

PROJECT COMMENTS



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

DATE: 3/25/2021

PROJECT NUMBER: SP2021-008
PROJECT NAME: Site Plan for Rockwall Friendship Baptist Church
SITE ADDRESS/LOCATIONS: 5645 STATE HIGHWAY 276, ROCKWALL, 75032

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Thomas Jones of Tomden Engineering on behalf of Rockwall Friendship Baptist Church for the approval of a Site Plan for an existing House of Worship on a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/25/2021	Approved w/ Comments

03/25/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an House of Worship on a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH276 OV) District, addressed as 5651 SH-276.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2021-008) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the SH-267 Overlay (SH276 OV) District Standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Site Plan:

1. Remove the previous signing date from the signature block. (Subsection 03.04.A, of Article 11)
2. Include the site area square footage. (Subsection 03.04. B, of Article 11)
3. The dimension of a parking space that is adjacent to a building or dual head must be 9'x20'. (Subsection 05.03. B, of Article 06)
4. Pad or ground mounted utility equipment must be screened from adjacent properties and streets. (Subsection 01.05. C, of Article 05)
5. Indicate if there will be roof mounted utility equipment and provide the required screening. (Subsection 01.05. C, of Article 05)
6. Dumpsters must be located within a minimum 12'x10' enclosure. The enclosure must be 6' in height and be constructed of masonry material that matches the primary building. The enclosure should also incorporate a self-latching opaque gate. (Subsection 01.05. B, of Article 05)

M.6 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. Also verify the parking data between the site plan and landscape plan, and correct the zoning classification. (Section 2.1 of this checklist)
2. Include the quantity of trees and shrubs to be planted in the landscape table. Also canopy trees must be 4" caliper and shrubs are a 5-gallon minimum. (Subsection 05.03. B, of Art. 08)
3. All parking spaces are to be within 80ft of a canopy tree. Not all of the parallel parking spaces meet this requirement. (Subsection 05.03. E. 4, of Art. 08)
4. Identify visibility triangles on all lots for all driveway intersections and public streets. (Subsection 01.08, of Article 05)
5. The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City. The South-East side of the property does not show any grass, please indicate what is to be done. (Sec. 4.2, Coverage, Engr Standards of Design and Construction)

M.7 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)

2. If there is up-lighting it cannot exceed 15 watts. (Subsection 03.03. A, of Article 07)

3. Provide elevation drawings or cut-sheets of proposed light fixtures. (Subsection 03.03, of Article 07)

M.8 Building Elevations:

1. Each elevation must include a minimum of 90% masonry material; this would apply to the new addition. If this is not met on all sides of the proposed addition a variance would need to be requested and two (2) compensatory measures would need to be provided. (Subsection 06.02. C, of Article 05)

2. Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, of Art. 05)

3. Indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view. Consider crosshatching on the elevations where any roof mounted units will be located. (Subsection 01.05. C, of Article 05)

4. The proposed addition does not meet the horizontal articulation requirements. This would be a variance to the code requiring two (2) compensatory measures. (Subsection 04.01. C. A, of Article 05)

M.9 The signature block must be every sheet of the submittal. (Subsection 03.04. A, of Article 11)

I.9 Please notify staff if no variances/exceptions are being requested and that all comments will be addressed. If none are being requested and all comments are addressed then this site plan may be handled administratively.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on April 6, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 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 April 6, 2021; 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 April 13, 2021 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

1) Architectural Review Board meeting will be held on March 30, 2021.

2) Planning & Zoning Work Session meeting will be held on March 30, 2021.

3) Planning & Zoning meeting/public hearing meeting will be held on April 13, 2021.

I.13 All meetings will be held in person and in the City's Council Chambers. Planning and Zoning and City Council are scheduled to begin at 6:00 p.m., the Architectural Review Board will begin at 5:00 p.m. The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - 20x9' min. for ADA parking spaces.

M - Will need a TxDOT permit for work in the ROW. This will be needed after civil plan review.

M - 22x9' min. 24' drive isle and 9' wide parking spaces.

M - Existing aerobic spray fields? If they are proposed, they may not be allowed in the floodplain limits.

M - Must show existing and proposed utilities.

The following items are informational for the engineering review process.

General Items:

I - Must meet City Standards of Design and Construction

I - 4% Engineering Inspection Fees

I - Impact Fees for expansion (Water, Wastewater & Roadway)

I - Minimum easement width is 20' for new easements. No structures allowed in easements.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls must be rock or stone face. No smooth concrete walls.

I - Must plat

Drainage Items:

I - Detention is required for new paving and building expansion.

- I - No detention, grading, filling, etc. in the floodplain
- I - Flood study will be required to delineate the 100 yr. fully developed flood plain. Review retainer will be due with 1st submittal.
- I - Manning's C-value is per zoning type.
- I - Dumpster areas to drain to oil/water separator and then to the storm lines.

Roadway Paving Items:

- I - Parking to be 20'x9' facing the building or nose-to-nose.
- I - No dead-end parking allowed.
- I - Drive isles to be 24' wide.
- I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- I - Fire lane to be in a platted easement.

Water and Wastewater Items:

- M - Show proposed utility lines (Water, Sewer, etc.)
- I - No additional water meters allowed until Blackland get an approved contract with City of Rockwall.
- I - Need letter from Rockwall County stating that the existing OSSF has the capacity for the expansion.
- I - Any water lines extended to supply fire protection and service must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- I - No shrubs or trees to be planted within 4' from back of curb on any parking space with a length = 18'

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	03/25/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: No comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2021-008

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) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE) †
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) † 328.80
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

†: 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5651 SH 276

SUBDIVISION NA

LOT NA BLOCK NA

GENERAL LOCATION SOUTH SIDE OF SH 276 140' EAST OF SOUTHERN DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C-Commercial

CURRENT USE Church

PROPOSED ZONING C

PROPOSED USE Church

ACREAGE 3.94

LOTS [CURRENT] 1

LOTS [PROPOSED]

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 Rockwall Friendship Baptist Church APPLICANT Rockwall Friendship Baptist Church

CONTACT PERSON Shanon Thomas

CONTACT PERSON Shanon Thomas

ADDRESS 5651 SH 276

ADDRESS THOMAS JONES
TOMDEN ENGINEERING

CITY, STATE & ZIP ROYSE CITY TX 75189

CITY, STATE & ZIP 5815 MEADOWCREST, DALLAS, 75230

PHONE 972-472-7250 7520

PHONE 472-472-7520 214-679-1679

E-MAIL sthomas@rockwallfbc.org

E-MAIL sthomas@rockwallfbc.org
TJONES@TOMDEN.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shanon Thomas [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 \$ 328.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF February, 2021 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

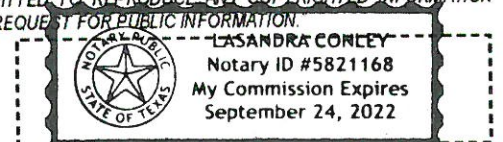
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF February, 2021

OWNER'S SIGNATURE

[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

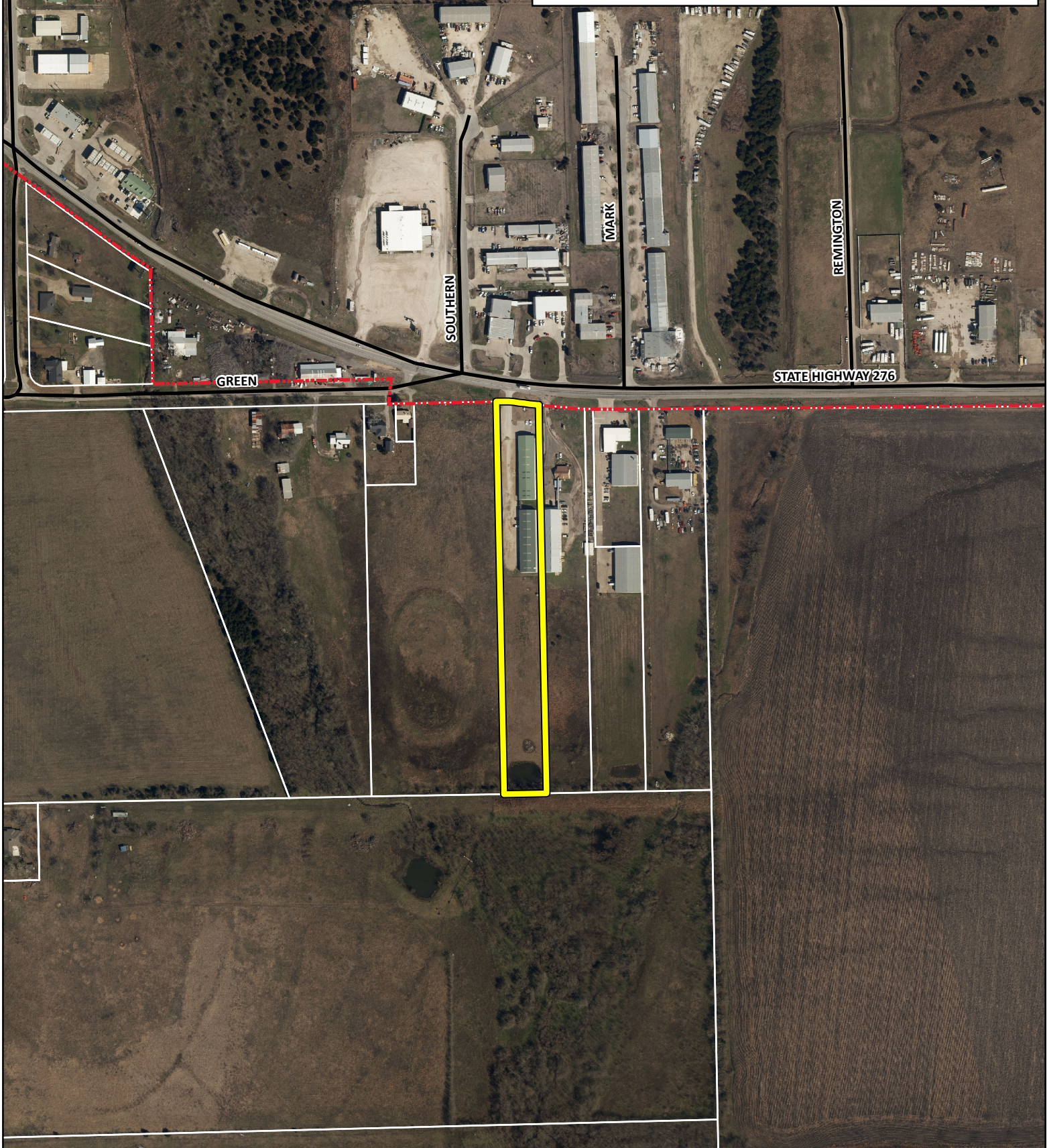
[Signature] La Sandra Conley



MY COMMISSION EXPIRES 24 Sept. 2022

0 130 260 520 780 1,040 Feet

SP2021-008- ROCKWALL FRIENDSHIP BAPTIST CHURCH
SITE PLAN - LOCATION MAP = 



City of Rockwall

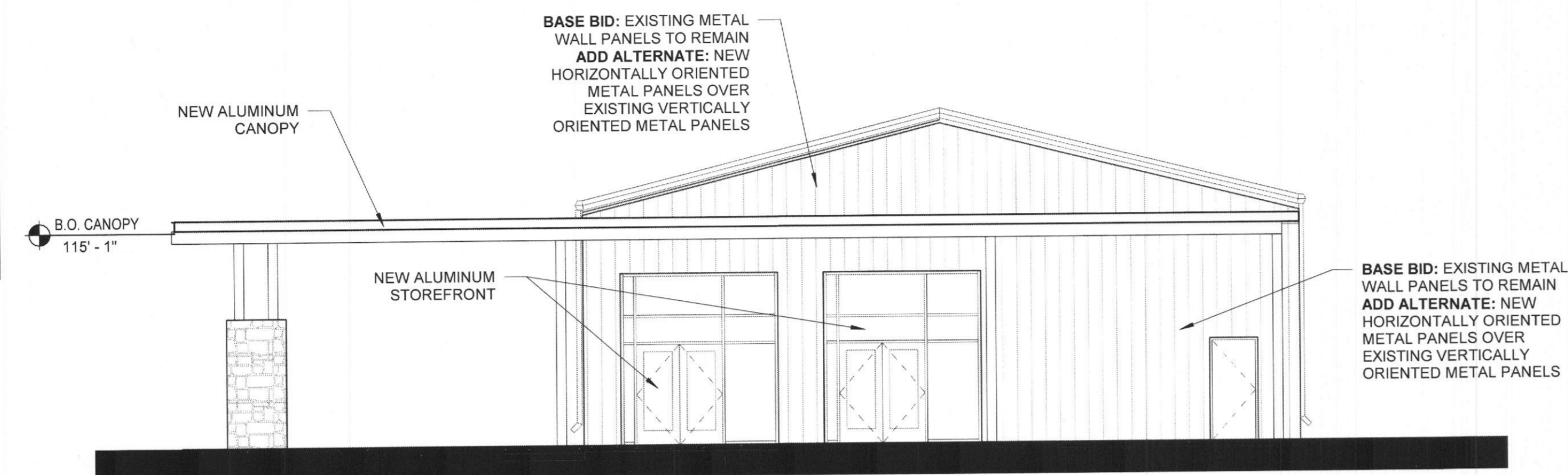
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

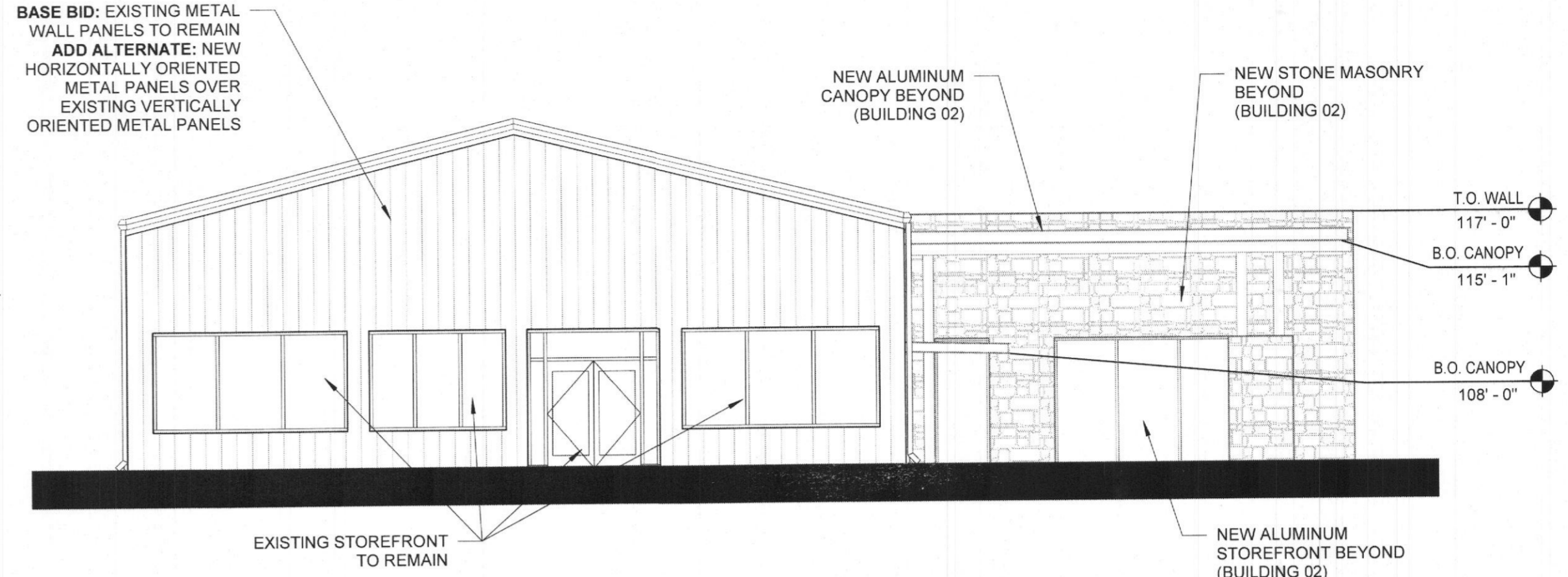


EXTERIOR FINISHES

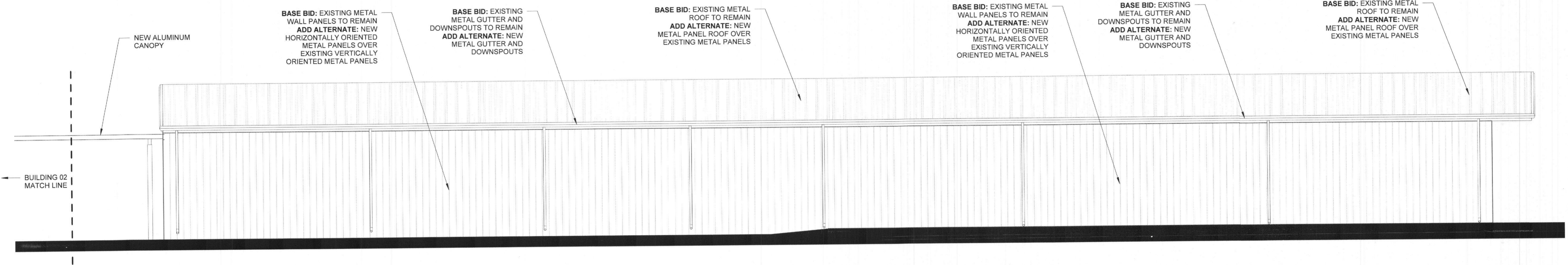
BASIS OF DESIGN: BASE BID
STONE: ALAMO STONE, COLOR= ALAMO CREAM
FIBER CEMENT BOARD: HARDIE BOARD, COLOR= KHAKI BROWN
STOREFRONT: ALUMINUM, COLOR = BLACK
METAL WALL PANELS: BERRIDGE, COLOR = SIERRA TAN (EXISTING)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = FOREST GREEN (EXISTING)
ADD ALTERNATE:
 INSTALLATION OF NEW HORIZONTALLY ORIENTED METAL WALL PANELS AND AN OVERLAY METAL ROOF PANEL SYSTEM TO THE ENTIRETY OF THE EXISTING BUILDINGS
METAL WALL PANELS: BERRIDGE, COLOR = CITYSCAPE (ADD ALTERNATE)
METAL ROOF PANELS AND GUTTER: BERRIDGE, COLOR = CHARCOAL GREY (ADD ALTERNATE)



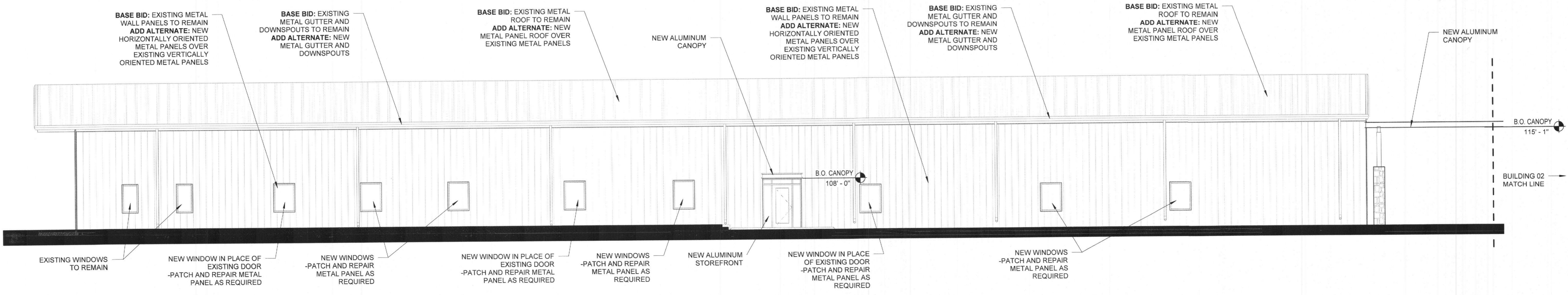
SOUTH ELEVATION - BUILDING 01 | 4
 SCALE: 1/8" = 1'-0" A3.00



NORTH ELEVATION - BUILDING 01 | 3
 SCALE: 1/8" = 1'-0" A3.00



EAST ELEVATION - BUILDING 01 | 2
 SCALE: 1/8" = 1'-0" A3.00



WEST ELEVATION - BUILDING 01 | 1
 SCALE: 1/8" = 1'-0" A3.00

FOR INTERIM REVIEW ONLY, NOT TO BE USED FOR PERMITTING OR CONSTRUCTION
 ANDREW OXLEY

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OXLEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OXLEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OXLEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OXLEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

Revision Schedule		
Rev #	Revision Description	Revision Date
1	Revision 1	Date 1

GOFF COMPANIES

OWT ARCHITECTS
 509 PECAN STREET SUITE 100
 FORT WORTH, TX 76102
 817.993.9844
 www.owtarchitects.com

ROCKWALL FRIENDSHIP BAPTIST CHURCH
 5651 TX-276
 ROYSE CITY, TX 75189

2020-013-00
 MARCH 5, 2021

EXTERIOR ELEVATIONS - BLDG 01

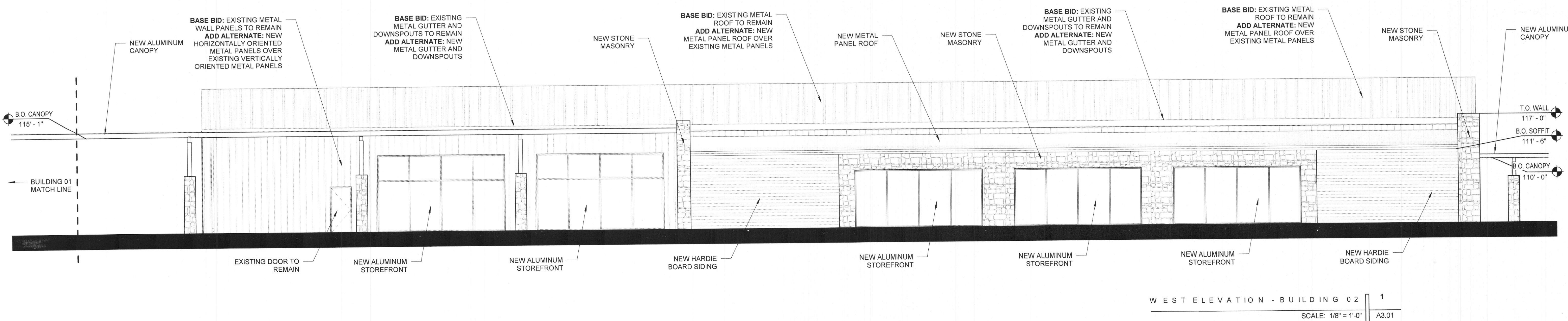
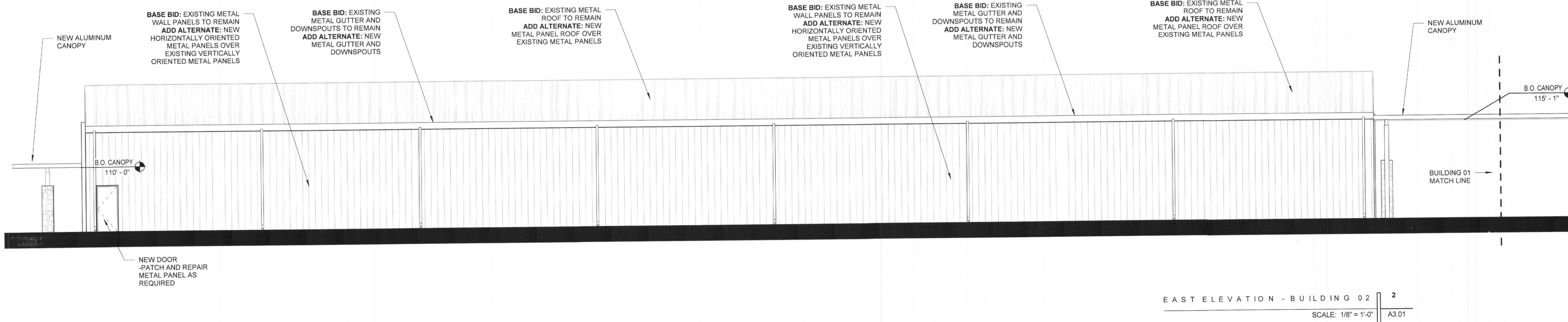
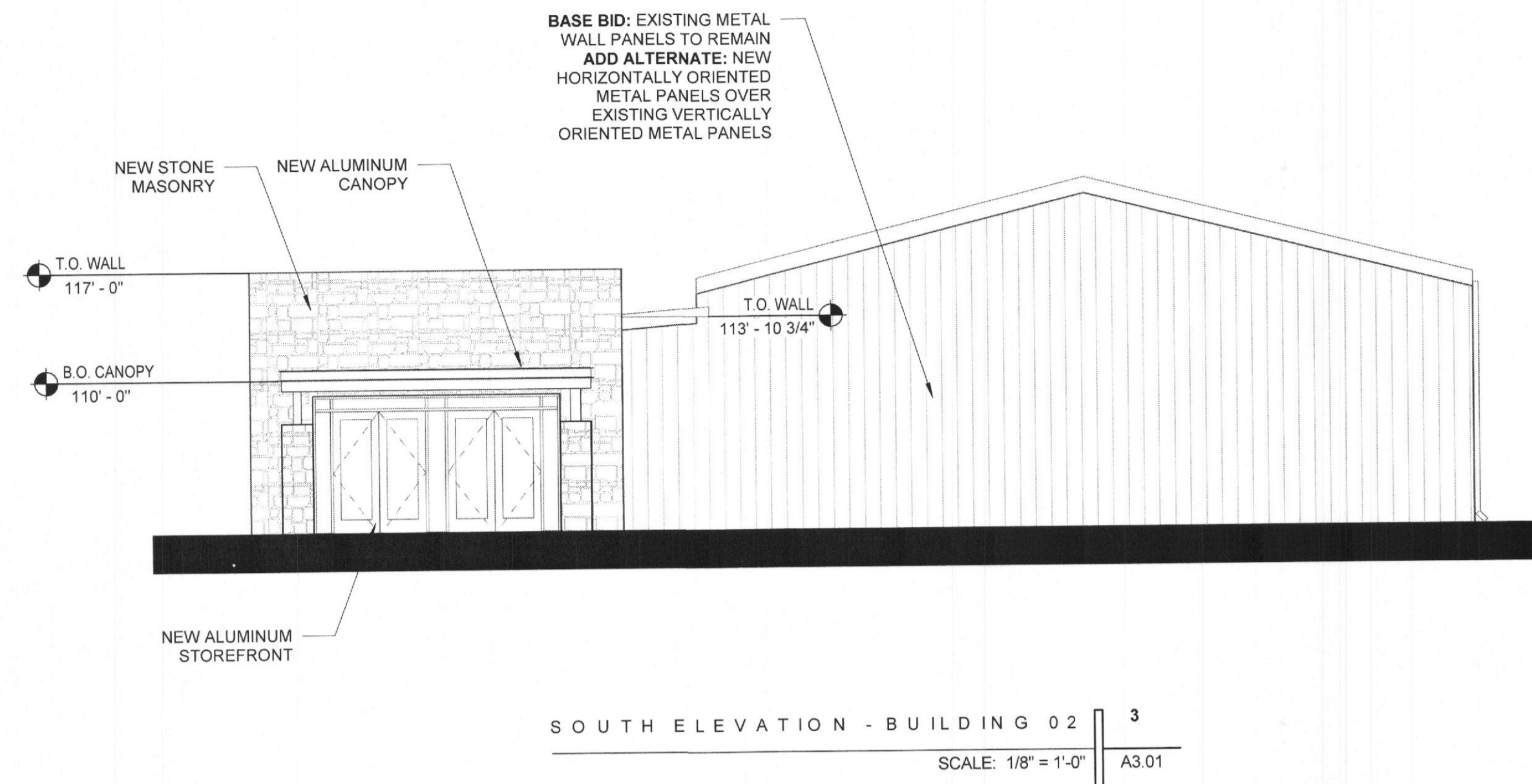
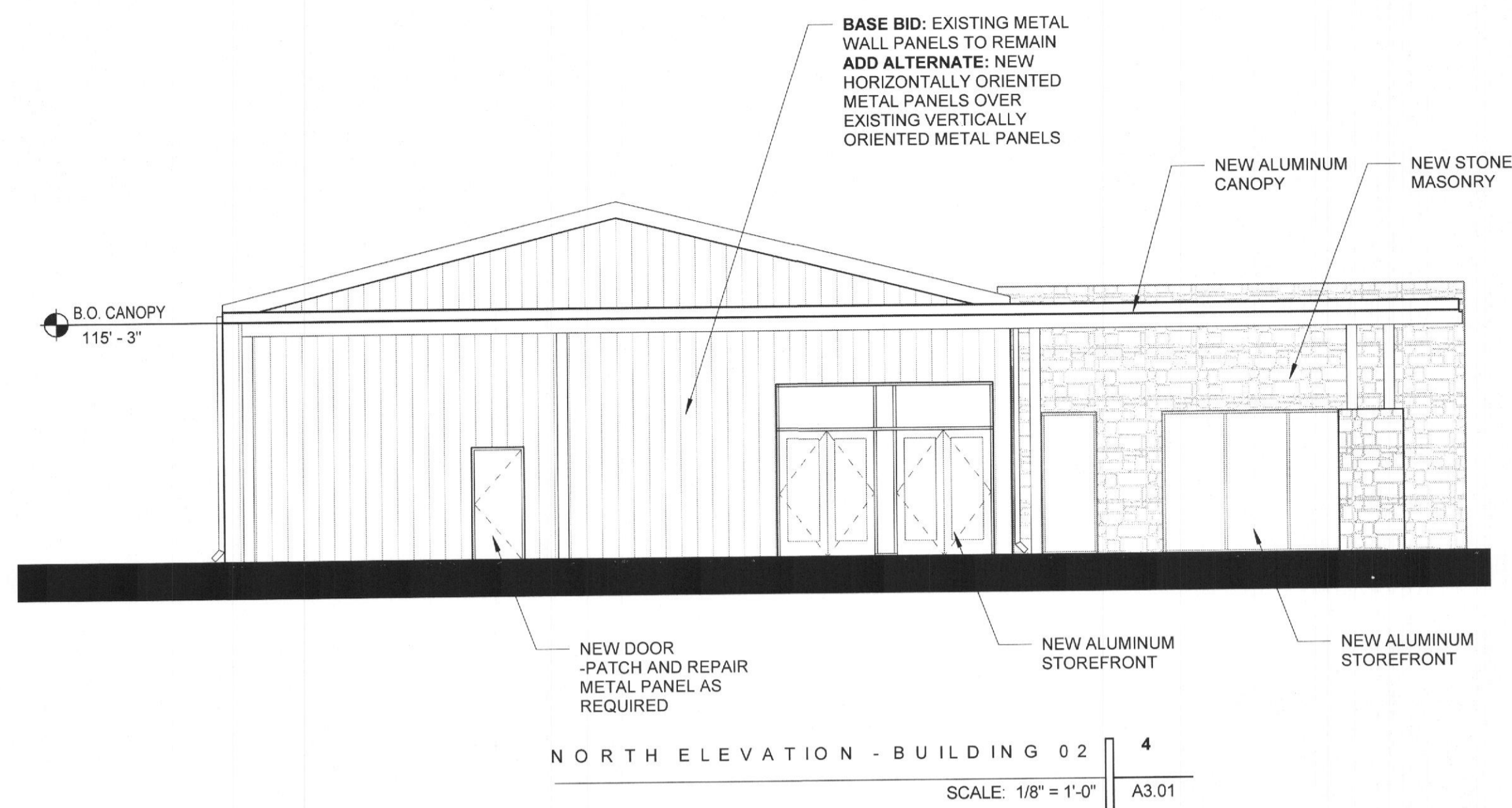
A3.00

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MASONRY CALCULATIONS

ADDITION ONLY:
NORTH: 355 SF
 FIBER CEMENT BOARD = 0 (0%)
 STONE = 355 (100%)
SOUTH: 248 SF
 FIBER CEMENT BOARD = 0 (0%)
 STONE = 248 (100%)
WEST: 1,193 SF
 FIBER CEMENT BOARD = 638 (53.5%)
 STONE = 555 (46.5%)
EAST: N/A
TOTAL: 1,796 SF
 FIBER CEMENT BOARD = 638 (35.5%)
 STONE = 1,158 (64.5%)
 *TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.



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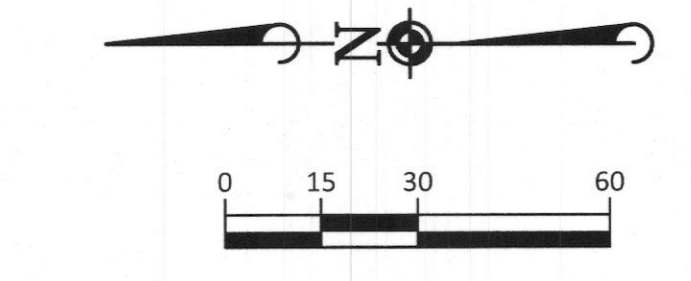
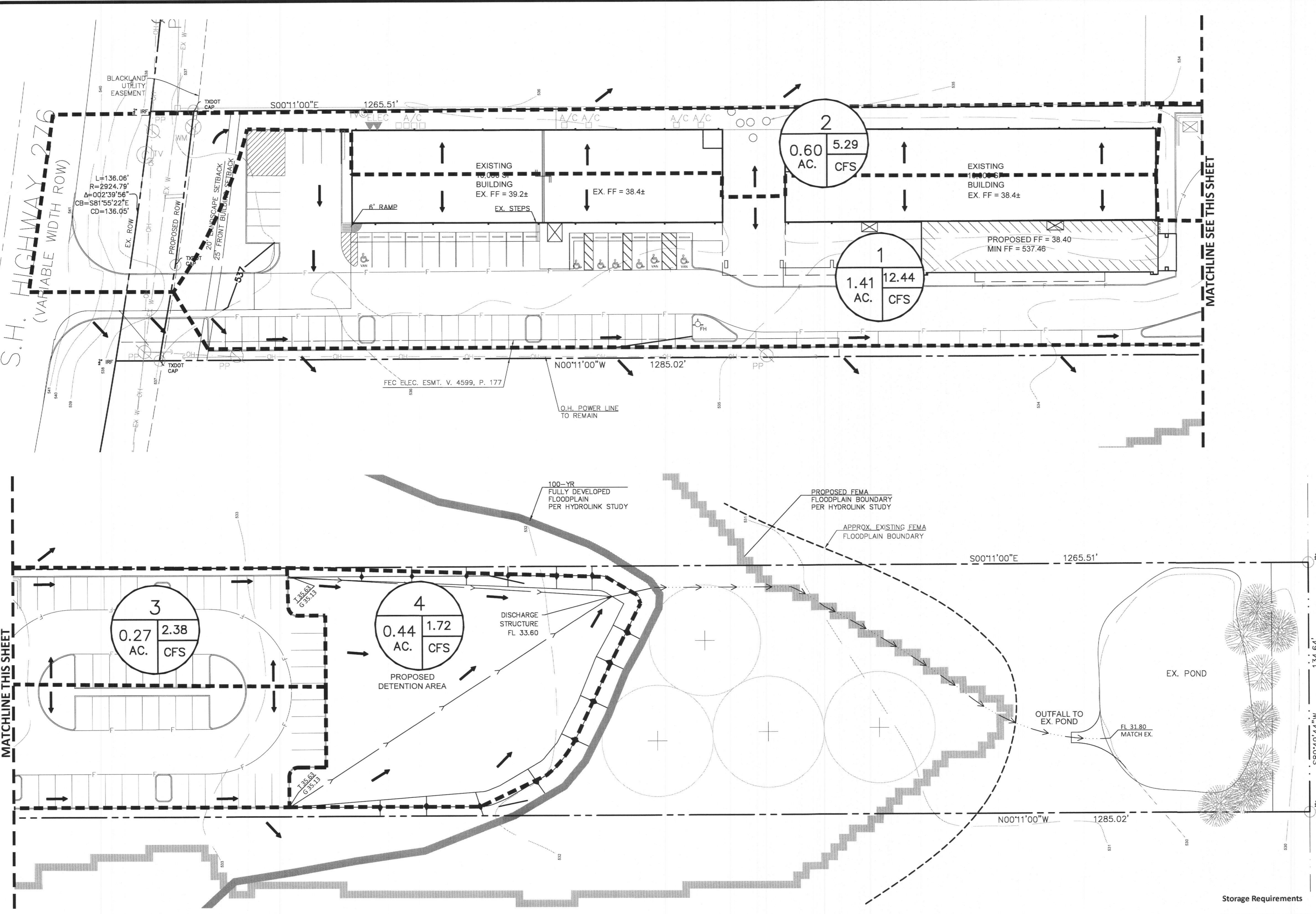
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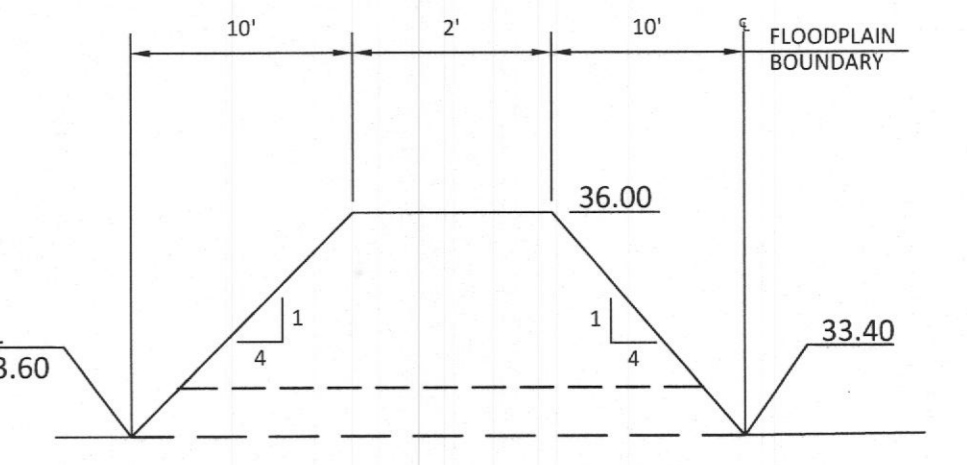
EXTERIOR ELEVATIONS - BLDG 01

A3.01



LEGEND

- 534 PROPOSED CONTOURS
- 536 EXISTING CONTOURS
- PROPOSED FLOWLINE
- FF = XX.XX FINISHED FLOOR ELEVATION



DETENTION POND SECTION @ OUTFALL

DETENTION POND STAGE STORAGE TABLE

Stage (ft)	Elevation (ft)	Contour Area (sq ft)	Incremental Storage (cu ft)	Total Storage (cu ft)	Notes
0	533.6	-	-	-	Discharge F.L.
0.4	534	1780.7	712.3	712.3	
0.9	534.5	6920.4	3,460.2	4,172.5	
1.15	534.75	10000.00	2,500.0	6,672.5	Required Storage
1.4	535	14909.98	7,455.0	11,627.4	
1.9	535.5	1695.8	847.9	12,475.3	
2.03	535.63	17271.8	2,245.3	14,720.7	Top of Low Curb

Storage Requirements

Duration (hours)	Duration (min)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Inflow Volume (cf)	Release Rate (cfs)	Outflow Volume (cf)	Inflow - Outflow (cf)	Required Storage (ac-ft)
0.08	5.00	10.90	13.05	3,914	5.63	4,223	-308	-0.007
0.17	10.00	9.80	11.73	7,038	5.63	5,067	1,971	0.045
0.25	15.00	9.00	10.77	9,696	5.63	5,912	3,784	0.087
0.33	20.00	8.30	9.94	11,922	5.63	6,756	5,166	0.119
0.50	30.00	6.90	8.26	14,867	5.63	8,445	6,422	0.147
0.67	40.00	5.80	6.94	16,662	5.63	10,134	6,528	0.150
0.83	50.00	5.00	5.99	17,955	5.63	11,823	6,132	0.141
1.00	60.00	4.50	5.39	19,391	5.63	13,512	5,879	0.135
1.17	70.00	4.00	4.79	20,110	5.63	15,201	4,909	0.113
1.33	80.00	3.70	4.43	21,259	5.63	16,890	4,369	0.100
1.50	90.00	3.50	4.19	22,623	5.63	18,579	4,044	0.093
2.00	120.00	2.90	3.47	24,993	5.63	23,646	1,347	0.031
2.50	150.00	2.30	2.75	24,778	5.63	28,713	-3,935	-0.090

DRAINAGE AREA TABLE - 100 YEAR FLOOD

Area No.	Area (Acres)	C	T _c (MIN)	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COMMENTS
1	1.41	0.9	10	9.8	12.44	TO POND
2	0.6	0.9	10	9.8	5.29	TO OFFSITE
3	0.27	0.9	10	9.8	2.38	TO POND
4	0.44	0.4	10	9.8	1.72	GRASS/POND AREA

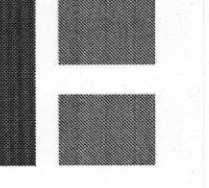
DETENTION SIZING

- MUST DETAIN FOR NEW DEVELOPMENT ONLY (1.33 ACRES)
- C FACTOR PER ZONING (COMMERCIAL) = 0.9
- EXISTING GRAVEL AREA = 73'x435' = 0.73 AC. @ C = 0.6
- EXISTING GRASSSED AREA = 135'x195' = 0.6 AC. @ C = 0.4
- ALLOWABLE RUNOFF FROM NEW DEVELOPMENT
 T_c = 20 MINUTES
 Q = I₁₀₀ × [(0.73 × 0.6) + (0.6 × 0.4)]
 Q_d = 5.63 CFS
- DEVELOPED RUNOFF FROM NEW DEVELOPMENT
 T_c = 10 MINUTES
 Q = I₁₀₀ × 1.33 × 0.9
 Q_d = 11.73 CFS

Storage Capacity Required: 6528.24 cubic feet 0.15 acre-feet

DATE	REVISIONS

TOMDEN ENGINEERING, L.L.P.
 5815 MEADOWCREST
 DALLAS, TX 75230
 (214) 679-1679
 FIRM No. 19244
 tjones@tomden.com



FRIENDSHIP BAPTIST CHURCH
 5651 SH 276, ROCKWALL, TEXAS
 PRELIMINARY ENGINEERING - DRAINAGE

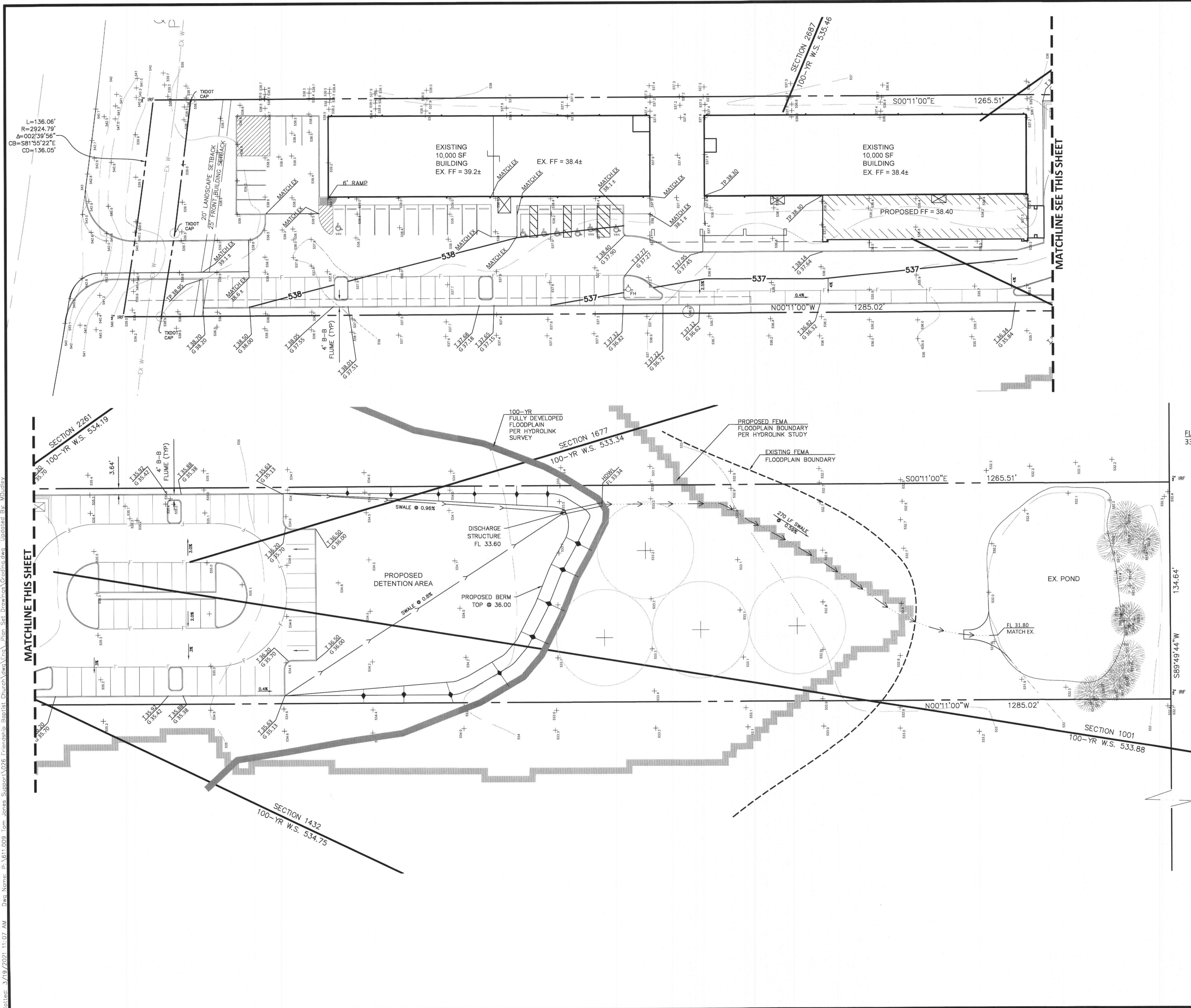
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 THOMAS P. JONES, P.E.
 TEXAS P.E. No. 58887
 ISSUED THIS DATE:
 03/19/2021

PROJ. MGR.: TPI
 PROJ. ASSOC.: TPI
 DRAWN BY: MJD
 DATE: 03/19/2021

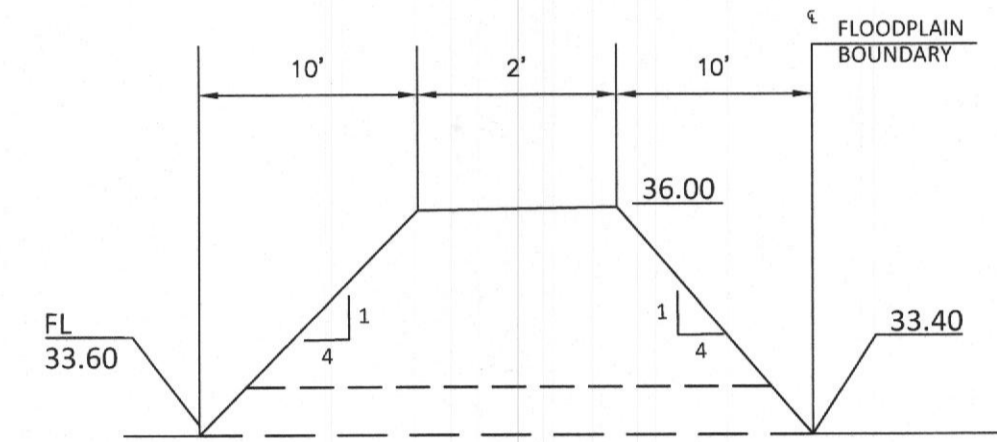
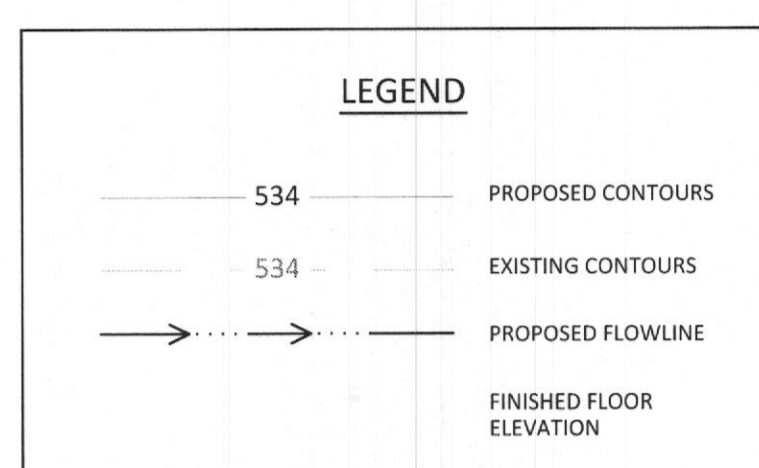
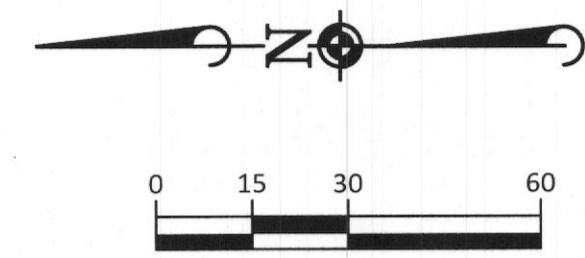
SHEET
C4 OF 4

File Path: 3/19/2021 11:07 AM Draw Name: P:\6116091 Tom Jones - Support\0216 Friendship Baptist Church\Draw\Exc\Plan Set_Drainage\Drawings.dwg Updated By: MDJ/dlx

Plotfile: 3/19/2021 11:07 AM Des: Name: 214611009 Tom Jones Support\026 Friendship Baptist Church\Drawings\Grading Updated By: MJD



L=136.06'
R=2924.79'
Δ=002°39'56"
CB=S81°55'22"E
CD=136.05'

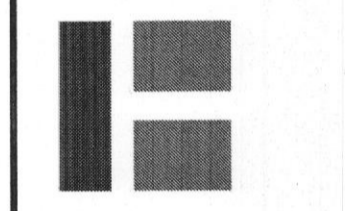


DETENTION POND STAGE STORAGE TABLE

Stage (ft)	Elevation (ft)	Contour Area (sq ft)	Incremental Storage (cu ft)	Total Storage (cu ft)	Notes
0	533.6	-	-	-	Discharge F.L.
0.4	534	1780.7	712.3	712.3	
0.9	534.5	6920.4	3,460.2	4,172.5	
1.5	534.75	10000.00	2,500.00	6,672.5	Required Storage
1.4	535	14909.98	7,455.00	11,627.4	
1.9	535.5	1695.8	847.9	12,475.3	
2.03	535.63	17271.8	2,245.3	14,720.7	Top of Low Curb

DATE	REVISIONS

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75250
(214) 679-1679
FIRM No. 19244
jones@tomden.com



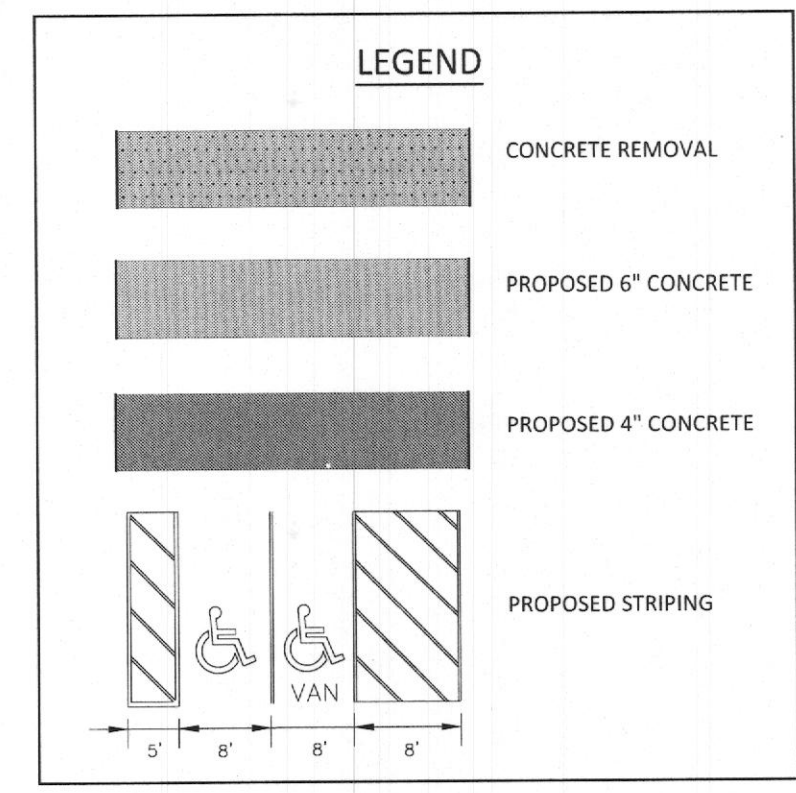
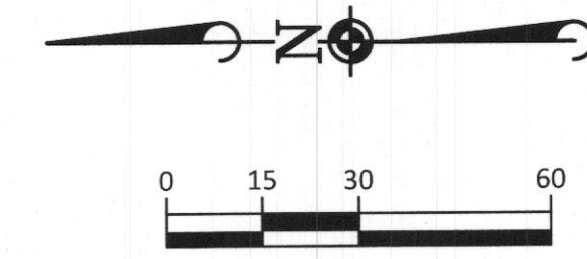
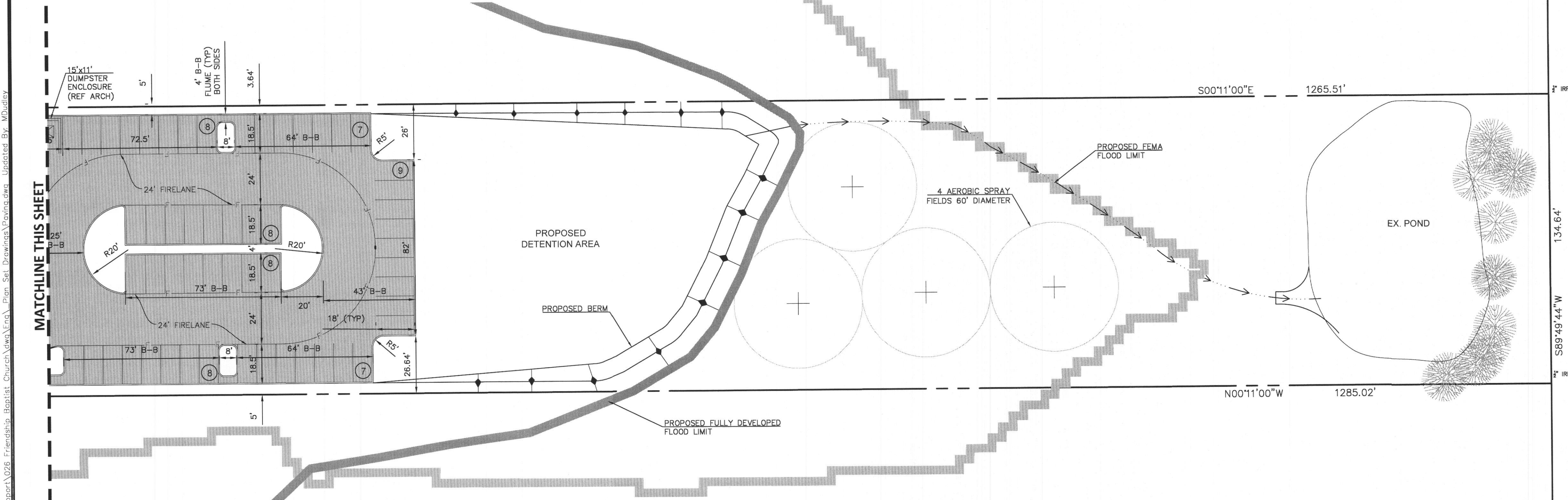
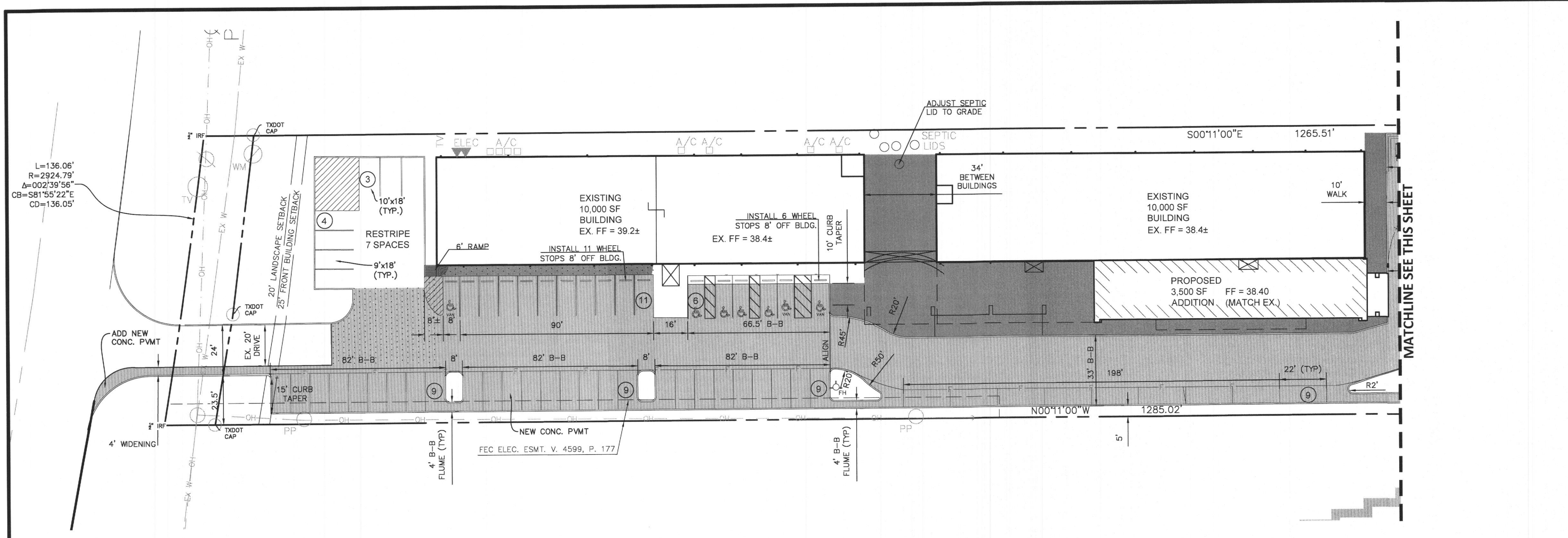
FRIENDSHIP BAPTIST CHURCH
5651 SH 276, ROCKWALL, TEXAS
PRELIMINARY ENGINEERING - GRADING

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THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE:
03/19/2021

PROJ. MGR.: TPJ
PROJ. ASSOC.: TPJ
DRAWN BY: MJD
DATE: 03/19/2021

SHEET
C2 OF 4

Plot Date: 3/19/2021 11:05 AM Data Name: P:\611\009_Tom Jones_Support\026_Friendship Baptist Church\Drawings\Plan Set_Drawings\Paving.dwg Updated By: M.Judley

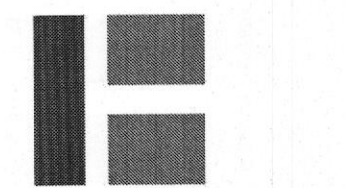


- NOTES**
- BOUNDARY & TOPO PER H.D. FETTY LAND SURVEYOR, LLC DATED 8/31/2020 AND 11/16/20.
 - ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT AND FACE OF BUILDING.
 - ALL RADII NOT SHOWN ARE 2' MEASURED AT BACK OF CURB.

DATE	REVISIONS

TOMDEN ENGINEERING, L.L.P.
 5815 MEADOWCREST
 DALLAS, TX 75230
 (214) 679-1679
 FIRM No. 19244

tjones@tomden.com



FRIENDSHIP BAPTIST CHURCH
 5651 SH 276, ROCKWALL, TEXAS
 PRELIMINARY ENGINEERING - PAVING

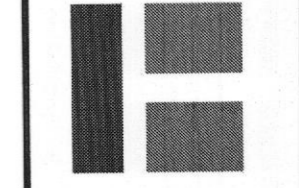
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 PROJ. ASSOC.: TPJ
 DRAWN BY: MJD
 DATE: 03/19/2021

SHEET
C1 OF 4

DATE	REVISIONS

TOMDEN ENGINEERING, L.L.P.
 5815 MEADOWCREST
 DALLAS, TX 75230
 (214) 679 - 1679
 FIRM No. 19244
 tjones@tomden.com

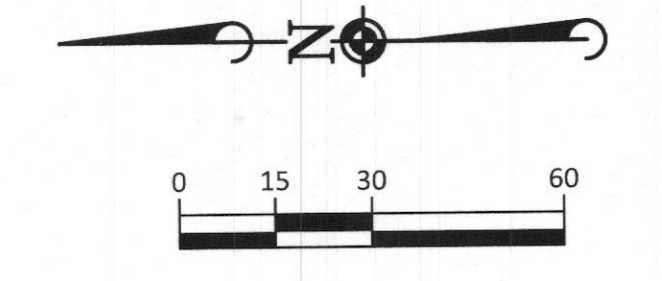


FRIENDSHIP BAPTIST CHURCH
 5651 SH 276, ROCKWALL, TEXAS
PRELIMINARY ENGINEERING - UTILITIES

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 TEXAS P.E. No. 58887
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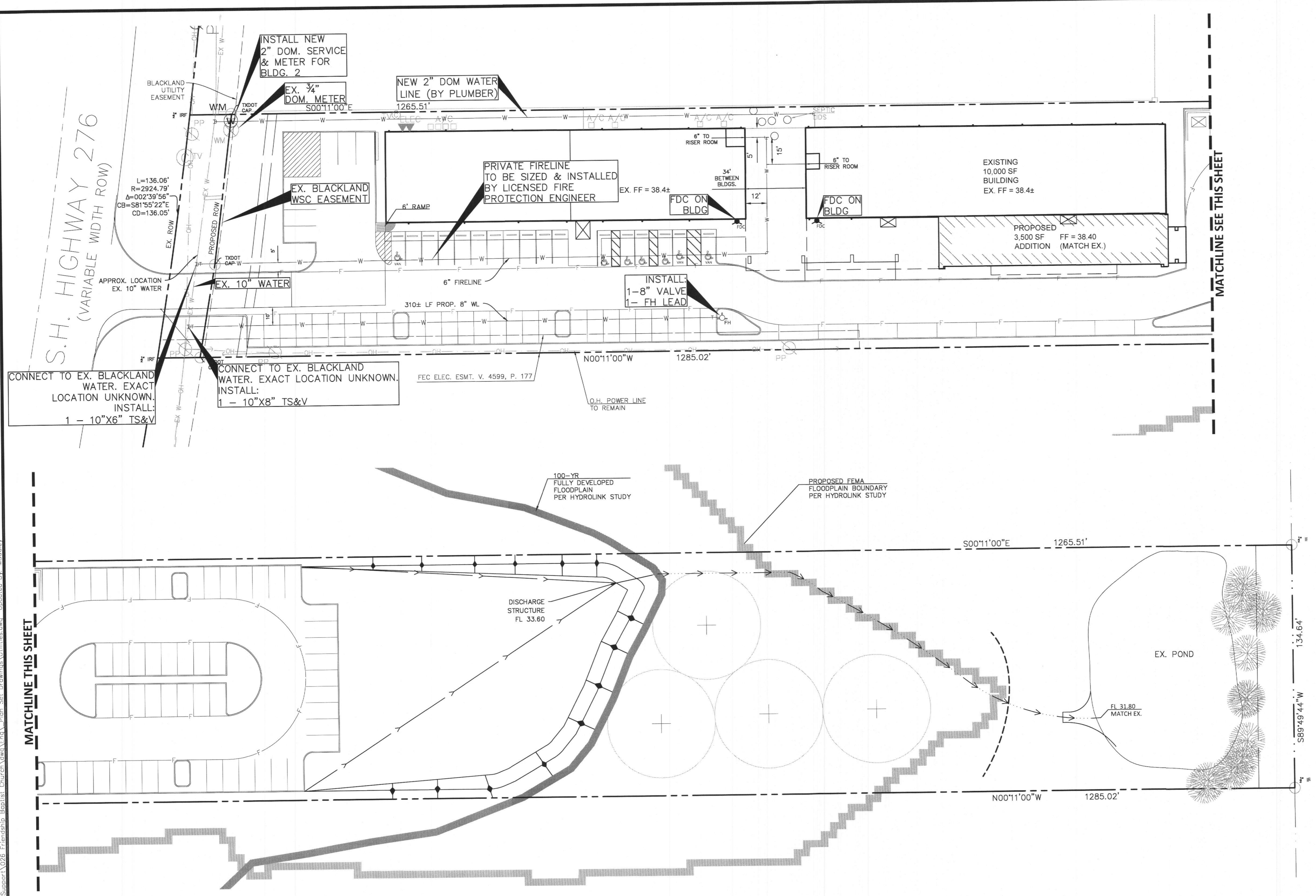
PROJ MGR: TPJ
 PROJ ASOC: TPJ
 DRAWN BY: TIC
 DATE: 03/19/2021

SHEET
C3 OF 4



UTILITY LEGEND

- DOUBLE CLEANOUT
- SANITARY MANHOLE
- GRATE INLET
- FIRE HYDRANTS
- WATER FITTINGS
- GATE VALVES
- FDC
- WATER METER



S.H. HIGHWAY 276
 (VARIABLE WIDTH ROW)

BLACKLAND UTILITY EASEMENT

EX. 10" WATER

EX. 10" WATER

CONNECT TO EX. BLACKLAND WATER. EXACT LOCATION UNKNOWN. INSTALL: 1 - 10"X6" TS&V

CONNECT TO EX. BLACKLAND WATER. EXACT LOCATION UNKNOWN. INSTALL: 1 - 10"X8" TS&V

EX. BLACKLAND WSC EASEMENT

EX. 3/4" DOM. METER S00°11'00"E 1265.51'

NEW 2" DOM. SERVICE & METER FOR BLDG. 2

NEW 2" DOM WATER LINE (BY PLUMBER) 1265.51'

PRIVATE FIRELINE TO BE SIZED & INSTALLED BY LICENSED FIRE PROTECTION ENGINEER EX. FF = 38.4±

6" FIRELINE

310± LF PROP. 8" WL

N00°11'00"W 1285.02'

Q.H. POWER LINE TO REMAIN

FEC ELEC. ESMT. V. 4599, P. 177

EXISTING 10,000 SF BUILDING EX. FF = 38.4±

PROPOSED 3,500 SF ADDITION (MATCH EX.) FF = 38.40

6" TO RISER ROOM

34' BETWEEN BLDGS.

FDC ON BLDG

FDC ON BLDG

3/19/2021 11:06 AM Dwg Name: p:\g11\059\from jones\support\028_Friendship Baptist Church\utilitie.dwg Plot Date: 03/19/2021 11:06 AM Updated By: MJudley

SITE DATA TABLE	
SITE AREA	3.94 ACRES 171,626 SF)
ZONING	F1
PROPOSED USE	CHURCH
BUILDING SIZE	23,500 SF
LOT COVERAGE	43%
FLOOR TO AREA RATIO	0.08 : 1
BUILDING HEIGHT	(1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	415 SEAT - 1 PER X 4 SEATS
PARKING REQUIRED	104 SPACES - 4 ADA
PARKING PROVIDED	140 SPACES - 9 HC

D PLANTING GENERAL NOTES

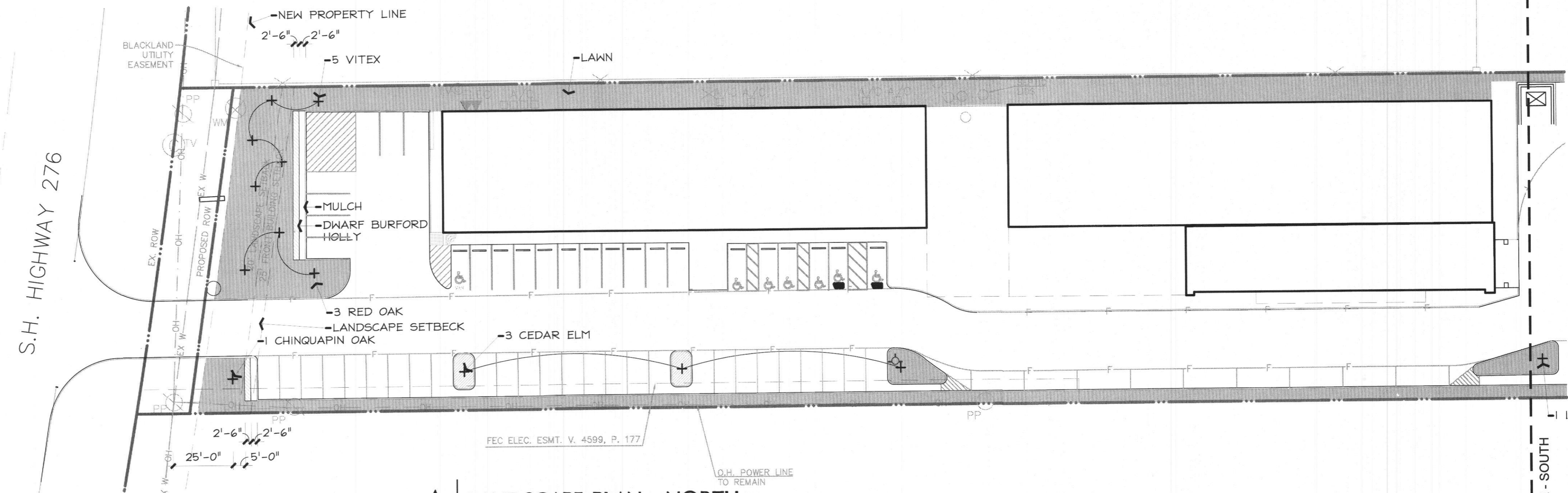
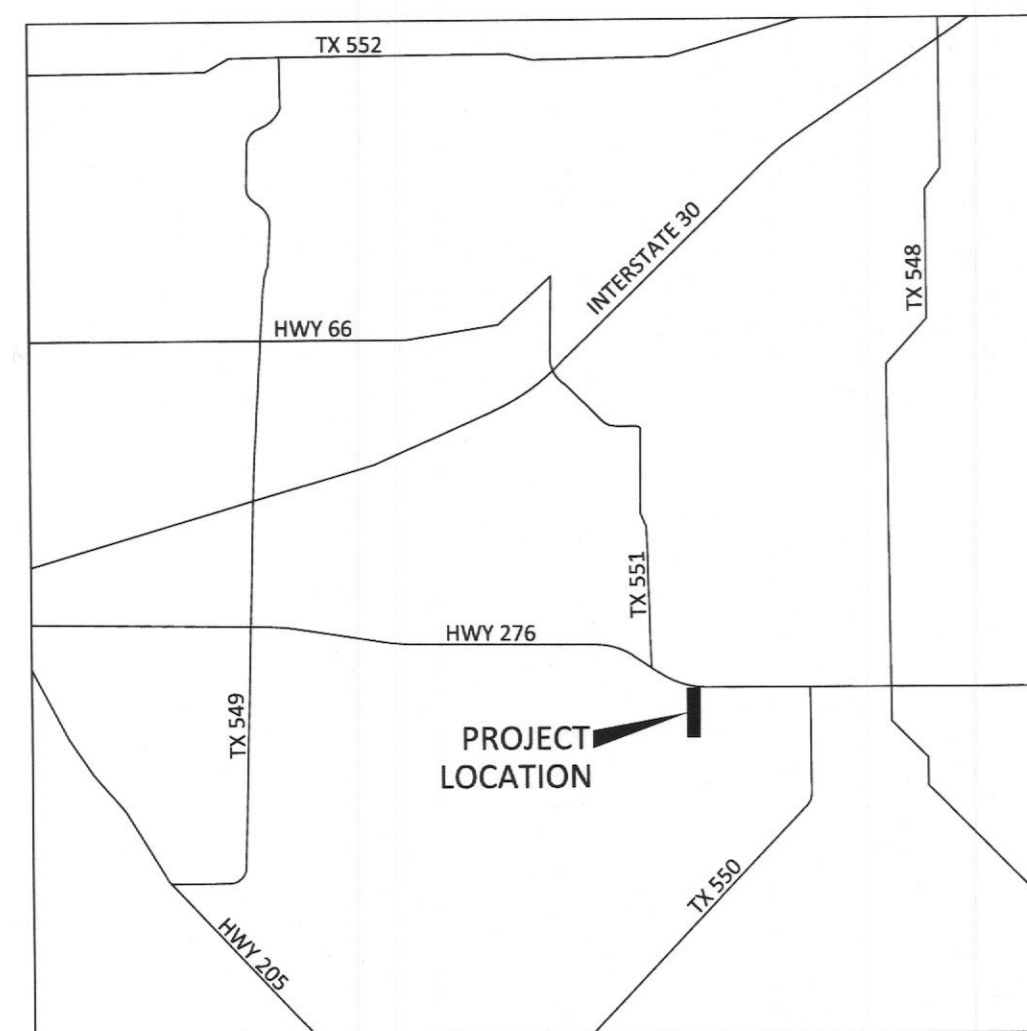
1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.

C PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY A LICENCES IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE. FOLLOW UDC REQUIREMENTS.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
4. IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.
5. NO TREES WITHIN 5' OF ANY UTILITIES.

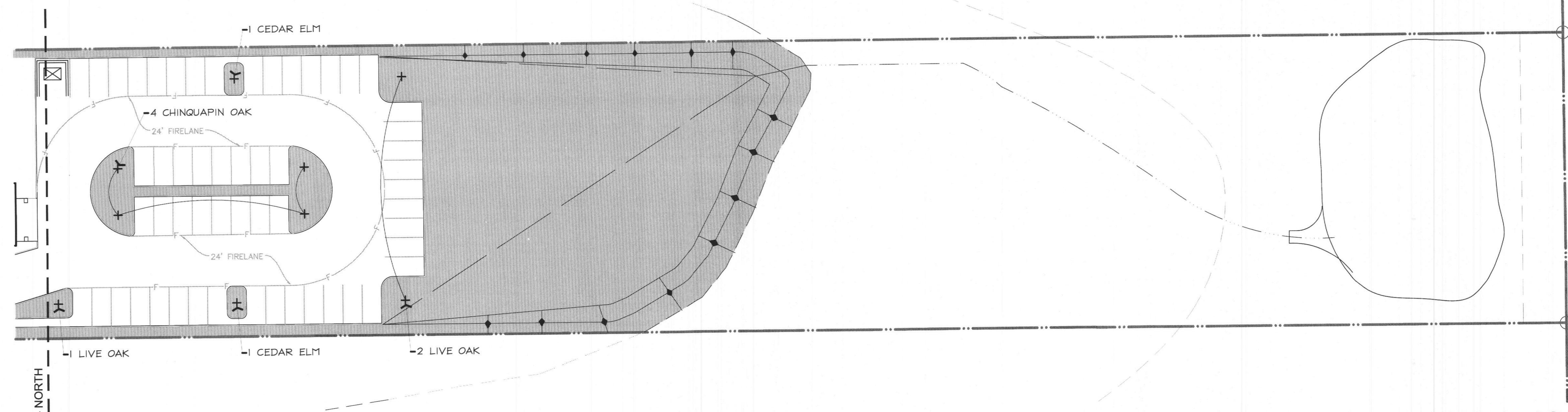


E LOCATION MAP



A LANDSCAPE PLAN - NORTH

1" = 30'-0" 0 15' 30' 60'



B LANDSCAPE PLAN - SOUTH

1" = 30'-0" 0 15' 30' 60'

FRIENDSHIP BAPTIST CHURCH
ROCKWALL, TEXAS

ROCKWALL FRIENDSHIP BAPTIST CHURCH
 VOL 1084, PG 266 D.R.R.C.T.
 CASE - SP2021-XXX

Seal
Revisions
Issue Date
18 March 2021
Sheet Name
LANDSCAPE PLAN
Sheet Number
L1.1

G ORDINANCE REQUIREMENT

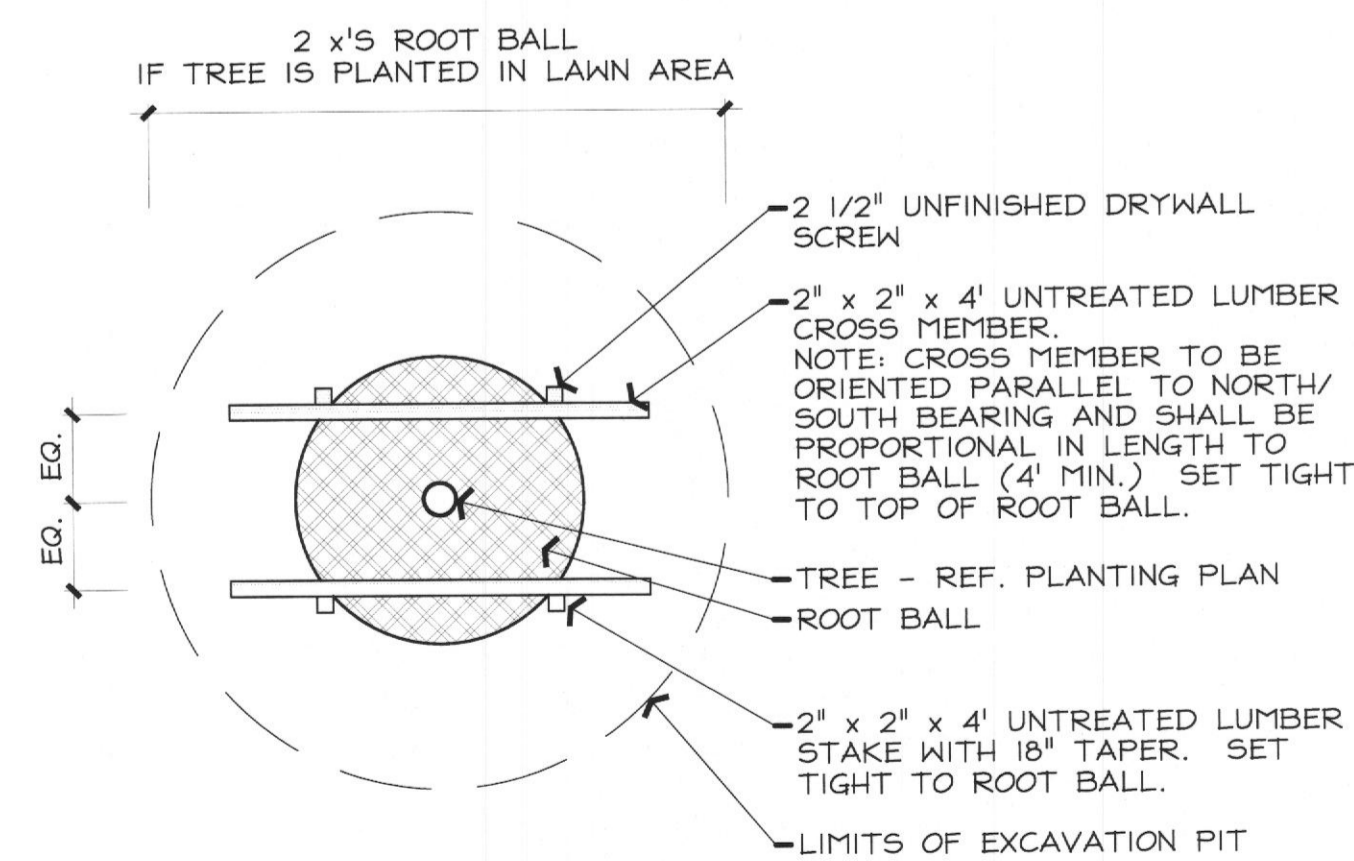
Mandatory Provisions

1. 15' landscape buffer Provided.			
2. Screening of off-street loading areas Provided.			
3. Residential Adjacency 6' masonry fencing	n/a		
4. Buffer landscaping 1 tree per 50' linear feet	136	/50	3 3" caliper trees required 3 3" caliper trees provided
5. Parking lot landscaping 5% required	75,000	*.05	3,750 required area 4,228 provided area
6. Open space F1 Zoning	171,626	*.08	13,730 square feet required 74,052 square feet provided
7. SH 270 Overlay District Planting at Buffer	136	/50	3 4" caliper trees required 4 4" caliper trees provided
	136	/25	5 Accent Trees required 5 Accent Trees provided

H PLANT LISTING

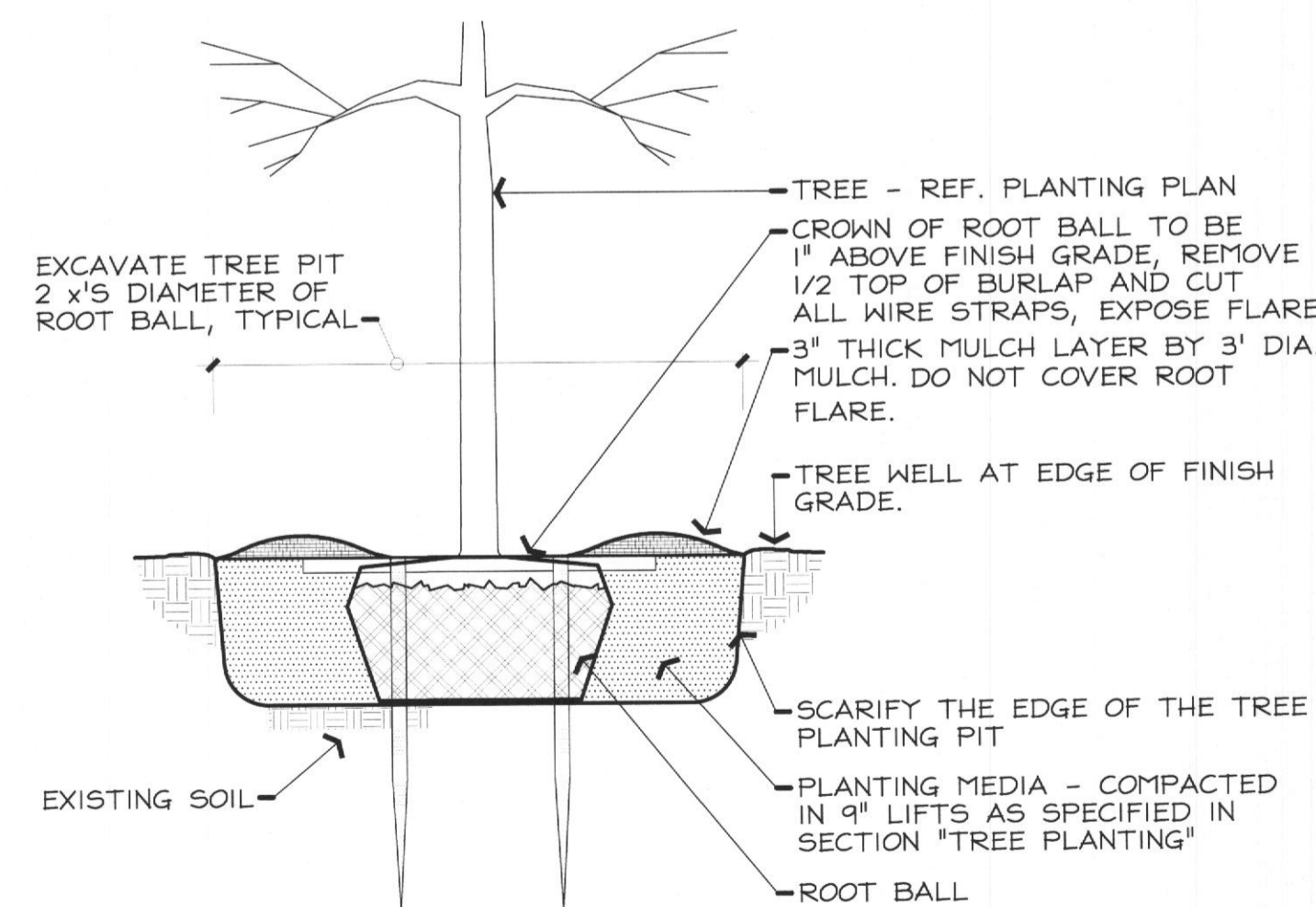
ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
QUERCUS ACUTISSIMA	SAWTOOTH OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
PISTACHIO CHINENSIS	PISTACHIO	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
GROUNDCOVER / PERINNEL			
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
LAWN			
CYNDON	SOLID SOD OR HYDROMULCH BERMUDA		



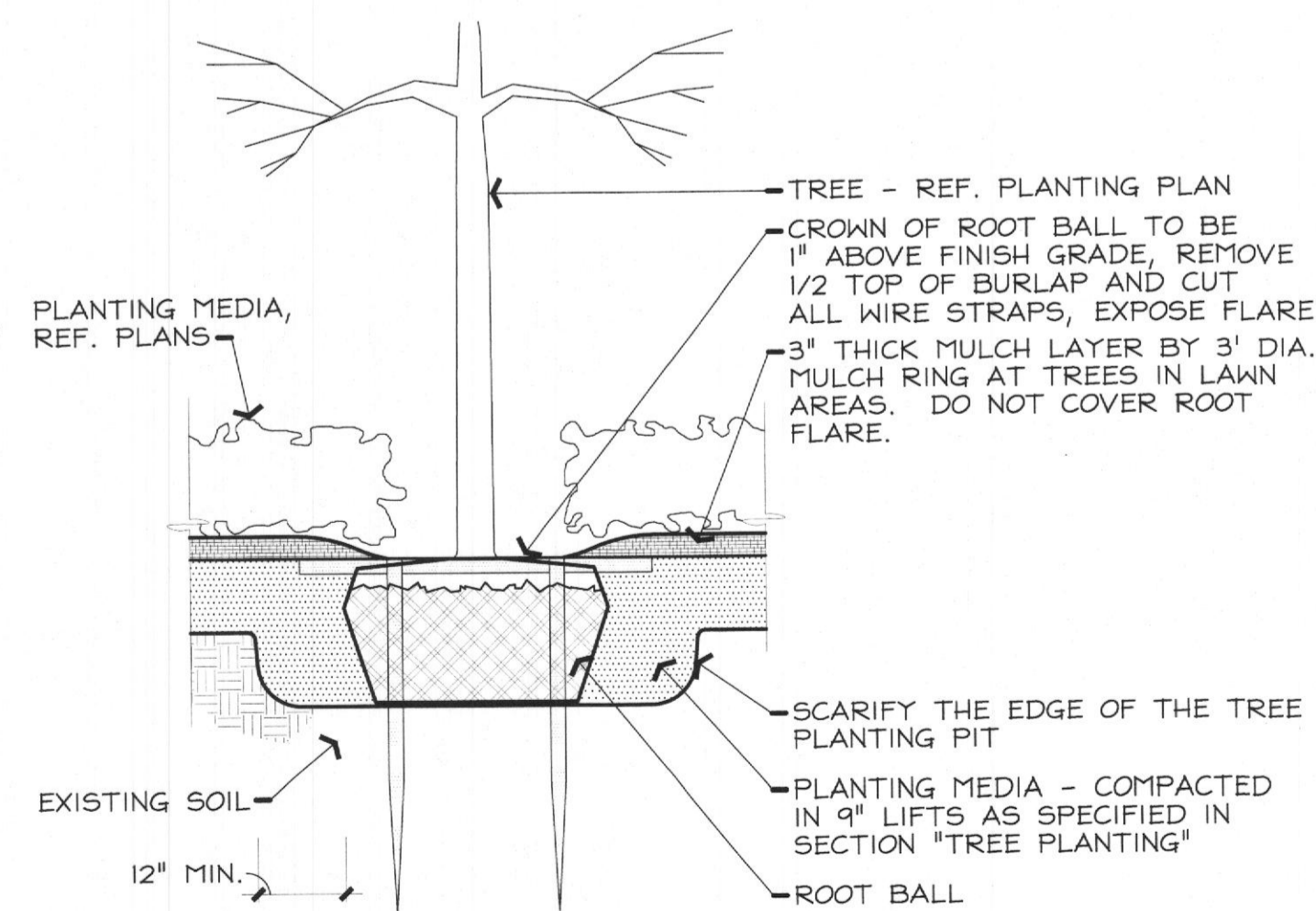
A TYPICAL TREE STAKING - PLAN

1/2" = 1'-0" 0 2'



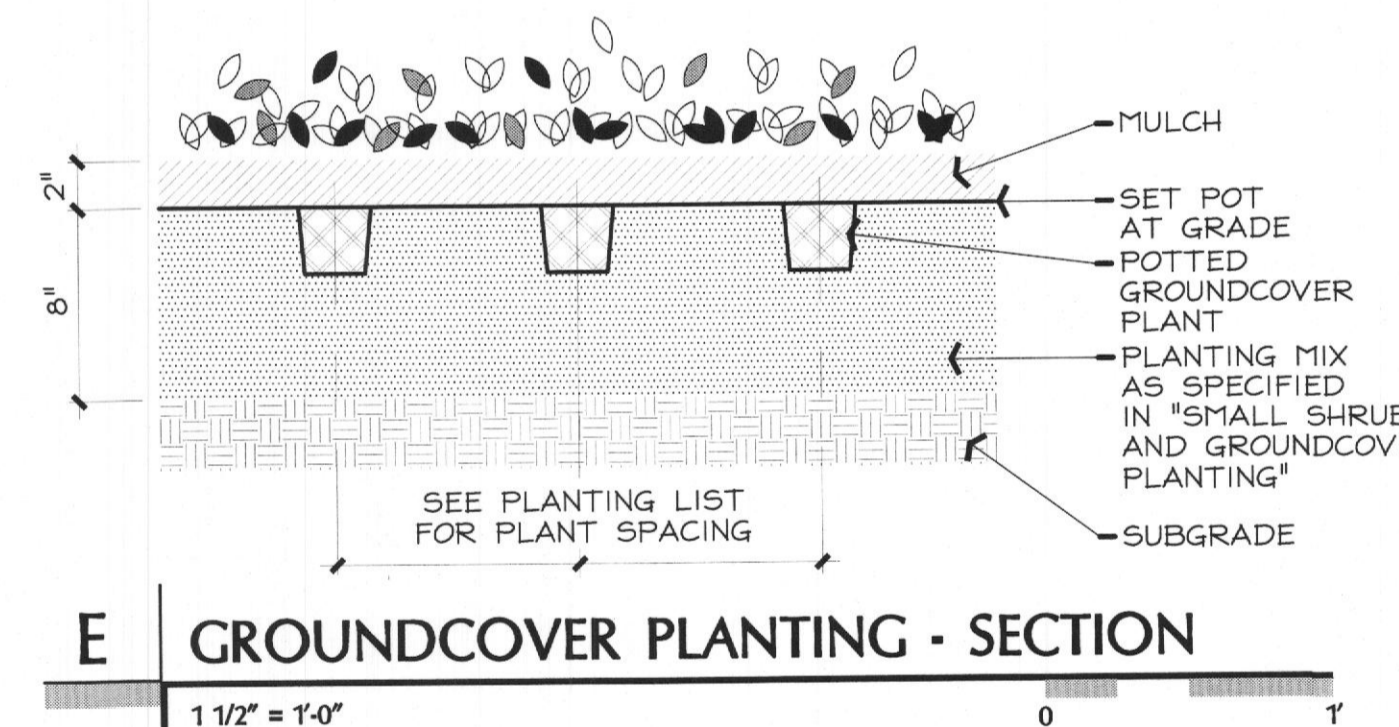
B TREE PLANTING IN LAWN - SECTION

1/2" = 1'-0" 0 2'



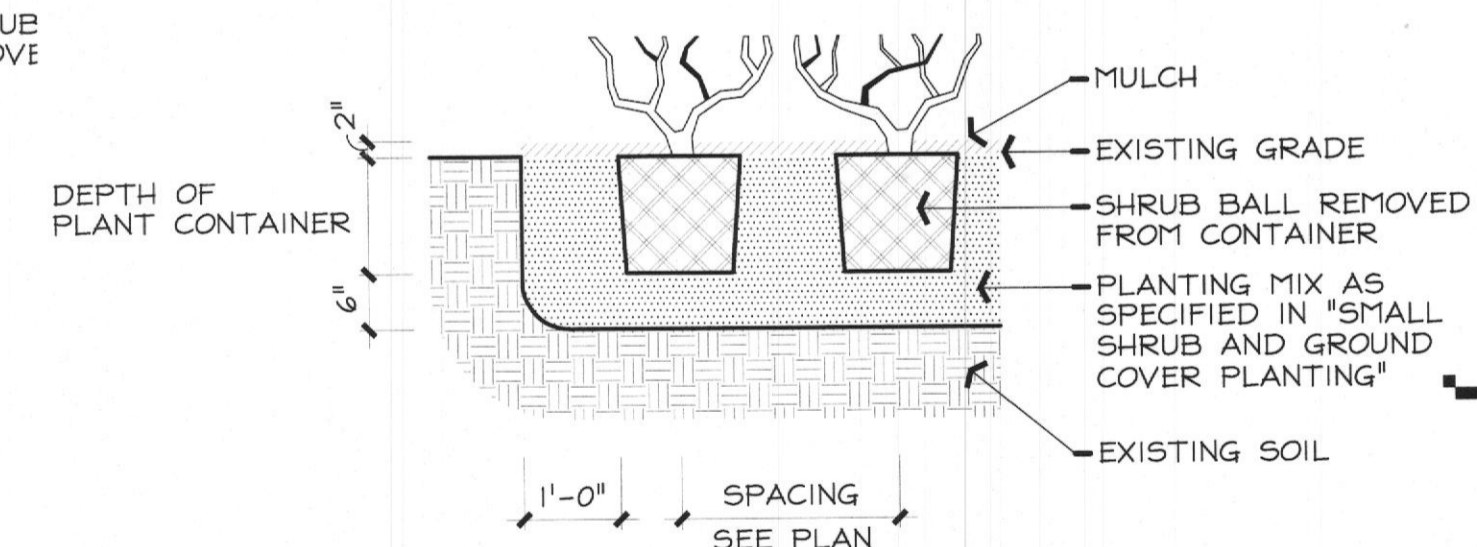
C TREE PLANTING IN PLANTER - SECTION

1/2" = 1'-0" 0 2'



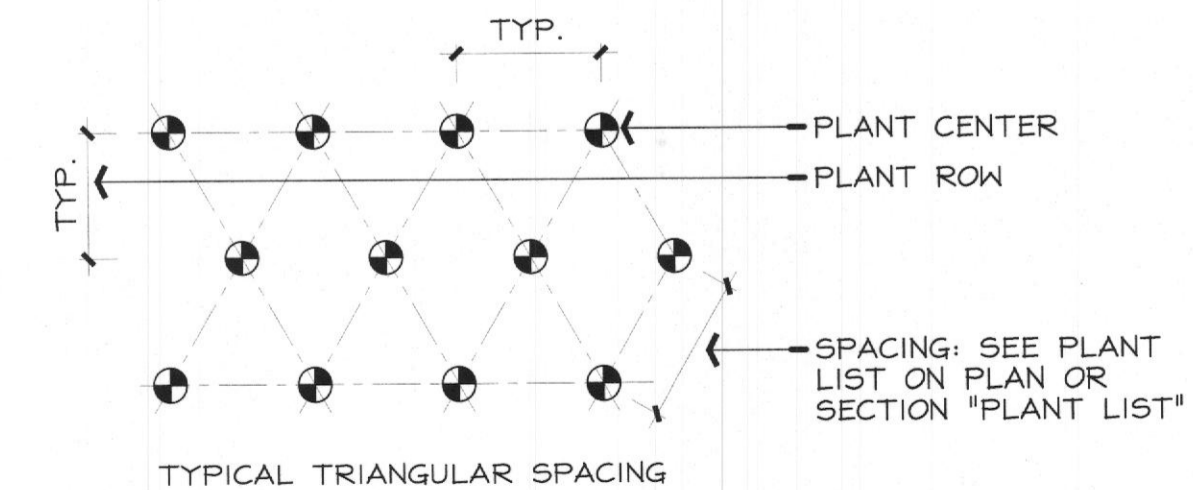
E GROUNDCOVER PLANTING - SECTION

1 1/2" = 1'-0" 0 1'



F SHRUB PLANTING - SECTION

1/2" = 1'-0" 0 2'



D PLANT SPACING - PLAN

1/2" = 1'-0" 0 2'

Revisions

Issue Date

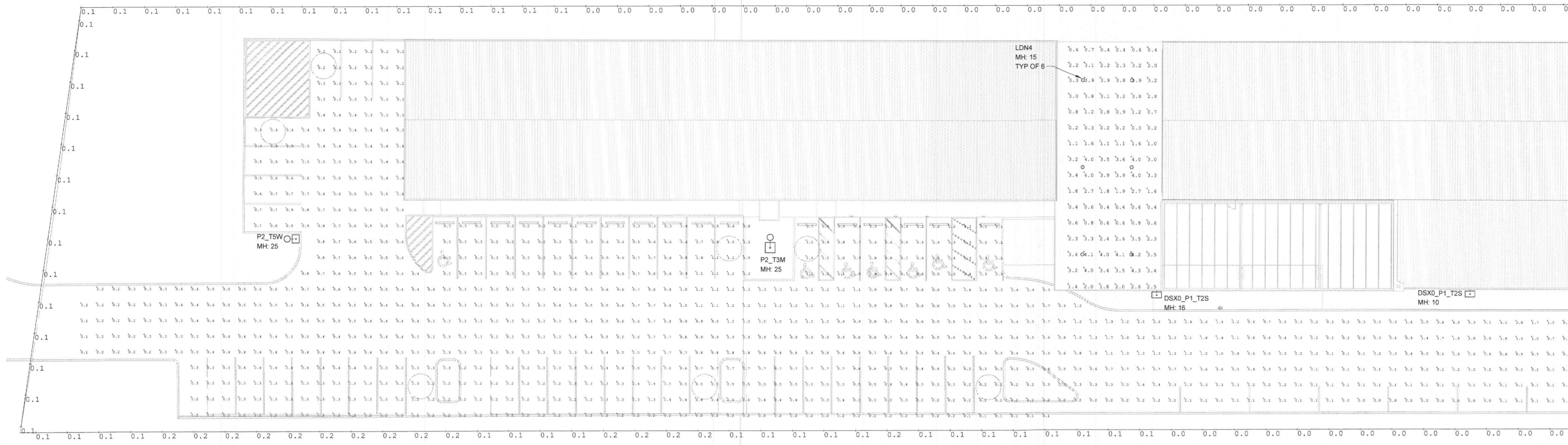
18 March 2021

Sheet Name

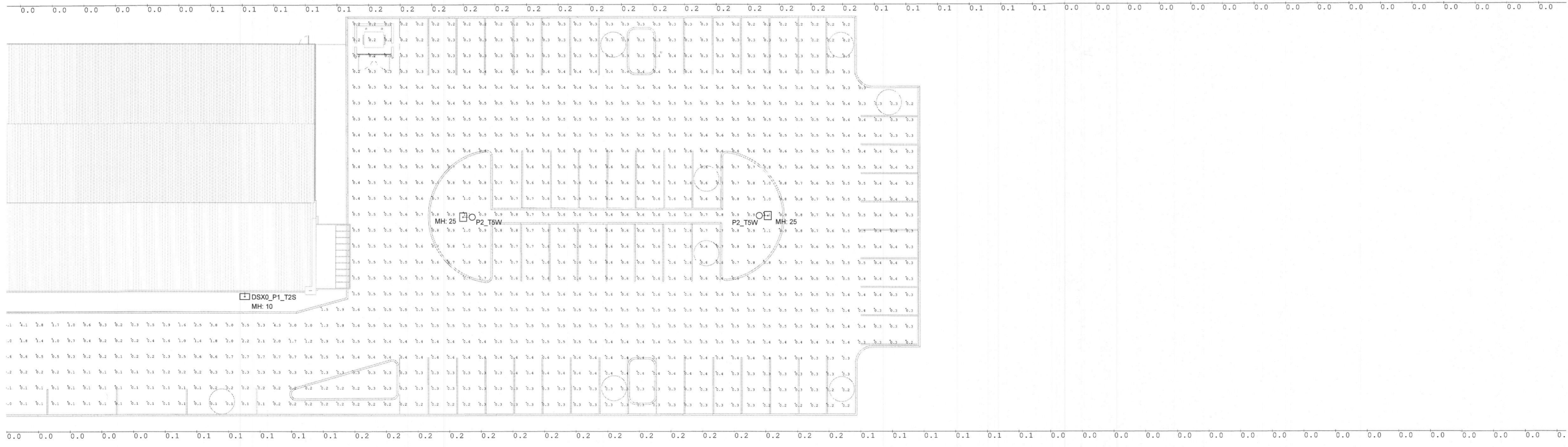
LANDSCAPE
DETAILS

Sheet Number

L1.2



2 SITE PHOTOMETRIC PLAN - NORTH
 SCALE: 1" = 20'-0" 2/E0.2



1 SITE PHOTOMETRIC PLAN - SOUTH
 SCALE: 1" = 20'-0" 1/E0.2

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
Canopy	2.20	4.3	0.2	11.00	21.50
Parking	0.51	5.5	0.0	N.A.	N.A.
PropertyLineEast	0.05	0.2	0.0	N.A.	N.A.
PropertyLineNorth	0.10	0.1	0.1	1.00	1.00
PropertyLineSouth(beyond extent)	0.00	0.0	0.0	N.A.	N.A.
PropertyLineWest	0.07	0.2	0.0	N.A.	N.A.

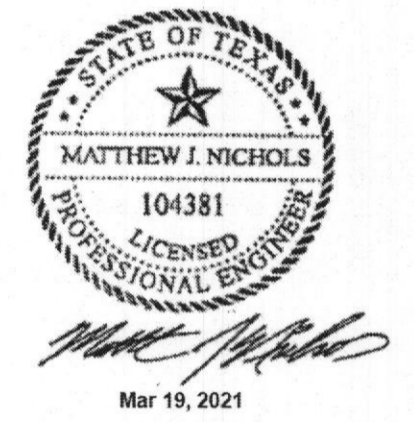
Luminaire Schedule

Tag	Qty	Manufacturer	Description	LLF	Lum. Lumens	Lum. Watts	Total Watts
P2_T5W	3	Lithonia Lighting	DSX1 LED P2 40K T5W MVOLT	0.850	9174	70	210
P2_T2S	1	Lithonia Lighting	DSX1 LED P2 40K T2S MVOLT	0.850	8922	70	70
DSX0_P1_T2S	3	Lithonia Lighting	DSX0 LED P1 40K T2S MVOLT	0.850	4725	36	114
P2_T3M	1	Lithonia Lighting	DSX1 LED P2 40K T3M MVOLT	0.850	8640	70	70
LDN4	6	Lithonia Lighting	LDN4CYL 40_10 L04AR LSS	0.850	1047	10.58	63.48

NOTE: MOUNTING HEIGHT DENOTED IN FEET AT EACH LIGHT AS MH

Revision Schedule

Rev. #	Revision Description	Revision Date



Matthew J. Nichols, P.E. (F-12018)
 TX License # 104381

Matthew J. Nichols
 P.E.

SUITE 5517 479-636-5004
 1905 N 2ND ST JOB NO.: 2506
 ROGERS, AR 72756 DESIGNED BY: MOR

**ROCKWALL
 FRIENDSHIP**

5651 TC-276
 ROYSE CITY, TX 75189
 2020-013-00
 FEBRUARY 05, 2021

**ELECTRICAL SITE
 PHOTOMETRIC
 PLAN**

E0.2