



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 16001 La Jolla Point Drive

SUBDIVISION La Jolla Pointe Addition

LOT

3R

BLOCK

A

GENERAL LOCATION Intersection of La Jolla Pointe Drive and Carmel Circle

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C - Commercial

CURRENT USE Office / Undeveloped

PROPOSED ZONING C - Commercial

PROPOSED USE Office & Commercial

ACREAGE 5.108 acres

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 Fire House RE LLC, Shipman Fire Group

☒ APPLICANT Cross Engineering Consultants, Inc.

CONTACT PERSON Clay Shipman

CONTACT PERSON Jonathan Hake, P.E.

ADDRESS 16001 La Jolla Pointe Drive

CITY, STATE & ZIP

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

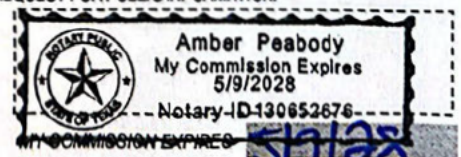
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Shipman [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

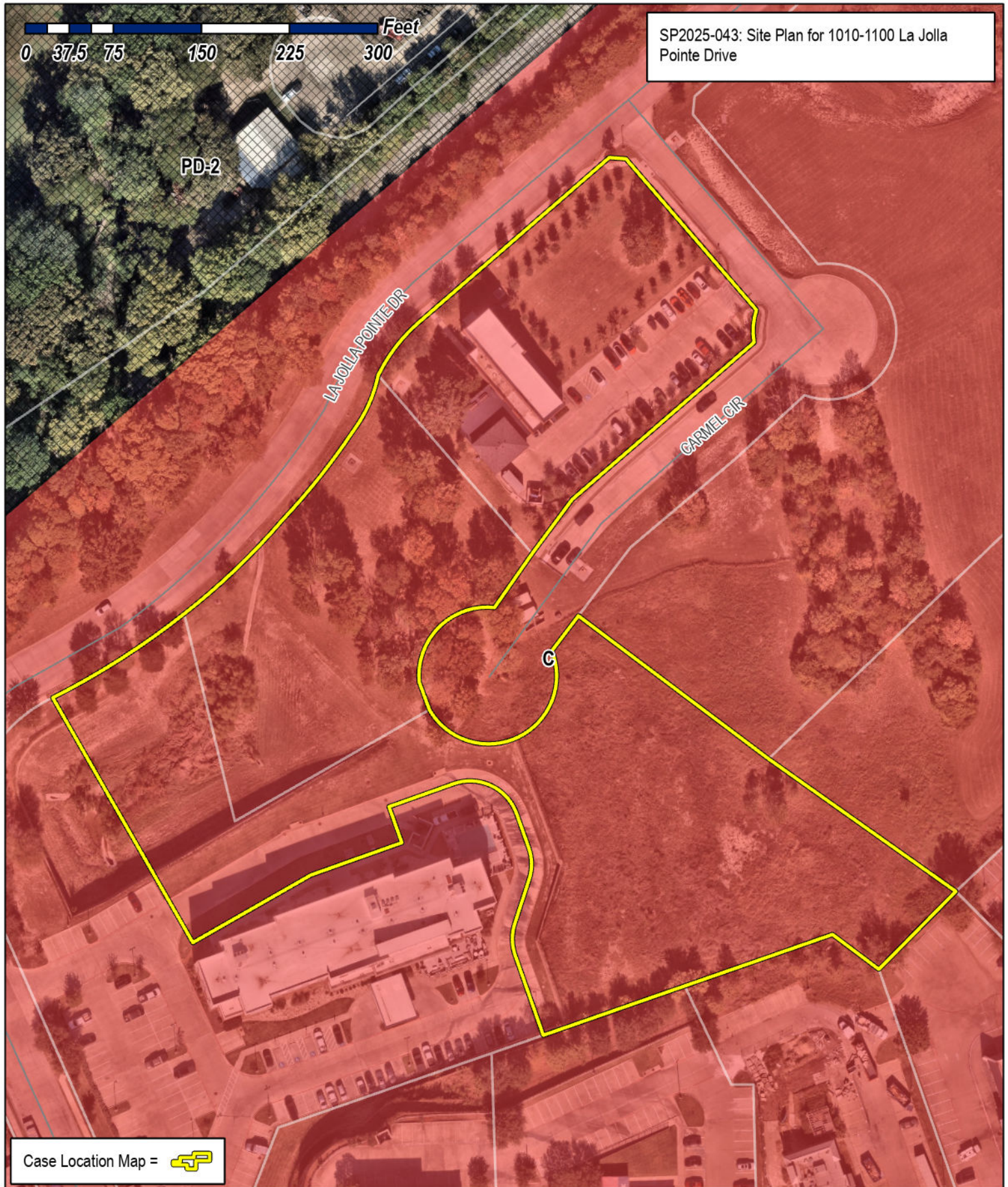
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$352.16 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 1st DAY OF DECEMBER, 2025. BY SIGNING THIS APPLICATION, 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 1st DAY OF DECEMBER, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 

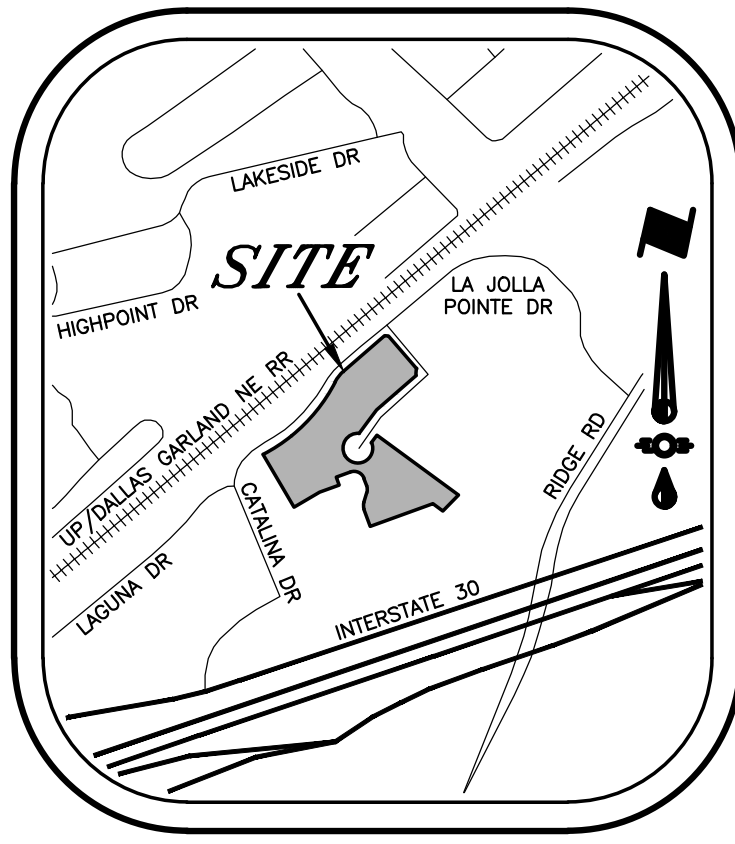
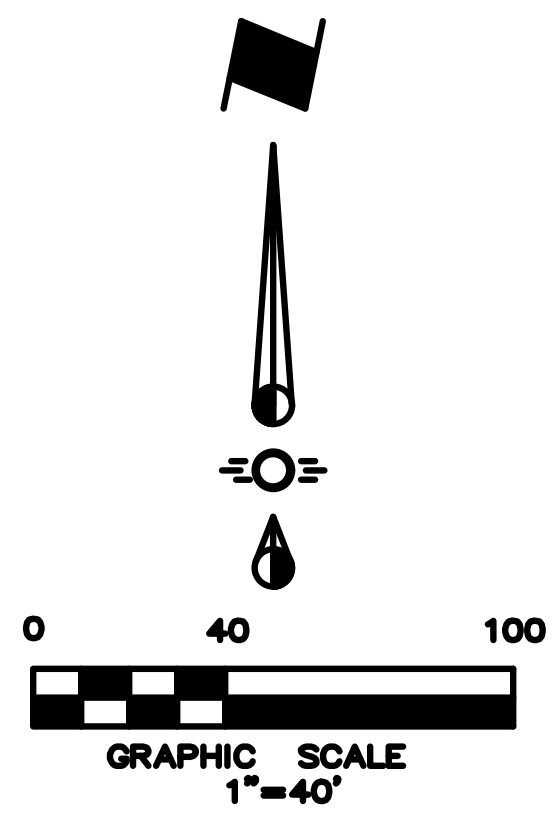


City of Rockwall

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.





VICINITY MAP
NTS

SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A

LA JOLLA POINTE ADDITION

Zoning:	Commercial	
Proposed Use:	Office/Coffee Shop	
Lot Area:	5.104	Acres (222,330 SF)
Building Height Information:		
Ex Office	39'	(3-Story)
Ex Garage	25'	(1-Story)
Prop Office	25'	(4-Story)
Prop Coffee Shop	30'	(1-Story)
Building Area:		
Footprint / Gross Square Footage (GSF):		
Ex Office	3,585	7,530 SF
Ex Garage	1,116	1,116 SF
Prop Office	4,505	19,087 SF
Prop Coffee Shop	3,500	3,500 SF
Total Building Area:	12,706	31,233 SF
Lot Coverage:	5.71%	
Floor to Area Ratio (FAR):	0.14	:1
Parking Required:		
Ex Office	7,530 SF	1/300
Ex Garage	1,116 SF	1/1000
Prop Office	19,087 SF	1/300
Prop Coffee Shop	3,500 SF	1/100
Outdoor Seating	500 SF	1/100
Total Parking Required:		132 Spaces
Parking Provided:		
Ex Parking		36 Spaces
Prop Parking		99 Spaces
Total Parking Provided:		135 Spaces
ADA Spaces Required		5 Spaces
ADA Spaces Provided		6 Spaces
Usable Open Space:		N/A
Impervious Area:		83,132 SF

LEGEND

- Ex. Concrete Pavement
- Prop. Conc. Sidewalk (Private)
- Prop. Conc. Sidewalk (Public)
- Loading Space
- Ex. Fire Hydrant
- Wheelstop (Typical)
- BFR Barrier Free Ramp

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 ____, 2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER:
Shipman Fire Protection
1020 La Jolla Pointe Drive
Rockwall, Texas 75087
Phone (682) 223-1922
Contact: Clay Shipman

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

SURVEYOR:
Burns Surveying
2701 Sunset Ridge Dr., Suite 303
Rockwall, Texas 75032
Phone (214) 326-1090
Contact: Barry S. Rhodes

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

CURVE CHART				
CURVE	RADIUS	DELTA	LENGTH	BEARING
C1	5800'	27°42'11"	28.04'	S 04°10'30" W
C2	42.00'	37°18'06"	27.34'	N 01°14'37" W
C3	42.00'	37°32'11"	27.52'	N 01°21'39" W
C4	42.00'	90°00'11"	65.98'	N 65°07'40" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°49'48" E	14.14'
L2	S 36°33'35" W	57.36'
L3	S 36°33'10" W	59.78'
L4	N 36°33'10" E	37.33'
L5	N 19°53'40" W	71.61'
L6	N 17°24'26" E	39.61'
L7	N 20°07'45" W	30.65'
L8	S 69°52'15" W	58.34'
L9	S 20°07'45" E	32.50'

Issue Date	Description
1 12/12/2025	
2	
3	
4	
5	
6	

CROSS
ENGINEERING CONSULTANTS

1720 W. Virginia Street
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-9335

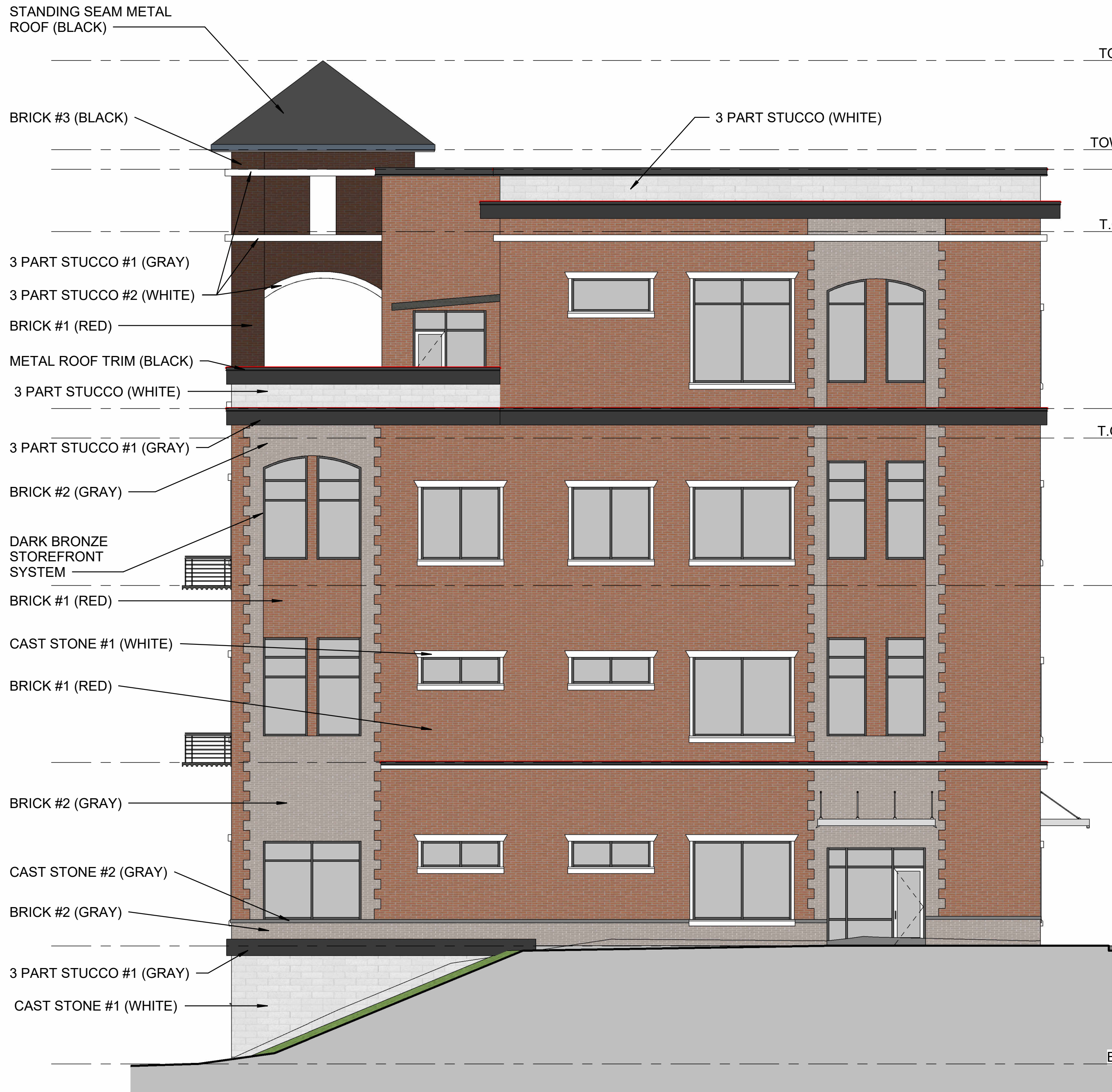
THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
JONATHAN D. HAKE, P.E.
NO. 94738
ON 12/12/2025.
IT IS NOT TO BE USED
FOR CONSTRUCTION
PURPOSES.

PREPARED DATE: 12/12/2025

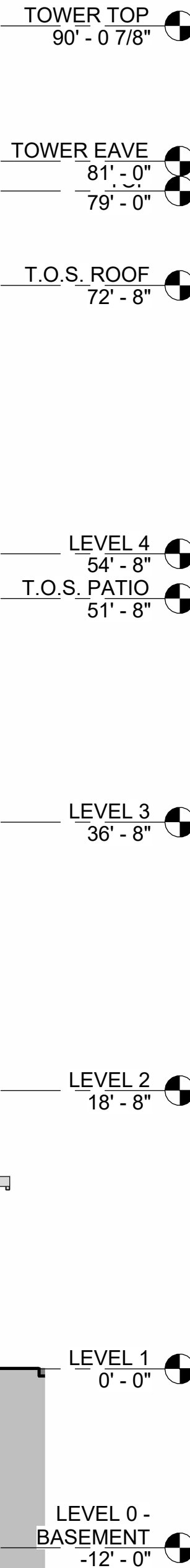
SITE PLAN	
SHIPMAN FIRE BUILDING & COFFEE SHOP	
1020 LA JOLLA POINTE DRIVE LOT 3R, BLOCK A - LA JOLLA POINTE ADDITION WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 CITY OF ROCKWALL, TEXAS CASE NO. SP2025-xxx	

Sheet No.
SP
Project No.
25078

12/9/2025 9:26:20 AM

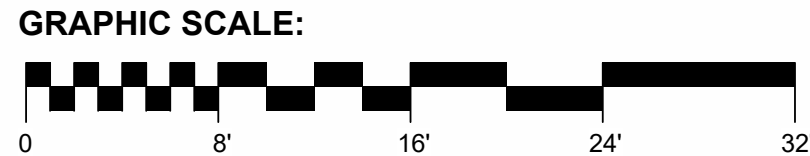


2 WEST SIDE ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATIONS					
	AREA	%		AREA	%
NORTH ELEVATION	5,531		SOUTH ELEVATION	4,701	
MASONRY	5,066	91.6%	MASONRY	4,432	94.3%
BRICK & CAST STONE	464	8.4%	BRICK & CAST STONE	269	5.7%
3 PART STUCCO	6,551		3 PART STUCCO	6,625	
EAST ELEVATION	6,188	94.5%	WEST ELEVATION	6,016	90.8%
MASONRY	363	5.5%	MASONRY	609	9.2%
BRICK & CAST STONE			BRICK & CAST STONE		
3 PART STUCCO			3 PART STUCCO		



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 _____, 2025.

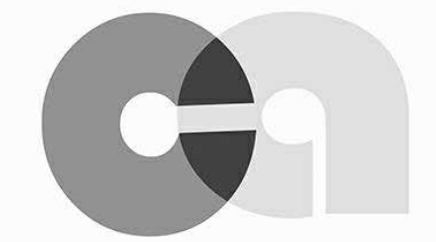
WITNESS OUR HANDS, this ____ day of _____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

CRADDOCK
ARCHITECTURE



CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

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REVISION		
#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

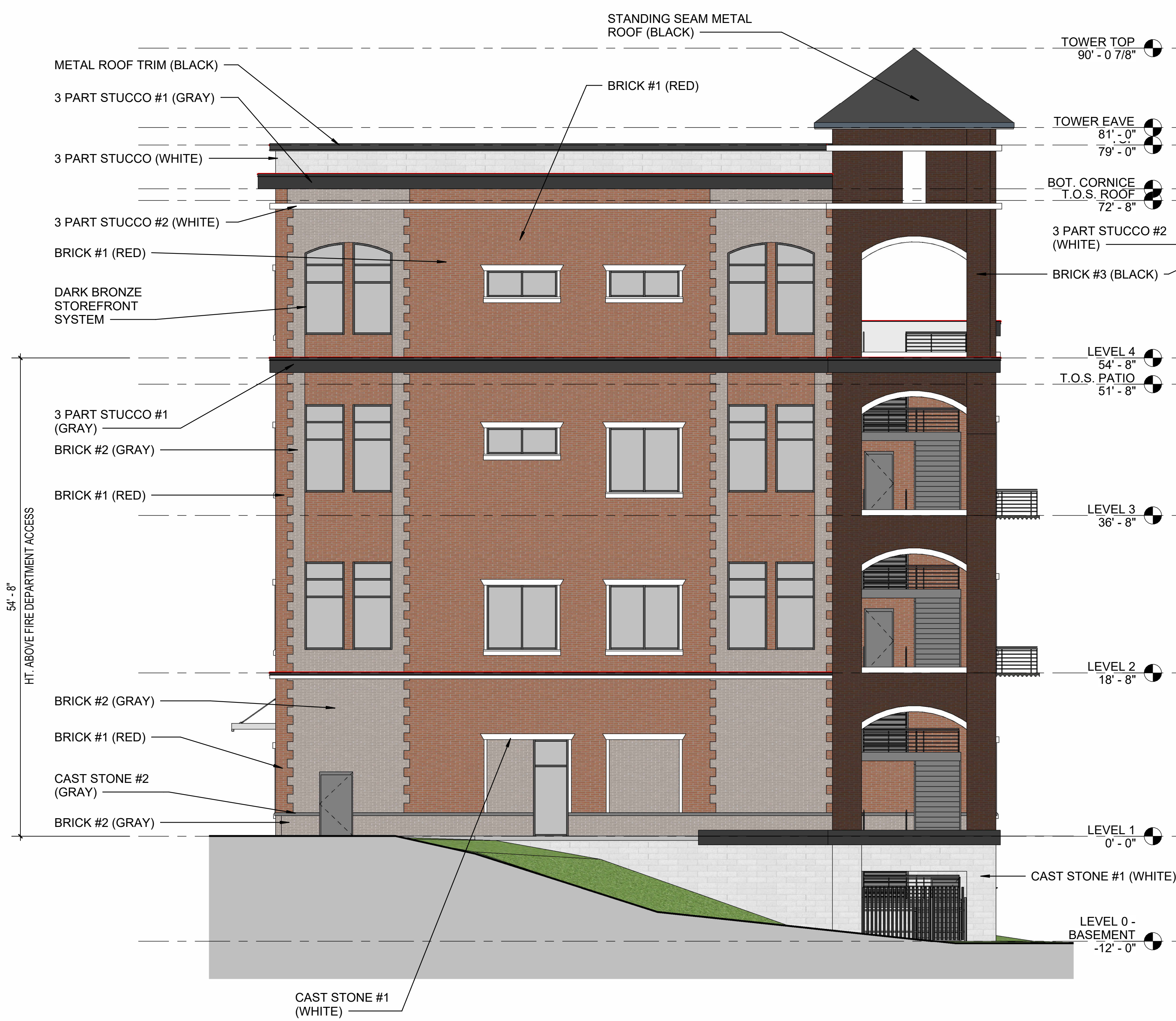
Project number 2024-001 Date 10.14.25

EXTERIOR ELEVATIONS

Scale: As Indicated

A600

12/19/2025 9:26:28 AM



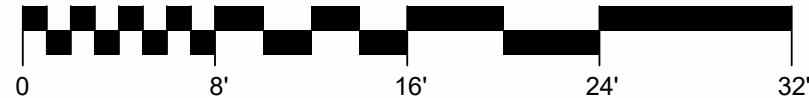
2 EAST SIDE ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATIONS			AREA	%		AREA	%
NORTH ELEVATION			5,531			4,701	
MASONRY							
BRICK & CAST STONE	3 PART STUCCO	5,066	91.6%		BRICK & CAST STONE	4,432	94.3%
		464	8.4%		3 PART STUCCO	269	5.7%
EAST ELEVATION			6,551			6,625	
MASONRY							
BRICK & CAST STONE	3 PART STUCCO	6,188	94.5%		BRICK & CAST STONE	6,016	90.8%
		363	5.5%		3 PART STUCCO	609	9.2%
SOUTH ELEVATION							
MASONRY							
BRICK & CAST STONE	3 PART STUCCO				BRICK & CAST STONE		
					3 PART STUCCO		
WEST ELEVATION							
MASONRY							
BRICK & CAST STONE	3 PART STUCCO				BRICK & CAST STONE		
					3 PART STUCCO		

GRAPHIC SCALE:



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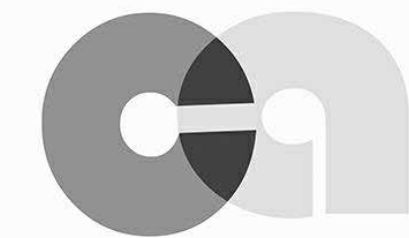
WITNESS OUR HANDS, this ____ day of _____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

CRADDOCK
ARCHITECTURE



10.14.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527
SHIPMAN FIRE PROTECTION

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REVISION		
#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

10.14.25

Date

2024-001

Project number

EXTERIOR ELEVATIONS

Scale: As indicated

A601

12/9/2025 9:28:28 AM



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



1 WEST SIDE ELEVATION
1/4" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
WOOD		231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.4%

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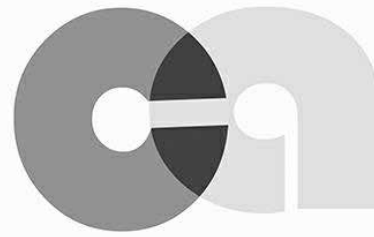
WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

CRADDOCK
ARCHITECTURE



9.11.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE

551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

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REVISION

#	Revision Date	Revision Description
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SHIPMAN'S COFFEE

1020 La Jolla Pointe Drive
Rockwall, TX 75087

9.5.25

Date

Project number 2024.002

Architectural Building Elevations

Scale: As Indicated

A603

12/9/2025 9:28:36 AM



2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST SIDE ELEVATION
1/4" = 1'-0"

MATERIAL CALCULATIONS		AREA	%
NORTH ELEVATION		2,192	
MASONRY	BRICK	1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY	BRICK	865	78.9%
WOOD		231	21.1%
SOUTH ELEVATION		2,196	
MASONRY	BRICK	1,470	66.9%
WOOD		726	33.1%
WEST ELEVATION		1,213	
MASONRY	BRICK	954	78.6%
WOOD		259	21.4%

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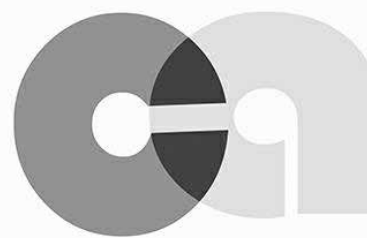
WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

CRADDOCK
ARCHITECTURE



9.11.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE

551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN'S COFFEE

SHIPMAN'S COFFEE

1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024.002 Date 9.5.25
Architectural Building Elevations

Scale: As Indicated

A604

12/9/2025 9:30:02 AM



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 ____, 2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

CRADDOCK
ARCHITECTURE

10.14.25
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE

551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

REVISION

#	Revision Date	Revision Description
---	---------------	----------------------

NEW OFFICE / STORAGE

1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001

Date 10.14.25

PERSPECTIVES

Scale: 1" = 1'-0"

A602



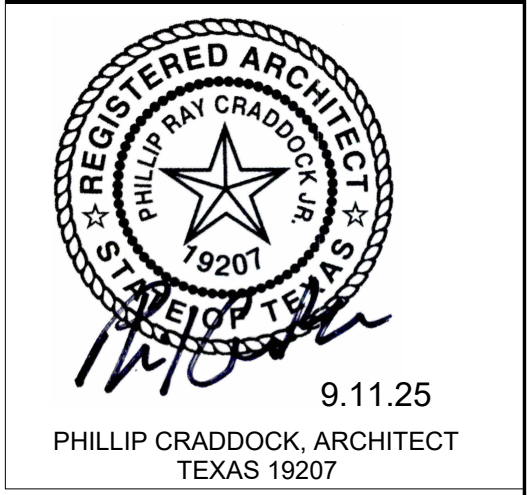
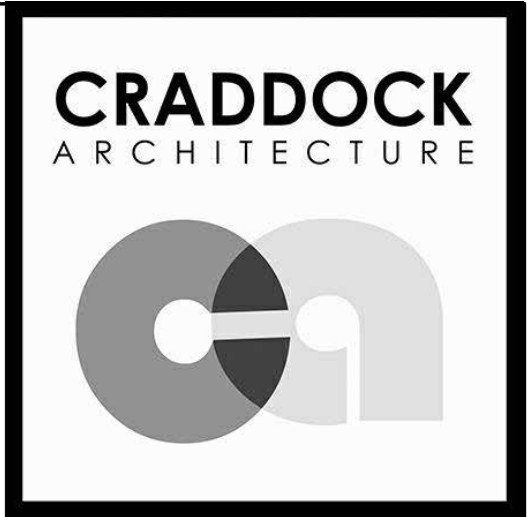
12/9/2025 9:28:37 AM

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WITNESS OUR HANDS, this ____ day of _____, 2025.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922



CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

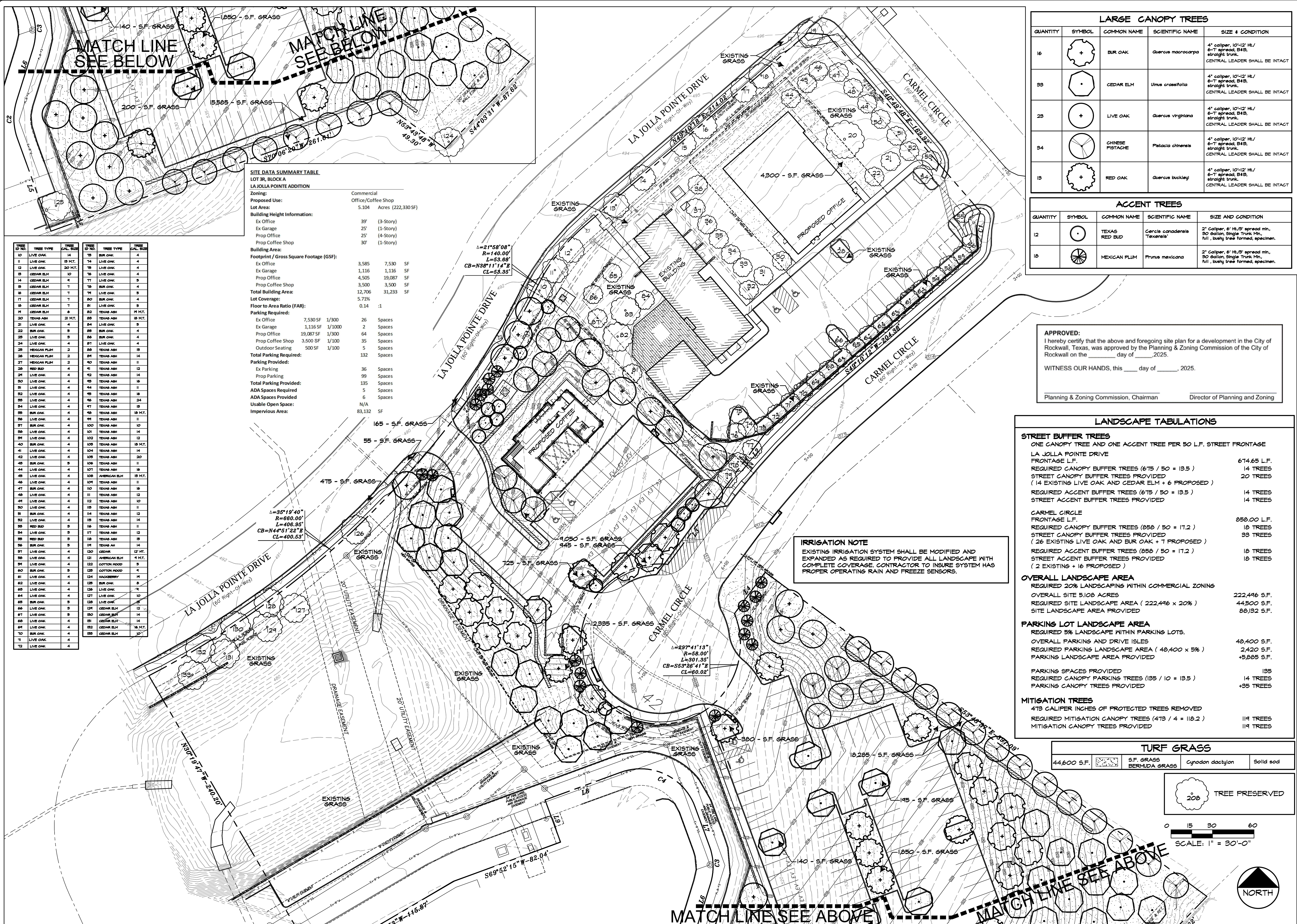
SHIPMAN'S COFFEE

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REVISION		
#	Revision Date	Revision Description

SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087 Project number 2024.002	Date 9.5.25
PERSPECTIVES	
Scale: 1" = 1'-0"	

A605



TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE ID NO.	TREE TYPE	TREE CAL. SIZE
10	LIVE OAK	14	19	BUR OAK	4
11	LIVE OAK	18 HT.	24	LIVE OAK	4
12	LIVE OAK	20 HT.	25	LIVE OAK	4
13	CEDEAR ELM	7	26	LIVE OAK	4
14	CEDEAR ELM	7	27	LIVE OAK	5
15	CEDEAR ELM	7	28	BUR OAK	4
16	CEDEAR ELM	7	29	BUR OAK	4
17	CEDEAR ELM	7	30	BUR OAK	4
18	CEDEAR ELM	7	31	LIVE OAK	9
19	CEDEAR ELM	6	32	TEXAS ASH	14 HT.
20	TEXAS ASH	21 HT.	33	TEXAS ASH	18 HT.
21	LIVE OAK	4	34	LIVE OAK	9
22	BUR OAK	8	35	BUR OAK	14
23	LIVE OAK	8	36	BUR OAK	4
24	LIVE OAK	4	37	LIVE OAK	4
25	HENRIAN PLUM	2	38	TEXAS ASH	18
26	HENRIAN PLUM	2	39	TEXAS ASH	14
27	HENRIAN PLUM	2	40	TEXAS ASH	11
28	RED BUD	4	41	TEXAS ASH	12
29	LIVE OAK	4	42	TEXAS ASH	14
30	LIVE OAK	4	43	TEXAS ASH	16
31	LIVE OAK	4	44	TEXAS ASH	11
32	LIVE OAK	4	45	TEXAS ASH	16
33	LIVE OAK	4	46	TEXAS ASH	24
34	LIVE OAK	4	47	TEXAS ASH	18
35	BUR OAK	4	48	TEXAS ASH	18 HT.
36	LIVE OAK	4	49	TEXAS ASH	11
37	LIVE OAK	4	50	TEXAS ASH	10
38	LIVE OAK	4	51	TEXAS ASH	14
39	LIVE OAK	4	52	TEXAS ASH	14
40	LIVE OAK	4	53	TEXAS ASH	14
41	LIVE OAK	4	54	TEXAS ASH	12
42	LIVE OAK	4	55	TEXAS ASH	12
43	BUR OAK	5	56	TEXAS ASH	14
44	LIVE OAK	4	57	TEXAS ASH	18
45	LIVE OAK	4	58	TEXAS ASH	14
46	LIVE OAK	4	59	TEXAS ASH	12 HT.
47	BUR OAK	4	60	TEXAS ASH	12 HT.
48	LIVE OAK	4	61	TEXAS ASH	9
49	LIVE OAK	4	62	TEXAS ASH	9
50	LIVE OAK	4	63	TEXAS ASH	9
51	LIVE OAK	4	64	TEXAS ASH	9
52	LIVE OAK	4	65	TEXAS ASH	9
53	LIVE OAK	4	66	TEXAS ASH	9
54	LIVE OAK	4	67	TEXAS ASH	9
55	LIVE OAK	4	68	TEXAS ASH	9
56	LIVE OAK	4	69	TEXAS ASH	9
57	LIVE OAK	4	70	TEXAS ASH	9
58	LIVE OAK	4	71	TEXAS ASH	9
59	LIVE OAK	4	72	TEXAS ASH	9
60	LIVE OAK	4	73	TEXAS ASH	9
61	LIVE OAK	4	74	TEXAS ASH	9
62	LIVE OAK	4	75	TEXAS ASH	9
63	LIVE OAK	4	76	TEXAS ASH	9
64	LIVE OAK	4	77	TEXAS ASH	9
65	LIVE OAK	4	78	TEXAS ASH	9
66	LIVE OAK	4	79	TEXAS ASH	9
67	LIVE OAK	4	80	TEXAS ASH	9
68	LIVE OAK	4	81	TEXAS ASH	9
69	LIVE OAK	4	82	TEXAS ASH	9
70	LIVE OAK	4	83	TEXAS ASH	9
71	LIVE OAK	4	84	TEXAS ASH	9
72	LIVE OAK	4	85	TEXAS ASH	9

SITE DATA SUMMARY TABLE		
LOT 3R, BLOCK A LA JOLLA POINTE ADDITION		
Zoning:	Commercial	
Proposed Use:	Office/Coffee Shop	
Lot Area:	5.104 Acres (222,330 SF)	
Building Height Information:		
Ex Office	39' (3-Story)	
Ex Garage	25' (1-Story)	
Prop Office	25' (4-Story)	
Prop Coffee Shop	30' (1-Story)	
Building Area:		
Footprint / Gross Square Footage (GSF):		
Ex Office	3,585	7,530 SF
Ex Garage	1,116	1,116 SF
Prop Office	4,505	19,087 SF
Prop Coffee Shop	3,500	3,500 SF
Total Building Area:	12,706	31,233 SF
Lot Coverage:	5.73%	
Floor to Area Ratio (FAR):	0.14	1
Parking Required:		
Ex Office	7,530 SF	1/300
Ex Garage	1,116 SF	1/1000
Prop Office	19,087 SF	1/300
Prop Coffee Shop	3,500 SF	1/100
Outdoor Seating	500 SF	1/100
Total Parking Required:		
Ex Parking	36	Spaces
Prop Parking	99	Spaces
Total Parking Provided:	135	Spaces
ADA Spaces Required	5	Spaces
ADA Spaces Provided	6	Spaces
Usable Open Space:	N/A	
Impervious Area:	83,132	SF

LARGE CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
16		BUR OAK	<i>Quercus macrocarpa</i>	4" caliper, 10'-12" Ht./ 6'-7" spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
93		CEDAR ELM	<i>Ulmus crassifolia</i>	4" caliper, 10'-12" Ht./ 6'-7" spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
23		LIVE OAK	<i>Quercus virginiana</i>	4" caliper, 10'-12" Ht./ 6'-7" spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
34		CHINESE PISTACHE	<i>Pistacia chinensis</i>	4" caliper, 10'-12" Ht./ 6'-7" spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
13		RED OAK	<i>Quercus buckleyi</i>	4" caliper, 10'-12" Ht./ 6'-7" spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT

ACCENT TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
12		TEXAS RED BUD	<i>Cercia canadensis 'Texanella'</i>	2" caliper, 6' Ht./ 3" spread min. 30 gallon, single trunk min. full, bushy tree formed, specimen.
18		MEXICAN PLUM	<i>Prunus mexicana</i>	2" caliper, 6' Ht./ 3" spread min. 30 gallon, single trunk min. full, bushy tree formed, specimen.

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 _____, 2025.

WITNESS OUR HANDS, this _____ day of _____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LANDSCAPE TABULATIONS	
STREET BUFFER TREES ONE CANOPY TREE AND ONE ACCENT TREE PER 50 L.F. STREET FRONTAGE	
LA JOLLA POINTE DRIVE FRONTAGE L.F.	674.65 L.F.
REQUIRED CANOPY BUFFER TREES (675 / 50 = 13.5)	14 TREES
STREET CANOPY BUFFER TREES PROVIDED (14 EXISTING LIVE OAK AND BUR OAK + 6 PROPOSED)	20 TREES
REQUIRED ACCENT BUFFER TREES (675 / 50 = 13.5)	14 TREES
STREET ACCENT BUFFER TREES PROVIDED	14 TREES
CARMEL CIRCLE FRONTAGE L.F.	858.00 L.F.
REQUIRED CANOPY BUFFER TREES (858 / 50 = 17.2)	18 TREES
STREET CANOPY BUFFER TREES PROVIDED (26 EXISTING LIVE OAK AND BUR OAK + 7 PROPOSED)	33 TREES
REQUIRED ACCENT BUFFER TREES (858 / 50 = 17.2)	18 TREES
STREET ACCENT BUFFER TREES PROVIDED (2 EXISTING + 16 PROPOSED)	18 TREES
OVERALL LANDSCAPE AREA REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING	
OVERALL SITE 5.108 ACRES	222,496 S.F.
REQUIRED SITE LANDSCAPE AREA (222,496 x 20%)	44,500 S.F.
SITE LANDSCAPE AREA PROVIDED	80,132 S.F.
PARKING LOT LANDSCAPE AREA REQUIRED 5% LANDSCAPE WITHIN PARKING LOTS.	
OVERALL PARKING AND DRIVE ISLES	48,400 S.F.
REQUIRED PARKING LANDSCAPE AREA (48,400 x 5%)	2,420 S.F.
PARKING LANDSCAPE AREA PROVIDED	+5,885 S.F.
PARKING SPACES PROVIDED	135
REQUIRED CANOPY PARKING TREES (135 / 10 = 13.5)	14 TREES
PARKING CANOPY TREES PROVIDED	+35 TREES
MITIGATION TREES 473 CALIPER INCHES OF PROTECTED TREES REMOVED	
REQUIRED MITIGATION CANOPY TREES (473 / 4 = 118.2)	119 TREES
MITIGATION CANOPY TREES PROVIDED	119 TREES

TURF GRASS			
44,600 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon Solid sod



0 15 30 60
SCALE: 1" = 30'-0"



Date: _____

Revisions: _____

Issued For:
CONSTRUCTION

Job No.
25137

Scale
1" = 30'-0"

Drawn By:
JD6

Date
12-09-2025

Shipman Fire Building
& Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

Sheet Title:
Landscape Plan

Sheet Number:
L1
of L2 Sheets

LANDSCAPING

PART I - GENERAL

- 1.1 SCOPE:
- Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.
- 1.2 RELATED WORK SPECIFIED ELSEWHERE:
- A. Irrigation System
- B. Lawns
- C. Earthwork
- D. General Requirements
- 1.3 QUALITY ASSURANCE:
- A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
- B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
- C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
- D. Employ only qualified personnel familiar with required work.
- E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):
1. Provide source of off-site soil (if Required For Job to the Owners representative for the purpose of soil investigation).
2. Take random representative soil samples from areas to be planted.
3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.
- F. File Certificate of Inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.
- 1.4 REFERENCED STANDARDS:
- A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
- B. Horvath Third, 1976 - Cornell University - Plant nomenclature.
- C. ASTM - American Standard Testing Material - Sharp sand.
- 1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:
- A. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with saw dust or other approved material.
4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
- 1.6 JOB CONDITIONS:
- A. Planting Restrictions:
- Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
- B. Utilities:
1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.
- 1.7 WARRANTY:
- A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owners Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
- B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.
- C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
- D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.
- 1.8 MAINTENANCE:
- A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
- B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, clearing and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
- C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
- D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.
- PART 2 - PRODUCTS
- 2.1 PLANTS:
- A. Quantities: The drawings and specifications are complementary; anything called for on one and the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- B. Plants shall be equal to well formed No. 1 grade or better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
- D. Plants shall have a well-developed fibrous root system.
- E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
- F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
- G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
- H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10) inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
- I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

- 2.2 SOIL PREPARATION MATERIALS:
- A. Peat Moss: Commercial sphagnum moss or hyphum peat.
- B. Pre mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.
- C. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign
2. Physical properties as follows:
- Clay - between 7-27 percent
- Silt - between 28-50 percent
- Sand - less than 52 percent
- D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-33.
- 2.3 COMMERCIAL FERTILIZER:
- A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
- B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
- C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.
- 2.4 MULCH:
- Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

- 3.1 CONDITION OF SURFACES:
- A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
- B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.
- 3.2 SHRUB PLANTING
- A. All shrubs to be pocket planted. Excavate planting hole 8" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sand.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.
- 3.3 GROUND COVER PLANTING
- A. Till 12 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
1. 1 part sandy loam
- 1 part peat moss
- 1 part sharp sand
- Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.
- 3.4 TREE PLANTING:
- A. Stake tree locations for Owners Representative approval prior to digging.
- B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
- C. After excavation of tree pits, review water percolation. If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
- D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
- F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturer's recommendations. Complete backfilling and form a saucer around the tree.
- G. Completely fill each tree saucer with mulch to a depth of two inches.
- H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
- I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to the particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.
- 3.5 SEASONAL COLOR PLANTING:
- A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.
- 3.6 CLEANUP:
- During work, keep premises neat and orderly including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. Keep walk and driveway area clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART I - GENERAL

- 1.1 SCOPE:
- Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.
- Re-do any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, seeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grading.
- 1.2 RELATED WORK SPECIFIED ELSEWHERE:
- A. Irrigation System
- B. Landscaping
- 1.3 MAINTENANCE OF GRASS:
- The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing low spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.
- 1.4 JOB CONDITIONS:
- A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
- B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.
- 1.5 SCHEDULE:
- A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
- B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determined by owner, under favorable climatic conditions.
- C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial ryegrass under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)
- D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.
- 1.6 ACCEPTANCE:
- The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

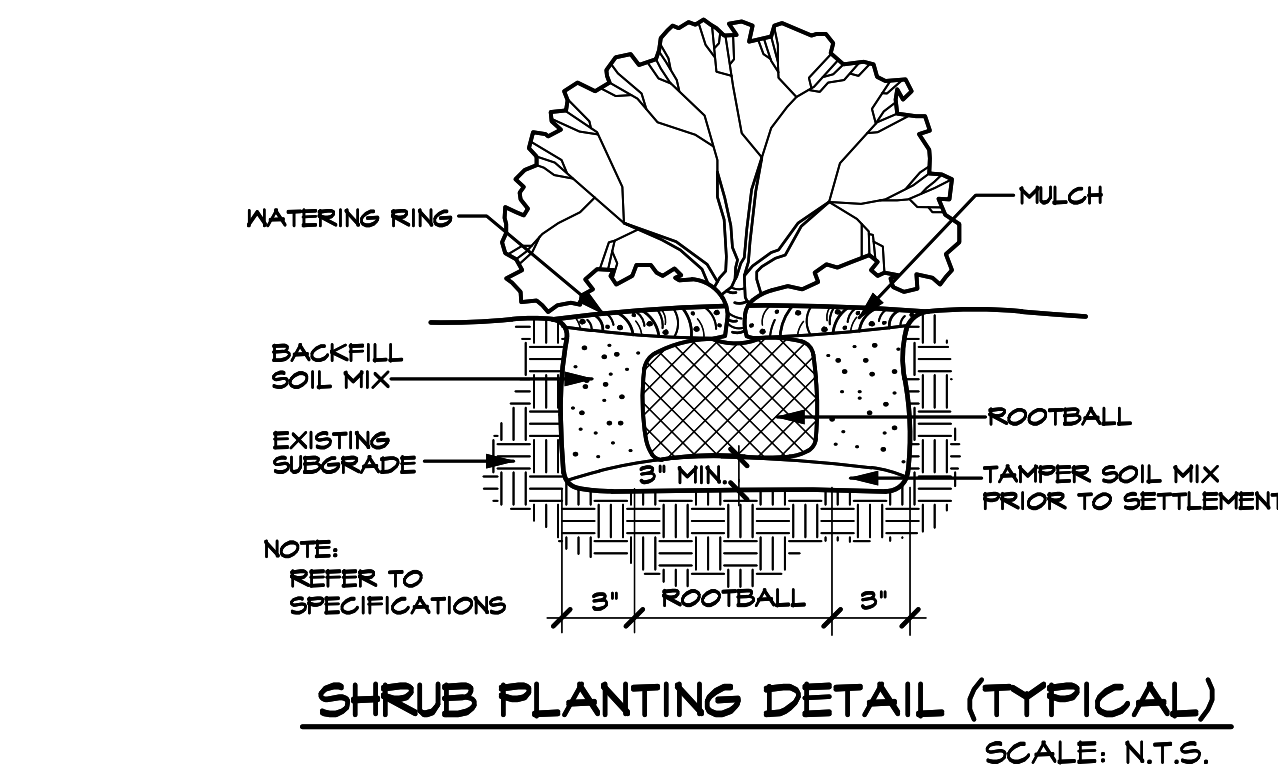
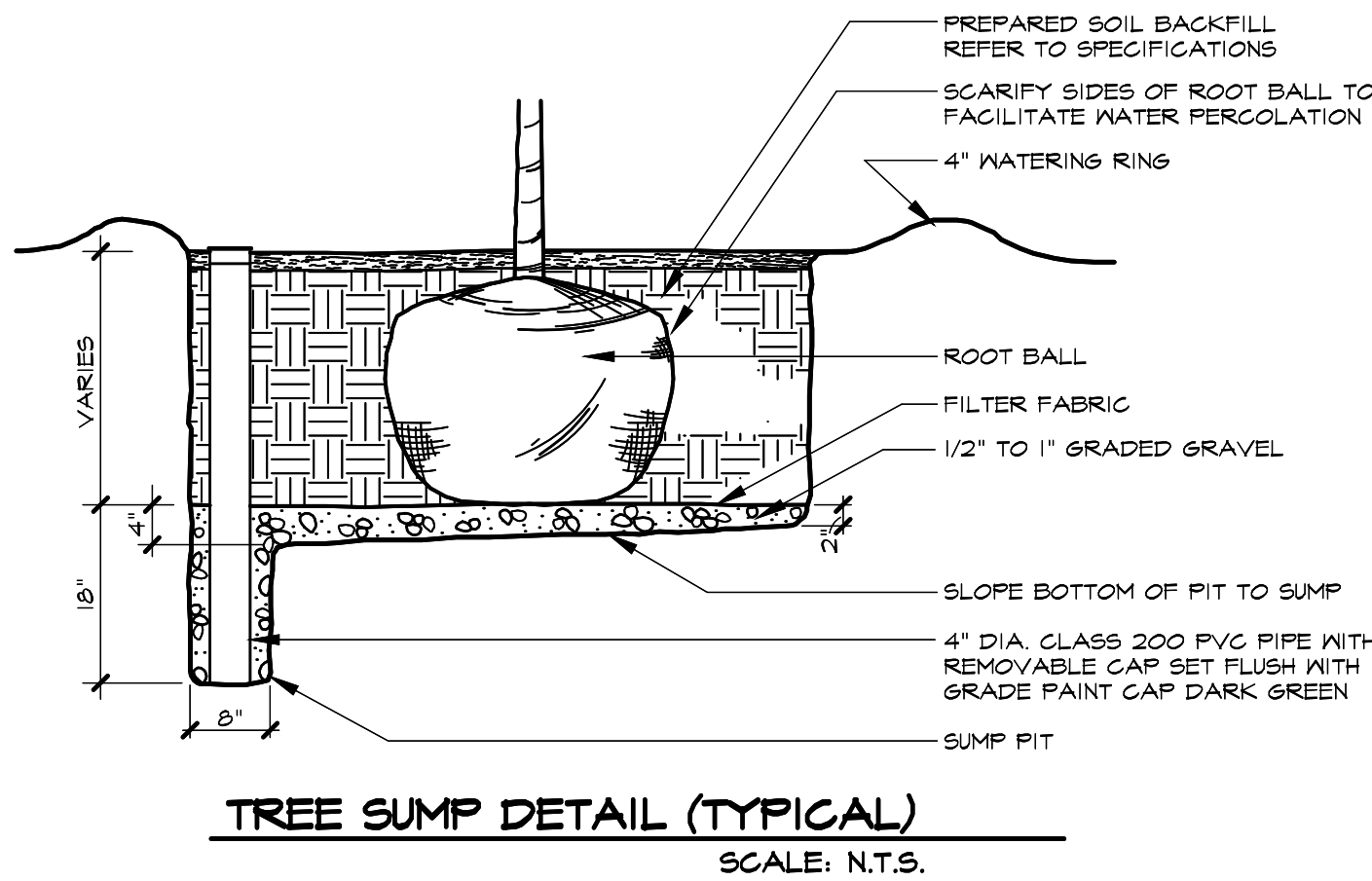
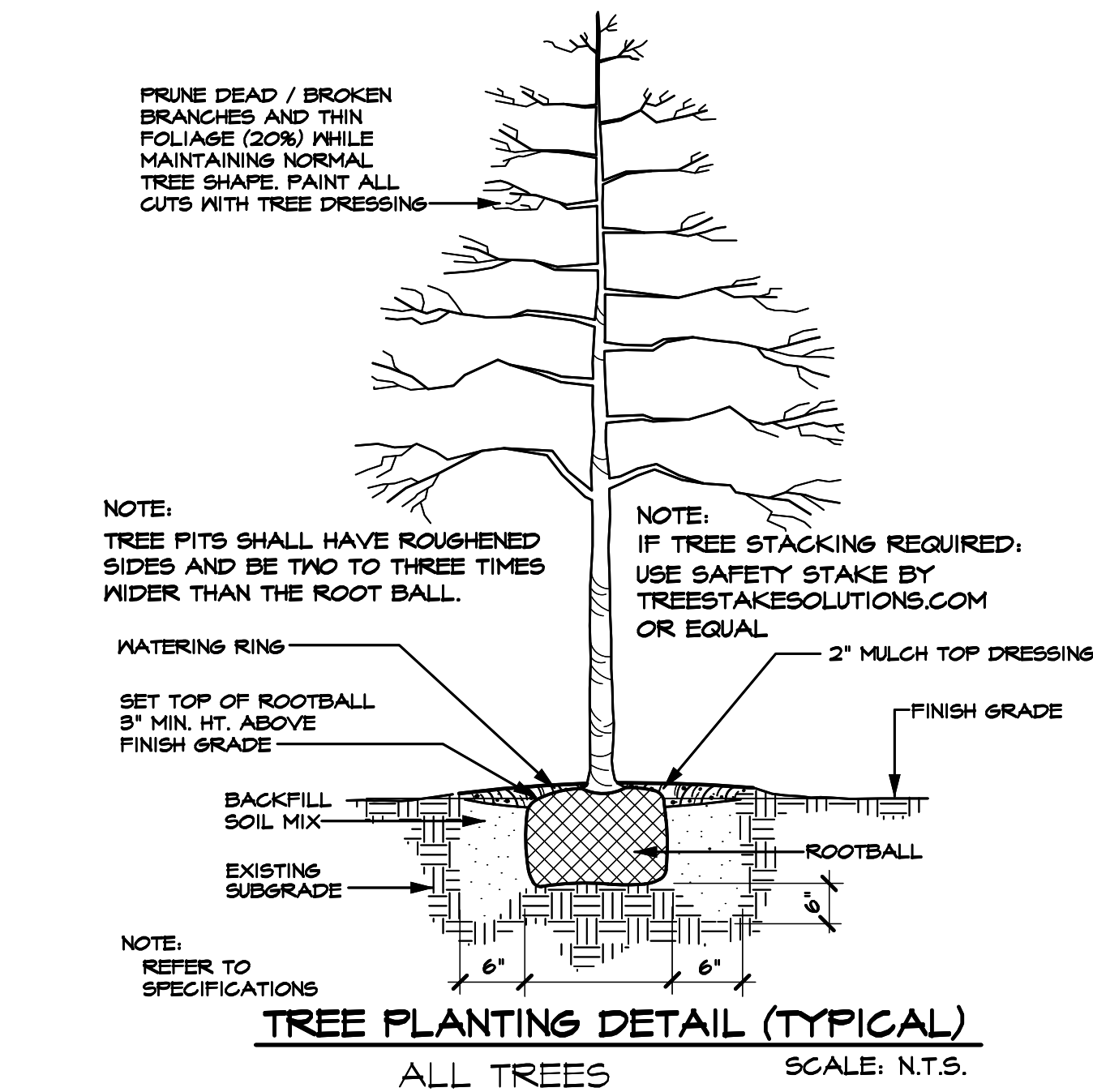
PART 2 - MATERIALS

- 2.1 TOPSOIL:
- A. (If specified on the plans as a requirement)Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonable free of weeds and foreign grasses. Topsoil containing dallgrass or nutgrass shall be rejected.
- B. Physical properties as follows:
- Clay - between 7-27 percent
- Silt - between 28-50 percent
- Sand - less than 52 percent
- 2.2 GRASS:
- A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.
- B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.
- C. Annual Ryegrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.
- 2.3 FERTILIZER:
- Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.
- A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
- B. Second application: 5-1-2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

- 3.1 PREPARATION:
- A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
- B. Leave areas free of weeds and ready for final grading.
- C. Provide barricades around scarified areas to prevent compaction by construction vehicles.
- 3.2 FINAL GRADING:
- A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
- B. Provide finish grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
- C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.
- 3.3 HERBICIDE:
- Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.
- 3.4 FERTILIZER:
- A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
- B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.
- 3.5 HYDROMULCH/SEEDING:
- A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.
- B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
- C. Add backfiller to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
- D. Lay a 4" x 6" board against bed areas.
- 3.6 MECHANICAL SEEDING:
- Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre or 350 pounds of Ryegrass per acre. Use grass drill, brilliant seeder, or viking roller.
- 3.7 SOLID SOD:
- A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
- B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs.per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.
- 3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:
- A. Watering:
1. Water lawn areas immediately after grassing operation.
2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
- B. Replanting/Erosion Control:
1. Correct any erosion that may occur during the establishment of grass.
2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
3. A stand of grass will be defined as a uniform cover of actively growing turf.
- C. Mowing/Weed Control:
1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.
2. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.
- 3.9 CLEANUP:
- During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

END OF LAWN SECTION



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 ____, 2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Date:	
Revisions:	
#	

Issued For:

CONSTRUCTION

Job No.

25137

Scale

N.T.S.

Drawn By:

JDG

Date

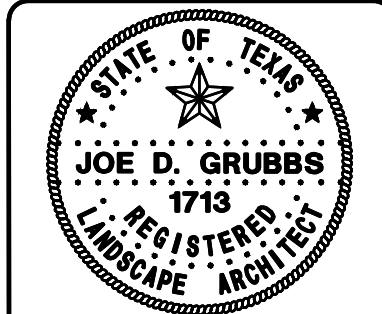
12-09-2025

Shipman Fire Building

& Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition

Rockwall Texas



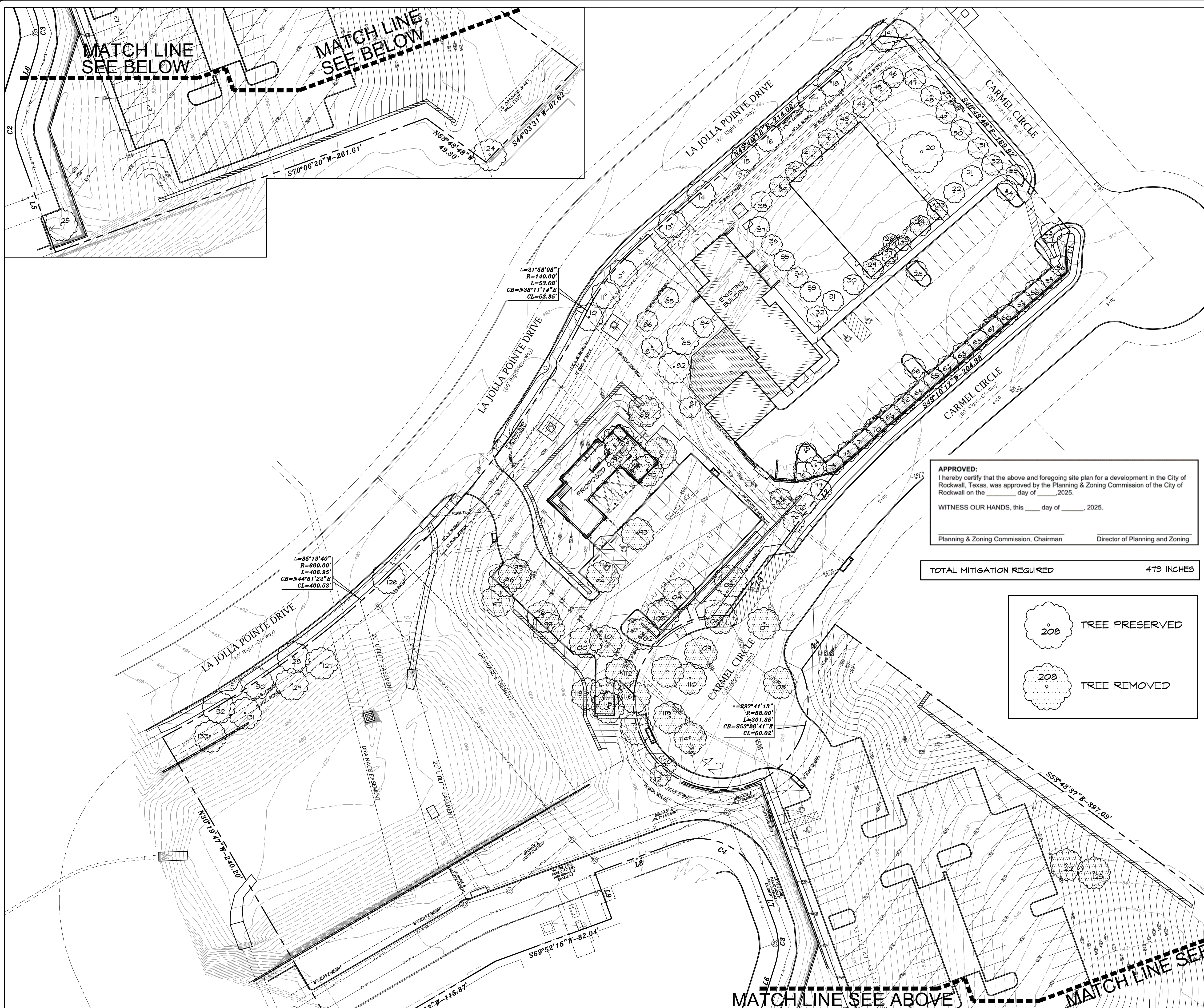
Sheet Title:

Landscape Specifications

Sheet Number:

L2

of L2 Sheets



SITE DATA SUMMARY TABLE

LOT 3R, BLOCK A
LA JOLLA POINTE ADDITION

Proposed Use:	Commercial Office/Coffee Shop
Lot Area:	5.104 Acres (222,330 SF)
Building Height Information:	
Ex Office:	39' (3-Story)
Ex Garage:	25' (1-Story)
Prop Office:	25' (4-Story)
Prop Coffee Shop:	30' (1-Story)
Building Area:	
Footprint / Gross Square Footage (GSF):	
Ex Office:	3,585 7,530 SF
Ex Garage:	1,116 1,116 SF
Prop Office:	4,505 19,087 SF
Prop Coffee Shop:	3,500 3,500 SF
Total Building Area:	12,706 31,233 SF
Lot Coverage:	5.71%
Floor to Area Ratio (FAR):	0.14
Parking Required:	
Ex Office:	7,530 SF 1/300 26 Spaces
Ex Garage:	1,116 SF 1/1000 2 Spaces
Prop Office:	19,087 SF 1/300 64 Spaces
Prop Coffee Shop:	3,500 SF 1/100 35 Spaces
Outdoor Seating:	500 SF 1/100 5 Spaces
Total Parking Required:	132 Spaces
Parking Provided:	
Ex Parking:	36 Spaces
Prop Parking:	99 Spaces
Total Parking Provided:	135 Spaces
ADA Spaces Required:	5 Spaces
ADA Spaces Provided:	6 Spaces
Usable Open Space:	N/A
Impervious Area:	83,132 SF

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE ID NO.	TREE TYPE	TREE CAL. SIZE
10	LIVE OAK	14	78	BUR OAK	4
11	LIVE OAK	19 M.T.	74	LIVE OAK	4
12	LIVE OAK	20 M.T.	75	LIVE OAK	4
13	CEDAR ELM	10	76	LIVE OAK	4
14	CEDAR ELM	4	77	LIVE OAK	5
15	CEDAR ELM	7	78	BUR OAK	4
16	CEDAR ELM	7	74	LIVE OAK	5
17	CEDAR ELM	7	80	BUR OAK	4
18	CEDAR ELM	7	81	LIVE OAK	5
19	CEDAR ELM	6	82	TEXAS ASH	19 M.T.
20	TEXAS ASH	21 M.T.	83	TEXAS ASH	18 M.T.
21	LIVE OAK	4	84	LIVE OAK	5
22	BUR OAK	5	85	BUR OAK	4
23	LIVE OAK	9	86	BUR OAK	4
24	LIVE OAK	4	87	LIVE OAK	4
25	MEXICAN PLUM	2	88	TEXAS ASH	15
26	MEXICAN PLUM	2	89	TEXAS ASH	14
27	MEXICAN PLUM	2	90	TEXAS ASH	11
28	RED BUD	4	91	TEXAS ASH	12
29	LIVE OAK	4	92	TEXAS ASH	14
30	LIVE OAK	4	93	TEXAS ASH	16
31	LIVE OAK	4	94	TEXAS ASH	11
32	LIVE OAK	4	95	TEXAS ASH	16
33	LIVE OAK	4	96	TEXAS ASH	24
34	LIVE OAK	4	97	TEXAS ASH	13
35	BUR OAK	4	98	TEXAS ASH	18 M.T.
36	LIVE OAK	4	99	TEXAS ASH	11
37	BUR OAK	4	100	TEXAS ASH	10
38	LIVE OAK	4	101	TEXAS ASH	14
39	LIVE OAK	4	102	TEXAS ASH	12
40	BUR OAK	4	103	TEXAS ASH	18 M.T.
41	LIVE OAK	4	104	TEXAS ASH	14
42	LIVE OAK	4	105	TEXAS ASH	20
43	BUR OAK	5	106	TEXAS ASH	11
44	LIVE OAK	4	107	TEXAS ASH	16
45	LIVE OAK	4	108	AMERICAN ELM	13 M.T.
46	LIVE OAK	4	109	TEXAS ASH	11
47	BUR OAK	4	110	TEXAS ASH	16
48	LIVE OAK	4	111	TEXAS ASH	12
49	LIVE OAK	4	112	TEXAS ASH	10
50	LIVE OAK	4	113	TEXAS ASH	11
51	BUR OAK	4	114	TEXAS ASH	12
52	LIVE OAK	4	115	TEXAS ASH	14
53	RED BUD	3	116	TEXAS ASH	11
54	LIVE OAK	3	117	TEXAS ASH	12
55	RED BUD	3	118	TEXAS ASH	15
56	BUR OAK	5	119	TEXAS ASH	14
57	LIVE OAK	4	120	CEDAR	12' HT.
58	LIVE OAK	4	121	AMERICAN ELM	9 M.T.
59	LIVE OAK	4	122	COTTON WOOD	5
60	BUR OAK	5	123	COTTON WOOD	4
61	LIVE OAK	4	124	HACKBERRY	14
62	LIVE OAK	4	125	BUR OAK	3
63	LIVE OAK	4	126	LIVE OAK	4
64	LIVE OAK	4	127	LIVE OAK	10
65	BUR OAK	5	128	LIVE OAK	15
66	LIVE OAK	3	129	CEDAR ELM	12
67	LIVE OAK	5	130	CEDAR ELM	14
68	LIVE OAK	4	131	CEDAR ELM	14
69	LIVE OAK	4	132	CEDAR ELM	16 M.T.
70	BUR OAK	4	133	CEDAR ELM	10
71	LIVE OAK	4			
72	LIVE OAK	4			

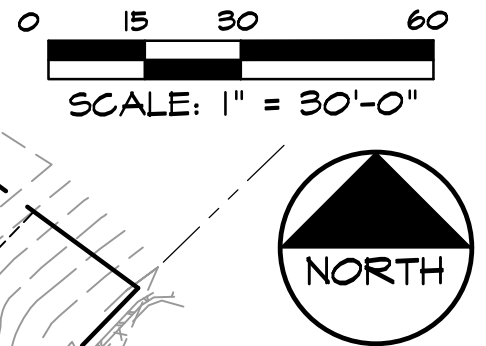
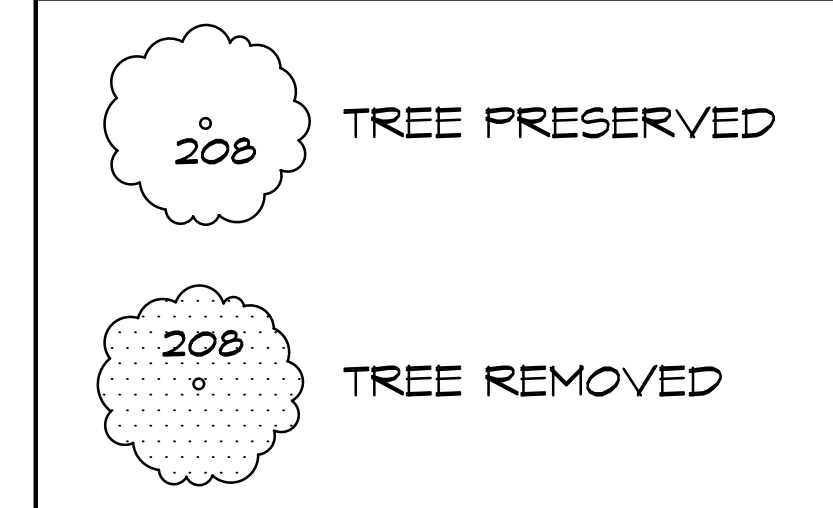
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

TOTAL MITIGATION REQUIRED 473 INCHES



Date: _____

Revisions:	
#	

Issued For:
CONSTRUCTION

Job No.
25137

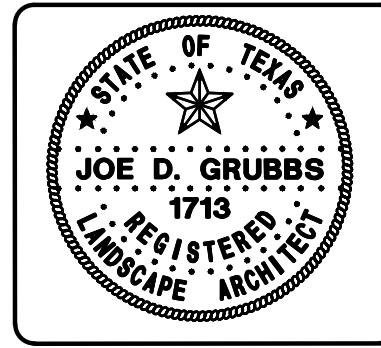
Scale
1" = 30'-0"

Drawn By:
JD6

Date
12-09-2025

Shipman Fire Building & Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas



Sheet Title:
Treescape Plan

Sheet Number:
TS1
of TS2 Sheets

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
10	LIVE OAK	14	PRESERVED	4	N	N	N	0
11	LIVE OAK	13 M.T.	PRESERVED	4	N	N	N	0
12	LIVE OAK	20 M.T.	PRESERVED	4	N	N	N	0
13	CEDAR ELM	10	PRESERVED	4	N	N	N	0
14	CEDAR ELM	9	PRESERVED	4	N	N	N	0
15	CEDAR ELM	7	PRESERVED	4	N	N	N	0
16	CEDAR ELM	7	PRESERVED	4	N	N	N	0
17	CEDAR ELM	7	PRESERVED	4	N	N	N	0
18	CEDAR ELM	7	PRESERVED	4	N	N	N	0
19	CEDAR ELM	6	PRESERVED	4	N	N	N	0
20	TEXAS ASH	21 M.T.	PRESERVED	4	N	N	N	0
21	LIVE OAK	4	PRESERVED	4	N	N	N	0
22	BUR OAK	5	PRESERVED	4	N	N	N	0
23	LIVE OAK	3	REMOVED	4	N	N	N	0
24	LIVE OAK	4	REMOVED	4	N	N	N	4
25	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
26	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
27	MEXICAN PLUM	2	REMOVED	4	N	N	N	0
28	RED BUD	4	PRESERVED	4	N	N	N	0
29	LIVE OAK	4	REMOVED	4	N	N	N	4
30	LIVE OAK	4	PRESERVED	4	N	N	N	0
31	LIVE OAK	4	PRESERVED	4	N	N	N	0
32	LIVE OAK	4	PRESERVED	4	N	N	N	0
33	LIVE OAK	4	PRESERVED	4	N	N	N	0
34	LIVE OAK	4	PRESERVED	4	N	N	N	0
35	BUR OAK	4	PRESERVED	4	N	N	N	0
36	LIVE OAK	4	PRESERVED	4	N	N	N	0
37	BUR OAK	4	PRESERVED	4	N	N	N	0
38	LIVE OAK	4	PRESERVED	4	N	N	N	0
39	LIVE OAK	4	REMOVED	4	N	N	N	4
40	BUR OAK	4	REMOVED	4	N	N	N	4
41	LIVE OAK	4	REMOVED	4	N	N	N	4
42	LIVE OAK	4	REMOVED	4	N	N	N	4
43	BUR OAK	5	REMOVED	4	N	N	N	5
44	LIVE OAK	4	PRESERVED	4	N	N	N	0
45	LIVE OAK	4	PRESERVED	4	N	N	N	0
46	LIVE OAK	4	PRESERVED	4	N	N	N	0
47	BUR OAK	4	PRESERVED	4	N	N	N	0
48	LIVE OAK	4	PRESERVED	4	N	N	N	0
49	LIVE OAK	4	PRESERVED	4	N	N	N	0
50	LIVE OAK	4	PRESERVED	4	N	N	N	0
51	BUR OAK	4	PRESERVED	4	N	N	N	0
52	LIVE OAK	4	PRESERVED	4	N	N	N	0
53	RED BUD	3	PRESERVED	4	N	N	N	0
54	LIVE OAK	3	PRESERVED	4	N	N	N	0
55	RED BUD	3	PRESERVED	4	N	N	N	0
56	BUR OAK	5	PRESERVED	4	N	N	N	0
57	LIVE OAK	4	PRESERVED	4	N	N	N	0
58	LIVE OAK	4	PRESERVED	4	N	N	N	0
59	LIVE OAK	4	PRESERVED	4	N	N	N	0
60	BUR OAK	5	PRESERVED	4	N	N	N	0
61	LIVE OAK	4	PRESERVED	4	N	N	N	0
62	LIVE OAK	4	PRESERVED	4	N	N	N	0
63	LIVE OAK	4	PRESERVED	4	N	N	N	0
64	LIVE OAK	4	PRESERVED	4	N	N	N	0
65	BUR OAK	5	PRESERVED	4	N	N	N	0
66	LIVE OAK	3	PRESERVED	4	N	N	N	0
67	LIVE OAK	5	PRESERVED	4	N	N	N	0
68	LIVE OAK	4	PRESERVED	4	N	N	N	0
69	LIVE OAK	4	PRESERVED	4	N	N	N	0
70	BUR OAK	4	PRESERVED	4	N	N	N	0
71	LIVE OAK	4	PRESERVED	4	N	N	N	0
72	LIVE OAK	4	PRESERVED	4	N	N	N	0
TOTAL COLUMN MITIGATION REQUIRED								29 INCHES

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
73	BUR OAK	4	PRESERVED	4	N	N	N	0
74	LIVE OAK	4	PRESERVED	4	N	N	N	0
75	LIVE OAK	4	PRESERVED	4	N	N	N	0
76	LIVE OAK	4	PRESERVED	4	N	N	N	0
77	LIVE OAK	5	PRESERVED	4	N	N	N	0
78	BUR OAK	4	PRESERVED	4	N	N	N	0
79	LIVE OAK	5	PRESERVED	4	N	N	N	0
80	BUR OAK	4	REMOVED	4	N	N	N	4
81	LIVE OAK	5	PRESERVED	4	N	N	N	0
82	TEXAS ASH	19 M.T.	PRESERVED	4	N	N	N	0
83	TEXAS ASH	18 M.T.	PRESERVED	4	N	N	N	0
84	LIVE OAK	5	PRESERVED	4	N	N	N	0
85	BUR OAK	4	PRESERVED	4	N	N	N	0
86	BUR OAK	4	PRESERVED	4	N	N	N	0
87	LIVE OAK	4	PRESERVED	4	N	N	N	0
88	TEXAS ASH	15	REMOVED	4	N	N	N	15
89	TEXAS ASH	14	REMOVED	2	N	N	Y	0
90	TEXAS ASH	11	REMOVED	4	N	N	N	11
91	TEXAS ASH	12	REMOVED	4	N	N	N	12
92	TEXAS ASH	14	REMOVED	4	N	N	N	14
93	TEXAS ASH	16	REMOVED	4	N	N	N	16
94	TEXAS ASH	11	REMOVED	4	N	N	N	11
95	TEXAS ASH	16	REMOVED	4	N	N	N	16
96	TEXAS ASH	24	REMOVED	4	N	N	N	24
97	TEXAS ASH	13	REMOVED	4	N	N	N	13
98	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
99	TEXAS ASH	11	REMOVED	4	N	N	N	11
100	TEXAS ASH	10	REMOVED	4	N	N	N	10
101	TEXAS ASH	14	REMOVED	4	N	N	N	14
102	TEXAS ASH	12	REMOVED	4	N	N	N	12
103	TEXAS ASH	18 M.T.	REMOVED	4	N	N	N	18
104	TEXAS ASH	14	REMOVED	4	N	N	N	14
105	TEXAS ASH	20	REMOVED	4	N	N	N	20
106	TEXAS ASH	11	REMOVED	4	N	N	N	11
107	TEXAS ASH	16	REMOVED	4	N	N	N	16
108	AMERICAN ELM	13 M.T.	REMOVED	4	N	N	N	13
109	TEXAS ASH	11	REMOVED	4	N	N	N	11
110	TEXAS ASH	16	REMOVED	4	N	N	N	16
111	TEXAS ASH	12	REMOVED	4	N	N	N	12
112	TEXAS ASH	10	REMOVED	4	N	N	N	10
113	TEXAS ASH	11	REMOVED	4	N	N	N	11
114	TEXAS ASH	12	REMOVED	4	N	N	N	12
115	TEXAS ASH	14	REMOVED	4	N	N	N	14
116	TEXAS ASH	11	REMOVED	4	N	N	N	11
117	TEXAS ASH	12	REMOVED	4	N	N	N	12
118	TEXAS ASH	15	REMOVED	4	N	N	N	15
119	TEXAS AH	14	REMOVED	4	N	N	N	14
120	CEDAR	12' HT.	REMOVED	4	N	N	N	4
121	AMERICAN ELM	9 M.T.	REMOVED	4	N	N	N	9
122	COTTON WOOD	5	REMOVED	4	N	N	N	0
123	COTTON WOOD	9	REMOVED	4	N	N	N	0
124	HACKBERRY	19	PRESERVED	4	N	N	N	0
125	BUR OAK	8	PRESERVED	4	N	N	N	0
126	LIVE OAK	9	PRESERVED	4	N	N	N	0
127	LIVE OAK	10	PRESERVED	4	N	N	N	0
128	LIVE OAK	15	PRESERVED	4	N	N	N	0
129	CEDAR ELM	12	PRESERVED	4	N	N	N	0
130	CEDAR ELM	14	PRESERVED	4	N	N	N	0
131	CEDAR ELM	14	PRESERVED	4	N	N	N	0
132	CEDAR ELM	16 M.T.	PRESERVED	4	N	N	N	0
133	CEDAR ELM	10	PRESERVED	4	N	N	N	0
TOTAL COLUMN MITIGATION REQUIRED								444 INCHES
TOTAL MITIGATION REQUIRED								473 INCHES

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.

- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

Date:

Revisions:

#

Issued For:

CONSTRUCTION

Job No.

25137

Scale

1" = 30'-0"

Drawn By:

JDG

Date

12-09-2025

Shipman Fire Building
& Coffee Shop

Lot 3R, Block A, La Jolla Pointe Addition
Rockwall Texas

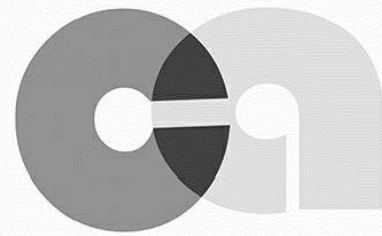
Sheet Title:

Treescape Plan

Sheet Number:

TS2

of TS2 Sheets



PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75183 214-952-0527

SHIPMAN FIRE PROTECTION

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REVISION

#	Revision Date	Revision Description
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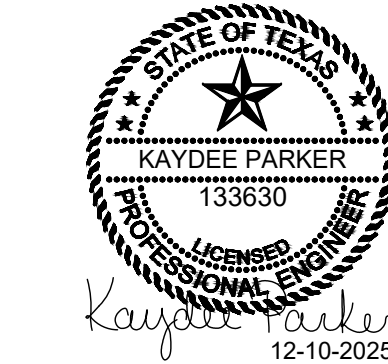
NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001 Date 12-10-2025

SITE PLAN - PHOTOMETRICS

Scale: As indicated

E101

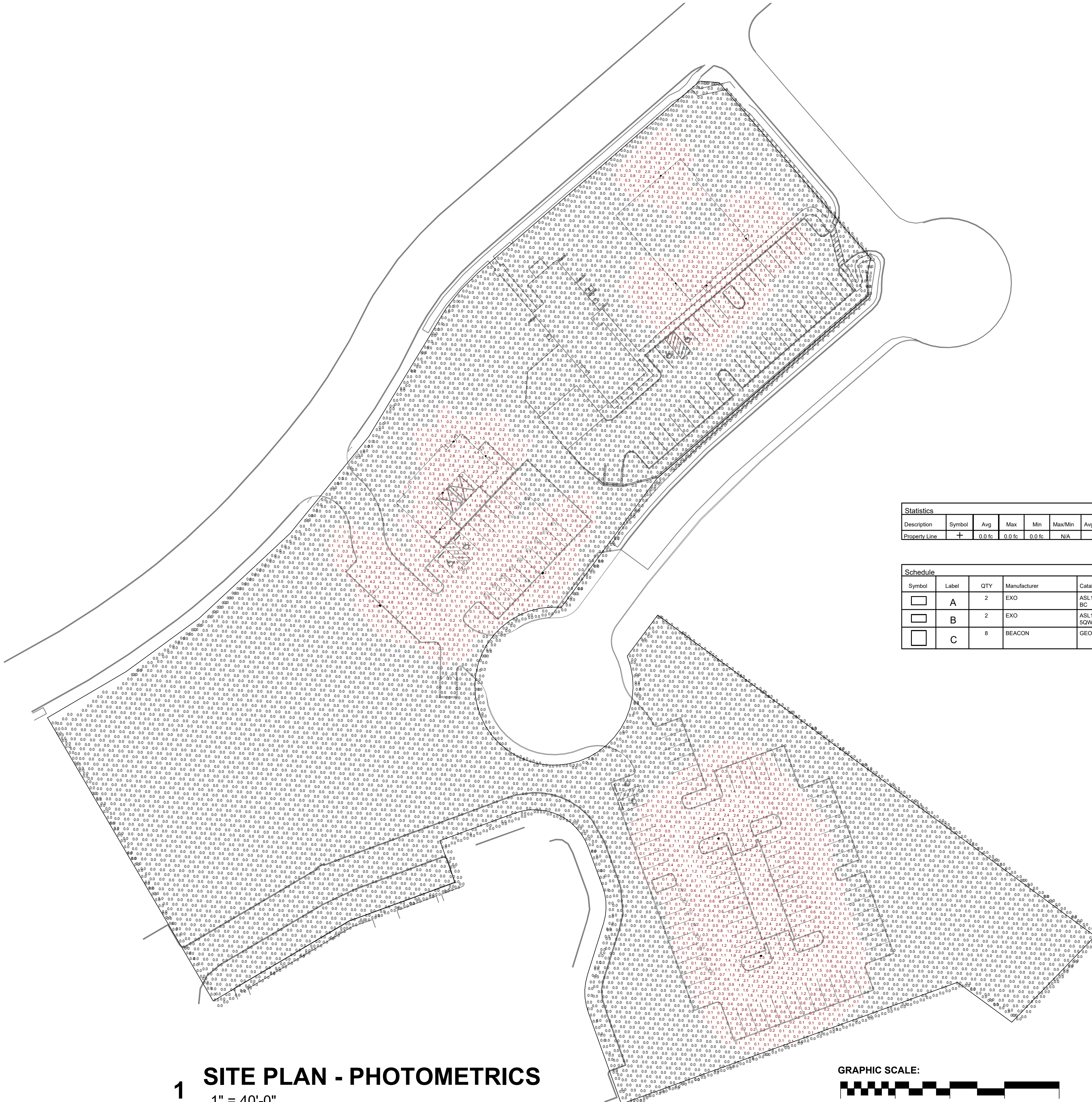


Kaydee Parker
12-10-2025

TX FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH: 806-701-5109
WWW.FINCHERENG.COM

1 SITE PLAN - PHOTOMETRICS

1" = 40'-0"



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
	A	2	EXO	ASL1-160L-100-4K7-3-BC	AIRO MICROSTRIKE	1	8270	1
	B	2	EXO	ASL1-160L-100-4K7-50W	GenPack Outdoor Wall-Pack w/ Type IV Lens	1	12073	1
	C	8	BEACON	GE01-24L-20-4K7-4W	GenPack Outdoor Wall-Pack w/ Type IV Lens	1	2465	1