



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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) 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&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS To Be Assigned

SUBDIVISION Creekside Commons

LOT

BLOCK

A

GENERAL LOCATION NWC of State Hwy 205 FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C - Commercial District in SH205 Overlay District

CURRENT USE Vacant

PROPOSED ZONING No change to base zoning designation requested.

PROPOSED USE McDonald's Restaurant with Drive-Through

ACREAGE

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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 Creekside Commons Crossing, LP

APPLICANT Ofi Chito

CONTACT PERSON Michael Hampton, Vice President

CONTACT PERSON Leslie Ford

ADDRESS 10755 Sandhill Road

ADDRESS 3224 Collinsworth Street

CITY, STATE & ZIP Dallas, Texas 75238

CITY, STATE & ZIP Fort Worth, TX 76107

PHONE 214-271-4630

PHONE 325-370-9965

E-MAIL mhampton@prudentdevelopment.com

E-MAIL leslie@ofichito.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [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 \$270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF October, 2023 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."

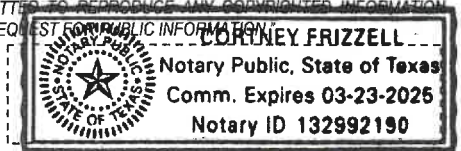
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF October, 2023

OWNER'S SIGNATURE

[Handwritten signature of Michael Hampton]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten signature of Cortney Frizzell]



MY COMMISSION EXPIRES 03-23-2025



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PROPERTY INFORMATION [PLEASE PRINT]

| | | | | |
|------------------|-----------------------------|-----|-------|---|
| ADDRESS | To Be Assigned | | | |
| SUBDIVISION | Creekside Commons | LOT | BLOCK | A |
| GENERAL LOCATION | NWC of State Hwy 205 FM 549 | | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | | |
|-----------------|---|--------------|--|---|
| CURRENT ZONING | C - Commercial District in SH205 Overlay District | CURRENT USE | Vacant | |
| PROPOSED ZONING | No change to base zoning designation requested. | PROPOSED USE | McDonald's Restaurant with Drive-Through | |
| ACREAGE | LOTS [CURRENT] | 1 | LOTS [PROPOSED] | 1 |

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 checked="" type="checkbox"/> OWNER | Creekside Commons Crossing, LP | <input type="checkbox"/> APPLICANT | Ofi Chito |
| CONTACT PERSON | Michael Hampton, Vice President | CONTACT PERSON | Leslie Ford |
| ADDRESS | 10755 Sandhill Road | ADDRESS | 3224 Collinsworth Street |
| CITY, STATE & ZIP | Dallas, Texas 75238 | CITY, STATE & ZIP | Fort Worth, TX 76107 |
| PHONE | 214-271-4630 | PHONE | 325-370-9965 |
| E-MAIL | mhampton@prudentdevelopment.com | E-MAIL | leslie@ofichito.com |

NOTARY VERIFICATION [REQUIRED]

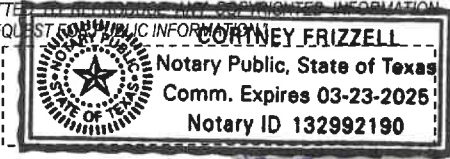
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OWNER'S SIGNATURE: [Signature]

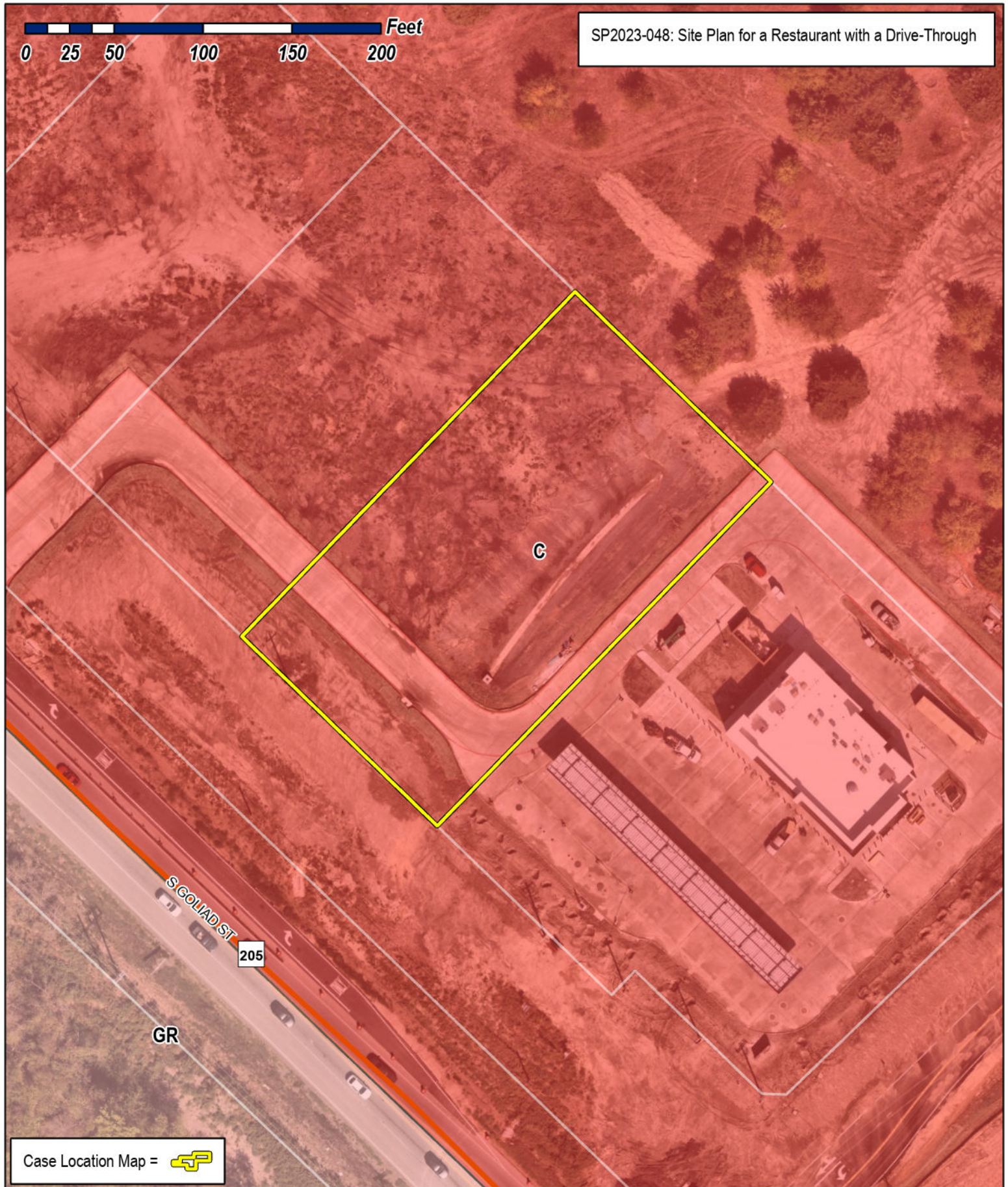
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]




MY COMMISSION EXPIRES 03-23-2025



SP2023-048: Site Plan for a Restaurant with a Drive-Through



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

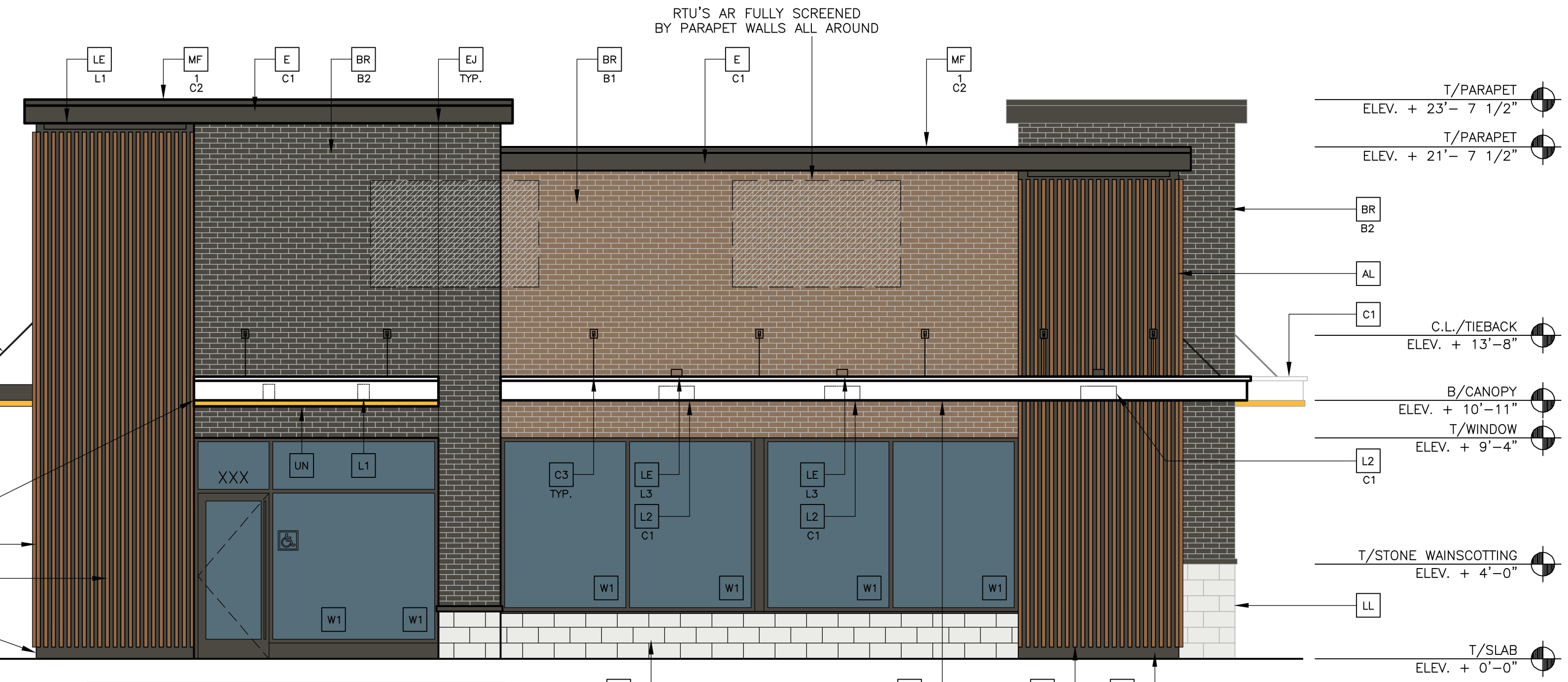
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



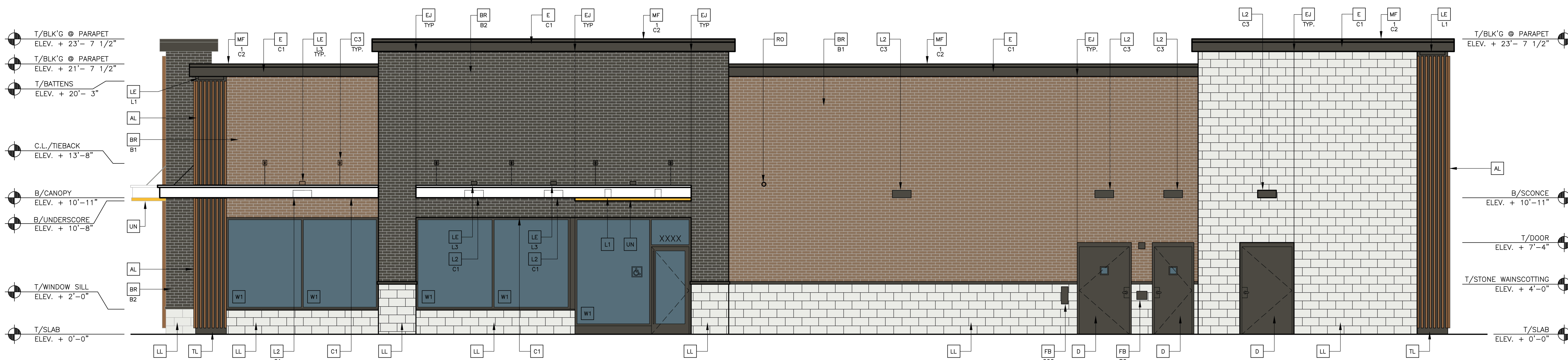
| BUILDING MATERIAL CALCULATIONS BUILDING | | | | | | | | | | | |
|---|-----------------|-------------|----------------|-------------|----------------|-------------|-----------------|-------------|--------------|-------------|---------------|
| Materials | South Elevation | | East Elevation | | West Elevation | | North Elevation | | Totals | | Total Masonry |
| | SF | % | SF | % | SF | % | SF | % | SF | % | |
| Brick | 511 | 61.71% | 1,234 | 61.79% | 1,559 | 70.16% | 376 | 32.14% | 3,680 | 59.19% | 87.71% |
| Limestone | 71 | 8.57% | 554 | 27.74% | 303 | 13.64% | 540 | 46.15% | 1,468 | 23.61% | |
| Stucco | 50 | 6.04% | 103 | 5.16% | 102 | 4.59% | 50 | 4.27% | 305 | 4.91% | |
| Wood Look Battens | 196 | 23.67% | 106 | 5.31% | 106 | 4.77% | 204 | 17.44% | 612 | 9.84% | |
| Metal Paneling | 0 | 0.00% | 0 | 0.00% | 152 | 6.84% | 0 | 0.00% | 152 | 2.44% | |
| Totals (Excluding Glazing) | 828 | 100% | 1,997 | 100% | 2,222 | 100% | 1,170 | 100% | 6,217 | 100% | |



- T/BLK'G @ PARAPET ELEV. + 23'-7 1/2"
- T/BATTENS ELEV. + 22'-3"
- B/CANOPY ELEV. + 10'-11"
- B/UNDERSCORE ELEV. + 10'-8"
- T/WINDOW ELEV. + 9'-4"
- T/SILL ELEV. + 2'-0"
- T/SLAB ELEV. + 0'-0"



1 FRONT ELEVATION - SOUTH
1/4" = 1'-0"



2 NON-DRIVE-THRU ELEVATION - EAST
1/4" = 1'-0"

- KEY NOTES:**
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
 - BR MODULAR FACE BRICK COLOR: B1 = "MUSHROOM BROWN" BY ACME BRICK COMPANY B2 = "EBONY" SMOOTH BY ACME BRICK COMPANY (MORTAR TO MATCH BRICK COLOR AS MUCH AS POSSIBLE)
 - AL ALUMINUM BATTEN SYSTEM MFR: B+N INDUSTRIES SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1. HDO BOTH FACES. APAP TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AN DPAINT BOTH SIDES AND ALL EDGES. SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 - TL TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 - C1 ALUMINUM CANOPY SYSTEM W/FASCIA COLOR: WHITE
 - C2 ALUMINUM CANOPY SYSTEM COLOR: RAL 7022
 - C3 ALUMINUM CANOPY TIEBACK COLOR: RAL 7022 GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING. SEE DETAIL 3/A5.0
 - EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
 - FB CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00) BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
 - D HOLLOW METAL DOOR PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
 - DE DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VOMELA (865) 330-7337, ann.bowen@vomela.com GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfx.com
 - SR 12" STANDING SEAM METAL SLOPED ROOF OVER METAL AWNING FRAME (COLOR DARK BRONZE)
 - LL LIMESTONE BY SALADO LIMESTONE (ARCHITECTURAL CUT) COLOR: LINEN (RUNNING BOND) SIZE: 8"x16"x4" FINISH: SMOOTH
 - LIMESTONE TO HAVE 1/4" RAKED MORTAR JOINTS (MORTAR COLORS TO BE LIGHT BUFF) SUBMIT TO ARCHITECT FOR APPROVAL
 - GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH USE STAINLESS STEEL OR GALVANIZED STEEL
 - L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL COLOR: GOLD
 - W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: EXTRA DARK BRONZE
 - W2 DRIVE-THRU WINDOW BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE COLOR: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT
 - L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL C1-COLOR: C1= WHITE C2= PLATINUM SILVER C3= DARK BRONZE
 - LE ACCENT LIGHTING - SEE ELECTRICAL L1-LED LIGHT: L1 = SLIM LED (DOWN ONLY) L2 = INTEGRAL CANOPY FIXTURE L3 = UP ONLY FLOOD FIXTURE
 - MF METAL FASCIA C1-TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA 2 = BOTTOM TRIM AT METAL REVEAL PANEL 3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES COLOR: C1= WEATHERED ZINC C2= RAL 7022
 - AW METAL AWNINGS WITH ALUMINUM SUPPORT BRACKETS, BY CANOPY VENDOR (COLOR DARK BRONZE)
 - PB PIPE BOLLARD - PAINTED YELLOW
 - PT (RIMC) COIN COLLECTOR MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER
 - RO ROOF RAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
 - S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. C1-COLOR: C1= WEATHERED ZINC RACEWAY C2= RAL 7022 RACEWAY FOR SPECIFICATION.
 - ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
 - UN METAL UNDERSCORE COLOR: GOLD
 - E 7/8" 3-COAT STUCCO SYSTEM, REF WALL ASSEMBLY NOTES C1-"IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- REQUIRED ARCHITECTURAL ELEMENTS:**
- CANOPES, AWNINGS OR PORTICOS (AWNINGS & CANOPES PROVIDED)
 - ARTICULATED GROUND FLOOR LEVELS OR BASES (STONE BASE PROVIDED)
 - ARTICULATED CORNICE LINE (PROVIDED)
 - DISPLAY WINDOWS (PROVIDED)
- GENERAL OVERLAY DISTRICT STANDARDS:**
- INCREASED LANDSCAPING (PROVIDED REF CIVIL PACKAGE)
 - MASONRY BUILDING PERCENTAGES (87.71% PROVIDED)
 - INCLUSION OF NATURAL/CULTURED STONE (23.61% PROVIDED)
 - VERTICAL ARTICULATION PROVIDED ON EAST/WEST ELEVATIONS

REGISTERED ARCHITECT
SHERWIN WILLIAMS
STATE OF TEXAS
1924

PREPARED FOR: **McDonald's USA, LLC**

PREPARED BY: **JAW**

DRAWN BY: **JAW**

STD ISSUE DATE: **2023**

REVIEWED BY: **JAW**

DATE ISSUED: **10/06/2023**

SITE ADDRESS: **042-3426 NMC OF STATE HWY 205 & FM 549, ROCKWALL, TEXAS**

TITLE: **2023 CUSTOM BUILDING DESIGN 4597-WOOD/WOOD**

DESCRIPTION: **WOOD BEARING WALLS W/4" BRICK VENEER WOOD ROOF TRUSS FRAMING STONE/BATTEN/BRICK EXTERIOR FINISH**

JAWA 23-0036

A2.0

ELEVATIONS

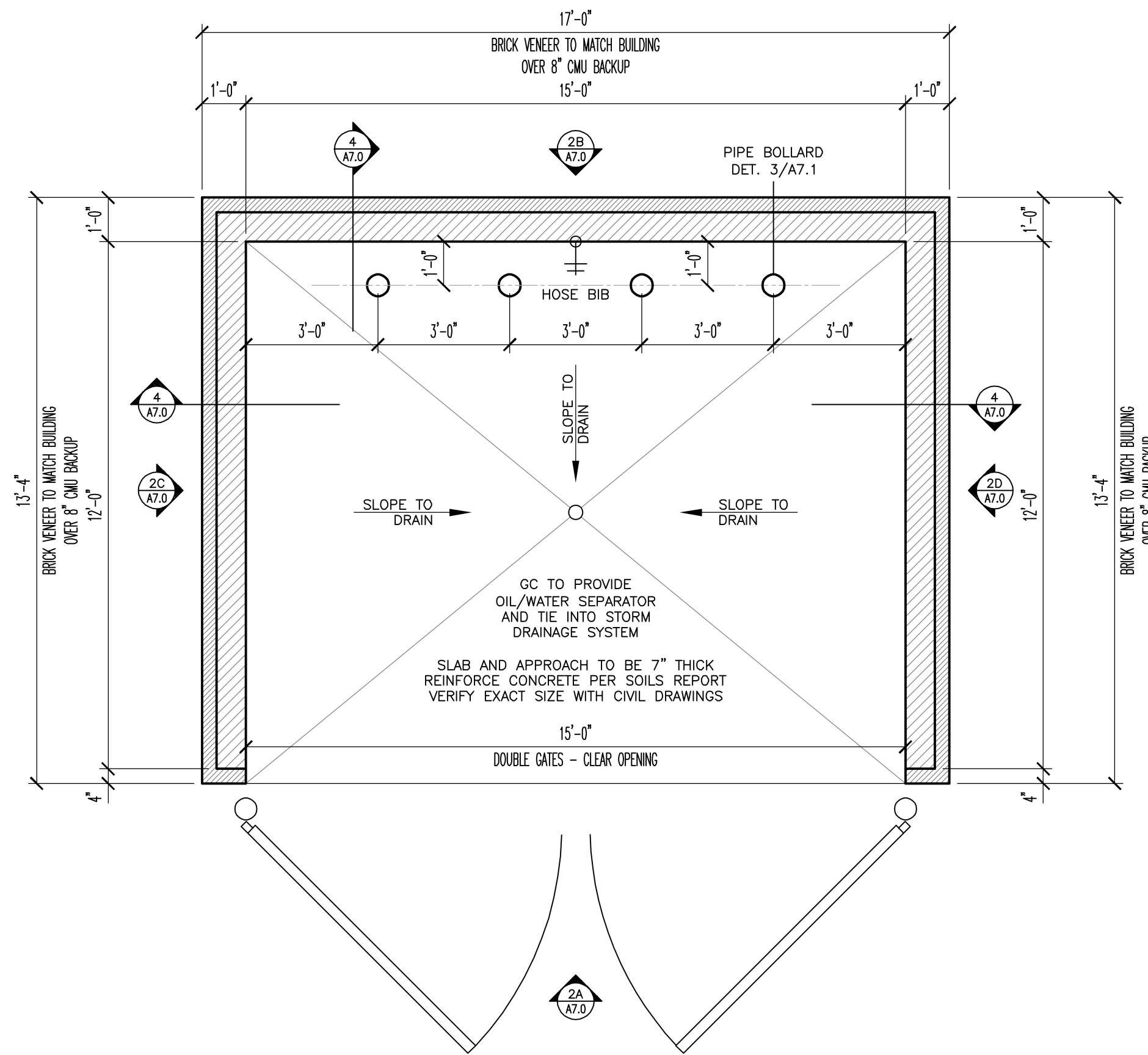
CASE #SP2023-035

PLANNING DEPARTMENT COMMENTS

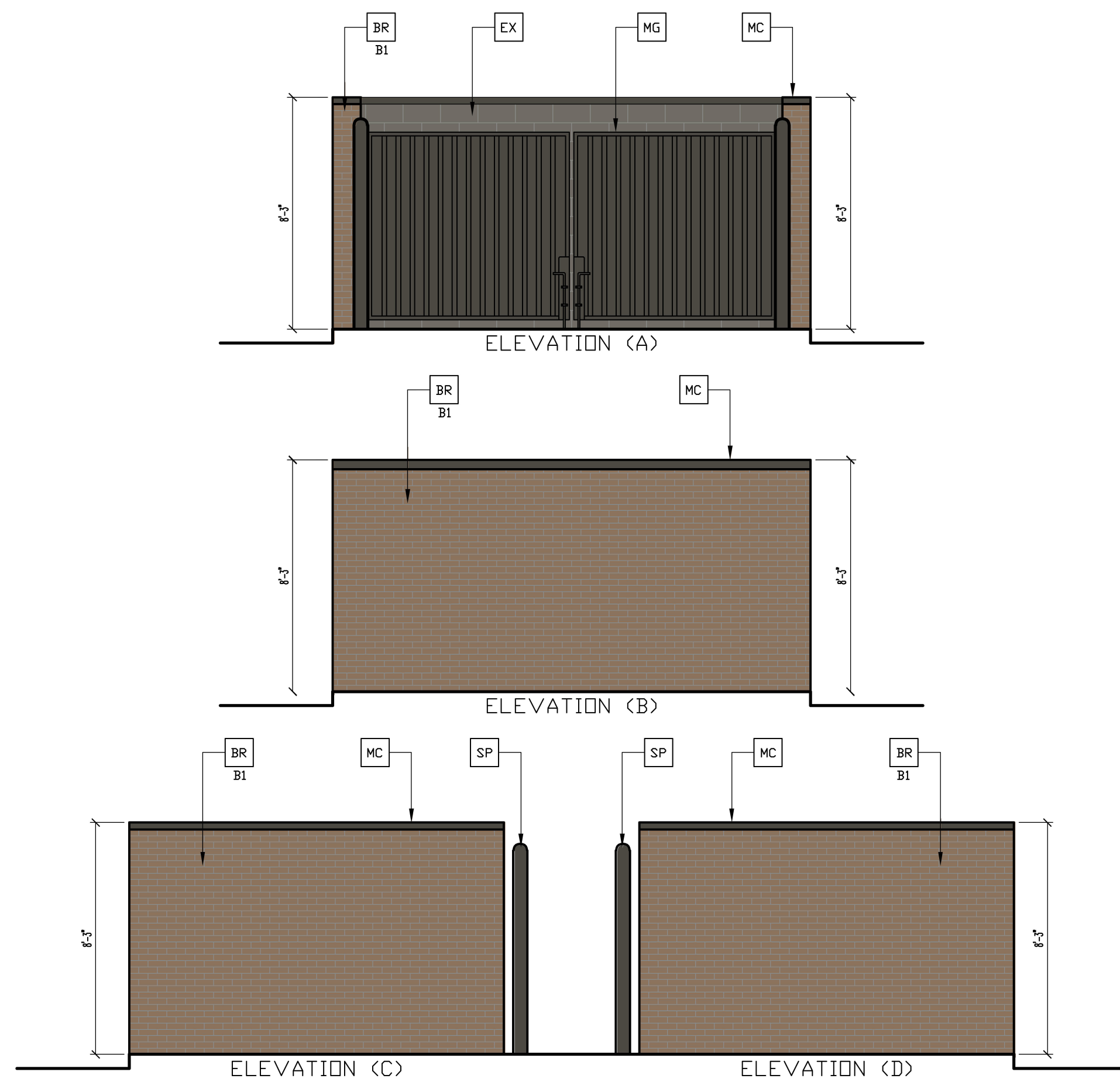
12/11/2023

REV. DATE

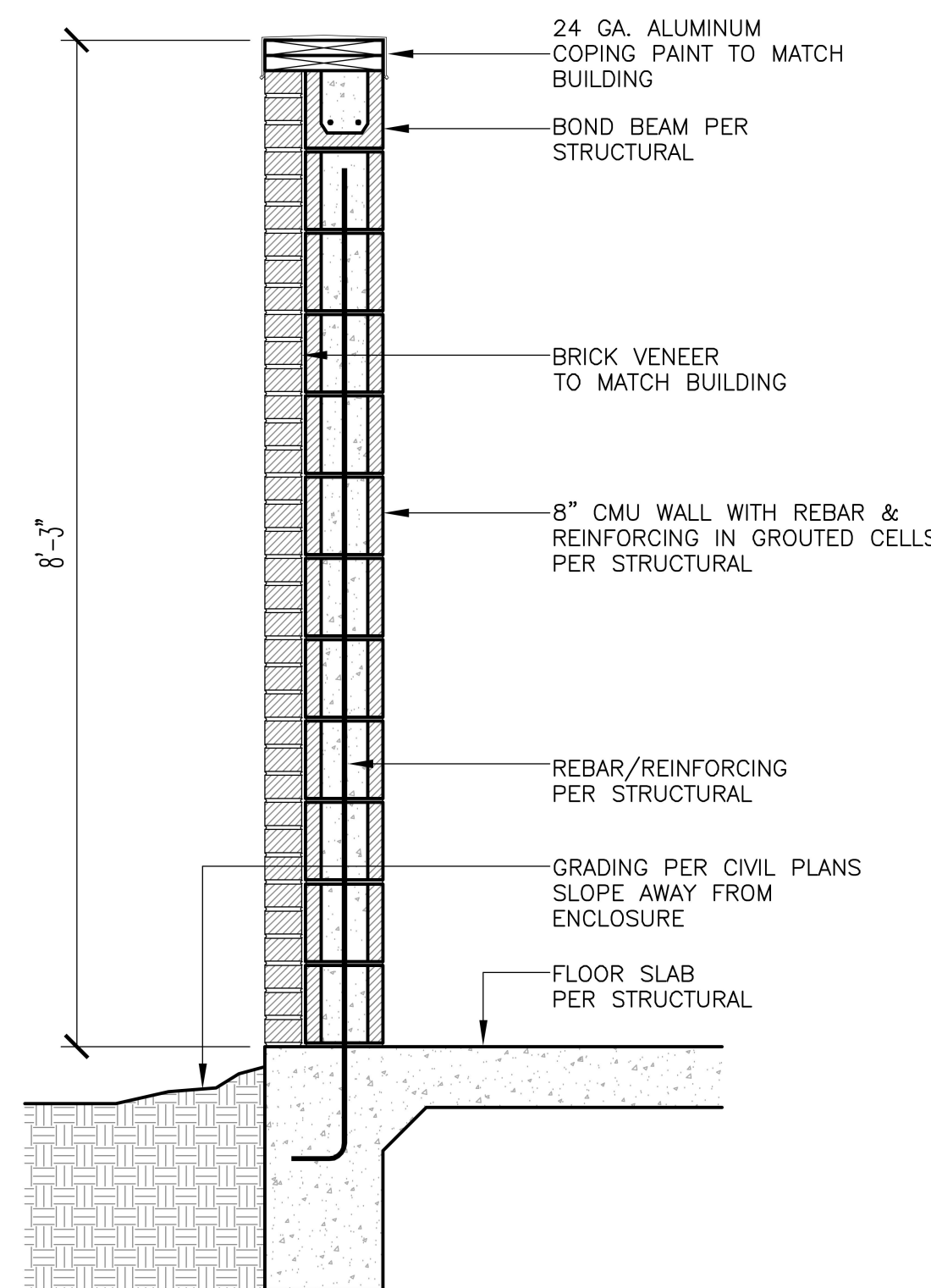
DESCRIPTION



1 DUMPSTER ENCLOSURE PLAN SCALE 3/8"=1'-0"



2 DUMPSTER ELEVATIONS SCALE 1/4"=1'-0"



4 WALL SECTION DETAIL SCALE 3/4"=1'-0"

KEY NOTES:

- BR MODULAR FACE BRICK
- B1 - COLOR:
B1 = "MUSHROOM BROWN" BY AMCE BRICK COMPANY
- MC 24 GAUGE ALUMINUM COPING OVER CMU ENCLOSURE WALLS COLOR TO MATCH "MF-C2" RAL 7022
- SP STEEL CONCRETE FILLED POST PAINT TO MATCH BUILDING TRIM COLOR RAL 7022
- MG METAL DUMPSTER ENCLOSURE ENTRY GATES, REF METALS AND NOTES, COLOR RAL 7022
- EX GC TO PAINT EXPOSED CMU BLOCK (INSIDE ENCLOSURE) TO MATCH RAL 7022

GENERAL NOTES:

GENERAL CONTRACTOR TO PROVIDE 6 INCHES OF EXPOSED GRADE BREASTS AROUND THE STORAGE BUILDING WITH THE EXCEPTION OF THE DOOR LOCATION, COORDINATE WITH THE CIVIL GRADING PLANS.

5/8" PUDDLE WELD B/N DECK & ALL ANGLE TYPICAL IN EACH DECK FLUTE, PROVIDE #12 SCREWS @ 6" O.C. AT ALL DECK SIDE LAPS.

GENERAL CONTRACTOR TO SUPPLY AND INSTALL CORRUGATED METAL GATES (16 GAUGE) F-DECKING, ALL METAL TO BE PRIMED AND PAINTED TO MATCH THE BUILDING TRIM COLOR, VERIFY WITH ACM.

PROVIDE A 12"x12" LOUVER VENT IN HOLLOW METAL DOOR, SEE ELEVATIONS.

ELECTRICAL NOTES:

OCCUPANCY SENSOR: GC TO PROVIDE A WALL MOUNTED OCCUPANCY SENSOR, REF ELECTRICAL PLANS FOR MORE INFORMATION.

GC TO INSTALL NEW STRIP LIGHT FIXTURE, PER MANF.'S RECOMMENDATIONS. F25 - 42W LED BY COLUMBIA LIGHTING #LCL4-40ML-EDU.

GC TO PROVIDE A 20A, 120V, RECEPTACLE WITHIN 25 FEET OF THE HVAC EQUIPMENT, PER CODE.

ALL LIGHTING/POWER SHALL BE CONNECTED TO AN APPROPRIATE CIRCUIT IN THE MAIN BUILDING PANELS, VERIFY CIRCUITING PRIOR TO ROUGH-IN.

CASE #SP2023-035

| | | | | | | | | | | | | |
|-----------|--------------------------------------|------|----------|-----------------|-------------|-------------|--------------|--------------|------|----------|------------------------------|----|
| SHEET NO. | TITLE | | DRAWN BY | STD. ISSUE DATE | REVIEWED BY | DATE ISSUED | SITE ADDRESS | JAWA 23-0038 | REV. | DATE | DESCRIPTION | BY |
| | 4597-WOOD/WOOD | 2023 | | | | | | | | | | |
| | 2023 CUSTOM BUILDING DESIGN | | | | | | | | 1 | 11/06/23 | PLANNING DEPARTMENT COMMENTS | |
| | WOOD BEARING WALLS W/4" BRICK VENEER | | | | | | | | | | | |
| | WOOD ROOF TRUSS FRAMING | | | | | | | | | | | |
| | STONE/BATTEN/BRICK EXTERIOR FINISH | | | | | | | | | | | |

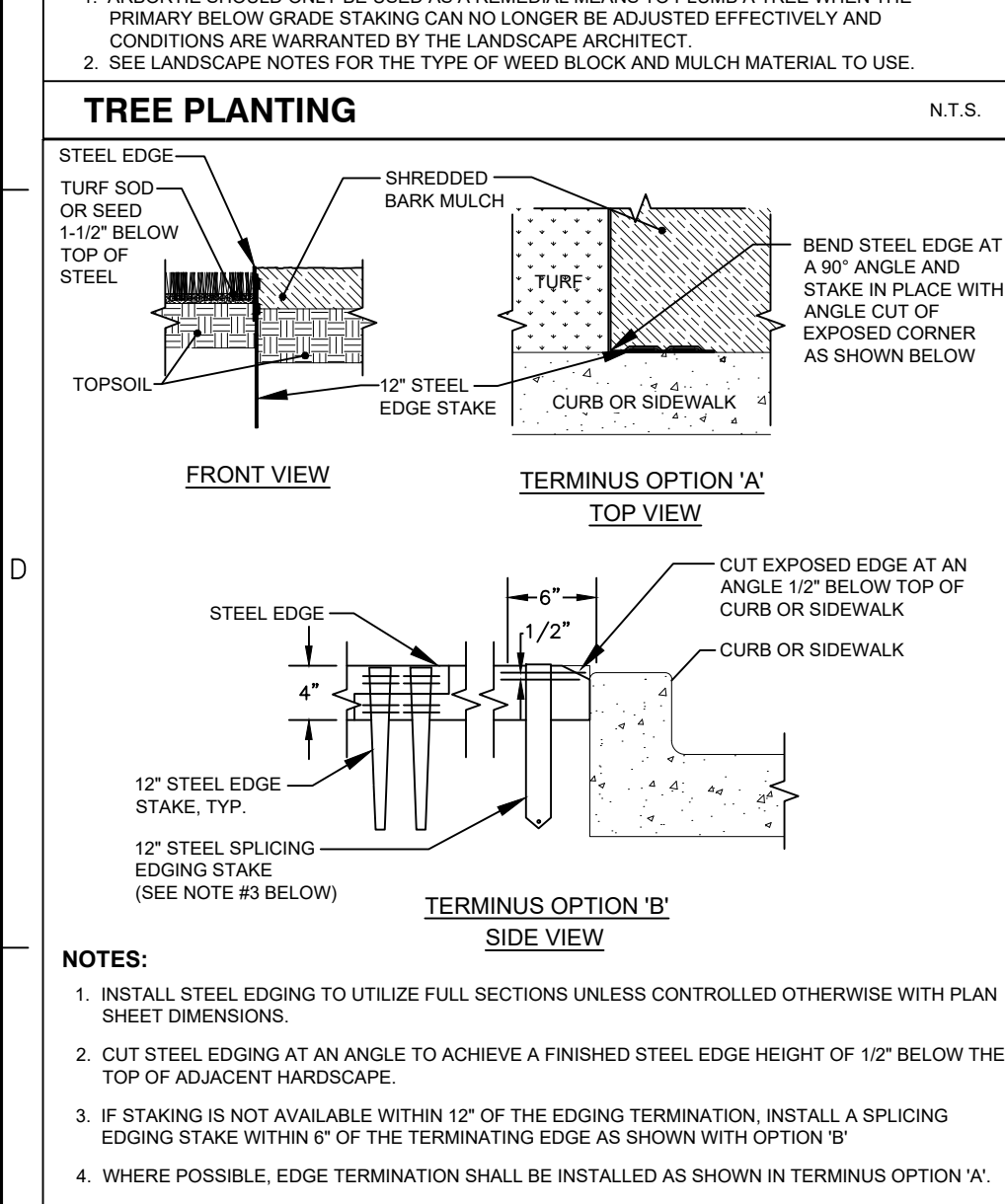
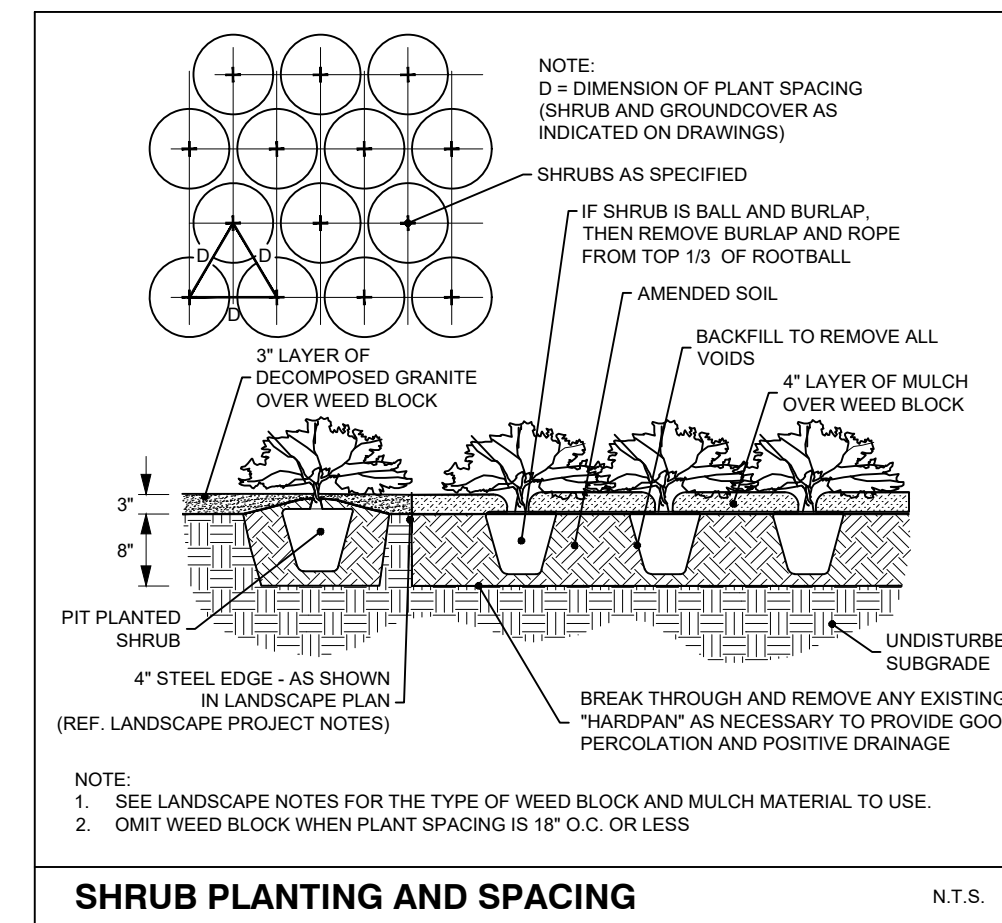
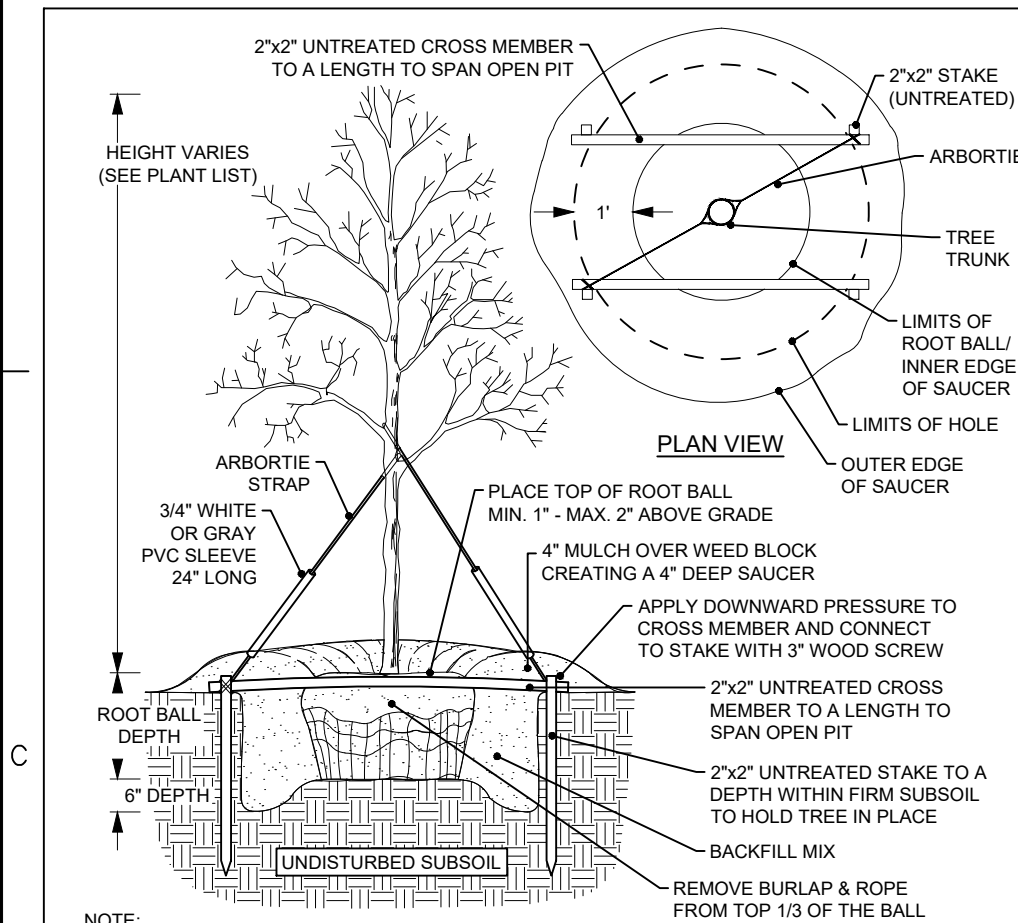
PREPARED FOR: **McDonald's USA, LLC**

REGISTERED ARCHITECT
 JAWA
 JOHN W. WILLIAMS, ARCHITECT
 1177052333
 1177052333
 1177052333

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 These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

A7.0

| LANDSCAPE ORDINANCE COMPLIANCE CHART | | | |
|--------------------------------------|---|--|------------|
| ORDINANCE SECTION | DESCRIPTION | REQUIRED/PROVIDED | COMPLIANCE |
| Section 5.01 | Minimum of 20' wide landscape buffer along all State Highway 205 | REQUIRED: 20' wide buffer PROVIDED: 20' wide buffer | COMPLIES |
| | All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up 30" tall berm and minimum 30" tall shrubbery along the entire length of the frontage | REQUIRED: 30" tall berm, 30" tall shrubs, and groundcover along entire length of frontage PROVIDED: 30" tall berm, 30" tall shrubs, and groundcover along entire length of frontage | COMPLIES |
| | Also a minimum of one (2) canopy tree and one (4) accent tree shall be incorporated into the landscape buffer per 100-linear feet of frontage along the State Highway 205 | REQUIRED: 180 LF/50' = 3.6 Canopy Trees and 7.2 Accent Trees PROPOSED: 4 Canopy Trees and 8 Accent Trees | COMPLIES |
| Section 5.03 | Minimum of 20% of the total site must be landscaped | REQUIRED: 54,489 Sq.Ft x 0.2 = 10,897.8 Sq.Ft PROPOSED: 11,489 Sq.Ft (21.1%) | COMPLIES |
| | Minimum 5% or 200 Sq.Ft of Landscaping (whichever is greater) in the interior parking lot area. And must have a tree within 80' of each required parking space. | REQUIRED: 8,466 Sq.Ft (Proposed parking area) x 0.05 = 423.3 Sq.Ft of Landscaping required PROPOSED: 1,580 Sq.Ft (18.6 %) and every parking space has a tree within 80' of it | COMPLIES |
| | Minimum of 50% of required landscape must be located in the front yard or side yards of the site. | REQUIRED: 10,897.8 Sq.Ft x 0.5 = 5,448.9 Sq.Ft PROPOSED: 8,453 Sq.Ft (77.5 %) | COMPLIES |



SHRUB PLANTING AND SPACING N.T.S.

NOTE: 1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18\"/>

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3\") of topsoil and three inches (3\") of compost applied and consistently blended (tiled) to a depth of nine inches (9\"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors, and said irrigation shall be designed by a qualified professional and installed by a licensed irrigator.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

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.

206 A.4.B TREE PLACEMENT AND CLEARANCES

- if a required canopy tree is proposed within 12 feet of a building foundation, an alternate planting location on-site may be approved by the director of planning.
- no tree shall be planted closer than four feet to a right-of-way line, nor closer than eight feet to any public water line, wastewater line, fire protection connection, or drainage line, nor within any detention pond, unless approved by the director of engineering.
- a landscape area in which trees are to be provided shall not overlap or otherwise infringe upon a utility easement, unless no alternative is available.
- no tree that has a mature height of 25 feet or greater shall be planted within ten feet of an existing or proposed overhead utility line, where canopy trees are required adjacent to or underneath overhead utility lines, ornamental trees shall be provided instead of the required canopy trees at a ratio of two ornamental trees per every one required canopy tree.

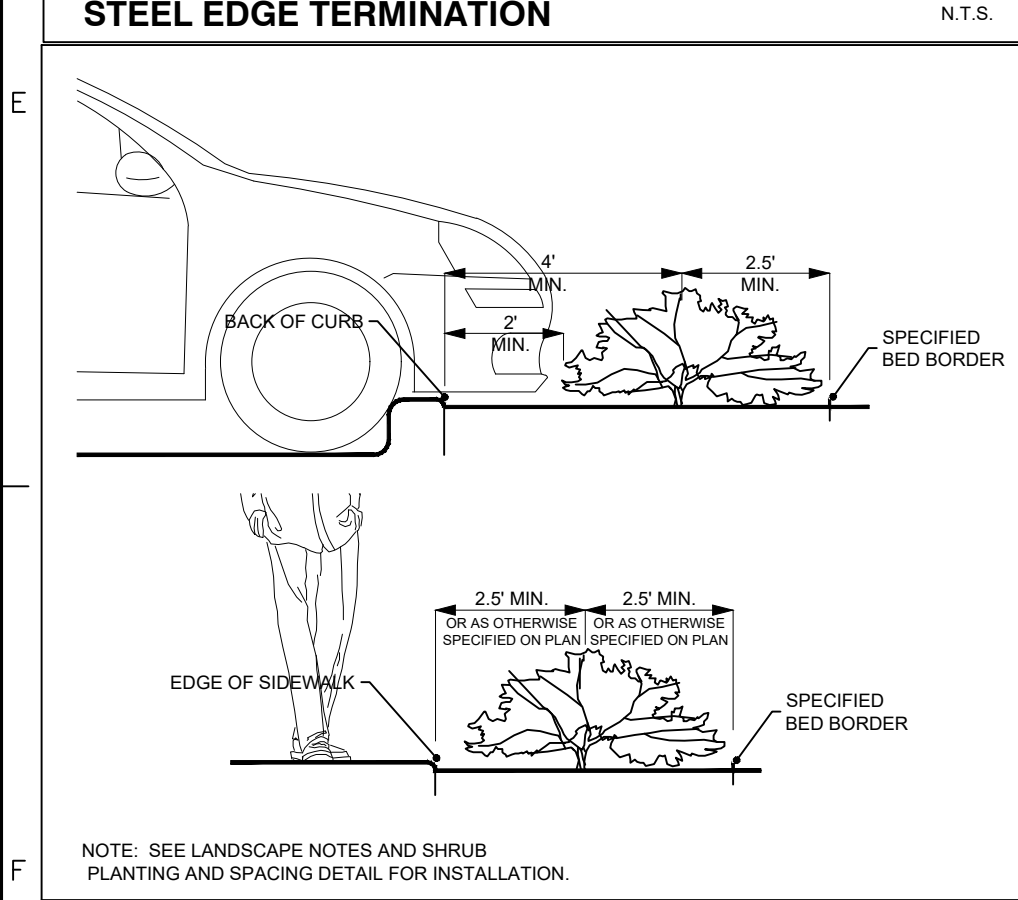
All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4\") steel edging w/ 3/4\"/>

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

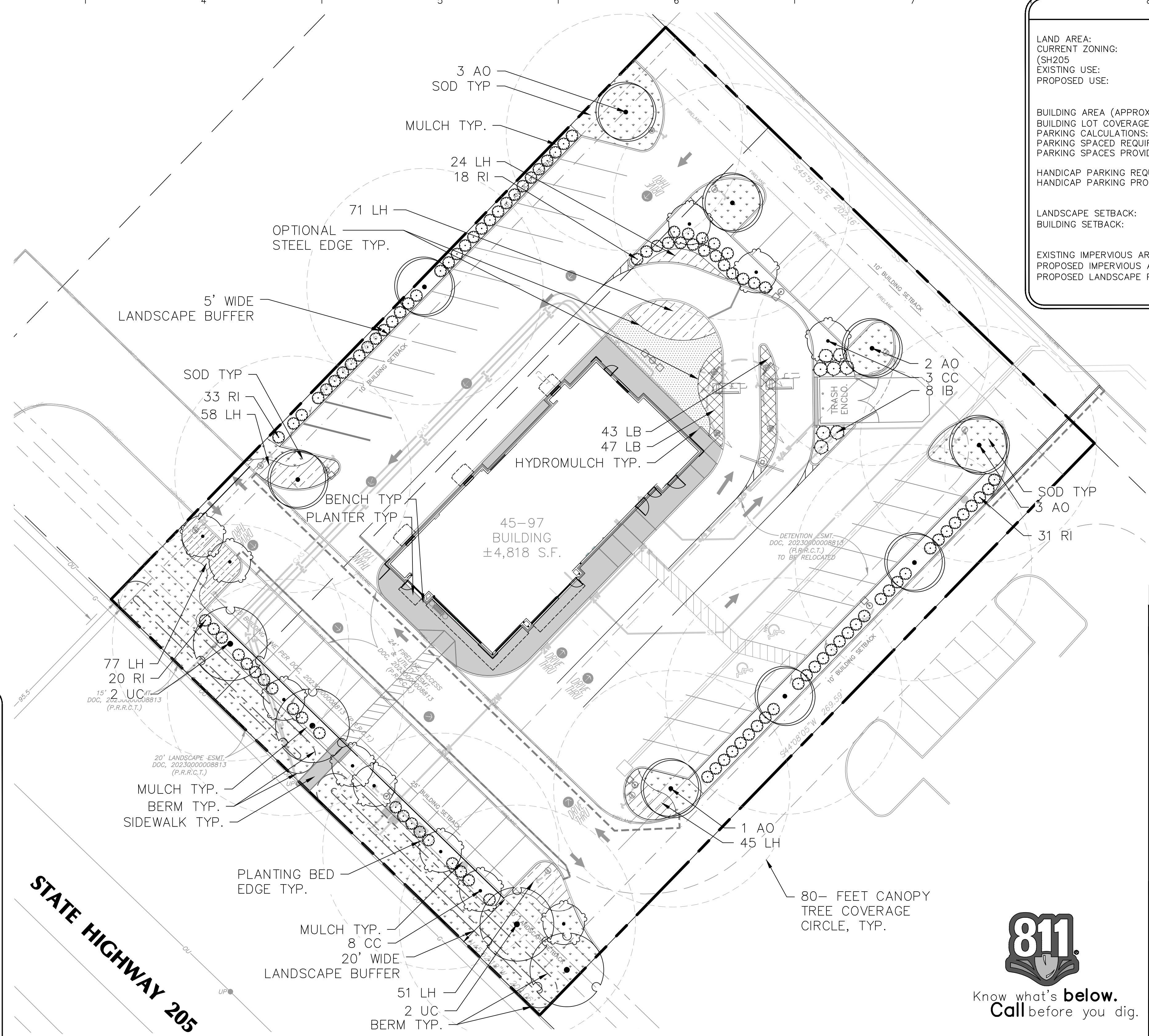
IRRIGATION REQUIREMENT

Irrigation system must meet the requirements of the UDC.



STEEL EDGE TERMINATION N.T.S.

SHRUB DISTANCE FROM EDGE OF BED N.T.S.

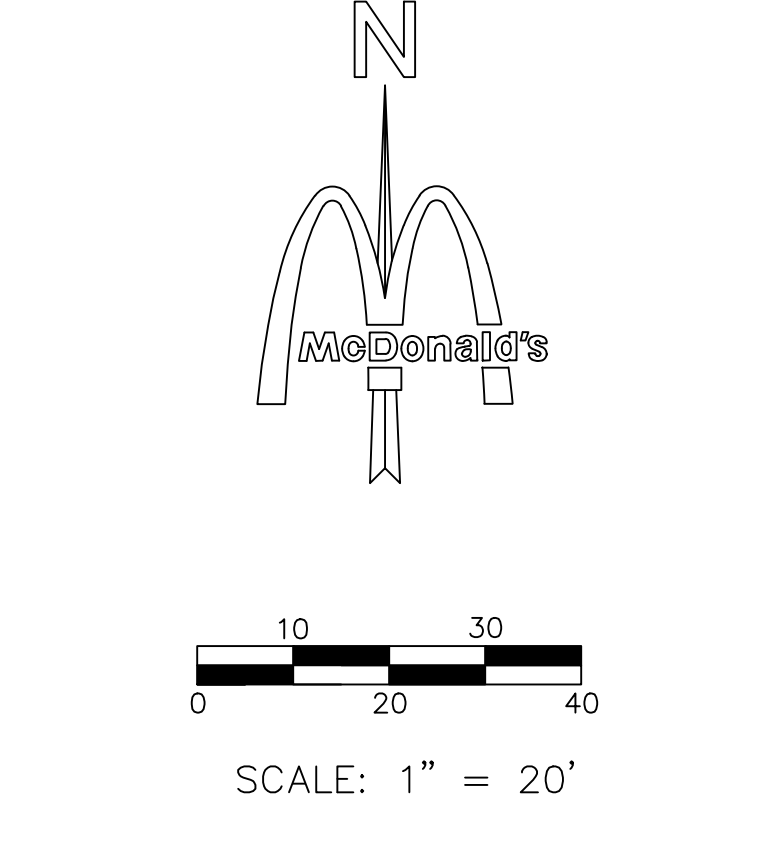


PLANT SCHEDULE

| TREES | KEY | QTY | BOTANICAL / COMMON NAME | SIZE | ROOT | HEIGHT/WIDTH | SPACING |
|-------|-----|-----|---|------|-------|--------------|---------|
| | AO | 9 | ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE | 1 | 4\"/> | | |

SITE INFORMATION

| | |
|--------------------------------|--|
| LAND AREA: | 54,489 SF (1.251 AC) |
| CURRENT ZONING: | C-COMMERCIAL DISTRICT OVERLAY DISTRICT |
| EXISTING USE: | VACANT LOT |
| PROPOSED USE: | MCDONALD'S RESTAURANT W/DRIVE-THRU |
| BUILDING AREA (APPROXIMATE): | 4,818 GFA |
| BUILDING LOT COVERAGE: | 4,818 SF/54,489 SF = 8.84% |
| PARKING CALCULATIONS: | 1 SPACE PER 100 SF |
| PARKING SPACES REQUIRED: | 48 |
| PARKING SPACES PROVIDED: | 48 |
| HANDICAP PARKING REQUIRED: | 2 |
| HANDICAP PARKING PROVIDED: | 2 |
| LANDSCAPE SETBACK: | 20' FRONT; 5' REAR & SIDE |
| BUILDING SETBACK: | 25' FRONT; 10' SIDES & REAR |
| EXISTING IMPERVIOUS AREAS: | 13.9% (7,592 SF) |
| PROPOSED IMPERVIOUS AREAS: | 65.8% (35,848 SF) |
| PROPOSED LANDSCAPE PERCENTAGE: | 20.3% (11,049 SF) |



Date Description No.

Revisions

McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

LANGAN
Langan Engineering and Environmental Services, Inc.
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE FIRM REG. #F-1709

Project: **McDonald's Restaurant**
L/C #042-3426 (NSN 41096)
NWC S.H. 205 & FM 549
PROPOSED LOT 2R, BLOCK A, CREEKSIDE COMMONS
ROCKWALL

ROCKWALL COUNTY TEXAS
Drawing Title

LANDSCAPE PLAN

Project No. **520061401** Drawing No. **L1.0**

Date **12/13/2023**

Drawn By **DH**

Checked By **JS**

Sheet **21** of **21**

SIGNATURE BLOCK

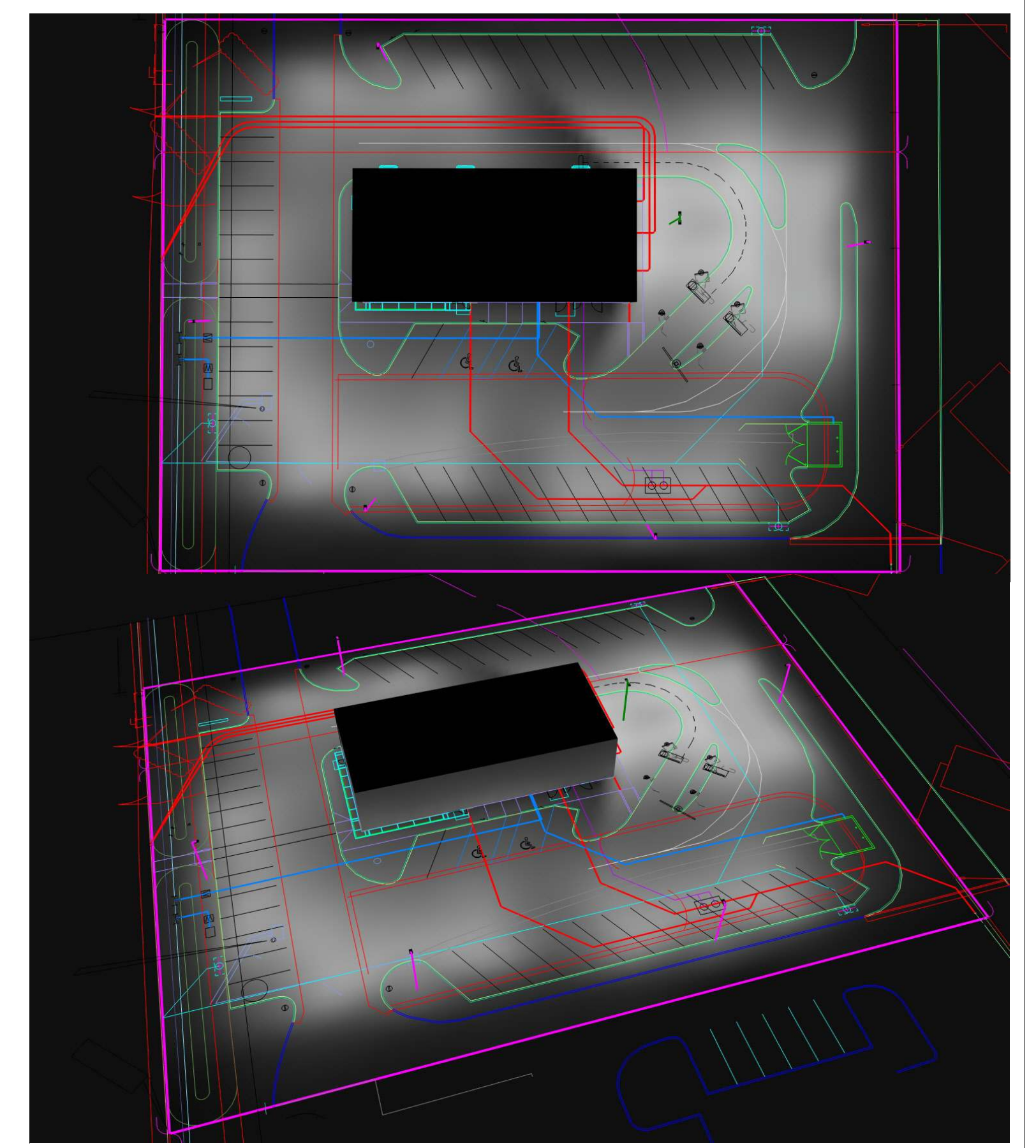
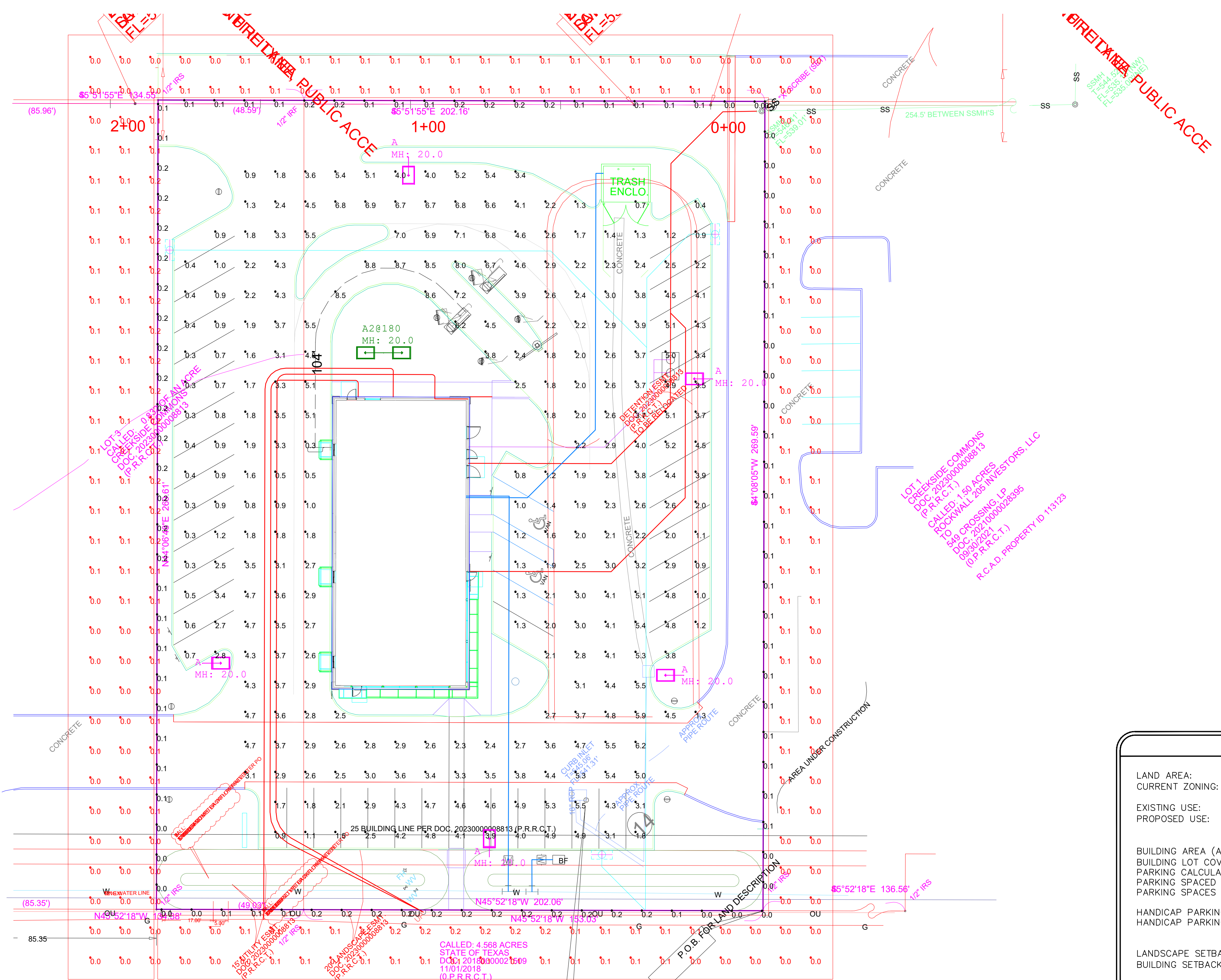
Approved: _____
I hereby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas, was approved by the planning & Zoning Commission of the City of Rockwall on ____ day of ____ 2023.

WITNESS OUR HANDS, this ____ day of ____ 2023.

Director of Planning and Zoning

NOTE: 1) WRAP TRUNKS OF MAPLE SPECIES FOR 1ST YEAR TO PREVENT BARK SUN SCALD AND EVENTUAL LOSS OF TREES.

NOTES:
 1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 2. DISTANCE BETWEEN READINGS _____ 10'



Pole Fixtures Are Full Cutoff
 Tilt=0
 Calculation Grids Are At Grade
 Pole Light Mounting Height=20ft
 (17' Pole + 3' Base)

| SITE INFORMATION | |
|--------------------------------|--|
| LAND AREA: | 54,489 SF (1.251 AC) |
| CURRENT ZONING: | C-COMMERCIAL DISTRICT (SH205 OVERLAY DISTRICT) |
| EXISTING USE: | VACANT LOT |
| PROPOSED USE: | MCDONALD'S RESTAURANT W/DRIVE-THRU |
| BUILDING AREA (APPROXIMATE): | 4,365 GFA |
| BUILDING LOT COVERAGE: | 4,365 SF/54,489 SF = 8.01% |
| PARKING CALCULATIONS: | 1 SPACE PER 100 SF |
| PARKING SPACES REQUIRED: | 44 |
| PARKING SPACES PROVIDED: | 45 |
| HANDICAP PARKING REQUIRED: | 2 |
| HANDICAP PARKING PROVIDED: | 2 |
| LANDSCAPE SETBACK: | 20' FRONT; 5' REAR & SIDE |
| BUILDING SETBACK: | 25' FRONT; 10' SIDES & REAR |
| EXISTING IMPERVIOUS AREAS: | 13.9% (7,592 SF) |
| PROPOSED IMPERVIOUS AREAS: | 64.4% (35,072 SF) |
| PROPOSED LANDSCAPE PERCENTAGE: | 21.7% (11,825 SF) |

| Calculation Summary | | | | | | | |
|----------------------------|-------------|-------|------|-----|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| ADJACENT PROPERTY READINGS | Illuminance | Fc | 0.07 | 0.2 | 0.0 | N.A. | N.A. |
| PAVED SURFACE READINGS | Illuminance | Fc | 3.16 | 8.8 | 0.3 | 10.53 | 29.33 |
| PROPERTY LINE READINGS | Illuminance | Fc | 0.11 | 0.2 | 0.0 | N.A. | N.A. |

| Luminaire Schedule | | | | | | | | | |
|--------------------|-----|--------|-------------|-------|-----------------------------------|------------|-------|------------|---------------------------|
| Symbol | Qty | Label | Arrangement | LLF | Description | Lum. Watts | EPA | Mtg Height | Pole Type |
| | 5 | A | Single | 1.000 | VP-2-320L-145-5K7-4W-DBS-HSS-90-B | 145.6 | 0.607 | 20 | SES-17-40-1-TA-GL-DB (4") |
| | 1 | A2@180 | Back-Back | 1.000 | VP-2-320L-145-5K7-4W-DBS | 150 | 0.607 | 20 | SES-17-40-1-TA-GL-DB (4") |

PROJECT WIND LOAD CRITERIA BASED ON:
 ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
 50 YEAR MEAN RECURRENCE INTERVAL
 ALLOWED EPA XX-X @ WIND LOAD XX MPH

SECURITY LIGHTING™

2100 Gulf Road, Suite 400, Rolling Meadows, IL 60008
 1-800-544-4444

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20' 0"

DRAWN BY: **CLB LEED AP BD+C**

POINT-BY-POINT FOOTCANDLE PLOT FOR
 MCDONALD'S
 550 FARM TO MARKET RD 549
 ROCKWALL, TX 75082

NATIONAL STORE NUMBER
41096

DATE: 9/15/2023 DRAWING NUMBER: A231820A.AGI

THIS DRAWING MEETS OR EXCEEDS MCDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.



November 9, 2023

City of Rockwall
Planning and Zoning
385 S Goliad Street
Rockwall, TX 75087

RE: McDonald's Variance – 550 FM 549, Rockwall, TX 75032

McDonald's is requesting a variance to the building articulation requirements as outlined in Subsection 04.01 of Article 05 of the City of Rockwall UDC. The ordinance requires that a five foot wall projection be added to the east and west sides of the building and this creates a hardship for this project due to the site size. To keep the aisle widths and turning radii required by the City of Rockwall Engineering Department, the building cannot project out any further than currently shown.

Attempts have been made to meet the intent of the ordinance by raising portions of the exterior walls three feet and bringing them out six additional inches from the adjacent wall portions. The building materials have been chosen to complement the nearby 7-11 and create a sense of cohesion and elevated finish design for the retail area. We have also added the following compensatory measures to our building and site to meet the requirements of the variance request:

1. Increased masonry percentages: the building will be over 93% masonry through a mix of brick and natural limestone.
2. The building exterior will be comprised of 39.49% natural limestone, significantly in excess of the 20% requirement.
3. Many architectural elements have been added to the building, including awnings over many windows and doors, a large section of spandrel glass between the drive-thru windows, and a cornice line around the top of the entire building.
4. The site has increased landscaping percentages above and beyond the requirements set forth in each portion of Section 5.03 of the Rockwall development code. We have also added an outdoor bench and planters to create additional interest in the area immediately surrounding the building.

Please feel free to contact me with any questions or concerns.

Thank you for reviewing our request,

Leslie Ford
Entitlements Consultant
Ofi Chito, LLC
325-370-9965
leslie@ofichito.com



October 19, 2023

City of Rockwall
Planning and Zoning
385 S Goliad Street
Rockwall, TX 75087

RE: McDonald's Variance – 550 FM 549, Rockwall, TX 75032

McDonald's is requesting a pitched roof variance on Section 04 – Subsection 04.01 General Commercial District Standards, (A) (1) Roof Design Standards. McDonald's prototypical roof is a non-pitched, flat roof. The design is consistent with other businesses in the area and will conform without causing the building to appear out of place.

With this variance we have included the compensatory measures:

1. Increased architectural elements (canopies, display windows, and cornice line provided)
2. Articulated ground floor levels or bases (stone base provided)

Please feel free to contact me with any questions or concerns.

Thank you for reviewing our request,

A handwritten signature in black ink that reads 'Leslie Ford' in a cursive, flowing script.

Leslie Ford
Entitlements Consultant
Ofi Chito, LLC
325-370-9965
leslie@ofichito.com