

SP2020-016- LOT 17, RAINBOW ACRES ADDITION
 SITE PLAN - LOCATION MAP = 1



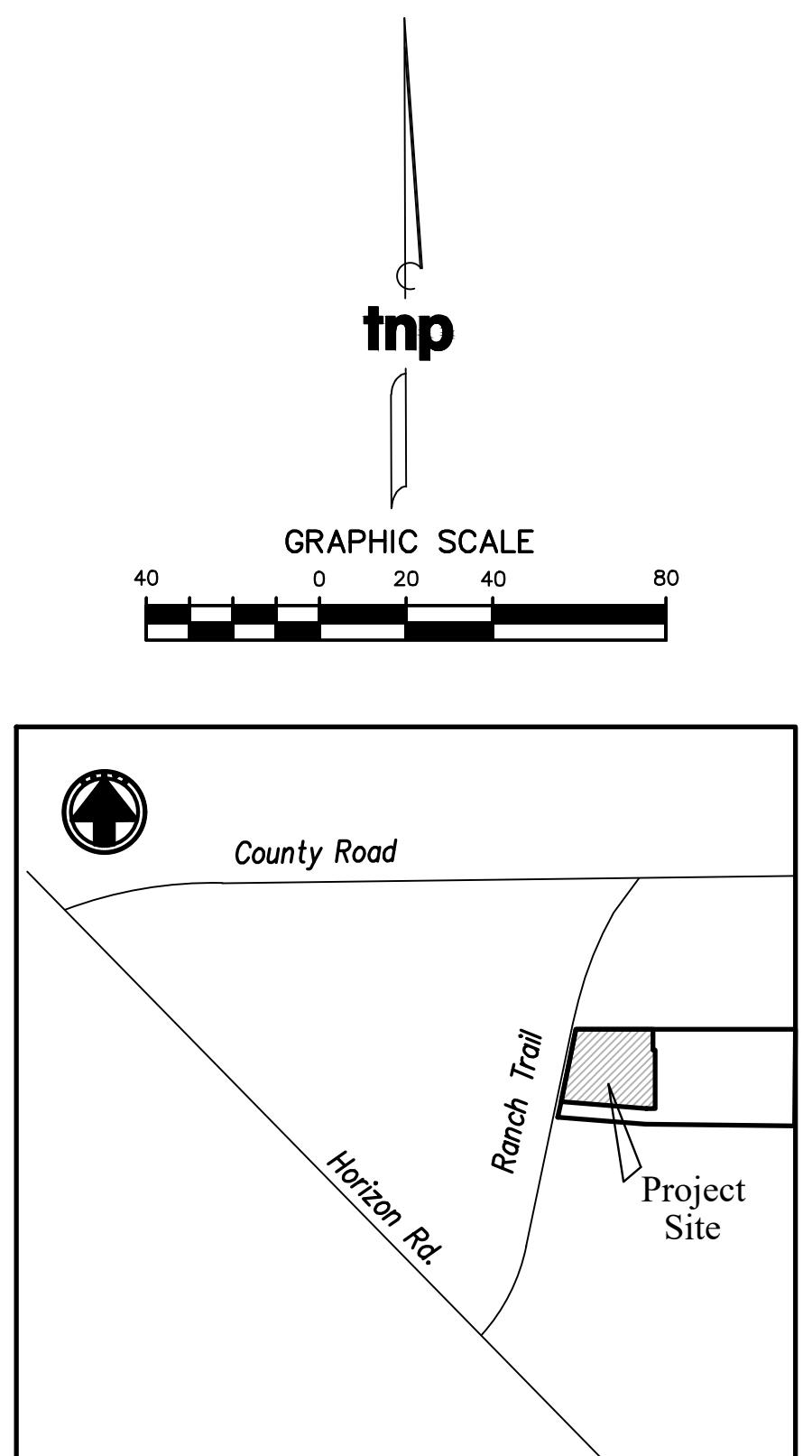
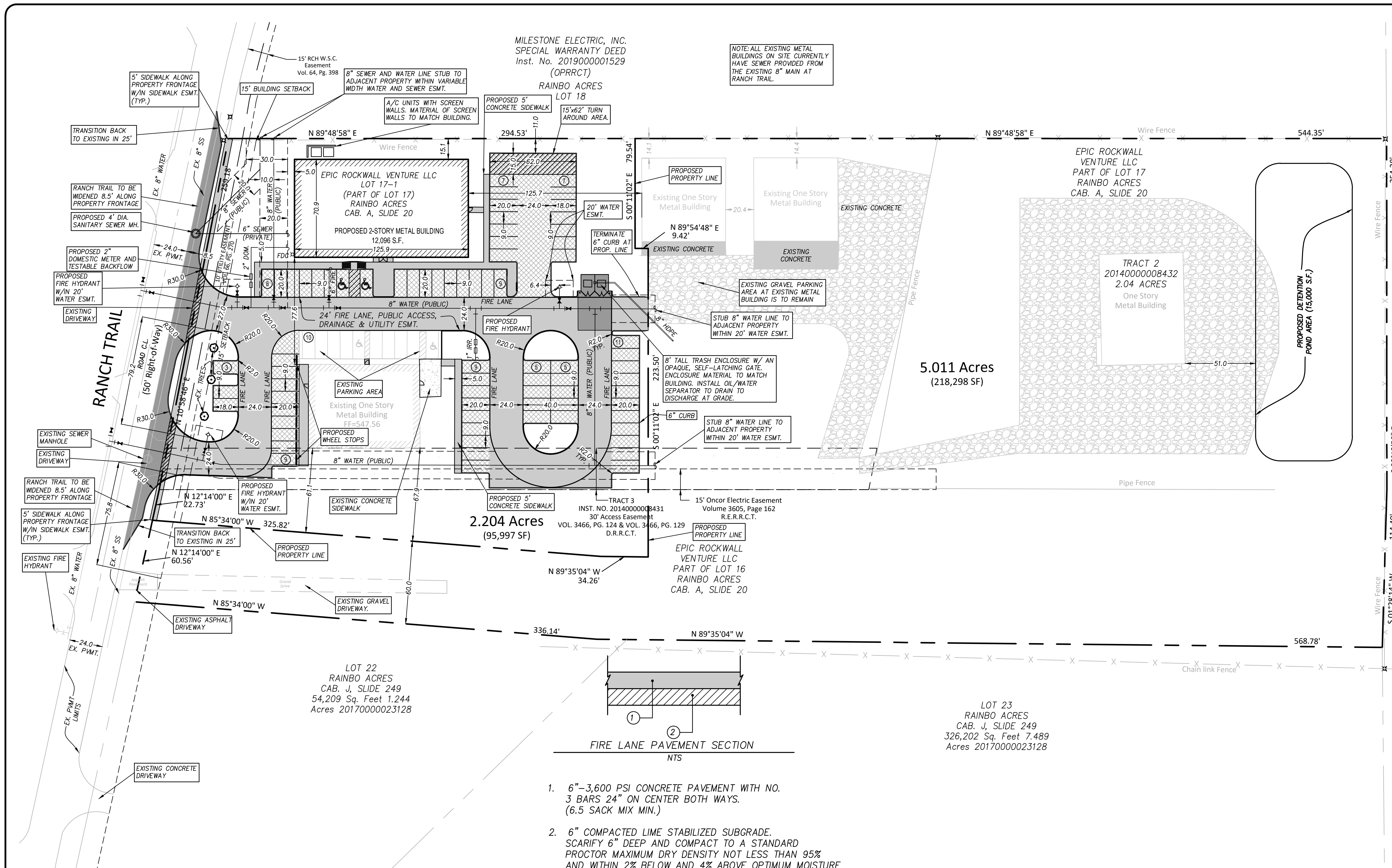
City of Rockwall

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

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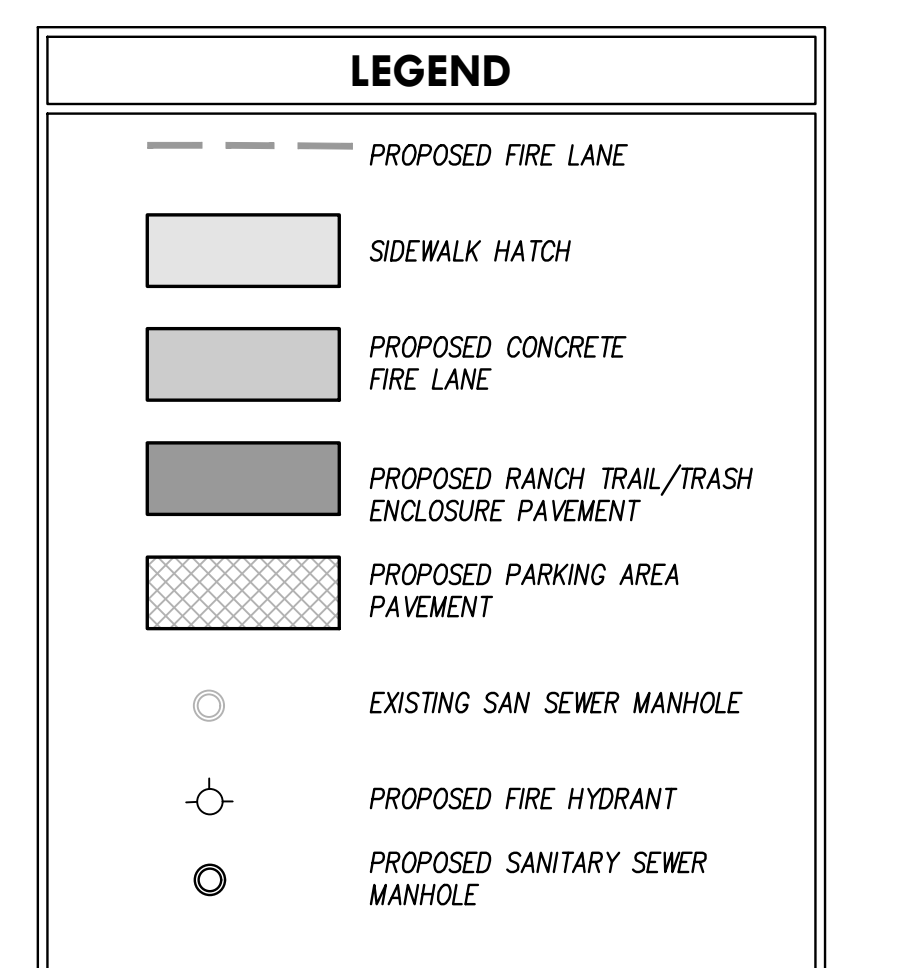


Drawing: P:\06_FCO\Projects\6-Commercial\Rockwall - Ranch Trail\Drawings\1-F-DESIGN-CURRENT\C1.04 SITE PLAN.dwg at Jul 16, 2020-4:21pm by cblown
 Layout: SITE PLAN - X SITE.dwg - X SITE.dwg - 2020-08-06.dwg

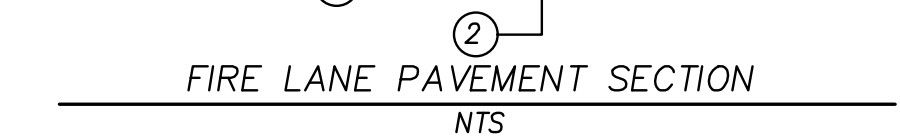


LOCATION MAP

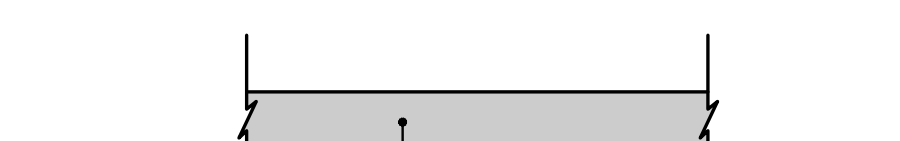
NOTES:
 DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE PROPOSED BUILDING.



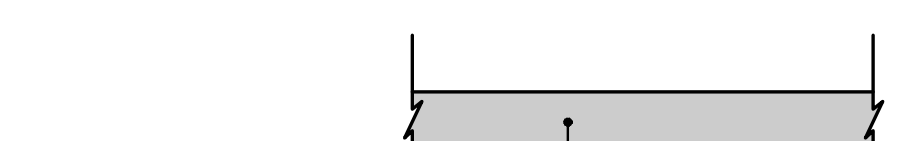
SITE INFORMATION	
PROPOSED LAND AREA:	2.204 ACRES (95,997 S.F.)
CURRENT ZONING:	COMMERCIAL
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	4,900 S.F. EXISTING OFFICE 12,096 S.F. PROPOSED OFFICE
BUILDING TO LOT COVERAGE:	16,996/95,997=0.93 -> 17.7%
PROPOSED BUILDING HEIGHT:	31 FEET 10 INCHES
BUILDING REQUIRED PARKING:	16,996 S.F./300=57 SPACES
BUILDING PARKING PROVIDED:	83 TOTAL (INCLUDES 4 HANDICAP SPACES)
IMPERVIOUS AREA:	50,129 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	45,868 S.F. (1.05 ACRES)



- 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



- 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



- 8"-3,600 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

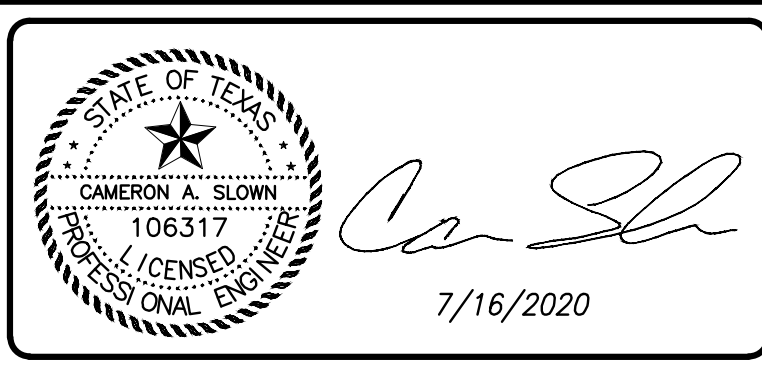
APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the ____ day of _____, 2020.
 Witness our hands this ____ day of _____, 2020.
 Planning & Zoning Commission, Chairman _____ Director of Planning & Zoning _____

CASE NUMBER: SP2019-050

no.	revision	by	date



teague nall and perkins, inc
 825 Walters Creek Blvd., Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 www.tnppinc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



scale
 when bar is 1 inch long
 horiz 1"=40'
 vert N/A
 JUL 2020

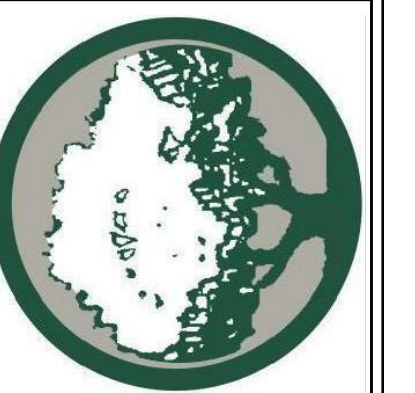
ROCKWALL EPIC VENTURES, LLC

City of RockWall, Texas
 Improvements for
315 - Ranch Trail
SITE PLAN

tnp project RSY20508
 sheet C1.04



RAMSAY & REYES
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



NO.	DATE	REVISIONS

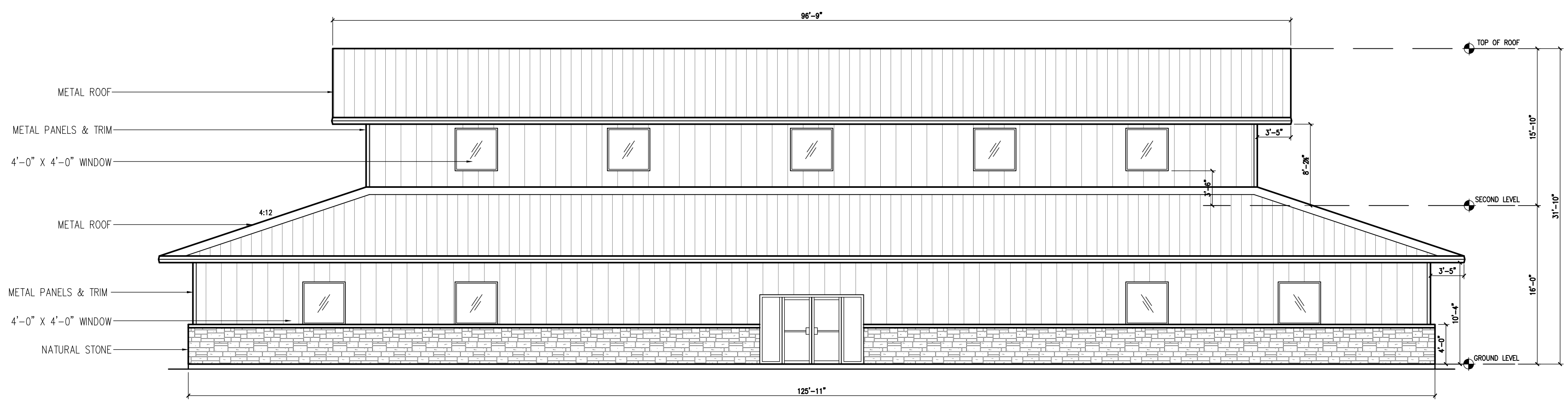
PROJECT NAME AND ADDRESS:
ROCKWALL EPIC VENTURES, LLC
 351 RANCH TRAIL
 ROCKWALL, TEXAS 75032

PROJECT NO.	
DRAWN BY	SR
CHECKED BY	RR
DATE	07/17/2020
SCALE	1/8"=1'-0"
SHEET NO.	of

DRAWING NAME:
BUILDING ELEVATION

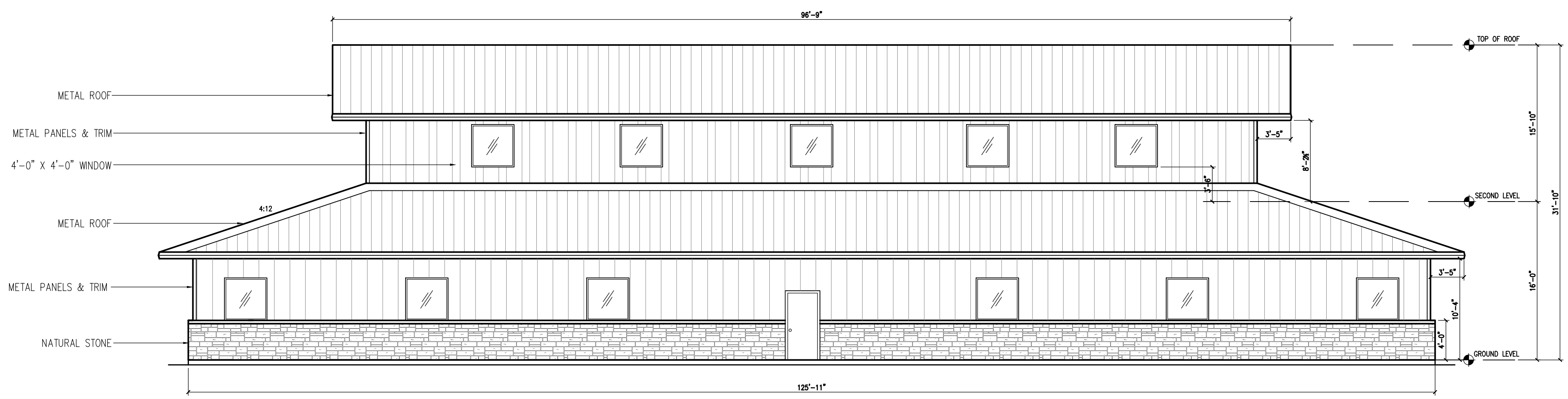
A1

SP2020-??



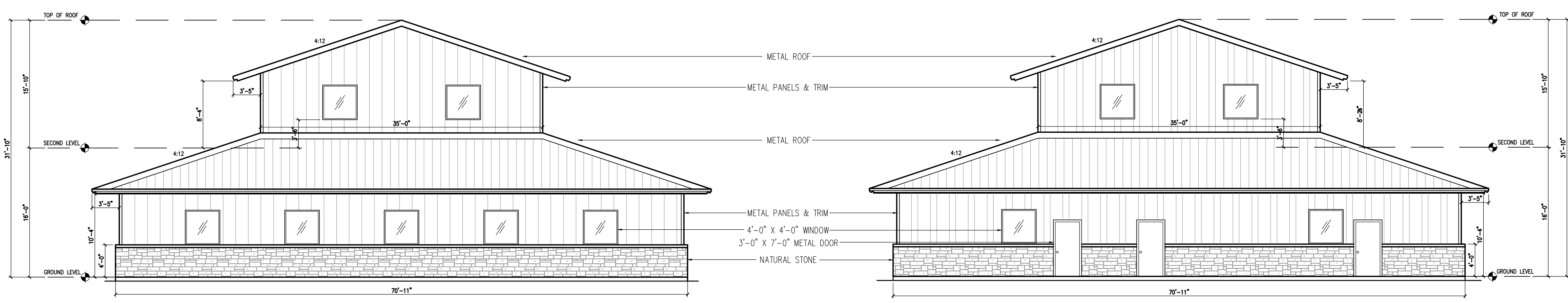
SOUTH ELEVATION
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,779	
DOORS & WINDOWS (DEDUCTED)		249	
ACCOUNTABLE AREA		1,530	100%
NATURAL STONE		423	28%
INSULATED METAL PANELS		1,107	72%



NORTH ELEVATION
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,779	
DOORS & WINDOWS (DEDUCTED)		170	
ACCOUNTABLE AREA		1,003	100%
INSULATED METAL PANELS		514	51%
NATURAL STONE		489	49%



WEST ELEVATION (FACING RANCH TRAIL)
 SCALE: 1/8" = 1'

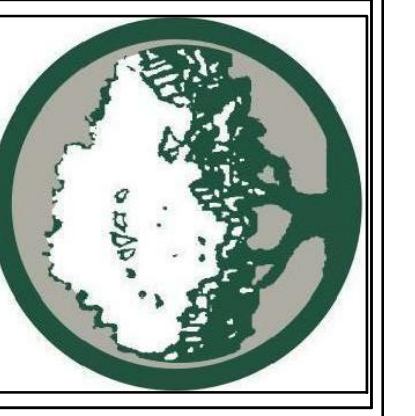
EAST ELEVATION
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,041	
DOORS & WINDOWS (DEDUCTED)		95	
ACCOUNTABLE AREA		946	100%
NATURAL STONE		283	30%
INSULATED METAL PANELS		663	70%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,041	
DOORS & WINDOWS (DEDUCTED)		85	
ACCOUNTABLE AREA		956	100%
NATURAL STONE		243	26%
INSULATED METAL PANELS		713	74%



RAMSAY & REYES
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 ROCKWALL, TEXAS 75087



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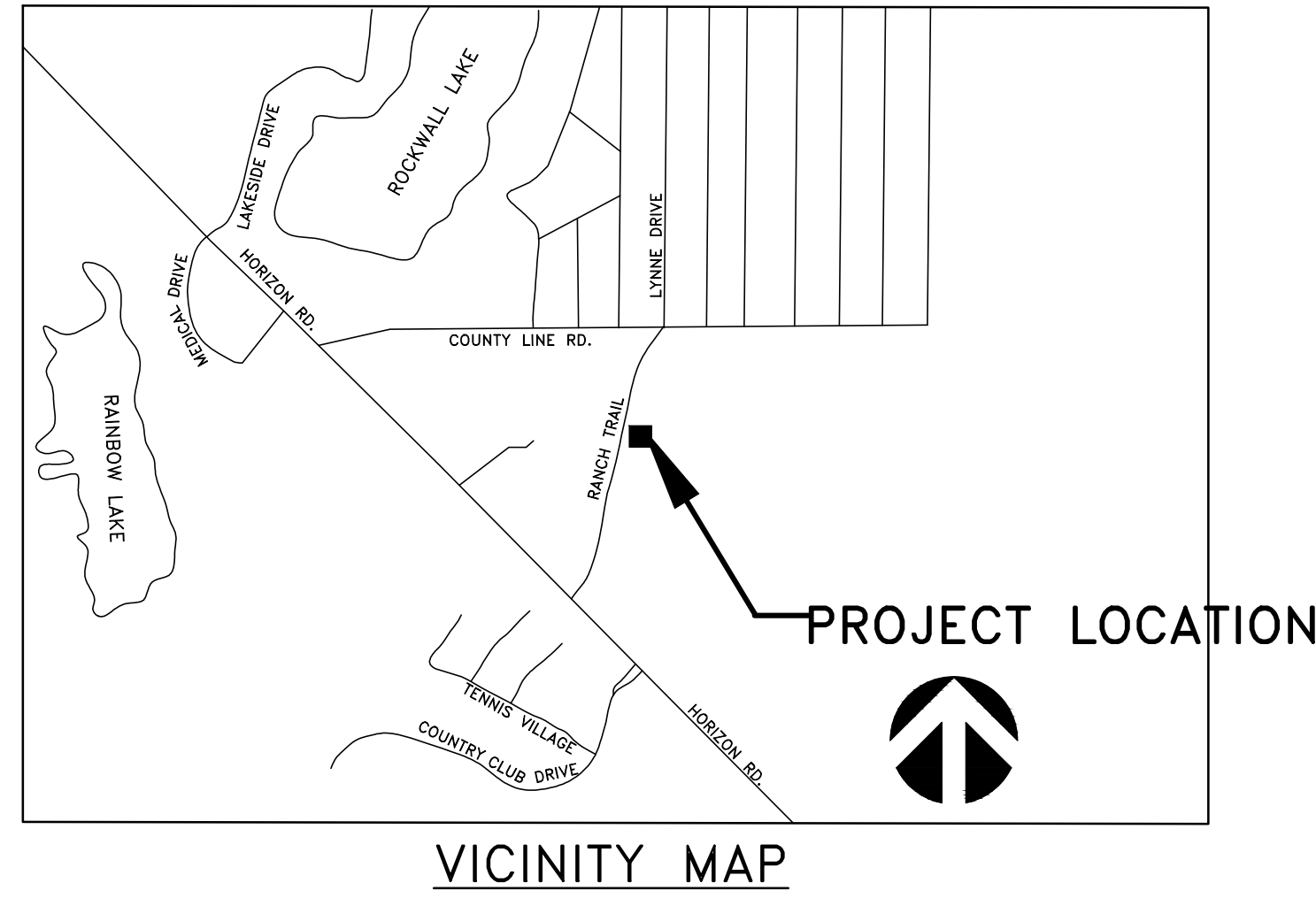
PROJECT NAME AND ADDRESS:
ROCKWALL EPIC VENTURES, LLC
 351 RANCH TRAIL
 ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	07/17/2020
SCALE	
SHEET NO.	of

DRAWING NAME:
LANDSCAPE PLAN

LS-1

SP2020-??

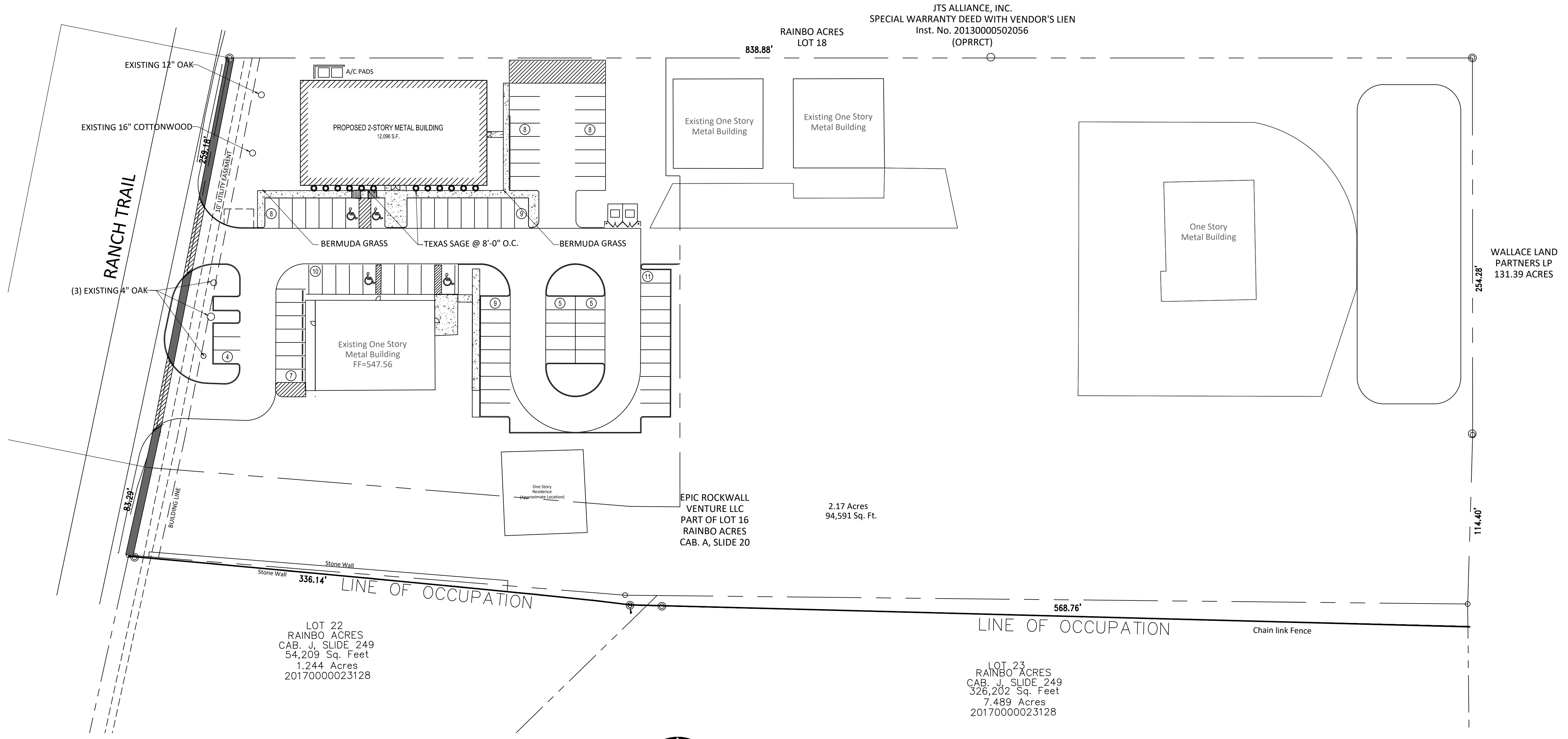


PLANT SCHEDULE

QTY.	SIZE	TYPE	SPACING	MIN. HEIGHT
12	3 GALLON	TEXAS SAGE (<i>Leucophyllum frutescent</i>)	8'-0"	4'-0"

REQUIRED TREES

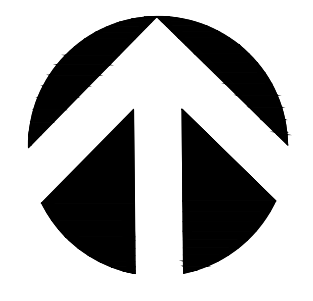
A. STREET TREES
 1 TREE FOR EVERY 50 L.F. OF FRONTAGE
 RANCH TRAIL FRONTAGE : 282' / 50' = 5.64
 5 TREES REQUIRED
 (5) TREES EXISTING - 12" OAK, 16" COTTONWOOD, (3) 4" OAK

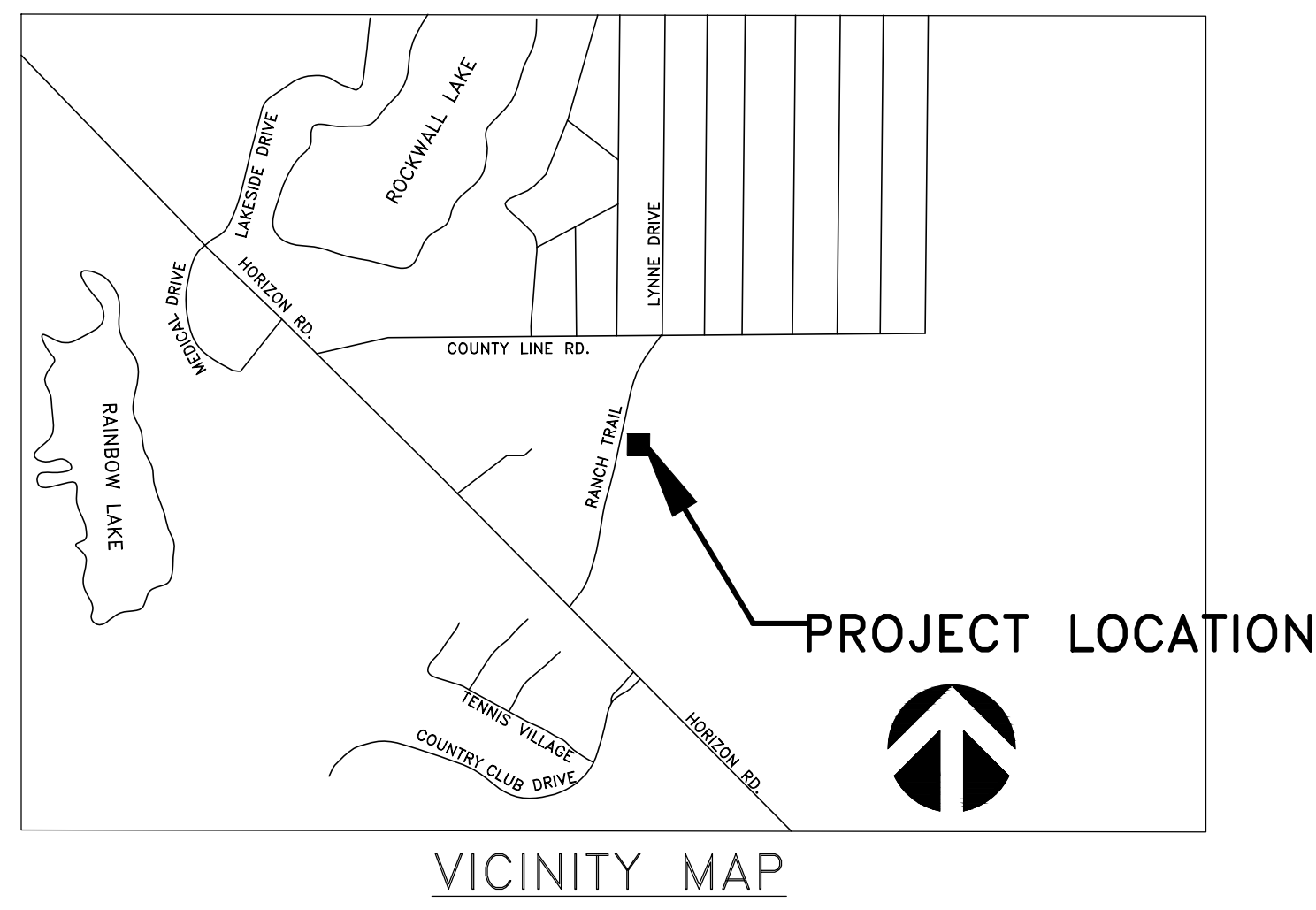


LOT 22
 RAINBO ACRES
 CAB. J, SLIDE 249
 54,209 Sq. Feet
 1.244 Acres
 20170000023128

LOT 23
 RAINBO ACRES
 CAB. J, SLIDE 249
 326,202 Sq. Feet
 7.489 Acres
 20170000023128

LANDSCAPE PLAN
 SCALE: 1"=40'





VICINITY MAP

LIL LED LED Wall Luminaire

1 YEAR WARRANTY
24 MONTH WARRANTY
DLC QUALIFIED
5 YEAR WARRANTY

Specifications

	Standard	With Battery Pack(EL)
Width:	5"	5-7/8"
Height:	5-1/8"	6-1/8"
Depth:	2-3/4"	4-1/4"
Weight:	1.5 lbs	3 lbs

Introduction

LIL LED is a compact and energy efficient wall luminaire ideal for replacing small incandescent and CFL luminaires. Photocell and battery pack options make LIL LED great for installations above doors, balconies, garage or warehouse entrances, and security applications. Whether directly mounting to a recessed junction box, or using the back box accessory for conduit entry/through wiring, LIL LED has you covered!

Ordering Information

Series	Color Temperature	Voltage	Controls	Mounting	Finish
LIL LED	30K 3000K 40K 4000K	MVOLT 120/277V	(blank) None PC MVDL button photocell EL Battery pack	(blank) None BB Back box accessory for conduit wiring	0057X0 Textured dark bronze WH White

EXAMPLE: LIL LED 40K MVOLT WH

Accessories

LIL LED 98 008T0 Back box for conduit entry applications, dark bronze - 0 Code *98WHX

LIL LED 98 WH Back box for conduit entry applications, white - 0 Code *98WHU

NOTES

- MVOLT driver operates on 120V and 277V (50/60Hz).
- PC and EL cannot be ordered together.
- Optional accessory for conduit entry wiring. Can be ordered with the luminaire or separately. Shipped separately. BB option is not available with emergency battery pack (EL) version.

FEATURES & SPECIFICATIONS

INTENDED USE
The versatility of LIL LED combines a sleek, compact profile with photocell and emergency battery pack options to provide a great solution for wall-mount applications. LIL LED is ideal for replacing up to 100W incandescent or 32W CFL luminaires in installations above doors, balconies, garage or warehouse entrances, and security applications. It can also be used for decorative and general lighting in outdoor environments.

CONSTRUCTION
Aluminum housing with white or textured dark bronze paint for lasting durability. The polycarbonate lens creates uniform light distribution, and is UV resistant - great for outdoor environments!

OPTICS
Light engines are available in 3000K and 4000K CCT. See Lighting Facts label and photometry reports for specific fixture performance.

ELECTRICAL
LED technology provides long operating life (50,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating.

INSTALLATION
Easily mounts to recessed junction boxes or for surface mounting and conduit entry - with the back box with two 1/2" threaded conduit entry hubs. This luminaire is mounted with the lens facing down. Neutral wire is required for three phase input.

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum to 40° C maximum ambient temperature. Battery pack versions are rated to 0° C minimum. Tested in accordance with IESNA LM-79 and LM-80 standards.

DESIGNLIGHTS CONFORMANCE (DLC) QUALIFIED PRODUCT. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.

Eligible to be submitted for Title 20 and Title 24 compliance.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerService/terms_and_conditions.aspx.

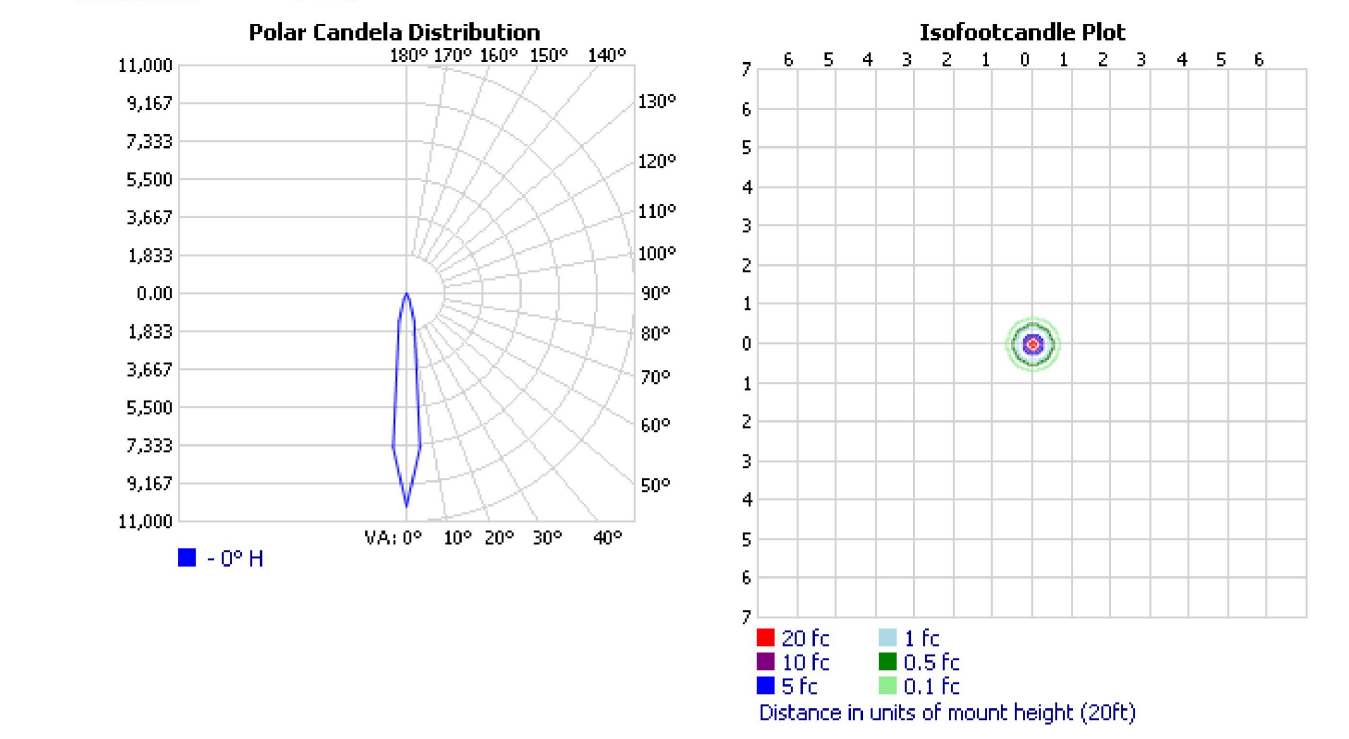
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705.7378 • www.lithonia.com

LIL LED Rev. 08/19/19

INDOOR PHOTOMETRIC REPORT
CATALOG: CA6 6MB (PAR38/SP)

TEST #: 43080
TEST LAB: ACUITY BRANDS LIGHTING CONVERS LAB
TEST DATE: 1/31/2008
CATALOG: CA6 6MB (PAR38/SP)
DESCRIPTION: CA6 6" OPEN CYLINDER WITH BLACK MICROGROOVE BAFFLE
SERIES: CA6
LAMP: ONE 150-WATT PAR-38 SPOT INCANDESCENT, VERTICAL BASE-UP POSITION, 1 LAMP, RATED LUMENS/LAMP: 1740
LAMP OUTPUT: 150
INPUT WATTAGE: 150
LUMINOUS OPENING: CIRCULAR (DIA: 5.16")
TER VALUE: 9 (BF = 1)
TER CATEGORY: CYLINDER
CIE CLASS: DIRECT
MAX CD: 10,268.0 AT HORIZONTAL: 0°, VERTICAL: 0°
SPACING CRITERION: @ 0 = 0.3 / @ 90 = 0.3
EFFICIENCY: 74.4%

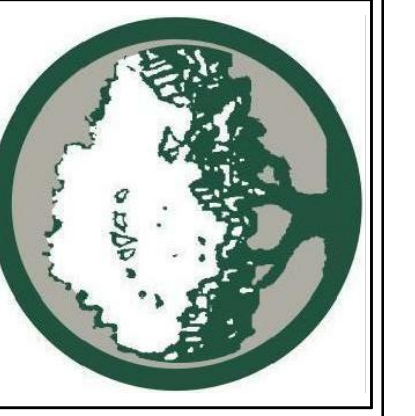


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PUBLISH PAGE 1 OF 3



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ARCHITECTURE - MANAGEMENT
2235 RIDGE RD, STE. 200
ROCKWALL, TEXAS 75087



DATE	REVISIONS
	DESCRIPTIONS/ISSUE
	No.

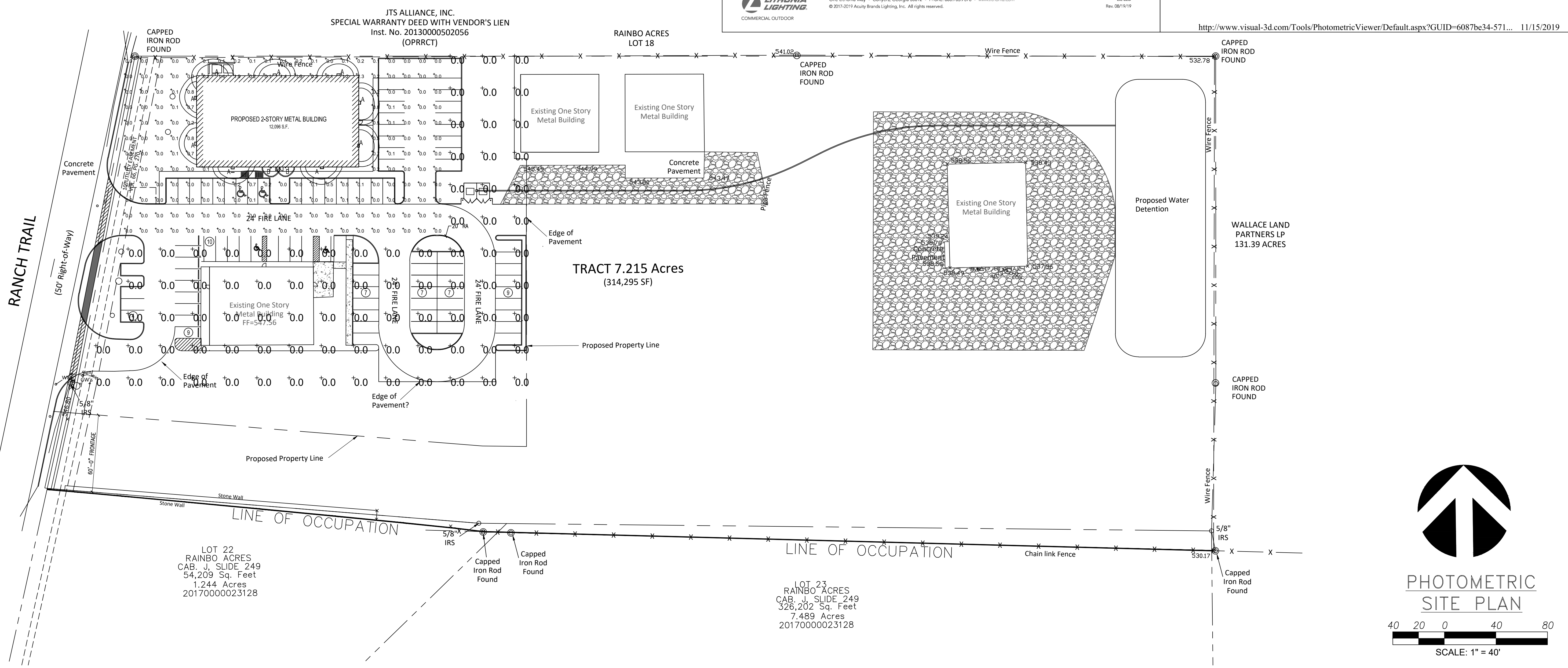
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DRAWING NAME:
PHOTOMETRIC SITE PLAN

L1

SP2020-??



<http://www.visual-3d.com/Tools/PhotometricViewer/Default.aspx?GUID=6087be34-571...> 11/15/2019