



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 **1775 State Highway 276, Rockwall, TX 75032**

SUBDIVISION **Revelation** LOT **1** BLOCK **1**

GENERAL LOCATION **Tract East of John King Blvd. between Discovery Blvd. & State Highway 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Light Industrial** CURRENT USE **Light Industrial**

PROPOSED ZONING **Light Industrial** PROPOSED USE **Light Industrial**

ACREAGE **18.48** 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 **Reserve Capital - Rockwall Industrial SPE LLC** APPLICANT **Industrial Reserve**

CONTACT PERSON **Justin Toon** CONTACT PERSON **Justin Toon**

ADDRESS **15110 Dallas Pkwy** ADDRESS **15110 Dallas Pkwy**

P O Box 670551 **P O Box 670551**

CITY, STATE & ZIP **Dallas, TX 75367** CITY, STATE & ZIP **Dallas, TX 75367**

PHONE **214-577-6789** PHONE **214-577-6789**

E-MAIL **justin@industrialreserve.net** E-MAIL **justin@industrialreserve.net**

NOTARY VERIFICATION [REQUIRED]

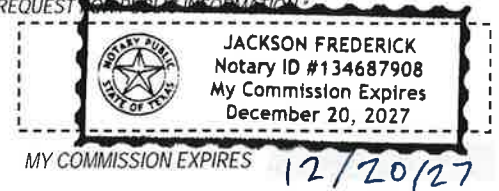
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Toon [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th 35/4/24 DAY OF March, 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 14th DAY OF March, 2024

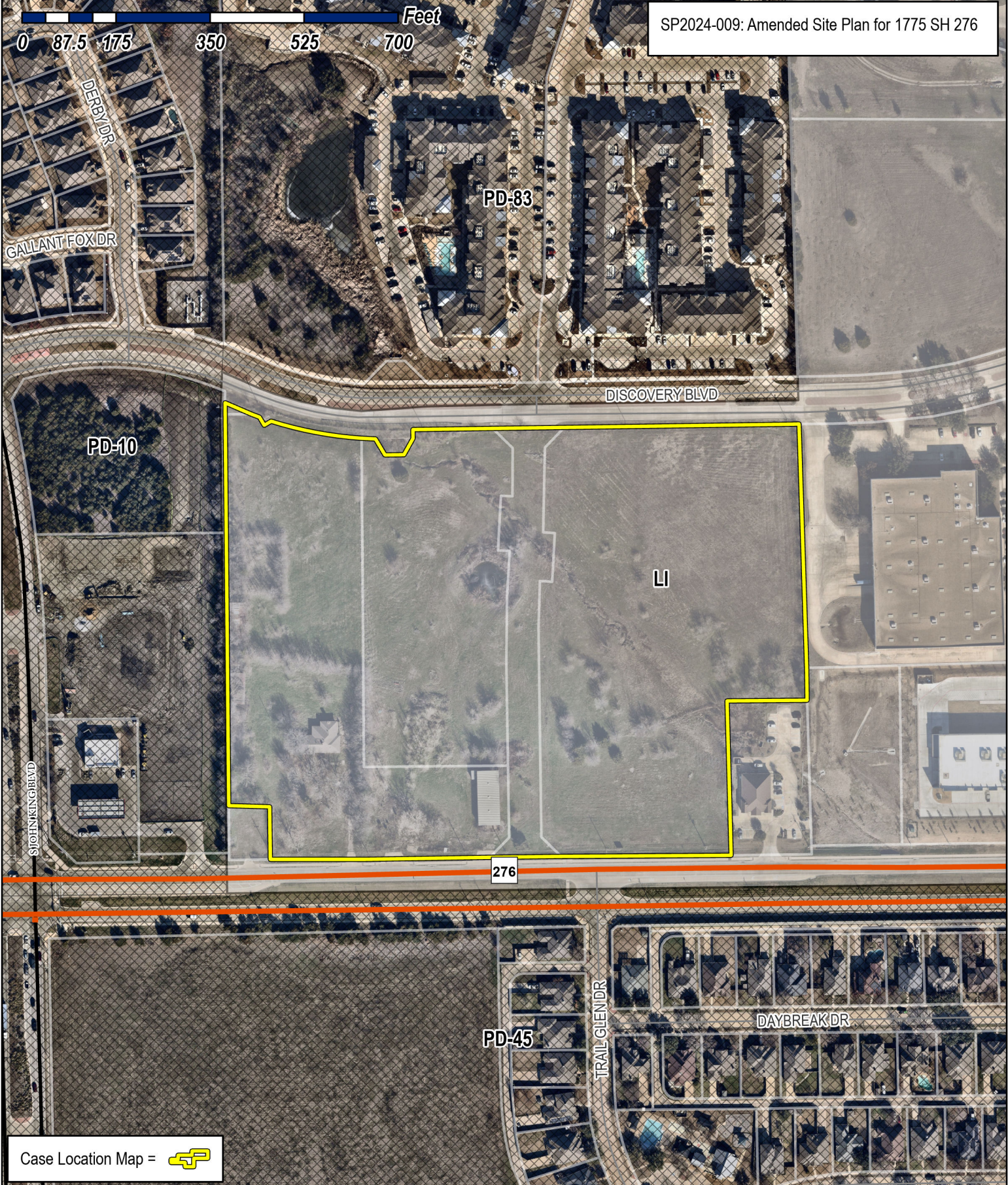
OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12/20/27

0 87.5 175 350 525 700 Feet



Case Location Map = 



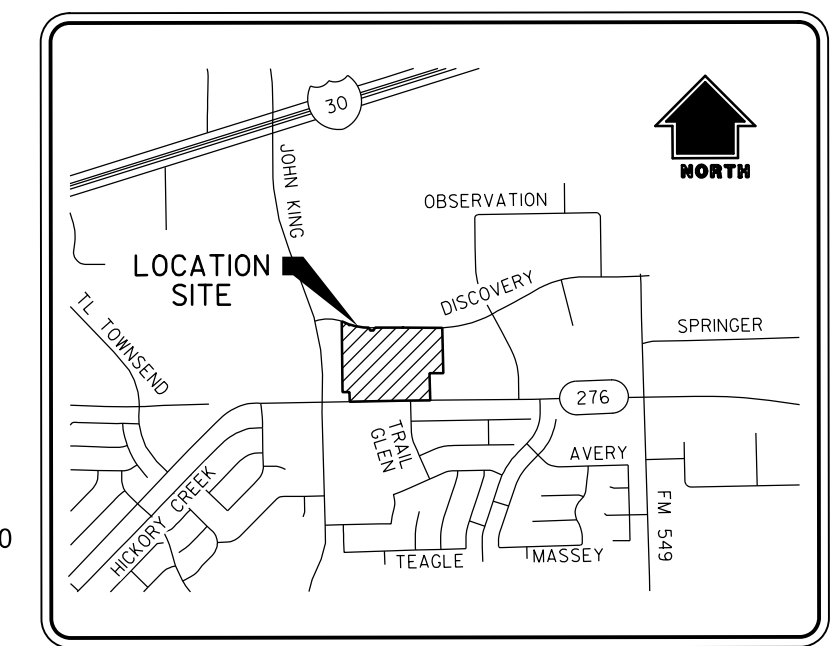
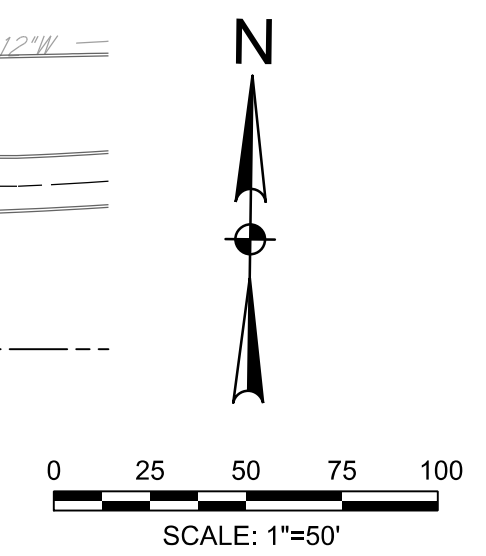
City of Rockwall

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.



**DISCOVERY BLVD.
(85' R.O.W. WIDTH)**



SITE DATA:

CURRENT ZONING:	(LI) LIGHT INDUSTRIAL
PROPOSED LAND USE:	Light Industrial
TOTAL SITE AREA:	18.48 AC. (816,195 SF)
SITE AREAS:	
BUILDING:	284,155 SF
PAVING:	317,520 SF
LANDSCAPE:	214,520 SF
DETENTION AREA:	58,569 SF
PARKING:	
WAREHOUSE (1:1000 SF)(262155 sf)	263.00 SPACES
OFFICE (1 SPACE/300 SF)(22,000 sf):	74.00 SPACES
TOTAL REQUIRED:	337 SPACES
PROVIDED:	337 SPACES
ACCESSIBLE SPACES PROVIDED:	12 SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE	

NOTES:
1. ALL EXISTING ON-SITE APPURTENANCES ARE TO BE DEMOED PRIOR TO CONSTRUCTION
2. ALL BARB WIRE FENCE SHALL BE DEMOED.

NOTE: ALL CURBS ARE 6" UNLESS NOTED OTHERWISE.

PAVING LEGEND

- 8" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #4 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 6" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 7" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 5" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 24" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 4" THICK, 3,000 PSI CONCRETE PAVEMENT WITH #3 BARS AT 24" O.C.E.W. OVER LIME STABILIZED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER
- EXISTING FIBER OPTIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE

**INDUSTRIAL RESERVE
DISCOVERY
SITE PLAN
REVELATION
LOT 1, BLOCK 1
BEING AN
18.480 ACRES
ADDITION TO THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2**

**INDUSTRIAL RESERVE
DISCOVERY
1775 STATE HIGHWAY 276,
ROCKWALL, TEXAS**



Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
MATTHEW J. GARDNER 130796 P.E. NO.
NAME MARCH, 2024
DATE 3/15/2024
TBPE FIRM # F-312

Project No.:	53955
Issued:	MARCH, 2024
Drawn By:	CAD
Checked By:	MJG
Scale:	AS SHOWN
Sheet Title	SITE PLAN
Sheet Number	SP1.01

CASE NUMBER: SPXXXX-XXX

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR 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 ____.

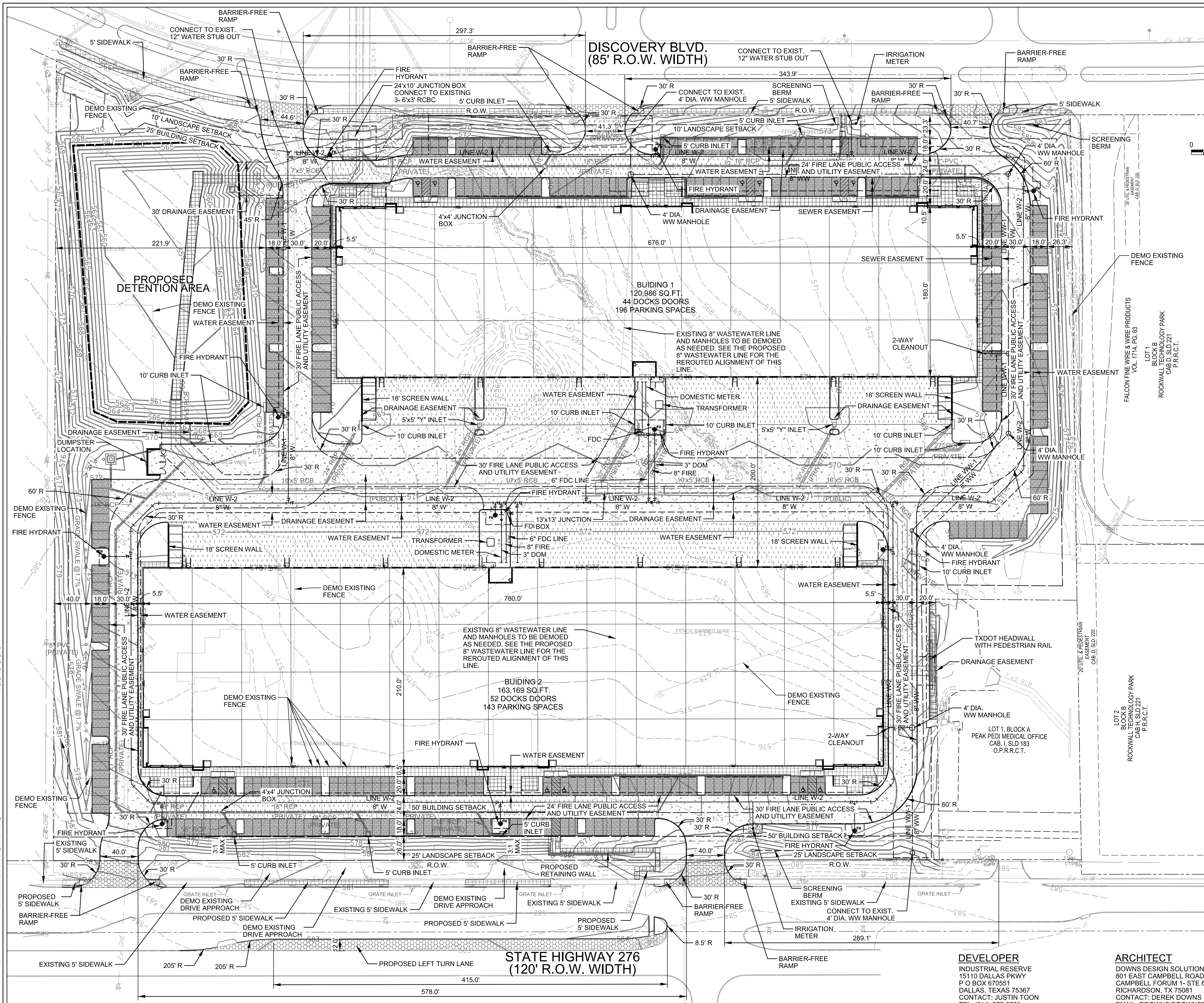
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

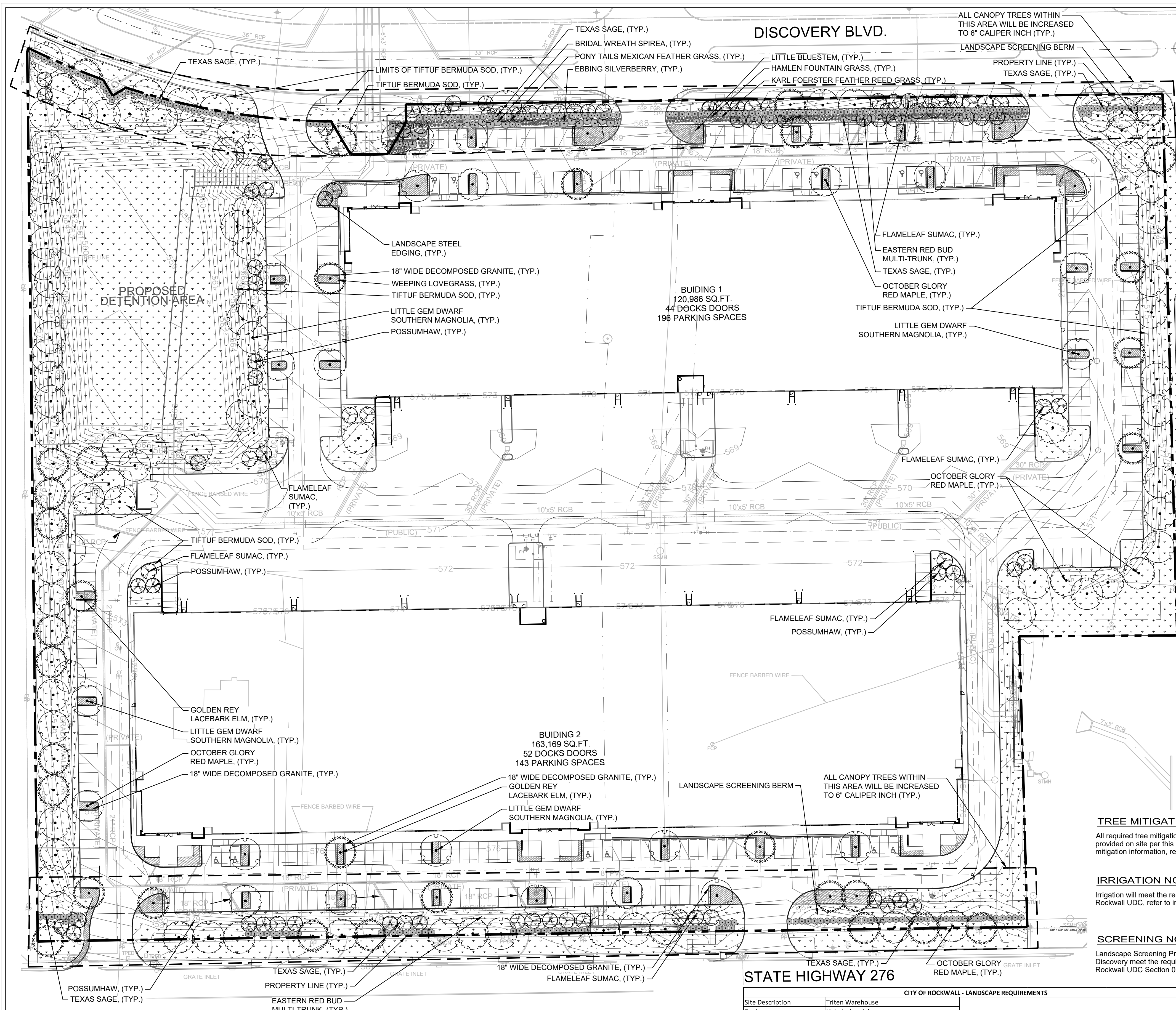
DEVELOPER
INDUSTRIAL RESERVE
15110 DALLAS PKWY
P O BOX 670551
DALLAS, TEXAS 75367
CONTACT: JUSTIN TOON
TEL: (214)-577-6789

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TEL: (214) 346-6200
TBPE FIRM# F-312

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EMAIL: J.KINDRED@DOWNSDESIGN.COM
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LANDSCAPE
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TBPE FIRM# F-312





LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

ARTICLE 08: LANDSCAPE AND FENCE STANDARDS

SECTION 05: LANDSCAPE STANDARDS

SUBSECTION 05.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

(B) **Non-Residential Landscape Buffers** (see Figure 3: Commercial Landscape Buffers Example)

(1) **Abutting a Public Right-of-Way**. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

SUBSECTION 05.02: LANDSCAPE SCREENING

(A) **Loading Docks and Outside Storage Areas**. Off-street loading docks and outside storage areas shall be screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 01.05, Screening Standards, of Article 05, District Development Standards (Screening Wall with Canopy Trees every 20' o.c.).

(C) **Headlight Screening**. Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:

(1) **Alternative #1**. A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking area.

(2) **Alternative #2**. A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six (6) caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

SUBSECTION 05.03: LANDSCAPE REQUIREMENTS

(A) **Amount of Landscaping**. The following landscaping percentages shall be required and shall apply to the total site area to be developed: **Light Industrial (LI) District - Required Landscaping 15%**.

(B) **Location of Landscaping**. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.

(E) **Parking Lot Landscaping**. The following landscape requirements will apply to parking lots:

(1) Parking lots with more than two (2) rows of parking spaces (i.e. one (1) drive aisle with rows of parking on either side) shall have a minimum of five (5) percent or 200 SF of landscaping - whichever is greater - in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.

(2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas.

(3) No tree shall be planted closer than five (5) feet to the 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.

(4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.

(G) **Landscaping in Landscape Buffers and Public Right-of-Way**. 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). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

**INDUSTRIAL RESERVE
DISCOVERY
1775 STATE HIGHWAY 276,
ROCKWALL, TEXAS**



LEGEND

ORNAMENTAL TREES	COMMON / BOTANICAL NAME
	Eastern Redbud Multi-trunk / <i>Cercis canadensis</i>
	Poosumhaw / <i>Ilex decidua</i>
	Flameleaf Sumac / <i>Rhus Laneolata</i>
SHADE TREE	COMMON / BOTANICAL NAME
	October Glory Red Maple / <i>Acer rubrum</i> 'October Glory'
	Little Gem Dwarf Southern Magnolia / <i>Magnolia grandiflora</i> 'Little Gem'
	Golden Rey Lacebark Elm / <i>Ulmus parvifolia</i> 'Golden Rey'
SHRUBS	COMMON / BOTANICAL NAME
	Ebbing Silverberry / <i>Elaeagnus x ebbingei</i>
	Texas Sage / <i>Leucophyllum frutescens</i>
	Bridal Wreath Spirea / <i>Spiraea prunifolia</i> 'Bridalwreath'
ORNAMENTAL GRASSES	COMMON / BOTANICAL NAME
	Karl Foerster Feather Reed Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster'
	Hamelin Fountain Grass / <i>Pennisetum alopecuroides</i> 'Hamelin'
	Little Bluestem / <i>Schizachyrium scoparium</i>
	Pony Tails Mexican Feather Grass / <i>Stipa tenuissima</i> 'Pony Tails'
GROUND COVERS	COMMON / BOTANICAL NAME
	Tifuf Bermuda Grass / <i>Cynodon dactylon</i> (L.) Pers. x <i>Cynodon tansvaalensis</i> Burt Davy
	Weeping Lovegrass / <i>Eragrostis curvula</i>
MISCELLANEOUS	COMMON / BOTANICAL NAME
	Decomposed Granite / Native decompsd granite
	Landscape Steel Edging

TREE MITIGATION NOTE:
All required tree mitigation (460 cal. inches) will be provided on site per this plan. For additional tree mitigation information, refer to Sheets C0.05 - C0.06.

IRRIGATION NOTE:
Irrigation will meet the requirements of the City of Rockwall UDC, refer to irrigation notes on L.01

SCREENING NOTE:
Landscape Screening Provided along SH 276 and Discovery meet the requirements of the City of Rockwall UDC Section 05, Subsection 05.01 (B) (1)

CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS

Site Description	Triten Warehouse			
Zoning	Light Industrial			
Total Site Area	816,195 S.F.			
Building Area	284,480 S.F.			
Vehicular Paving Area	316,744 S.F.			
Total Landscape Area	214,520 S.F.			
REQUIREMENTS	Required	Provided	Comments	
Required Landscape Area:	Minimum Landscape Area - 15% (816,195 SF x .015 = 122,429 SF)	122,429 S.F. (15%)	214,520 S.F. (26.6%)	
Landscape Buffers:	10' wide min. Discovery Blvd. (1,075 LF.) 50' wide min. SH 276 (934 LF.)	10' - Discovery Blvd. 50' - SH 276	20' - Discovery Blvd. 25' - SH 276 per variance	
Buffer Requirements:	DISCOVERY: (1) Canopy Tree & (1) Accent Tree per 50 LF of Frontage (1,075 LF / 50 = 17 ea. Canopy / Accent Trees) SH 276: (2) Canopy Trees & (4) Accent Trees per 100 LF of Frontage (934 LF / 100 = 18 Canopy & 36 Accent Trees)	22 Canopy Trees 22 Accent Trees 18 Canopy Trees 36 Accent Trees	22 Canopy Trees (6" Cal.) 45 Accent Trees (3" Cal.) 18 Canopy Trees (6" Cal.) 36 Accent Trees (3" Cal.)	Some canopy trees planted internal to site due to utility conflicts and site constraints.
Detention Pond Requirements:	(1) Canopy Tree per 750 SF & (1) Accent Tree per 1500 SF (58,569 SF)	78 Canopy Trees 39 Accent Trees	78 Canopy Trees 12 Accent Trees	Some Canopy / Accent trees are placed along west & east property boundaries and along Discovery Blvd. to meet requirement.
Parking Landscape:	(1) Large Canopy Tree Per Each (10) Ten Parking Spaces (337 Spaces / 10 = 34 TREES)	34 Canopy Trees	37 Canopy Trees	No space to be more than 80' from the trunk of Canopy Tree

1 OVERALL LANDSCAPE PLAN
SCALE: 1" = 50'-0"

SITE DATA:

CURRENT ZONING:	(LI) LIGHT INDUSTRIAL
PROPOSED LAND USE:	LIGHT INDUSTRIAL
TOTAL SITE AREA:	18.48 AC. (816,195 SF)
SITE AREAS:	
BUILDING:	284,155 SF
PAVING:	317,520 SF
LANDSCAPE:	214,520 SF
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WAREHOUSE:	263.00 SPACES
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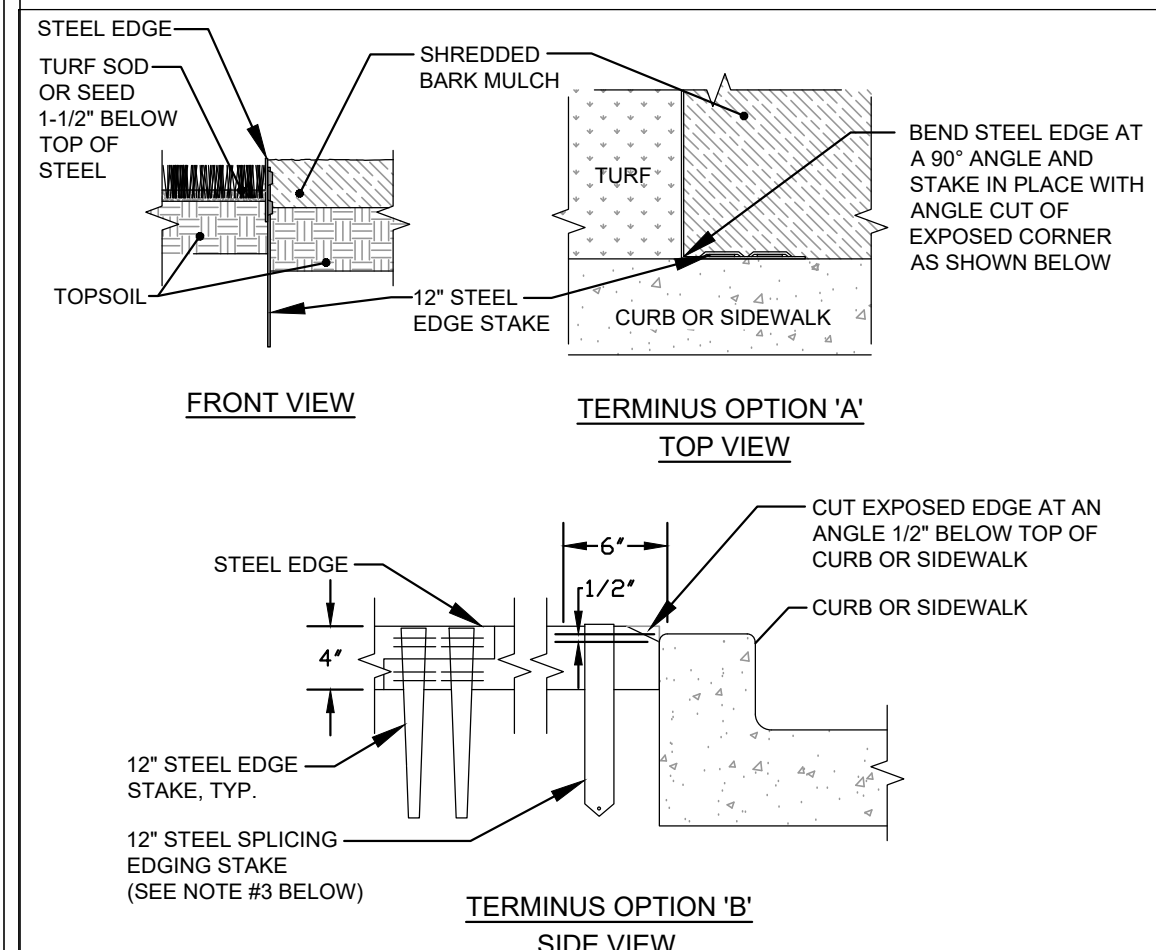
Revision No.	Date	Description

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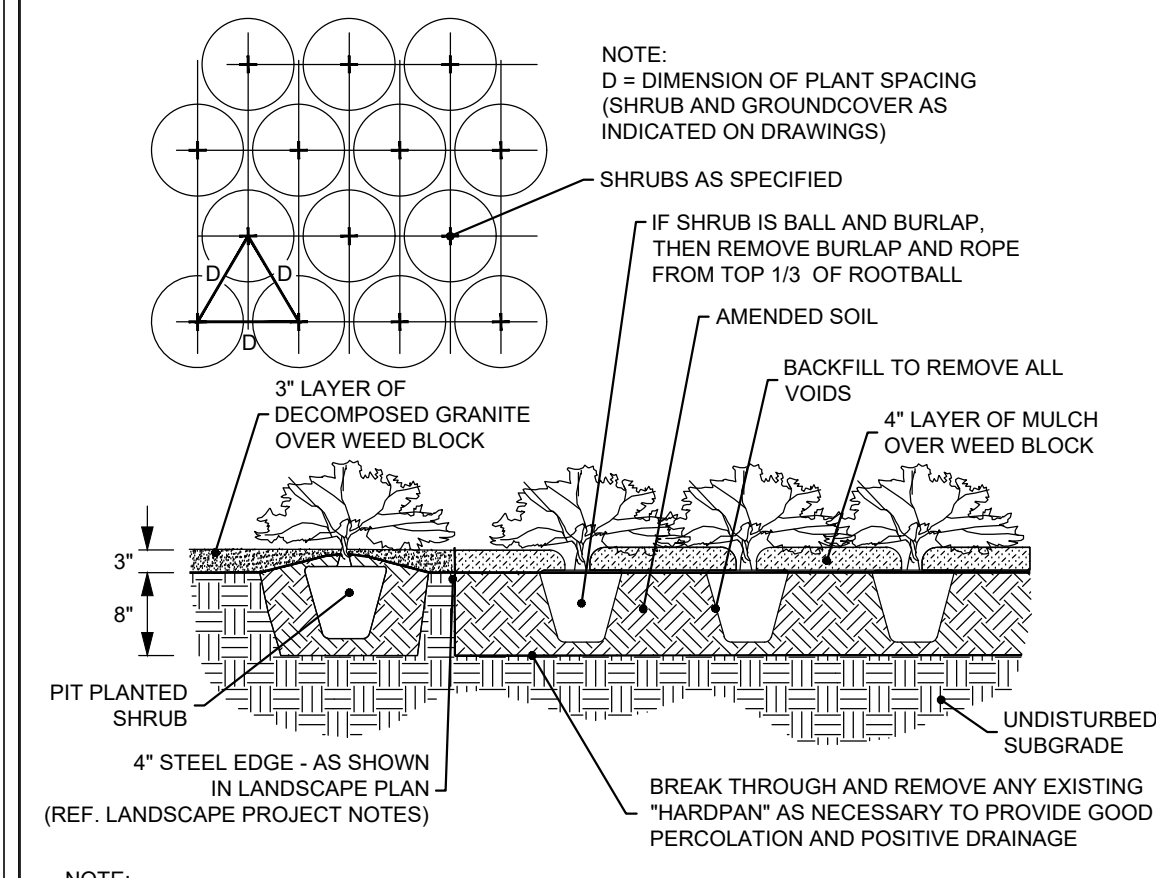
JAMES R. KINDRED 2255
NAME: R.L.A. NO.
DATE: 03/15/2024

Project No.: 46587
Issued: MARCH, 2024
Drawn By: CP
Checked By: JRK
Scale: AS SHOWN
Sheet Title: LANDSCAPE PLAN
L1.00
Sheet Number



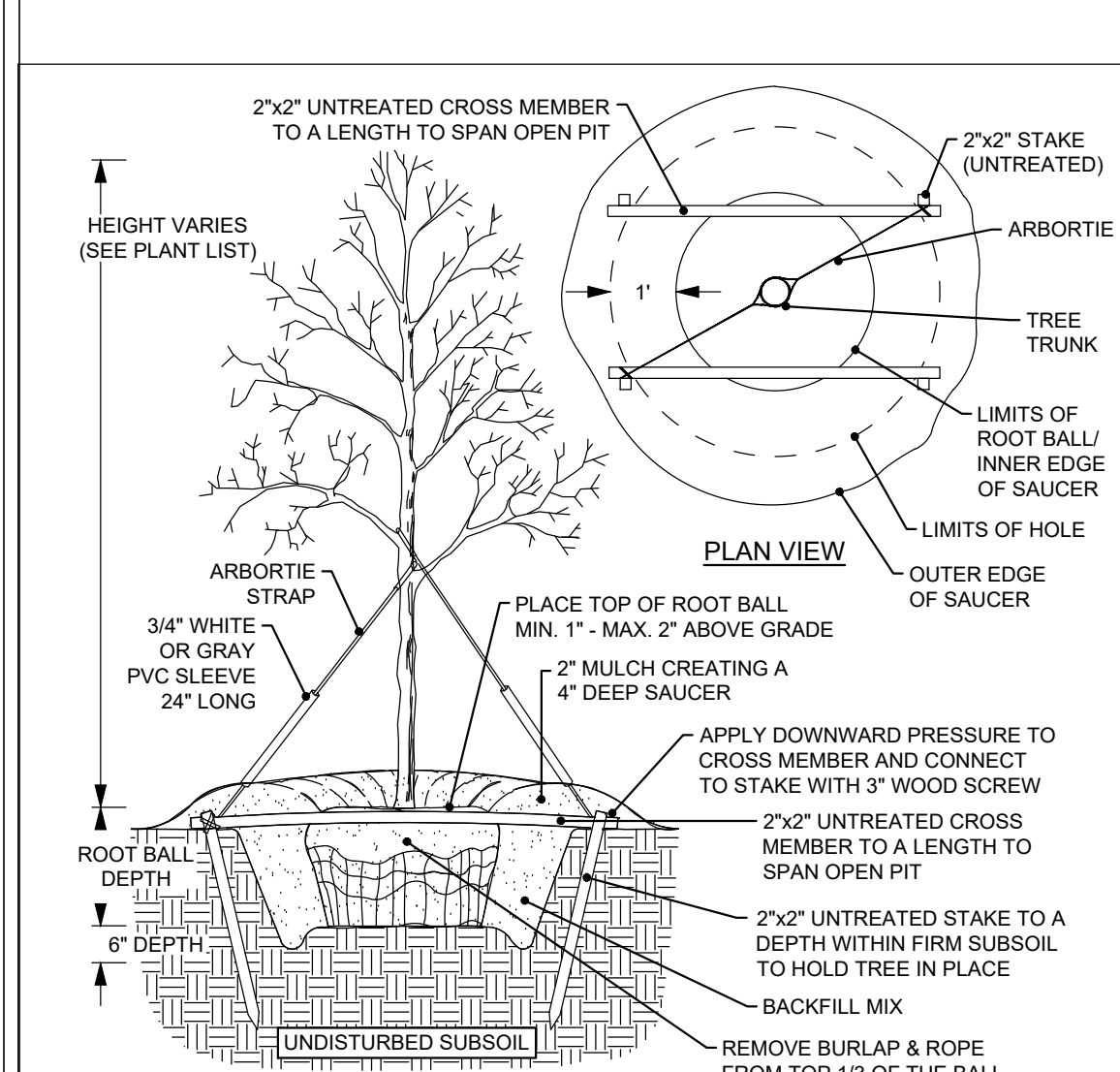
- NOTES:**
- INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.
 - CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
 - IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'.
 - WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

STEEL EDGE TERMINATION N.T.S.



- NOTE:**
- SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
 - OMIT WEED BLOCK WHEN PLANT SPACING IS 16" O.C. OR LESS.

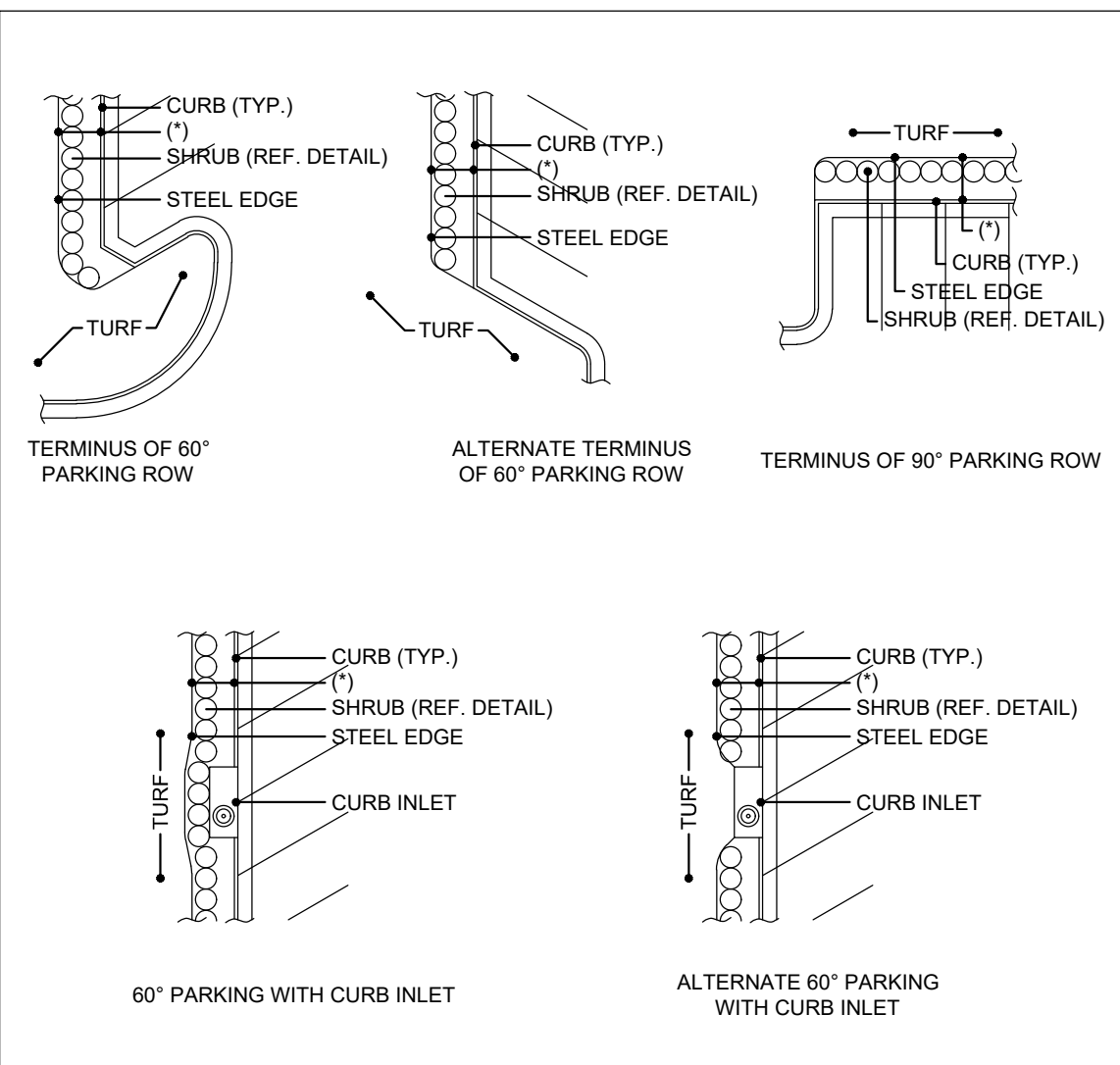
SHRUB PLANTING AND SPACING N.T.S.



- NOTE:**
- ARBORTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
 - SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

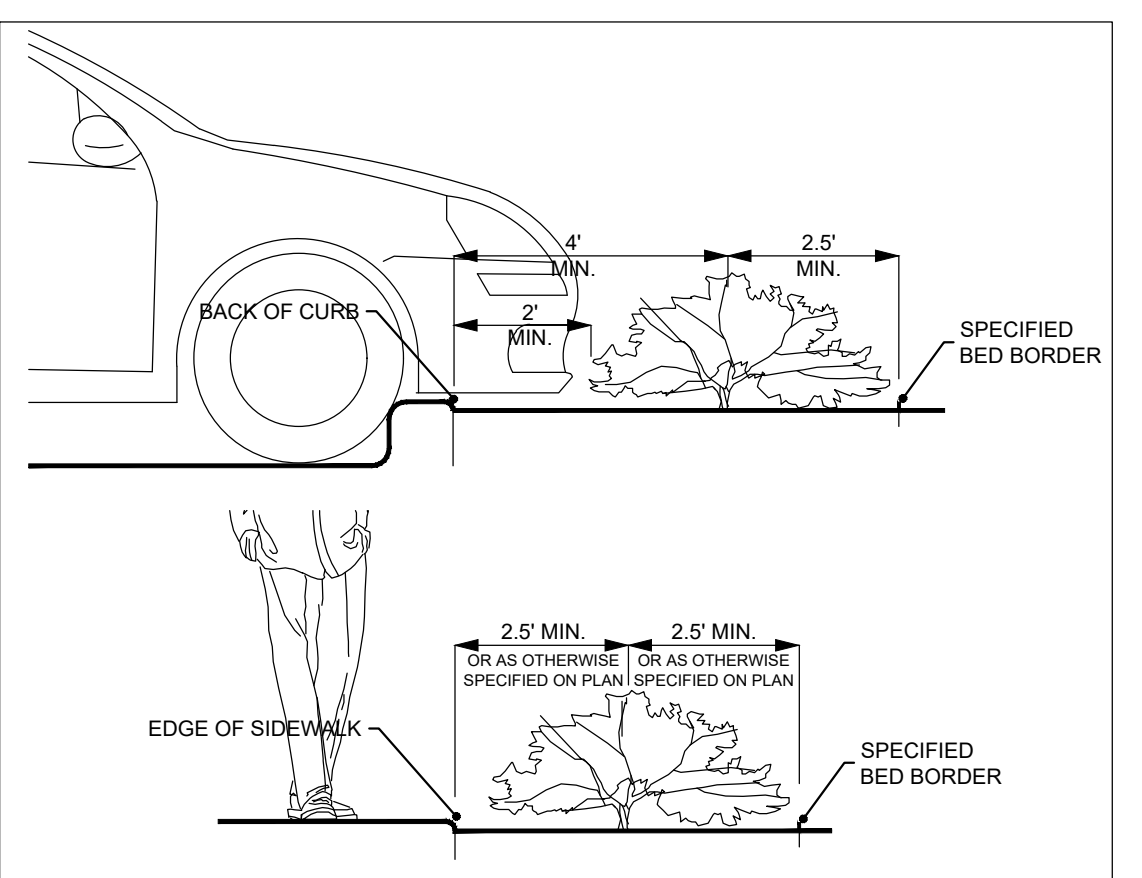
TREE PLANTING N.T.S.

*FOR ALL MAPLE TREE INSTALLATIONS: WRAP TRUNKS WITH A BURLAP TREE BARK WRAP TO PREVENT SUN SCALD. WRAP IS TO REMAIN IN PLACE FOR A MINIMUM OF 12 MONTHS AND A MAXIMUM OF 24 MONTHS.



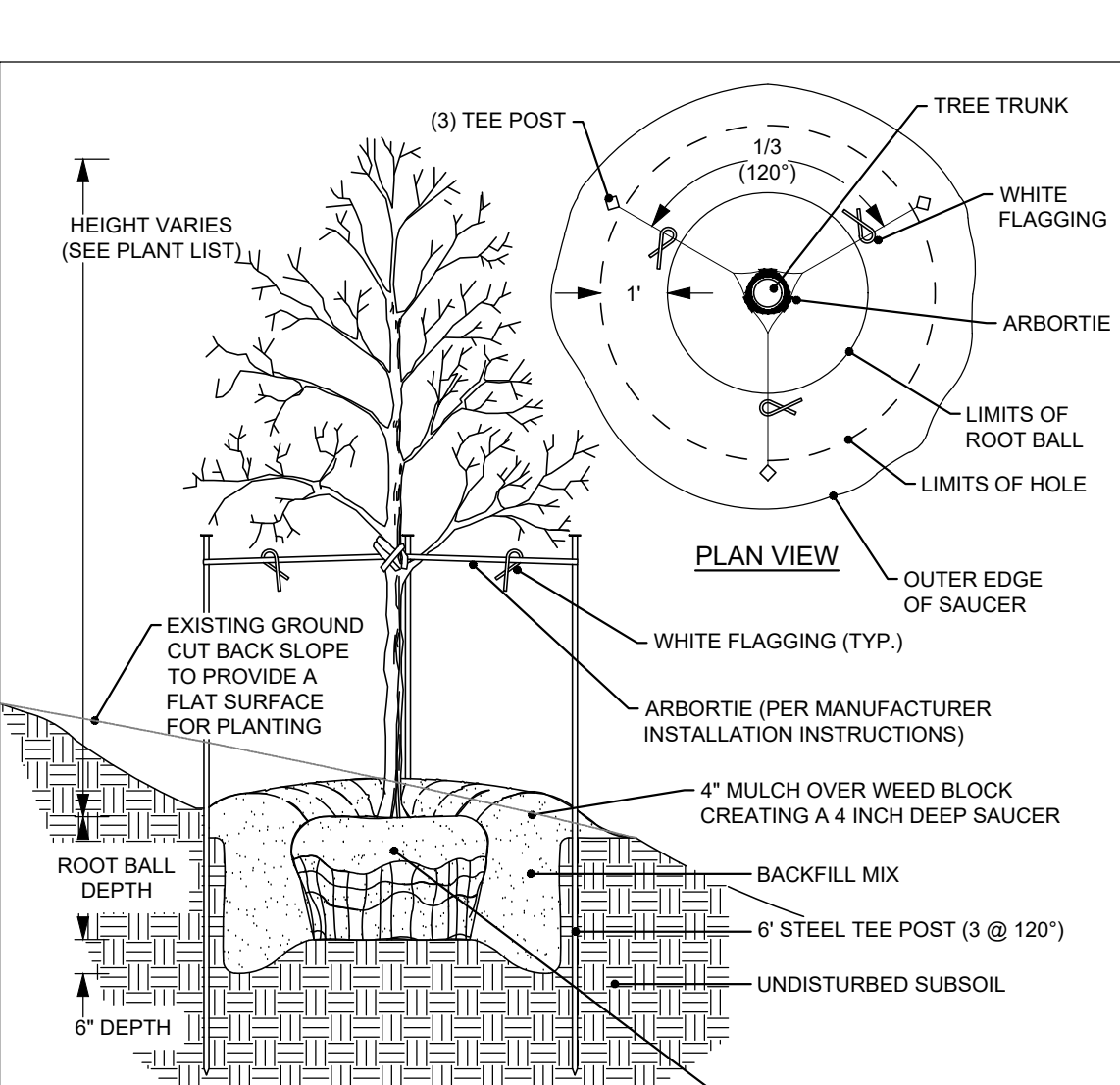
(* SEE SHRUB PLANTING DETAIL FOR DIMENSIONS. REFERENCE PLANT MATERIAL LIST FOR PLANT TYPES AND LOCATIONS.)

GENERAL STEEL EDGE ALIGNMENT EXAMPLES N.T.S.



NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

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



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING ON A SLOPE N.T.S.

IRRIGATION NOTES

SUBSECTION 05.04: IRRIGATION REQUIREMENTS

(A) General Irrigation Requirements. The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:

- Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
- Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
- Be maintained and kept operational at all times to provide for efficient water distribution.

(B) Irrigation Methods.

- Landscaped Areas. One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
 - Conventional System. An automatic or manual underground irrigation system that may be a conventional spray or bubbler type heads.
 - Drip or Leaky Pipe System. An automatic or manual underground irrigation system in conjunction with a watersaving system such as a drip or a leaky pipe system.
 - Temporary and Aboveground Watering. Landscaped areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system, and shall be required to provide irrigation for the first two (2) growing seasons only.
- Natural and Undisturbed Areas. No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
- Compliance with State Law. All irrigation systems shall comply with the irrigation code of Chapter 10, Buildings and Building Regulations, Article XVI, Irrigation Code, of the City of Rockwall Code of Ordinances, and all applicable state laws, as may be amended.

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	28	Cercis canadensis / Eastern Redbud Multi-trunk	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	38	Rhus lanceolata / Flameleaf Sumac	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	27	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	27	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	4" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	90	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	33	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal in Buffer Zone	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	24	Elaeagnus x ebbingei / Ebbing Silverberry	5 gal	4'-8" HT 6'-8" SPD	
	268	Leucophyllum frutescens / Texas Sage	5 gal	4'-8" HT 4'-6" SPD	
	16	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4'-8" HT 6'-8" SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	48	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal	2'-6" HT 36" O.C.	
	81	Pennisetum alopecuroides 'Hamelin' / Hamelin Fountain Grass	5 gal	2'-3" 1'-3" Spd	
	77	Schizachyrium scoparium / Little Bluestem	5 gal	3'-4" 12"-18" Spd	
	38	Stipa tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal	1'-2" HT 36" O.C.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	197,277 sf	Cynodon dactylon (L.) Pers. x Cynodon transvaalensis Burt Davy / Tifut Bermuda Grass	Sod		
	9,930 sf	Eragrostis curvula / Weeping Lovegrass	3 gal		
MISCELLANEOUS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	1,520 sf	-Native decompsed granite / Decomposed Granite	flat		
	2,442 LF	Landscape Steel Edging			

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 (tilled) 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 landscaped areas will be irrigated with an underground automatic system.

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.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

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" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 16" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

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

All areas of decomposed granite shall be over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface, and/or the top of steel edge.

TURF PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the erosion in place at specified grades. **Topsoil and turfgrass losses due to erosion or any construction disturbance will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.**

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag. The top two (2") inches shall be pulverized to provide a uniform bed for seeding or sod as described below.

GRASS SOD:
At a minimum, three feet (3') of solid sod shall be installed along all impervious edges. This includes, but is not limited to: curbing, sidewalks, building foundation, storm water inlets, manholes, and planting bed perimeter treatments. Additional areas of sod installation will be as indicated on the design plans. **All areas from back of curb within the roadway ROWs and 10' Landscape Buffer shall be sod.** Sods shall be installed between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15):
Hydromulch seed with hulled Common Bermuda at a rate of 4 lbs/1000 sf. Seeding shall be accomplished immediately after bed preparation. Hydromulch mixture shall contain cellulose mulch applied at a rate of 2000 lbs/acre, with a maximum of 50 lbs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add 50% seed mix. If delay is longer than 2 hours, begin with new mixture.

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15):
Seed with annual rye at a rate of 10 lbs/1000 sf. After May 15, Contractor shall remove rye to effectively establish permanent seeding.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod/seed temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

ESTABLISHMENT AND ACCEPTANCE:
All disturbed areas being seeded shall receive topsoil as specified and be adequately established with turf such that any absence of water will not kill the turf, but promote a state of turf dormancy, until the next rainfall event.

Regardless of unreasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turf grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas).

Contractor to make a written request for inspection to Owner or Owner's representative a minimum of 5 days prior to the anticipated inspection date.

INDUSTRIAL RESERVE DISCOVERY
1775 STATE HIGHWAY 276,
ROCKWALL, TEXAS



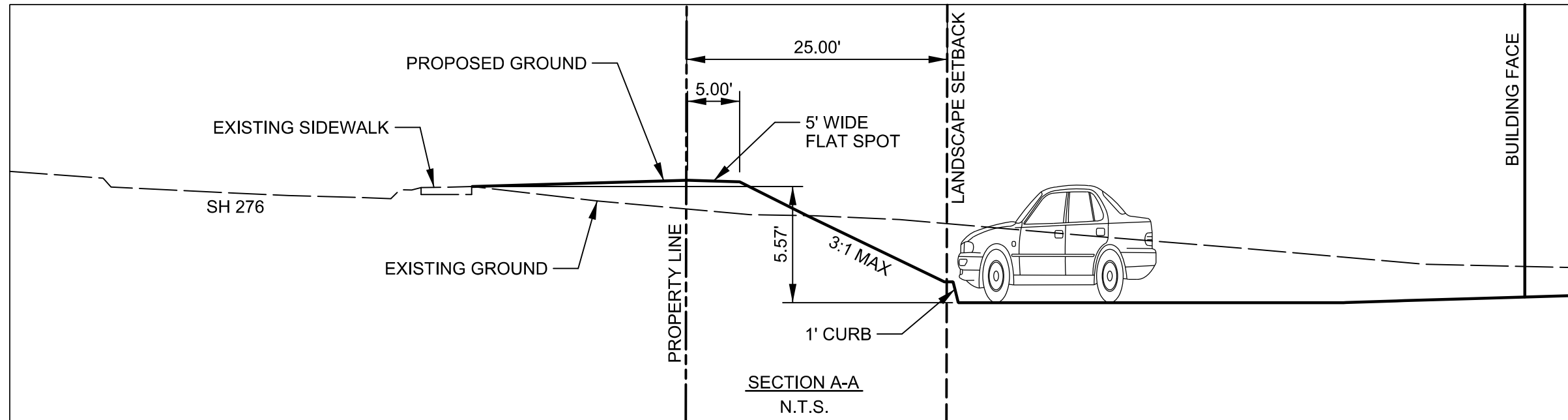
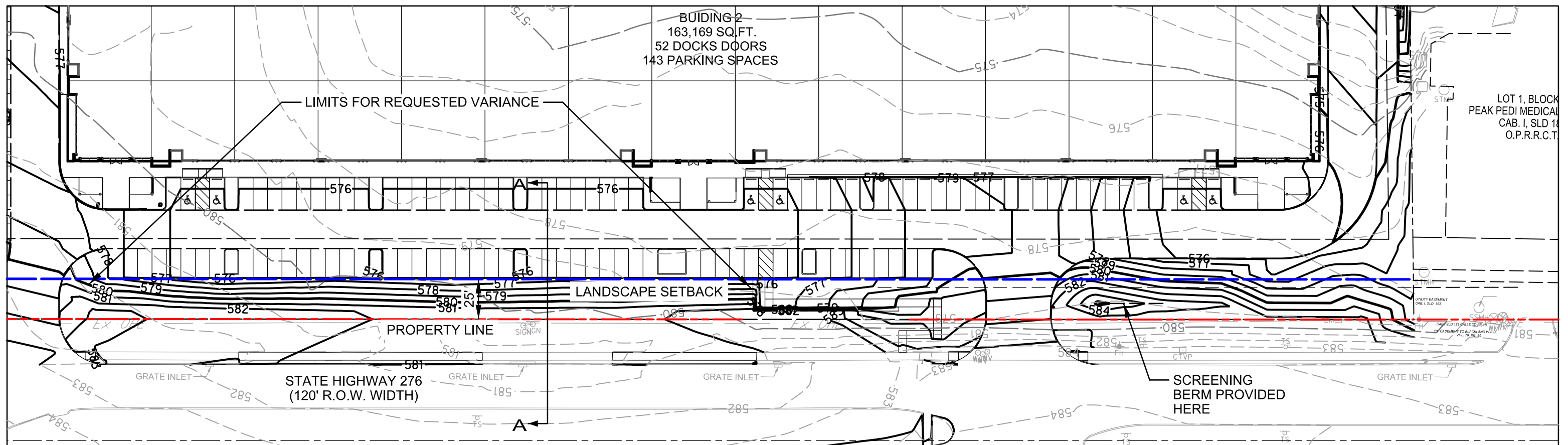
Revision No.	Date	Description

PRELIMINARY FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

JAMES R. KINROED 2255
NAME: R.L.A. NO.
DATE: 03/15/2024

Project No.: 46587
Issued: MARCH, 2024
Drawn By: CP
Checked By: JRK
Scale: AS SHOWN
Sheet Title: LANDSCAPE NOTES AND DETAILS
L1.01
Sheet Number



LEGEND
 LANDSCAPE SETBACK ————
 PROPERTY LINE - - - - -

PRELIMINARY
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THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

MATTHEW J. GARDNER 130786
 NAME P.E. NO.
 DATE 3/15/2024
 TBPE FIRM # F-312



INDUSTRIAL RESERVE DISCOVERY
 1775 TX-276,
 ROCKWALL, TEXAS



Project No.: 53955
 Issued:
**TX 276 SECTION
 DETAIL**
1



March 15, 2024
AVO 53955

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

RE: VARIANCE REQUEST: Industrial Reserve Discovery Rockwall
Rockwall, TX

Dear reviewer,

Industrial Reserve would like to request a variance to the minimum ground cover requirements within landscape buffers adjacent to Primary Roadways and specific to the SH-276 Overlay District, as detailed in Subsection 06.02 (E) of the *City of Rockwall Unified Development Code*. The Unified Development Code requires a built-up berm and shrubbery, or combination thereof, along the length of the frontage where the berm is 30 – 48 inches in height as measured from the primary roadway elevation. Based on our interpretation of the code requirements we believe that the intent and purpose of the required ground cover screening can be met with an alternative landscaping layout that still provides the required shrubbery and trees but eliminates the built-up berm. Below are key points to the proposed site conditions and proposed justification to providing the variance as requested.

Proposed Site Conditions:

- 1) Please refer to the included amended "Site Plan".
- 2) The car parking for this proposed site development is several feet lower in elevation when compared to the existing primary roadway (SH-276). The parking is on average about 5.5 ft lower than SH-276. Due to this height difference, providing a minimum 30-inch-tall berm along the frontage road creates the need to add over 400 ft of retaining wall that averages 7 ft in height. The additional height difference created by the berm and limited space to make up the grades is what drives the need for the wall.
- 3) The reason the car parking sits several feet lower than SH-276 is due to grading requirements of the intended site layout and the intent to provide a balanced site for dirt import/export.

Proposed Variance

- 1) Please refer to the included attachment labeled "TX 276 SECTION DETAIL".
- 2) The proposed variance to the code requirement is to eliminate the built-up berm. The shrubbery and trees would still be provided as required. It is our interpretation of the code that the landscape berm provides ground cover for both screening and aesthetic purposes. The requirement as detailed within the code has a more practical application to sites that are at or above the adjacent roadway elevation. This site sits several feet below and per this site's conditions, we believe the intent of the requirement can be met without the berm.
- 3) Any vehicles navigating within this site's car parking and facing towards SH-276 would have their headlights screened with the over 5 ft elevation difference between the car parking and the public roadway. This elevation difference is already greater than the 30-inch berm height denoted in the code requirement and thus already provides more screening than is needed. The addition of the 30" berm does not increase the functionality for the screening intent as over 30" of screening are already being provided.

If you have any questions or need any additional information, please call me at your convenience 214-217-6622.

Sincerely,

HALFF

Jose Garcia, PE