



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **SP2024-004**

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 **VIGOR WAY**  
 SUBDIVISION **ROCKWALL TOWNE CENTER** LOT **1** BLOCK **A**  
 GENERAL LOCATION **CENTERED IN VIGOR WAY BETWEEN I-30 & RIDGE RD.**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL** CURRENT USE **N/A**  
 PROPOSED ZONING **COMMERCIAL** PROPOSED USE **OFFICE**  
 ACREAGE **1.74 AC** 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 type="checkbox"/> OWNER	<b>PRBBS, LLC.</b>	<input checked="" type="checkbox"/> APPLICANT	<b>CARROLL ARCH. INC.</b>
CONTACT PERSON	<b>BRIAN BERRY</b>	CONTACT PERSON	<b>JEFF CARROLL</b>
ADDRESS	<b>2 ESSEX COURT</b>	ADDRESS	<b>750 E. INTERSTATE 30 SUITE 110</b>
CITY, STATE & ZIP	<b>HEATH, TX 75032</b>	CITY, STATE & ZIP	<b>ROCKWALL, TX 75087</b>
PHONE	<b>469.583.5976</b>	PHONE	<b>214.632.1762</b>
E-MAIL	<b>bberry@lonefirm.com</b>	E-MAIL	<b>JCE@CARROLLARCH.COM</b>

## NOTARY VERIFICATION [REQUIRED]

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

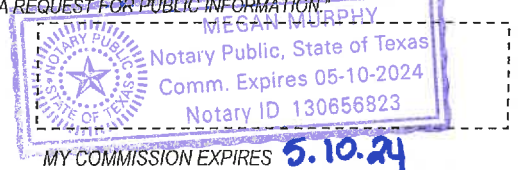
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1125 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF February, 2024 BY SIGNING THIS APPLICATION, 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 16 DAY OF February, 2024

Applicant's OWNER'S SIGNATURE

*Jeff Carroll*  
*M. Murphy*

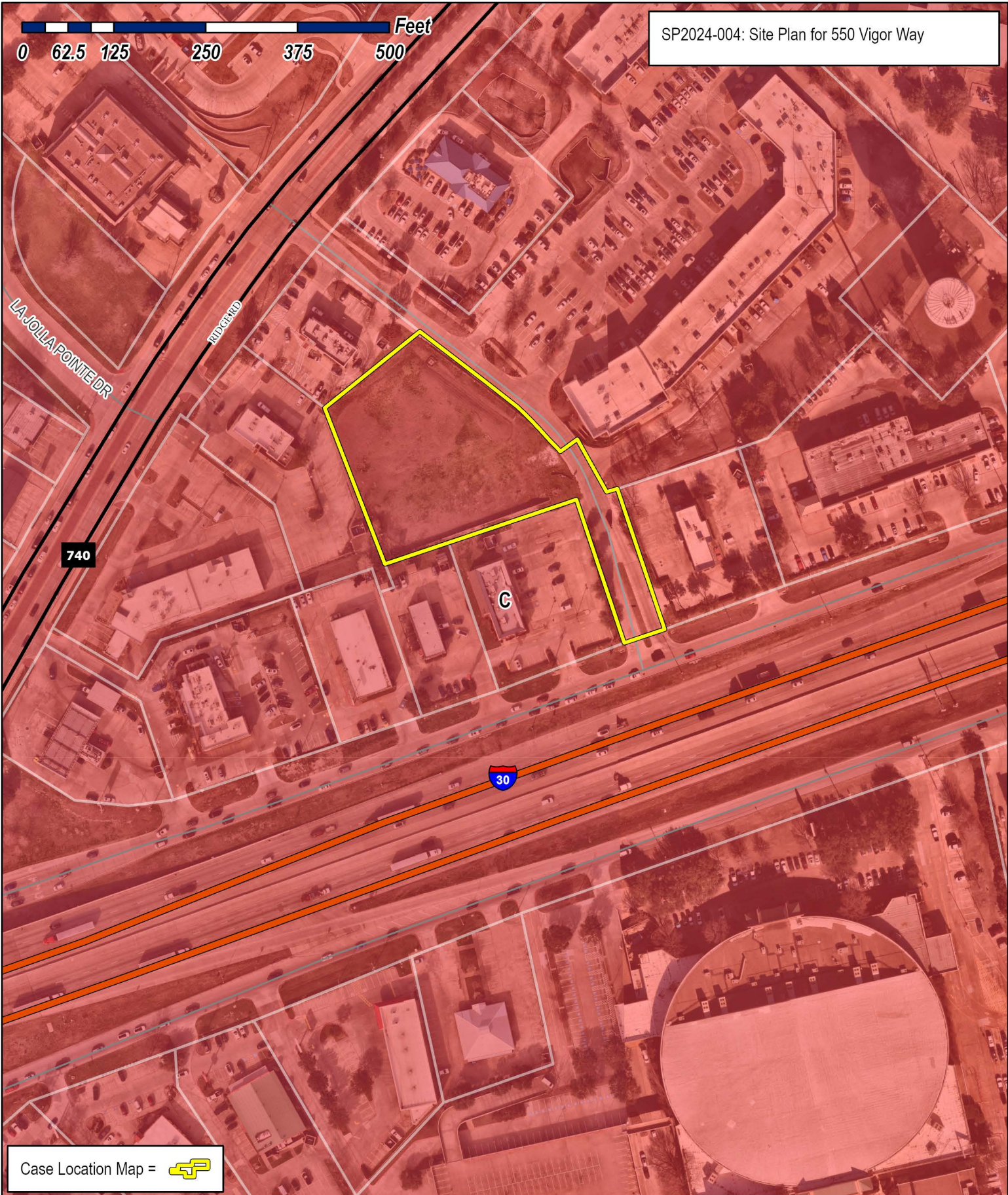
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





0 62.5 125 250 375 500 Feet

SP2024-004: Site Plan for 550 Vigor Way



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.





**WARNING:**  
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

**NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

FOR IRRIGATION SERVICE INSTALL:  
(1) 10"x1" TAPPING SLEEVE  
(1) 3/4" METER BOX  
INSTALL METER IN ROW.  
(IN GRASS) INSTALL RPZ ON DOMESTIC LINE ON PRIVATE PROPERTY.

FOR DOMESTIC SERVICE INSTALL:  
(1) 10"x2" TAPPING SLEEVE  
(1) 2" WATER LINE  
(1) 2" METER BOX  
INSTALL METER IN ROW.  
(IN GRASS) INSTALL RPZ ON DOMESTIC LINE ON PRIVATE PROPERTY.

CONNECT TO EX 8" SS TAP. INSTALL 8" TO 6" REDUCER W/ DBL CO & 15 LF OF PRIVATE 6" SDR-26

INSTALL:  
(1) 10"x6" TAPPING SLEEVE  
(1) 10" VALVE  
(1) 6" VALVE  
6" FIRE SPRINKLER LINE  
(C-900 CLASS 200 PVC DR14)

INSTALL:  
(1) 10"x6" TAPPING SLEEVE  
(1) 6" VALVE  
(1) FIRE HYDRANT ASSEMBLY

INSTALL:  
(1) 10"x6" TAPPING SLEEVE  
(1) 6" VALVE  
(1) FIRE HYDRANT ASSEMBLY

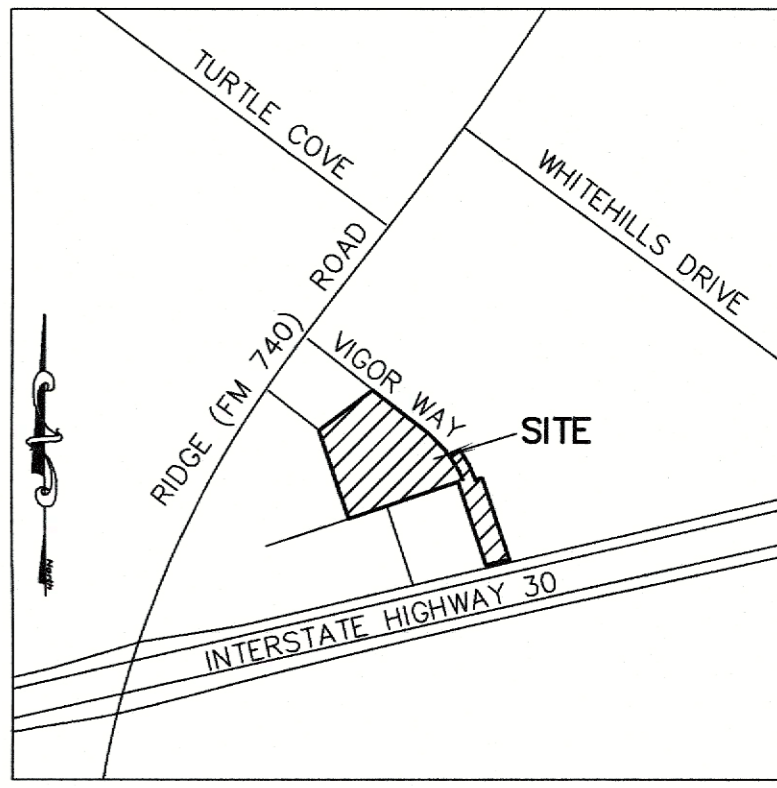
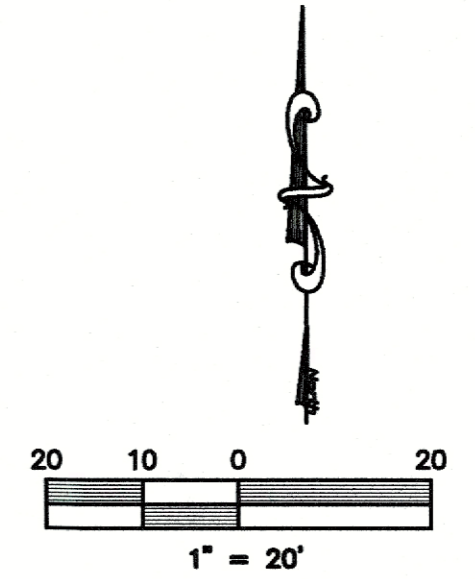
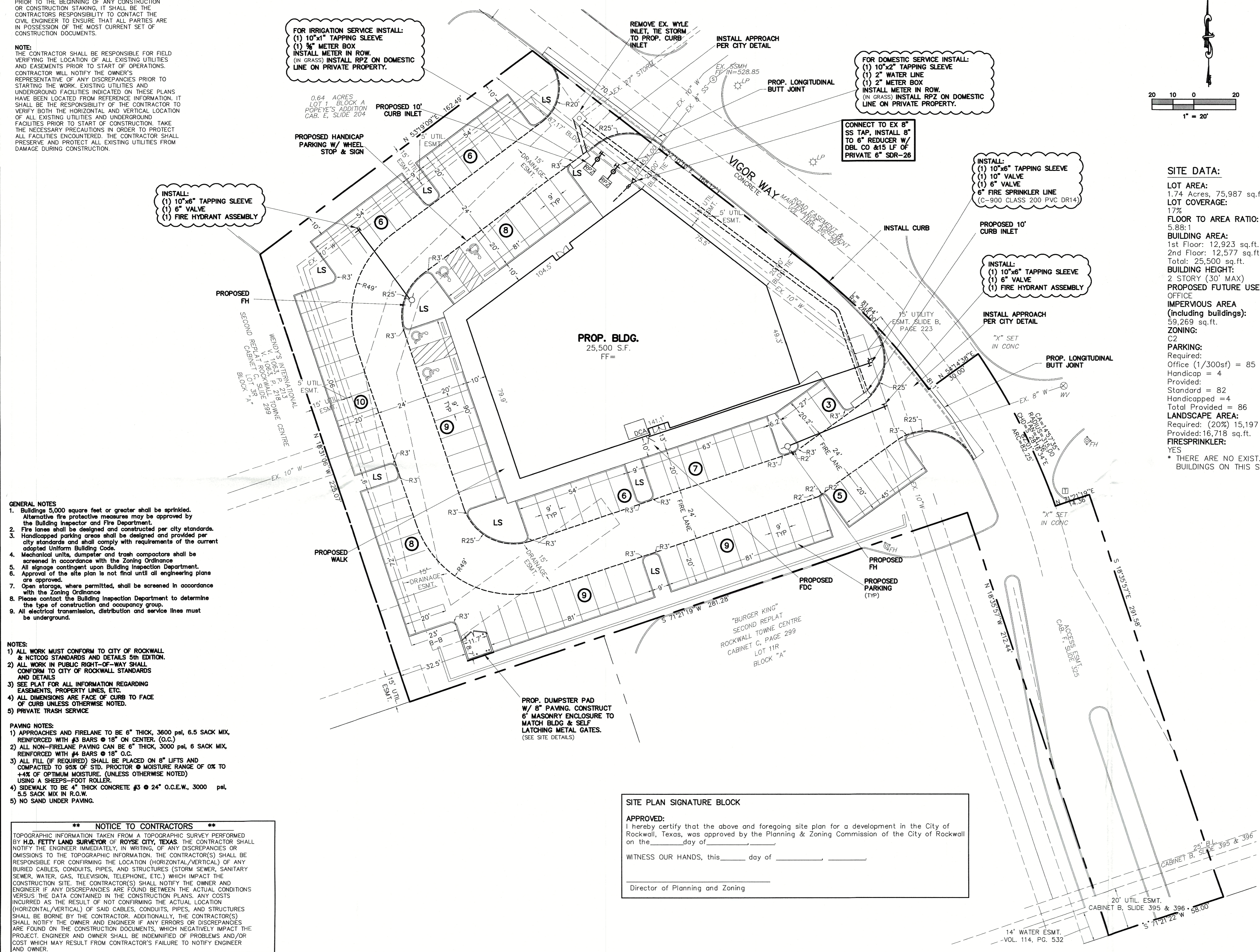
- GENERAL NOTES**
- Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
  - Fire lanes shall be designed and constructed per city standards.
  - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
  - Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
  - All signage contingent upon Building Inspection Department.
  - Approval of the site plan is not final until all engineering plans are approved.
  - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
  - Please contact the Building Inspection Department to determine the type of construction and occupancy group.
  - All electrical transmission, distribution and service lines must be underground.

- NOTES:**
- ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
  - ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
  - SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
  - ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - PRIVATE TRASH SERVICE

- PAVING NOTES:**
- APPROACHES AND FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
  - ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
  - ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
  - SIDEWALK TO BE 4" THICK CONCRETE #3 @ 24" O.C.E.W., 3000 psi, 5.5 SACK MIX IN R.O.W.
  - NO SAND UNDER PAVING.

**\*\* NOTICE TO CONTRACTORS \*\***

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



**SITE DATA:**

LOT AREA:  
1.74 Acres, 75,987 sq.ft.  
LOT COVERAGE:  
17%  
FLOOR TO AREA RATIO:  
5.88:1  
BUILDING AREA:  
1st Floor: 12,923 sq.ft.  
2nd Floor: 12,577 sq.ft.  
Total: 25,500 sq.ft.  
BUILDING HEIGHT:  
2 STORY (30' MAX)  
PROPOSED FUTURE USE:  
OFFICE  
IMPERVIOUS AREA  
(including buildings):  
59,269 sq.ft.  
ZONING:  
C2  
PARKING:  
Required:  
Office (1/300sf) = 85  
Handicap = 4  
Provided:  
Standard = 82  
Handicapped = 4  
Total Provided = 86  
LANDSCAPE AREA:  
Required: (20%) 15,197 sq.ft.  
Provided: 16,718 sq.ft.  
FIRESPRINKLER:  
YES  
\* THERE ARE NO EXIST. BUILDINGS ON THIS SITE

**VICINITY MAP**  
NOT TO SCALE

**LEGEND**

- = PROPERTY LINE
- - - - - EX. SS = EXISTING SANITARY SEWER LINE
- - - - - EX. W = EXISTING WATER LINE
- ⊕ FH = EXISTING FIRE HYDRANT
- ⊗ WM = EXISTING WATER METER
- ⊙ PP = EXISTING POWER POLE
- ⊙ LP = EXISTING LIGHT POLE
- ⊙ SS = EXISTING SS MANHOLE
- ⊠ EX. TELEPHONE BOX
- EXIST. or EX. = EXISTING
- ⊕ = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB
- = PROPOSED FIRELANE

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



SP#: 2024-

**SITE PLAN**  
**VIGOR WAY OFFICE**

LOT 1, BLOCK A, 1.74 ACRES  
COMFORT INN & SUITES ROCKWALL TOWNE CENTRE  
City of Rockwall, Rockwall County, Texas

owner  
PRBBS, LLC  
ATTN: BRIAN BERRY  
2 ESSEX COURT  
HEATH, TX 75032

prepared by  
MONK CONSULTING ENGINEERS  
1200 W. State Street, Garland Texas 75040  
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2024-3 REG. NO.: F-21  
date: 2/15/24 scale: 1"=20'  
sheet: 1 of 1

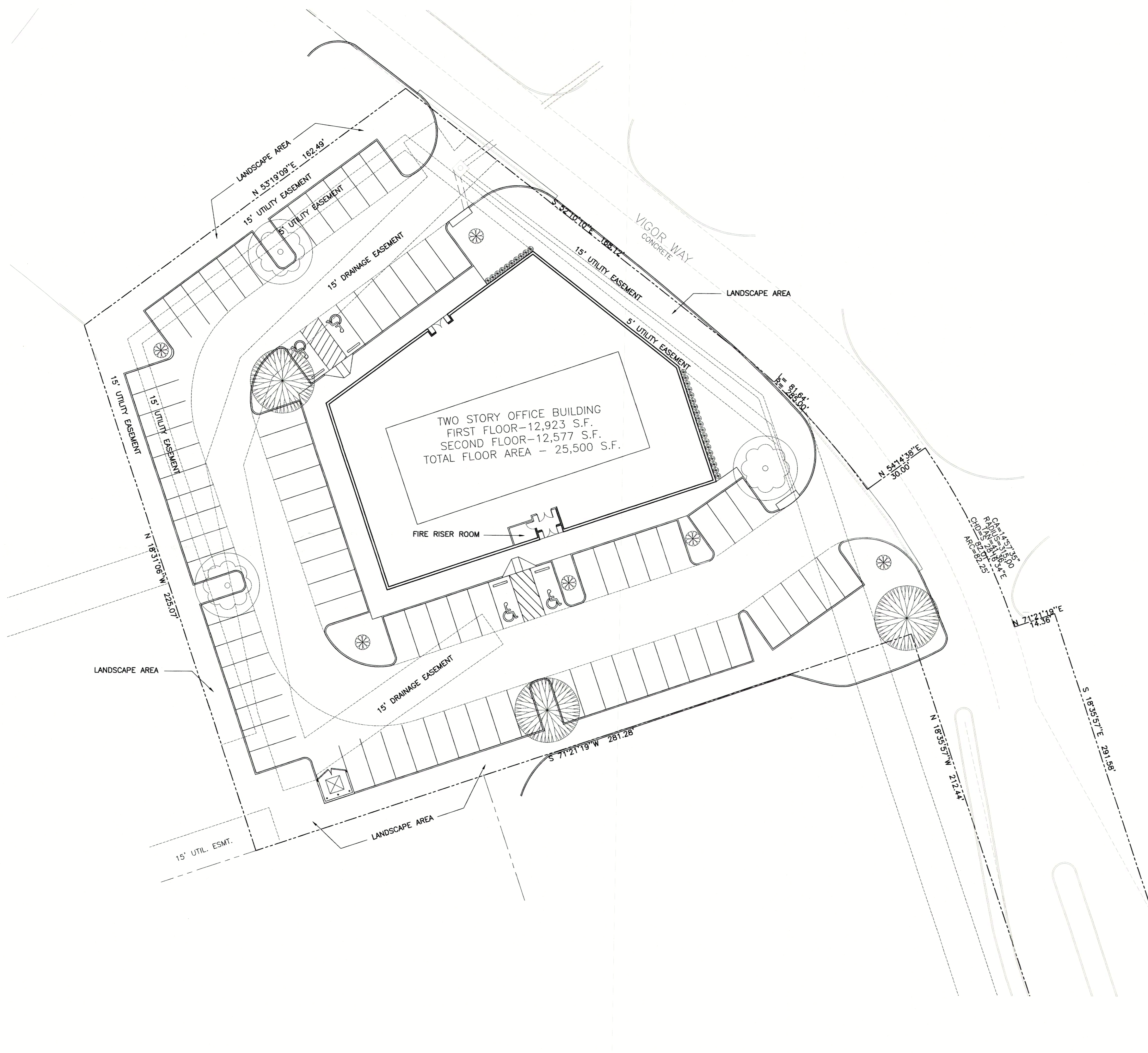
**SITE PLAN SIGNATURE BLOCK**

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 the \_\_\_\_\_ day of \_\_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Director of Planning and Zoning





SITE DATA TABLE	
SITE AREA	1.44 ACRES (62,462 S.F.)
ZONING	COMMERCIAL
PROPOSED USE	OFFICE
BUILDING AREA: FIRST FLOOR - SECOND FLOOR -	25,500 S.F. 12,923 S.F. 12,577 S.F.
LOT COVERAGE (GROSS AREA)	17%
FLOOR TO AREA RATIO	
BUILDING HEIGHT MAX.	36'-0"

LANDSCAPE TABULATION	
NET AREA	1.44 ACRES (62,462 S.F.)
REQUIRED LANDSCAPE AREA - 20% OF 62,462 S.F.	12,492 S.F.
PROVIDED LANDSCAPE AREA - 25.2% OF 62,462 S.F.	15,750 S.F.
IMPERVIOUS COVERAGE - 74.8% OF 62,462 S.F.	46,712 S.F.

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
	CEDAR ELM
	BALD CYPRESS (DETENTION POND)
	DESERT WILLOW
	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (Subsection 05.04, of Article 08)

- GENERAL NOTES:**
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
  - ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
  - CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
  - CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
  - DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
  - ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
  - THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
  - NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
  - ALL PARKING SPACES ARE WITHIN 80' OF A TREE

CITY OF ROCKWALL CASE NUMBER: SP2024-XXX
LEGAL DESCRIPTION AND OR ADDRESS: LOT 1, BLOCK A REPLAT OF ROCKWALL TOWNE CENTRE LOT 8 & LOT 9 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087
OWNER PRBBS, LLC 2 Essex Court Heath, TX 75032 ATTN: Brian Berry
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll
SITE PLAN 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 the _____ day of _____. WITNESS OUR HANDS, this _____ day of _____.
Planning & Zoning Commission, Chairman Director of Planning and Zoning

ISSUE:	
SITE PLAN:	02-16-2024

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**NEW OFFICE DEVELOPMENT  
VIGOR WAY PLAZA**  
Vigor Way,  
Rockwall, Texas 75087

PRBBS, LLC  
2 ESSEX COURT  
HEATH, TX 75032

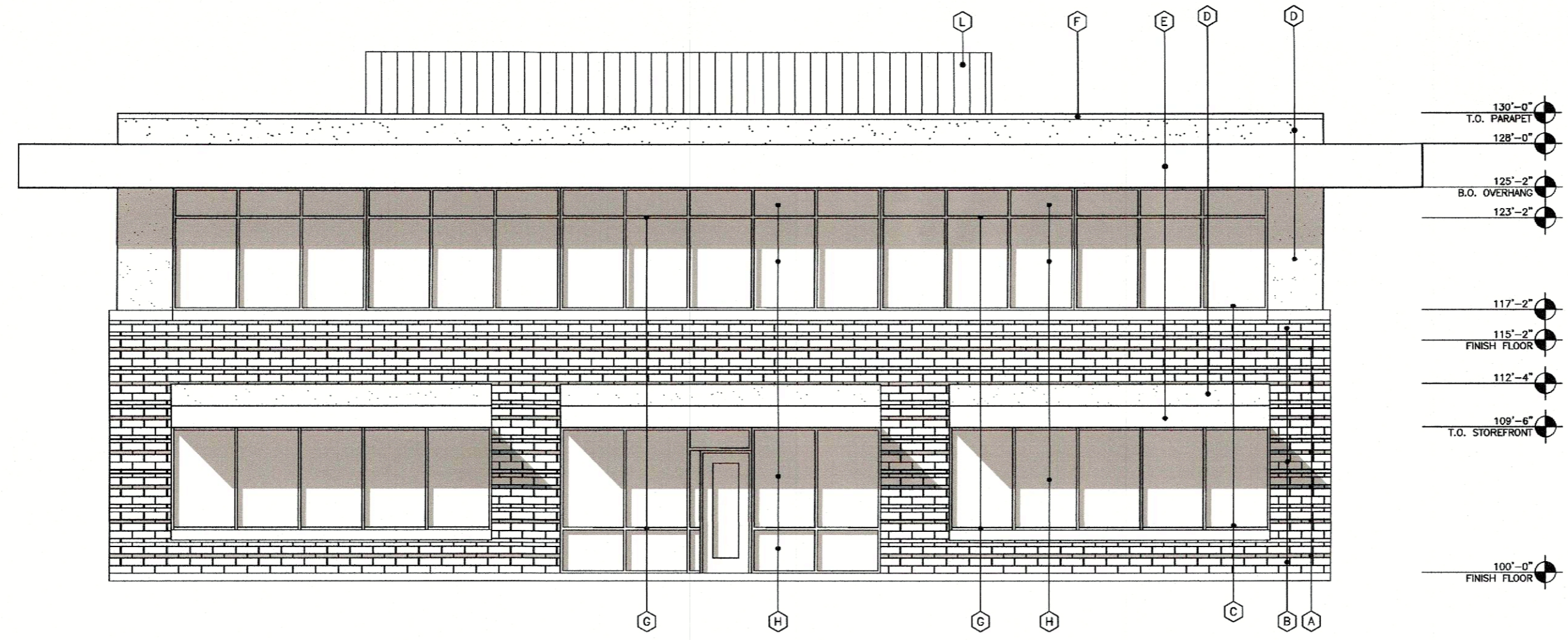


750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

**LANDSCAPE  
SITE PLAN**

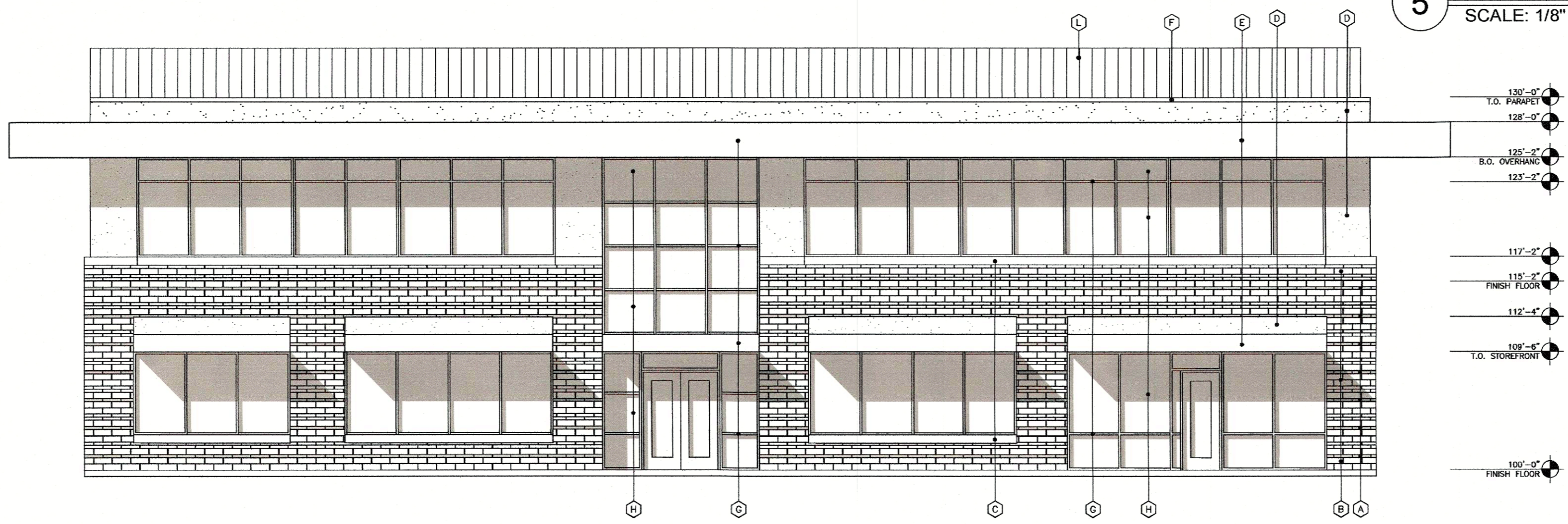
DATE: FEB 2024 SHEET NO. A100  
PROJECT NO: 2023100  
DRAWN BY: ZJ  
CHECKED BY:





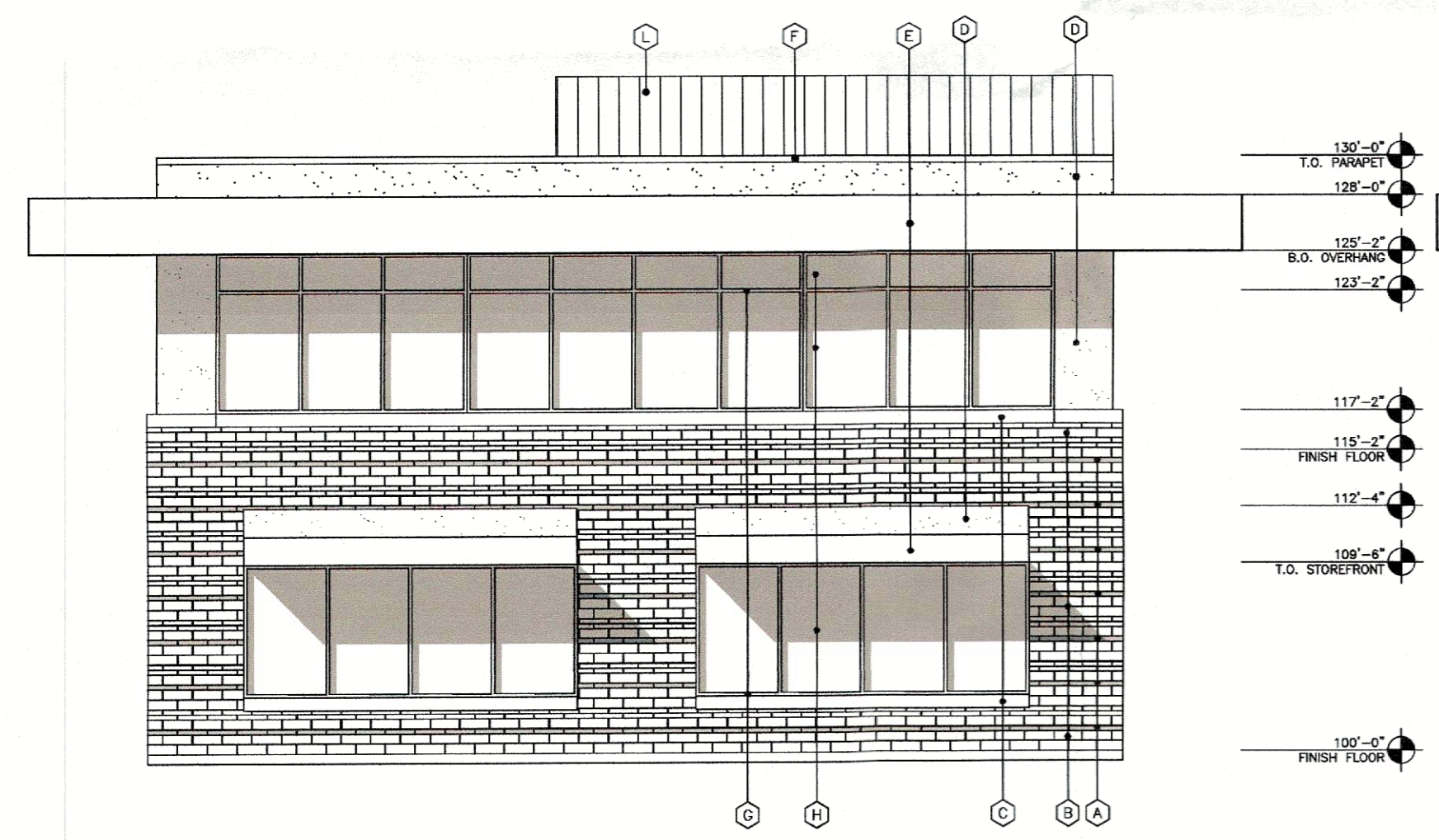
STONE	-	714 S.F.	-	59%
STUCCO	-	279 S.F.	-	23%
<b>TOTAL</b>	-	<b>993 S.F.</b>	-	<b>82%</b>

**5 WEST ELEVATION - WENDY'S**  
SCALE: 1/8" = 1'-0"



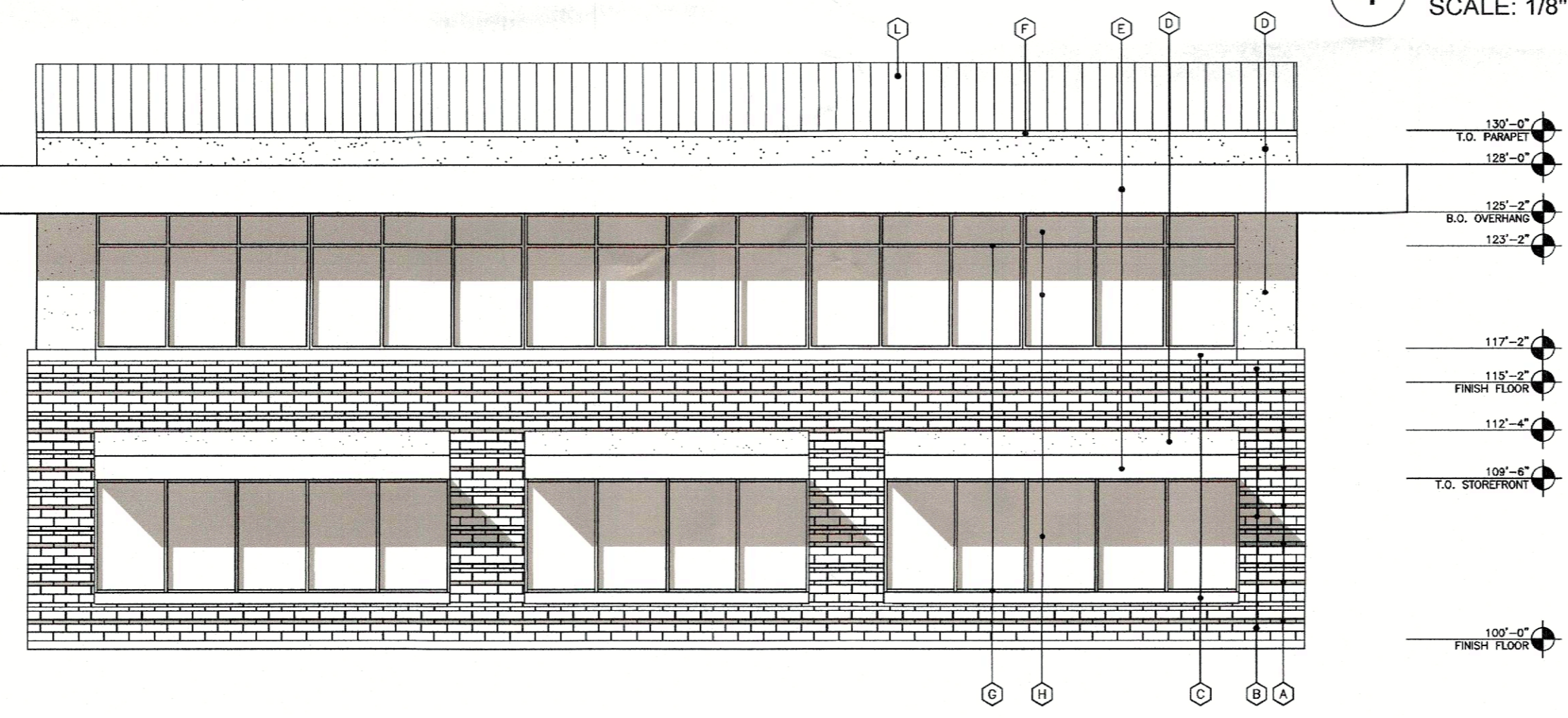
STONE	-	878 S.F.	-	59%
STUCCO	-	328 S.F.	-	22%
<b>TOTAL</b>	-	<b>1206 S.F.</b>	-	<b>81%</b>

**4 NORTH ELEVATION - RIDGE ROAD**  
SCALE: 1/8" = 1'-0"

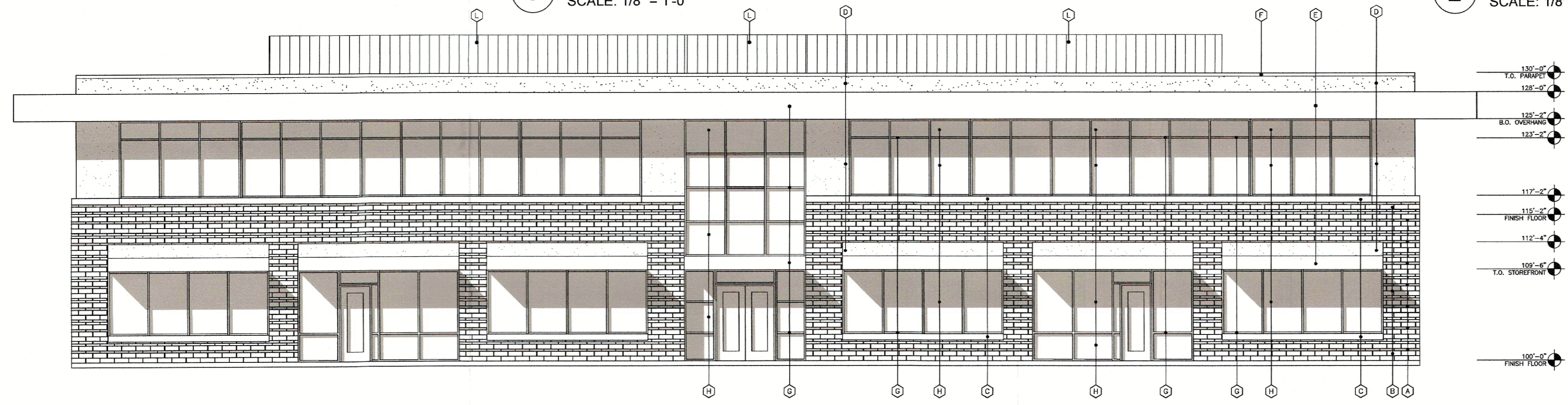


2/3 PERCENTAGES				
STONE	-	1265 S.F.	-	62%
STUCCO	-	440 S.F.	-	21%
<b>TOTAL</b>	-	<b>1705 S.F.</b>	-	<b>83%</b>

**3 EAST ELEVATION - VIGOR WAY**  
SCALE: 1/8" = 1'-0"



**2 EAST ELEVATION - VIGOR WAY**  
SCALE: 1/8" = 1'-0"



STONE	-	1150 S.F.	-	55%
STUCCO	-	521 S.F.	-	25%
<b>TOTAL</b>	-	<b>1671 S.F.</b>	-	<b>80%</b>

**1 SOUTH ELEVATION - I-30**  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
<b>A</b>	STONE VENEER ACCENT COLOR: (4) SIDED CUT STONE USING 3" HEIGHT BY RANDOM LENGTHS, COLOR - LIMESTONE
<b>B</b>	STONE VENEER FIELD COLOR: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 6" TALL, MAXIMUM SIZE 12" TALL, COLOR - LUEDERS DARK GREY
<b>C</b>	STONE CAP: (4) SIDED CUT STONE W/ RANDOM LENGTHS WITH, MAXIMUM SIZE 3" TALL, COLOR - LUEDERS DARK GREY
<b>D</b>	STUCCO: (3 PART SYSTEM) W/ ELASTOMERIC FINISH COAT - COLOR - SW
<b>E</b>	AWNINGS: PREFINISHED MTL. AWNINGS PANELS COLOR - BLACK
<b>F</b>	PREFINISHED METAL COPING COLOR - SILVER
<b>G</b>	ALUMINUM STOREFRONT, COLOR - BLACK
<b>H</b>	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 95% - DARK GREY
<b>J</b>	STUCCO: CONTROL JOINTS AS SHOWN
<b>K</b>	MASONRY EXPANSION JOINT
<b>L</b>	MECHANICAL SCREEN ON ROOF COLOR - LIGHT GREY

ISSUE: \_\_\_\_\_  
SITE PLAN: \_\_\_\_\_

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NEW OFFICE DEVELOPMENT  
**VIGOR WAY PLAZA**  
Vigor Way,  
Rockwall, Texas 75087

PRBBS, LLC.  
2 ESSEX COURT  
HEATH, TX 75032

**CARROLL architects**  
750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
P: 972-732-6085  
F: 972-732-8058

CITY OF ROCKWALL CASE NUMBER: SP2024-XXX

LEGAL DESCRIPTION AND OR ADDRESS:  
LOT 1, BLOCK A  
REPLAT OF ROCKWALL TOWNE CENTRE  
LOT 8 & LOT 9  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087

OWNER  
PRBBS, LLC  
2 Essex Court  
Heath, TX 75032  
ATTN: Brian Berry

APPLICANT  
Carroll Architects, Inc.  
750 E. Interstate 30 #110  
Rockwall, TX 75087  
P: 972-732-6085  
E: jc@carrollarch.com  
ATTN: Jeff Carroll

SITE PLAN 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 the \_\_\_\_\_ day of \_\_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_.

Planning & Zoning Commission, Chairman  
Director of Planning and Zoning

**EXTERIOR ELEVATIONS**

DATE: FEB 2024 SHEET NO: \_\_\_\_\_  
PROJECT NO: 2023100  
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