



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. SP2024-023

**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 Washington St.

SUBDIVISION Indalloy Addition

LOT

BLOCK

GENERAL LOCATION Washington St. east of SH 66

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

CURRENT ZONING PD-87

CURRENT USE

PROPOSED ZONING PD-87 (no change)

PROPOSED USE Church / House of Worship

ACREAGE 13.92

LOTS [CURRENT]

LOTS [PROPOSED]

**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 Crosspoint Community Church  APPLICANT Doughrate & Assoc., Inc.

CONTACT PERSON Scott Sutton

CONTACT PERSON Dub Doughrate

ADDRESS 1408 S. Goliad St

ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 903-456-5529

PHONE 972-742-2210

E-MAIL scott@cccrockwall.org

E-MAIL wldoughrate@doughrate.com

**NOTARY VERIFICATION [REQUIRED]**

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

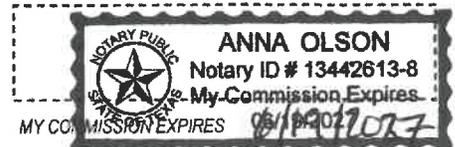
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 528.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF April, 2024 BY SIGNING THIS APPLICATION, 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 16th DAY OF May, 2024.

OWNER'S SIGNATURE

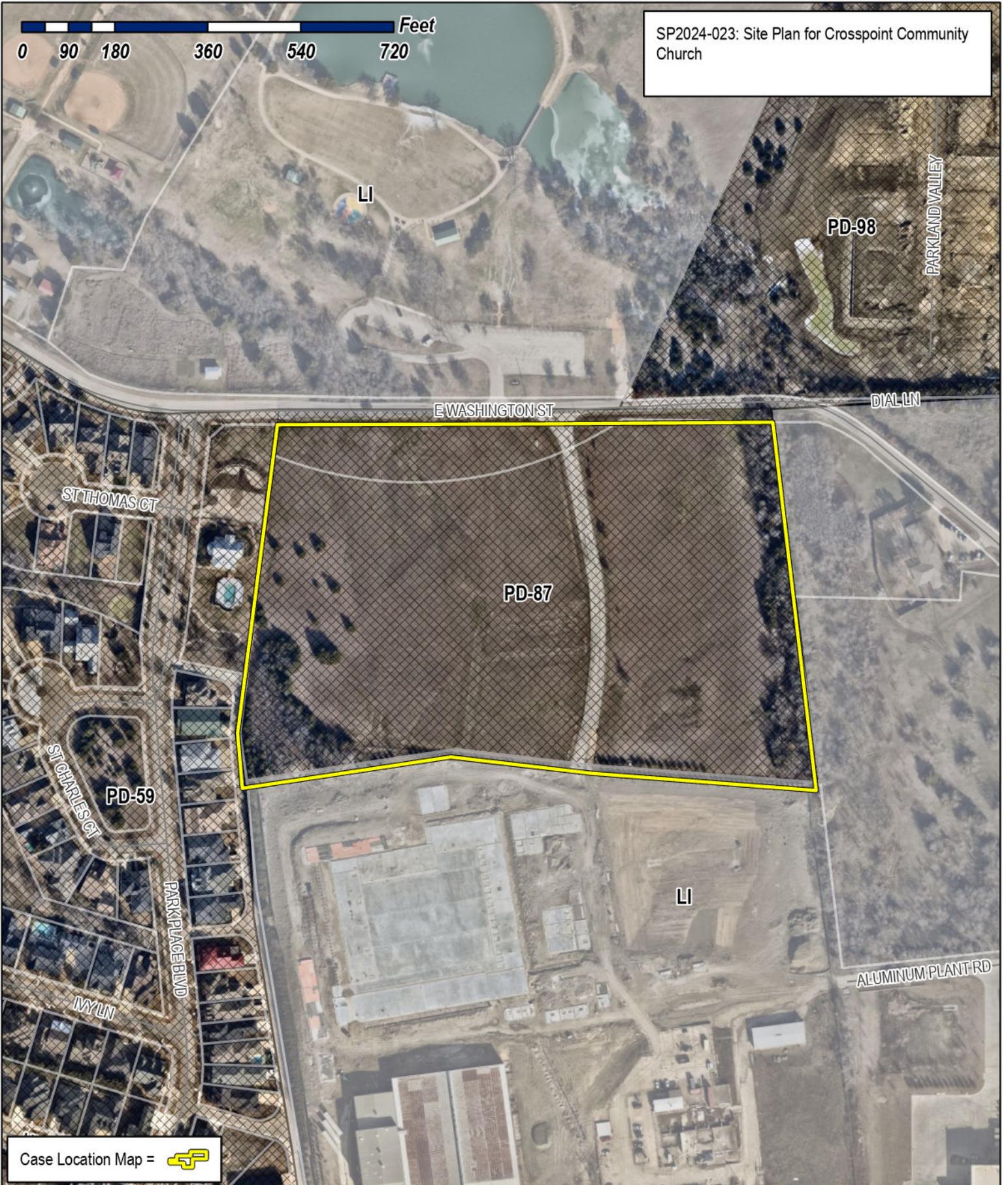
[Signature]  
Anna Olson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 90 180 360 540 720 Feet

SP2024-023: Site Plan for Crosspoint Community Church



Case Location Map = 



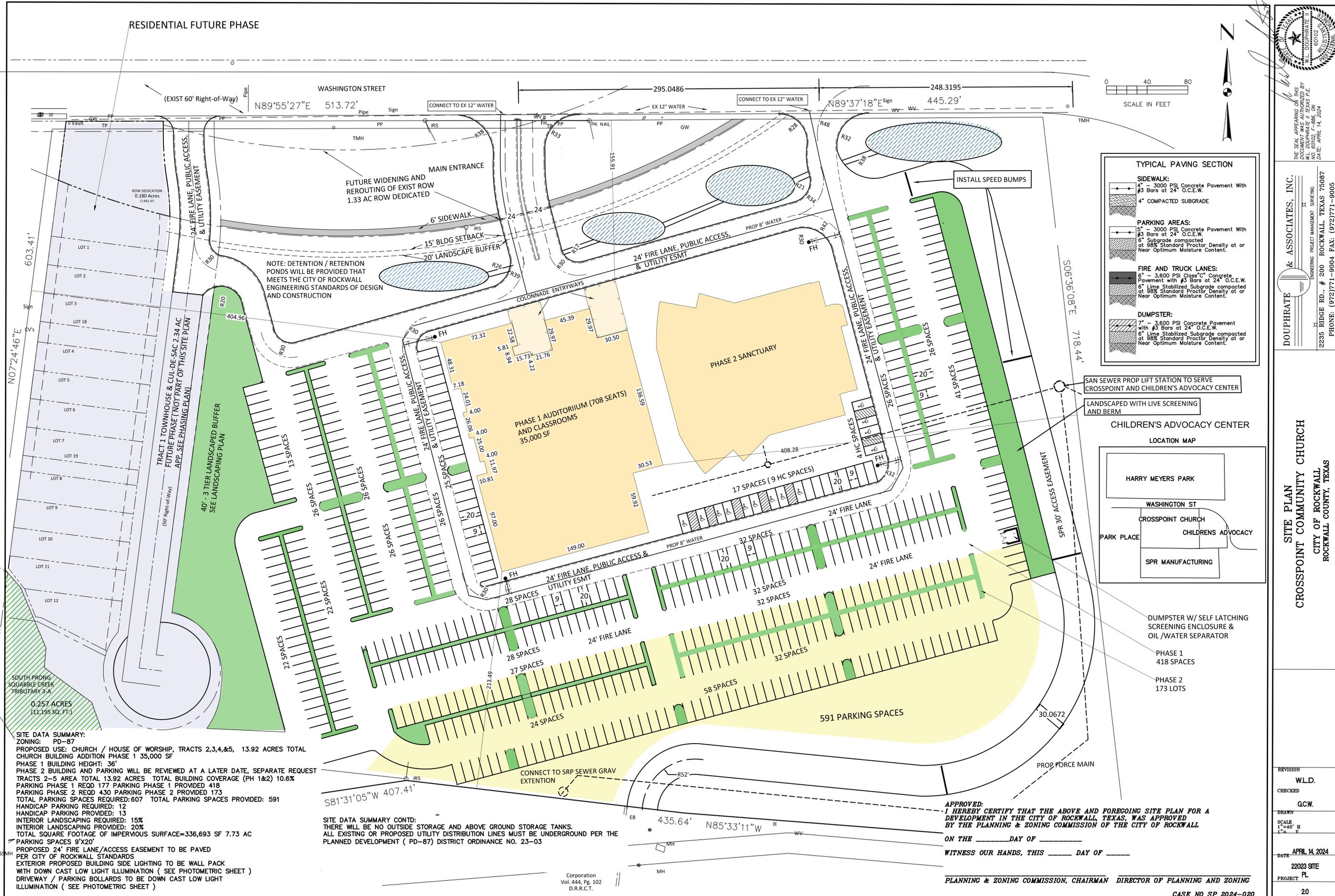
# City of Rockwall

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.



RESIDENTIAL FUTURE PHASE



**TYPICAL PAVING SECTION**

**SIDEWALK:**  
 4" - 3000 PSI Concrete Pavement with #3 Bars at 24" O.C.E.W.  
 4" COMPACTED SUBGRADE

**PARKING AREAS:**  
 5" - 3000 PSI Concrete Pavement with #3 Bars at 24" O.C.E.W.  
 6" Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

**FIRE AND TRUCK LANES:**  
 6" - 3,600 PSI Class "C" Concrete Pavement with #3 Bars at 24" O.C.E.W.  
 6" Lime Stabilized Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

**DUMPSTER:**  
 7" - 3,600 PSI Concrete Pavement with #3 Bars at 24" O.C.E.W.  
 6" Lime Stabilized Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.

SAN SEWER PROP LIFT STATION TO SERVE CROSSPOINT AND CHILDREN'S ADVOCACY CENTER

LANDSCAPED WITH LIVE SCREENING AND BERM

**CHILDREN'S ADVOCACY CENTER**

LOCATION MAP

HARRY MEYERS PARK  
 WASHINGTON ST  
 CROSSPOINT CHURCH  
 PARK PLACE  
 CHILDRENS ADVOCACY  
 SPR MANUFACTURING

**SITE DATA SUMMARY:**  
 ZONING: PD-87  
 PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,&5, 13.92 ACRES TOTAL  
 CHURCH BUILDING ADDITION PHASE 1 35,000 SF  
 PHASE 1 BUILDING HEIGHT: 36'  
 PHASE 2 BUILDING AND PARKING WILL BE REVIEWED AT A LATER DATE, SEPARATE REQUEST  
 TRACTS 2-5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%  
 PARKING PHASE 1 REQD 177 PARKING PHASE 1 PROVIDED 418  
 PARKING PHASE 2 REQD 430 PARKING PHASE 2 PROVIDED 173  
 TOTAL PARKING SPACES REQUIRED: 607 TOTAL PARKING SPACES PROVIDED: 591  
 HANDICAP PARKING REQUIRED: 12  
 HANDICAP PARKING PROVIDED: 13  
 INTERIOR LANDSCAPING REQUIRED: 15%  
 INTERIOR LANDSCAPING PROVIDED: 20%  
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=336,693 SF 7.73 AC  
 PARKING SPACES 9'X20'  
 PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED PER CITY OF ROCKWALL STANDARDS  
 EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK WITH DOWN CAST LOW LIGHT ILLUMINATION ( SEE PHOTOMETRIC SHEET )  
 DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT ILLUMINATION ( SEE PHOTOMETRIC SHEET )

**SITE DATA SUMMARY CONTD:**  
 THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.  
 ALL EXISTING OR PROPOSED UTILITY DISTRIBUTION LINES MUST BE UNDERGROUND PER THE PLANNED DEVELOPMENT ( PD-87) DISTRICT ORDINANCE NO. 23-03

**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

CASE NO SP 2024-020



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE STATE OF TEXAS, LICENSE NO. 60102, F-686, GN, DATE: APRIL 14, 2024

**DOUPHRATE & ASSOCIATES, INC.**  
 ENGINEERING PROJECT MANAGEMENT SURVEYING  
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

**SITE PLAN**  
**CROSSPOINT COMMUNITY CHURCH**  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	GCW.
DRAWN	
SCALE	1"=40' H 1"=40' V
DATE	APRIL 14, 2024
PROJECT	22023 SITE PL
	20

GENERAL NOTES

- WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
- INTENT OF DESIGN IS TO HAVE ALL RTU'S LOWER THAN TOP OF PARAPET, HIDDEN FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

-  1. GRAY STACKED STONE.
-  2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
-  3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
-  4. FIBER CEMENT BOARD - TRIM - BLACK.
-  5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.
-  6. ARCHITECTURAL CMU - HONED FACE BLOCK.
-  7. ARCHITECTURAL CMU - SPLIT FACE BLOCK.
-  8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.
-  9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..
-  10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..
-  11. METAL COPING - PAINTED BLACK.



**1 ELEVATION 1**  
A.301 1/8" = 1'-0"

TOTAL FACADE AREA	4393.82 SF	STACKED STONE AREA	1537.36 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	919.44 SF	METAL TRIM AREA	198.00 SF
TOTAL WINDOW & DOOR AREA	1386.61 SF	ARCHITECTURAL CMU BLOCK AREA	281.81 SF	HARDIBOARD BOARD AND BATTON AREA	70.60 SF		
TOTAL AREA - OPENINGS	3007.21 SF	TOTAL MASONRY AREA	1819.17 SF	TOTAL HARDI BOARD AREA	990.04		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	1819.17 SF / 3007.21 SF						
	= 60.50% OF MASONRY						



**2 ELEVATION 2**  
A.301 1/8" = 1'-0"

TOTAL FACADE AREA	6529.24 SF	STACKED STONE AREA	1007.70 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	865.15 SF	METAL TRIM AREA	107.65 SF
TOTAL WINDOW & DOOR AREA	995.56 SF	ARCHITECTURAL CMU BLOCK AREA	1810.42 SF	HARDIBOARD BOARD AND BATTON AREA	1749.76 SF		
TOTAL AREA - OPENINGS	5533.68 SF	TOTAL MASONRY AREA	2811.12 SF	TOTAL HARDI BOARD AREA	2614.91 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2811.12 SF / 5533.68 SF						
	= 50.80% OF MASONRY						

Crosspoint Community Church



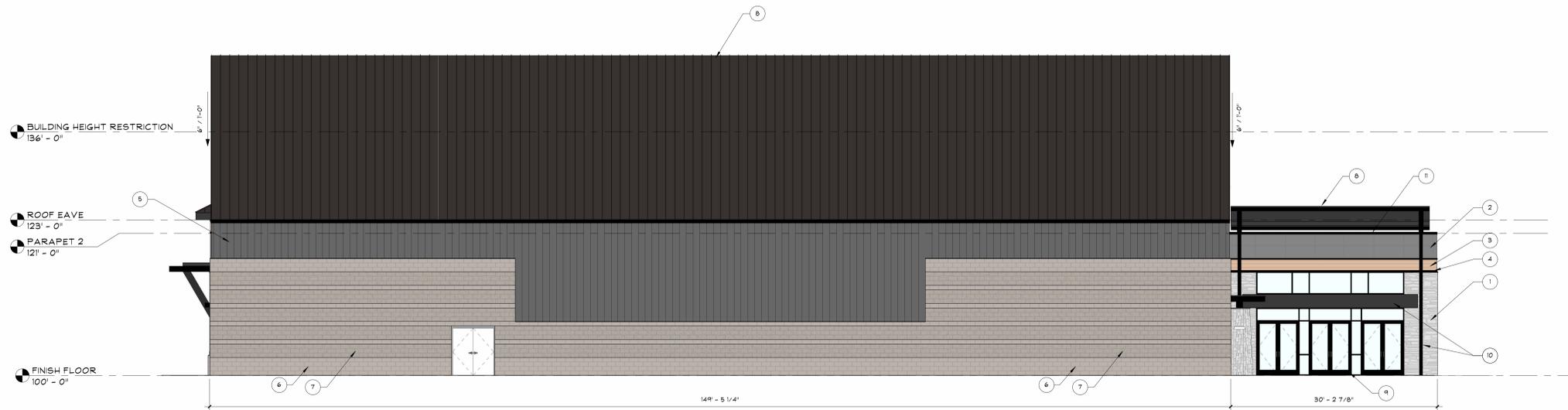
www.space.design.church

Date: 5-15-24

GENERAL NOTES

- WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
- INTENT OF DESIGN IS TO HAVE ALL RTU'S LOWER THAN TOP OF PARAPET, HIDDEN FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

-  1. GRAY STACKED STONE.
-  2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
-  3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
-  4. FIBER CEMENT BOARD - TRIM - BLACK.
-  5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.
-  6. ARCHITECTURAL CMU - HONED FACE BLOCK.
-  7. ARCHITECTURAL CMU - SPLIT FACE BLOCK.
-  8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.
-  9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..
-  10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..
-  11. METAL COPING - PAINTED BLACK.



**1 ELEVATION 3**  
A.302 1/8" = 1'-0"

TOTAL FACADE AREA	4069.95 SF	STACKED STONE AREA	123.45 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	171.69 SF	METAL TRIM AREA	51.33 SF
TOTAL WINDOW & DOOR AREA	335.33 SF	ARCHITECTURAL CMU BLOCK AREA	2030.25 SF	HARDIBOARD BOARD AND BATTON AREA	1484.33 SF		
TOTAL AREA - OPENINGS	3734.62 SF	TOTAL MASONRY AREA	2153.70 SF	TOTAL HARDI BOARD AREA	1656.02 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2153.70 SF / 3734.62 SF						
	= 57.67% OF MASONRY						



**2 ELEVATION 4**  
A.302 1/8" = 1'-0"

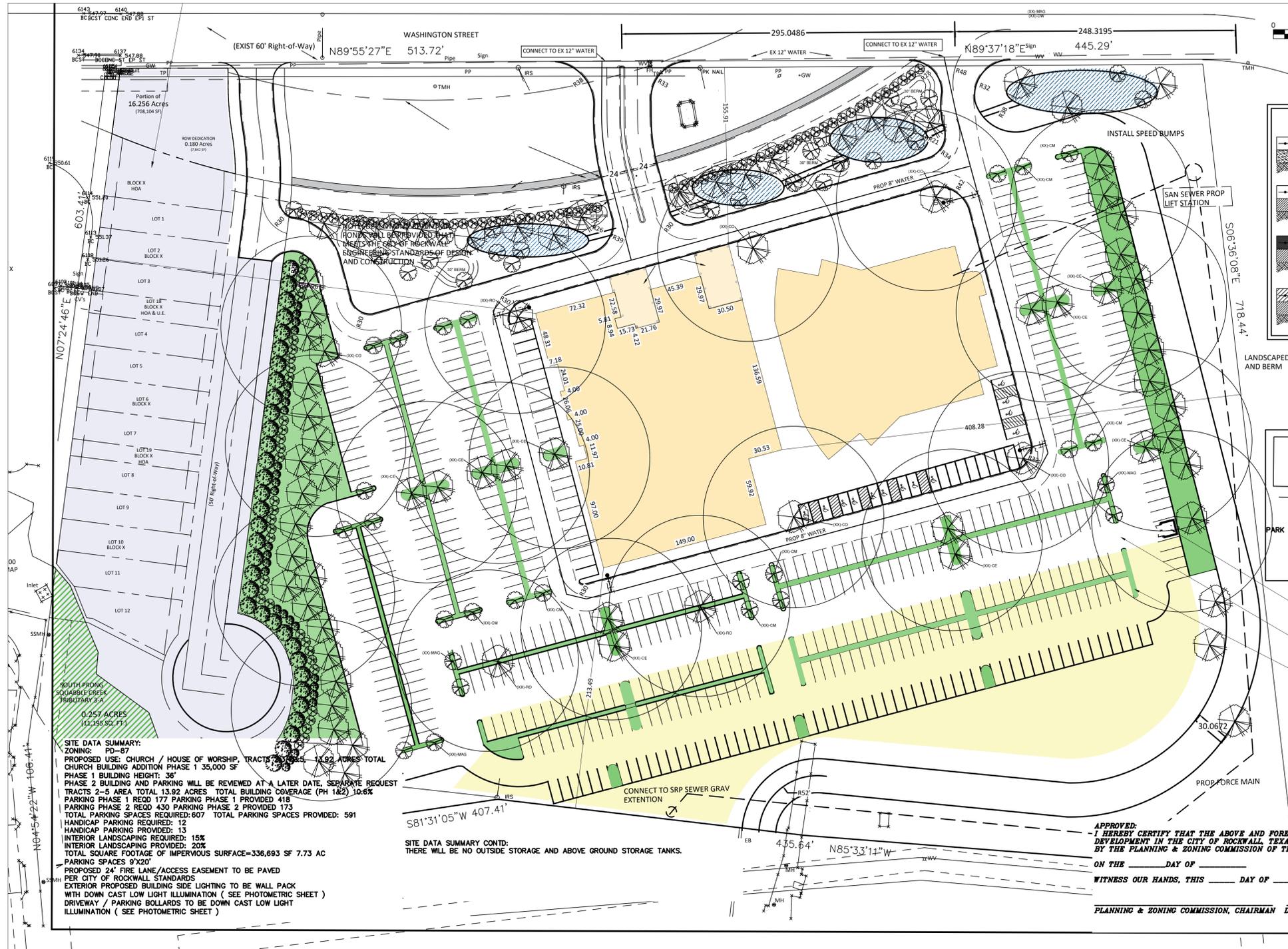
TOTAL FACADE AREA	6608.65 SF	STACKED STONE AREA	1489.75 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	771.49 SF	METAL TRIM AREA	157.33 SF
TOTAL WINDOW & DOOR AREA	1155.55 SF	ARCHITECTURAL CMU BLOCK AREA	1476.25 SF	HARDIBOARD BOARD AND BATTON AREA	1558.27 SF		
TOTAL AREA - OPENINGS	5453.10 SF	TOTAL MASONRY AREA	2966.00 SF	TOTAL HARDI BOARD AREA	2329.76 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2966.00 SF / 5453.10 SF						
	= 54.40% OF MASONRY						

Crosspoint Community Church

**Space**

www.space design.church

Date: 5-15-24



### LANDSCAPE PLAN NOTES

1. ANY LANDSCAPING LOCATED WITHIN THE UTILITY EASEMENT MAY BE REMOVED BY THE CITY TO ACCESS UTILITIES AND THAT THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPLANTING TREES AND/OR SHRUBS.

#### LANDSCAPING REQUIREMENTS

1) GENERAL AREAS WITH PERCENTAGES:

TOTAL = 606,355 SF = 100%  
 LANDSCAPE = 90,953 SF = 15% REQUIRED  
 PAVING+SW = 336,693 SF = 55%  
 BUILDING = 63,967 SF = 11%

2) BUFFERS: (SEC. 77-504 - LANDSCAPING AND SCREENING)

a. SH-66 BUFFER - 20 FT.:  
 NORTH PORTION OF BUFFER x (2 CANOPY TREES & 4 ORNAMENTAL TREES / 100')  
 11 CANOPY TREES & 22 ORNAMENTAL TREES ARE REQUIRED  
 11 CANOPY TREES & 22 ORNAMENTAL TREES ARE PROVIDED  
 NORTH PORTION OF BUFFER x (10 SHRUBS / 30')  
 547 (10 / 30) = 182 SHRUBS REQUIRED  
 182 SHRUBS ARE PROVIDED

\*SOUTH PORTION OF BUFFER x (1 TREE / 35')  
 953 (1 / 35) = 27 TREES REQUIRED  
 27 TREES ARE PROVIDED

\*SOUTH PORTION OF BUFFER x (10 SHRUBS / 30')  
 953 (10 / 30) = 318 SHRUBS REQUIRED  
 318 SHRUBS ARE PROVIDED

\* PHASE 2 INSTALLATION

EAST:  
 BUFFER x (1 TREE / 35')  
 798 x (1 / 35) = 23 TREES  
 23 CANOPY TREES ARE PROVIDED

BUFFER x (30 SHRUBS / 30')  
 798 x (30 / 30) = 266 SHRUBS  
 266 SHRUBS ARE PROVIDED

WEST:  
 BUFFER x (1 TREE / 35')  
 597 x (1 / 35) = 17 TREES  
 17 CANOPY TREES ARE PROVIDED

THREE TIER SCREEN

3) INTERIOR LANDSCAPE: (SEC. 77-504. PARKING LOT INTERIOR LANDSCAPING)

TOTAL PARKING AREA = 336,693 SF  
 6% = 20,202 SF LANDSCAPING REQ = 1 TREE PER 400 S.F.  
 XX SF PROVIDED  
 67 TREES REQ, 34 CANOPY TREES PROVIDED & 26 ORNAMENTAL TREES PROVIDED

45 INTERIOR PARKING ISLANDS - 75% OF TREES MUST BE CANOPY TREES

34 CANOPY TREES REQUIRED  
 19 CANOPY TREES PROVIDED

11 ORNAMENTAL TREES REQUIRED  
 26 ORNAMENTAL TREES PROVIDED

4) IRRIGATION - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.04. OF ARTICLE 08, UDC)

5) DETENTION PONDS - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.02. D OF ARTICLE 08, UDC)

(1) CANOPY TREE PER 750 S.F. OF DETENTION AND (1) ACCENT TREE PER 1,500 S.F. @ 11,000 S.F.

15 CANOPY TREES REQUIRED  
 15 CANOPY TREES PROVIDED

7 ORNAMENTAL TREES REQUIRED  
 7 ORNAMENTAL TREES PROVIDED

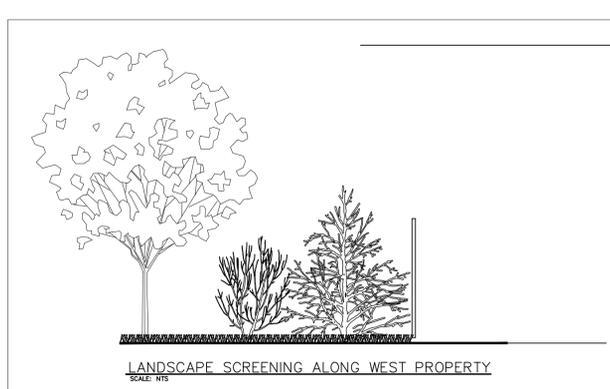
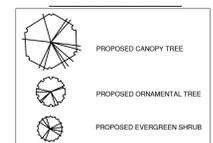
### PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
RO	XX	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CE	XX	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CO	XX	QUERCUS MUELENBURGII CHINKAPIN OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
DW	XX	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	3" CAL., MIN. 6' HT., 3' SPD.
RB	XX	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	3" CAL., MIN. 6' HT., 3' SPD.
MAG	XX	MAGNOLIA GRANDIFLORA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	3" CAL., 8' HT., MIN. 3 CANES
VAC	XX	VITEX AGNUS-CASTUS 'SHOAL CREEK' VITEX	30 GAL., 8' HT., 3' SPREAD
CM	XX	LAGERSTROEMIA INDICA 'NATCHEZ' CRAPE MYRTLE	3" CAL., 8' HT., MIN. 3 CANES
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
DWM	XX	MYRTICA PUSILLA DF. WAX MYRTLE	7 GAL., MIN. 15" HT.
CH	XX	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 18" HT., 24" O.C.
GA	XX	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	XX	RAPHIOLEPIS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	XX	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	5 GAL., MIN. 15" HT., A.S.
BRR	XX	BARBERRY THUNBERGII 'RED ROCKET' BARBERRY 'RED ROCKET'	5 GAL., MIN. 15" HT.
PSC	XX	SCUTELLARIA SUFFRUTESCENS PINK SKULLCAP	5 GAL., MIN. 15" HT.
NRS	XX	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., 6' HT., 3' SPREAD
DS	XX	DASYLIRION TEXANUM GREEN DESERT SPOON	10 GAL., MIN. 24" HT.
RY	XX	HESPERALOE PARVIFLORA RED YUCCA	5 GAL., MIN. 8" HT.
BH	XX	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	7 GAL., MIN. 8" HT.
KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	XX	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
GL	XX	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL., FULL PLANT
LSS	XX	LIRIOPE MUSCARI 'SILVER SUNPROOF' LIRIOPE SILVER SUNPROOF	4" POT, FULL PLANT 10" O.C.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	XX	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GULF GRASS	1 GAL., FULL PLANT 30" O.C.
MFG	XX	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

## OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"

### TREE KEY



DOUPHRATE & ASSOCIATES, INC.  
 ENGINEERING PROJECT MANAGER SURVEYING  
 2225 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

J. CAMILLE LA FOY  
 LANDSCAPE ARCHITECTURE CONSULTING  
 10700 W. STATE ST. SUITE 200  
 ALLEN, TEXAS 75012  
 214-896-8600

LANDSCAPE PLAN  
 Crosspoint Community Church  
 City of Rockwall, Texas  
 Rockwall County

COPYRIGHT: Drawings and specifications are Instruments of Service and the Property of the Designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.

10016  
 Project Status  
 2024/05/16  
 Revisions  
 No. / Date  
 Sheet  
 L1.01  
 Case No. SP2024-XX



**choice**  
engineering  
1225 EAST ROCKWALL, SUITE 100, ROCKWALL, TEXAS 75087  
PH: 972.388.9000 FAX: 972.388.9001  
www.choice-engineering.com

Symbol	Label	QTY	Manufacturer	Catalog	Description	Input Power
□	SA2	8	Lithonia Lighting	DSX1 LED P4 30K 70CRI T3M	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 70 CFI Type 3 Medium	247.88
□	SA	10	Lithonia Lighting	DSX1 LED P4 30K 70CRI T3M EGS	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 70 CFI Type 3 Medium External Glare Shield	123.9373

Max/Min				
Description	Symbol	Avg	Max	Min
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc
PARKING AREA	+	1.0 fc	3.8 fc	0.0 fc



SITE DATA SUMMARY:  
 ZONING: PD-47  
 PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,8,5, 13.92 ACRES TOTAL  
 CHURCH BUILDING ADDITION PHASE 1 35,000 SF  
 PHASE 1 BUILDING HEIGHT: 36'  
 PHASE 2 BUILDING AND PARKING WILL BE REVIEWED AT A LATER DATE, SEPARATE REQUEST  
 TRACTS 2-5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.68%  
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 PARKING SPACES 9'X20'  
 PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED  
 PER CITY OF ROCKWALL STANDARDS  
 EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK  
 WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)  
 DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT  
 ILLUMINATION (SEE PHOTOMETRIC SHEET)  
 THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.

① PHOTOMETRIC SITE PLAN  
 1/32" = 1'-0"

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  
 CASE NO SP 2024-020

CROSSPOINT COMMUNITY CHURCH  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

No.	Date	Description



ISSUE/ORIGINAL COPYRIGHT  
 DATE: 2024/02/02  
 PROJECT #: 24032  
 DRAWN BY: PE  
 CHECKED BY: RG  
 SHEET NAME:  
 PHOTOMETRIC PLAN

SHEET NUMBER:  
**PH1.0**

