

DEVELOPMENT APPLICATION

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

STAFF USE ONLY -	
PLANNING & ZONING CASE NO.	SP2021-013
NOTE: THE APPLICATION IS NOT CO	
CITY UNTIL THE PLANNING DIRECT	OR 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].
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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)	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)
SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100	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 408 S GOLIAD ST	
SUBDIVISION ROCK VILLA	LOT BLOCK
GENERAL LOCATION COMMENT OF S GOLLAD	ST & LAKE MEADONS DR.
ZONING, SITE PLAN AND PLATTING INFORMATION	
CURRENT ZONING DT	CURRENT USE POTANY CLUB
PROPOSED ZONING DT -WO CHANGE	PROPOSED USE NOTANY CLUB - NO CHANGE
ACREAGE 69 LOTS [CUI	RRENT] LOTS [PROPOSED]
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLE REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS A RESULT IN THE DENIAL OF YOUR CASE.	EDGE THAT DUE TO THE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH NY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PR	RINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
OWNER Rockwall Rotory Found	
CONTACT PERSON Ted Hoisington	CONTACT PERSON Chris Maynor
ADDRESS 408 6. Goliad St	ADDRESS 201 W. Von Sman St.
CITY STATE & 7ID TO 1	CITY STATE & ZID
PHONE 2M-715-7790	CITY, STATE & ZIP Richardson, TX 25081
E-MAIL tedhoising Lou @ hotmail.com	n E-MAIL CMAYNOTEZCONStructors, com
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY AP STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFI	PEARED CARIS MAYNOR IOWNER THE UNDERSIGNED WHO
TO COVER THE COST OF THIS APPLICATION TO COVER THE COST OF THIS APPLICATION 202. BY SIGNING THIS APPLICATION	TION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF TION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE [[[]]] DAY OF I, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC AMFORMATION.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF	AUBREY SWIETER Notary Public, State of Texas Comm. Expires 01-03-2025
OWNER'S SIGNATURE	Notary ID 129250521
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	11) 0 + 0 R MY COMMISSION EXPIRES 375





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.





CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:	REVIEWED BY:
OVERLAY DISTRICT:	REVIEW DATE:

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	√= 0K	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:	4	_		Per Application
✓ Site Plan	Ħ			§03.04, of
✓ Landscape Plan	1			Art. 11
✓ Treescape Plan	Z C C			S= 0
✓ Photometric Plan	\boxtimes			
✓ Building Elevations	M	Ц	W	•
Building Material Sample Board and Color			If required the sample board should detail all building materials,	
Rendering of Building Elevations			with each material clearly labeled and indicating manufacturer	§03.04.A, of
residenting of building Elevations			info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	Art. 11
Submittal Requirements			Four (4) large (24" x 36") <u>folded</u> copies and one (1) PDF digital	§03.04.A, of
Submittal Requirements	<u> </u>		copy of each plan is required at the time of submittal.	Art. 11
is the property properly platted?	· 1		Indicate if the property has been properly platted.	-
Title Block			The title block is to be located in the lower right-hand corner of	
(Project Name, Legal Description and/or Address)			all sheets and contain the project name, street address, and/or	§03.04.A, of Art. 11
(reject rame, Legal Decomption and/or radiose)			the lot and block designation.	
Case Number			The case number should be placed in the lower right-hand	§03.04.A, of
Owners			corner below the title block of all sheets.	Art. 11
(Name, Address, and Phone Number)			The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
			The name, address, and phone number of the person or	
Developer (Alama Address and Dhana Number)	\mathbf{P}		company that prepared the plans are required in the lower right-	§03.04.A, of
(Name, Address, and Phone Number)			hand corner left of the title block.	Art. 11
N d D i d	4		The north point or north arrow must be facing true north (or	1- 4 10 003
North Point	\succeq		straight up) on all plans, unless the scale of the drawings or	§03.04.A, of Art. 11
			scope of the project requires a different position.	
Numeric and Graphic Scale	'⊠		The recommended engineering scales are 1" = 20', 1" = 40',	§03.04.A, of
18.1			etc with a maximum of 1" = 100'. The vicinity map should locate the site relative to the nearest	Art. 11
Vicinity Map	lacktriangledown		major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Pleak	\forall		Standard signature block with signature space for the Planning	§03.04.A, of
Signature Block	<u> </u>		& Zoning Chairman and Planning Director.	Art. 11
Date			The date that the plans were prepared is required on all	§03.04.A, of
	-		submittals.	Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the	§03.04.A, of
			proposed use for all structures.	Art. 11
✓ Commercial			Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
./Industrial			Land Uses Permitted in the RT, LI, HI & Designated Planned	
✓ Industrial		lacksquare	Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	√= 0K	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)			If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	\boxtimes		Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	×		Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of
Perimeter Dimensions of all Buildings	\boxtimes		Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings			Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	×		Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	×		Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	\boxtimes		Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements			Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	\boxtimes			§03.04.B, of Art. 11
Indicate all Drive Widths	\boxtimes			§03.04.B, of Art. 11
Indicate all Fire Lanes	\boxtimes		Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants		X		§03.04.B, of Art. 11
Indicate all Sidewalks	\boxtimes		Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way			Reference the City's Master Transportation Plan for right-of- way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	\boxtimes		Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines			Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	\boxtimes			§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space			See the comment section in Adequate Parking and Maneuvering below.	§05.03, of Art. 06
Parking Table	\boxtimes		Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown				§05.04, of Art. 06
Adequate Parking	X		Reference Table 3 of Article VI.	Table 5, Art. 06
Adequate Parking and Maneuvering	×	0	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Check w/ the Engineering Department).	§05.03.C, of Art. 06
Adequate Loading Area			Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (Art. VI 6.5 Loading Requirements).	§06.04, of Art. 06
Adequate Loading Maneuvering			It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material		☒	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements ✓= OK N/A Comments UDC Reference

NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.

Proposed or Existing Signage			Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05
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2.4 SITE PLAN: SCREENING				
Requirements	✓= 0K	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences		×	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)		X	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	001 0E C -4
Utility Equipment Screening (Roof Mounted)			All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	
Above Ground Storage Tanks		X	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening — screening wall — and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening		⊠	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage			0" 1-11-1-11	
Off-Street Loading Dock Screening			Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	504 05 A of
Residential Adjacency Standards	\boxtimes		The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference <i>Art. VIII 5.2</i>).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	ď		Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	M		Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table			Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	V		Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	Ø		Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	•
Indicate all Landscape Buffers	Ø		Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	4		Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	ď		Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	Ø		Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag indicating the trees relationship to the treescape plan and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	6	_	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	ď		Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	
Identify Visibility Triangles	ď		Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	ď		Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	Ø		Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note			Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	b	_	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.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	4		All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	_	•	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Buildings		4	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction				§03.01.C, of Art. 09

Protected Trees (To Remain On Site) Protected Trees (To be Removed from the Site)	6	retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work. Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all	§03.01.E, of Art. 09 §03.01.F, of Art. 09
Treescape Table	4	replacement trees. Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	Q		Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])			Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	v v		The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	4		The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. Subject to requirements in Art. VII 3.3.C.	§03.03.C, of Art. 07
Under-Canopy Lighting		4	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships		Ø	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	4		The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	V		Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	V		No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	4		Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. 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.	§03.03.A, of Art. 07
Proposed Light Fixtures	4		Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

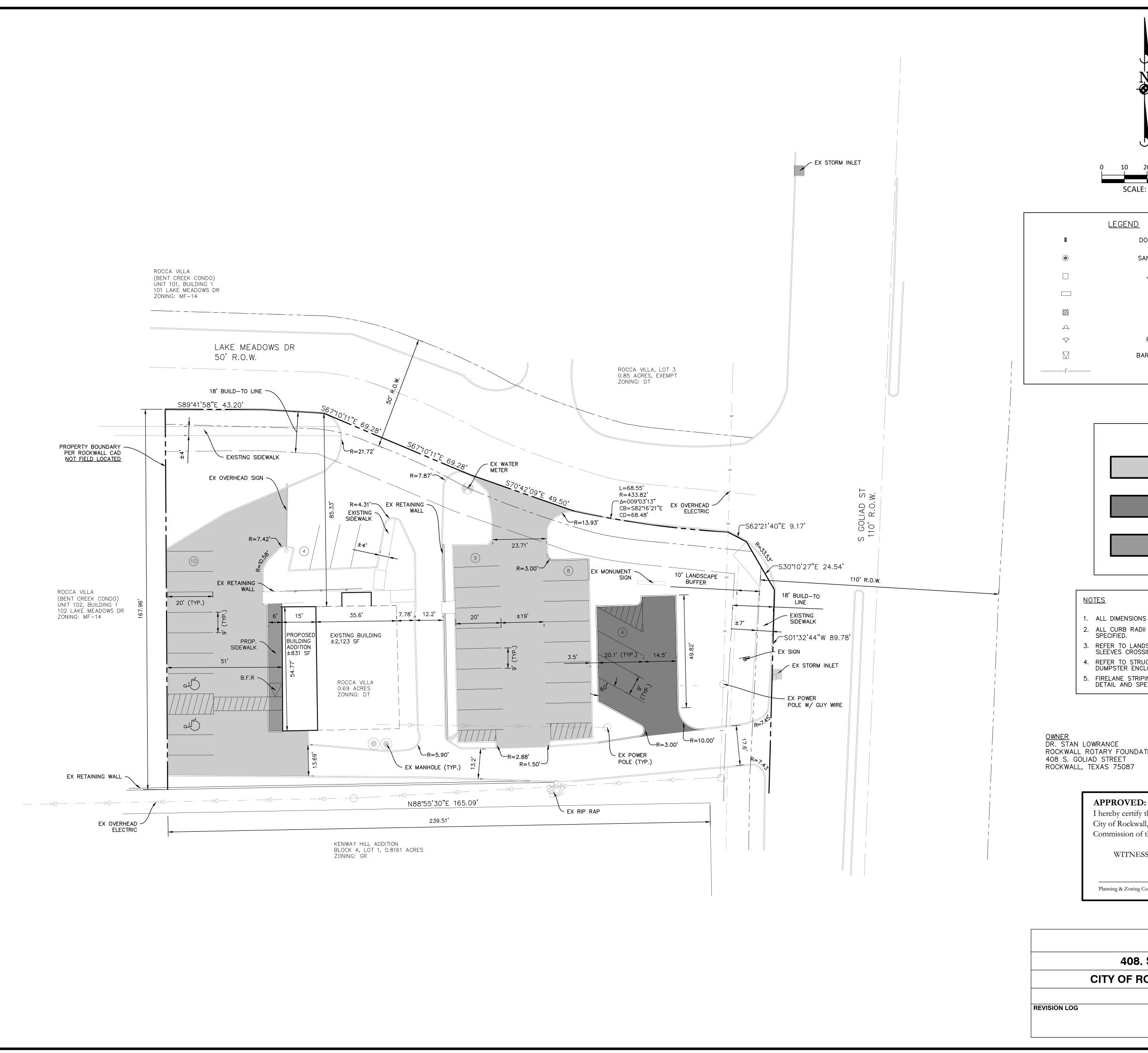
6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

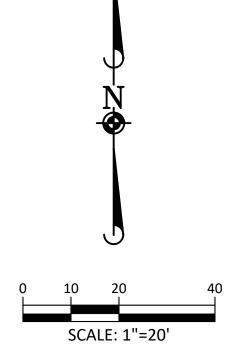
Requirements	- OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	₩		North South East West (Circle all that apply)	
Indicate Exterior Elevations Adjacent to Public Right-of-Way	V		North South East West (Circle all that apply)	2
Minimum 90% Masonry Requirement OVERLAY DISTRICTS ONLY		Ø	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement OVERLAY DISTRICTS ONLY			Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	4		Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	V		Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	V		materials, on an proposed sunanigu.	

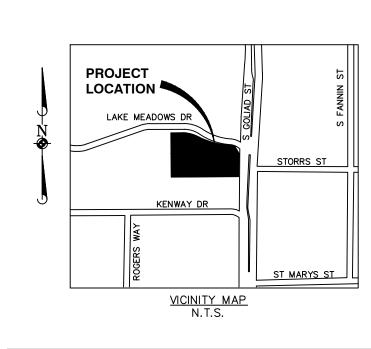
Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	6	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	Ø	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)		Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	6	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation: Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	Ø	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	§04.01.C.1, of Art. 05
Secondary Facades	4	 Wall Height [H] = H Wall Length [L] = 3 x H Secondary Entry/Arch. Element Length = 15% x L Secondary Entry/Arch. Element Width = 15% x H Projection Height = 15% x H 	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= 0K	N/A	Comments	UDC Reference
NOTE: Industrial buildings are subject to all the element standards.	nents listed in Se	ection 6.1	Building Elevations: Non-Industrial with the exception of the	following
Minimum 90% Masonry Requirement		V	Exterior walls should consist of 90% masonry material excluding doors and windows.	s §05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement		P	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)		M	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H) 1. Wall Height [H] = H	§05.01.C.1, of Art. 05
Secondary Facades			2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§05.01.C.2, of Art. 05







DOUBLE CLEANOUT SANITARY MANHOLE JUNCTION BOX CURB INLET GRATE INLET FDC FIRE HYDRANT BARRIER FREE RAMP FIRE LANE

SITE DATA TABLE EXISTING ZONING PROPOSED USE COMMERCIAL SITE AREA 0.69 ACRES BUILDING AREA EXISTING BUILDING 2,123 SF 831 SF ADDITION PROPOSED BUILDING 2,954 SF PARKING REQUIRED 1/200 SF 15 STANDARD STALLS 1 ACCESSIBLE STALL 33 STANDARD SPACES PARKING PROVIDED

2 ACCESSIBLE SPACES

NOTE: PROPERTY IS CURRENTLY PLATTED

PAVING LEGEND



EXISTING ASPHALT TO BE MILLED AND OVERLAID



LIGHT DUTY PAVING 5" 3,500 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS



4" 3,000 PSI CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W. ON 6" COMPACTED SUBGRADE PER CITY OF ROCKWALL STANDARDS

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- 2. ALL CURB RADII ARE TO BE 3' UNLESS ALONG FIRELANE UNLESS OTHERWISE SPECIFIED.
- 3. REFER TO LANDSCAPE PLANS FOR HARDSCAPE IMPROVEMENTS AND IRRIGATION SLEEVES CROSSING PAVED AREAS.
- 4. REFER TO STRUCTURAL PLANS FOR ALL BUILDING, DETACHED GARAGE, AND DUMPSTER ENCLOSURE FOUNDATION DESIGNS AND DETAILS.
- 5. FIRELANE STRIPING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO CITY DETAIL AND SPECIFICATIONS FOR EXACT LOCATION.

ROCKWALL ROTARY FOUNDATION

<u>DEVELOPER</u> DR. STAN LOWRANCE 408 S. GOLIAD STREET ROCKWALL, TEXAS 75087

ENGINEER MANHARD CONSULTING ROCKWALL ROTARY FOUNDATION 12225 GREENVILLE AVE STE 1000 DALLAS, TEXAS 75243 972.972.4250 PH JESSE CONRAD, P.E

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

WITNESS OUR HANDS, this

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER:

SITE PLAN

408. S GOLIAD STREET - 0.69 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCCA VILLA

DESIGN: 04/16/2021 DRAWN: CHECKED: JC ROTARY OCKWALL

CO

SITE

##########

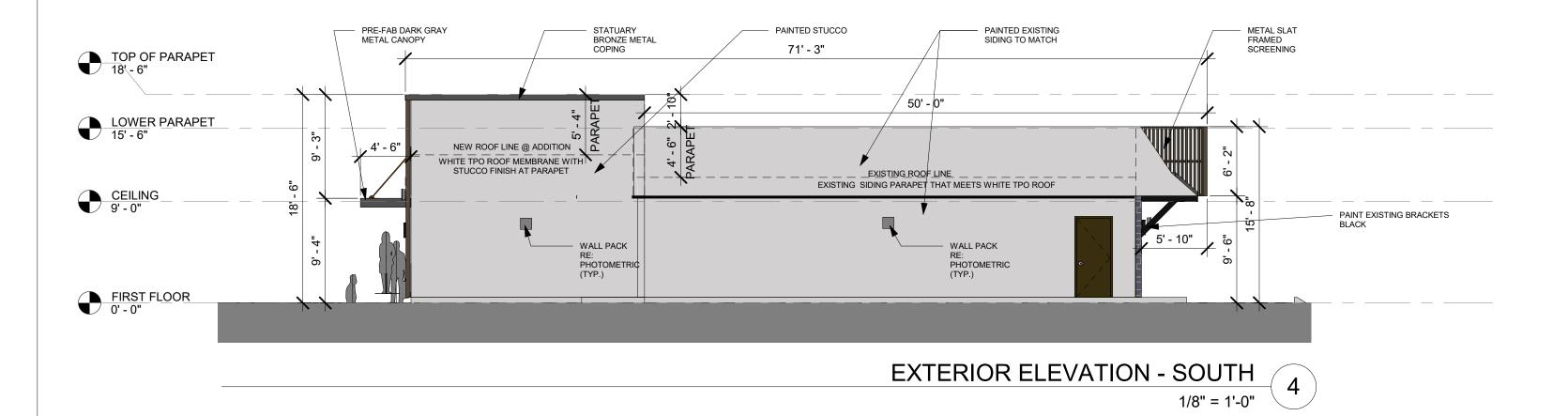
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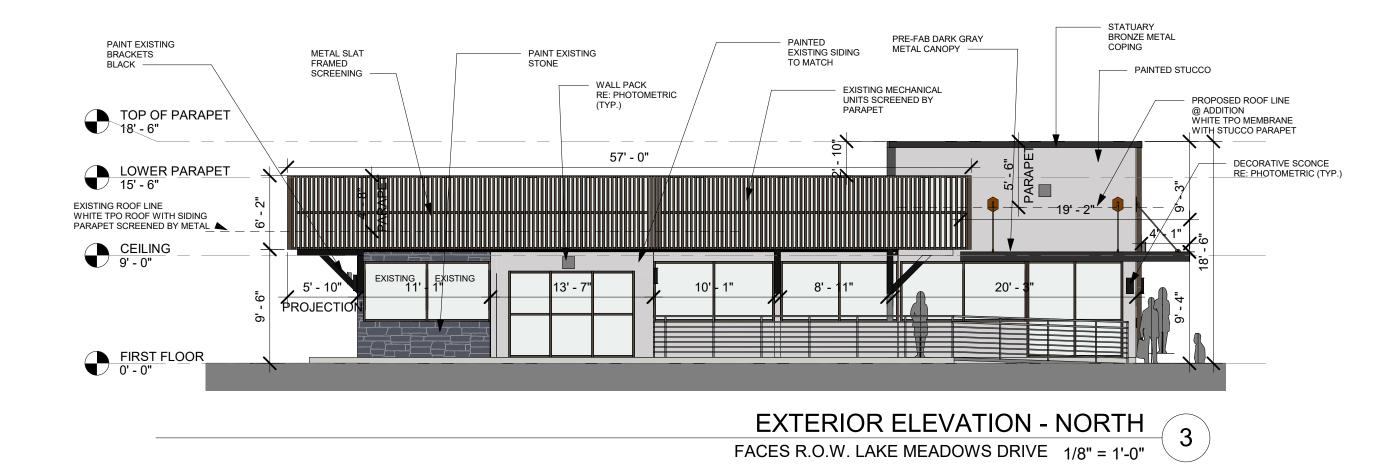
FOR INTERIM REVIEW ONLY THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES JESSEREND CONRAD, P.E. TEXAS P.E. No. <u>130104</u>

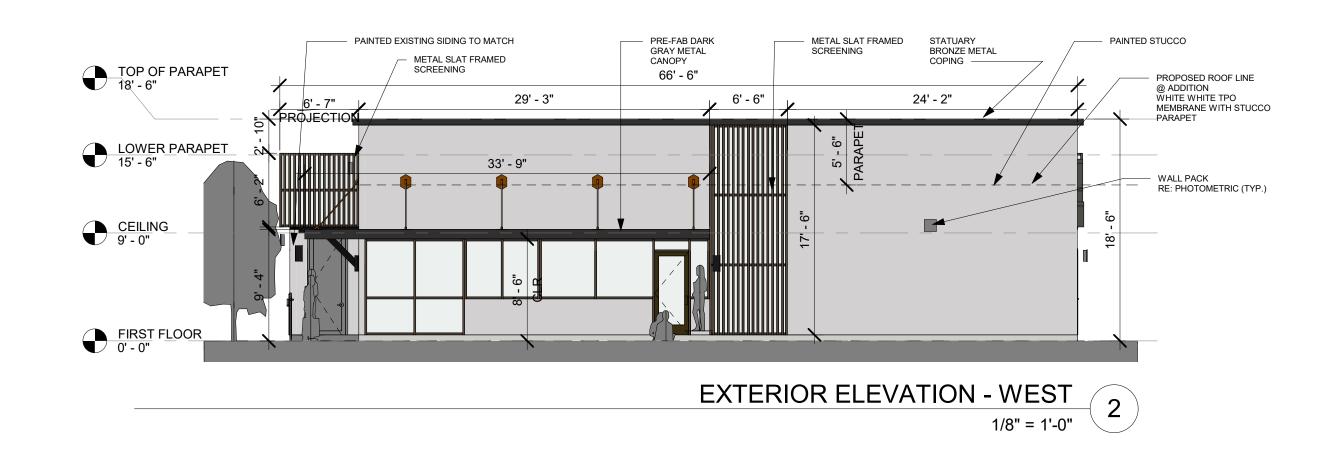
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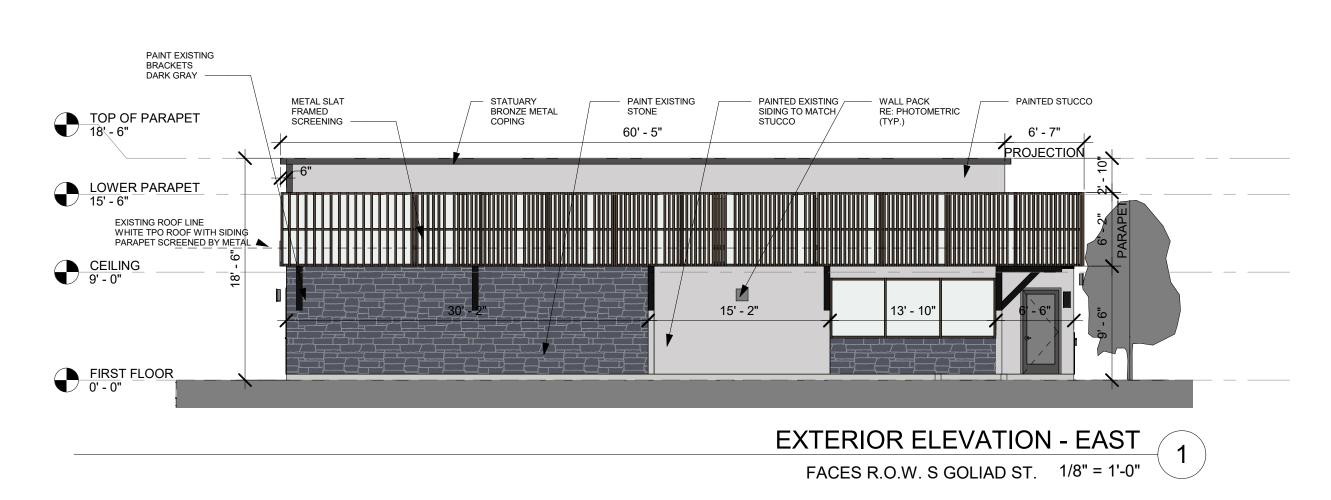
PROJ. ASSOC.: AR DRAWN BY: ANV 04/16/2021

SHEET









SOUTH ELEVATION- SECONDARY FACADE				
NEW METAL COPING	22.53 SF	1.9%		
NEW METAL CANOPY	3.56 SF	1.7%		
NEW PAINTED STUCCO	373.5.SF	33%		
EXISTING WOOD BRACKETS- PAINTED	5.47 SF	0.5%		
NEW METAL SLAT SCREENING	22.75 SF	1.9%		
EXISTING SIDING- PAINTED	670.73 SF	61%		
TOTAL	1098.54 SF	100%		

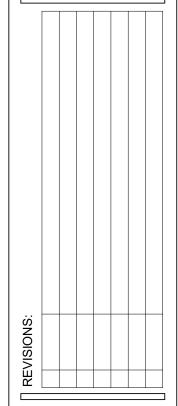
NORTH ELEVATION- PRIMARY FACADE						
NEW METAL COPING	10.53 SF	1.1%				
NEW METAL CANOPY	15.14 SF	1.6%				
NEW PAINTED STUCCO	176.3 SF	20.9%				
EXISTING WOOD BRACKETS- PAINTED	9.15 SF	1.2%				
NEW METAL SLAT SCREENING	350.92 SF	41.9%				
EXISTING SIDING- PAINTED	140.69 SF	16.9%				
EXISTING STONE- PAINTED	44.62 SF	5.2%				
EXISTING GLAZING	52.46 SF	6.1%				
NEW GLAZING	42.76 SF	5.1%				
TOTAL	842.57 SF	100%				

WEST ELEVATION- SECONDARY FACADE					
NEW METAL COPING	30.46 SF	2.6%			
NEW METAL CANOPY	26.72 SF	2.3%			
NEW PAINTED STUCCO	718.77 SF	62%			
EXISTING WOOD BRACKETS- PAINTED	5.47 SF	0.5%			
NEW METAL SLAT SCREENING	155.87 SF	13.4%			
EXISTING SIDING- PAINTED	24.39 SF	2.1%			
NEW GLAZING	204.78 SF	17.1%			
TOTAL	1,166.46 SF	100%			

EAST ELEVATION-PRIMARY FACADE				
NEW METAL COPING	30.46 SF	2.6%		
NEW PAINTED STUCCO	170.46 SF	14.1%		
EXISTING WOOD BRACKETS- PAINTED	22.81 SF	2%		
NEW METAL SLAT SCREENING	410.48 SF	34%		
EXISTING SIDING- PAINTED	185.24 SF	15.3%		
EXISTING STONE- PAINTED	317.38 SF	26.3%		
EXISTING GLAZING	69.17 SF	5.7%		
TOTAL	1206 SF	100%		

	METAL COPING
atuary Bronze	COLOR: STATUARY BRONZE FINISH: MATTE
	EXTRUDECK METAL CANOPY
	COLOR: DARK GREY FINISH: MATTE
	PAINTED STUCCO
	COLOR: WHITE DOVE FINISH: MATTE
	PAINTED EXISTING BRACKETS
	COLOR: BLACK FINISH: MATTE
	ALUMINUM SLAT SCREEN
	COLOR: DARK BRONZE FINISH: MATTE
	EXISTING SIDING - PAINTED TO MATCH STUCCO
	COLOR: WHITE DOVE FINISH: MATTE
	EXISTING STONE - PAINTED
	COLOR: EVENING DOVE FINISH: MATTE





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ARA THE PROPERTY OF METHOD
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METHOD ARCHITECTURE, LLC.

TARY CLUB KWALL

PM: DH DE: AJ
PROJECT:
MB205016

SHEET:

A3.01

BUILDING
ELEVATIONS

2"-4" Texas River Cobble, 3" Deep

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	QUANTITY	REMARKS
TREES					
ACRU	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	4" cal., 14' high	4	CANOPY TREE
CECA	CERCIS CANADENSIS	EASTERN REDBUD	2" cal., 6'-8' high	9	ACCENT TREE
QUVI	QUERCUS VIRGINIANA	LIVE OAK	4" cal., 14' high	5	CANOPY TREE
IOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECS, FOR PROPER					

ROOT QUALITY.

BETH	BERBERIS THUN. 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 gallon	39	
HEPA	HESPERALOE PARVIFLORA	RED YUCCA	5 gallon	25	
ILCO	ILEX CORNUTA 'BURFORDII NANA'	DWARF BUFORD HOLLY	5 gallon	87	
ILVO	ILEX VOMITORIA	YAUPON HOLLY	15 gallon	2	
JUCO	JUNIPERUS CONFERTA 'PACIFIC BLUE'	PACIFIC BLUE SHORE JUNIPER	5 gallon	55	
LOPE	LOROPETALUM CHINENSE 'RUBRUM'	CHINESE FRINGEFLOWER	5 gallon	19	
TURF AND	SEED				
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod		

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED 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%-80% COVERAGE AND A MINIMUM O F 1" IN HEIGHT AS DETERMINED BY THE CITY.

101 LAKE MEADOWS DR ZONING: MF-14 LAKE MEADOWS DR 50' R.O.W. ROCCA VILLA, LOT 3 0.85 ACRES, EXEMPT ZONING: DT 10 - BETH - 5 - QUVI 5 - CECA - 7 - JUCO 10' LANDSCAPE **SHADED AREAS** TOTAL SITE AREA: 15 - ILCO **BUFFER ZONE INDICATE SIGHT** TRIANGLES 5 - ILCO 1 - ACRU 10 - JUCO 15 - JUCO * ROCCA VILLA 22 - ILCO 19 - BETH (BENT CREEK CONDO) UNIT 102, BUILDING 1 102 LAKE MEADOWS DR ZONING: MF-14 10 - LOPE 34 - ILCO ROCCA VILLA 0.69 ACRES 10' LANDSCAP **BUFFER ZONE** \rightarrow OH \rightarrow ─ 3 - JUCO 10 - ILCO 20 - JUCO 25 - HEPA A Ship the s

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:

S. GOLIAD ST. - ±102' OF STREET FRONTAGE:

4 REDBUD (ACCENT) PROVIDED (NO CANOPY TREES DUE TO OVERHEAD POWER LINES)

LAKE MEADOWS DR. ±268' STREET FRONTAGE:

5 CANOPY TREES, 5 ACCENT TREES REQUIRED 5 LIVE OAK (CANOPY), 5 REDBUD (ACCENT) PROVIDED

2 CANOPY TREES, 2 ACCENT TREES REQUIRED

10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE

05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING

HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS

ALONG ENTIRE PARKING AREAS NOT APPLICABLE

PROVIDED SCREENING

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT ±35,301 SF

LANDSCAPE AREA REQUIRED TOTAL SITE: ±7,060 SF (20%) LANDSCAPE PROVIDED, TOTAL SITE: ±10,769 SF (30%)

LOCATION OF LANDSCAPING: MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS

W/ STREET FRONTAGE.

MIN. SIZE OF AREAS ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA

DETENTION BASINS NONE PROPOSED

MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS PARKING LOT LANDSCAPING GREATER, IN THE INTERIOR OF THE PARKING LOT

PROPOSED PARKING AREA: ±13,465 SF REQ. PARKING LOT LANDSCAPING: ±673 SF PROPOSED PARKING LOT LANDSCAPING: ±1,176 SF (8.7%)

REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

IRRIGATION CONCEPT

- 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- 2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- 3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT
- 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

ROCCA VILLA

(BENT CREEK CONDO)

UNIT 101, BUILDING 1

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

KENWAY HILL ADDITION

ZONING: GR

BLOCK A, LOT 1, 0.8161 ACRES

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

GENERAL GRADING AND PLANTING NOTES

BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.

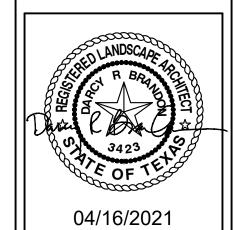
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL

- EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). IN THE CONTEXT OF THÈSE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED
- PREPARATION. b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE
- PONDING POTENTIAL. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS
- THE FINISH GRADES TO BE ESTABLISHED ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS. AT APPROXIMATELY 18" AWAY FROM THE WALKS.

TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND

- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WAI KS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS. IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL
 - IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS,
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRÉCEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE
 ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL AT A MINIMUM PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO
- SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

EVERGREEN (800) 680-6630 15455 Dallas Pkwy., Ste 600 Addison, TX 75001 www.EvergreenDesignGroup.com



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Landscape

Planting Plan

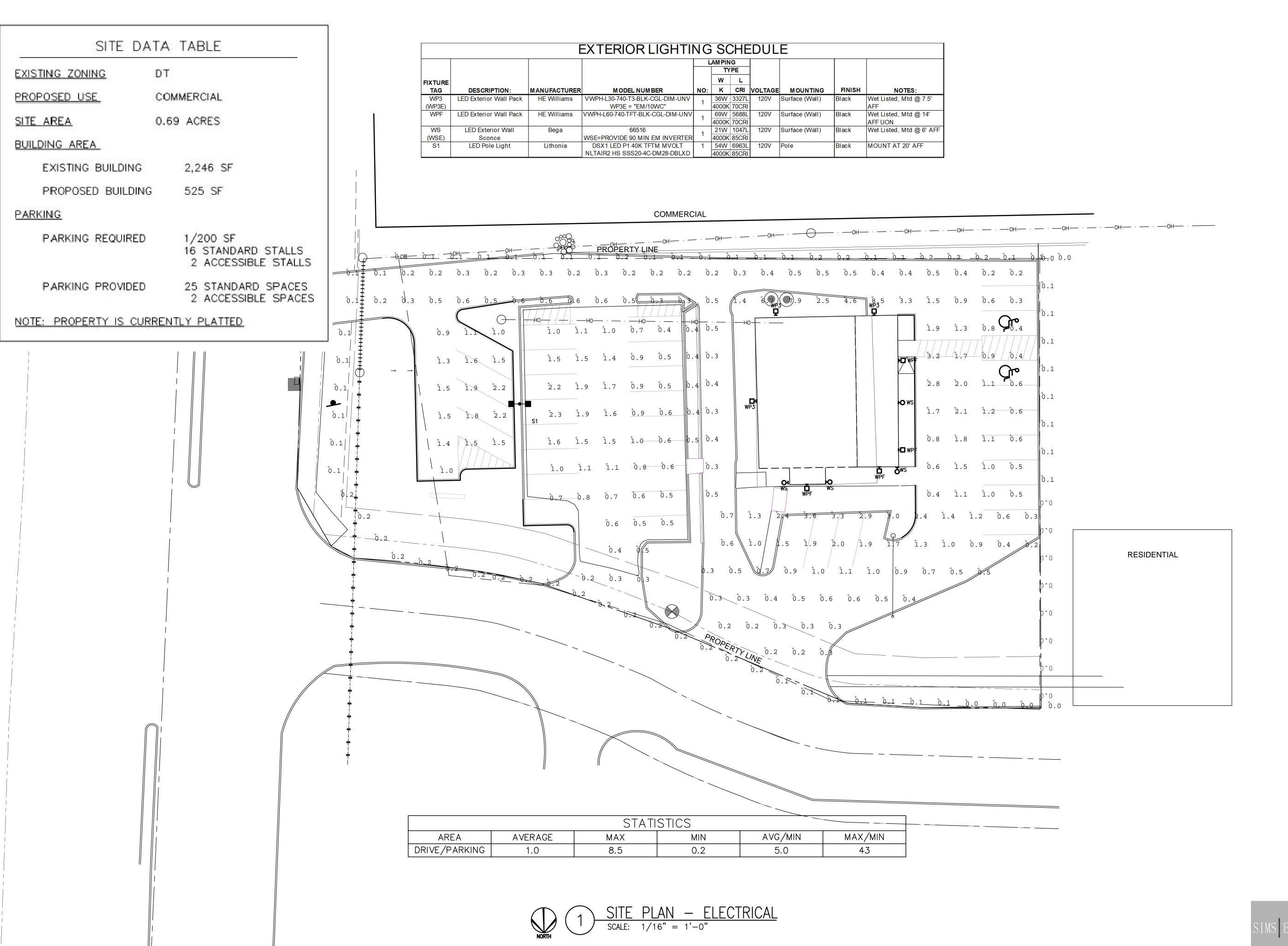
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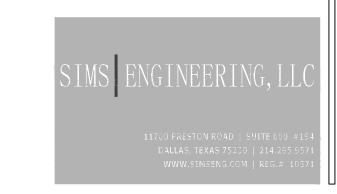
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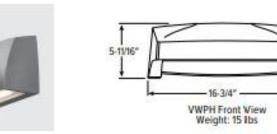


MB205016 **E1.1**SITE PLAN ELECTRICAL









		1000	
ĺ.	CATALOG #:		
1	TYPE:		
	PROJECT:		

FEATURES

- · Designed to illuminate sidewalks, entryways, perimeters or facades
- Intended for use in both uplight and downlight applications Savings of up to 80% energy compared to
- Blends seamlessly with a variety of architectural styles Made Right Here[®] in the USA

SPECIFICATIONS

- HOUSING Die-cast aluminum enclosure. THERMAL MANAGEMENT – Integral die-cast aluminum heatsink and LED assembly provide passive thermal management. Rated -30°C to 40°C ambient operating temperature (-20°C to 40°C with EM/10WC; 0°C to 39°C with
- OPTICAL SYSTEM Precision, injectionmolded, refractive acrylic lensing produces standard IES distributions. LED ASSEMBLY – ANSI 3000K, 4000K, or
- 5000K CCT, minimum 70 CRI LEDs. LED DRIVER – 0-10V dimming.
- ELECTRICAL 120-277, 347, and 480 VAC input range; 50-60Hz; power factor >.90; THD <20% at full load. FCC Class A compliant. 10kA/10kV surge protection standard. Quick-disconnect wiring provided. L70 >50,000 hours per IES TM-21.
- FINISH Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability.
- MOUNTING Surface mounts directly over a 4" maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (VWPH = 15 lbs, VWPV = 23 lbs).
- LISTINGS cCSAus certified as luminaire suitable for DesignLights Consortium qualified

	1000	
CATALOG #:		
TYPE:		
PROJECT:		

ORDERING EXAMPLE: VWP H + L30/740 + T3 - DBZ - SDGL - OPTIONS - DIM - UNV

ORD	ERING	INFO
OND	CIVIII	mer o

ERIES	TYPE	LUM	ENS [1]	CRI	CCT	DIST	TRIBUTION [2]
WP	H Horizontal V Vertical	L60	3,000im 6,000im	7 70	30 3000K 40 4000K 50 5000K	TFT	Type III Type forward throw

FINISH OPTIONS [3] SHIELDING BLK Black (RAL #9004) SDGL Micro-prismatic tempered glass lens DBZ Dark bronze CGL Clear tempered glass lens DBR Medium bronze **GRAY** Standard gray

SLV Satin aluminum (RAL #9006) WHT White (RAL #9003)

EM/4W 4-watt integral emergency LED driver [4] SF Single fuse [5] DIM Dimming driver prewired for 0-10V controls 120 120W 208 208V Double fuse [6] 240 240V Factory-installed button-style photocell [7] HSGX Empty housing extension used to match units with EM, OCC, or conduit entry options. UNV 120-277V 347 347V[14] TP Tamper-resistant Torx head screws [8] 480 480V [15]

CONDUIT ENTRY [9] CR Right side conduit entry [10] CL Left side conduit entry [19] CD Dual conduit entry

EM/10WC 10-watt emergency LED driver [12] OCCWS FSP-311-L_ Factory-installed occupancy sensor [13]

ACCESSORIES TPTX-25 TOOL Tamper-resistant tool for Torx head screws. [96]

VVPLED Voltaire Architectural Wall Pack

	LED PACKAGE	DISTRIBUTION	WATTAGE	CCT	CLEAR GLA	SS(CGL)	SOLITE GLAS	S (SDGL)	BUGR
	LED PACKAGE	DISTRIBUTION	WATTABLE	CCI	DELIVERED LUMENS	EFFICACY(Im/W)	DELIVERED LUMENS	EFFICACY(Im/W)	BUGR
Т				3000	3174	88.2	2963	82.3	
		T3	1 1	4000	3327	92.4	3106	86.3	B1-L
	122	3.00		5000	3438	95.5	3209	89.1	10.00
	L30		36	3000	2713	75.4	2533	70.4	
		TFT	1 1	4000	2844	79.0	2655	73.8	B1-L
VWPH		N. Salana		5000	2939	81.6	2743	76.2	22,2916
₹				3000	5933	84.8	5887	84.1	
		13	1 [4000	6611	94.4	6172	88.2	B1-L
	1.50	5 100	70	5000	6831	97.6	6376	91.1	Constant of the last
	L60	2 comment	70	3000	5470	78.1	5065	72.4	C.
		TFT		4000	5688	81.3	5309	75.8	B2-0
		1048111		5000	5876	83.9	5486	78.4	- 56,000 (11)
9		- A		3000	3115	86.5	2908	80.8	E
		T3	1 [4000	3403	94.5	3177	88.3	B1-L
	L30		36	5000	3385	94.0	3160	87.8	
	1.30	Page A	30	3000	2840	78.9	2651	73.6	Dec.
		TFT		4000	3103	86.2	2896	80.4	B2-l
VWWV				5000	3086	85.7	2881	80.0	
ş		P and S		3000	6171	88.2	5813	83.0	E.
		T3	1 [4000	6804	97.2	6351	90.7	B2-L
	L60		70	5000	6767	96.7	6317	90.2	
	100		70	3000	5822	83.2	5126	73.2	8
		TFT		4000	5999	85.7	5600	80.0	B3-l
			1 [5000	5967	85.2	5570	79.6	

using extension when specified with conduit viewed from behind fixture. viewed from behind fixture.

	I ED DACKAGE	DICTRIPUTION	WATTAGE	CCT	CLEAR GLA	SS(CGL)	SOLITE GLASS (SDGL)		BUG RATINGS
LED PACKAGE	DISTRIBUTION	WAITABLE	CCI	DELIVERED LUMENS	EFFICACY()m/W)	DELIVERED LUMENS	EFFICACY(lm/W)	BUG KATINGS	
VWPH				3000	3174	88.2	2963	82.3	
		13	1 1	4000	3327	92.4	3106	86.3	81-U0-G1
		100		5000	3438	95.5	3209	89.1	0.00000000
	L30	5577865	36	3000	2713	75.4	2533	70.4	
		TFT	1 1	4000	2844	79.0	2655	73.8	B1-U0-G1
		NI STATE OF THE PARTY OF THE PA		5000	2939	81.6	2743	76.2	C. Contractor
		T3 TFT		3000	5933	84.8	5887	84.1	commo messeria
			[4000	6611	94.4	6172	88.2	B1-U0-G1
	L60		70	5000	6831	97.6	6376	91.1	
	LOU		70	3000	5470	78.1	5065	72.4	B2-U0-G1
			1 1	4000	5688	81.3	5309	75.8	
					5000	5876	83.9	5486	78.4
		100		3000	3115	86.5	2908	80.8	Consessed
		13	1 1	4000	3403	94.5	3177	88.3	81-U0-G1
	L30		36	5000	3385	94.0	3160	87.8	
	130	250053	30	3000	2840	78.9	2651	73.6	Secretary.
		TFT		4000	3103	86.2	2896	80.4	B2-U0-G1
ż				5000	3086	85.7	2881	80.0	
Ē		0.000		3000	6171	88.2	5813	83.0	E Communication
		T3		4000	6804	97.2	6351	90.7	B2-U0-G2
	62,000%				5757	0.5.7	6747	00.0	

ture depth. Conduit entry provided with 1/2" hread and plug. Increases fixture height. e supplied by others. Left and right when ncludes housing extension increases fixture ly; not available with CR and CD options. See

xtension (increases forture depth), must age 3 for OCCUPANCY SENSOR DETAILS. transformer. tool must be ordered separately. Please

Wall luminaire - two-sided narrow beam light distribution

Luminaire housing and faceplates constructed of extruded and die-cast

NRTL listed to North American Standards, suitable for wet locations

Luminaire is optionally available with a narrow bandwidth, amber LED

Electrical and control information may vary from standard luminaire.

source (585-600nm) approved by the FWC. This light output is suggested

for use within close proximity to sea turtle nesting and hatching habitats.

BEGA can supply you with suitable LED replacement modules for up to

All BEGA standard finishes are matte, textured polyester powder coat with

☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

LEID β A B C D witing box

15.8W 20° 4% 19% 6% 1% 19537

Available colors. D Black (BLK) D White (WHT) D BAL ·

Wall luminaire · two-sided narrow beam light distribution

20 years after the purchase of LED luminaires - see website for details

marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy

120-277VAC

0-10V dimmable

60,000 hours

18.0W (Amber)

22.5W (Amber)

384 lumens (Amber)

1,047 lumens (3000K)

15.8W

21.0W

Ra> 80

Application

Materials

of lighting applications.

Stainless steel helicoils

Protection class IP 65

Minimum start temperature

Weight: 7.5lbs

Operating voltage

Controllability

LED module wattage System wattage

Color rendering index

LED color temperature

LED module wattage

minimum 3 mil thickness.

System wattage

β = Beam angle

Luminaire lumens

☐ 4000K - Product number + K4

3500K - Product number + K35

2700K - Product number + K27

☐ Amber - Product number + AMB

Wildlife friendly amber LED - Optional

3000K - Product number + K3

Luminaire lumens LED service life (L70)

Electrical

Reflectors made of pure anodized aluminum

Mechanically captive stainless steel fasteners

High temperature silicone gaskets

Clear safety glass

LED wall mounted luminaire with light emission on two sides. The narrow beam light distribution of the luminaire is identical in both directions. Arranged individually or in groups, they are great design elements for a host

BEGA Product: Project: Modified:

> Available Accessories □ 79547 Surface mounted wiring box See individual accessory spec sheet for details.

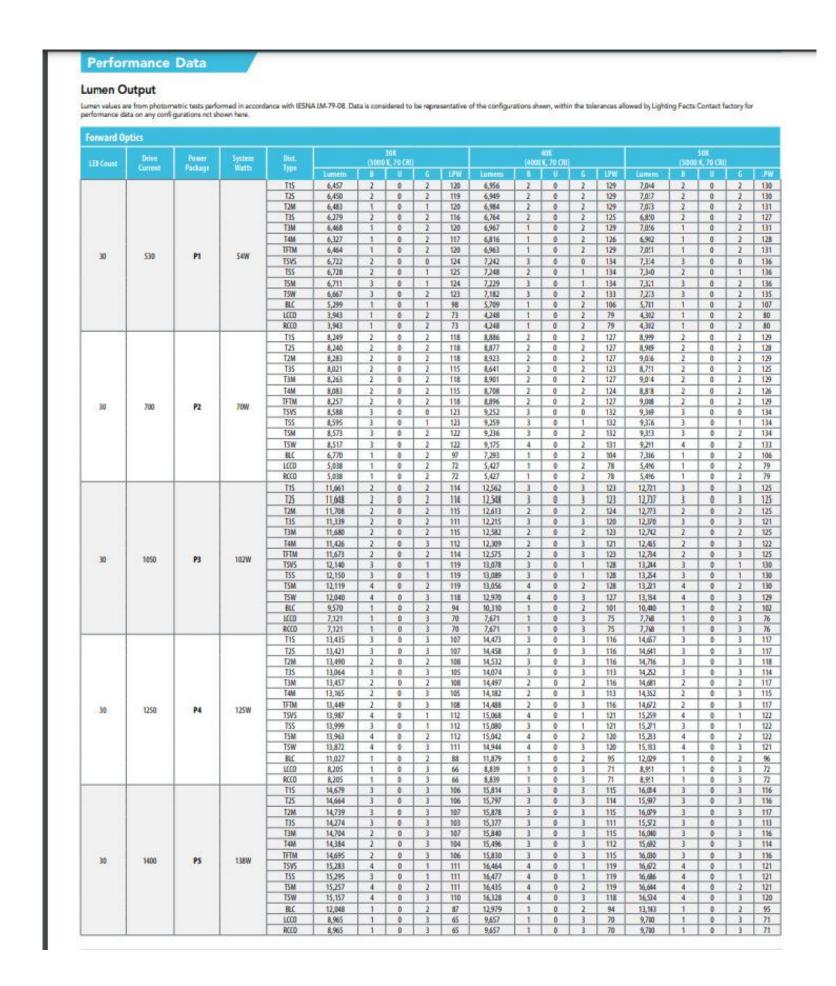


BEGA

Introduction The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. Width: The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is Height H2: ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours. **EXAMPLE:** DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

D-Series Size 1 LED Area Luminaire

Series	LEDs Colort	emperature	Distribution		Voltage	e Mounting			
DSX1 LED	Forward optics 30K P1 P41 P71 40K P2 P51 P8 50K P3 P61 P91 Rotated optics P103 P122 P113 P1332	3000 K 4000 K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	TSVS Type V very short ¹ TSS Type V short ² TSM Type V medium ³ TSW Type V medium ³ TSW Type V wide ² BLC Backlight control ⁴ LCCO Left corner cutoff ⁴ RCCO Right corner cutoff ⁴	MVOLT XVOLT (277V- 120° 208° 240° 277° 347° 480°	SPA RPA WBA SPUMBA RPUMBA	Square Round Wall b Square Round separately BXD U Mast a	pole universal	
ontrol opti	ons					Other options		Finish (m)	orest.
PIRHN PER PERS	stalled nLight AIR generation 2 enabled TI Network, high/low motion/ambient sensor M NEMA twist-lock receptacle only (controls ordi Five-pin receptacle only (controls ordered sepa	rrate) Tills	ambient sere PIRH High/low, mr ambient sere PIR1FC3V High/low, mr ambient sere	otion/ambient sensor, 8-15' mounting to or enabled at 5fc. ^{20,20} tion/ambient sensor, 15-30' mounting or enabled at 5fc. ^{20,20} otion/ambient sensor, 8-15' mounting to or enabled at 1fc. ^{20,20} on/ambient sensor, 15-30' mounting to	height, neight,	Shipped installed HS House-side shield SF Single fuse (120, DF Double fuse (208, L90 Left rotated optics R90 Right rotated opti	277, 347V) * 240, 480V) *	DDBXD DBLXD DNAXD DWHXD DDBTXD DBLBXD	Dark bronze Black Natural aluminum White Textured dark bronze Textured black



MB205016 SHEET: E1.2 LIGHTING CUTSHEETS

arohite(2011

ANNE LAUREN WHITE

ROCKWALL