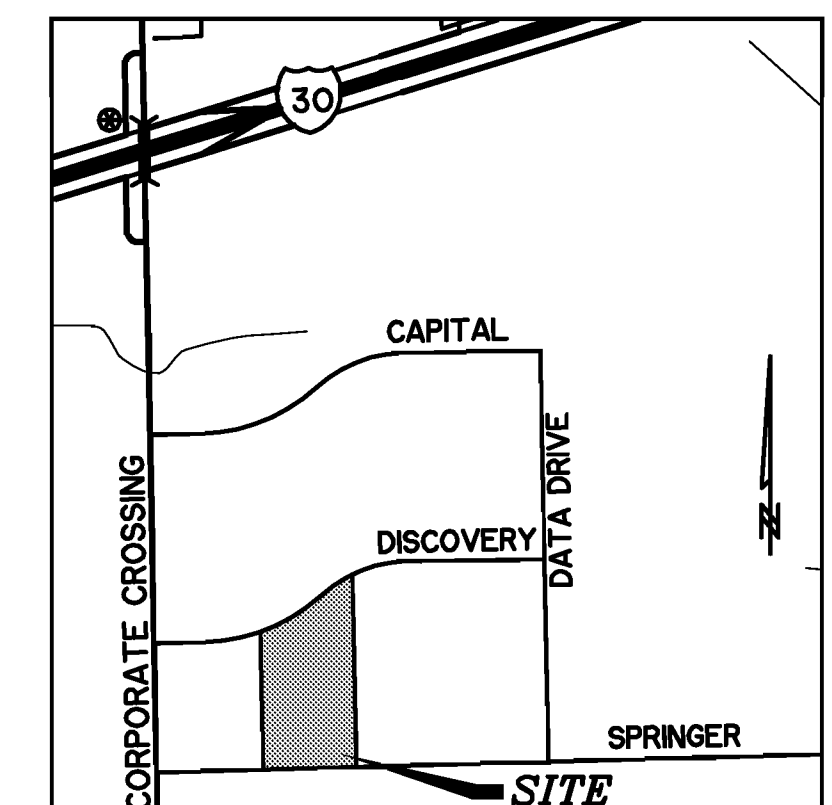


PRINTED: 6/30/2014 11:04 PM FILE: WIER-PAVING-STB LAST SAVED: 6/30/2014 11:04 PM SAVED BY: PHILIP L. GRAHAM SITE-PLAN-14029.DWG

PARKING INFORMATION	
OFFICE: 1 SPACE/300 SQ. FT. 15,000 SQ. FT./300 SQ. FT. = 50 SPACES	HANDICAP PARKING SPACES REQUIRED: = 8 SPACES WITH 2 OF THOSE BEING VAN ACCESSIBLE
PRODUCTION AREA: 1 SPACE/500 SQ. FT. 133,000 SQ. FT./500 SQ. FT. = 266 SPACES	HANDICAP PARKING SPACES PROVIDED: = 8 SPACES WITH 5 OF THOSE BEING VAN ACCESSIBLE
WAREHOUSE: 1 SPACE/1,000 SQ. FT. 25,000 SQ. FT./1,000 SQ. FT. = 25 SPACES	LANE USE: OFFICE/INDUSTRIAL/WAREHOUSE
TOTAL PARKING SPACES REQUIRED: = 50 + 266 + 25 = 341 SPACES	*A PARKING VARIANCE IS TO BE REQUESTED*
TOTAL PARKING SPACES PROVIDED: = 194 SPACES	

LEGEND	
	7' 3,600 P.S.I. (MIN. 6.5 SACK) TRUCK DOCK & DUMPSTER PAVEMENT
	6' 3,600 P.S.I. (MIN. 6.5 SACK) FIRE LANE PAVEMENT
	5' 3,600 P.S.I. (MIN. 6.5 SACK) LIGHT DUTY PAVEMENT
	PROPOSED SIDEWALK
	STANDARD PARKING SPACE
	HANDICAP PARKING
	PARKING LOT LIGHT POLE SEE MEP PLAN

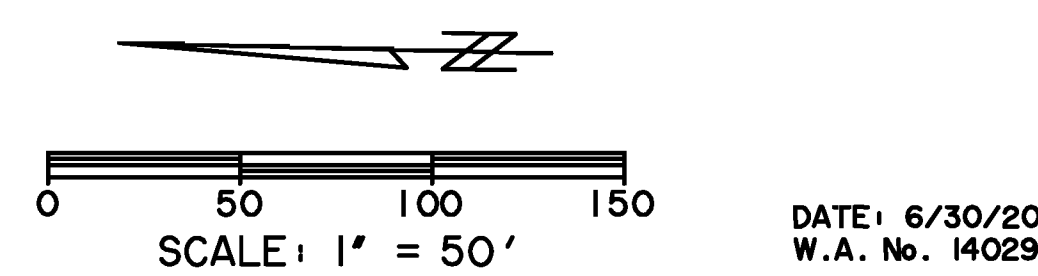
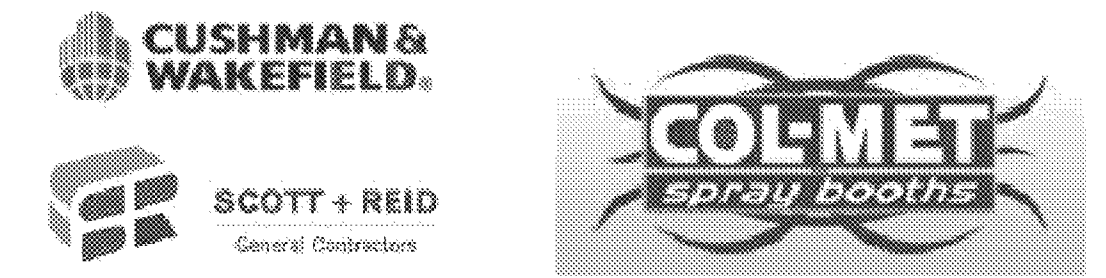
CAUTION !!
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.



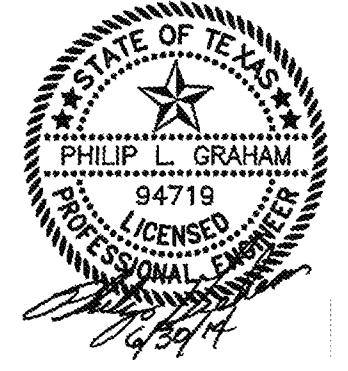
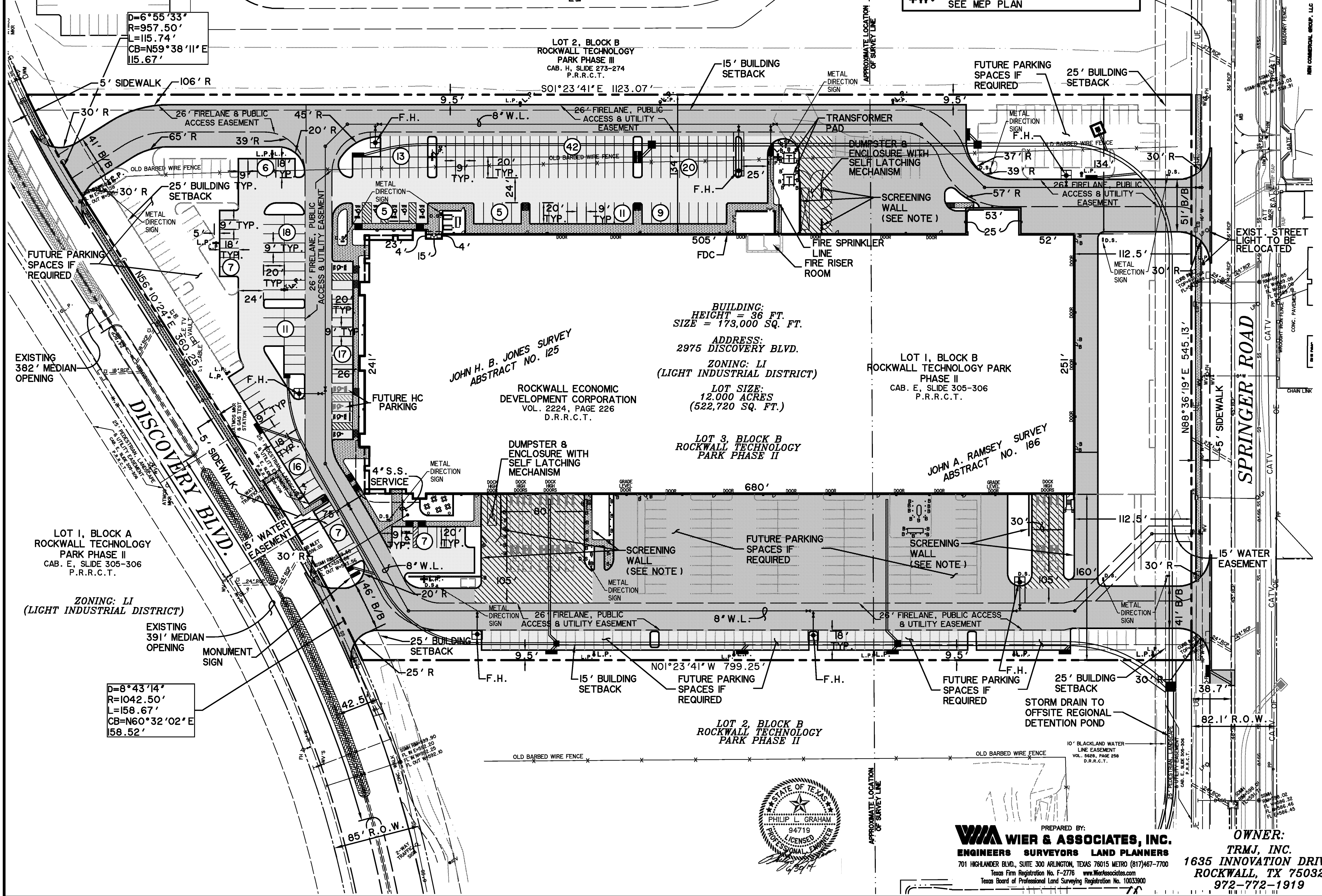
VICINITY MAP

- GENERAL NOTES:**
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE
 - REFER TO ELECTRICAL SITE LAYOUT FOR PARKING LOT LIGHTING CONDUIT LOCATIONS AND LANDSCAPE IRRIGATION PIPES FOR IRRIGATION SLEEVE LOCATIONS.
 - ALL LIGHT POLES SHALL BE A MINIMUM OF 2' BACK OF CURB AND NOT LOCATED WITHIN AN EASEMENT.
 - ALL CURB RETURNS ARE 5' RADII UNLESS OTHERWISE SPECIFIED.
 - SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRELANE.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.

- SCREENING NOTE:**
- BOTH OF THE GARBAGE DUMPSTERS LOCATED ON THE EAST AND WEST SIDES OF THE BUILDING WILL BE FULLY ENCLOSED WITH 10' TALL TEXTURED CONCRETE TILT WALLS TO MATCH THE BUILDING.
 - THE TRUCK COURTS LOCATED ON THE WEST SIDE OF THE BUILDING WILL BE SCREENED USING 10' TALL TEXTURED CONCRETE TILT WALLS TO MATCH THE BUILDING.
 - ALL ROOF MOUNTED UTILITY EQUIPMENT WILL BE SCREENED SO THAT IT SHALL NOT BE VISIBLE FROM ANY DIRECTION.



PROJECT NAME COL-MET SPRAY BOOTHS
LAND AND BLOCK DESIGNATION LOT 3, BLOCK B ROCKWALL TECHNOLOGY PARK PHASE II
SHEET TITLE SITE PLAN
CASE # #SP2014-012



PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER:
TRMJ, INC.
1635 INNOVATION DRIVE
ROCKWALL, TX 75082
972-772-1919



THE ROCKWALL CITY CODE - PART III UNIFIED DEVELOPMENT CODE - Article VIII LANDSCAPE STANDARDS - SECTION 5. MANDATORY PROVISIONS

Sec. 5.1. Landscape buffer-strip

A minimum ten-foot-wide landscape buffer-strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district, exclusive of driveways and access-ways.

Not applicable - not adjacent to residential zoning district

Sec. 5.2. Screening of off-street loading docks

B. Off-street loading docks in industrial zoning classifications must be screened from:

1. Arterial streets, as indicated on the city's thoroughfare plan; and
2. Any residential district that abuts or is directly across a public street or alley from the lot.

Not applicable - loading docks do not face any arterial street and there is not adjacent residential zoning district

Sec. 5.6. Screening from residential uses

Not applicable - not adjacent to residential zoning district

Sec. 5.7. Street landscaping

A street landscape buffer-strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street. Large trees shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage.

A 10' buffer strip has been provided along Discovery Blvd. and Springer Rd.
Frontage along Discovery Blvd. = 635' 1 large tree/50' = 13 large trees required **13 TREES PROVIDED**
Frontage along Springer Rd. = 545' 1 large tree/50' = 11 large trees required **11 TREES PROVIDED**

Sec. 5.9. Parking Lot Landscaping

A. Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 square feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.

The proposed parking area has approximately 8.4% landscape area.

B. If the parking and maneuvering space exceeds 20,000 square feet one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. No tree shall be planted closer than 2½ feet to the pavement.

The proposed parking area has 198 parking spaces - 20 trees required - **28 TREES PROVIDED**

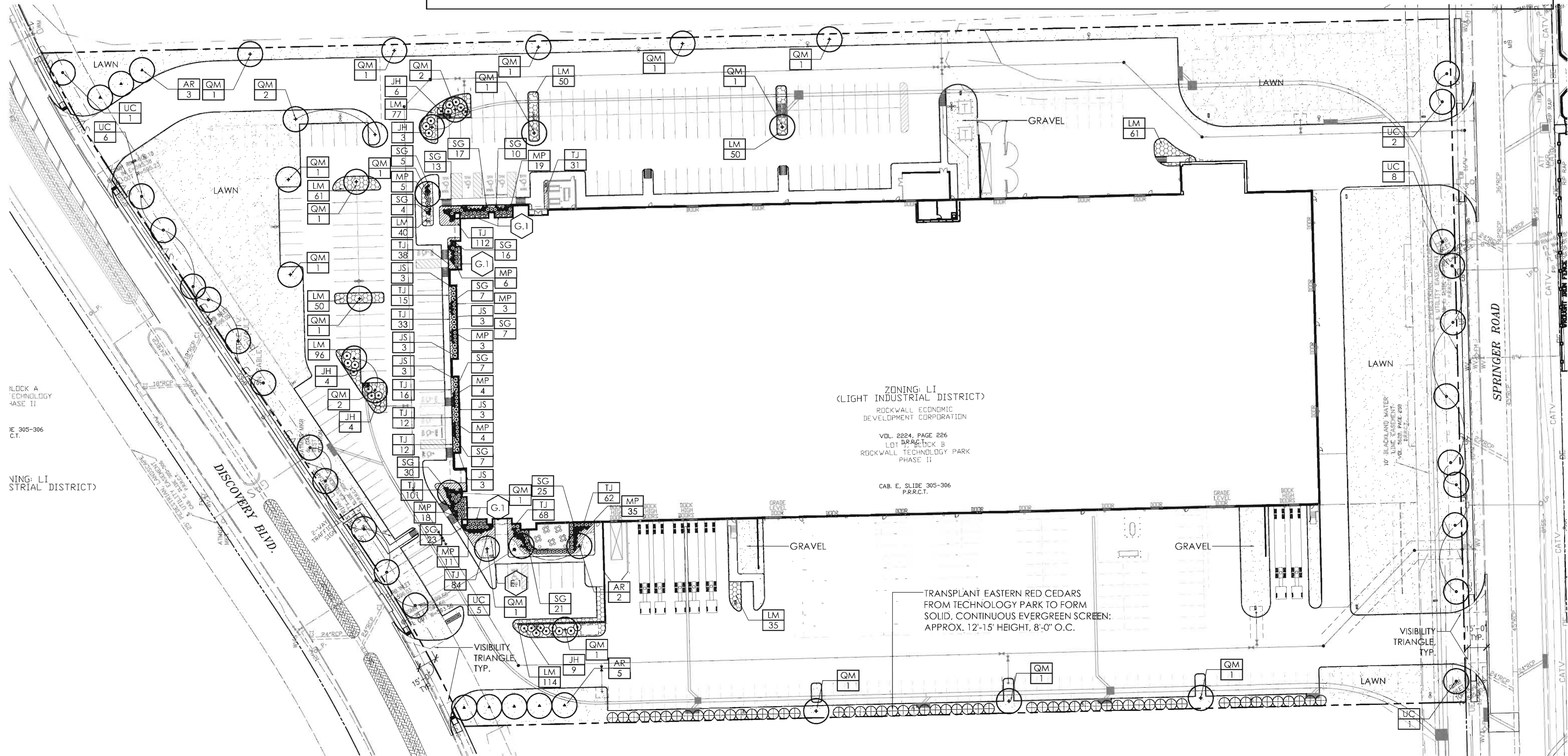
Sec. 5.12. Required landscaping

A. Amount of landscaping.

1. Light Industrial - 10% of the site is required to be landscaping.

Total site area = 522,823.6 SF 10% of total = 52,282.4 SF
Total landscape area provided = 123,891 SF (23%)

GENERAL NOTES:
1. ALL LAWN AND PLANTING AREAS SHALL BE IRRIGATED WITH 100% AUTOMATIC IRRIGATION SYSTEM.
2. ALL PLANNING AND IRRIGATION SHALL COMPLY WITH THE CITY OF ROCKWALL CODES AND ORDINANCES.
3. THE OWNER SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE IN PERPETUITY OF ALL LANDSCAPING AND IRRIGATION. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED OR REPAIRED IMMEDIATELY TO PREVENT THE WASTING OF WATER.



ZONING: LI
(LIGHT INDUSTRIAL DISTRICT)

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOL. 2224, PAGE 226
LOT 7, BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE II

CAB. E. SLIDE 305-306
PARR.C.T.

TRANSPLANT EASTERN RED CEDARS
FROM TECHNOLOGY PARK TO FORM
SOLID, CONTINUOUS EVERGREEN SCREEN:
APPROX. 12'-15' HEIGHT, 8'-0" O.C.

BLOCK A
TECHNOLOGY
PHASE II
E. 305-306
C.T.

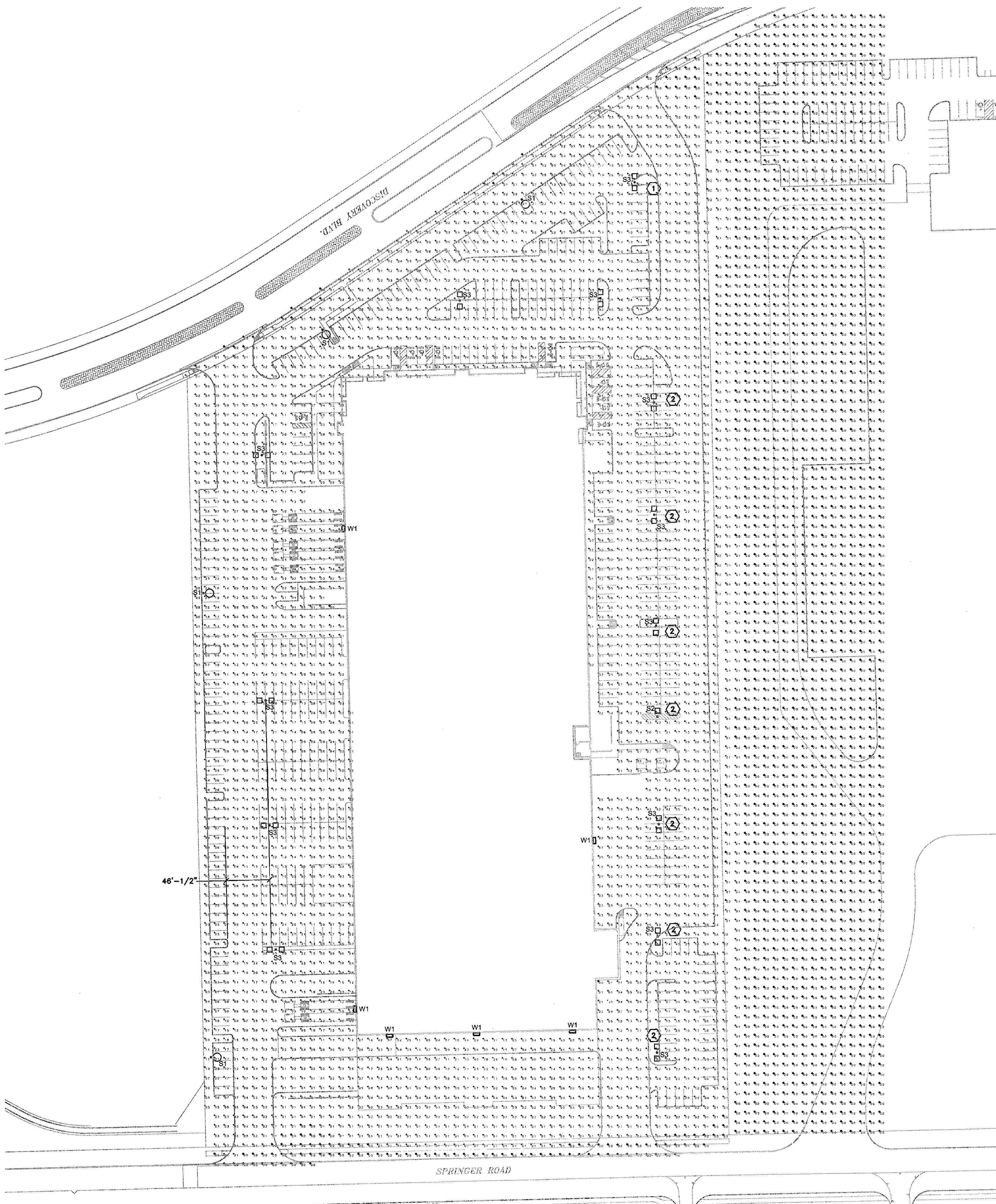
ZONING: LI
INDUSTRIAL DISTRICT



ISSUE:

REVISIONS:

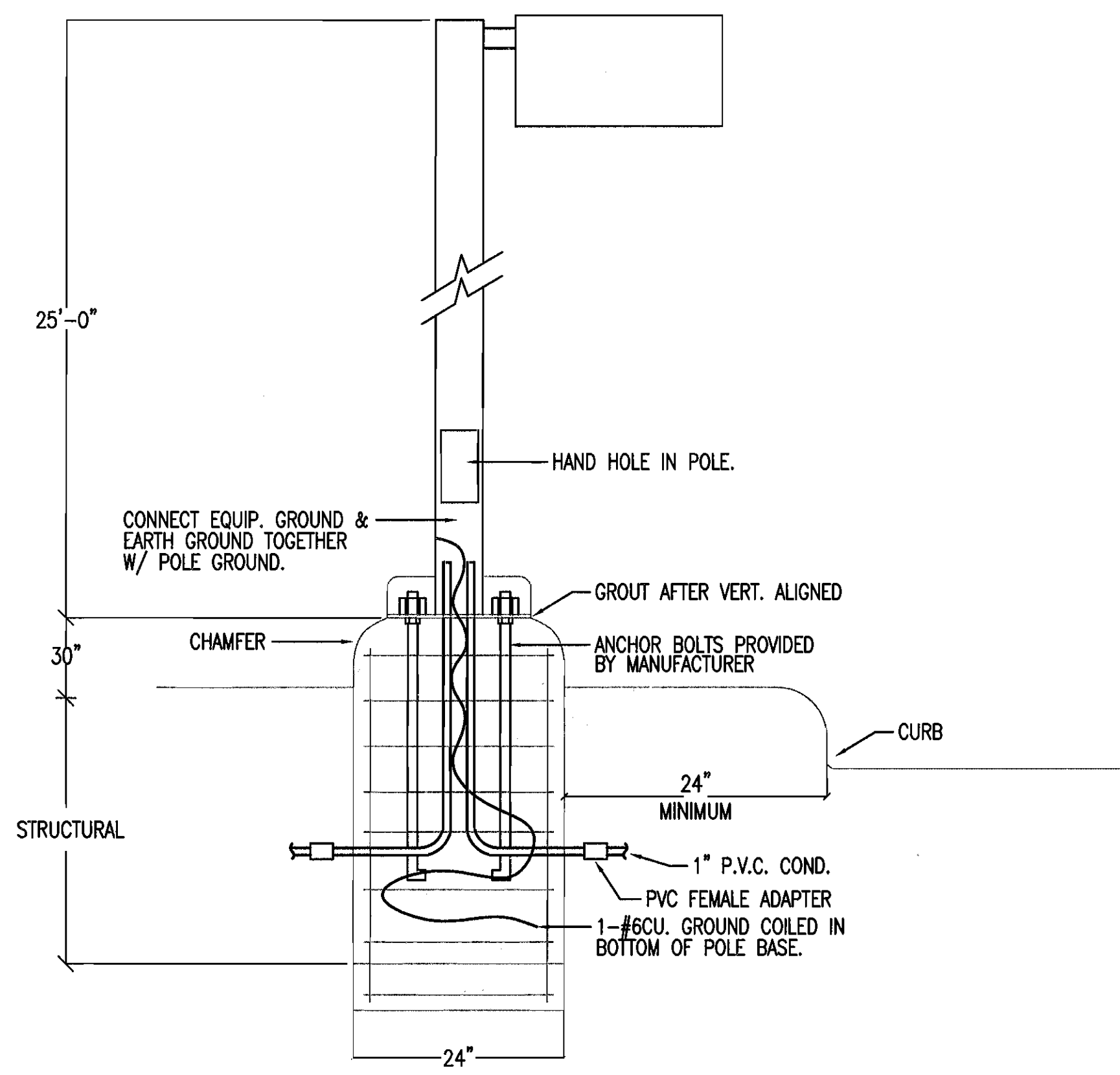
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF JMEG, AND WAS PREPARED FOR THE EXCLUSIVE USE OF JMEG ELECTRICAL CONTRACTORS, FOR THE SERVICES PERFORMED BY JMEG. NO USE, REPRODUCTION, OR DUPLICATION OF THIS DRAWING, IN PART OR WHOLE MAY BE MADE WITHOUT WRITTEN PERMISSION OF JMEG.



01 PHOTOMETRIC PLAN
SCALE: 1" = 50'-0"

- GENERAL NOTES:**
- REFER TO 02/E2.0A FOR POLE AND BASE DETAIL.
 - POLES TO BE 25'-0" UNLESS NOTED OTHERWISE.

- NOTES BY SYMBOL**
- MOUNT FIXTURE ON 22'-6" POLE.
 - MOUNT FIXTURE ON 17'-6" POLE.



- NOTE:**
- VERIFY STRUCTURAL INTEGRITY AND WIND LOADING WITH STRUCTURAL ENGINEER.
 - REFERENCE STRUCTURAL DWGS.
 - POLE BASE TO BE A MINIMUM OF 24" FROM BACK OF CURB

02 POLE BASE DETAIL
SCALE: N.T.S.

Statistics Description	By/Type	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Outside Property	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A	0.0:1
Parking Lot	+	1.1 fc	10.0 fc	0.0 fc	N/A	N/A	0.1:1

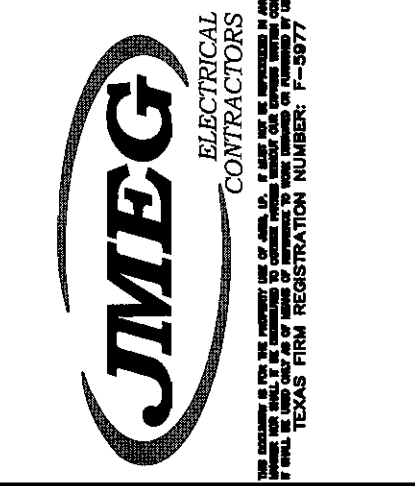
03 STATISTICS
SCALE: N.T.S.



LIGHT FIXTURE SCHEDULE

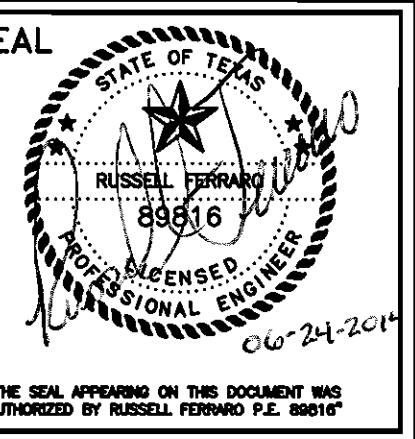
TYPE	MANUFACTURER	MODEL	VOLTAGE	LAMPS	DESCRIPTION
S1	LITHONIA	KAD 250M R3 277 RPD 04 HS LPI	277V	1-250W MH	1-HEAD POLE LIGHT w/ HOUSE SHIELD
S2	LITHONIA	KAD 250M R55 277 RPD 04 LPI	277V	1-250W MH	1-HEAD POLE LIGHT
S3	LITHONIA	KAD 250M R55 277 RPD 04 LPI	277V	2-250W MH	2-HEAD POLE LIGHT
W1	LITHONIA	KAD 250M R4 277 WPD 04 LPI	277V	1-250W MH	WALLPACK W/ INTEGRAL PHOTOCCELL

04 FIXTURE SCHEDULE
SCALE: N.T.S.



COL-MET
SPRAY BOOTH
ROCKWALL, TX

KEYPLAN



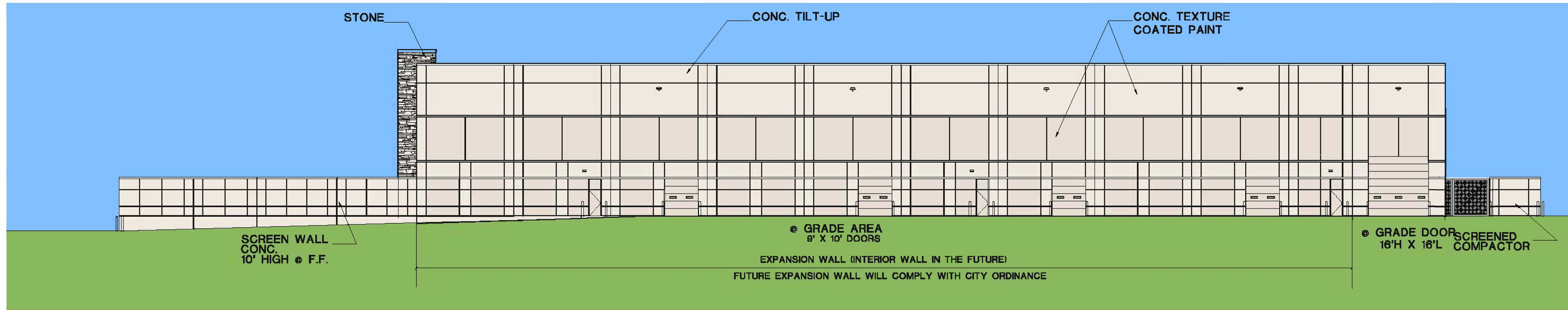
NO.	REVISIONS:	DATE:	NO.	REVISIONS:	DATE:
1	SITE CORRECTION	06-24-2014	1	SITE REVIEW	06-12-2014

CDY	RF	RF	06-12-2014	AS SHOWN
DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:	SCALE:
				SUPERSEDES:
				SUPERSEDED BY:

JOB NO: 3494

SITE PHOTOMETRIC PLAN

SHEET
E2.0A



1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

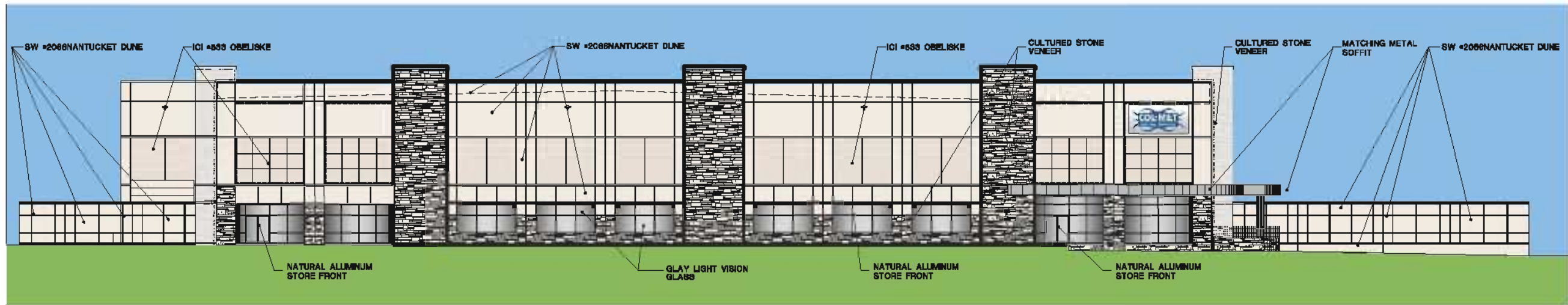
PERCENTAGE MATERIAL

1% STONE VENEER
 99% TILT-UP CONC. TEXTURE COATED PAINT
 (VISION GLASS, DOORS ARE EXCLUDED)



DRAWING REVIEW _____
 DRAFTSMAN _____
 PROJECT MANAGER: _____
 DESIGN ARCHITECT: _____
 PRODUCTION MGR: _____
 CHIEF ARCHITECT: _____

HARDY McCULLAH • MLM ARCHITECTS, INC.
 www.hmmmlarchitects.com



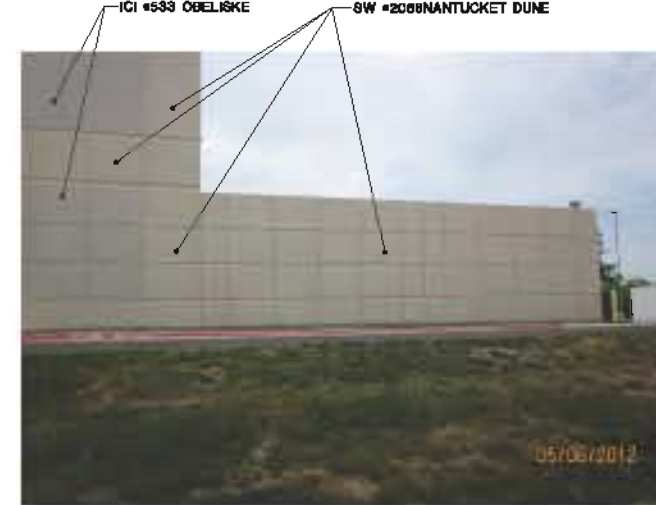
NORTH ELEVATION



OFFICE ENTRY AREA WITH NATURAL ALUMINUM STORE FRONT



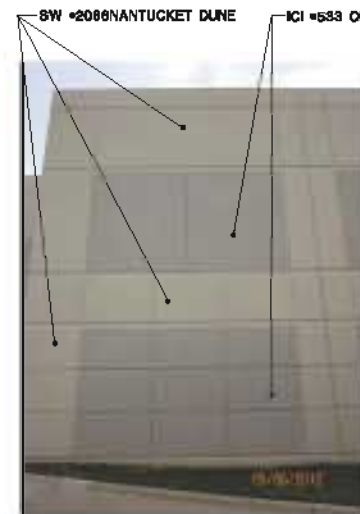
CULTURE STONE VENEER AT OFFICE AREA



TYPICAL CONC. TILT PANEL SCREEN WALL



METAL CANOPY AT OFFICE ENTRY AREA



TYPICAL CONC. TILT PANEL



TYPICAL CONC. TILT PANEL WITH VISION GLASS

APPLICANT INFORMATION

KYLE MCCULLAH
 HARDY MCCULLAH / MLM ARCHITECTS INC.
 12221 MERIT RD. SUITE 280 DALLAS, TX 75261
 972-885-1900

OWNER INFORMATION

ERIC JONES
 1636 INNOVATION ST, ROCKWALL, TX 76082
 COL-MET
 972-772-1919

SAMPLE BOARD

DRAWING REVIEW	___
DRAFTSMAN	___
PROJECT MANAGER	___
DESIGN ARCHITECT	___
PRODUCTION MGR.	___
CHIEF ARCHITECT	___