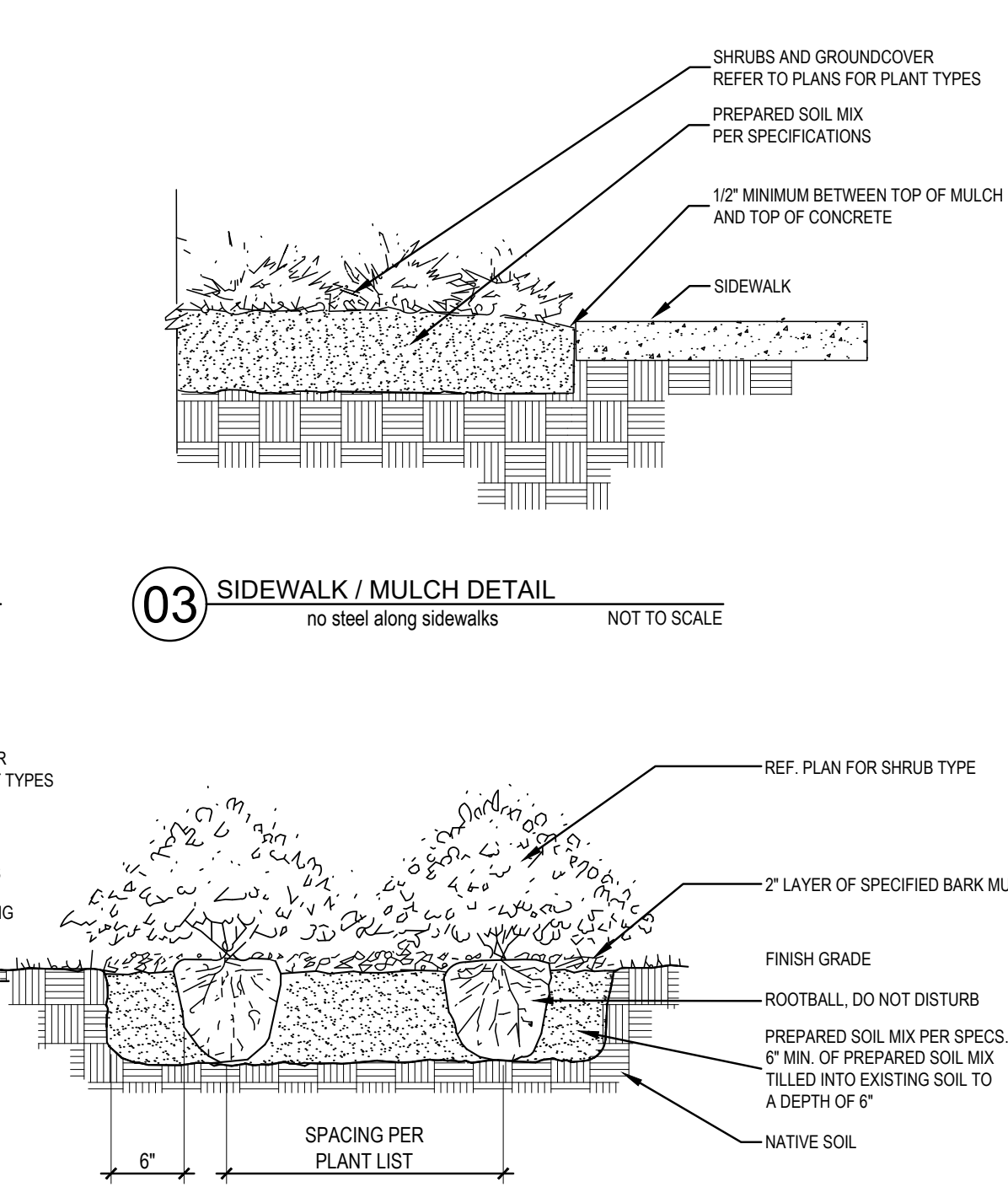
02 GROUNDCOVER PLANTING DETAIL NOT TO SCALE



03 SIDEWALK / MULCH DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

PROJECT CONTACT LIST	
ENGINEER TRIANGULAR ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA B PATEL, P.E. PHONE: 469-331-5568	OWNER/DEVELOPER SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-8321	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 OUR HANDS, THIS \_\_\_\_ day of \_\_\_\_, \_\_\_\_.

Planning & Zoning Commission, Chairman Director of Planning and Zoning



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



12.10.2025

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:

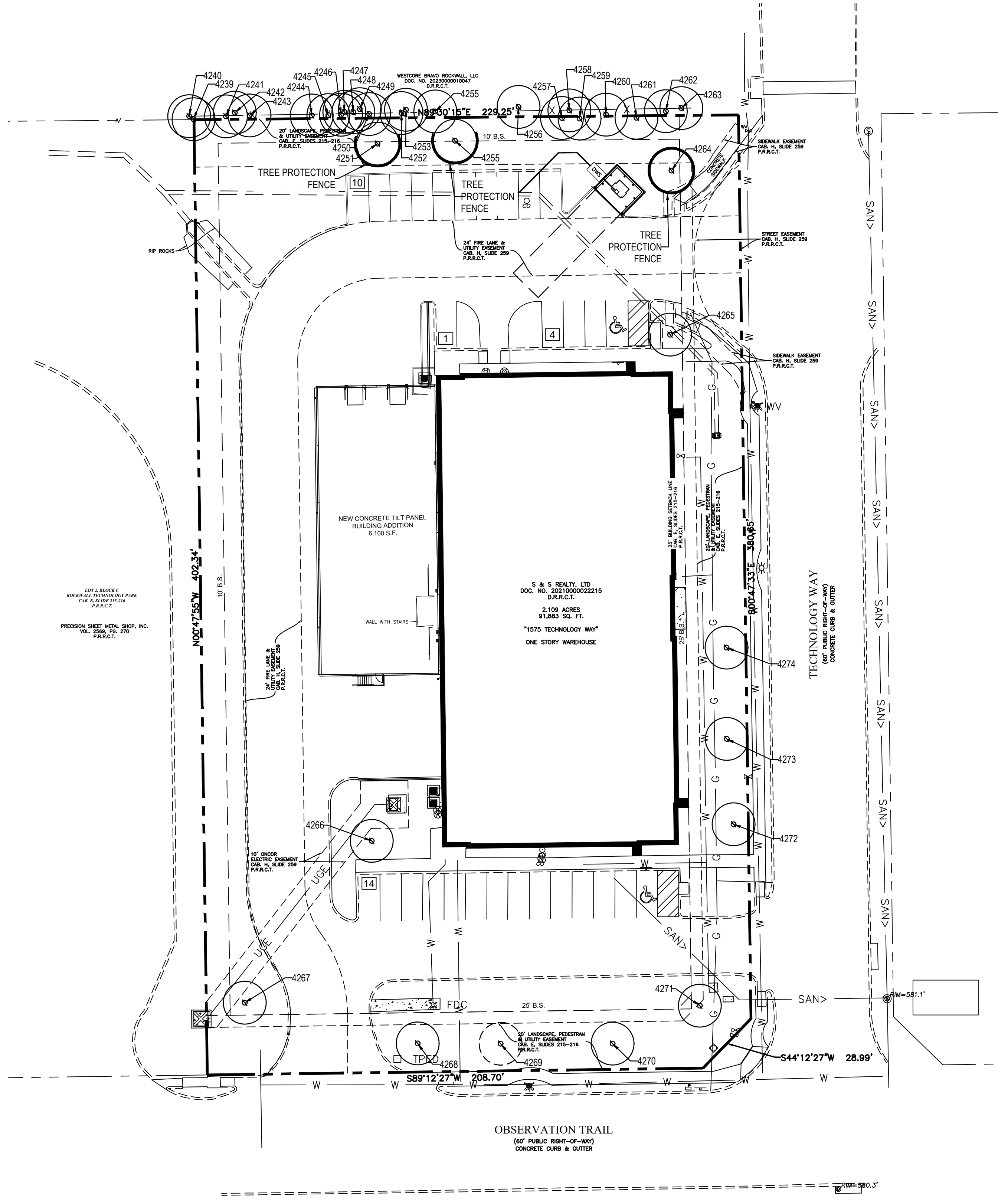
12.10.2025

SHEET NAME:  
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

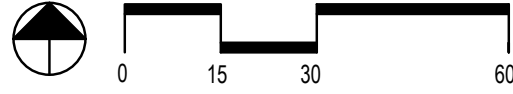
L.3





01 TREE PRESERVATION PLAN

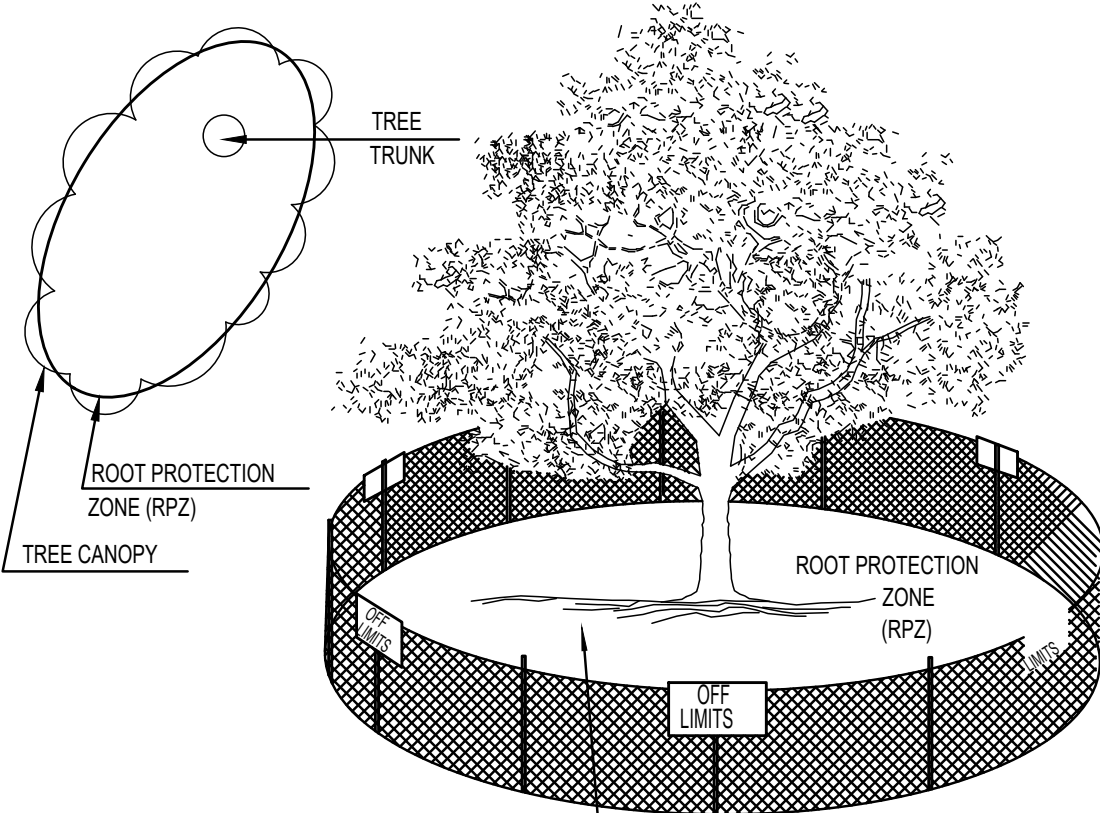
SCALE 1"=30'-0"



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



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

01 TREE PROTECTION FENCE A

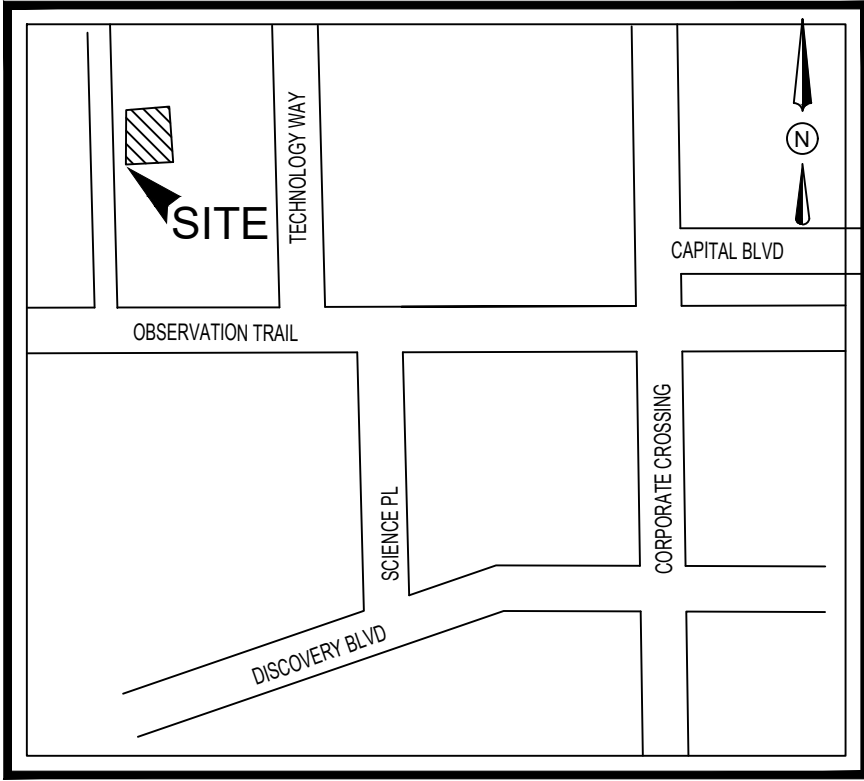
NOT TO SCALE

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
1 SP PER 1000 S.F.	
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: 469-331-5568	OWNER/DEVELOPER SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-530-7800
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-8321	ARCHITECT FRANZ ARCHITECTS 7608 BENBROOK PARKWAY BENBROOK, TEXAS 76126 JASON BEANE PHONE: 817-851-6107

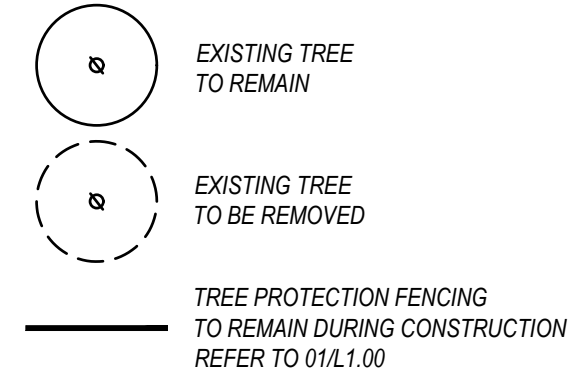
APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Planning & Zoning Commission, Chairman  
Director of Planning and Zoning



VICINITY MAP  
N.T.S.

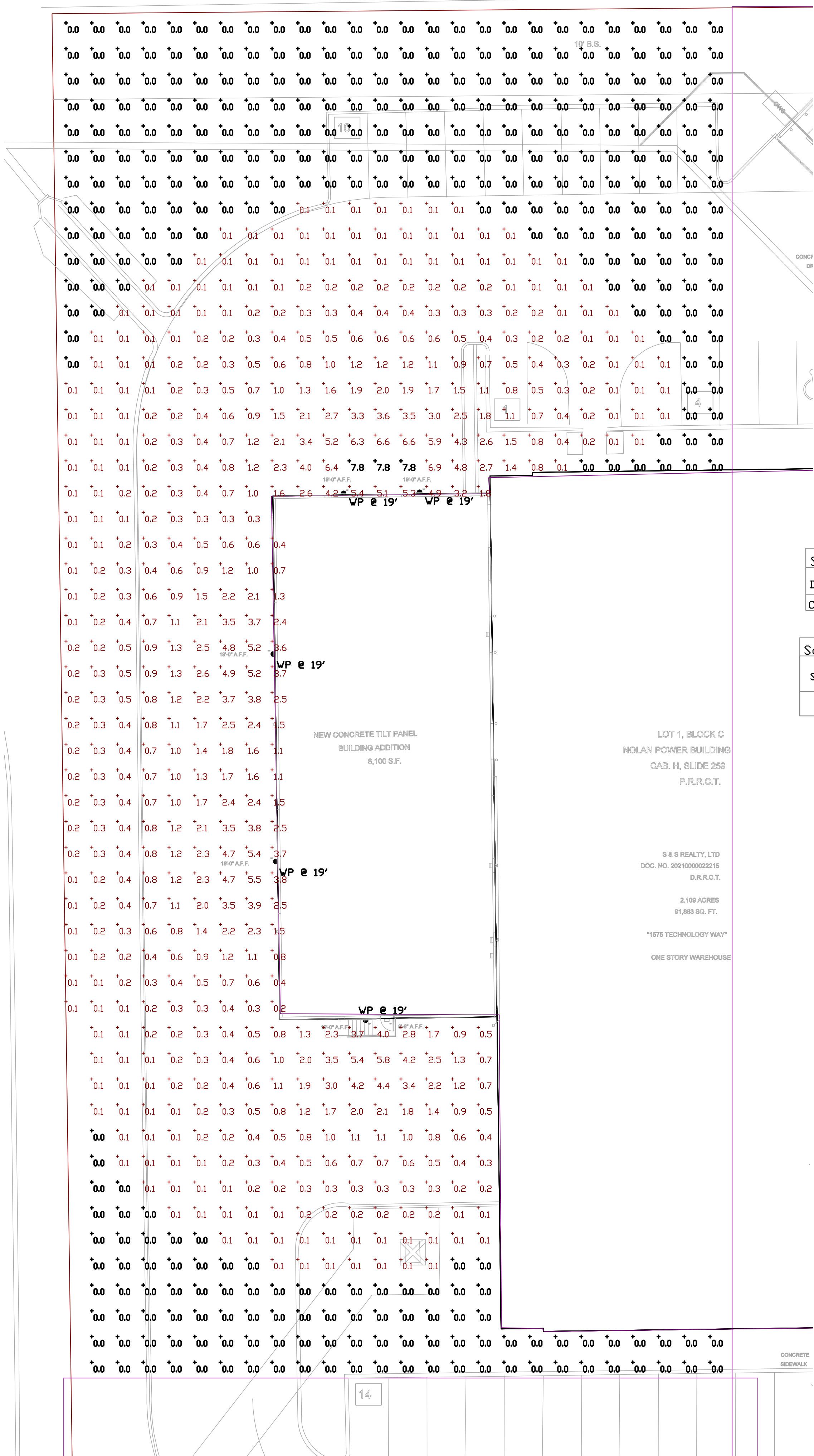
EXISTING TREE LEGEND



EXISTING TREE NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIPLINE (CANOPY) OF TREE.
- 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.
- 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.
- 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.
- 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.
- 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.
- TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIPLINE OF TREES.
- 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.
- 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.
- 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.
- 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).
- 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).
- 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.





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 fcd	7.8 fcd	0.0 fcd	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

1 SITE AND DRIVE THRU PHOTOMETRIC PLAN

Scale: 1/16" = 1'-0"

**CASE**  
Engineering Inc.

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



STANDARD SUPPLY WAREHOUSE  
1575 TECHNOLOGY WAY  
ROCKWALL, TX 75032

Revisions:

File Name: 25233-E302  
Project No: 25233  
Date: 12/08/2025  
Drawn By: T  
Checked By: T

SHEET  
E1.0  
PHOTOMETRIC PLAN

## WPX1

RAB



Color: Bronze

Weight: 6.2 lbs

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	17.7-33.3W	Efficacy	134.6-146.8 lm/W

## LED Info

## Technical Specifications

## Field Adjustability

## Field Adjustable:

Field Adjustable Light Output:  
30W/20W/15W (factory default 30W)  
Color temperature selectable 3000K, 4000K and 5000K (factory default 4000K)

## Compliance

## UL Listed:

Suitable for wet locations

## IP Rating:

Ingress protection rating of IP65 for dust and water

## Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

## DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.  
DLC Product Code: S-MW1V2F

## Electrical

## Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz  
30W: 120V: 0.28A 208V: 0.14A, 240V: 0.13A, 277V: 0.12A  
20W: 120V: 0.22A 208V: 0.10A, 240V: 0.08A, 277V: 0.07A  
15W: 120V: 0.14A 208V: 0.07A, 240V: 0.06A, 277V: 0.06A

## Dimming Driver:

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

## THD:

30W: 2.82% at 120V, 9.29% at 277V  
20W: 3.16% at 120V, 11.85% at 277V  
15W: 5.05% at 120V, 20.56% at 277V

## Power Factor:

30W: 99.7% at 120V, 93.5% at 277V  
20W: 99.6% at 120V, 90.2% at 277V  
15W: 98.9% at 120V, 81.6% at 277V

## Photocell:

Integrated photocell included with on/off switch

## Surge Protection:

4kV

## Performance

## Lifespan:

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

## Wattage Equivalency:

30W: Replaces up to 125W Metal Halide (MH) or 100W High-Pressure Sodium (HPS)  
20W: Replaces up to 100W Metal Halide (MH) or 100W High-Pressure Sodium (HPS)  
15W: Replaces up to 70W Metal Halide (MH) or 70W High-Pressure Sodium (HPS)

## LED Characteristics

## LEDs:

Long life, high efficacy, surface-mount LEDs

## Color Uniformity:

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

## Construction

## Housing:

Aluminum alloy

## Lens:

Prismatic, heat-resistant borosilicate glass

## 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

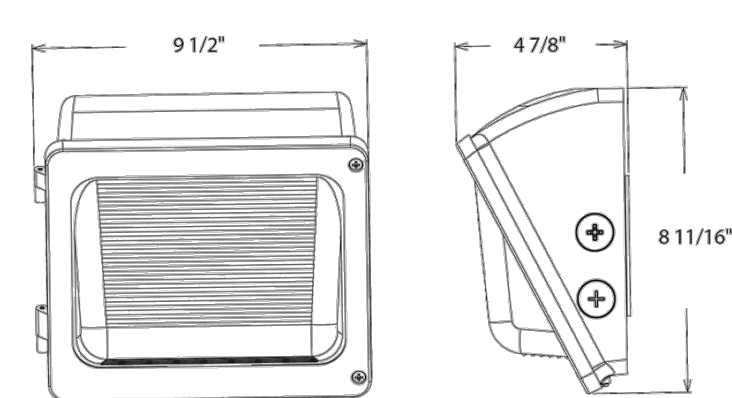
## \

## 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](http://rablighting.com/warranty).

## 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](mailto:techsupport@rablighting.com) Website: [www.rablighting.com](http://www.rablighting.com)  
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Page 2 of 3

## WPX1

RAB

## Ordering Matrix

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

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

Need help? Tech help line: (888) 722-1000 Email: [techsupport@rablighting.com](mailto:techsupport@rablighting.com) Website: [www.rablighting.com](http://www.rablighting.com)  
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Page 3 of 3

## 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 COMPLIANCE FOR 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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**FRANZ**  
architects

7608 Benbrook Parkway  
Benbrook, Texas 76126  
(817) 737-9922  
[www.Franzarchitects.com](http://www.Franzarchitects.com)

STANDARD SUPPLY WAREHOUSE  
1575 TECHNOLOGY WAY  
ROCKWALL, TX 75032

Revisions:

File Name: 25233-E302  
Project No: 25233  
Date: 12/06/2025  
Drawn By: Tl  
Checked By:

SHEET

# E1.1

PHOTOMETRIC SPECS





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

## NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: 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

## NOTARY VERIFICATION [REQUIRED]

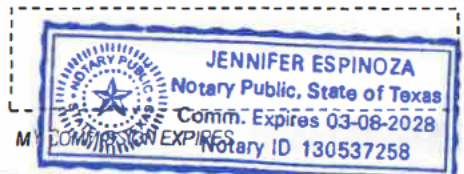
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Spencer Shaw [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 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 TH 12th DAY OF December, 2025

OWNER'S SIGNATURE

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](http://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.







PRELIMINARY  
NOT TO BE USED  
FOR  
REGULATORY  
APPROVAL,  
PERMITTING OR  
CONSTRUCTION



STANDARD SUPPLY WAREHOUSE  
1575 TECHNOLOGY WAY  
ROCKWALL, TX 75032

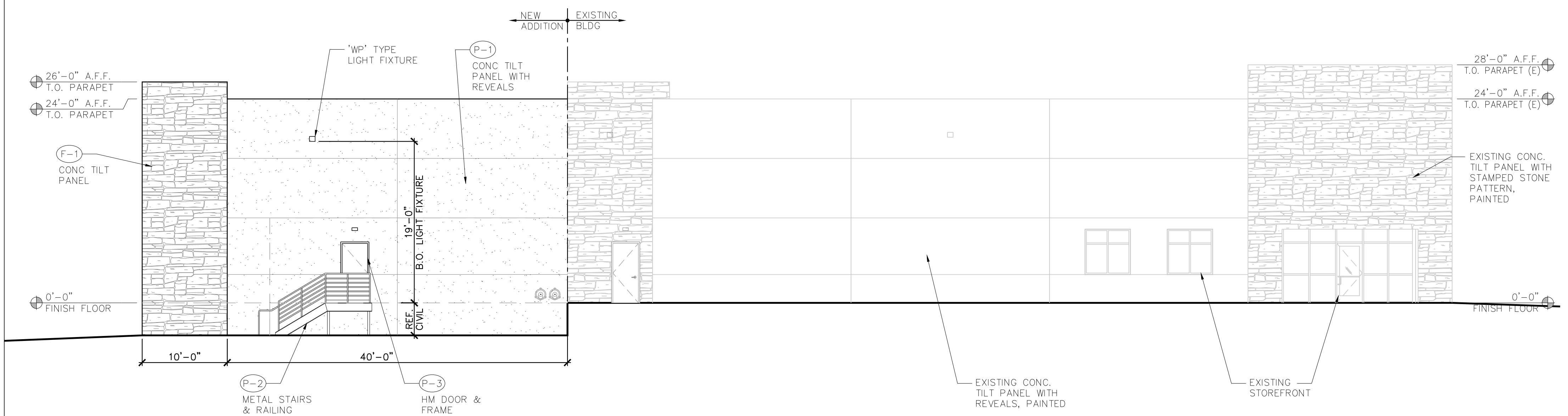
Revisions:

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

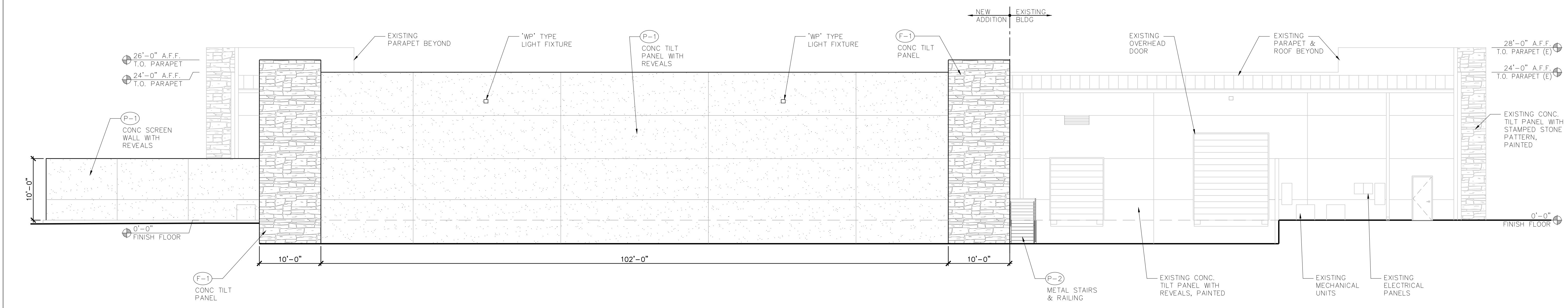
SHEET  
A2.0  
EXTERIOR  
ELEVATIONS

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

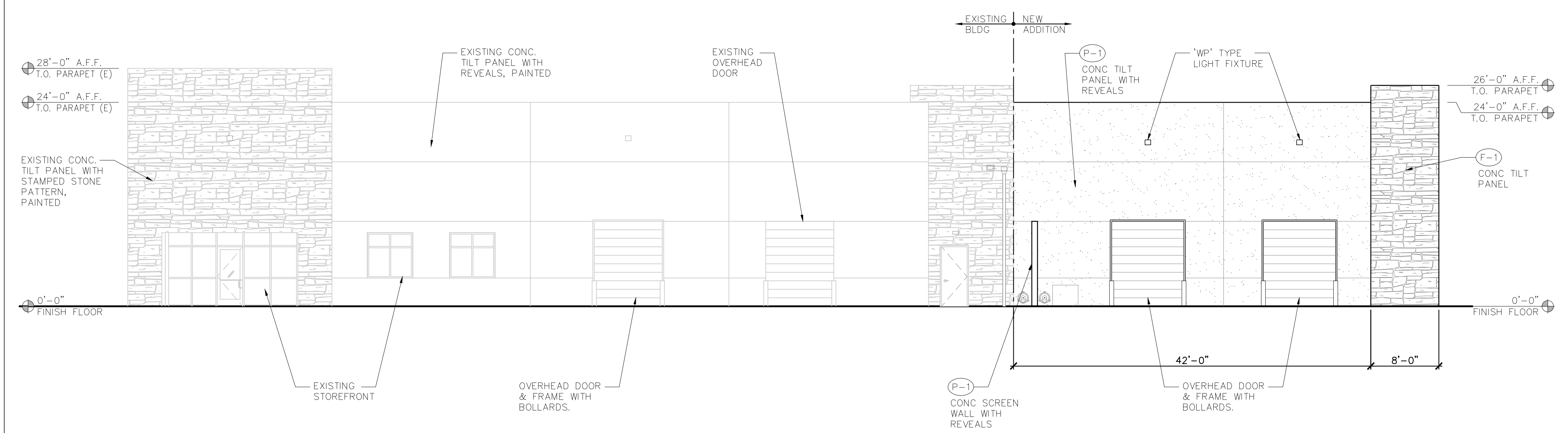
FINISH LEGEND	
STONE PATTERN	TEXTURED PAINT



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

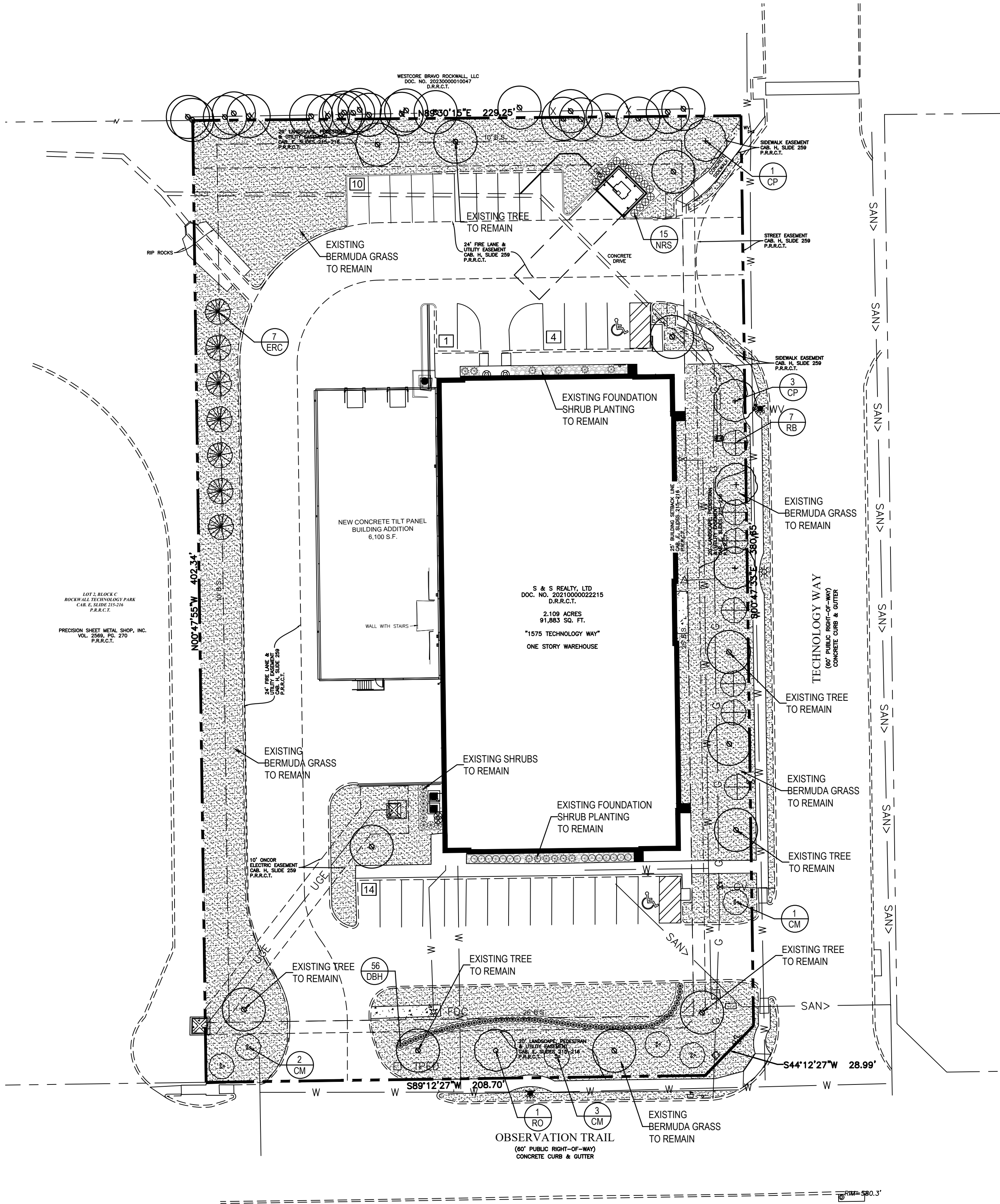


2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



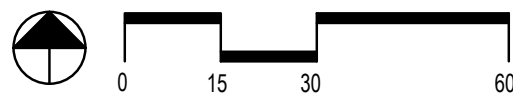
3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"





01 LANDSCAPE PLAN

SCALE 1"=30'-0"



EXISTING PLANT LEGEND:

- EXISTING TREE
- EXISTING RED YUCCA
- EXISTING DWARF YAUAPON HOLLY
- EXISTING BERMUDA GRASS

PROPOSED PLANT LEGEND:

- CHINESE PISTACHE - 4" CALIPER
- RED OAK - 4" CALIPER
- GRAPE MYRTLE - 4' HEIGHT
- EASTERN RED CEDAR - 4' HEIGHT
- REDBUD - 4' HEIGHT
- DWARF BURFORD HOLLY - 5 GALLON
- NELLIE R. STEVENS HOLLY - 7 GALLON

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

TECHNOLOGY WAY (395 L.F.)

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

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</i> '419'		solid sod refer to notes

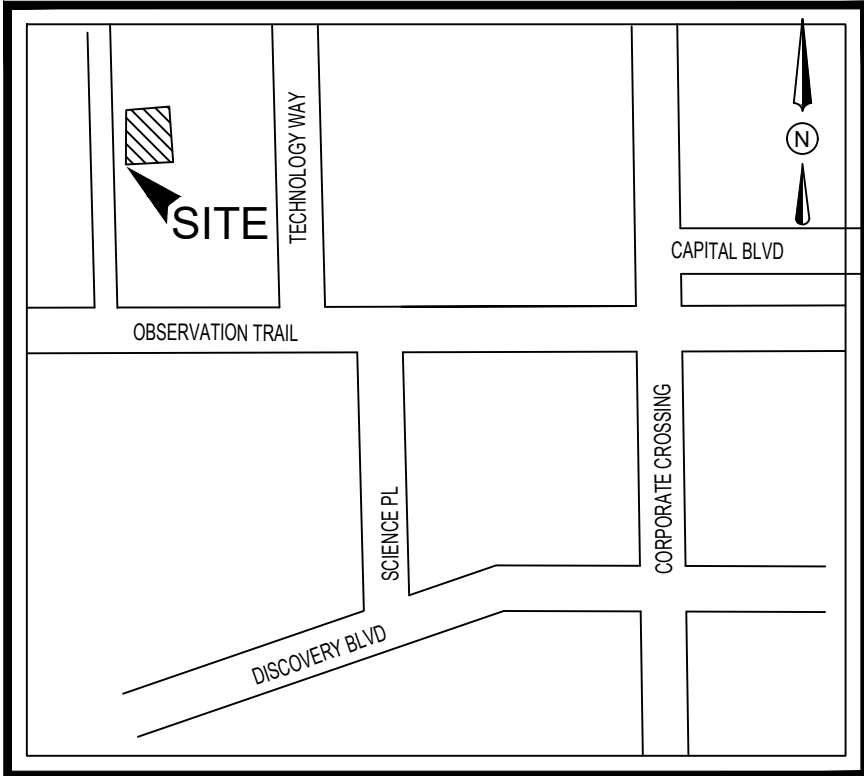
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

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
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		OWNER/DEVELOPER	
TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-5558		SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800	
SURVEYOR		ARCHITECT	
TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-8321		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 CLOUDS, 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.

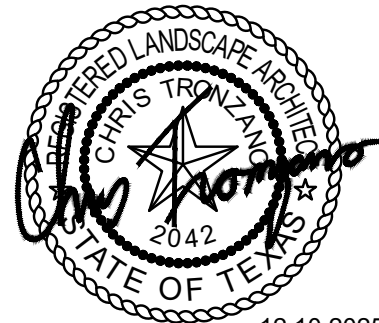
APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Planning & Zoning Commission, Chairman Director of Planning and Zoning



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



12.10.2025

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:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1990, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- 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.
- 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.
- Product Data: Submit complete product data and specifications on all other specified materials.
- 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.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
  - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  - All planting areas shall receive a two (2") inch layer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
  - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
  - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

3.3 CLEANUP AND ACCEPTANCE

- Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") 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.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- 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

- Maintenance:
  - 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.
  - 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.
  - 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.
  - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
  - 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 materials as soon as weather 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.
    - 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 ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - 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.
    - 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.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:

- 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.
- Landscape 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.
- 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.
- 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.
- 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.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

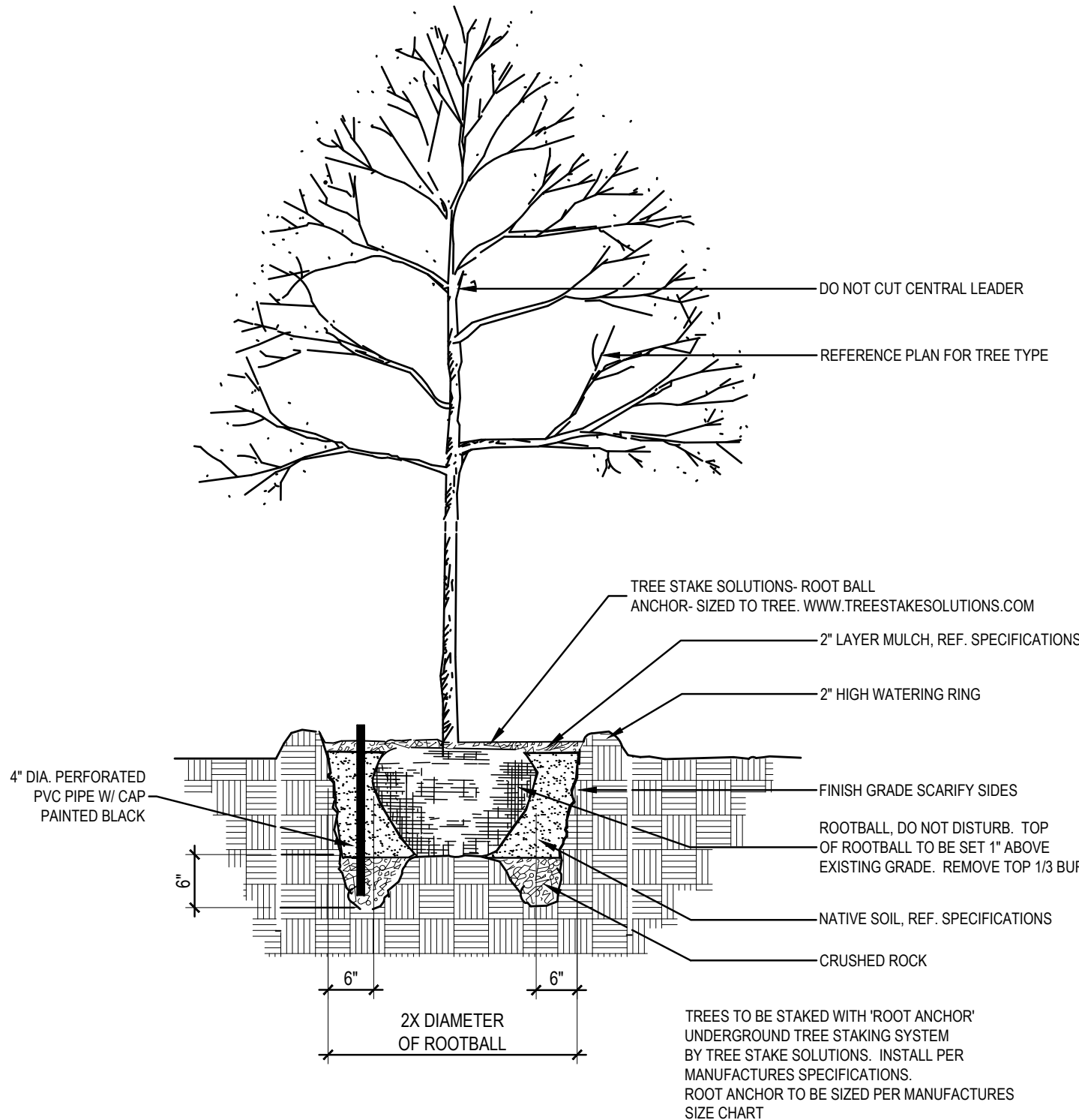
- Preparation:
  - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

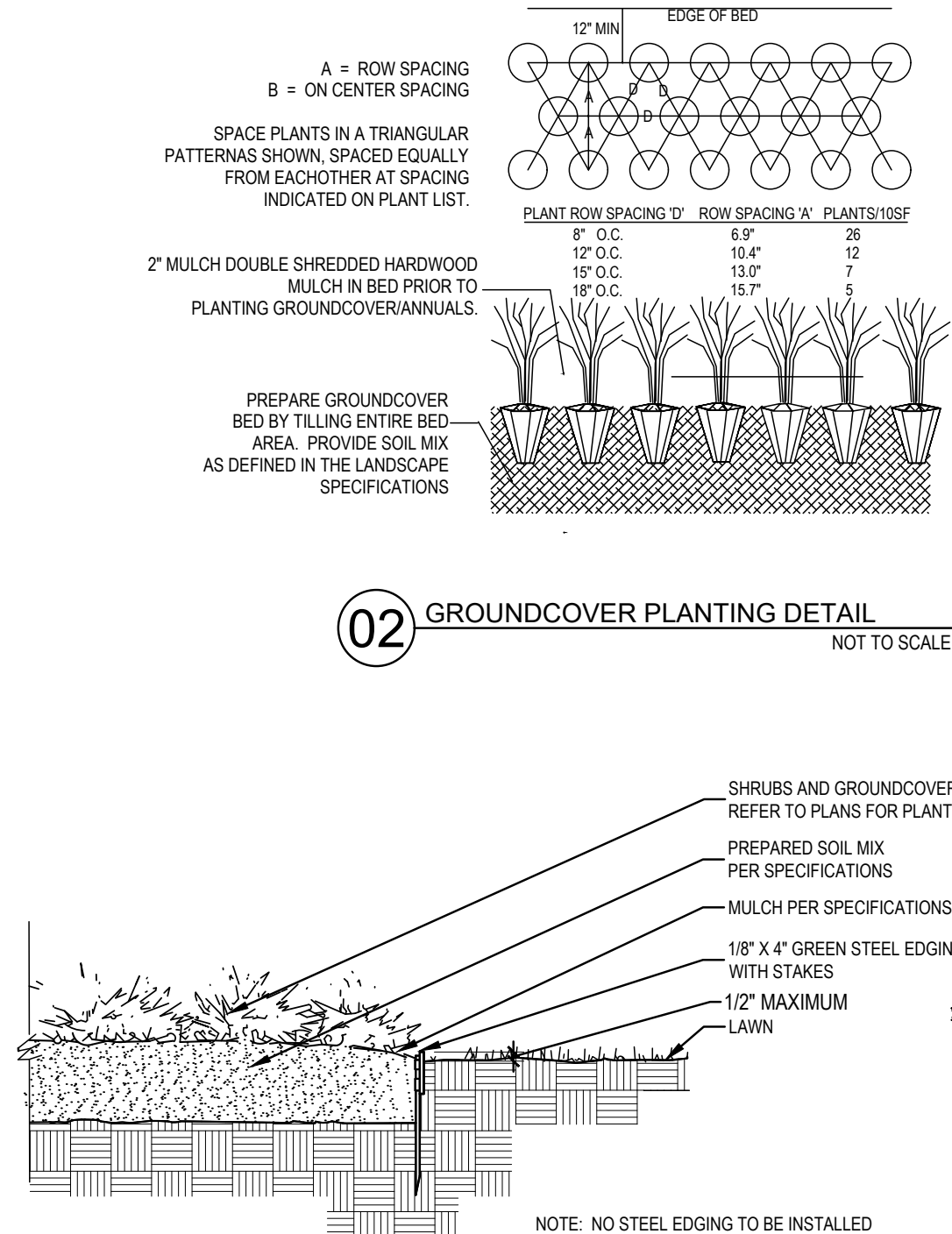
- Sandy Loam:
  - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nulgrass shall be rejected.
  - Physical properties as follows:
    - Clay – between 7-27 percent
    - Silt – between 15-25 percent
    - Sand – less than 52 percent
  - Organic matter shall be 3%-10% of total dry weight.
  - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

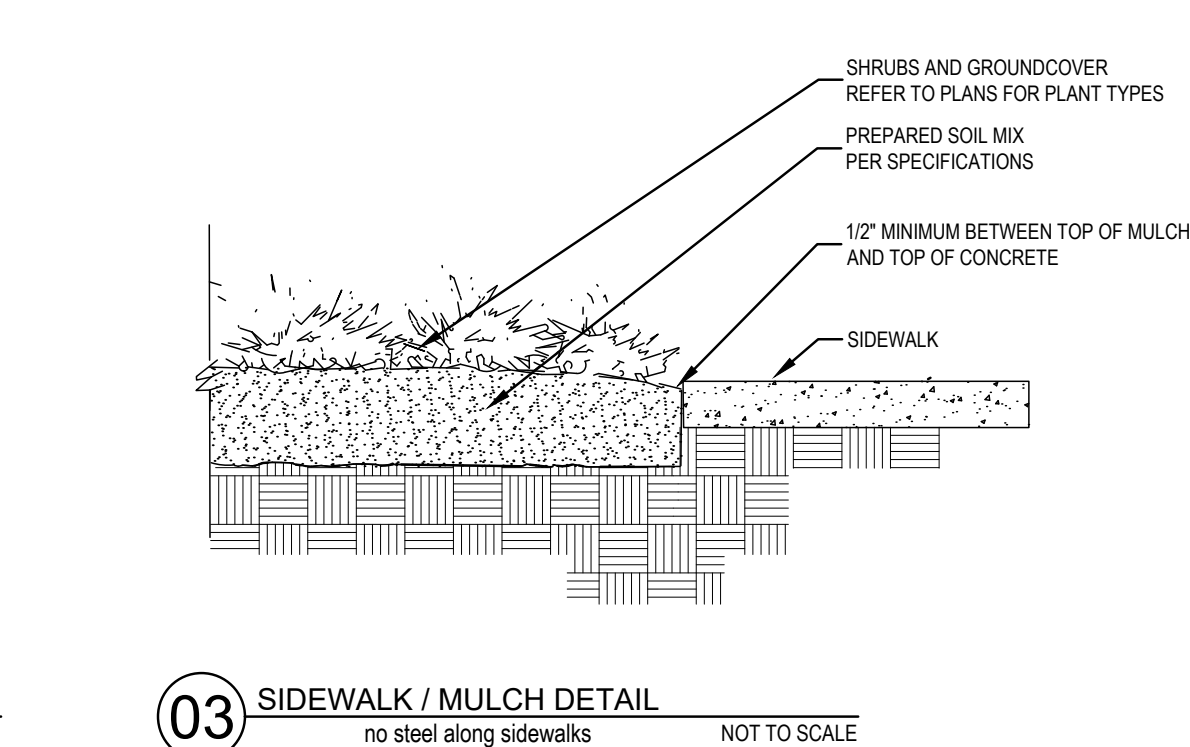
- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.
- Staking Material for Shade Trees:
  - Post: Studded T-Post, #1 Armo-co with anchor plate, 6'-0" length; paint green.
  - Wire: 12 gauge, single strand, galvanized wire.
  - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



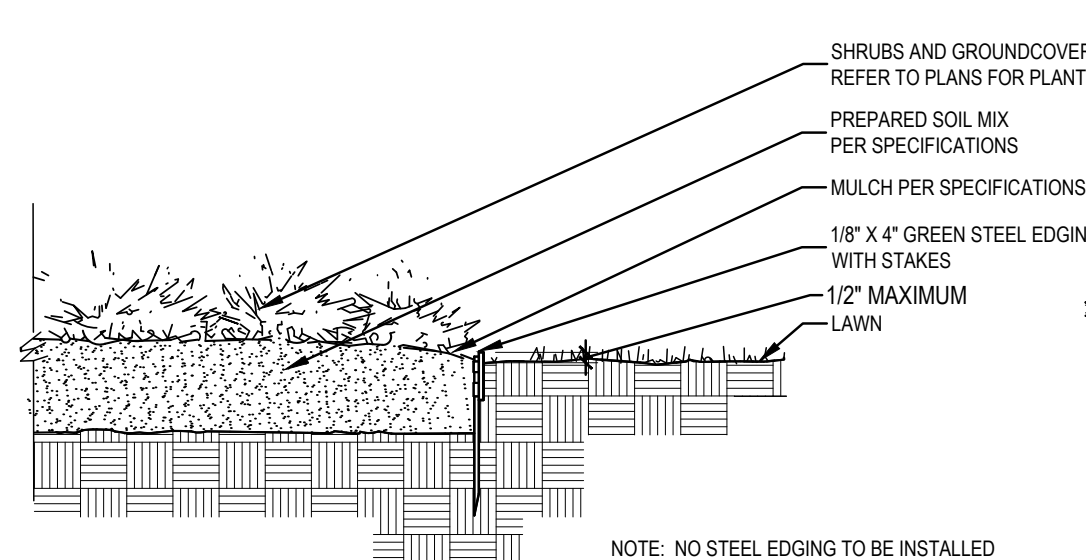
01 TREE PLANTING DETAIL NOT TO SCALE



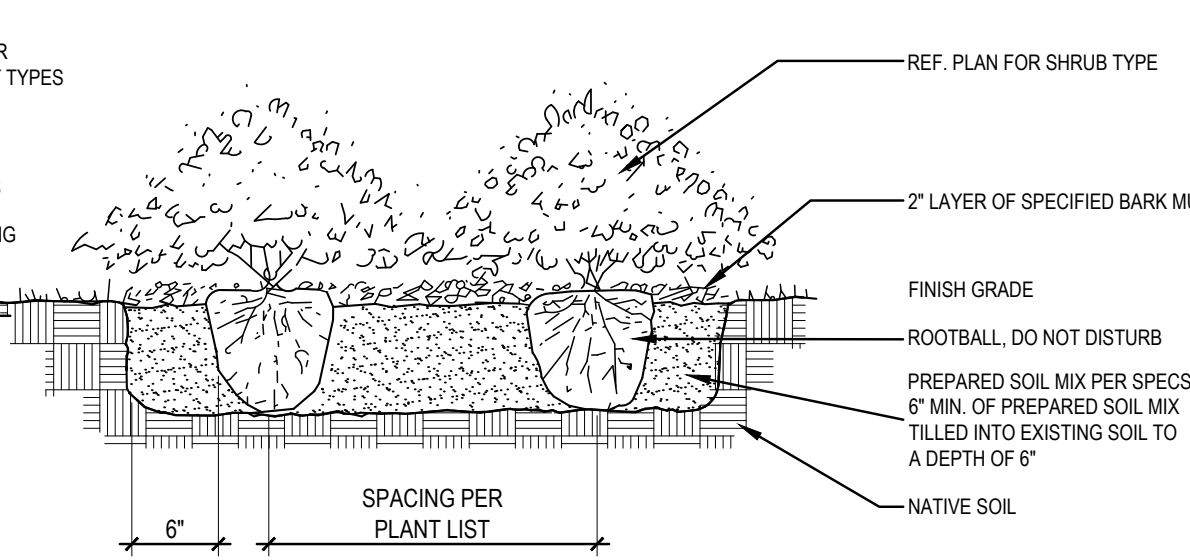
02 GROUND COVER PLANTING DETAIL NOT TO SCALE



03 SIDEWALK / MULCH DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

PROJECT CONTACT LIST	
ENGINEER TRIANGULAR ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA B PATEL, P.E. PHONE: 469-331-5568	OWNER/DEVELOPER SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-8321	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 OUR HANDS, THIS \_\_\_\_ day of \_\_\_\_, \_\_\_\_.

Planning & Zoning Commission, Chairman Director of Planning and Zoning



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



12.10.2025

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:

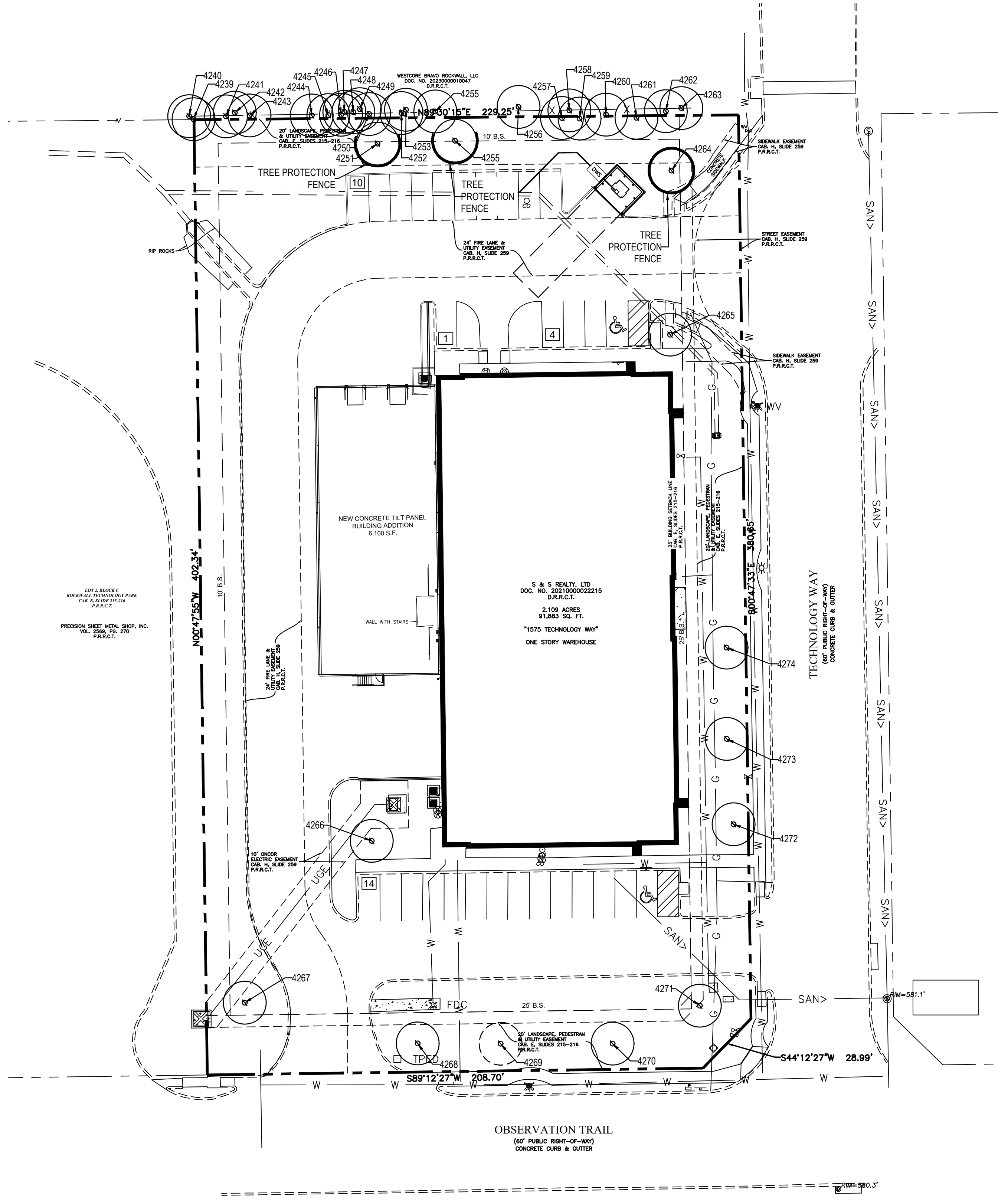
12.10.2025

SHEET NAME:  
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

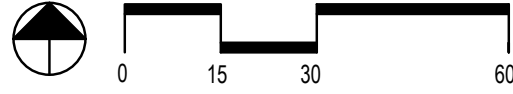
L.3





01 TREE PRESERVATION PLAN

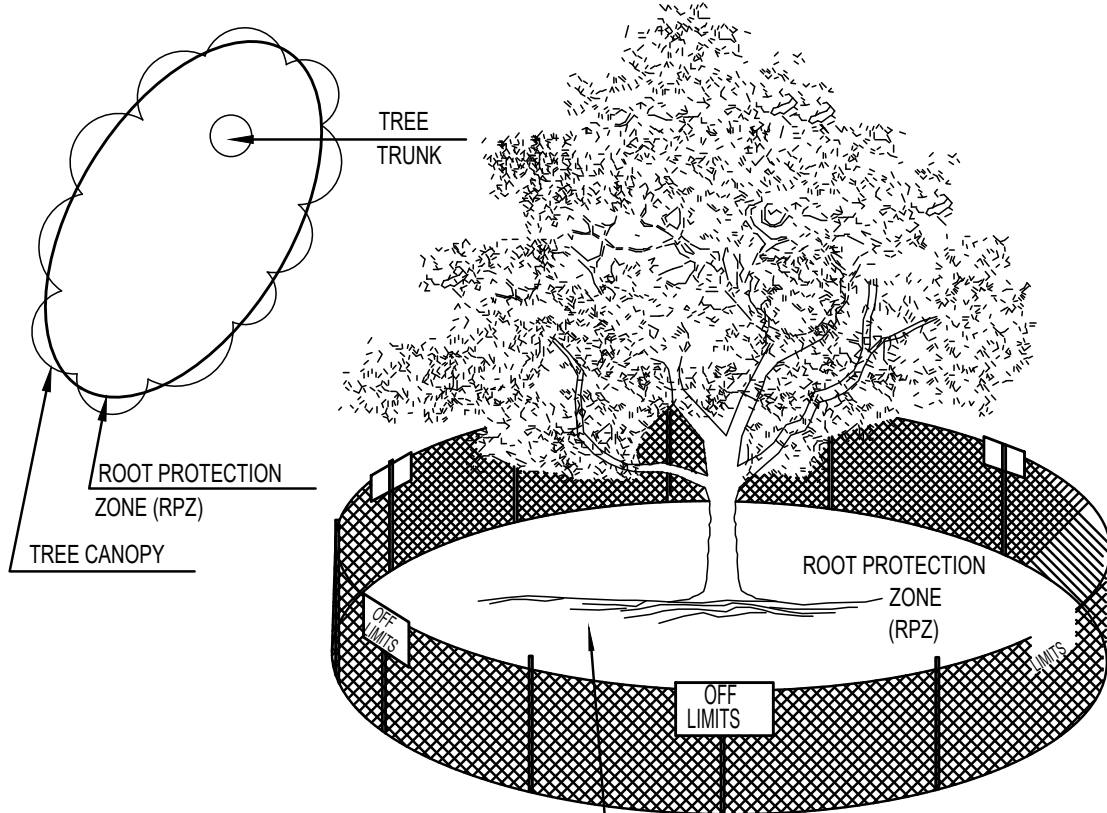
SCALE 1"=30'-0"



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



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

01 TREE PROTECTION FENCE A

NOT TO SCALE

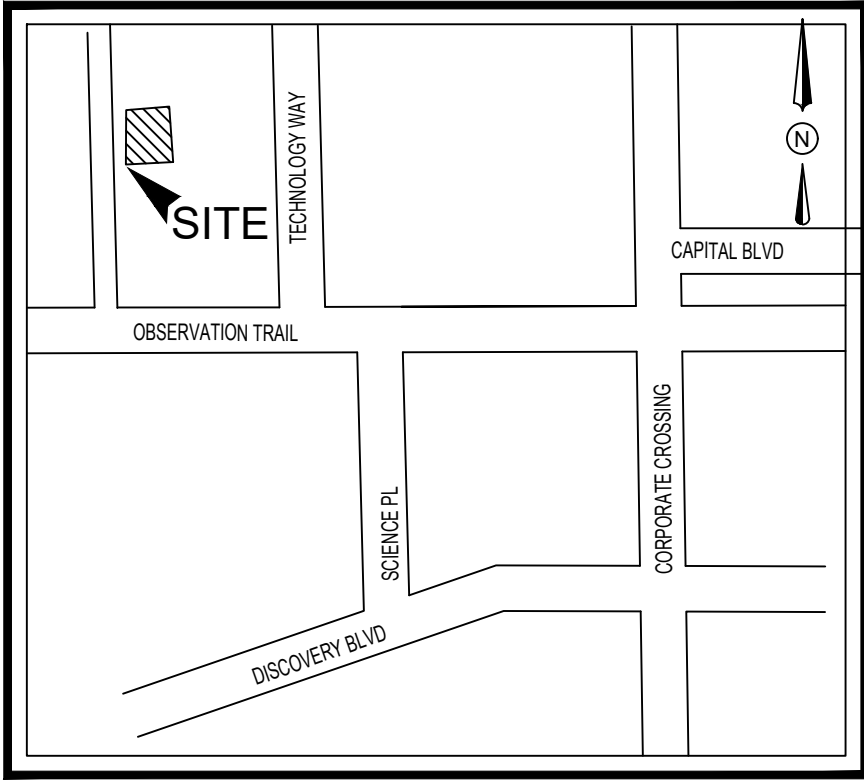
SITE DATA SUMMARY TABLE	
SITE ACREAGE:	2.11 ACRES (91,878.41 S.F.)
ZONING:	LIGHT INDUSTRIAL (LI)
PROPOSED USE:	WAREHOUSE ADDITION
BUILDING AREA:	26,100 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	28'
BUILDING COVERAGE:	28.41%
FLOOR AREA RATIO:	0.28
IMPERVIOUS AREA:	62,295.74 S.F. (67.80%)
PERVIOUS/LANDSCAPE AREA:	29,582.67 S.F. (32.20%)
TOTAL PARKING REQUIRED	27 SPACES
1 SP PER 1000 S.F.	
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: 469-331-5568	OWNER/DEVELOPER SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-530-7800
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-9321	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 OUR HANDS, THIS \_\_\_\_ day of \_\_\_\_, \_\_\_\_.

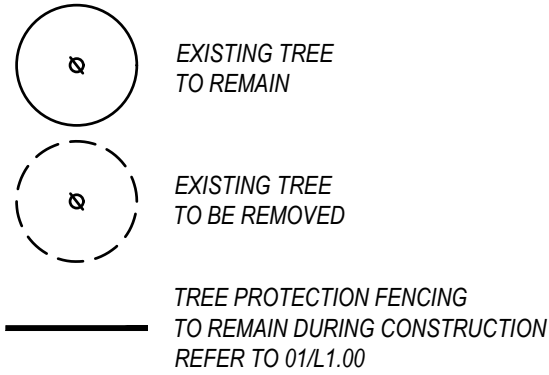
Planning & Zoning Commission, Chairman Director of Planning and Zoning



VICINITY MAP

N.T.S.

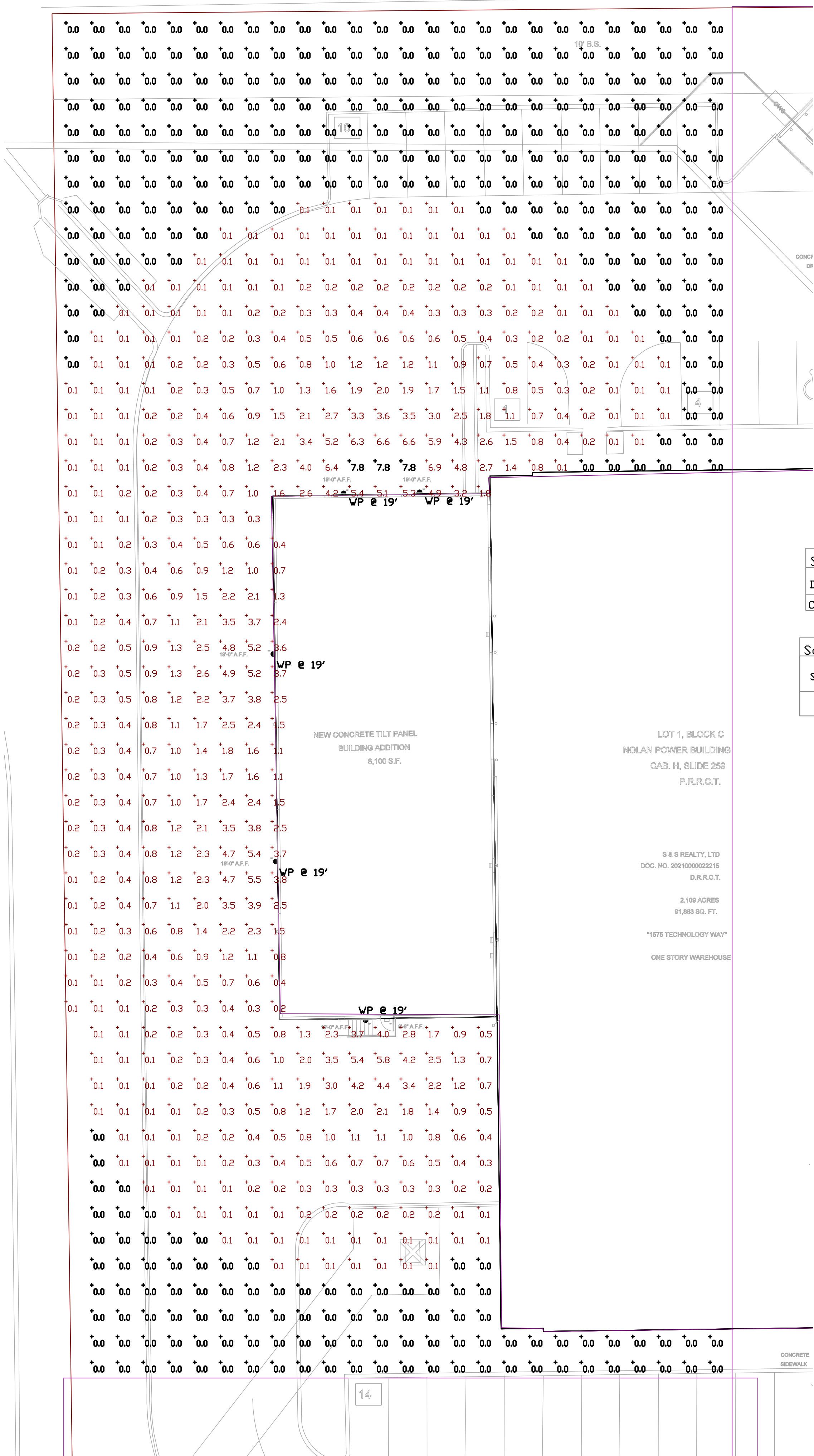
EXISTING TREE LEGEND



EXISTING TREE NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIPLINE (CANOPY) OF TREE.
- 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.
- 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.
- 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.
- 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.
- 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.
- TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIPLINE OF TREES.
- 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.
- 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.
- 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.
- 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).
- 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).
- 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.





1 SITE AND DRIVE THRU PHOTOMETRIC PLAN  
Scale: 1/16" = 1'-0"

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

**CASE**  
Engineering Inc.

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



STANDARD SUPPLY WAREHOUSE  
1575 TECHNOLOGY WAY  
ROCKWALL, TX 75032

Revisions:

File Name: 25233-E302  
Project No: 25233  
Date: 12/08/2025  
Drawn By:  
Checked By: TI

SHEET  
E1.0  
PHOTOMETRIC PLAN

## WPX1

RAB



Color: Bronze

Weight: 6.2 lbs

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	17.7-33.3W	Efficacy	134.6-146.8 lm/W

## LED Info

## Technical Specifications

## Field Adjustability

## Field Adjustable:

Field Adjustable Light Output:  
30W/20W/15W (factory default 30W)  
Color temperature selectable 3000K, 4000K and 5000K (factory default 4000K)

## Compliance

## UL Listed:

Suitable for wet locations

## IP Rating:

Ingress protection rating of IP65 for dust and water

## Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

## DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.  
DLC Product Code: S-MW1V2F

## Electrical

## Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz  
30W: 120V: 0.28A 208V: 0.14A, 240V: 0.13A, 277V: 0.12A  
20W: 120V: 0.22A 208V: 0.10A, 240V: 0.08A, 277V: 0.07A  
15W: 120V: 0.14A 208V: 0.07A, 240V: 0.06A, 277V: 0.06A

## Dimming Driver:

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

## THD:

30W: 2.82% at 120V, 9.29% at 277V  
20W: 3.16% at 120V, 11.85% at 277V  
15W: 5.05% at 120V, 20.56% at 277V

## Power Factor:

30W: 99.7% at 120V, 93.5% at 277V  
20W: 99.6% at 120V, 90.2% at 277V  
15W: 98.9% at 120V, 81.6% at 277V

## Photocell:

Integrated photocell included with on/off switch

## Surge Protection:

4kV

## Performance

## Lifespan:

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

## Wattage Equivalency:

30W: Replaces up to 125W Metal Halide (MH) or 100W High-Pressure Sodium (HPS)  
20W: Replaces up to 100W Metal Halide (MH) or 100W High-Pressure Sodium (HPS)  
15W: Replaces up to 70W Metal Halide (MH) or 70W High-Pressure Sodium (HPS)

## LED Characteristics

## LEDs:

Long life, high efficacy, surface-mount LEDs

## Color Uniformity:

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

## Construction

## Housing:

Aluminum alloy

## Lens:

Prismatic, heat-resistant borosilicate glass

## 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

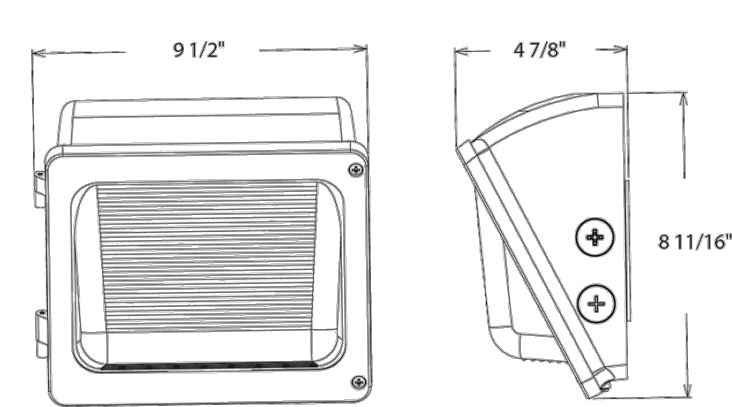
## \

## 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](http://rablighting.com/warranty).

## 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](mailto:techsupport@rablighting.com) Website: [www.rablighting.com](http://www.rablighting.com)  
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Page 2 of 3

## WPX1

RAB

## Ordering Matrix

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

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

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

Page 3 of 3

## 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 COMPLIANCE FOR 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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**FRANZ**  
architects

(817) 737-9922

[www.franzarchitects.com](http://www.franzarchitects.com)

7608 Benbrook Parkway  
Benbrook, Texas 76126

STANDARD SUPPLY WAREHOUSE  
1575 TECHNOLOGY WAY  
ROCKWALL, TX 75032

Revisions:

File Name: 25233-E302  
Project No: 25233  
Date: 12/06/2025  
Drawn By: T1  
Checked By:

SHEET

E1.1

PHOTOMETRIC SPECS





## 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](mailto:PLANNING@ROCKWALL.COM)

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**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](mailto: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](http://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.





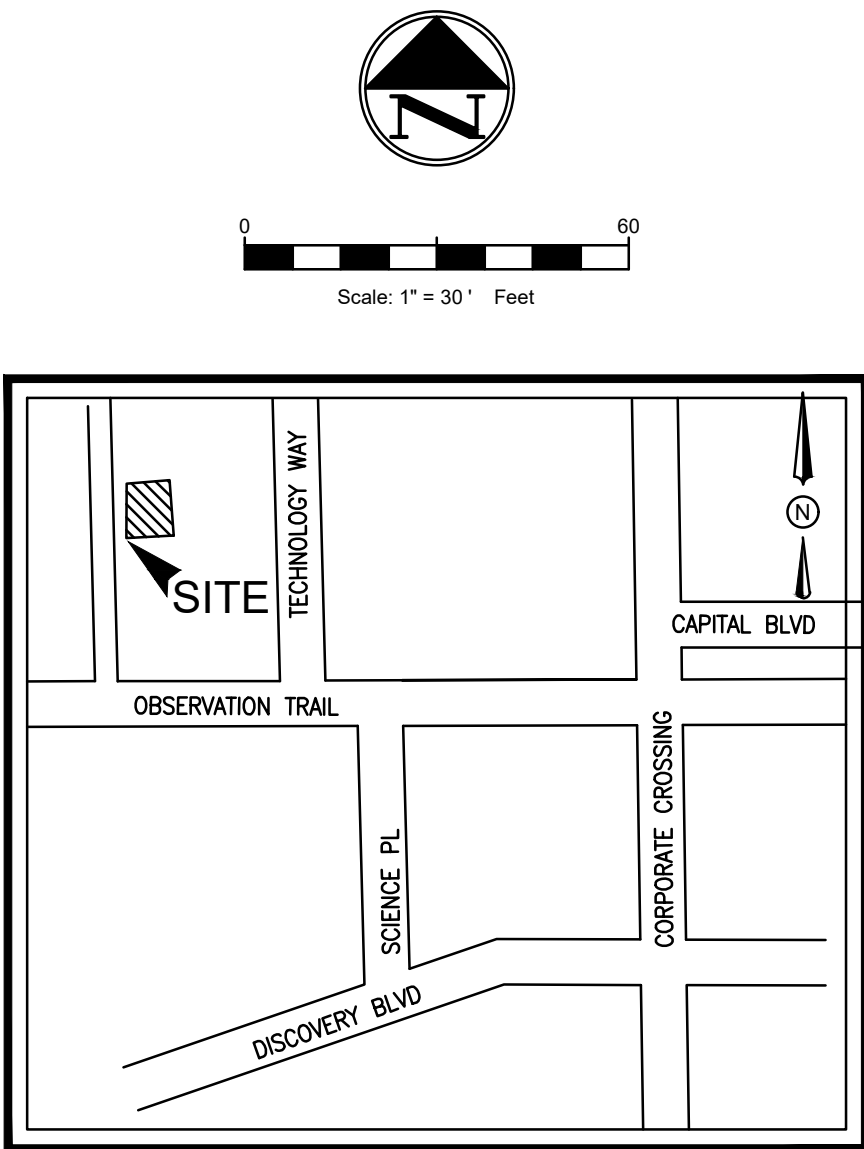
BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	402.34'	N00°47'55"W
L2	229.25'	N89°30'15"E
L3	380.65'	S00°47'33"E
L4	28.99'	S44°12'27"W
L5	208.70'	S89°12'27"W

**FLOOD PLAIN NOTE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY OANEL 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.

EXISTING LEGEND		
● 1/2" IR FOUND	○-○ IRRIGATION VALVE	NO PARKING
● 1/2" IR SET	○-○ WATER VALVE	CONCRETE
● 5/8" IR FOUND	○-○ FIRE HYDRANT	GRAVEL
● 3/8" IR FOUND	○-○ UTILITY POLE	BRICK
● 60-D NAIL FOUND	○-○ WATER METER	STONE
● PK NAIL SET	○-○ GAS METER	WOOD DECK
● 1/2" IP FOUND	○-○ A.C. PAD	BUILDING WALL
● X-FOUND	○-○ TRANS. BOX	TILE
● 1" IR FOUND	○-○ GAS MARKER	BUILDING LINE
● 1" IP FOUND	○-○ OVERHEAD UTILITY LINE	EASEMENT
● POINT FOR CORNER	○-○ GUY WIRE ANCHOR	BOUNDARY
■ CON. MONUMENT	○-○ BARBED WIRE FENCE	HIGHBANK LINE
■ 3/4" IP FOUND	○-○ IRON FENCE	PARKING STRIPE
■ TELE. BOX	○-○ CHAINLINK FENCE	HANDICAP SPACE
■ CABLE BOX	○-○ WOOD FENCE	
■ ELECTRIC BOX	○-○ PIPE RAIL FENCE	
■ BRICK COLUMN	○-○ COVERED AREA	
■ STONE COLUMN	○-○ ASPHALT	
○ STORM DRAIN MH.	○-○ FIRE LANE STRIPE	
○ SAN. SEW. CO.	○-○ BRICK RET. WALL	
○ BOLLARD POST	○-○ STONE RET. WALL	
○ LIGHT POLE	○-○ CON. RET. WALL	
○ SAN. SEW. MH.		



VICINITY MAP  
N.T.S.

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'
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

- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
  - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
  - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
  - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
  - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
  - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
  - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
  - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
  - AREA UNDER DUMPSTER SHALL DRAIN TO THE PROPOSED OIL SEPARATER.

SITE LEGEND	
CONCRETE CURB	=====
SAW-CUT LINE	-----
FENCE	X X
FIRE LANE	=====
STRIPING	=====
PARKING SPACES	X
MONUMENT/PYLON SIGN	=====
WHEEL STOPS	=====
HANDICAP LOGO	=====
HANDICAP SIGN	=====
RAMP	=====
BOLLARD	=====
TRAFFIC ARROW	=====
FIRE HYDRANT	=====
DUMPSTER	=====
SANITARY SEWER MANHOLE	=====
SANITARY SEWER CLEANOUT	=====
SANITARY SEWER DOUBLE CLEANOUT	=====
SANITARY SEWER SAMPLE PORT	=====
GREASE TRAP	=====
DOMESTIC WATER METER	=====
IRRIGATION METER	=====
GAS METER	=====
TRANSFORMER	=====
LIGHT POLE	=====
POWER POLE	=====

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

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 TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-9321	ARCHITECT FRANZ AECHITECTS 7608 BENBROOK PARKWAY BENBROOK, TEXAS 76126 JASON BEANE PHONE: 817-851-6107

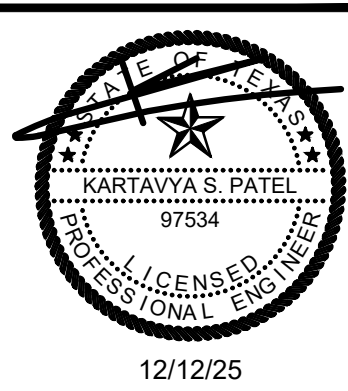
TABLE 1: PAVEMENT DESIGN THICKNESS

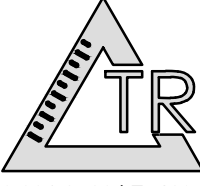
STREET/PAVEMENT TYPE	MINIMUM THICKNESS (INCHES)	STRENGTH 28 DAY (PSI)	STEEL REINFORCEMENT		PAVING MATERIAL
			BAR#	SPACING (OCEW)	
PARKING LOT	6"	3000	#3	18"	CONCRETE (6.5 SACK/C.Y.)
FIRE LANE/DRIVE AISLE	6"	3500	#3	18"	CONCRETE (6.5 SACK/C.Y.)
DUMPSTER PAD	7"	3500	#3	18"	CONCRETE (6.5 SACK/C.Y.)

NOTE: PER SOIL REPORT RECOMMENDATIONS LIME STABILIZATIONS CAN BE ELIMINATED BY INCREASING PAVEMENT THICKNESS BY 1"

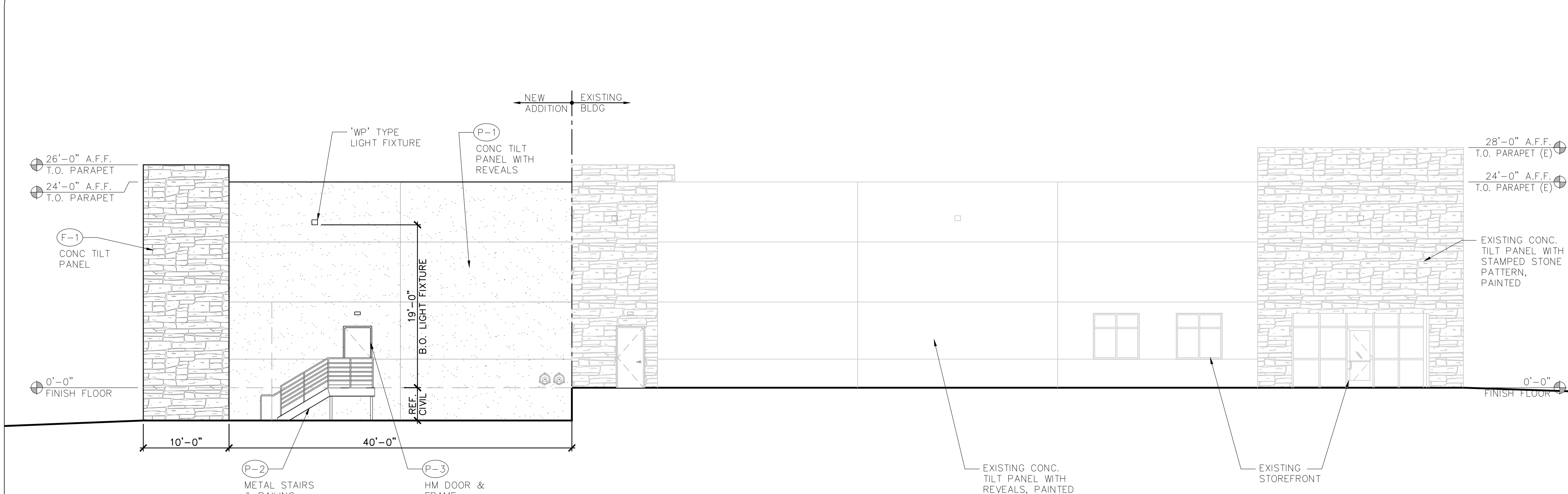


NO.	DATE	DESCRIPTION	BY
1	12/12/25	1st CITY SUBMITTAL	PK
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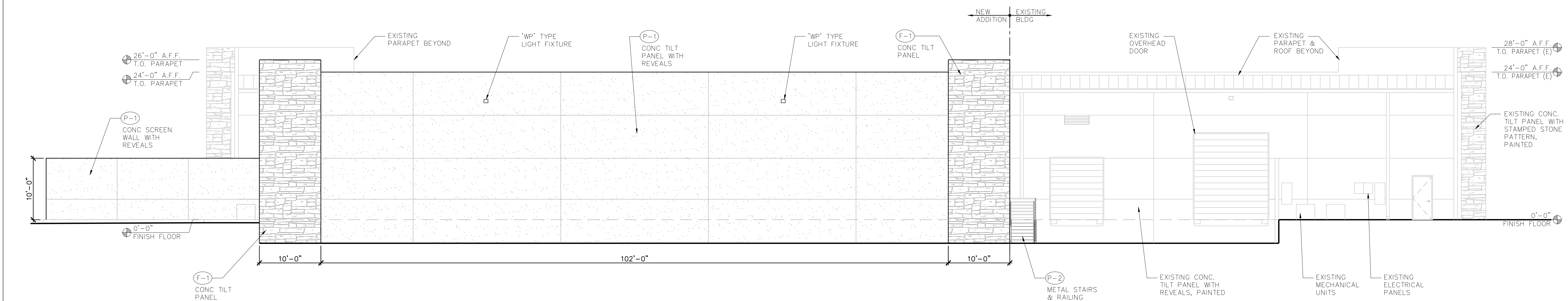


SITE PLAN					
WAREHOUSE ADDITION					
OBSERVATION TRAIL AND TECHNOLOGY WAY					
CITY OF ROCKWALL					
ROCKWALL COUNTY, TEXAS 75032					
NOLAN POWER BUILDING LOT 1 BLOCK C					
<div></div>					
T: 469.331.8566   F: 469.213.7145   E: info@triangle-engr.com W: triangle-engr.com   O: 1782 W. McDermott Drive, Allen, TX 75013					
Planning   Civil Engineering   Construction Management					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	12/12/25	SEE SCALE BAR	162-25	C-3.0
TX. P.E. FIRM #11525					

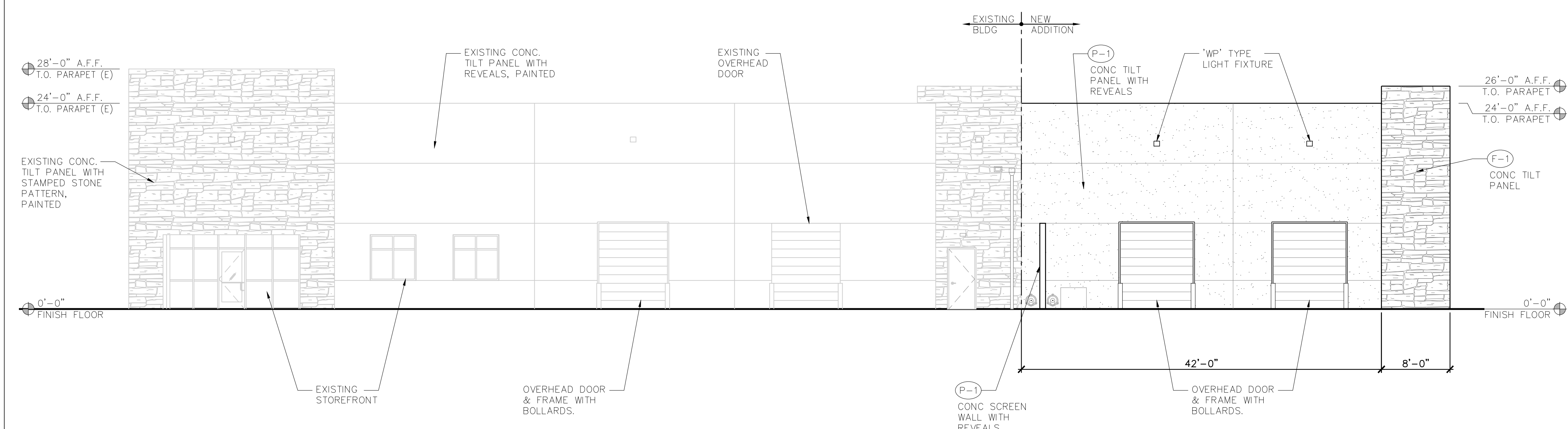




1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
F-1 STAMPED STONE PATTERN	SW 7010 WHITE DUCK	SHERWIN WILLIAMS	MATCH EXISTING FORMLINER STONE PATTERN
P-1 PAINT FINISH - FIELD COLOR	SW 6071 POPULAR GRAY	SHERWIN WILLIAMS	TEXTURED PAINT
P-2 PAINT FINISH - STAIR & RAILING	SW 6074 SPALDING GRAY	SHERWIN WILLIAMS	MATCH EXISTING
P-3 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

PRELIMINARY  
NOT TO BE USED  
FOR  
REGULATORY  
APPROVAL,  
PERMITTING OR  
CONSTRUCTION



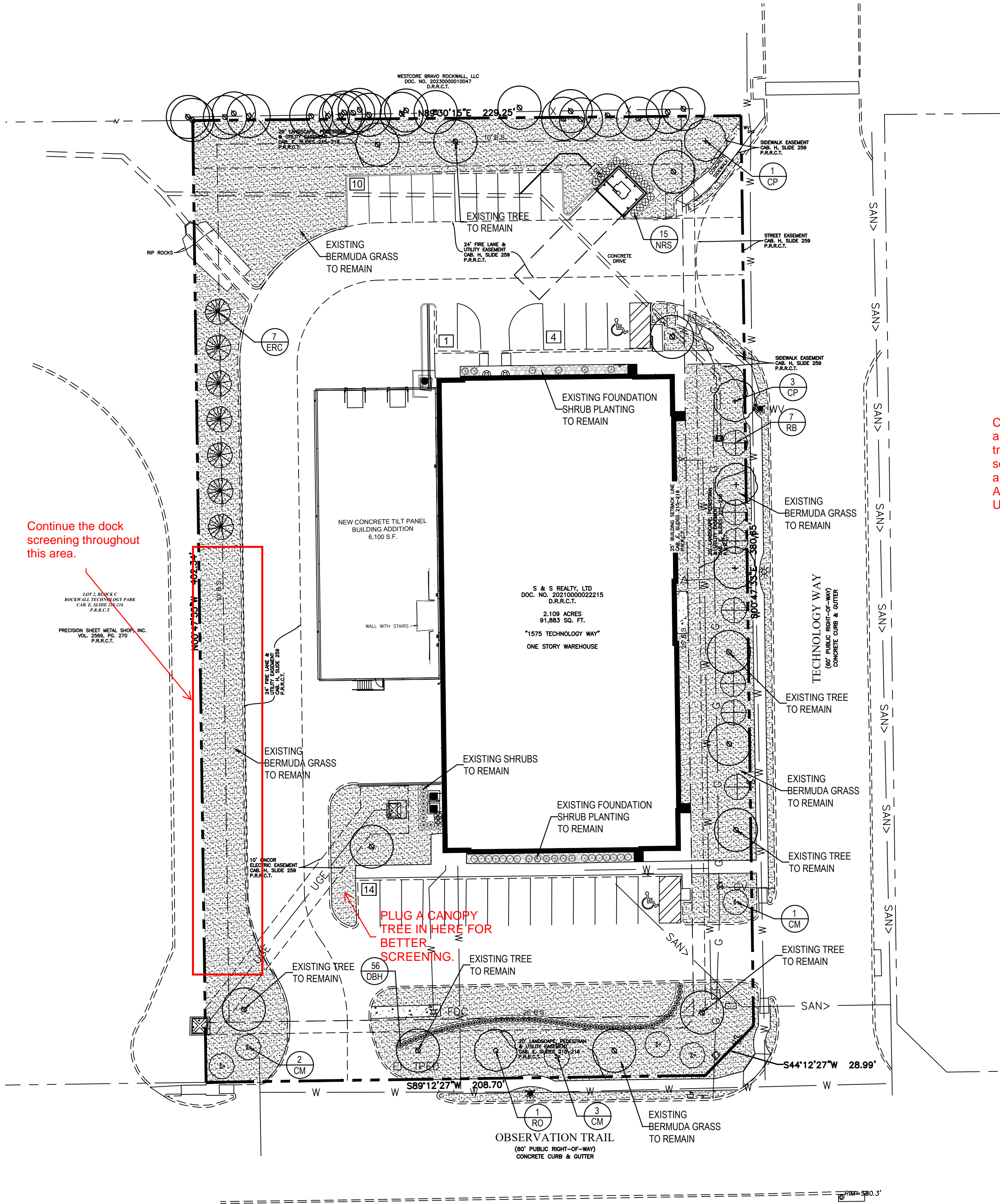
STANDARD SUPPLY WAREHOUSE  
1575 TECHNOLOGY WAY  
ROCKWALL, TX 75032

Revisions:

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

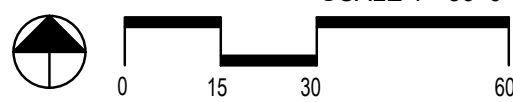
SHEET  
A2.0  
EXTERIOR  
ELEVATIONS





01 LANDSCAPE PLAN

SCALE 1"=30'-0"



EXISTING PLANT LEGEND:

- EXISTING TREE
- EXISTING RED YUCCA
- EXISTING DWARF YAUPOH HOLLY
- EXISTING BERMUDA GRASS

PROPOSED PLANT LEGEND:

- CHINESE PISTACHE - 4" CALIPER
- RED OAK - 4" CALIPER
- CRAPE MYRTLE - 4' HEIGHT
- EASTERN RED CEDAR - 4' HEIGHT
- REDBUD - 4' HEIGHT
- DWARF BURFORD HOLLY - 5 GALLON
- NELLIE R. STEVENS HOLLY - 7 GALLON

Crape Myrtles are not an approved accent tree. Please choose something from the approved plantings in Appendix C of the UDC.

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.

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

TECHNOLOGY WAY (395 L.F.)

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

PLANT MATERIAL SCHEDULE

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CP	RO	4	Chinese Pistache	<i>Pistacia chinensis</i>	4" cal.	container, 12" ht., 5' spread, 6" clear straight trunk
		1	Red Oak	<i>Quercus rubra</i>	4" cal.	
		6	Crape Myrtle	<i>Lagerstroemia indica</i>	4' ht.	
		7	Eastern Red Cedar	<i>Juniperus virginiana</i>	4' ht.	
ERC	RB	7	Redbud	<i>Cercis canadensis</i>	4' ht.	container, 4' ht., 3' spread, full to base

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

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

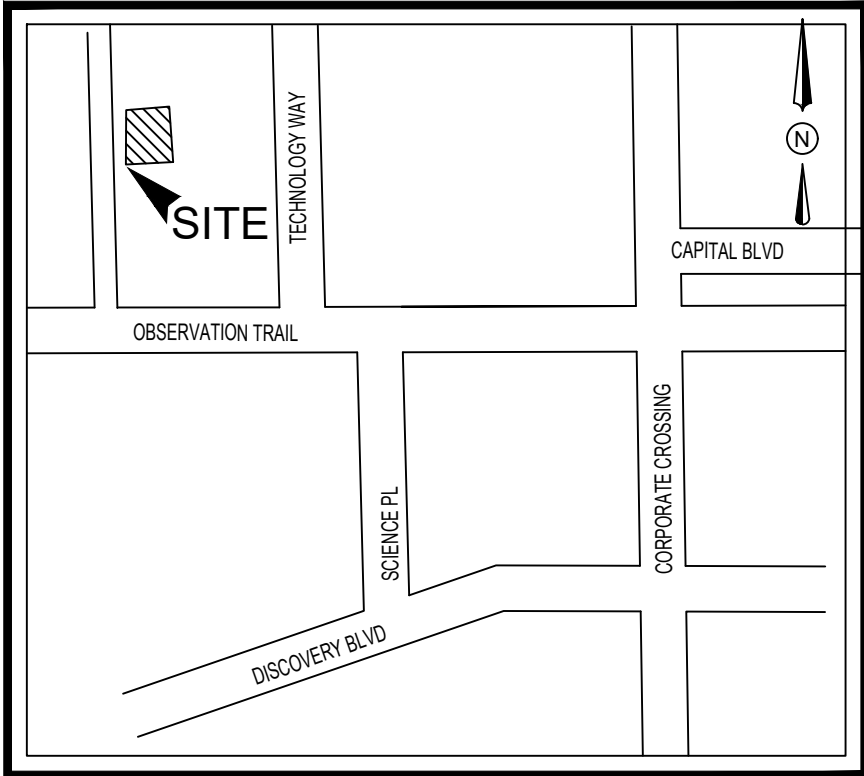
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

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
1 SP PER 1000 S.F.	
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	OWNER/DEVELOPER
TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-5558	SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800
SURVEYOR	ARCHITECT
TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-8321	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 CLOUDS, 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.

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 \_\_\_\_\_, 2025.

WITNESS OUR HANDS, THIS \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



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

CHRIS@STUDIOGREENSPOT.COM



12.10.2025

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:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1990, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- 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.
- 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.
- Product Data: Submit complete product data and specifications on all other specified materials.
- 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.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
  - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  - All planting areas shall receive a two (2") inch layer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
  - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
  - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

3.3 CLEANUP AND ACCEPTANCE

- Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") 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.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- 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

- Maintenance:
  - 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.
  - 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.
  - 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.
  - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
  - 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 materials as soon as weather 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.
    - 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 ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - 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.
    - 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.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:

- 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.
- Landscape 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.
- 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.
- 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.
- 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.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

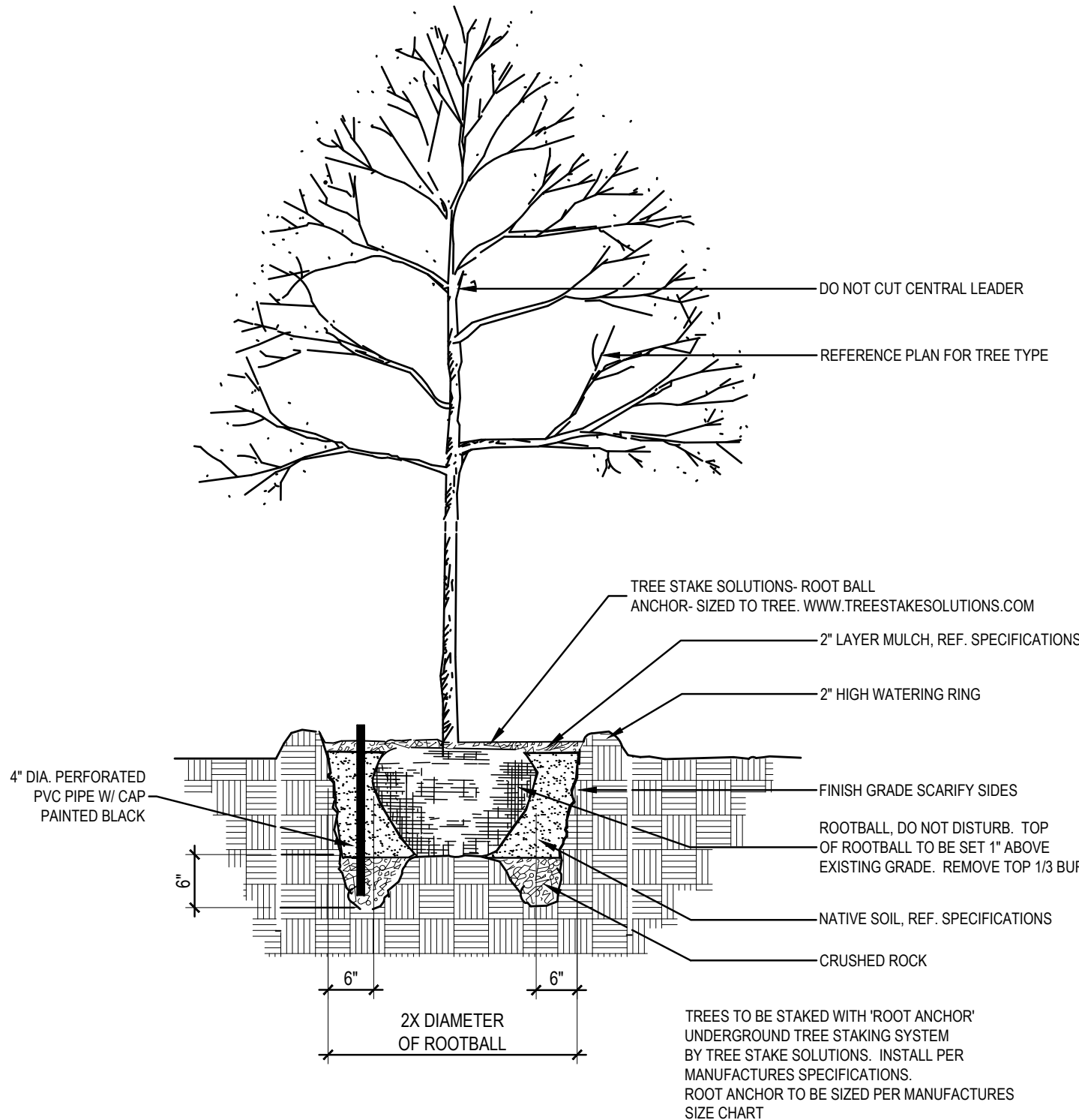
- Preparation:
  - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- Sandy Loam:
  - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutsgrass shall be rejected.
  - Physical properties as follows:
    - Clay – between 7-27 percent
    - Silt – between 15-25 percent
    - Sand – less than 52 percent
  - Organic matter shall be 3%-10% of total dry weight.
  - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

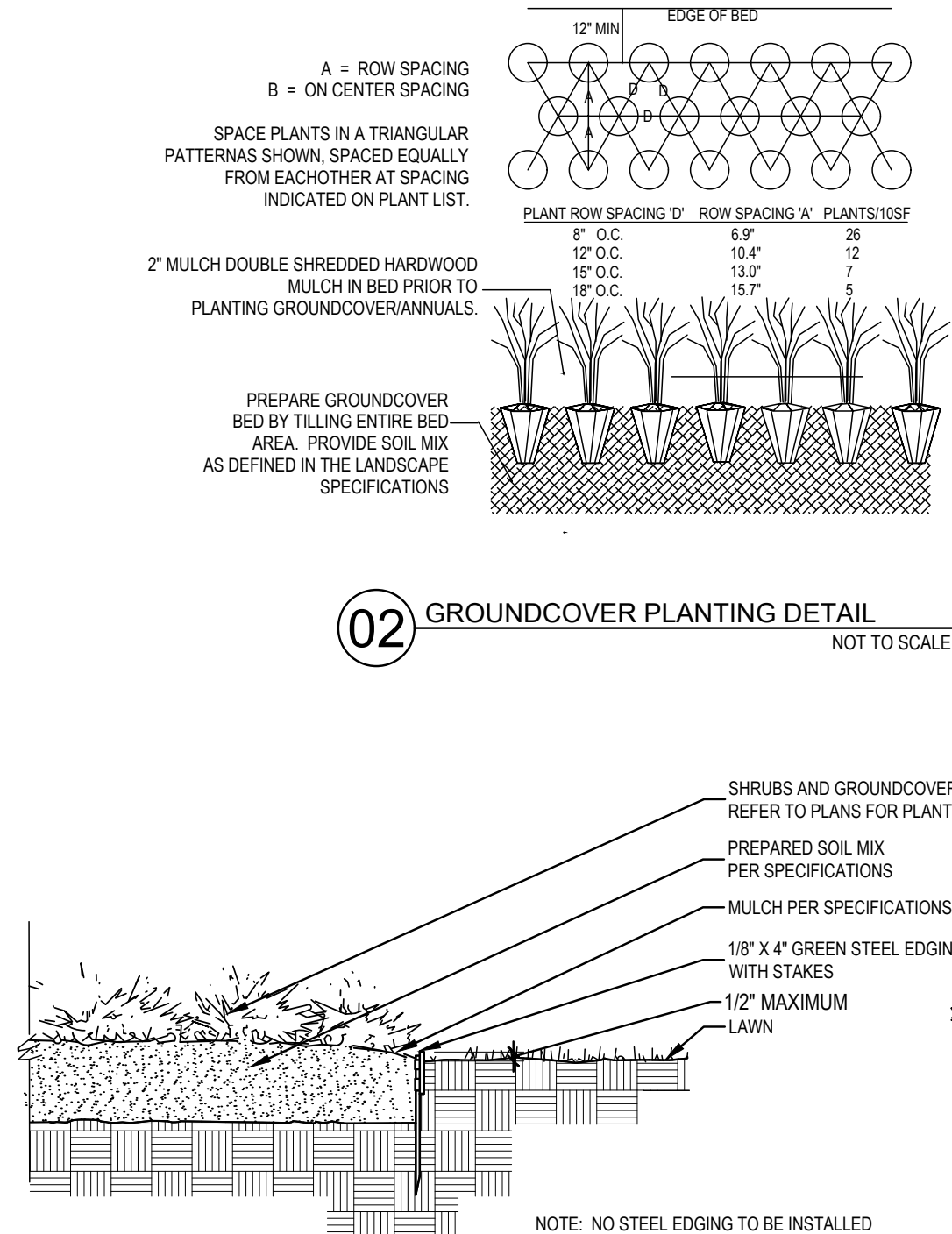
2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.
- Staking Material for Shade Trees:
  - Post: Studded T-Post, #1 Armo-co with anchor plate, 6'-0" length; paint green.
  - Wire: 12 gauge, single strand, galvanized wire.
  - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



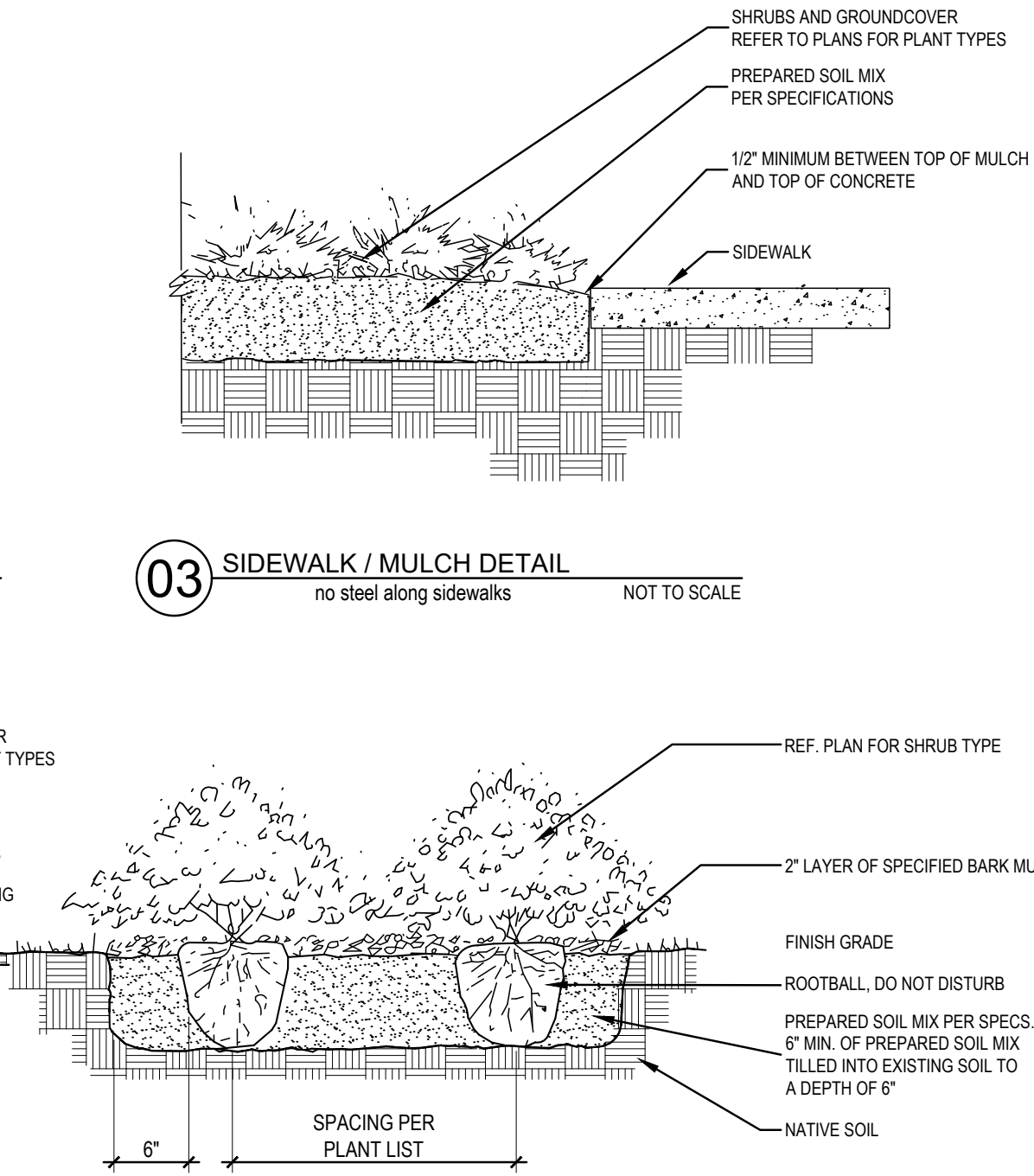
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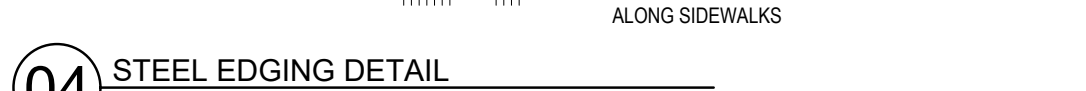
02 GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



03 SIDEWALK / MULCH DETAIL

NOT TO SCALE



04 STEEL EDGING DETAIL

NOT TO SCALE



05 SHRUB PLANTING DETAIL

NOT TO SCALE

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA B PATEL, P.E. PHONE: 469-331-5568	OWNER/DEVELOPER SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-8321	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 OUR HANDS, THIS \_\_\_\_ day of \_\_\_\_, \_\_\_\_.

Planning & Zoning Commission, Chairman Director of Planning and Zoning



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



12.10.2025

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:

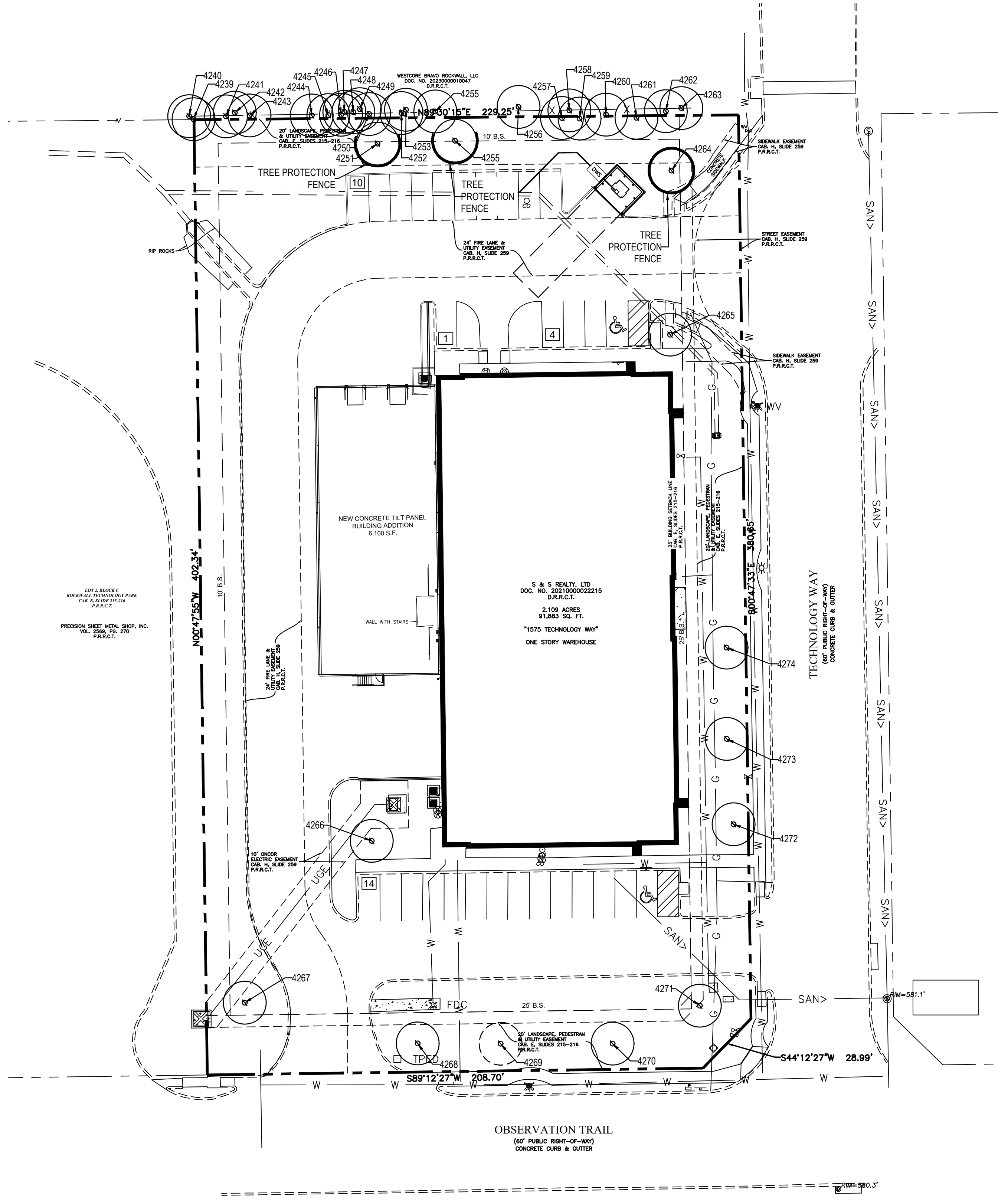
12.10.2025

SHEET NAME:  
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3





01 TREE PRESERVATION PLAN

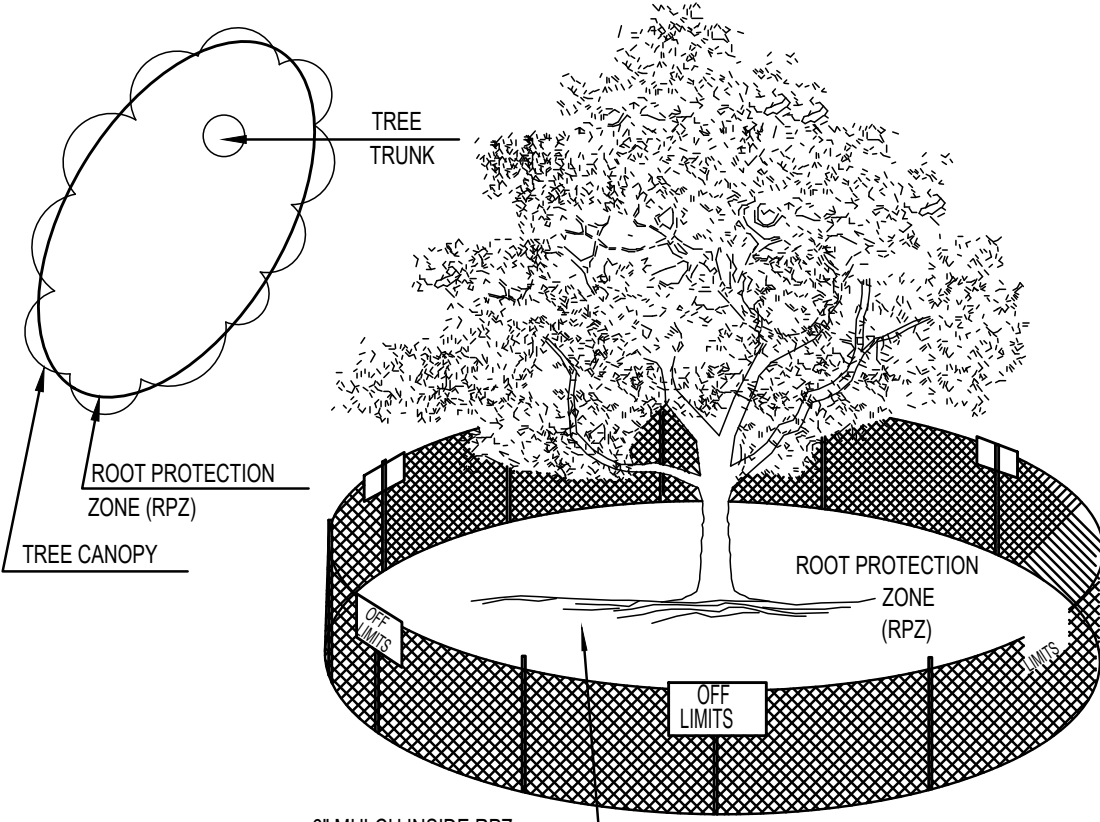
SCALE 1"=30'-0"



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



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

01 TREE PROTECTION FENCE A

NOT TO SCALE

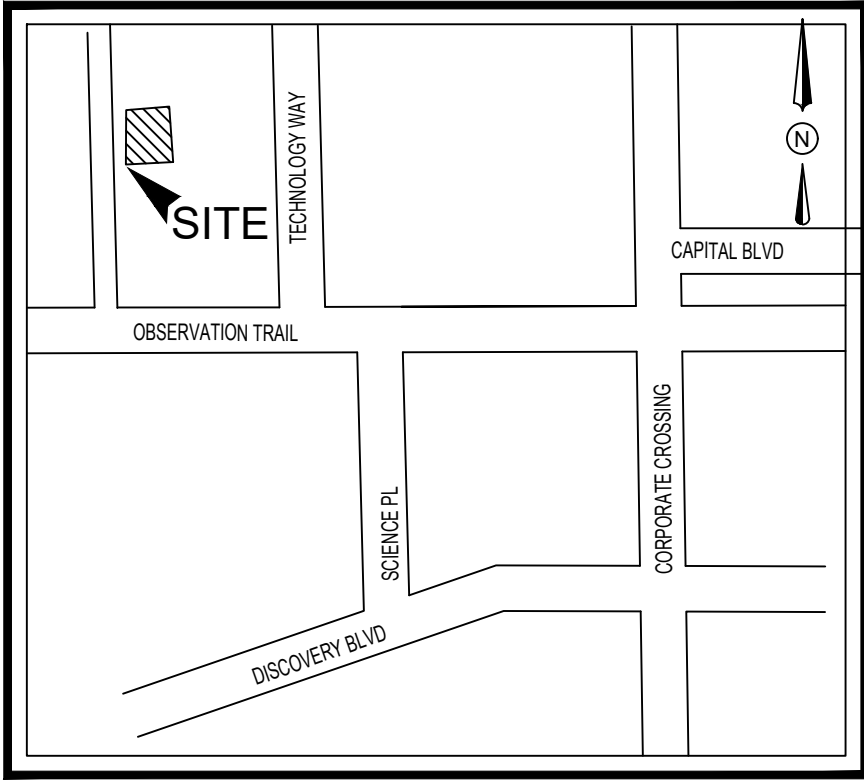
SITE DATA SUMMARY TABLE	
SITE ACREAGE:	2.11 ACRES (91,878.41 S.F.)
ZONING:	LIGHT INDUSTRIAL (LI)
PROPOSED USE:	WAREHOUSE ADDITION
BUILDING AREA:	26,100 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	28'
BUILDING COVERAGE:	28.41%
FLOOR AREA RATIO:	0.28
IMPERVIOUS AREA:	62,295.74 S.F. (67.80%)
PERVIOUS/LANDSCAPE AREA:	29,582.67 S.F. (32.20%)
TOTAL PARKING REQUIRED	27 SPACES
1 SP PER 1000 S.F.	
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: 469-331-5568	OWNER/DEVELOPER SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-530-7800
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-8321	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 OUR HANDS, THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

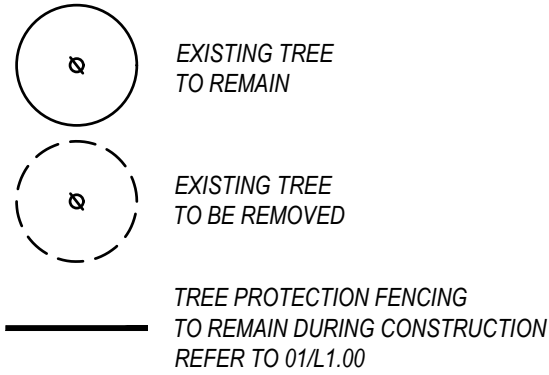
Planning & Zoning Commission, Chairman Director of Planning and Zoning



VICINITY MAP

N.T.S.

EXISTING TREE LEGEND

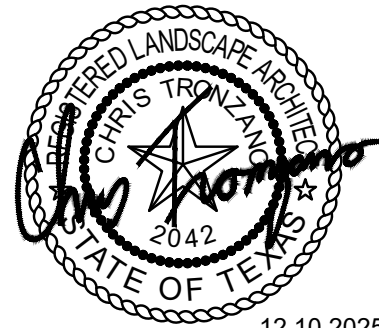


EXISTING TREE NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIPLINE (CANOPY) OF TREE.
- 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.
- 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.
- 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.
- 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.
- 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.
- TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIPLINE OF TREES.
- 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.
- 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.
- 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.
- 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).
- 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).
- 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.



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



12.10.2025

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

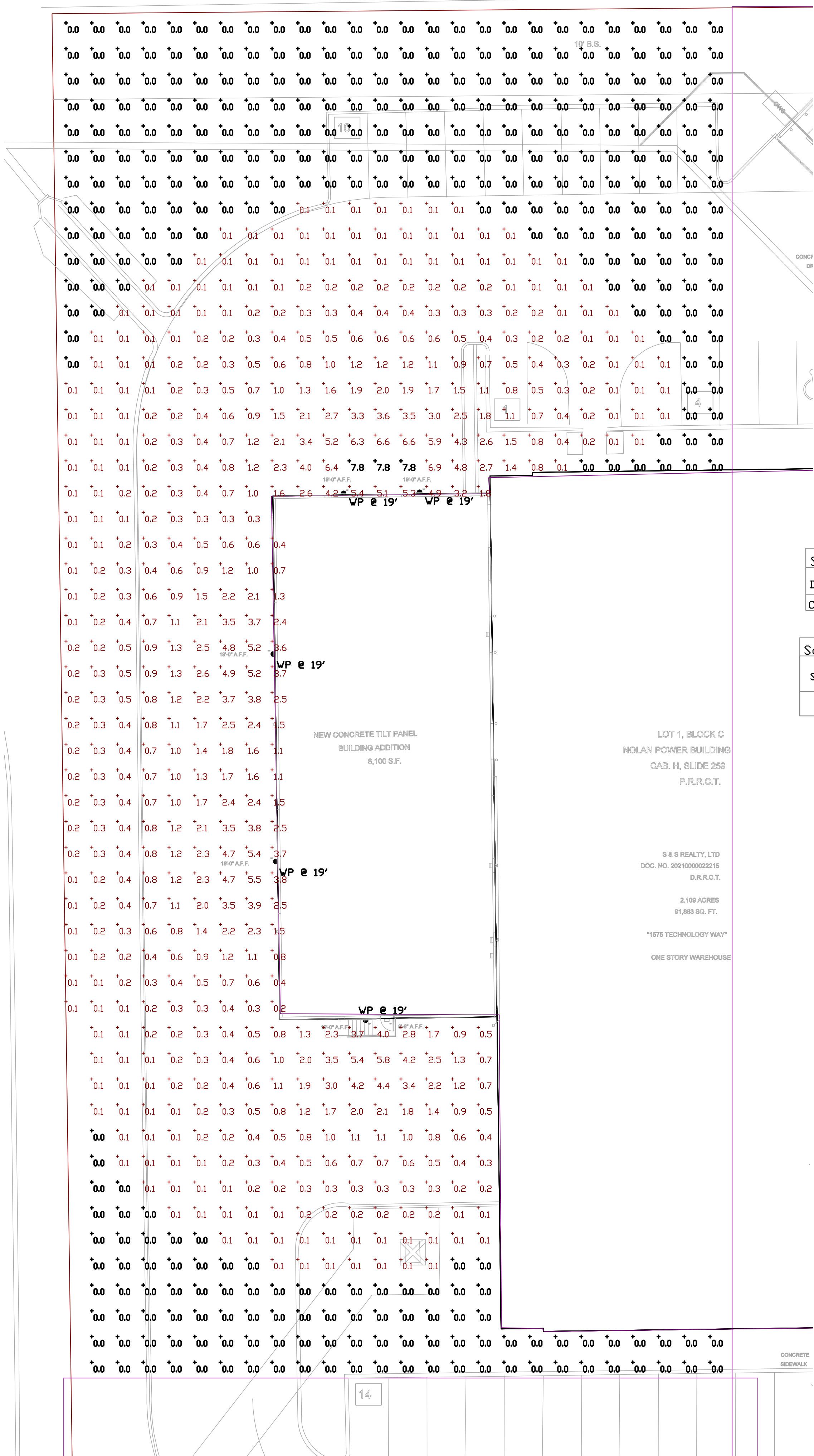
SHEET NAME:

TREE PRESERVATION PLAN

SHEET NUMBER:

L.1





1 SITE AND DRIVE THRU PHOTOMETRIC PLAN  
Scale: 1/16" = 1'-0"

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.

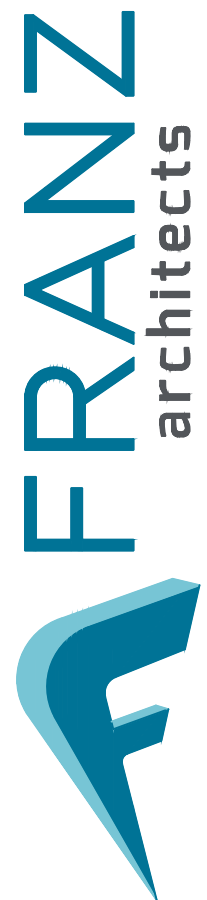
PHOTOMETRIC CALCULATIONS AS DRAWN FACTOR NEW CONSTRUCTION TO BE PROVIDED ONLY, AND ASSUME NO TOPIARY, FOLIAGE, TREES OR OTHER BOUNDARIES, BARRIERS OR OBSTRUCTIONS THAT MAY BE PRESENT. LIGHT LEVELS SHOWN DO NOT REFLECT ADDITIONAL BOUNDARIES, OBSTRUCTIONS, TENANT CONSTRUCTION, ELEVATION CHANGES, OR EXISTING 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 fcd	7.8 fcd	0.0 fcd	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

**CASE**  
Engineering Inc.

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



7608 Benbrook Parkway  
Benbrook, Texas 76126  
(817) 737-9922  
www.franzarchitects.com

STANDARD SUPPLY WAREHOUSE  
1575 TECHNOLOGY WAY  
ROCKWALL, TX 75032

Revisions:

File Name: 25233-E302  
Project No: 25233  
Date: 12/08/2025  
Drawn By: T  
Checked By: T

SHEET  
E1.0  
PHOTOMETRIC PLAN



## WPX1

RAB



Color: Bronze

Weight: 6.2 lbs

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	17.7-33.3W	Efficacy	134.6-146.8 lm/W

## LED Info

## Technical Specifications

## Field Adjustability

## Field Adjustable:

Field Adjustable Light Output:  
30W/20W/15W (factory default 30W)  
Color temperature selectable 3000K, 4000K and 5000K (factory default 4000K)

## Compliance

## UL Listed:

Suitable for wet locations

## IP Rating:

Ingress protection rating of IP65 for dust and water

## Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

## DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.  
DLC Product Code: S-MW1V2F

## Electrical

## Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz  
30W: 120V: 0.28A 208V: 0.14A, 240V: 0.13A, 277V: 0.12A  
20W: 120V: 0.22A 208V: 0.10A, 240V: 0.08A, 277V: 0.07A  
15W: 120V: 0.14A 208V: 0.07A, 240V: 0.06A, 277V: 0.06A

## Dimming Driver:

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

## THD:

30W: 2.82% at 120V, 9.29% at 277V  
20W: 3.16% at 120V, 11.85% at 277V  
15W: 5.05% at 120V, 20.56% at 277V

## Power Factor:

30W: 99.7% at 120V, 93.5% at 277V  
20W: 99.6% at 120V, 90.2% at 277V  
15W: 98.9% at 120V, 81.6% at 277V

## Photocell:

Integrated photocell included with on/off switch

## Surge Protection:

4kV

## Performance

## Lifespan:

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

## Wattage Equivalency:

30W: Replaces up to 125W Metal Halide (MH) or 100W High-Pressure Sodium (HPS)  
20W: Replaces up to 100W Metal Halide (MH) or 100W High-Pressure Sodium (HPS)  
15W: Replaces up to 70W Metal Halide (MH) or 70W High-Pressure Sodium (HPS)

## LED Characteristics

## LEDs:

Long life, high efficacy, surface-mount LEDs

## Color Uniformity:

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

## Construction

## Housing:

Aluminum alloy

## Lens:

Prismatic, heat-resistant borosilicate glass

## 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

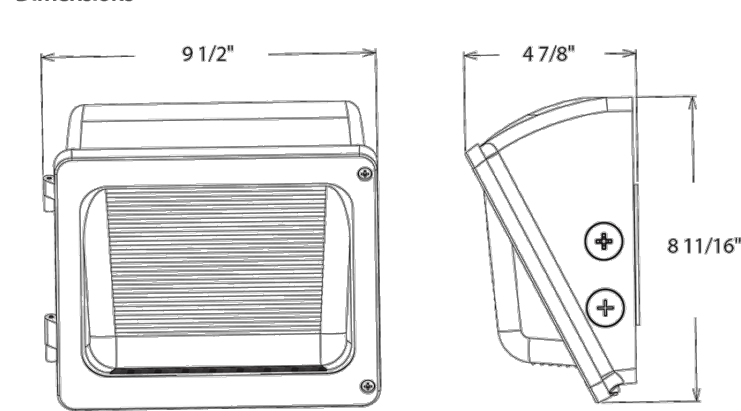
## \

## 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](http://rablighting.com/warranty).

## 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](mailto:techsupport@rablighting.com) Website: [www.rablighting.com](http://www.rablighting.com)  
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Page 2 of 3

## WPX1

RAB

## Ordering Matrix

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

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

Need help? Tech help line: (888) 722-1000 Email: [techsupport@rablighting.com](mailto:techsupport@rablighting.com) Website: [www.rablighting.com](http://www.rablighting.com)  
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Page 3 of 3

## 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 COMPLIANCE FOR 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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**FRANZ**  
architects

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(817) 737-9922  
[www.Franzarchitects.com](http://www.Franzarchitects.com)

STANDARD SUPPLY WAREHOUSE  
1575 TECHNOLOGY WAY  
ROCKWALL, TX 75032

Revisions:

File Name: 25233-E302  
Project No: 25233  
Date: 12/06/2025  
Drawn By: Tl  
Checked By:

SHEET

## E1.1

PHOTOMETRIC SPECS



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 OANEL 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.

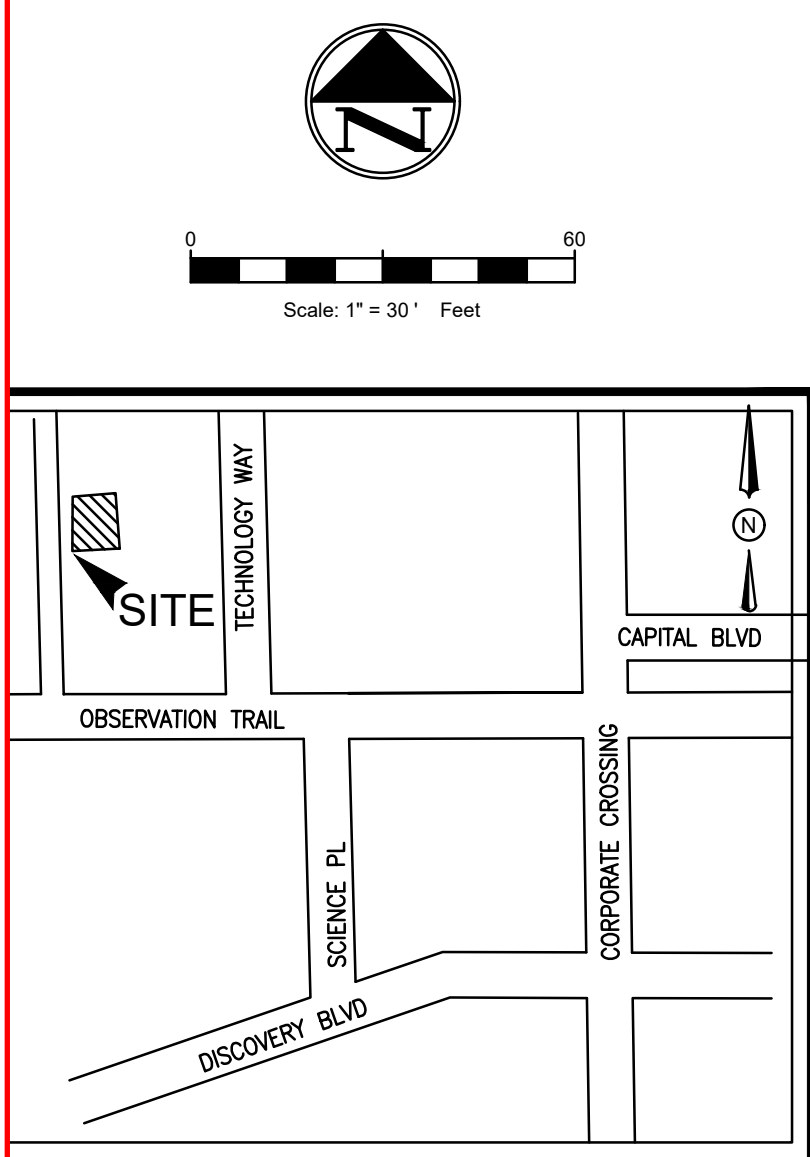
EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.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



VICINITY MAP  
N.T.S.

GENERAL NOTES

- CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR JURISDICTION STANDARDS.
- LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE CITY OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES, IF EXISTING UNDERGROUND UTILITIES ARE CUT, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. AREA UNDER DUMPSTER SHALL DRAIN TO THE PROPOSED OIL SEPARATER.

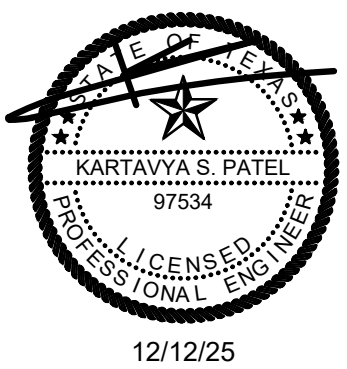
1 SP PER 1000 S.F.	27 SPACES
REGULAR PARKING PROVIDED:	27 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	29 SPACES

SITE LEGEND	
CONCRETE CURB	=====
SAW-CUT LINE	-----
FENCE	X X
FIRE LANE	
STRIPING	=====
PARKING SPACES	X
MONUMENT/PYLON SIGN	=====
WHEEL STOPS	=====
HANDICAP LOGO	=====
HANDICAP SIGN	=====
RAMP	=====
BOLLARD	=====
TRAFFIC ARROW	=====
FIRE HYDRANT	=====
DUMPSTER	=====
SANITARY SEWER MANHOLE	=====
SANITARY SEWER CLEANOUT	=====
SANITARY SEWER DOUBLE CLEANOUT	=====
SANITARY SEWER SAMPLE PORT	=====
GREASE TRAP	=====
DOMESTIC WATER METER	=====
IRRIGATION METER	=====
GAS METER	=====
TRANSFORMER	=====
LIGHT POLE	=====
POWER POLE	=====

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



NO.	DATE	DESCRIPTION	BY
1	12/12/25	1st CITY SUBMITTAL	PK
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**SITE PLAN**

**WAREHOUSE ADDITION**

**OBSERVATION TRAIL AND TECHNOLOGY WAY**

**CITY OF ROCKWALL**

**ROCKWALL COUNTY , TEXAS 75032**

**NOLAN POWER BUILDING LOT 1 BLOCK C**

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

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	12/12/25	SCALE BAR	162-25	C-3.0

TX. P.E. FIRM #11525

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 TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-9321	ARCHITECT FRANZ AECHITECTS 7608 BENBROOK PARKWAY BENBROOK, TEXAS 76126 JASON BEANE PHONE: 817-851-6107

TABLE 1: PAVEMENT DESIGN THICKNESS

STREET/PAVEMENT TYPE	MINIMUM THICKNESS (INCHES)	STRENGTH 28 DAY (PSI)	STEEL REINFORCEMENT		PAVING MATERIAL
			BAR#	SPACING (OCEW)	
PARKING LOT	6"	3000	#3	18"	CONCRETE (6.5 SACK/C.Y.)
FIRE LANE/DRIVE AISLE	6"	3500	#3	18"	CONCRETE (6.5 SACK/C.Y.)
DUMPSTER PAD	7"	3500	#3	18"	CONCRETE (6.5 SACK/C.Y.)

NOTE: PER SOIL REPORT RECOMMENDATIONS LIME STABILIZATIONS CAN BE ELIMINATED BY INCREASING PAVEMENT THICKNESS BY 1"

Min 5.5 sack mix

3,600 psi min (6.5 sack mix)





T: 469.331.8566 | F: 469.213.7145 | W: triangle-engr.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 2<sup>ND</sup> 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 [brross@rockwall.com](mailto:brross@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.**





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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, consisting of a stylized 'K' followed by a horizontal line.

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) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

## NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: 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

## NOTARY VERIFICATION [REQUIRED]

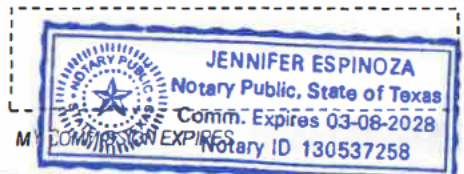
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Spencer Shaw [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 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 TH 12th DAY OF December, 2025

OWNER'S SIGNATURE

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](http://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.



















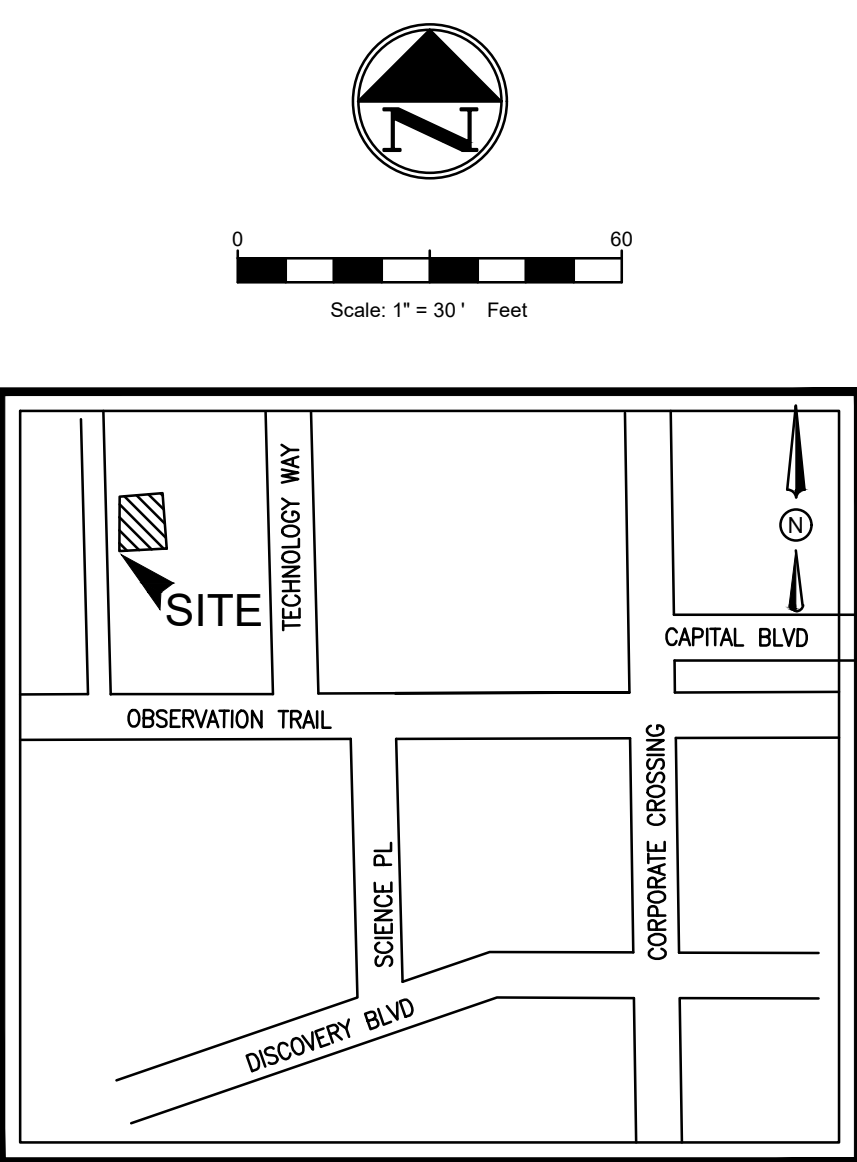
**FLOOD PLAIN NOTE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY OANEL 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.

## EXISTING LEGEND





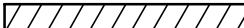








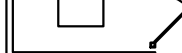











● 1/2" IR FOUND	⌋⌋ IRRIGATION VALVE	 NO PARKING
● 1/2" IR SET	— WATER VALVE	 CONCRETE
● 5/8" IR FOUND	 FIRE HYDRANT	 GRAVEL
● 3/8" IR FOUND	 UTILITY POLE	 BRICK
● 60-D NAIL FOUND	 WATER METER	 STONE
● PK NAIL SET	⊙ GAS METER	 WOOD DECK
● 1/2" IP FOUND	△ A.C. PAD	 BUILDING WALL
● X-FOUND	 TRANS. BOX	 TILE
● X-SET	△ GAS MARKER	— BUILDING LINE
● 1" IR FOUND	— OHE — OVERHEAD UTILITY LINE	- - - EASEMENT
● 1" IP FOUND	— GUY WIRE ANCHOR	- - - BOUNDARY
● POINT FOR CORNER	— X — BARBED WIRE FENCE	- - - HIGH-BANK LINE
■ CON. MONUMENT	— □ — IRON FENCE	- - - PARKING STRIP
■ 3/4" IP FOUND	— ○ — CHAINLINK FENCE	 HANDICAP SPACE
⊗ TELE. BOX	— // — WOOD FENCE	
⊗ CABLE BOX	— // — PIPE RAIL FENCE	
⊗ ELECTRIC BOX	 COVERED AREA	
□ BRICK COLUMN	— — — ASPHALT	
□ STONE COLUMN	— — — FIRE LANE STRIPE	
⊙ STORM DRAIN MH.	— — — BRICK RET. WALL	
⊙ SAN. SEW. CO.	— — — STONE RET. WALL	
⊙ BOLLARD POST	— — — CON. RET. WALL	
⊙ LIGHT POLE		
⊙ SAN. SEW. MH.		



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
1 SP PER 1000 S.F.	
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 GENERAL NOTES
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  2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THE EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
  3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
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  8. ALL CURB RADIIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
  9. EXISTING DRAINAGE FLOW PATTERN IS TO BE MAINTAINED.
  10. DUMPSITER AREAS SHALL DRAIN TO AN OIL/WATER SEPARATOR AND THEN INTO STORM SYSTEM.
  11. NO ROCK, GRAVEL, OR ASPHALT ALLOWED IN ANY AREA OF CONSTRUCTION.

### SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	
AC PAD	

STREET/PAVEMENT TYPE	MINIMUM THICKNESS (INCHES)	STRENGTH 28 DAY (PSI)	STEEL REINFORCEMENT		PAVING MATERIAL
			BAR#	SPACING (OCEW)	
PARKING LOT	6"	3000	#3	18"	CONCRETE (5.5 SACK/C.Y.)
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DUMPSITER PAD	7"	3600	#3	18"	CONCRETE (6.5 SACK/C.Y.)

NOTE: PER SOIL REPORT RECOMMENDATIONS LIME STABILIZATIONS CAN BE ELIMINATED BY INCREASING PAVEMENT THICKNESS BY 1"

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

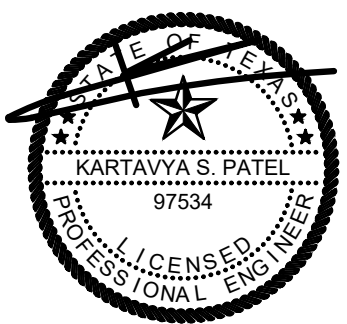
APPROVED:  
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT  
IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING  
COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_ OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN      \_\_\_\_\_  
DIRECTOR OF PLANNING  
& ZONING



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

[illegible]

**CASE NO: SP2025-044**

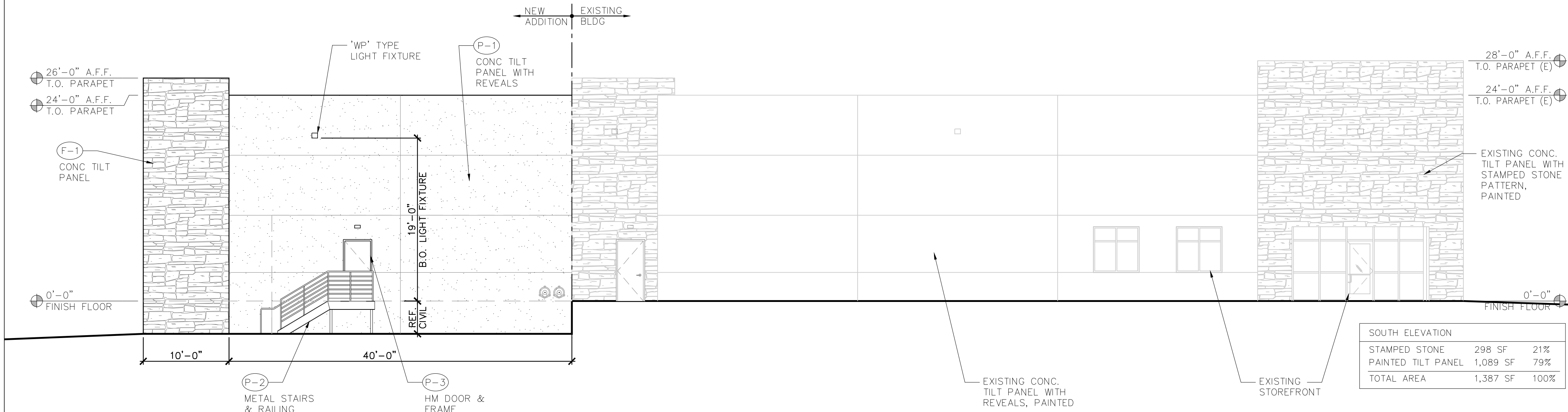
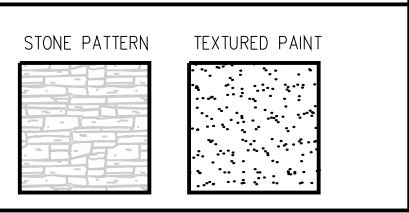
<h1 style="margin: 0;">SITE PLAN</h1> <h2 style="margin: 0;">WAREHOUSE ADDITION</h2>					
OBSERVATION TRAIL AND TECHNOLOGY WAY					
CITY OF ROCKWALL					
ROCKWALL COUNTY, TEXAS 75032					
NOLAN POWER BUILDING LOT 1 BLOCK C					
					
T: 469.331.6566   F: 469.213.7145   E: info@triangle-engr.com W: triangle-engr.com   O: 1782 W. McDermott Drive, Allen, TX 75013					
<div style="display: flex; justify-content: space-between; font-weight: bold; font-size: 1.2em;"> <span>Planning</span> <span>Civil Engineering</span> <span>Construction Management</span> </div>					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	12/12/25	SEE SCALE BAR	162-20	
TX. P.E. FIRM #11525					C-3.0



EXTERIOR FINISH SCHEDULE

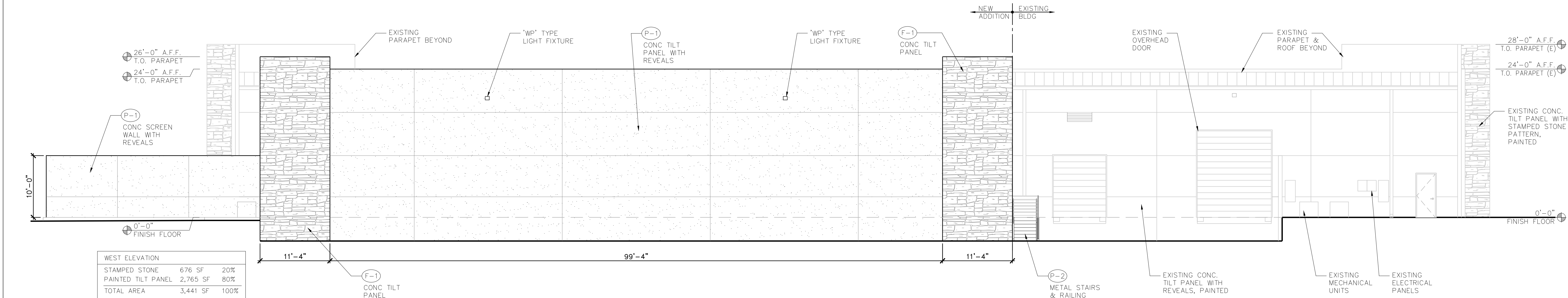
ITEM	COLOR	MANUFACTURER	REMARKS
F-1	STAMPED STONE PATTERN	SW 7010 WHITE DUCK	SHERWIN WILLIAMS
P-1	PAINT FINISH - FIELD COLOR	SW 6071 POPULAR GRAY	SHERWIN WILLIAMS
P-2	PAINT FINISH - STAIR & RAILING	SW 6074 SPALDING GRAY	SHERWIN WILLIAMS
P-3	PAINT FINISH - HM DOOR & FRAME	SW 6074 SPALDING GRAY	SHERWIN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

FINISH LEGEND



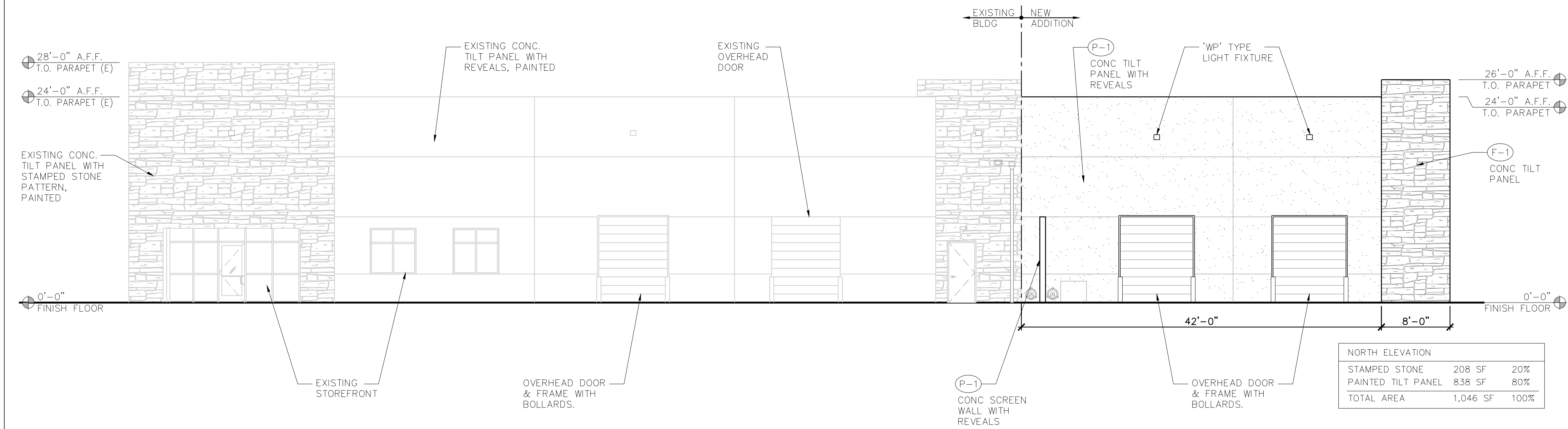
1 SOUTH ELEVATION

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



2 WEST ELEVATION

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



3 NORTH ELEVATION

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

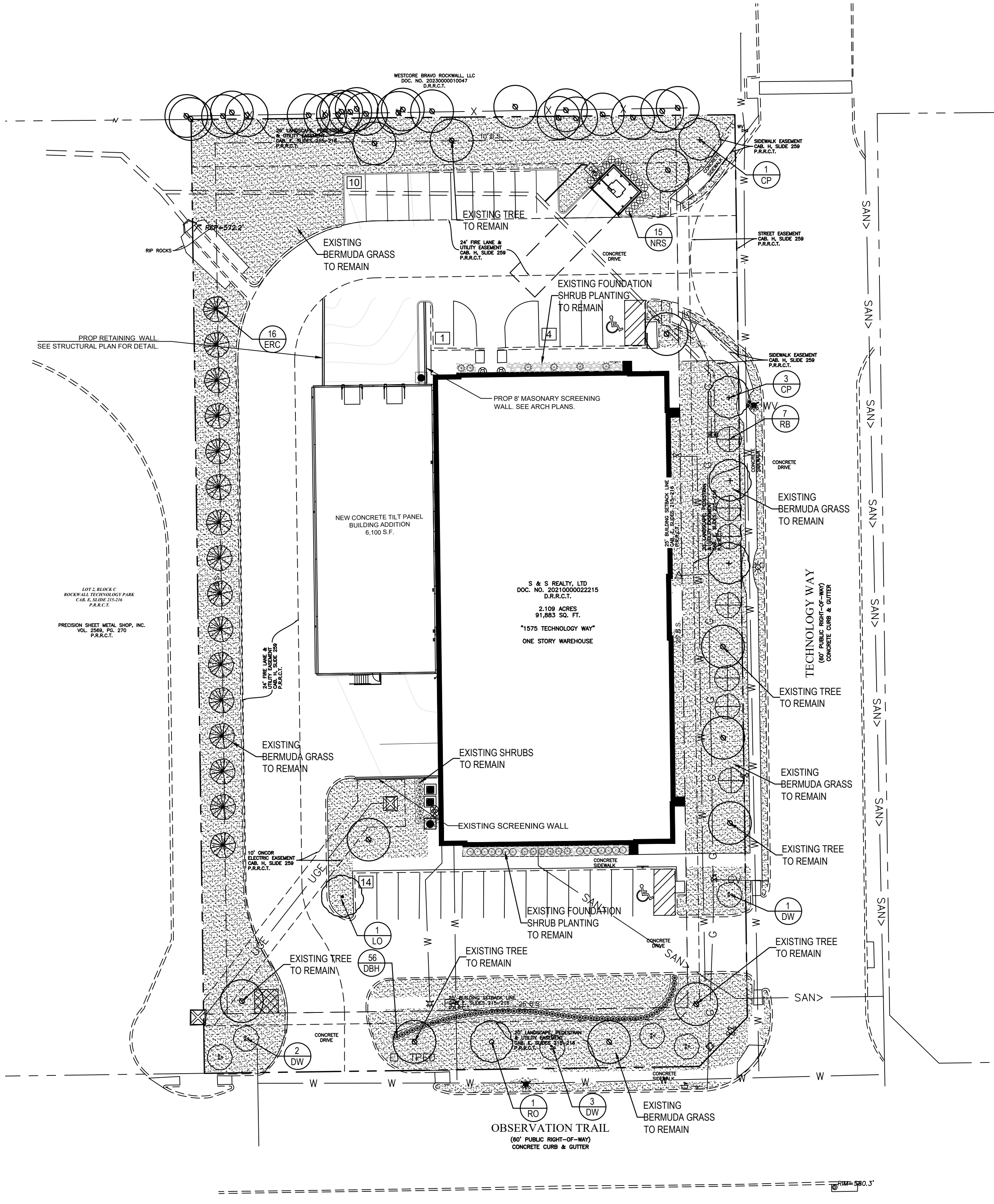
CASE NUMBER: SP2025-044

APPROVED:  
I HERBY 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 \_\_\_\_.

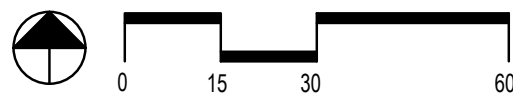
PLANNING & ZONING COMMISSION, CHAIRMAN      DIRECTOR OF PLANNING  
& ZONING





01 LANDSCAPE PLAN

SCALE 1"=30'-0"



EXISTING PLANT LEGEND:

- EXISTING TREE
- EXISTING RED YUCCA
- EXISTING DWARF YAUAPON HOLLY
- EXISTING BERMUDA GRASS

PROPOSED PLANT LEGEND:

- CHINESE PISTACHE - 4" CALIPER
- RED OAK - 4" CALIPER
- DESERT WILLOW - 6' HEIGHT
- EASTERN RED CEDAR - 6' HEIGHT
- REDBUD - 6' HEIGHT
- DWARF BURFORD HOLLY - 5 GALLON
- NELLIE R. STEVENS HOLLY - 7 GALLON

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

TECHNOLOGY WAY (395 L.F.)

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

PARKING LOT REQUIREMENTS (29 Spaces)

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

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 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</i> '419'		solid sod refer to notes

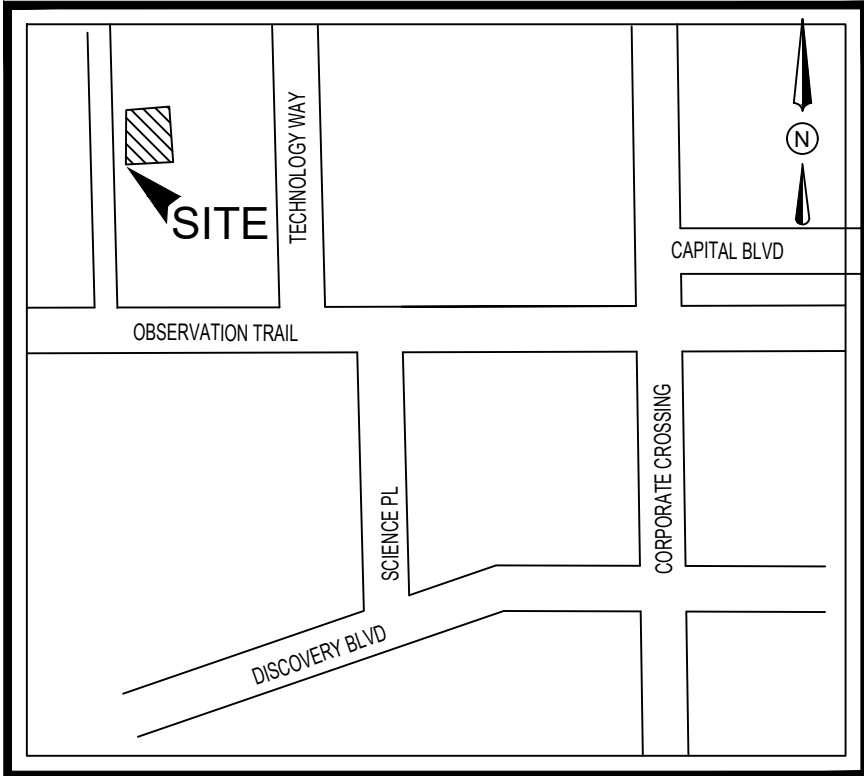
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

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
1 SP PER 1000 S.F.	
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	OWNER/DEVELOPER
TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-5566	SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800
SURVEYOR	ARCHITECT
TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-764-8321	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 CLOUDS, 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.

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 \_\_\_\_\_, \_\_\_\_\_

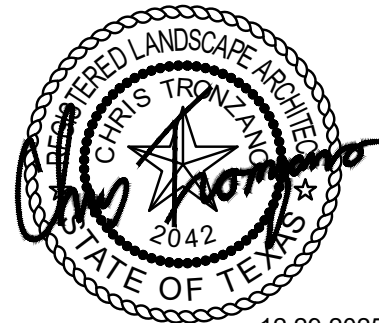
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NO. SP2025-044



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



12.29.2025

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

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:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1990, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- 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.
- 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.
- Product Data: Submit complete product data and specifications on all other specified materials.
- 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.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
  - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  - All planting areas shall receive a two (2") inch layer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
  - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
  - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

3.3 CLEANUP AND ACCEPTANCE

- Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") 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.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- 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

- Maintenance:
  - 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.
  - 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.
  - 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.
  - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
  - 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 materials as soon as weather 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.
    - 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 ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - 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.
    - 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.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:

- 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.
- Landscape 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.
- 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.
- 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.
- 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.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

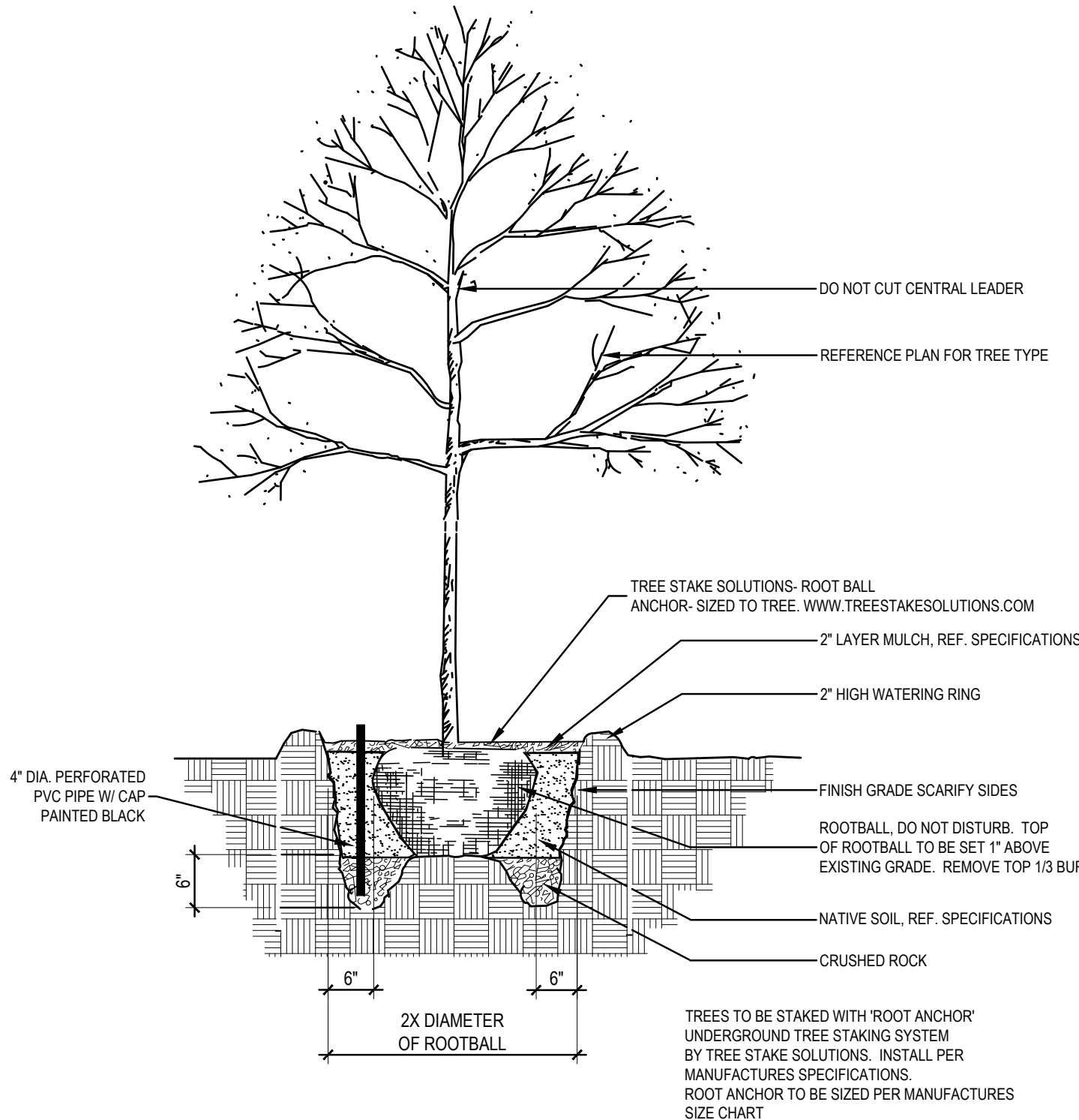
- Preparation:
  - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

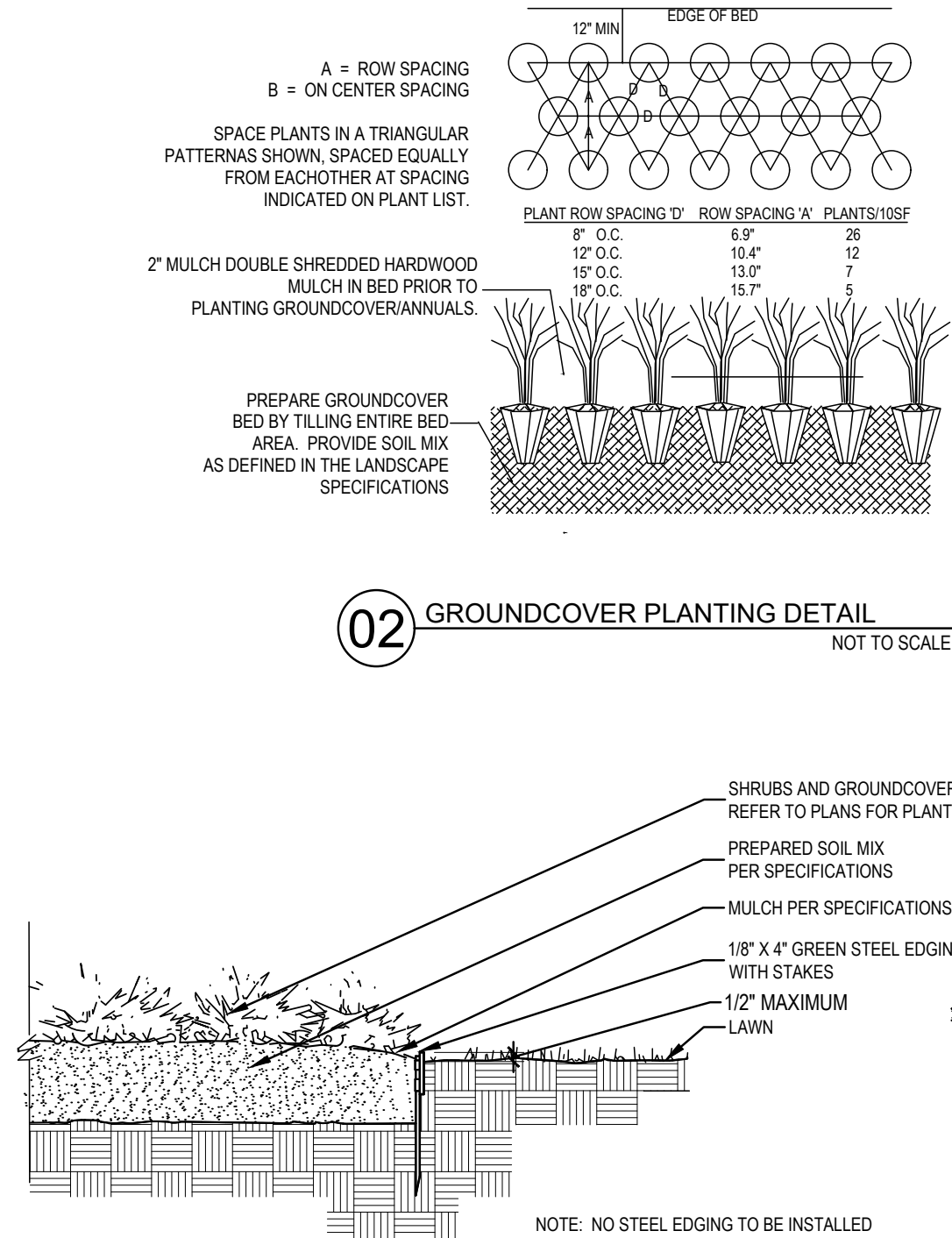
- Sandy Loam:
  - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutsgrass shall be rejected.
  - Physical properties as follows:
    - Clay – between 7-27 percent
    - Silt – between 15-25 percent
    - Sand – less than 52 percent
  - Organic matter shall be 3%-10% of total dry weight.
  - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: Fertilaidd, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

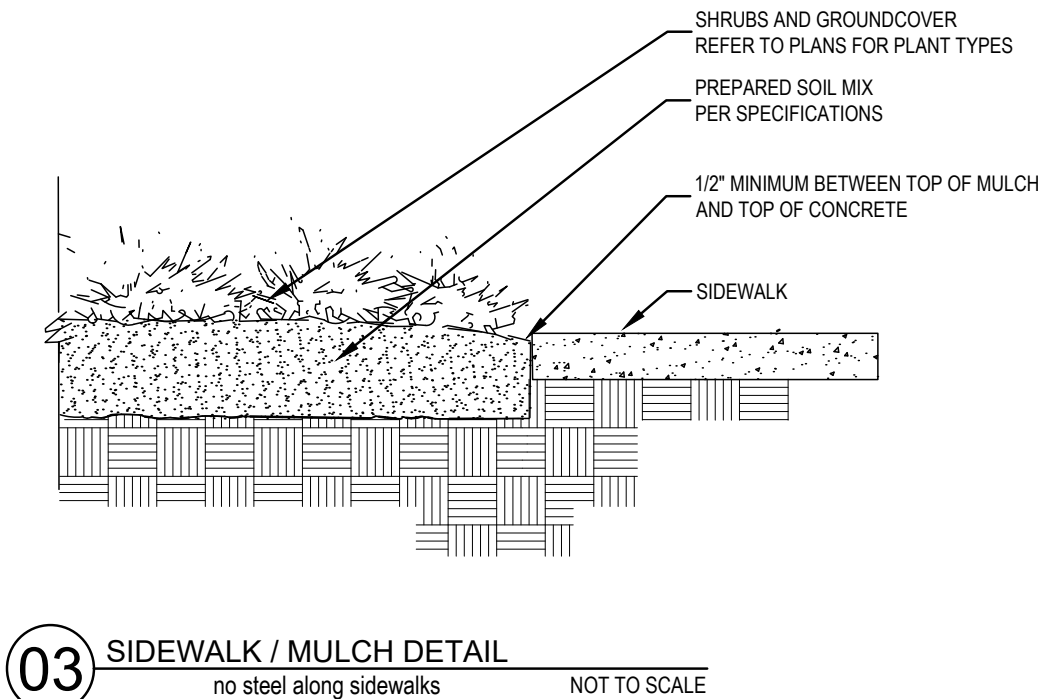
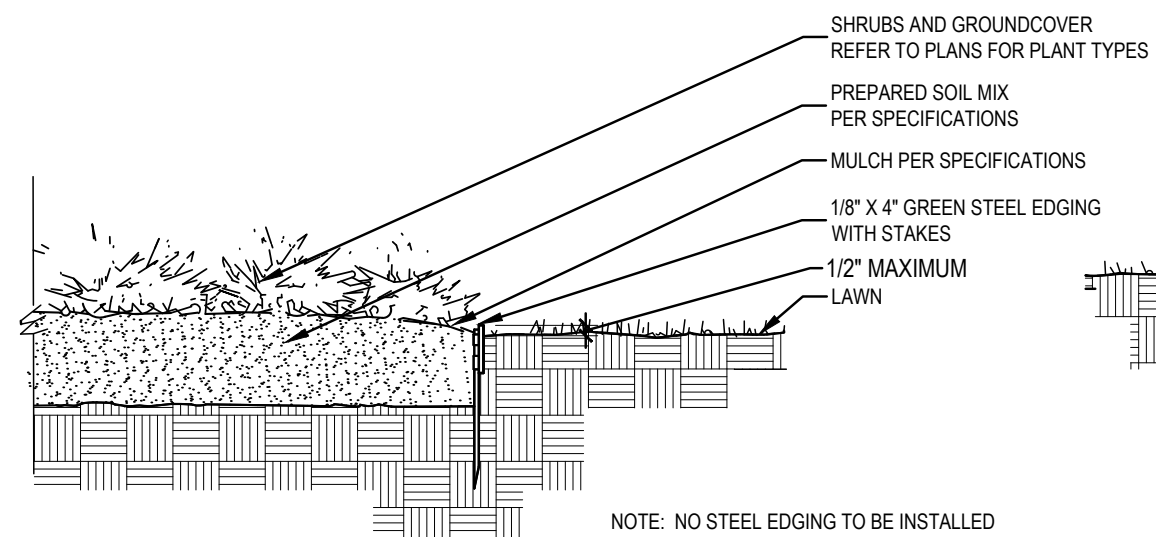
- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.
- Staking Material for Shade Trees:
  - Post: Studded T-Post, #1 Armo-co with anchor plate, 6'-0" length; paint green.
  - Wire: 12 gauge, single strand, galvanized wire.
  - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



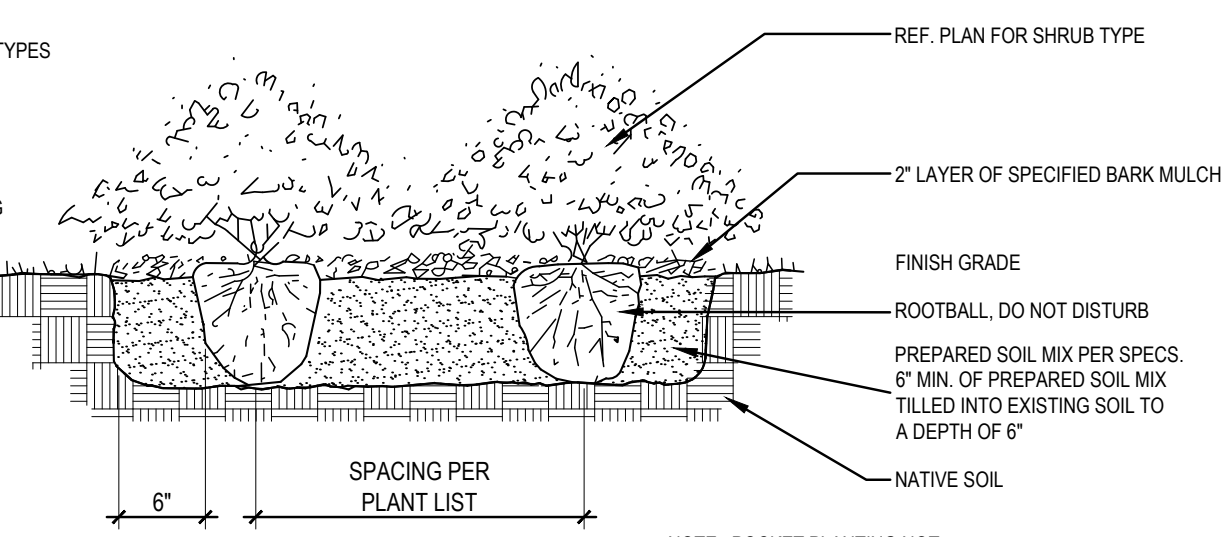
01 TREE PLANTING DETAIL NOT TO SCALE



02 GROUNDCOVER PLANTING DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA B PATEL, P.E. PHONE: 469-331-5568	OWNER/DEVELOPER SS REALTY, LTD 6031 CONNECTION DRIVE, SUITE 600 IRVING, TX 75039 CONTACT: MR. WILLIAM B SHAW PHONE: 214-630-7800
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: DAVID MCCULLAH PHONE: 469-784-8321	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 OUR HANDS, THIS \_\_\_\_ day of \_\_\_\_, \_\_\_\_.

Planning & Zoning Commission, Chairman Director of Planning and Zoning



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



12.10.2025

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

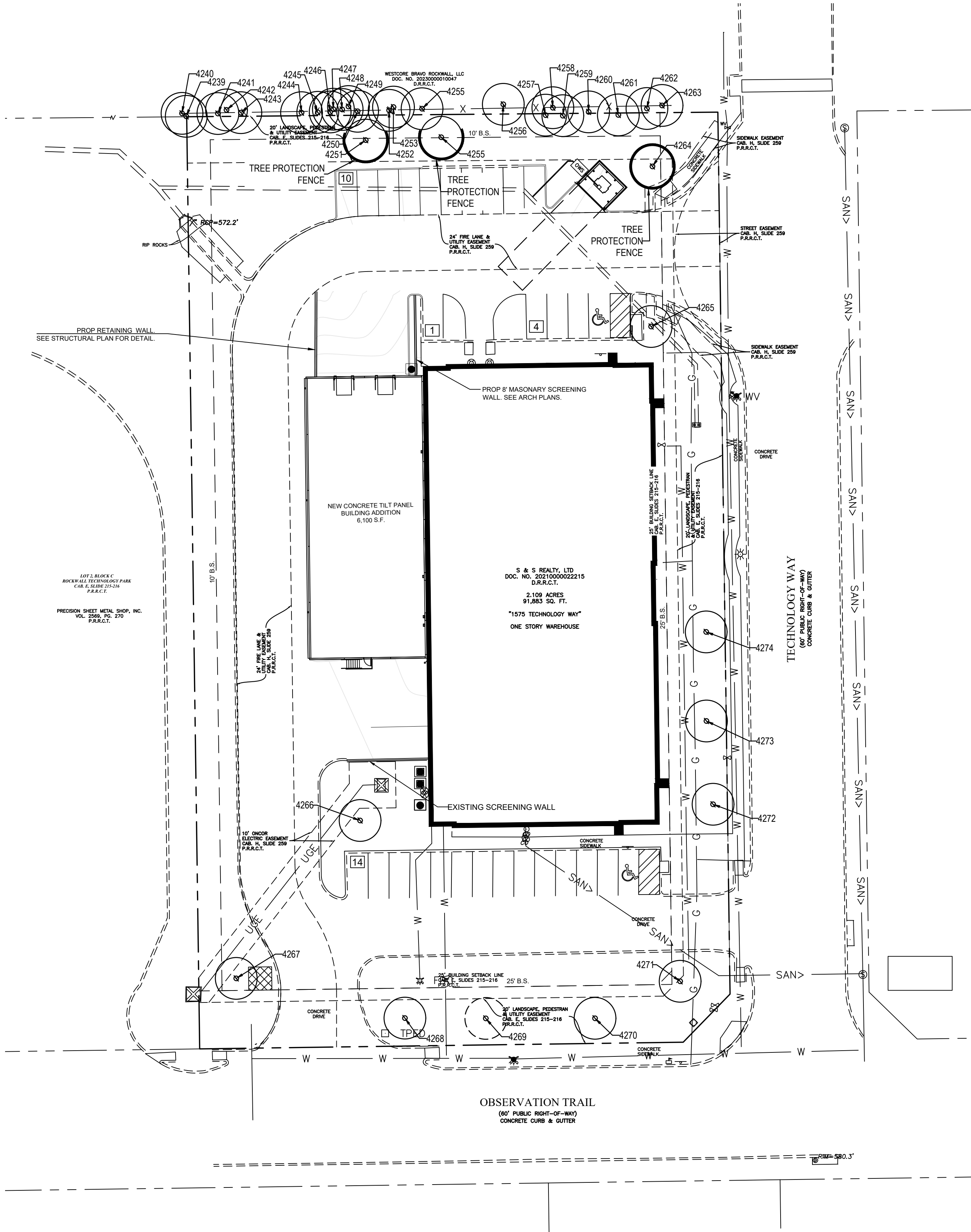
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LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3

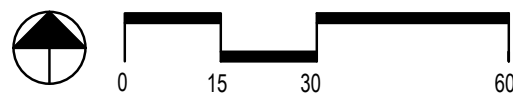
CASE NO. SP2025-044





01 TREE PRESERVATION PLAN

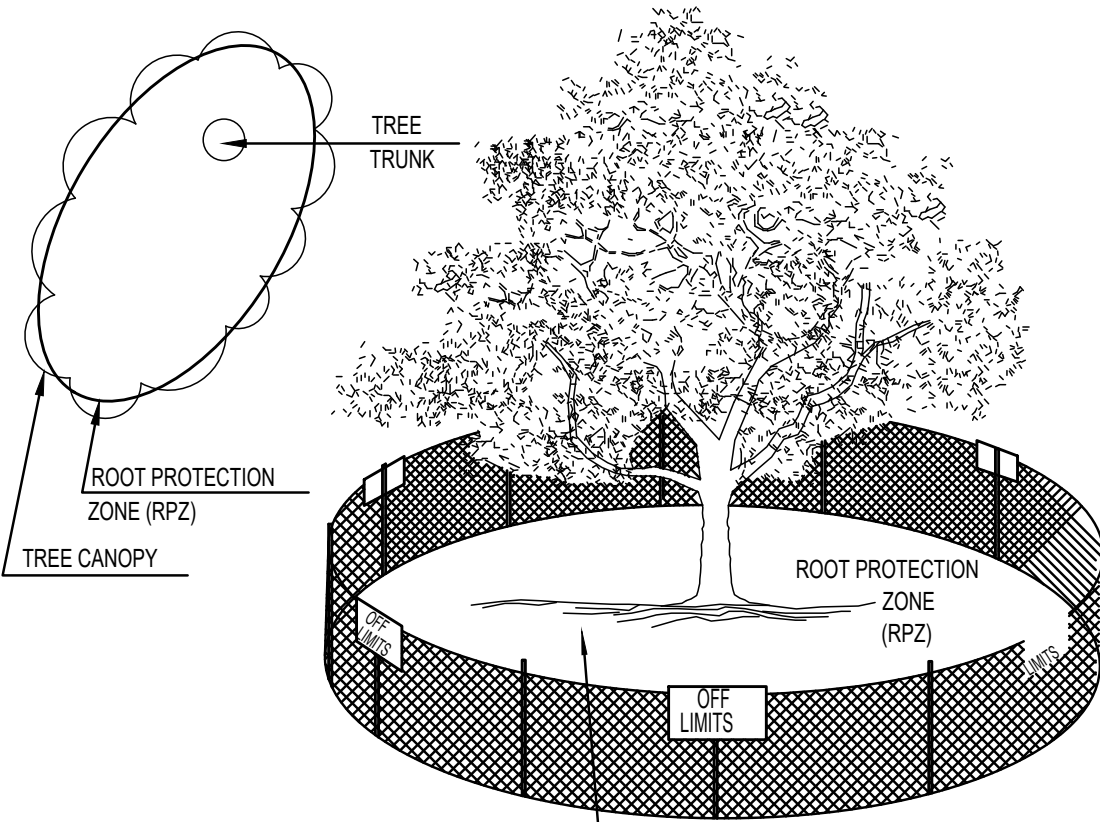
SCALE 1"=30'-0"



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



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

01 TREE PROTECTION FENCE A

NOT TO SCALE

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
1 SP PER 1000 S.F.	
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: 469-331-5558

SURVEYOR  
TRAVERSE LAND SURVEYING  
14200 MIDWAY ROAD, SUITE 130  
DALLAS, TEXAS 75244  
CONTACT: DAVID MCCULLAH  
PHONE: 469-784-8321

OWNER/DEVELOPER  
SIS REALTY, LTD  
6031 CONNECTION DRIVE, SUITE 600  
IRVING, TX 75039  
CONTACT: MR. WILLIAM B SHAW  
PHONE: 214-630-7800

ARCHITECT  
FRANZ ARCHITECTS  
7608 BENBROOK PARKWAY  
BENBROOK, TEXAS 76126  
JASON BEANE  
PHONE: 817-851-6107

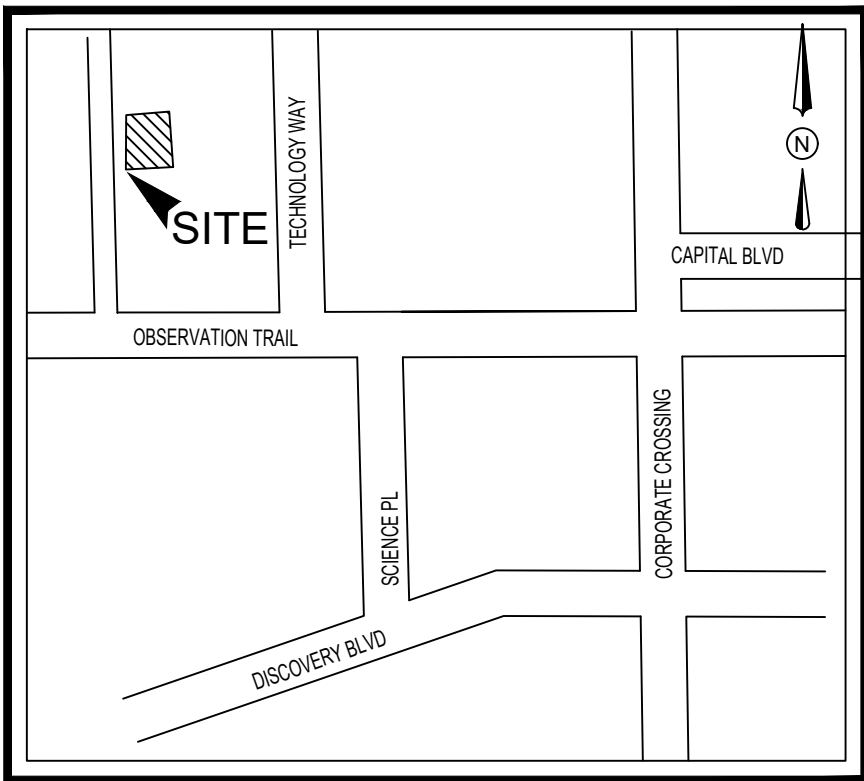
APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_, \_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_ day of \_\_\_\_, \_\_\_\_.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

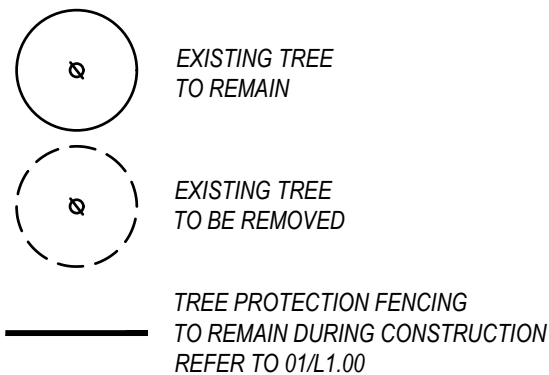
CASE NO. SP2025-044



VICINITY MAP

N.T.S.

EXISTING TREE LEGEND



EXISTING TREE NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIPLINE (CANOPY) OF TREE.
- 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.
- 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.
- 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.
- 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 DRIPLENE OF ANY TREE.
- EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIPLENE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIPLENE OF TREES.
- 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.
- 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.
- 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.
- PROTECTIVE FENCING: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIPLENE. 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).
- 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 ENCIROLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).
- 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.



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



12.29.2025

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

CITY COMMENTS: 12.29.2025

DATE:

12.29.2025

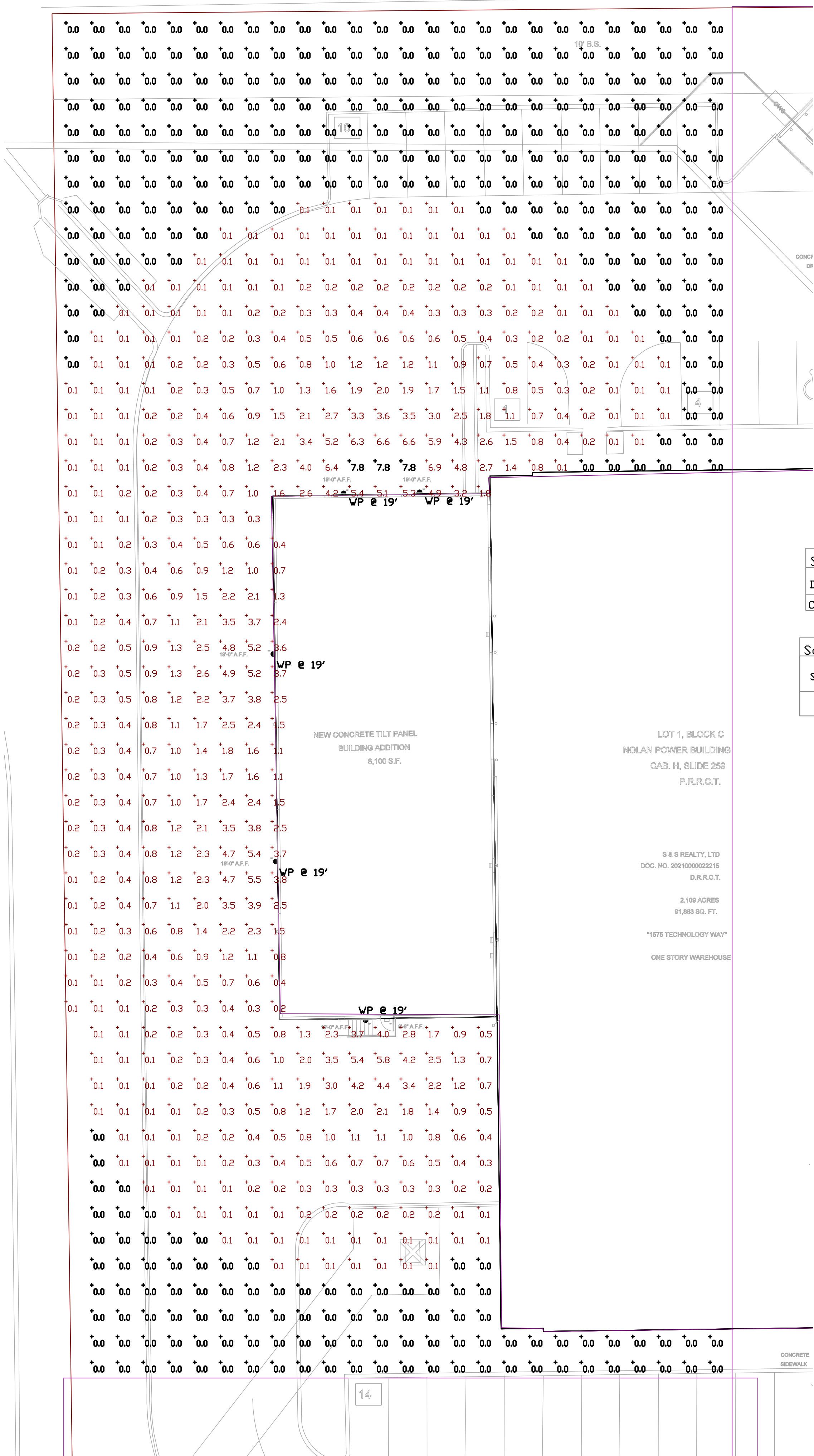
SHEET NAME:

TREE PRESERVATION PLAN

SHEET NUMBER:

L.1





1 SITE AND DRIVE THRU PHOTOMETRIC PLAN  
Scale: 1/16" = 1'-0"

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

CASE NUMBER: SP2025-044

APPROVED:  
I HEREBY 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 \_\_\_\_, \_\_\_\_.

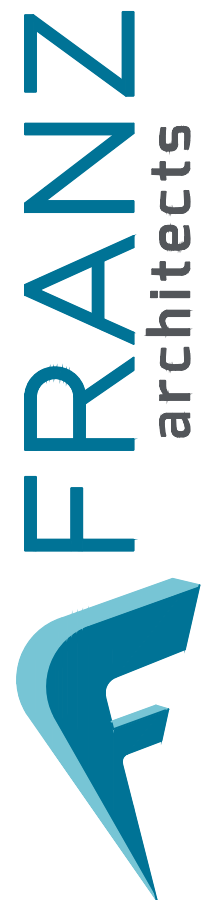
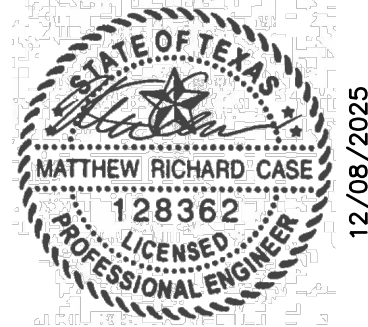
WITNESS OUR HANDS, THIS \_\_\_\_ OF \_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN

\_\_\_\_\_  
DIRECTOR OF PLANNING & ZONING

**CASE**  
Engineering Inc.

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



7608 Benbrook Parkway  
Benbrook, Texas 76126  
(817) 737-9922  
www.franzarchitects.com

STANDARD SUPPLY WAREHOUSE  
1575 TECHNOLOGY WAY  
ROCKWALL, TX 75032

Revisions:

File Name: 25233-E302  
Project No: 25233  
Date: 12/08/2025  
Drawn By: T  
Checked By: T

SHEET  
E1.0  
PHOTOMETRIC PLAN



WPX1

RAB



Color: Bronze

Weight: 6.2 lbs

Project: Type:

Prepared By: Date:

Driver Info		LED 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	17.7-33.3W	Efficacy	134.6-146.8 lm/W

#### Technical Specifications

##### Field Adjustability

###### Field Adjustable:

Field Adjustable Light Output:  
30W/20W/15W (factory default 30W)  
Color temperature selectable 3000K, 4000K and 5000K (factory default 4000K)

##### Compliance

###### UL Listed:

Suitable for wet locations

###### IP Rating:

Ingress protection rating of IP65 for dust and water

###### Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

###### DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.  
DLC Product Code: S-MW1V2F

##### Electrical

###### Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz  
30W: 120V: 0.28A 208V: 0.14A, 240V: 0.13A, 277V: 0.12A  
20W: 120V: 0.22A 208V: 0.10A, 240V: 0.08A, 277V: 0.07A  
15W: 120V: 0.14A 208V: 0.07A, 240V: 0.06A, 277V: 0.06A

###### Dimming Driver:

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

###### THD:

30W: 2.82% at 120V, 9.29% at 277V  
20W: 3.16% at 120V, 11.85% at 277V  
15W: 5.05% at 120V, 20.56% at 277V

###### Power Factor:

30W: 99.7% at 120V, 93.5% at 277V  
20W: 99.6% at 120V, 90.2% at 277V  
15W: 98.9% at 120V, 81.6% at 277V

###### Photocell:

Integrated photocell included with on/off switch

###### Surge Protection:

4kV

##### Performance

###### Lifespan:

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

###### Wattage Equivalency:

30W: Replaces up to 125W Metal Halide (MH) or 100W High-Pressure Sodium (HPS)  
20W: Replaces up to 100W Metal Halide (MH) or 100W High-Pressure Sodium (HPS)  
15W: Replaces up to 70W Metal Halide (MH) or 70W High-Pressure Sodium (HPS)

##### LED Characteristics

###### LEDs:

Long life, high efficacy, surface-mount LEDs

###### Color Uniformity:

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

##### Construction

###### Housing:

Aluminum alloy

###### Lens:

Prismatic, heat-resistant borosilicate glass

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:

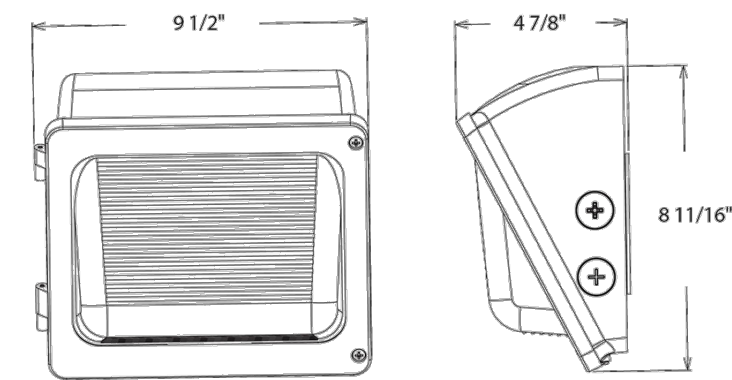
Hinged wiring access and conduit entries on the back sides, top and bottom make installation a snap

##### 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](http://rablighting.com/warranty).

##### 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](mailto:techsupport@rablighting.com) Website: [www.rablighting.com](http://www.rablighting.com)  
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Page 2 of 3

WPX1

RAB

#### Ordering Matrix

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

<sup>1</sup> 480V available only in WPX2 and WPX3 models  
<sup>1</sup> Battery backup available only for WPX2 and WPX3 in 120-277V models

Need help? Tech help line: (888) 722-1000 Email: [techsupport@rablighting.com](mailto:techsupport@rablighting.com) Website: [www.rablighting.com](http://www.rablighting.com)  
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Page 3 of 3

## 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 COMPLIANCE FOR 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

**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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STANDARD SUPPLY WAREHOUSE  
1575 TECHNOLOGY WAY  
ROCKWALL, TX 75032

Revisions:

File Name: 25233-E302  
Project No: 25233  
Date: 12/08/2025  
Drawn By: Ti  
Checked By:

SHEET

**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