

# City of Rockwall

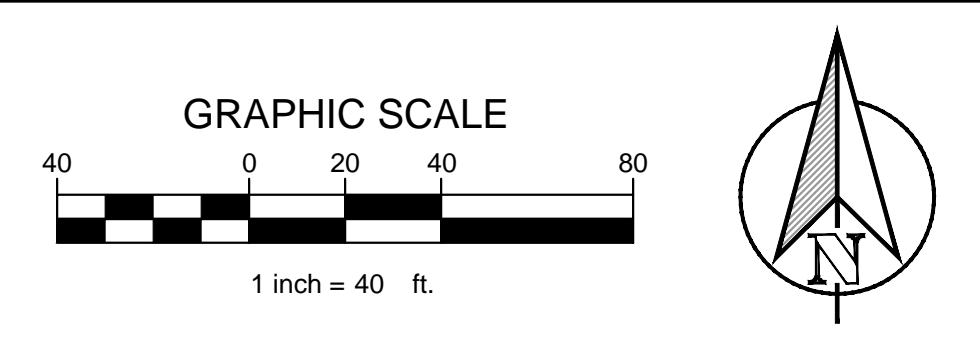
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://www.rockwall.com)

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SITE DATA TABLE	
SITE AREA	7.52 AC   327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	16 BLDG @ 4,999 SF 79,984 SF TOTAL
LOT COVERAGE (MAX 60%)	24.40%
FLOOR TO AREA RATIO	0.24 : 1
IMPERVIOUS (MAX 90%)	63.90%
LANDSCAPE MIN(15%)	36.10%
BUILDING HEIGHT	1 STORY

- NOTES
- DUMPSTERS SHALL HAVE AN OPAQUE, SELF-LATCHING GATE.
  - ROLL UP DOORS SHALL NOT BE VISIBLE FROM THE STREET.
  - A BASE SUB-GRADE PER THE GEOTECHNICAL REPORT IS REQUIRED BENEATH ALL PAVING.



TEXAS REGISTRATION #14199

**CLAYMOORE ENGINEERING**

1100 CREEK SPARGER RD. SUITE #1  
COLLEGEVILLE, TX 76034  
PHONE: 817.281.0572  
WWW.CLAYMOORE.COM

**PRELIMINARY**

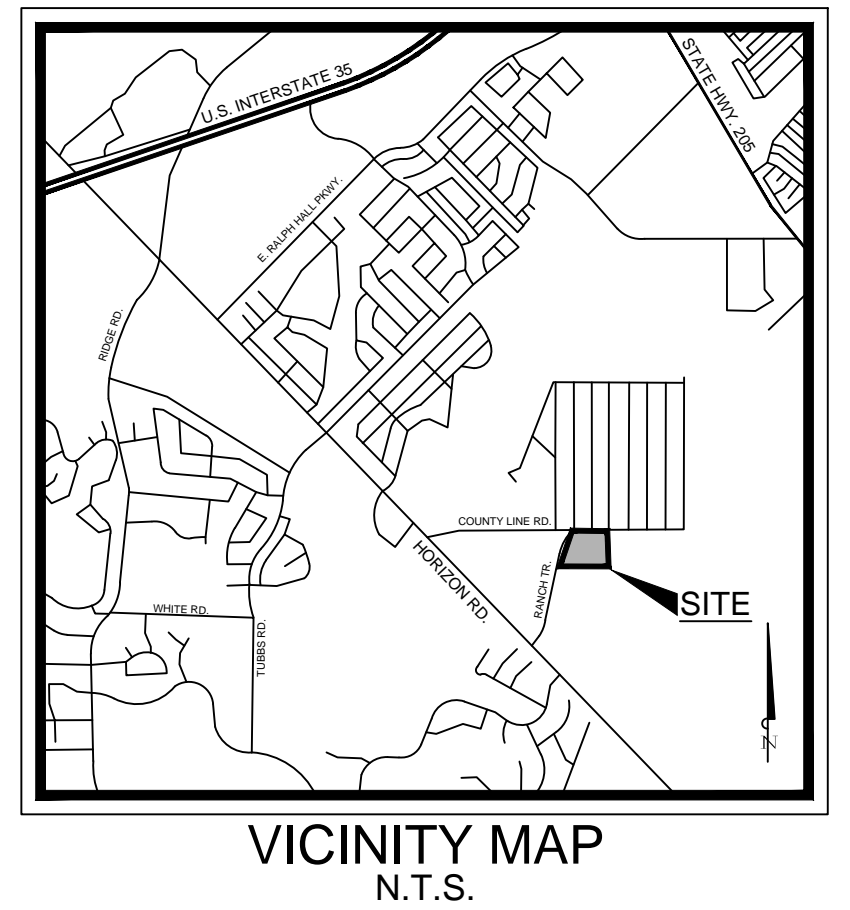
FOR REVIEW ONLY  
Not for construction purposes.

**CLAYMOORE ENGINEERING**  
ENGINEERING AND PLANNING  
CONSULTANTS

Engineer: CLAY CRISTY  
P.E. No. 109800, Date 10/18/2019

**RANCH TRAIL OFFICE PARK**  
405 RANCH TRAIL  
ROCKWALL, TEXAS 75032

PARKING TABLE	
PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	299 SPACES
PARKING PROVIDED	369 SPACES
ADA REQUIRED	8 SPACES
ADA PROVIDED	15 SPACES



CONSTRUCTION SCHEDULE	
[Symbol]	STANDARD DUTY (5" CONCRETE)
[Symbol]	HEAVY DUTY (6" CONCRETE)
[Symbol]	DUMPSTER PAD (7" CONCRETE)
[Symbol]	PROPOSED SIDEWALK CONCRETE
[Symbol]	PROPOSED RANCH TRAIL EXTENSION (8" CONCRETE)
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPOSED FIRE LANE
[Symbol]	FULL DEPTH SAWCUT
[Symbol]	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	15' VISIBILITY TRIANGLES
②	PAVEMENT STRIPING
③	PARKING STALL STRIPING, 4" WIDE
④	SIDEWALK, 5FT MIN. WIDTH
⑤	ADA ACCESSIBLE RAMP
⑥	APPROXIMATE LOCATION OF OVERHEAD DOOR
⑦	LOADING ZONE
⊕	PROPOSED FIRE HYDRANT
Ⓜ	ADA PARKING SYMBOL

**RANCH TRAIL OFFICE PARK**  
405 RANCH TRAIL  
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:  
RAINBOW ACRES,  
LOT 18 & S PT OF 19,  
ACRES 9.52

OWNER:  
JT ALLIANCE, INC.  
16 MEADOWLAKE DRIVE  
HEATH, TX 75032

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

CASE NUMBER  
SP2019-003

NO.	DATE	REVISION	BY

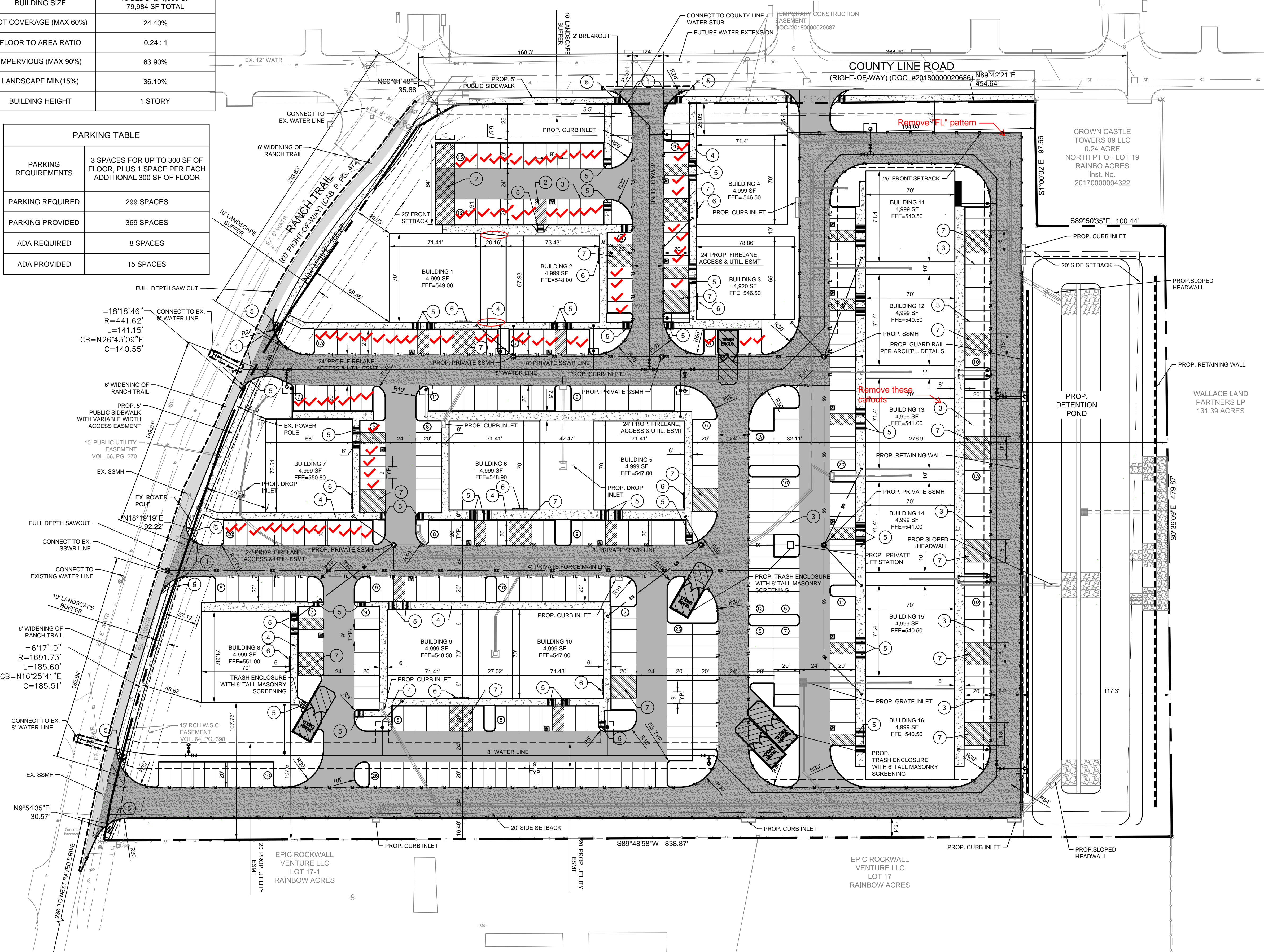
**SITE PLAN**

DESIGN: CLC  
DRAWN: LRR  
CHECKED: CLC  
DATE: 10/18/2019

SHEET  
**SP-1**

File No. 2019-001

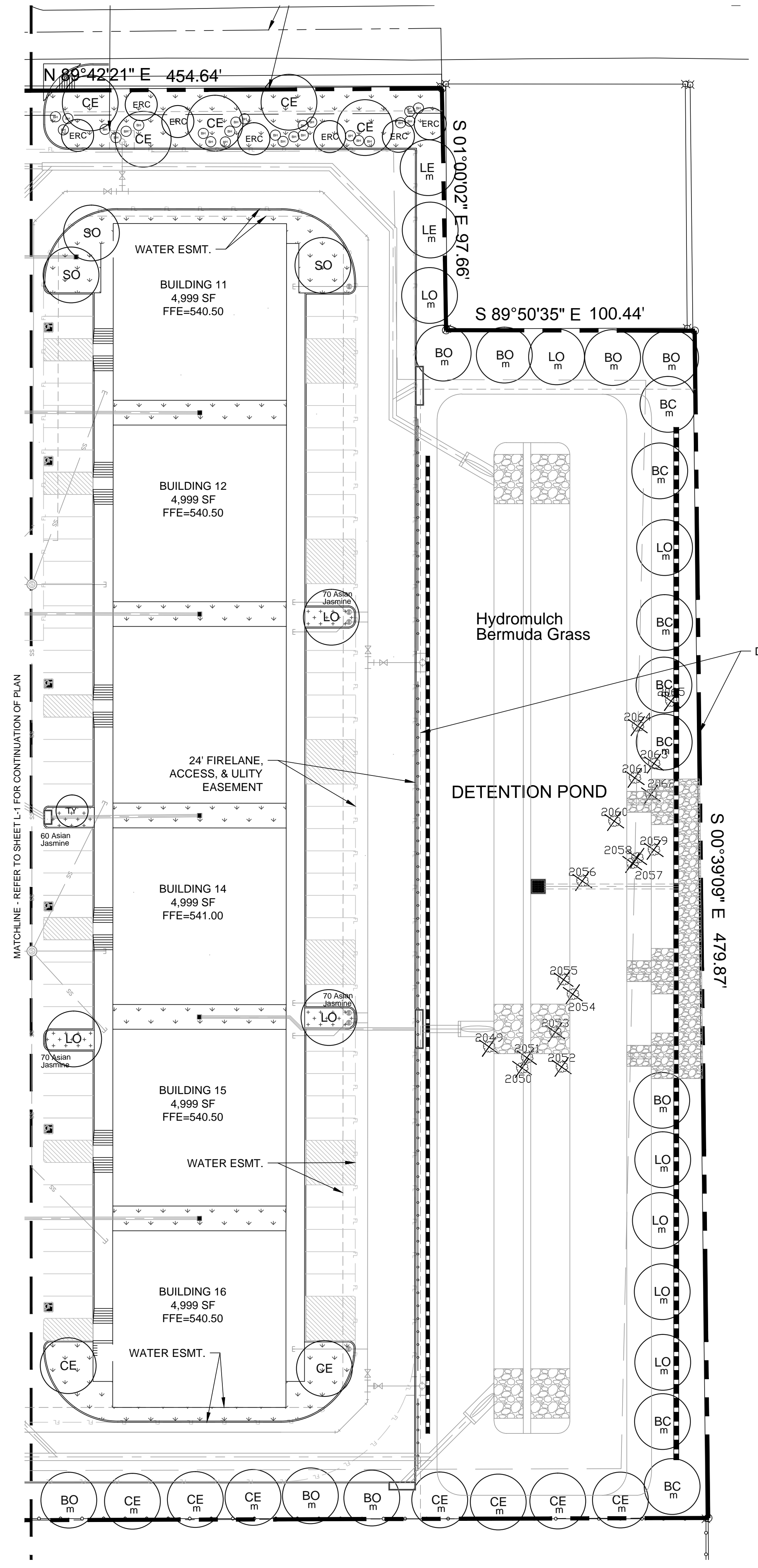
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PLOT DATE: 10/18/2019 9:30 AM  
LOCATION: Z:\PROJECTS\PROJECTS\2019-001 RANCH TRAIL ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG  
LAST SAVED: 10/17/2019 5:36 PM



10/18/2019 9:30 AM  
10/17/2019 5:36 PM



PLOTTED BY: SCOTT FULMILLER  
 PLOT DATE: 10/23/2019 11:46 AM  
 LOCATION: C:\USERS\SCOTT FULMILLER\DOCUMENTS\AUTOCAD\_LRD\RANCH TRAIL\RANCH TRAIL\_L15.DWG  
 LAST SAVED: 10/21/2019 1:24 PM



**TREE LEGEND**

- Canopy Trees**
- SO Shumard Oak
  - BO Bur Oak
  - LE Bosque Elm
  - CO Chinquapin Oak
  - LO Live Oak
  - CE Cedar Elm
  - BC Bald Cypress
  - ERC Eastern Red Cedar
  - TY Tree Yaupon
  - DW Desert Willow
  - CR Crapemyrtle
- Ornamental Trees**
- TY Tree Yaupon
  - ERC Eastern Red Cedar
- Other Symbols**
- +
  - Mitigation trees
  - Existing trees to be removed

**SHRUB LEGEND**

- BH Burford Holly
- WM Dwarf Wax Myrtle
- AJ Asian Jasmine
- BBL Big Blue Liriope

**HATCH LEGEND**

- Asian Jasmine
- Solid Sod Bermuda Grass
- Big Blue Liriope

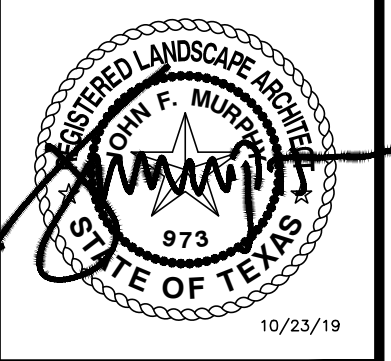
**LANDSCAPE NOTES**

- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" steel edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand)
- Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
- Solid sod all areas disturbed by construction activities.
- No trees within 5' of utilities.
- No parking space shall be more than 80 feet from a tree.

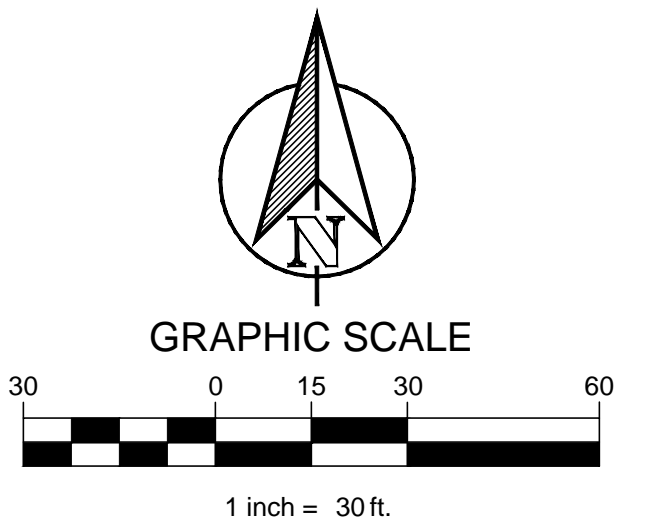
**site integration studio**  
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design  
**John F. Murphy, ASLA**  
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 Tyler, TX 75703  
 john@siteint.com  
 scott@siteint.com

512.622.3822 - Tyler  
 512.589.9584 - Austin  
 www.siteint.com

TEXAS REGISTRATION #14189  
**GLAY MOORE ENGINEERING**  
 1100 CREEK SPARGER RD. SUITE #1  
 COLLEVILLE, TX 75844  
 PHONE: 817.281.0672  
 WWW.GLAYMOORE.COM



**RANCH TRAIL OFFICE PARK**  
**405 RANCH TRAIL**  
**ROCKWALL, TEXAS 75032**



<b>RANCH TRAIL OFFICE PARK</b> 405 RANCH TRAIL ROCKWALL, TX 75087	
LEGAL DESCRIPTION AND/OR ADDRESS: RAINBOW ACRES, LOT 18 & S PT OF 19, ACRES 9.52	
OWNER: JT ALLIANCE, INC. 16 MEADOWLAKE DRIVE HEATH, TX 75032	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
CASE NUMBER SP2019-003	

DESIGN:	CLC
DRAWN:	LRR
CHECKED:	CLC
DATE:	10/23/2019

**LANDSCAPE PLAN**  
 SHEET  
**L-2**  
 File No. 2019-001

**PLANT LIST**

CANOPY TREES			
11	LE	Lacebark Elm	Ulmus parviflora 3" cal. B&B 12' ht. 5' spread
29	LO	Live Oak	Quercus virginiana 3" cal. B&B 12' ht. 5' spread
12	CO	Chinquapin Oak	Quercus muhlenbergia 3" cal. B&B 12' ht. 5' spread
27	CE	Cedar Elm	Ulmus crassifolia 3" cal. B&B 12' ht. 5' spread
13	BC	Bald Cypress	Taxodium distichum 3" cal. B&B 12' ht. 5' spread
17	SO	Shumard Oak	Quercus shumardii 3" cal. B&B 12' ht. 5' spread
8	BO	Bur Oak	Quercus macrocarpa 3" cal. B&B 12' ht. 5' spread
ORNAMENTAL TREES			
3	TY	Tree Yaupon	Ilex vomitoria 30 gal. 8' ht. multi-trunk female
2	CR	Crape Myrtle	Lagerstroemia indica 'Tuscarora' 30 gal. 8' ht. 3 trunk 2 1/2" cal. min.
3	DW	Desert Willow	Chilopsis linearis 'Timeless Beauty' 30 gal. 6' ht. 2 1/2" cal. min.
16	ERC	Eastern Red Cedar	Juniperus virginiana 30 gal. 6' ht. 2 1/2" cal. min.
SHRUBS & GROUNDCOVERS			
59	BH	Burford Holly	Ilex cornuta burfordii 10 gal. as shown
10	WM	Dwarf Wax Myrtle	Myrica pusilla 5 gal. 36" oc
1,807	AJ	Asian Jasmine	Trachelospermum asiaticum 1 gal. 18" oc
2,325	BBL	Big Blue Liriope	Liriope muscari 'Big Blue' 1 gal. 18" oc

**City of Rockwall, Texas  
LANDSCAPE CALCULATIONS**

Total Lot Area	414,665 SF	Required	Provided
Landscape Area 10%		41,467 SF	118,070 SF (28%)
Street Buffer Trees			
1 Shade tree 3' cal. per 50 LF of frontage		Required	Provided
Ranch Trail 618.51 LF		13	13
County Line Road 454.64 LF		10	11
Parking Lot Landscape			
1 tree per 10 spaces		Required	Provided
Parking Spaces 370		37	44

**Tree Mitigation**

Primary tree inches removed - 38.5"  
 Secondary tree inches removed - 691.5' / 2 = 345.75"  
 Total protected inches removed - 384.25"

Diseased trees, ROW trees, preserved trees, and secondary trees under 11" not included in mitigation total

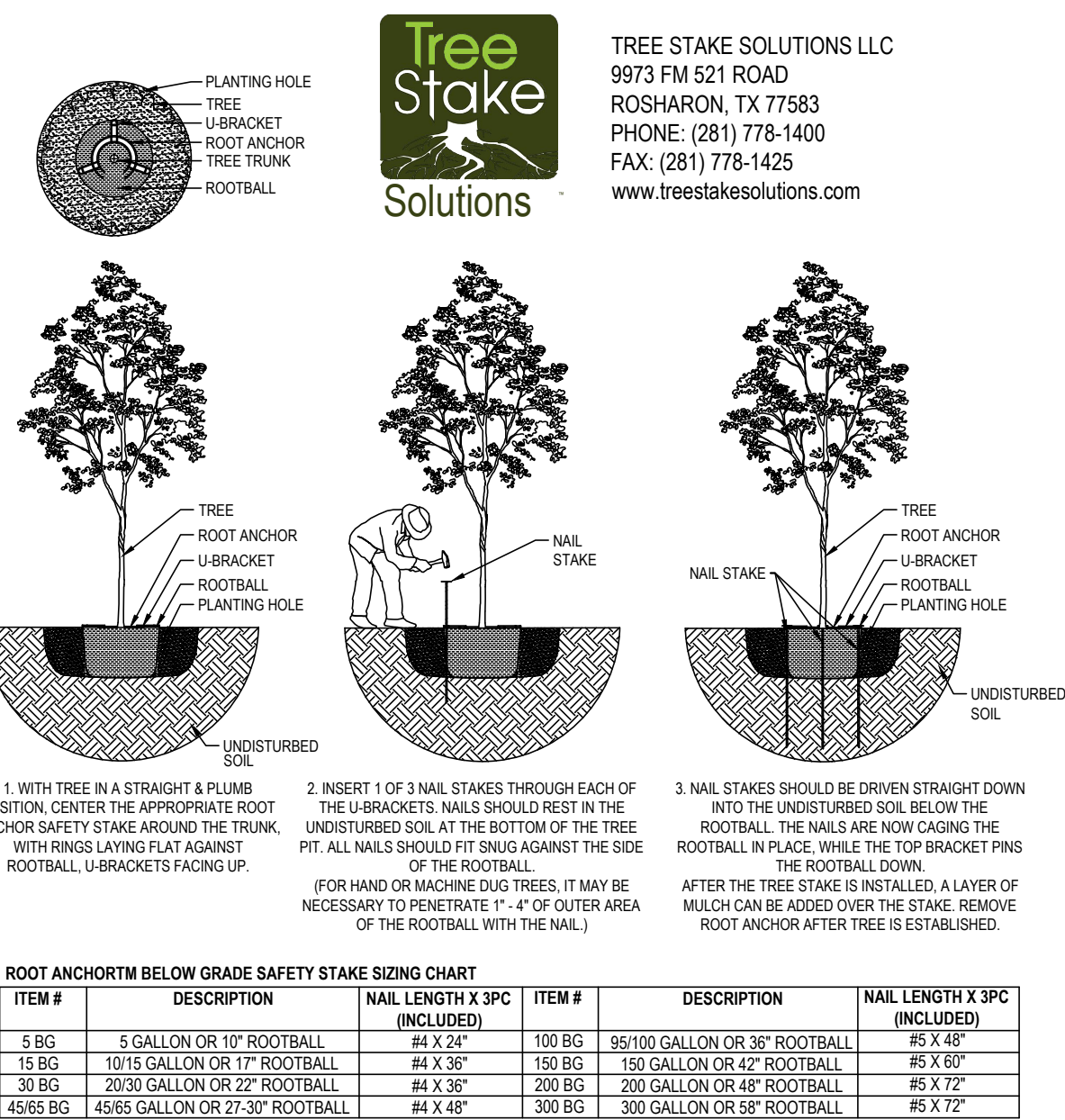
New mitigation inches provided - 150"  
 Remainder mitigation to be paid into tree fund - 235"

**EXISTING TREE LIST**

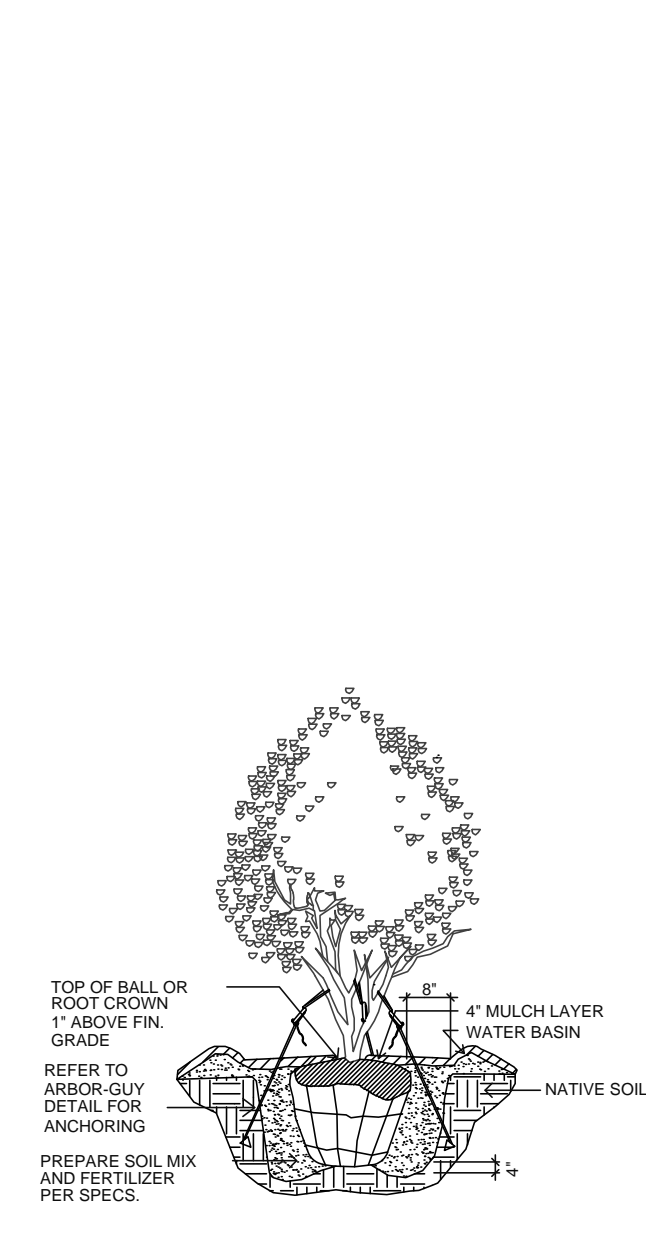
ROW	Number	Size	Type
ROW	2000	8" 8"	Hackberry
ROW	2001	13"	Cedar
ROW	2002	7" 10" 10"	Cedar
ROW	2003	16"	Cedar
ROW	2004	17"	Cedar
ROW	2005	15"	Cedar
ROW	2006	12"	Cedar
ROW	2007	16"	Cedar
ROW	2008	26"	Cedar
ROW	2009	10" 13" 18"	Cedar
ROW	2010	10"	Cedar
ROW	2011	8"	Oak
ROW	2012	12"	Hackberry
ROW	2013	10"	Cedar
ROW	2014	14" 20"	Cedar
ROW	2015	15" 14"	Cedar-Hackberry
ROW	2016	10"	Hackberry
ROW	2017	10"	Hackberry
ROW	2018	10"	Hackberry
ROW	2019	10"	Hackberry
ROW	2020	7" 10"	Hackberry
ROW	2021	13"	Cedar
ROW	2022	22"	Cedar
ROW	2023	12" 16"	Cedar
ROW	2024	16"	Cedar
ROW	2025	15"	Cedar
ROW	2026	12"	Hackberry
ROW	2027	12"	Hackberry
ROW	2028	11"	Cedar
ROW	2029	22"	Hackberry
ROW	2030	27"	Cedar
ROW	2031	8"	Hackberry
ROW	2032	10"	Hackberry
ROW	2033	16"	Hackberry
ROW	2034	8"	Hackberry
ROW	2035	22"	Live Oak
ROW	2036	23"	Mulberry
ROW	2037	17"	Mulberry
ROW	2038	32"	Mulberry
ROW	2039	17"	Mulberry
ROW	2040	15"	Mulberry
ROW	2041	18"	Oak
ROW	2042	8"	Cedar
ROW	2043	14"	Mulberry
ROW	2044	12"	Hackberry
ROW	2045	8" 10" 10"	Hackberry
ROW	2046	10"	Hackberry
ROW	2047	16"	Cedar
ROW	2048	12"	Cedar
ROW	2049	10"	Hackberry
ROW	2050	10"	Hackberry
ROW	2051	10" 10"	Hackberry
ROW	2052	12"	Hackberry
ROW	2053	8"	Hackberry

Number	Size	Type
2054	8"	Hackberry
2055	10" 17"	Hackberry
2056	7" 9"	Ash
2057	11"	Hackberry
2058	8"	Hackberry
2059	8"	Hackberry
2060	8"	Hackberry
2061	7"	Hackberry
2062	8"	Hackberry
2063	8"	Hackberry
2064	10"	Hackberry
2065	8"	Hackberry
2066	16"	Hackberry
2067	8" 8" 10"	Hackberry
2068	16"	Hackberry
2069	8" 8"	Hackberry
2070	15"	Hackberry
2071	10" 12"	Hackberry
2072	13"	Hackberry
2073	7" 9"	Hackberry
2074	13"	Hackberry
2075	13"	Hackberry
2076	11"	Hackberry
2077	11"	Hackberry
2078	9"	Hackberry
2079	9"	Hackberry
2080	12"	Hackberry
2081	9"	Hackberry
2082	13"	Hackberry
2083	8"	Hackberry
2084	13"	Hackberry
2085	11"	Cedar
2086	13"	Cedar
2087	10"	Cedar
2088	10"	Cedar
2089	10"	Cedar
2090	10"	Cedar
2091	8"	Cedar
2092	12"	Cedar
2093	8" 12"	Cedar
2094	8"	Cedar
2095	10"	Cedar
2096	10"	Cedar
2097	10"	Cedar
2098	12"	Cedar
2099	10"	Cedar
2100	8"	Cedar
2101	10"	Cedar
2102	10"	Cedar
2103	8"	Cedar
2104	15"	Cedar
2105	10"	Hackberry
2106	10"	Hackberry

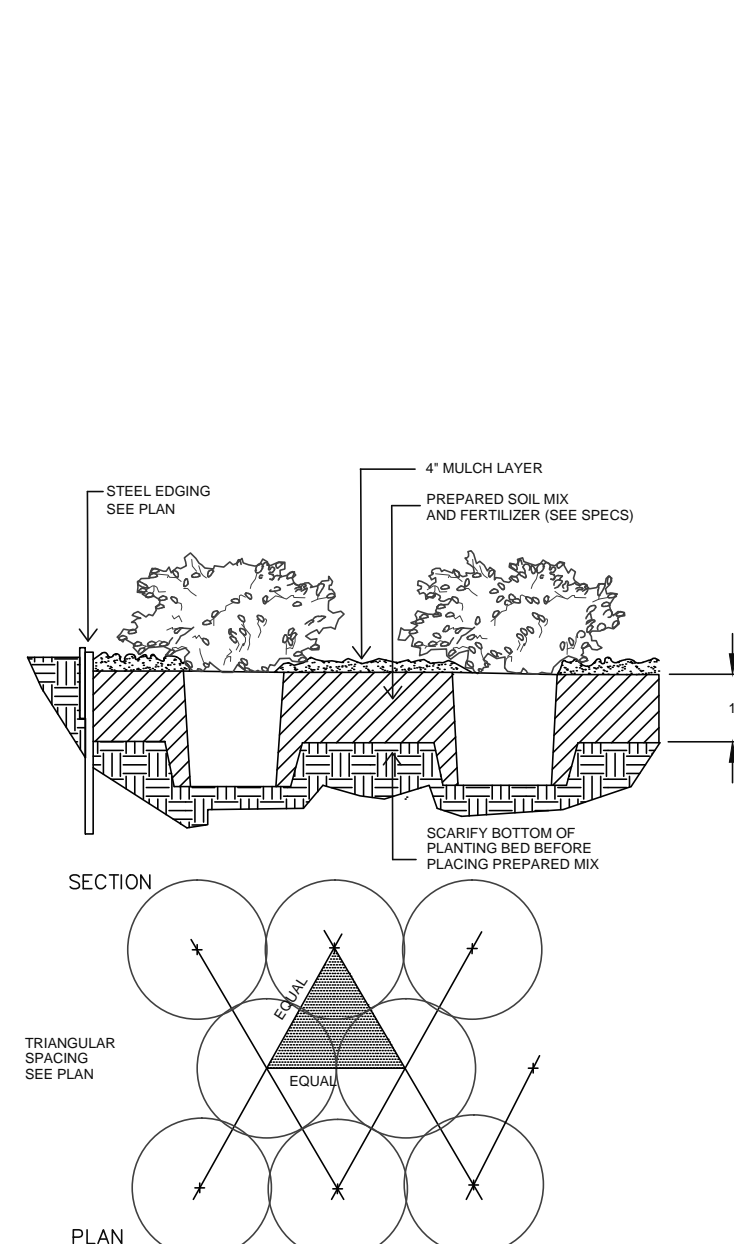
D = DISEASED TREE  
 ROW = TREE IN RIGHT OF WAY  
 \* = PRESERVED TREE



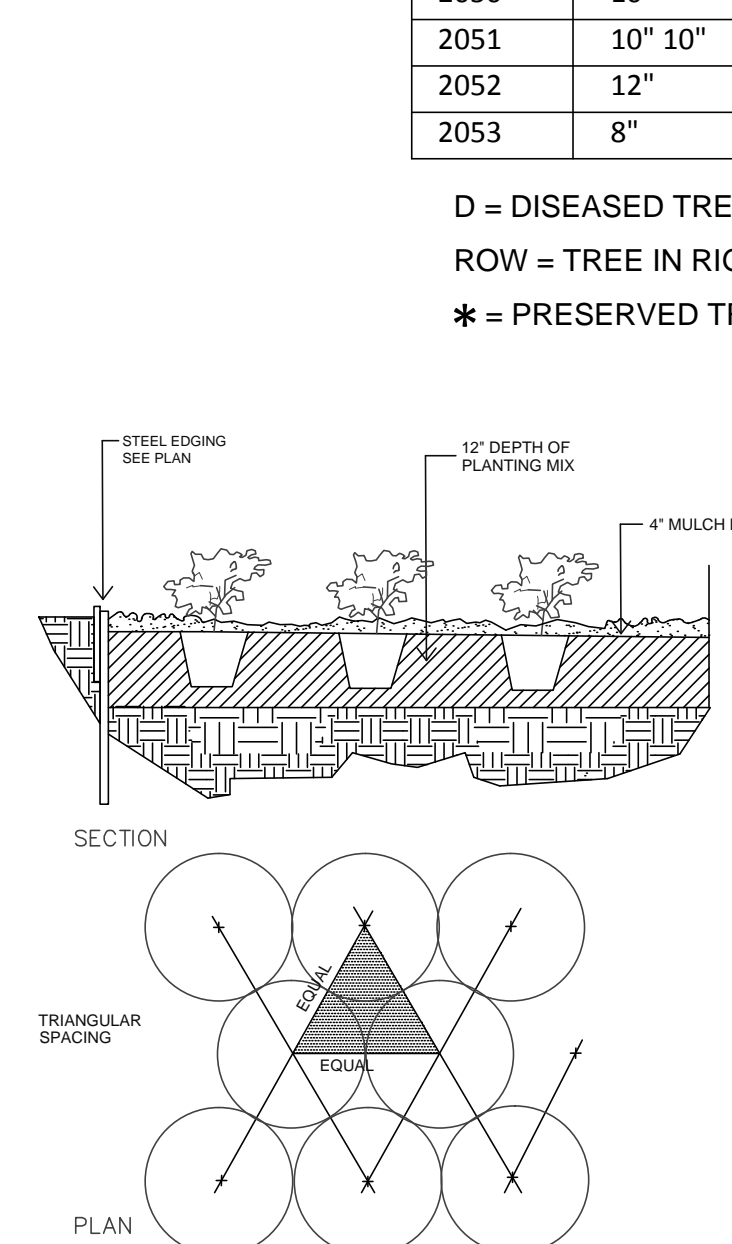
1 CANOPY TREE PLANTING SCALE: NONE



2 MULTI-TRUNK PLANTING SCALE: NONE



3 SHRUB PLANTING SCALE: NONE



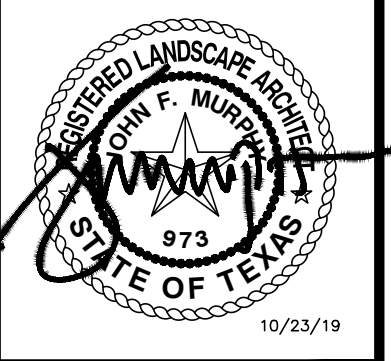
4 GROUNDCOVER PLANTING SCALE: NONE

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 LAST SAVED: 10/21/2019 1:24 PM

**site integration studio**  
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design  
**John F. Murphy, ASLA**  
 7529 Cross Gate Way  
 Tyler, TX 75703  
 John@siteint.com  
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512.632.3822 - Tyler  
 512.589.9584 - Austin  
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TEXAS REGISTRATION #14189  
**GLAY MOORE ENGINEERING**  
 PHONE: 017.28.0832  
 WWW.GLMENGINEERING.COM  
 1105 CREEK SPARGER RD. SUITE #1  
 COLLEVILLE, TX 75841



**RANCH TRAIL OFFICE PARK**  
 405 RANCH TRAIL  
 ROCKWALL, TEXAS 75032

**RANCH TRAIL OFFICE PARK**  
 405 RANCH TRAIL  
 ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:  
 RAINBOW ACRES,  
 LOT 18 & S PT OF 19,  
 ACRES 9.52

OWNER:  
 JT ALLIANCE, INC.  
 16 MEADOWLAKE DRIVE  
 HEATH, TX 75032

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

CASE NUMBER  
 SP2019-003

**LANDSCAPE DETAILS**

DESIGN: CLC  
 DRAWN: LRR  
 CHECKED: CLC  
 DATE: 10/23/2019

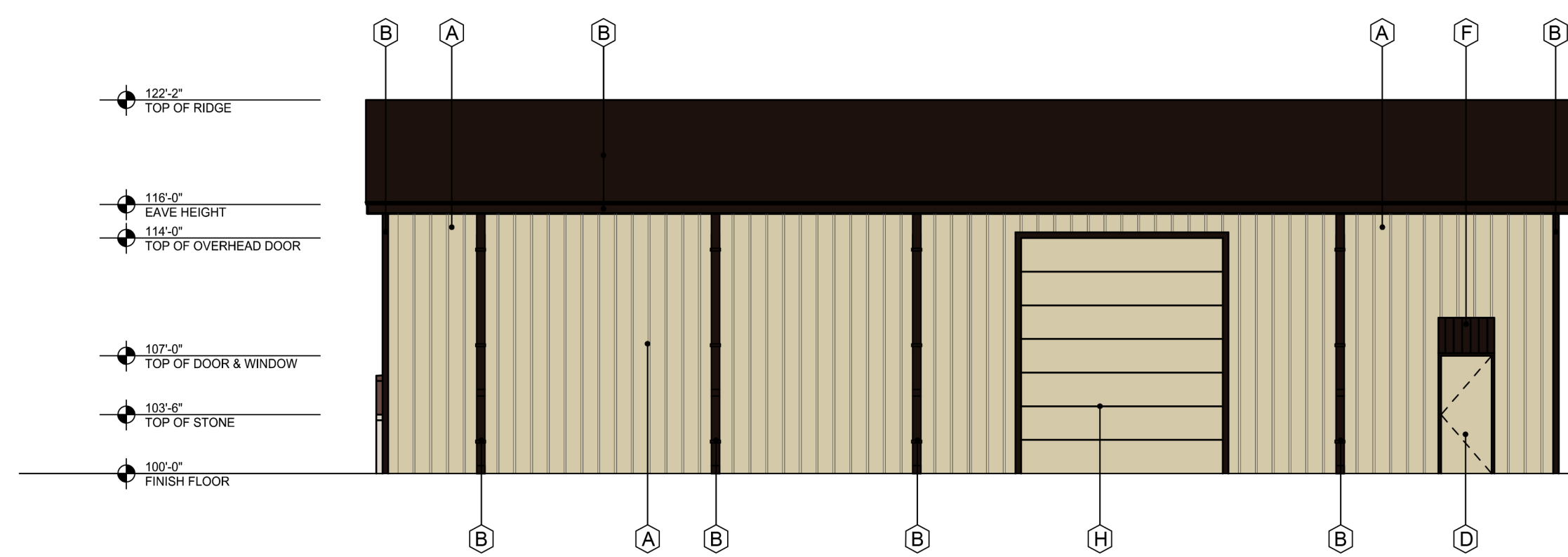
SHEET  
**L-3**

File No. 2019-001

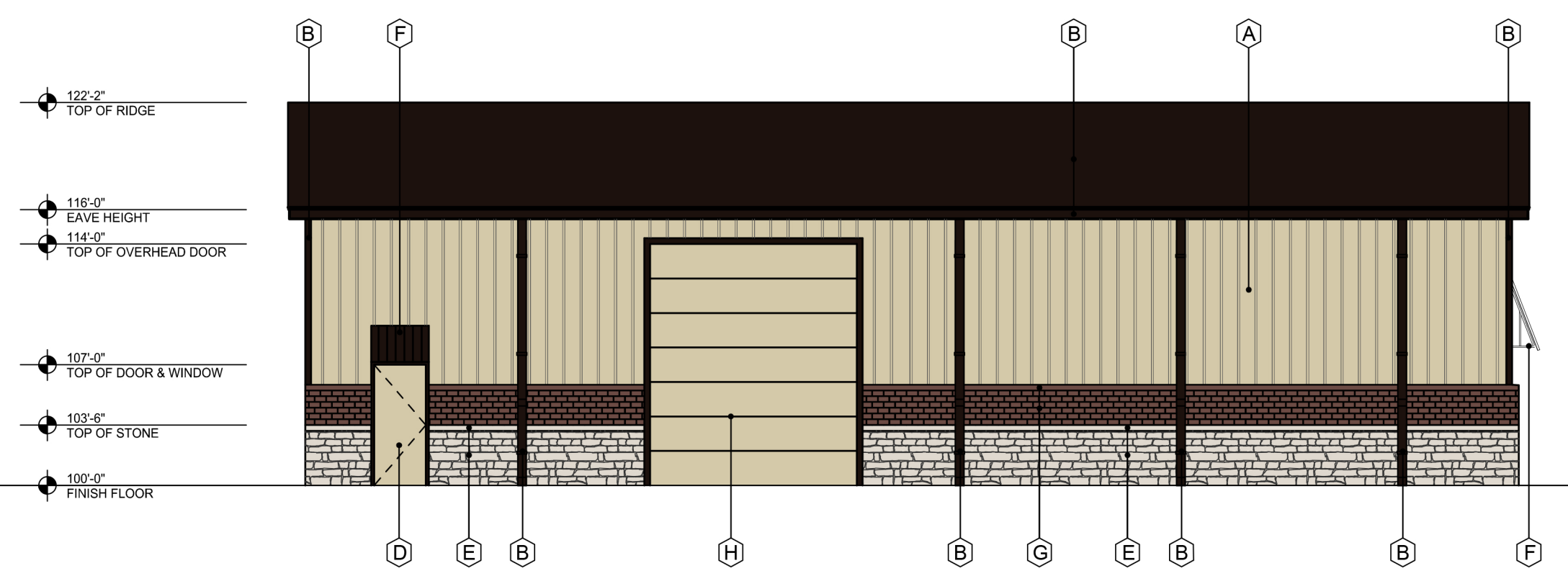
ISSUE: OWNER REVIEW: 01-18-2018

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SITE DATA TABLE	
SITE AREA	7.52 ACRES (327,554 SF)
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
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LOT COVERAGE	36.9%
FLOOR TO AREA RATIO	0.17 : 1
BUILDING HEIGHT	1 STORY

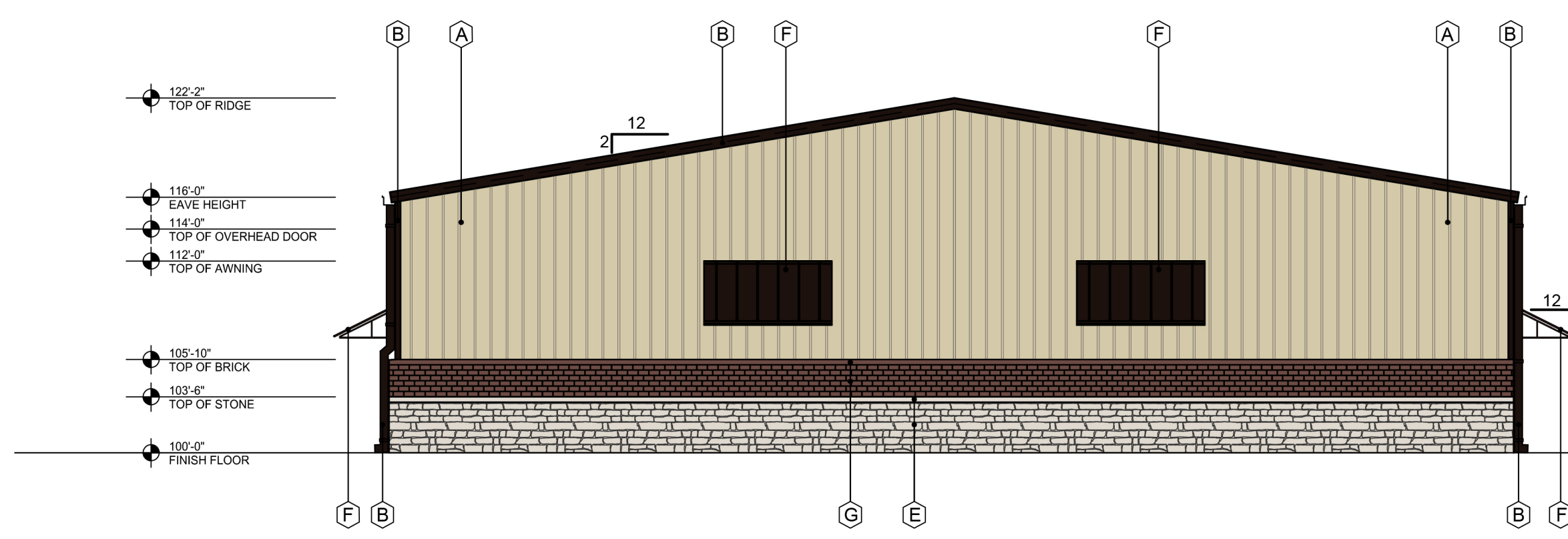


**4 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"  
MASONRY - 0%

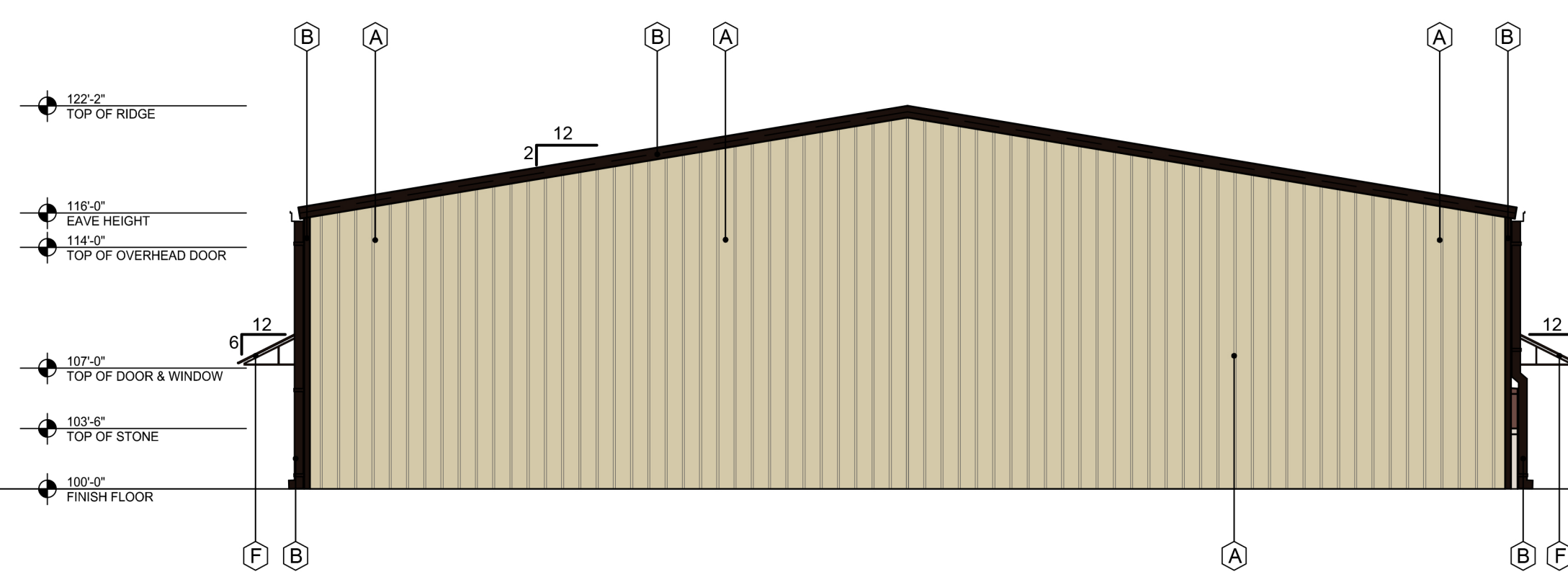


**3 NORTH ELEVATION - STREET SIDE**  
SCALE: 3/16"=1'-0"  
MASONRY -  
BRICK: 12 %  
STONE: 19 %  
TOTAL: 31 %

EXTERIOR FINISH SCHEDULE	
A	PREFINISHED METAL WALL PANELS; COLOR: STONE
B	ROOF, PREFINISHED GUTTER, DOWNSPOUTS, AND TRIM; COLOR: BURNISH SLATE
C	ALUM. STOREFRONT SYSTEM COLOR: MED. BRONZE - NOT USED
D	EXTERIOR HOLLOW METAL DOOR & FRAME. PAINT; COLOR: MATCH - A
E	STONE VENEER COLOR: BLANCO, SIZE: 8"-12" WITH 4" PRECAST CAP
F	PREFINISHED METAL AWNING BY METAL BUILDING CO. COLOR: BURNISH SLATE
G	BRICK VENEER COLOR: ACME, OXFORD PLACE
H	OVERHEAD DOOR - 12x14 COLOR: MATCH - A



**2 WEST ELEVATION - STREET SIDE**  
SCALE: 1/8"=1'-0"  
MASONRY -  
BRICK: 14 %  
STONE: 21 %  
TOTAL: 35 %



**1 EAST ELEVATION**  
SCALE: 1/8"=1'-0"  
MASONRY - 0%

<b>RANCH TRAIL ROCKWALL, TX 75087</b>	
<small>LEGAL DESCRIPTION AND OR ADDRESS:</small>	
<b>RAINBOW ACRES, LOT 18 &amp; S PT OF 19, 9.76 ACRES</b>	
<b>OWNER</b>	
JT Alliance, Inc. 16 Meadowlake Drive Heath, TX 75032	
<b>APPLICANT</b>	
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085      Email: jc@carrollarch.com	
<b>CASE NUMBER</b> SP2019-003	

**OFFICEWAREHOUSE PROJECT**  
for  
**RANCH TRAIL DEVELOPMENT**  
**407 RANCH TRAIL**  
**ROCKWALL, TX 75032**

**RANCH TRAIL DEVELOPMENT**  
2. ESSEX COURT  
HEATH, TX 75032



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

**EXTERIOR ELEVATIONS**

DATE: JAN 2019 SHEET NO:  
PROJECT NO: 2019001  
DRAWN BY: A501  
CHECKED BY: