



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-010

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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

PLATTING APPLICATION FEES:

MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹

FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹

REPLAT (\$300.00 + \$20.00 ACRE) ¹

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$250.00 + \$20.00 ACRE) ¹

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION Southeast corner of IH 30 and Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	<u>Commercial C</u>	CURRENT USE	<u>Vacant</u>		
PROPOSED ZONING	<u>N/A</u>	PROPOSED USE	<u>Sports Complex</u>		
ACREAGE	<u>6.38</u>	LOTS [CURRENT]	<u>0</u>	LOTS [PROPOSED]	<u>1</u>

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]

<input type="checkbox"/> OWNER	<u>Structured REA-Rockwall Land, LLC</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Wier & Associates, Inc.</u>
CONTACT PERSON	<u>Stephen Doyle</u>	CONTACT PERSON	<u>Randall Eardley</u>
ADDRESS	<u>171 N Aberdeen Street, Suite 400</u>	ADDRESS	<u>2201 E. Lamar Blvd, Ste 200E</u>
CITY, STATE & ZIP	<u>Chicago, Illinois 60607</u>	CITY, STATE & ZIP	<u>Arlington, Texas 76006</u>
PHONE	<u>847-951-8974</u>	PHONE	<u>817-467-7700</u>
E-MAIL	<u>SteveD@structuredrea.com</u>	E-MAIL	<u>RandyE@WierAssociates.com</u>

NOTARY VERIFICATION [REQUIRED]

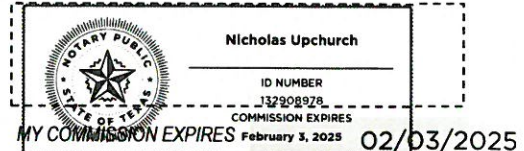
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Doyle [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

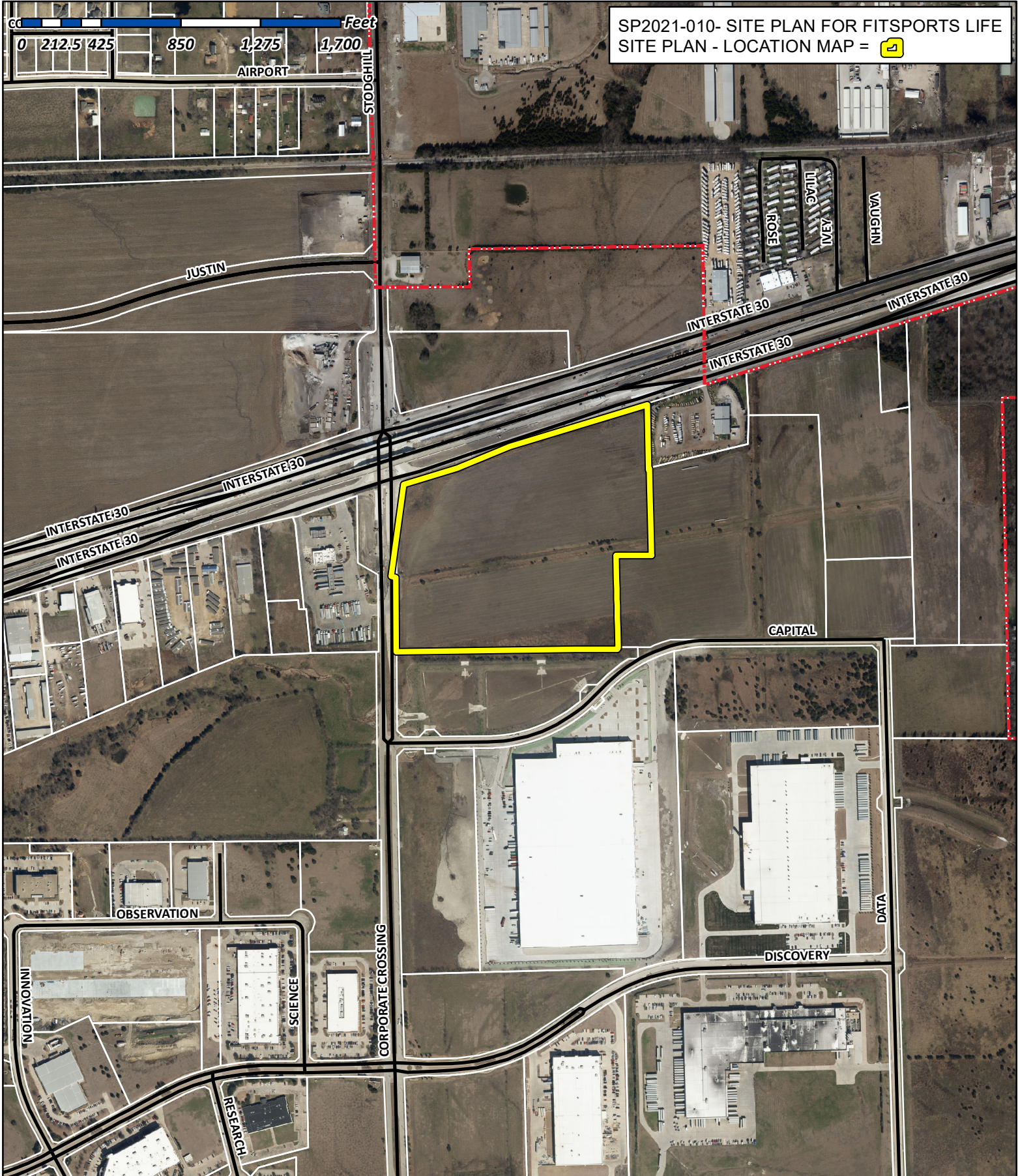
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 377.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF April, 2021. BY SIGNING THIS APPLICATION, 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."

State of Texas, County of Hays
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF April, 2021

OWNER'S SIGNATURE *Stephen Doyle*
Nicholas Upchurch

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2021-010- SITE PLAN FOR FITSPORTS LIFE
 SITE PLAN - LOCATION MAP = [icon]



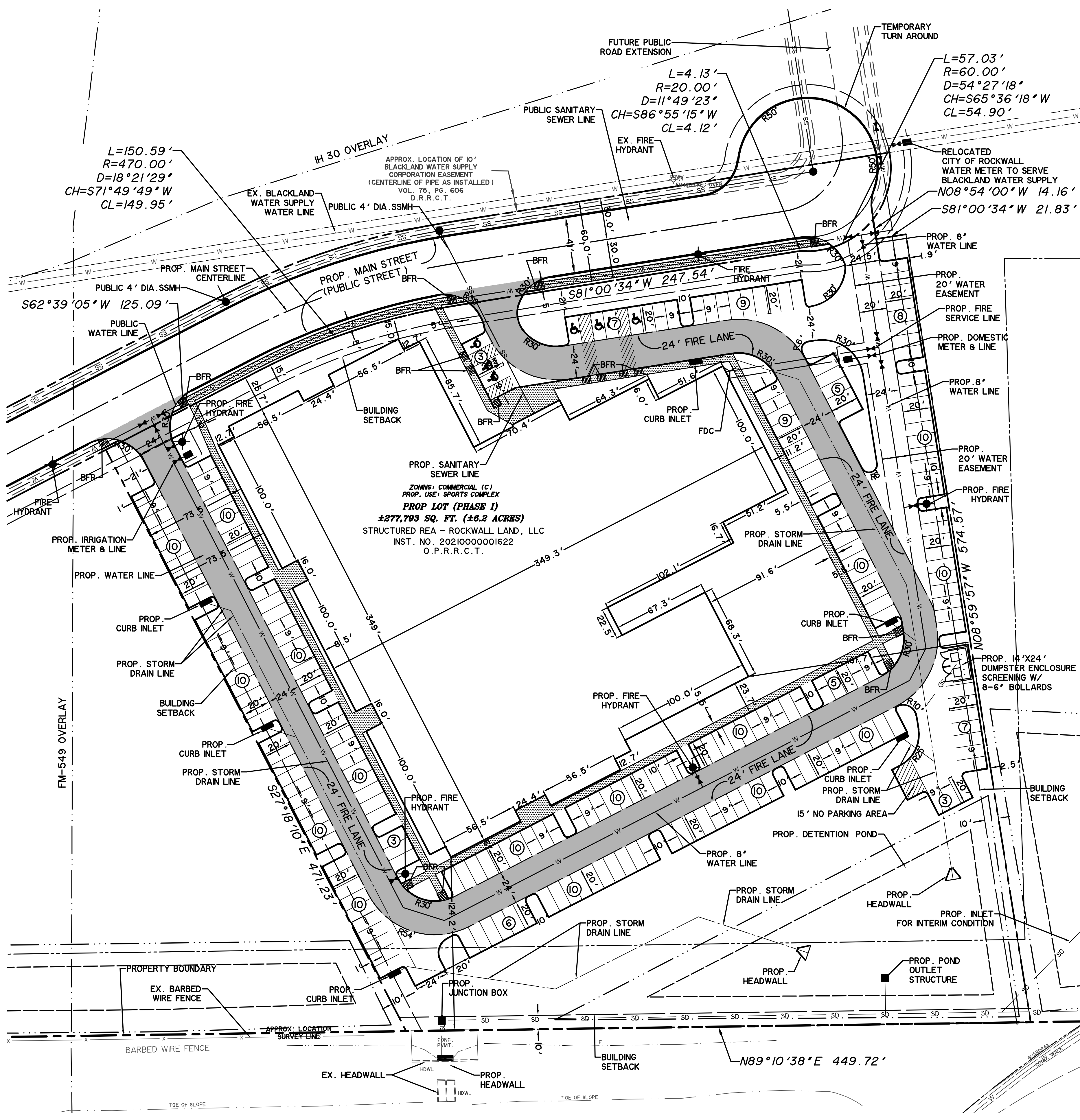
City of Rockwall

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.



PRINTED: 4/16/2021 10:30 AM WIER-PAVING STB LAST SAVED: 4/16/2021 10:30 AM FILE: RANDY.E. CITY SITE PLAN - 19144.DWG



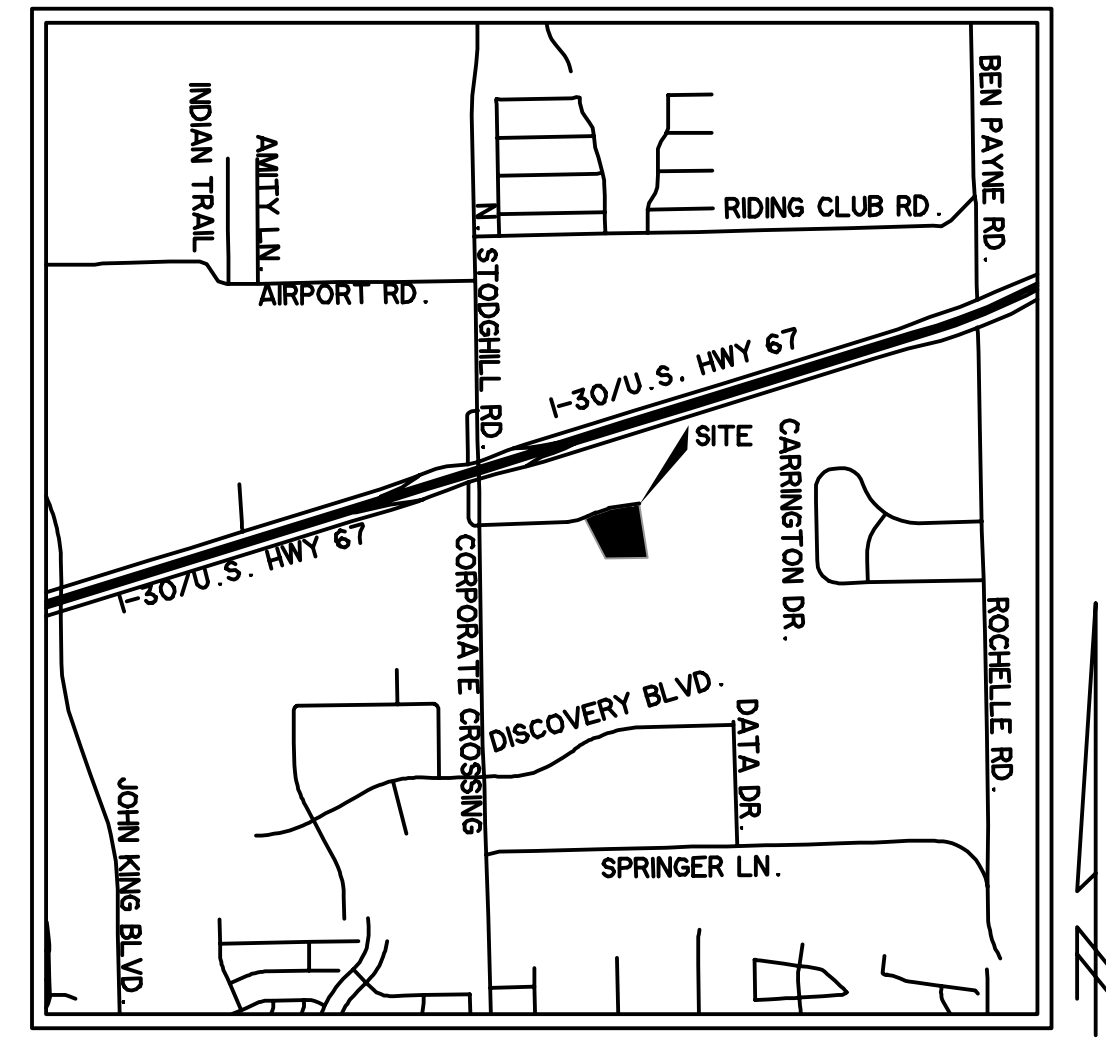
SITE DATA SUMMARY	
ZONING	COMMERCIAL (C)
TRACT INFO	EXISTING TRACTS: TRACT 1 STRUCTURED REA - ROCKWALL LAND, LLC 20.49 ACRES ± (892,663 SQ FT ±) TRACT 2 STRUCTURED REA - ROCKWALL LAND, LLC 31.44 ACRES ± (1,369,360 SQ FT ±)
PROP. LOT AREA	PORTION OF TRACT 1 & 2 STRUCTURED REA - ROCKWALL LAND, LLC LOT PHASE I: 6.38 ACRES ± (277,793 SQ. FT. ±)
PROP. USE ON PROP. LOT PHASE I	SPORTS COMPLEX
PROPOSED BUILDING AREA	87,155 SF±
BUILDING COVERAGE	31.37%
BUILDING HEIGHT	1 STORY
MINIMUM REQUIRED PARKING	PUBLIC RECREATION CLUB: 1/250 SF (14,000 SF) 56 PUBLIC RECREATION CLUB: 3/GAME COURT 42 GYM: 1/200 SF (7,000 SF) 35 MEDICAL OFFICE: 1/200 SF (10,900 SF) 54 187
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	7
TOTAL PARKING PROVIDED	TOTAL STANDARD (9'x20') 218 HANDICAP-ACCESSIBLE 7 225

- NOTE:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII WITHIN PROPERTY ARE 3' UNLESS SPECIFIED OTHERWISE.
 - ALL PARKING AREAS AND FIRE LANES SHALL BE CONSTRUCTED OF CONCRETE.
- ONSITE PAVEMENT SHALL BE:
- PARKING: 5' CONCRETE PAVEMENT
 - FIRE LANE: 6' CONCRETE PAVEMENT
 - DUMPSTER: 7' CONCRETE PAVEMENT
- BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERTY LINE.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS
 - ALL FIRE HYDRANTS SHALL BE 5' FROM BACK OF CURB.

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 ____ OF ____.

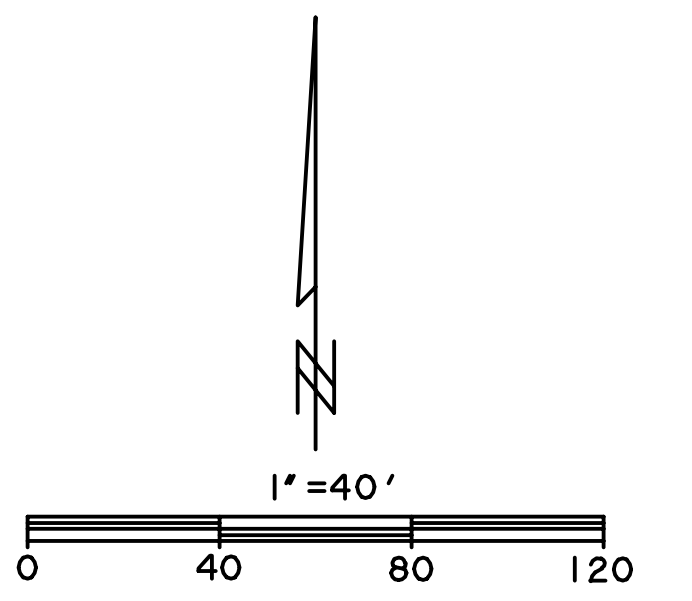
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



VICINITY MAP
NOT TO SCALE

LEGEND

- SSMH ⊙ EXISTING SANITARY SEWER MANHOLE
- SSCO ○ EXISTING SANITARY SEWER CLEAN OUT
- FH ⊕ EXISTING FIRE HYDRANT
- WM ⊕ EXISTING WATER METER
- WM □ EXISTING WATER VAULT
- W— EXISTING WATER LINE
- SS— EXISTING SANITARY SEWER LINE
- W— PROPOSED WATER LINE
- SS— PROPOSED SANITARY SEWER LINE
- SD— PROPOSED STORM DRAIN LINE
- PHASE I PARCEL BOUNDARY
- PROPERTY BOUNDARY
- PROPOSED WATER EASEMENT
- PROPOSED FIRE LANE
- BUILDING SETBACK
- BFR BARRIER FREE RAMP
- ▭ PROP. SIDEWALK
- ▭ PROP. PUBLIC ACCESS & UTILITY EASEMENT



SITE PLAN FITSPORTSLIFE PHASE I

SE CORNER OF CORPORATE CROSSING WEST & I-30
ROCKWALL, TEXAS

PORTION OF TRACT 1 & 2
STRUCTURED REA - ROCKWALL LAND, LLC
BEING 6.38 ACRES OF
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120

EXISTING ZONING: C (COMMERCIAL)
PROPOSED LAND USE: SPORTS COMPLEX

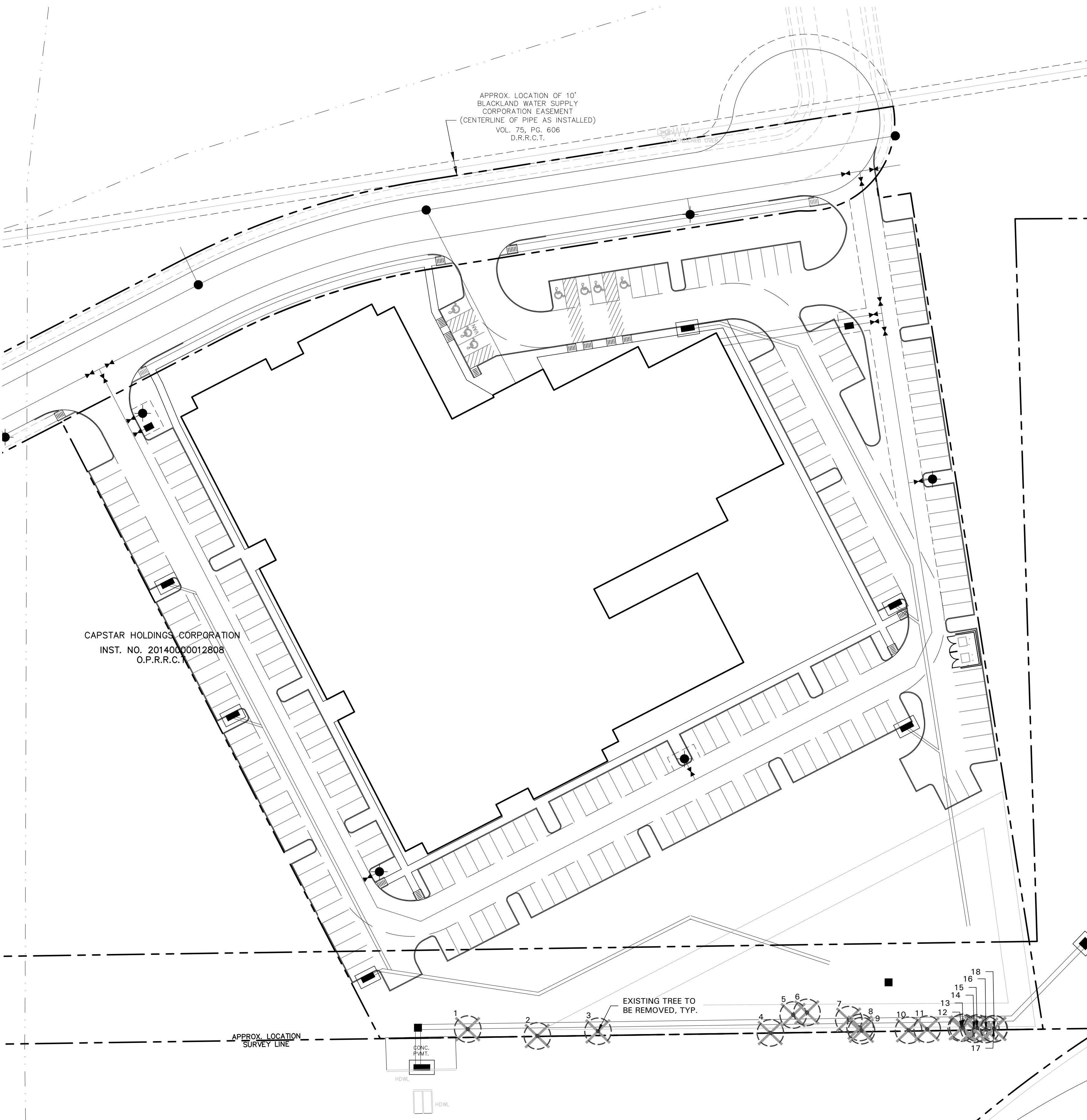
CASE NO. MISC-21-#### SP-21-####

OWNER/DEVELOPER/APPLICANT:
STRUCTURED REAL ESTATE
171 N. ABERDEEN STREET, SUITE 400
CHICAGO, IL 60607
PHONE: (312) 702-1719
CONTACT: STEPHEN DOYLE

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

PRELIMINARY PLANS
FOR PROJECT REVIEW.
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES
Prepared By/Or Under
Direct Supervision Of
Randy Eardley, PE
Texas Registration
No. 104367 On
Date Shown Below.



TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
1	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
2	12	HACKBERRY	TO BE REMOVED	SECONDARY PROTECTED
3	11	HACKBERRY	TO BE REMOVED	SECONDARY PROTECTED
4	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
5	11	HACKBERRY	TO BE REMOVED	SECONDARY PROTECTED
6	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
7	8	HACKBERRY	TO BE REMOVED	NOT PROTECTED
8	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
9	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
10	16	HACKBERRY	TO BE REMOVED	SECONDARY PROTECTED
11	8	HACKBERRY	TO BE REMOVED	NOT PROTECTED
12	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
13	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
14	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
15	13	HACKBERRY	TO BE REMOVED	SECONDARY PROTECTED
16	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
17	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
18	8	HACKBERRY	TO BE REMOVED	NOT PROTECTED
Total Caliper Inches on Site				163
Total Caliper Inches Removed				163
Total Mitigation Inches Required				31.5
Total Mitigation Inches Provided				32

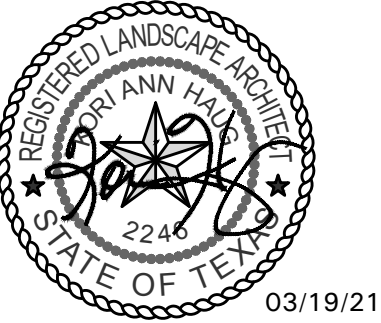
TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 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.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE 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.
- 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.
- 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 OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE 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 SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

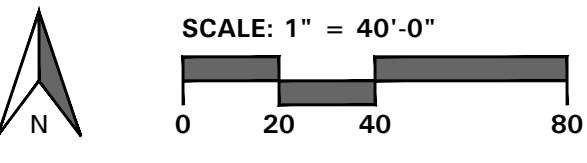


FitSportsLife
Phase 1
Rockwall, Texas

Project Number: 21030
Issue Date: 03.19.2021
Drawn By: DJD
Checked By: KAH

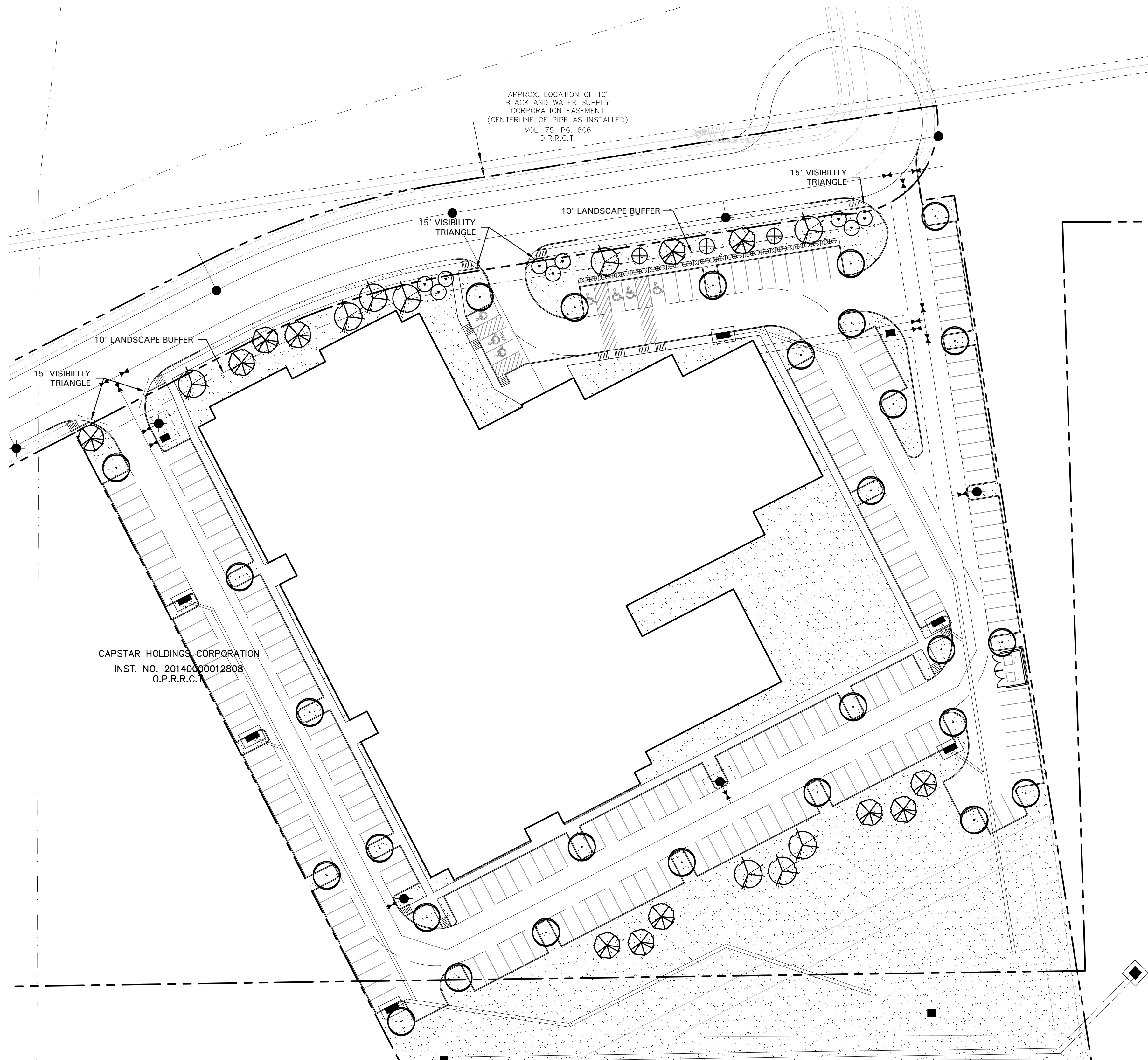
Revisions
No. Date Detail

CASE NO: MISC-21-#### SP-21-####
ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
OWNER/DEVELOPER/ APPLICANT:
STRUCTURED REAL ESTATE
171 N. ABERDEEN STREET, SUITE 400
CHICAGO, IL 60607
PHONE: (312) 702-1719
CONTACT: STEPHEN DOYLE



Sheet Title:
TREE PRESERVATION PLAN
Sheet Number:
L1.01





CAPSTAR HOLDINGS CORPORATION
INST. NO. 20140000012808
O.P.R.R.C.T.

APPROX. LOCATION OF 10"
BLACKLAND WATER SUPPLY
CORPORATION EASEMENT
VOL. 75, PG. 606
D.R.R.C.T.

APPROX. LOCATION
SURVEY LINE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
CM	<i>Lagerstroemia indica</i> 'Natchez'	Crape Myrtle 'Natchez'	9	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
CO	<i>Quercus muehlenbergii</i>	Chinkapin Oak	9	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
CP	<i>Pistacia chinensis</i>	Chinese Pistache	28	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	12	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
VT	<i>Vitex agnus-castus</i>	Vitex	3	30 gal.	container grown, 8' ht., 4' spread, 3 trunk min.
SHRUBS/GROUNDCOVER					
TS	<i>Leucophyllum frutescens</i> 'Green Cloud'	Texas Sage 'Green Cloud'	57	5 gal.	container full, 20" spread, 24" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to Solid Sod Notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
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.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE: MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

- NO TREES WITHIN 5'-0" OF ANY UTILITIES
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS 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 SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE 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 ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE 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.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS
THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING

- Ten (10') foot-wide landscape buffer with one tree canopy and one accent tree per fifty (50) l.f.
- STREET A: 585 l.f.
- | | |
|--------------------------------|--------------------------------|
| Required | Provided |
| (12) canopy trees, 4" cal. | (12) canopy trees, 4" cal. |
| (12) accent trees, 4' min. ht. | (12) accent trees, 4' min. ht. |

PARKING LOT LANDSCAPING

- Five (5%) percent of the interior parking lot shall be landscape.
- One (1) canopy tree per 10 parking spaces

Total interior parking lot area: 41,433 s.f.
Total parking spaces: 225 spaces

Required	Provided
2,072 s.f. (5%)	7,238 s.f. (17%)
(23) canopy trees	(28) canopy trees

SITE LANDSCAPING

- Fifteen (15%) percent of the total site shall be landscaped for COMMERCIAL.
- Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

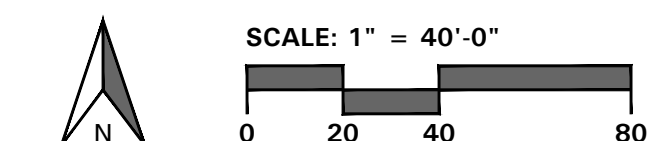
Total site: 5.23 AC; 227,793 s.f.

Required	Provided
34,169 s.f. (15%)	95,456 s.f. (42%)
17,084 s.f. (50%)	33,262 s.f.

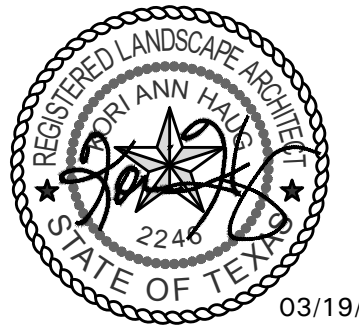
CASE NO: MISC-21-#### SP-21-####

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
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PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.

OWNER/DEVELOPER/ APPLICANT:
STRUCTURED REAL ESTATE
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CHICAGO, IL 60607
PHONE: (312) 702-1719
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4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



FitSportsLife
Phase 1
Rockwall, Texas

Project Number: 21030
Issue Date: 03.19.2021
Drawn By: DJD
Checked By: KAH

Revisions
No. Date: Detail:

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L2.01



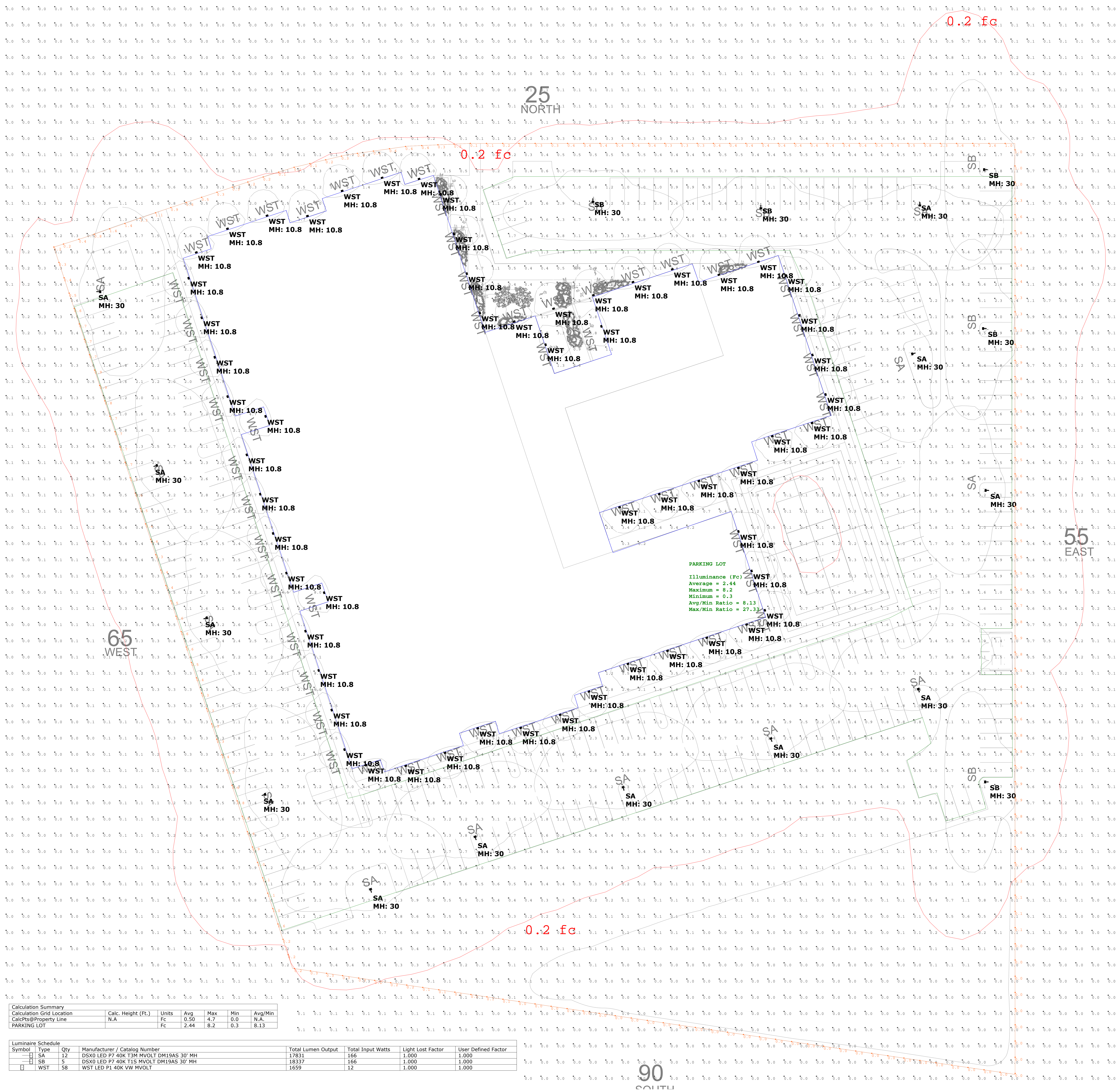
- A. Glare. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. This applies to refractory lenses which extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.
- B. Light at residential property line. The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one footcandle.
- C. Light at nonresidential property line. The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle. For planned shopping centers or other commercial developments that contain more than one lot, the planning and zoning commission may consider lighting plans that are intended to increase lighting efficiency and reduce the number of overall light fixtures, but result in light spillover across common lot lines within the same development. However, in no case shall light levels exceed 0.2 FC at the property lines adjacent to the street and/or along the perimeter of the development.

(Ord. No. 10-14, § 51, 7-6-2010)

D. Height. No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District as specified in article V of this [Unified Development] Code.

(Ord. No. 06-14, 4-17-2006)

E. Building and pole mounted lighting. All building and pole mounted luminaires exceeding 15 watts shall be directed down with either a partial cut-off or full cut-off source. See lighting exhibits A and B.

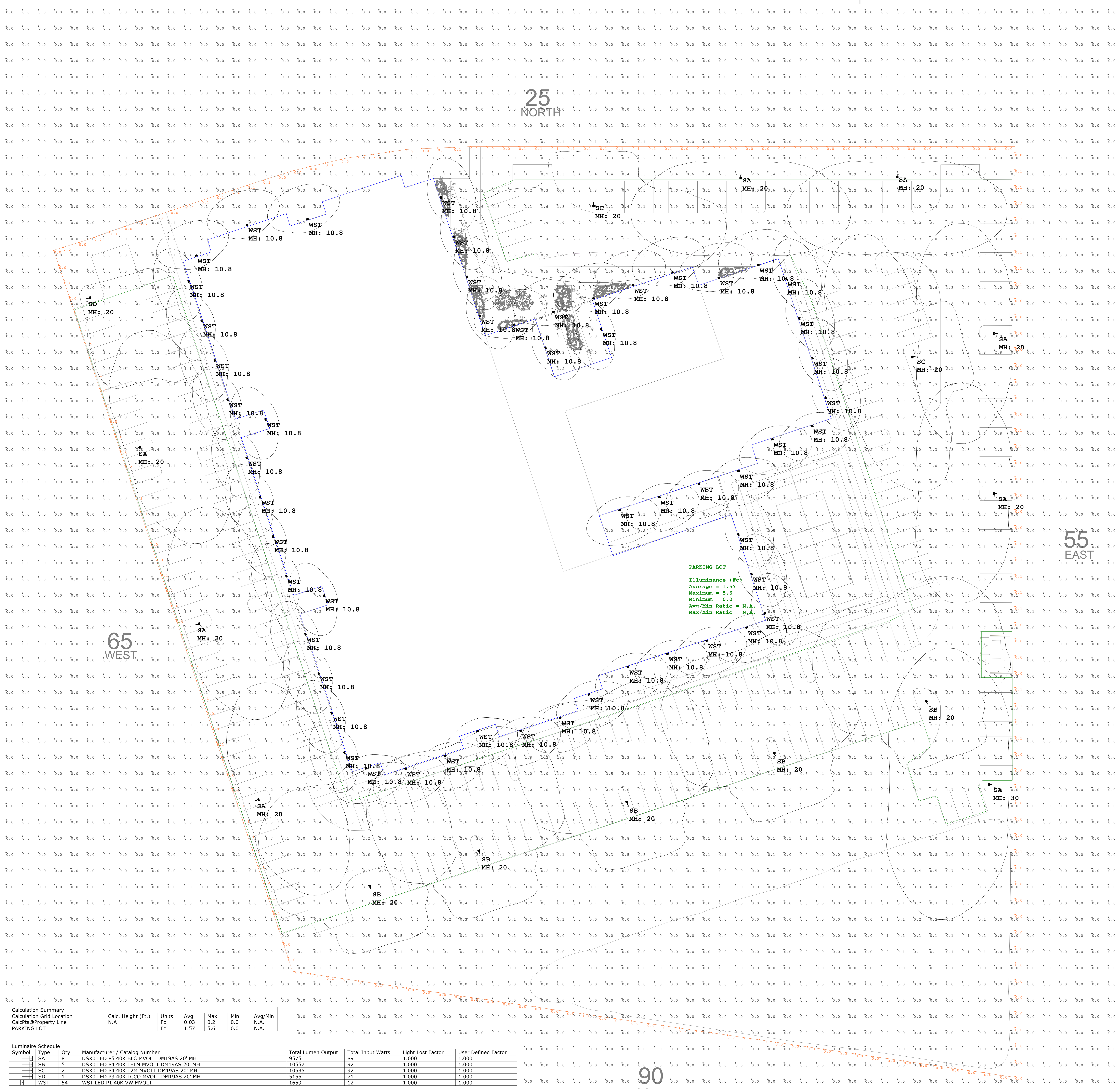


Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
Calc:Property Line	N.A.	Fc	0.50	4.7	0.0	N.A.
PARKING LOT		Fc	2.44	8.2	0.3	8.13

Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Lost Factor	User Defined Factor
SA	12	DSX0 LED P7 40K T3M MVOLT DM19AS 30' MH	17831	166	1,000	1,000	
SB	5	DSX0 LED P7 40K T1S MVOLT DM19AS 30' MH	18337	166	1,000	1,000	
WST	58	WST LED P1 40K VW MVOLT	1659	12	1,000	1,000	

Notes:
 1. Surface reflectance: Vertical/Horizontal - 50/30
 2. Calculation values are as height indicated in summary table.
 3. Mounting heights are designated on drawing with "MH".
 4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
 5. Shows lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
 6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
 7. For lamp output of solid luminaires, multiply Total Lumen Output by User Defined Factor.

- A. Glare. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. This applies to refractory lenses which extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.
 - B. Light at residential property line. The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one footcandle.
 - C. Light at nonresidential property line. The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle. For planned shopping centers or other commercial developments that contain more than one lot, the planning and zoning commission may consider lighting plans that are intended to increase lighting efficiency and reduce the number of overall light fixtures, but result in light spillover across common lot lines within the same development. However, in no case shall light levels exceed 0.2 FC at the property lines adjacent to the street and/or along the perimeter of the development.
- (Ord. No. 10-14, § 51, 7-6-2010)
- D. Height. No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District as specified in article V of this [Unified Development] Code.
- (Ord. No. 06-14, 4-17-2006)
- E. Building and pole mounted lighting. All building and pole mounted luminaires exceeding 15 watts shall be directed down with either a partial cut-off or full cut-off source. See lighting exhibits A and B.



Calculation Summary

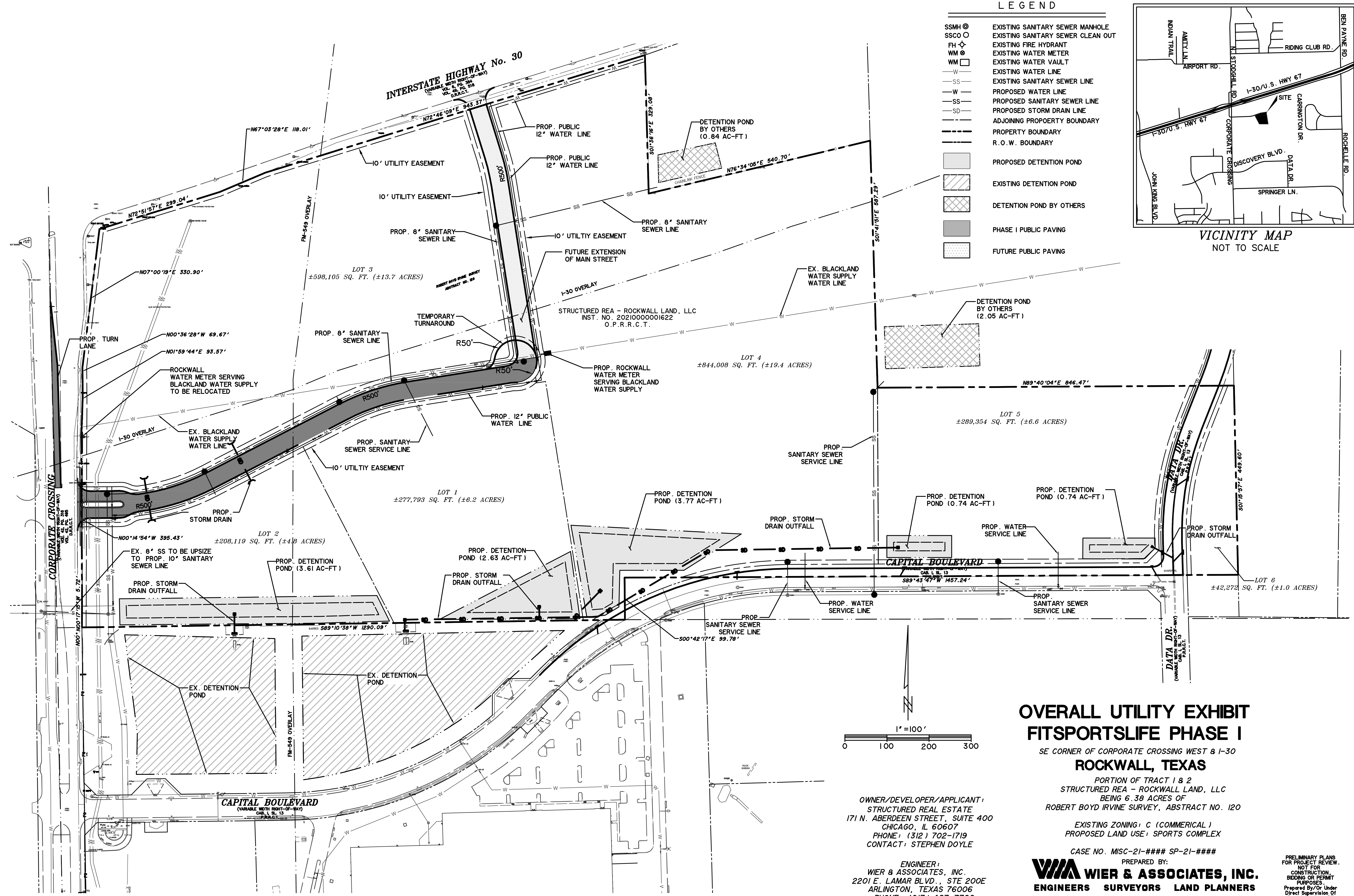
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CalcPts@Property Line	N.A.	Fc	0.03	0.2	0.0	N.A.
PARKING LOT		Fc	1.57	5.6	0.0	N.A.

Luminaire Schedule

Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Lost Factor	User Defined Factor
SA	8	8	DSX0 LED P5 40K BLC MVOLT DM19AS 20' MH	9575	89	1.000	1.000
SB	5	5	DSX0 LED P4 40K TFM MVOLT DM19AS 20' MH	10557	92	1.000	1.000
SC	2	2	DSX0 LED P4 40K T2M MVOLT DM19AS 20' MH	10535	92	1.000	1.000
SD	1	1	DSX0 LED P3 40K LCCO MVOLT DM19AS 20' MH	5155	71	1.000	1.000
WST	54	54	WST LED P1 40K VV MVOLT	1659	12	1.000	1.000

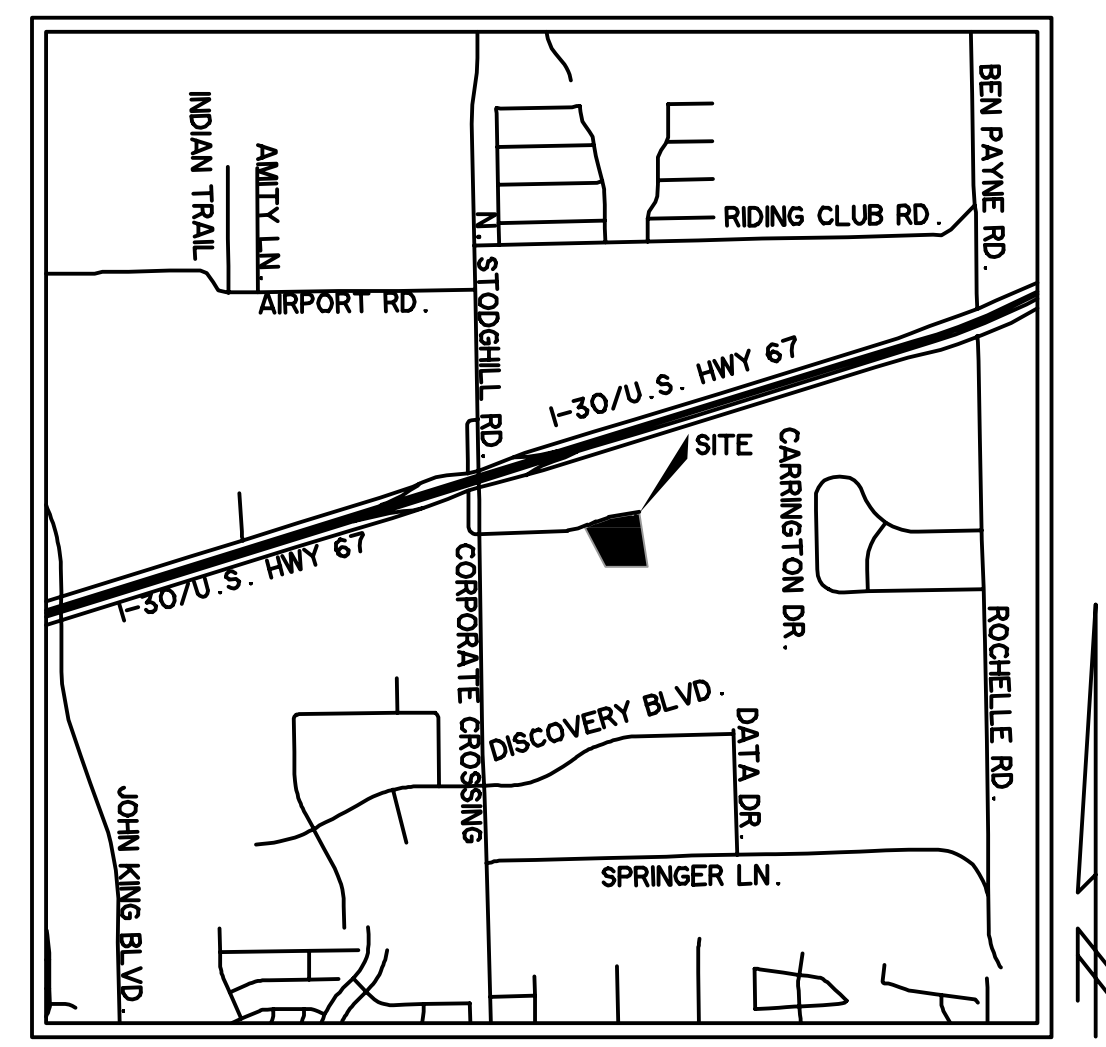
Notes:
 1. Surface reflectance: Vertical/Horizontal - 50/20.
 2. Calculation values are at height indicated in summary table.
 3. Mounting heights are designated on drawing with "TM".
 4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
 5. Fixture lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
 6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
 7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PRINTED: 4/16/2021 5:18:57 AM WIER-PAVING STB LAST SAVED: 4/16/2021 10:29 AM SAVED BY: RANDY E. KEY MAP- 19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

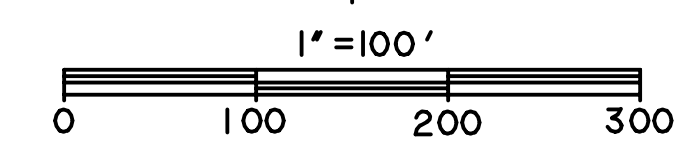


LEGEND

- SSMH ○ EXISTING SANITARY SEWER MANHOLE
- SSCO ○ EXISTING SANITARY SEWER CLEAN OUT
- FH ⊕ EXISTING FIRE HYDRANT
- WM ⊕ EXISTING WATER METER
- WM □ EXISTING WATER VAULT
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM DRAIN LINE
- - - ADJOINING PROPERTY BOUNDARY
- - - PROPERTY BOUNDARY
- - - R.O.W. BOUNDARY
- PROPOSED DETENTION POND
- ▨ EXISTING DETENTION POND
- ▩ DETENTION POND BY OTHERS
- PHASE I PUBLIC PAVING
- ▤ FUTURE PUBLIC PAVING



VICINITY MAP NOT TO SCALE



**OVERALL UTILITY EXHIBIT
FITSPORTSLIFE PHASE I**

SE CORNER OF CORPORATE CROSSING WEST & I-30
ROCKWALL, TEXAS

PORTION OF TRACT 1 & 2
STRUCTURED REA - ROCKWALL LAND, LLC
BEING 6.38 ACRES OF
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120

EXISTING ZONING: C (COMMERCIAL)
PROPOSED LAND USE: SPORTS COMPLEX

CASE NO. MSC-21-#### SP-21-####

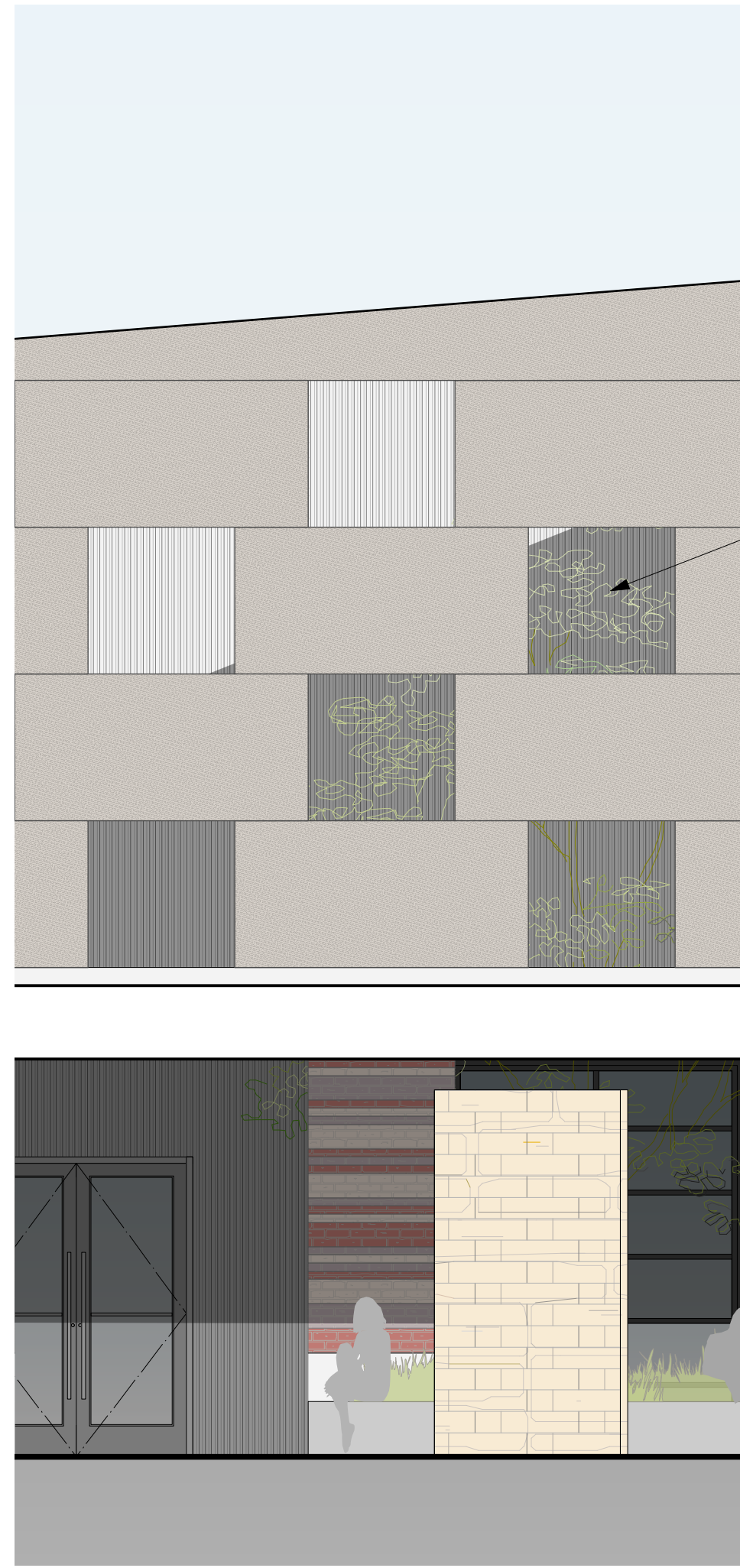
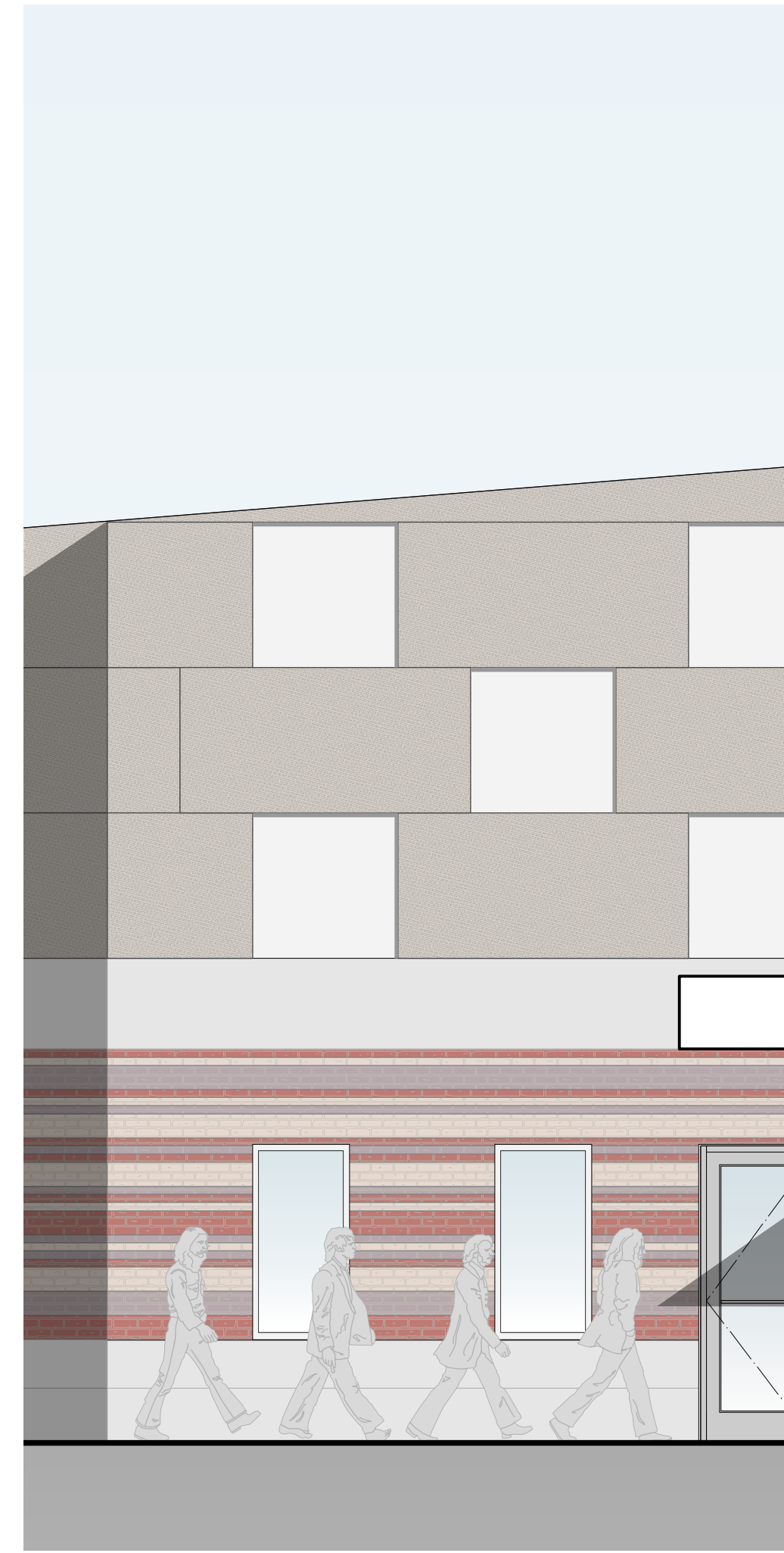
OWNER/DEVELOPER/APPLICANT:
STRUCTURED REAL ESTATE
171 N. ABERDEEN STREET, SUITE 400
CHICAGO, IL 60607
PHONE: (312) 702-1719
CONTACT: STEPHEN DOYLE

ENGINEER:
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PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

PRELIMINARY PLANS
FOR PROJECT REVIEW.
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.
Prepared By/Or Under
Direct Supervision Of
Randy Eardley, PE
Texas Registration
No. 104567 On
Date Shown Below.



- PERFORATED WALLS AT COURTYARD
- 6' x 10' SIGNAGE PER CODE
- SMOOTH CONCRETE FINISH
- TEXTURED CONCRETE FINISH
- FLUTED CONCRETE WALLS, PAINTED
- CONTINUOUS BRICK BAND
- TEXAS STONE
- PLANTINGS ADJACENT TO ALL ENTRANCES AND EGRESS FOR INTEGRATION OF NATURAL ELEMENTS WITH INSIDE ENVIRONMENT

PLANTINGS AT ALL ENTRANCES



SMOOTH CONCRETE

TEXTURED CONCRETE

TEXAS STONE

LANDSCAPE BEHIND PERFORATED WALLS

FLUTED CONCRETE WALLS



CONTINUOUS 10' HIGH BRICK BAND

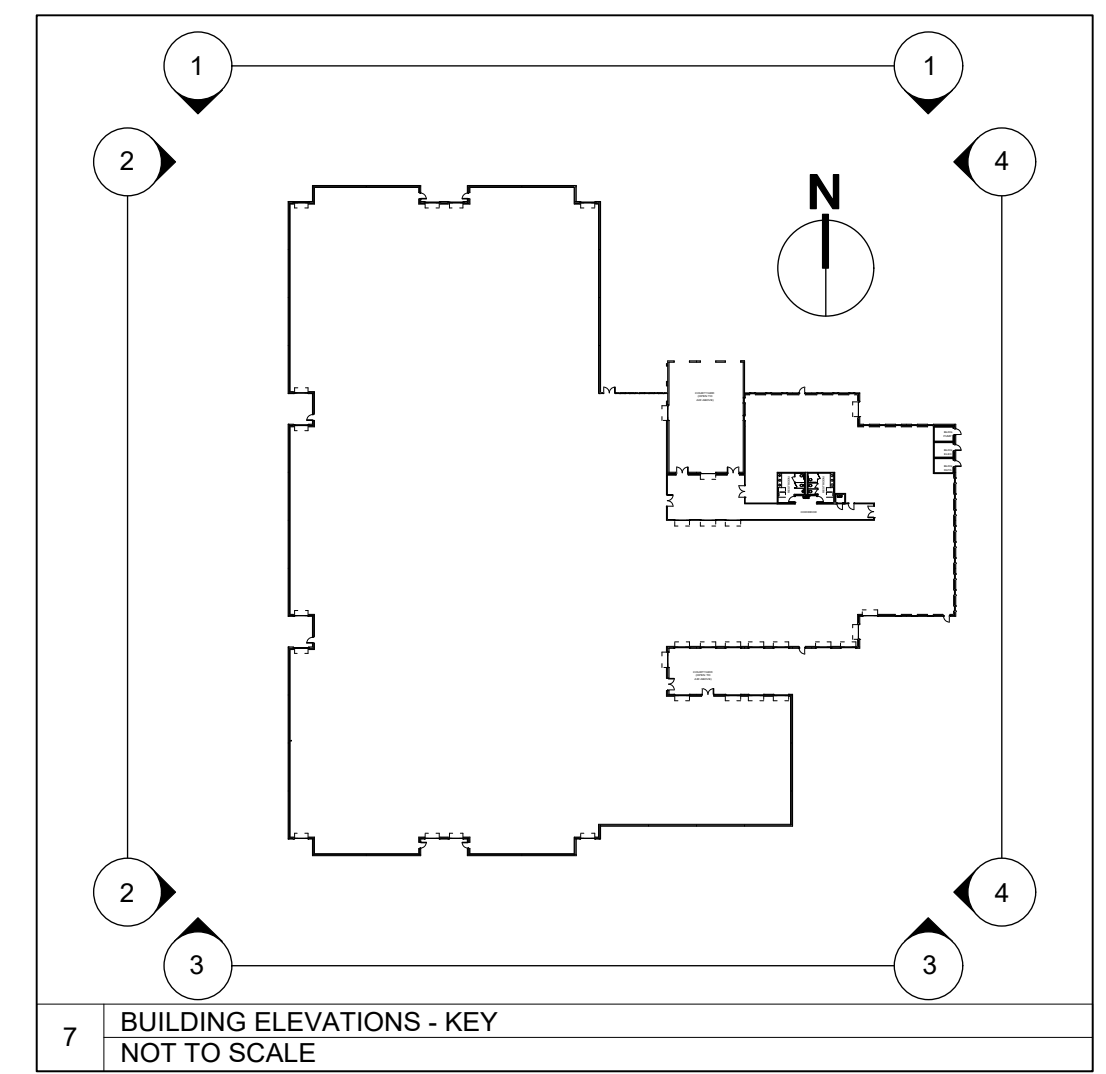
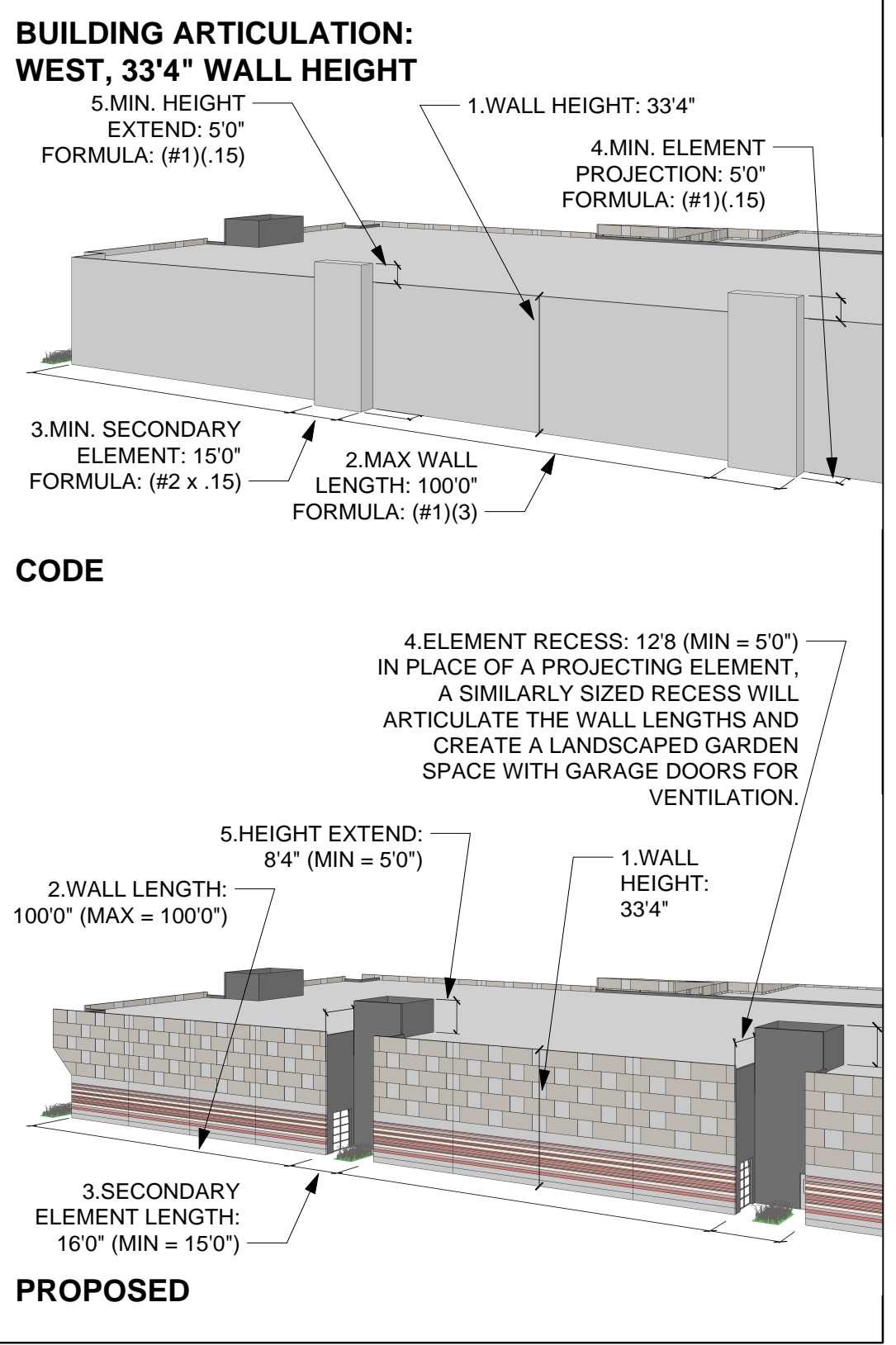
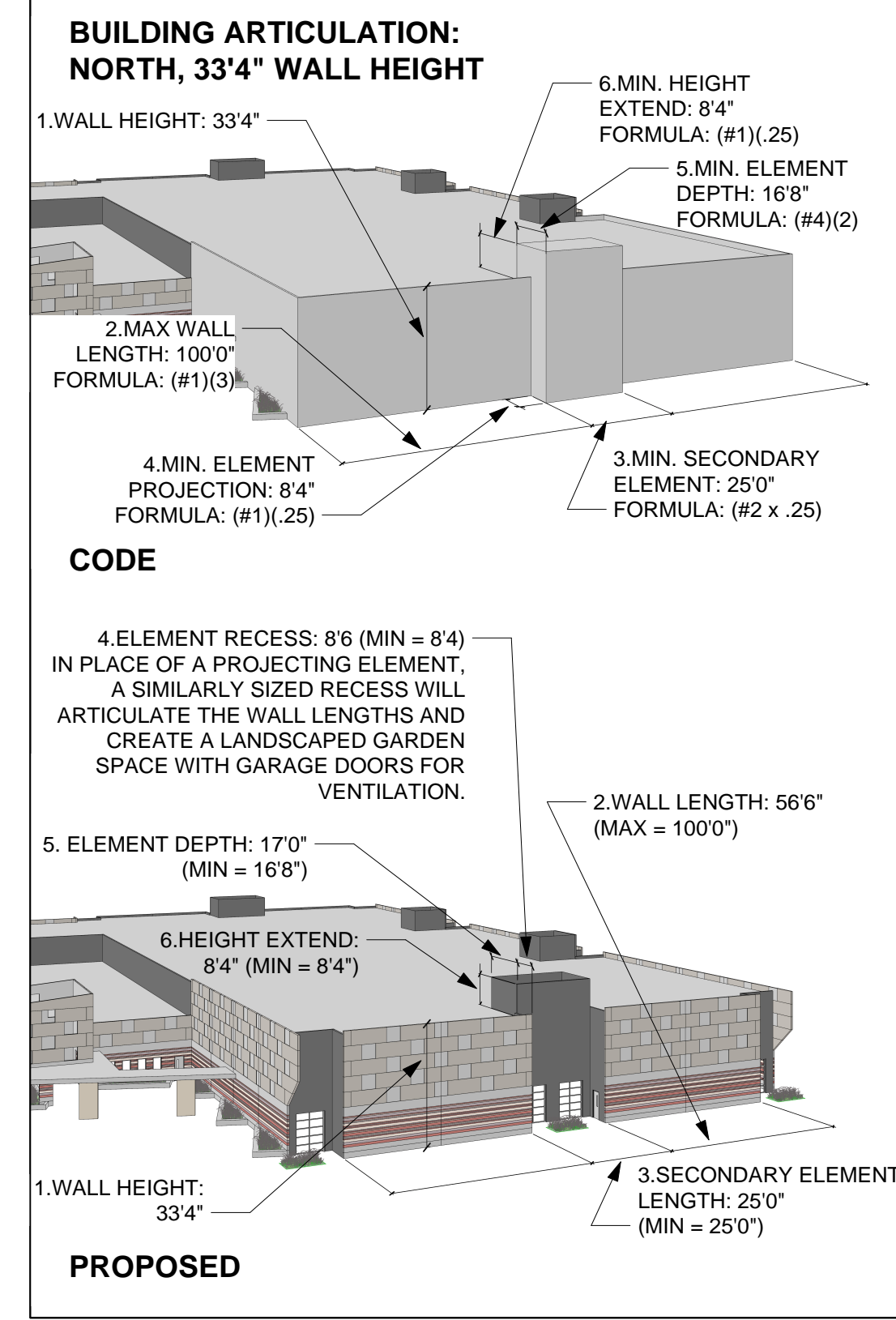
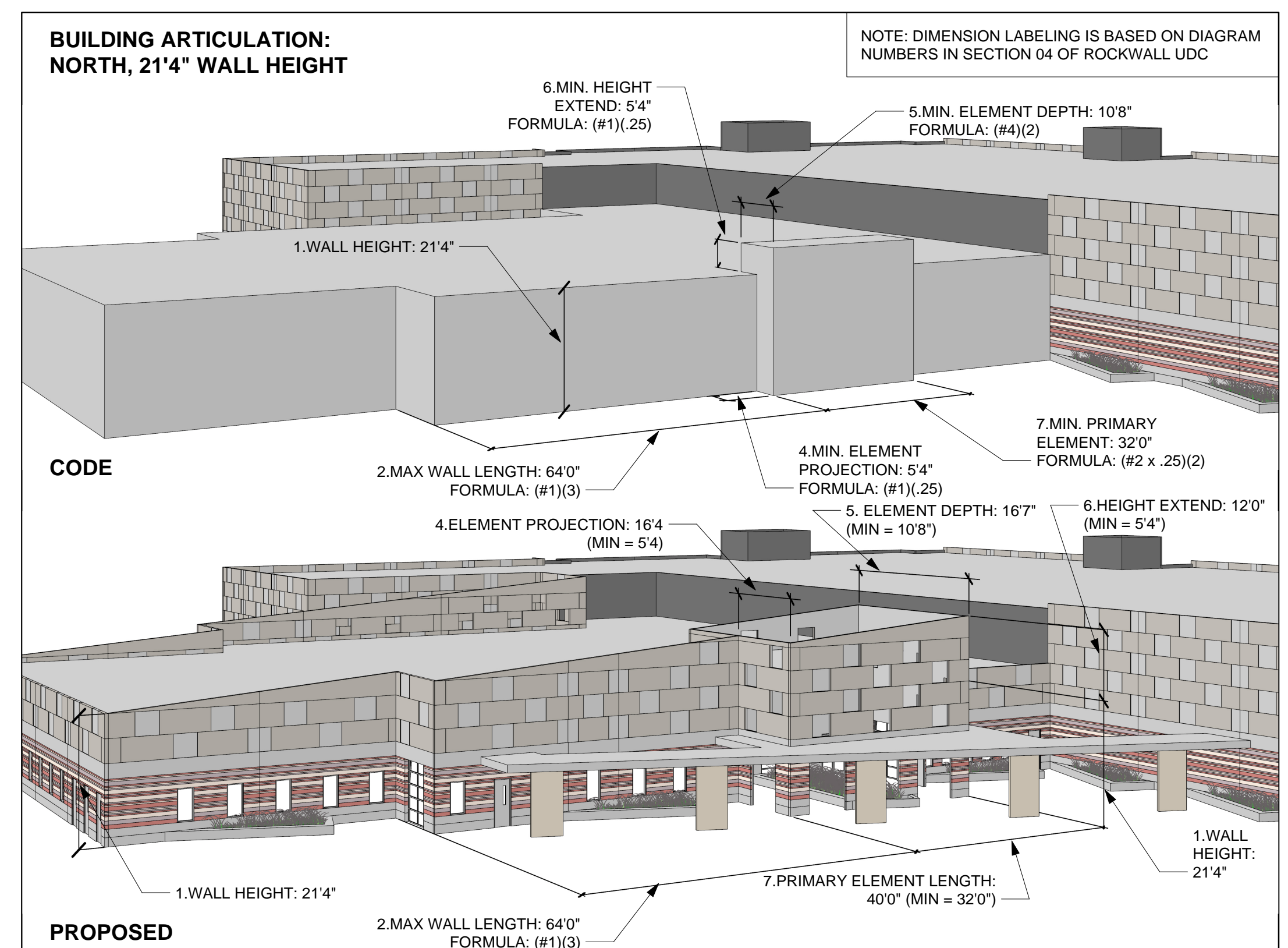
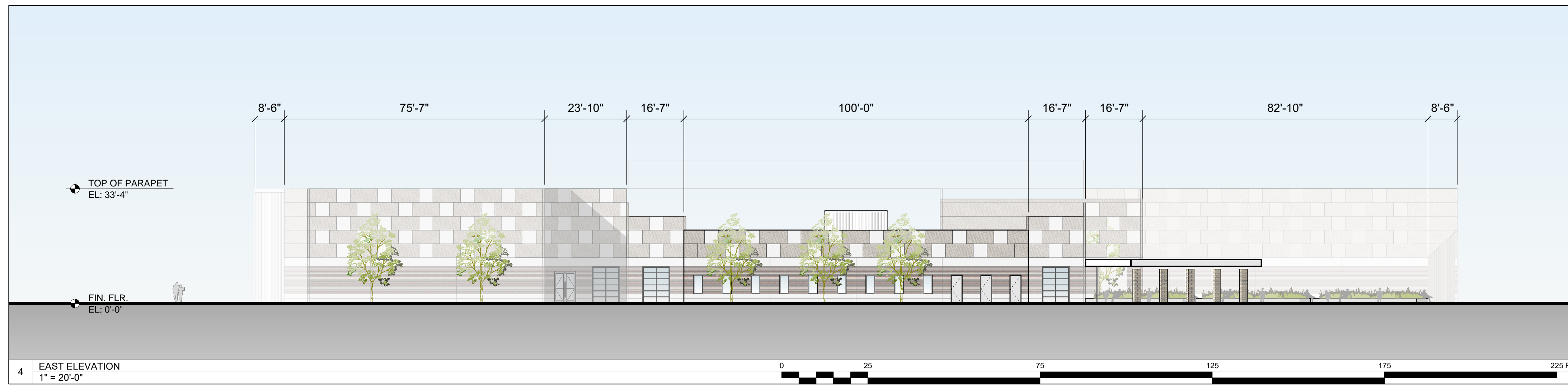
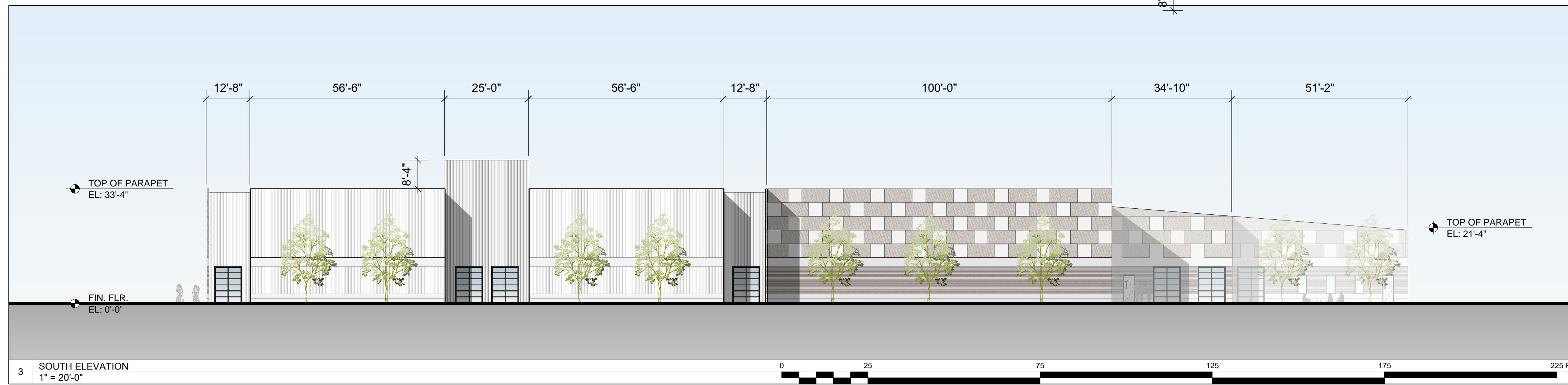
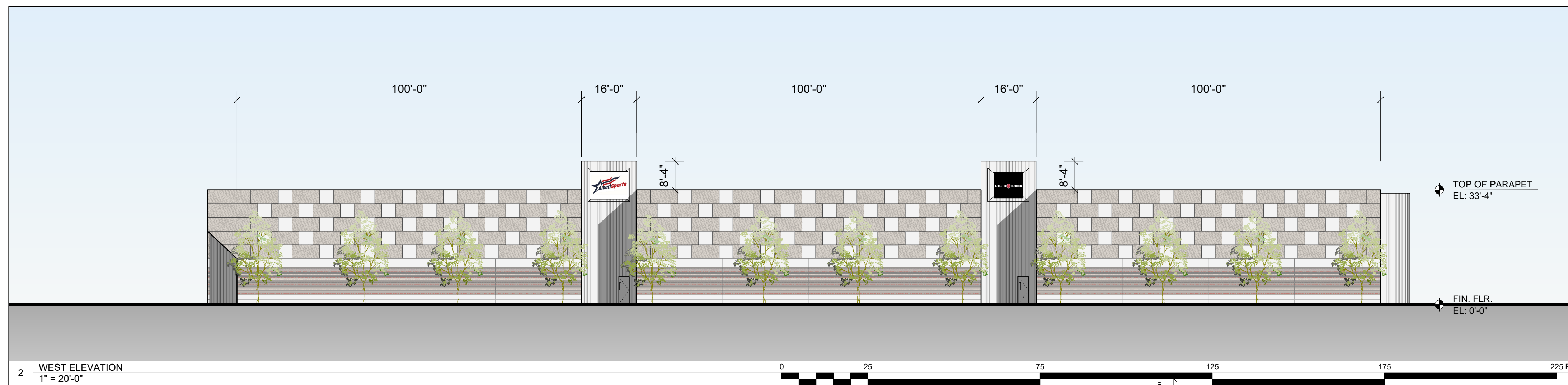
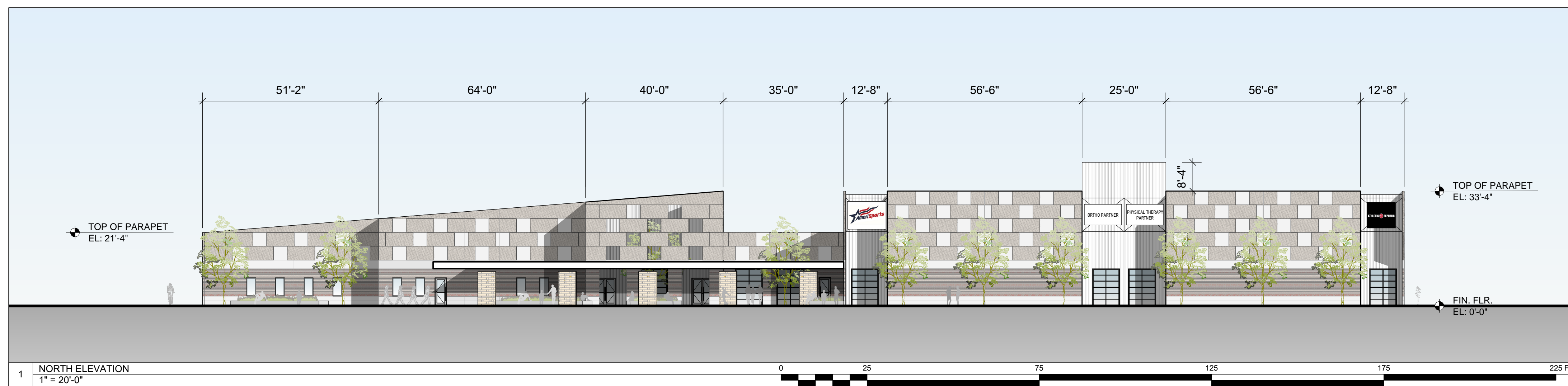
WDS *Structured*
wefing design studio REAL ESTATE

PROJECT **FITSPORTLIFE**
ROCKWALL, TEXAS
CORPORATE CROSSING WEST + I-30, ROCKWALL, TEXAS

SUBMISSION	
#	DATE
	03/19/2021

SITE PLAN REVIEW:
NOT FOR
CONSTRUCTION

DRAWING TITLE **MATERIALS BOARD** DRAWING NO. **A-2.1**



WDS Structured
wefing design studio REAL ESTATE

PROJECT **FITSPORTLIFE
ROCKWALL, TEXAS**
CORPORATE CROSSING WEST + I-30, ROCKWALL, TEXAS

SUBMISSION	
#	DATE
1	03/19/2021
DESCRIPTION	
SITE PLAN REVIEW	

SITE PLAN REVIEW:
NOT FOR CONSTRUCTION

DRAWING TITLE **ELEVATIONS** DRAWING NO. **A-2.0**