



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2018-004 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_

APPROVED/DENIED ARB DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



**CITY OF ROCKWALL**  
 PLANNING AND ZONING  
 385 SOUTH GOLIAD  
 ROCKWALL, TEXAS 75087  
 972-771-7745

## SITE PLAN APPLICATION

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Site Plan               | <input checked="" type="checkbox"/> Landscape           |
| <input type="checkbox"/> Treescape                          | <input checked="" type="checkbox"/> Building Elevations |
| <input type="checkbox"/> Photometric / Lighting Plan        |   |
| <input type="checkbox"/> Material Samples / Color Rendering |   |

### Property Information

Addition Name: Dalton Goliad		Address / Location: 3251 N. Goliad	
Lot(s): 1	Block: A	Current Zoning: GR WI North SH 205 Overlay District	
# of Acres: 1.97	# of Lots: 1	# of Units: N/A	

### Applicant Information

Name: Bryan M. Burger, P.E.		Company: Burger Engineering, LLC	
Mailing Address: 17103 Preston Road, Suite 180N			
City: Dallas	State: TX	Zip: 75248	
Phone: 972-630-3360	Fax: 972-630-3380	Email: bburger@burgerengineering.com	

### Owner Information

Name: Heather Rimmer		Company: Aldi (Texas) LLC	
Mailing Address: 2500 Westcourt Road			
City: Denton	State: TX	Zip: 76207	
Phone: 940-220-5400 x123	Fax: 630-797-4507	Email: heather.rimmer@aldi.us	

Items Necessary for Site Plan Review	1 <sup>st</sup> Submittal (Application) for DRC / ARB / P&Z Work Session	2 <sup>nd</sup> Submittal (Revisions) for P&Z Public Hearing
<input checked="" type="checkbox"/> Submittal Fee	See Fee Schedule (attached)	N/A
<input checked="" type="checkbox"/> Site Plan	Four (4) large (24" x 36") <u>folded</u> copies + one (1) PDF / digital copy of each required plan(s)	Four (4) large (24" x 36") <u>folded</u> copies + one (1) PDF / digital copy of each revised plan(s)
<input checked="" type="checkbox"/> Landscape Plan		
<input type="checkbox"/> Treescape Plan		
<input type="checkbox"/> Photometric Plan		
<input checked="" type="checkbox"/> Building Elevations		
<input type="checkbox"/> Building Material Samples, etc	Check w/ planning staff	N/A

**The application is not considered accepted by the City until the Planning Director and City Engineer have signed below.**

\_\_\_\_\_  
 City Engineering Signature

\_\_\_\_\_  
 Planning Director Signature

**P&Z Case No:**



# RECEIPT

Project Number: SP2018-004  
Job Address: HWY205 & DALTON RD  
ROCKWALL, TX 75087

Receipt Number: B77626  
Printed: 1/18/2018 2:35 pm

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$ 100.00


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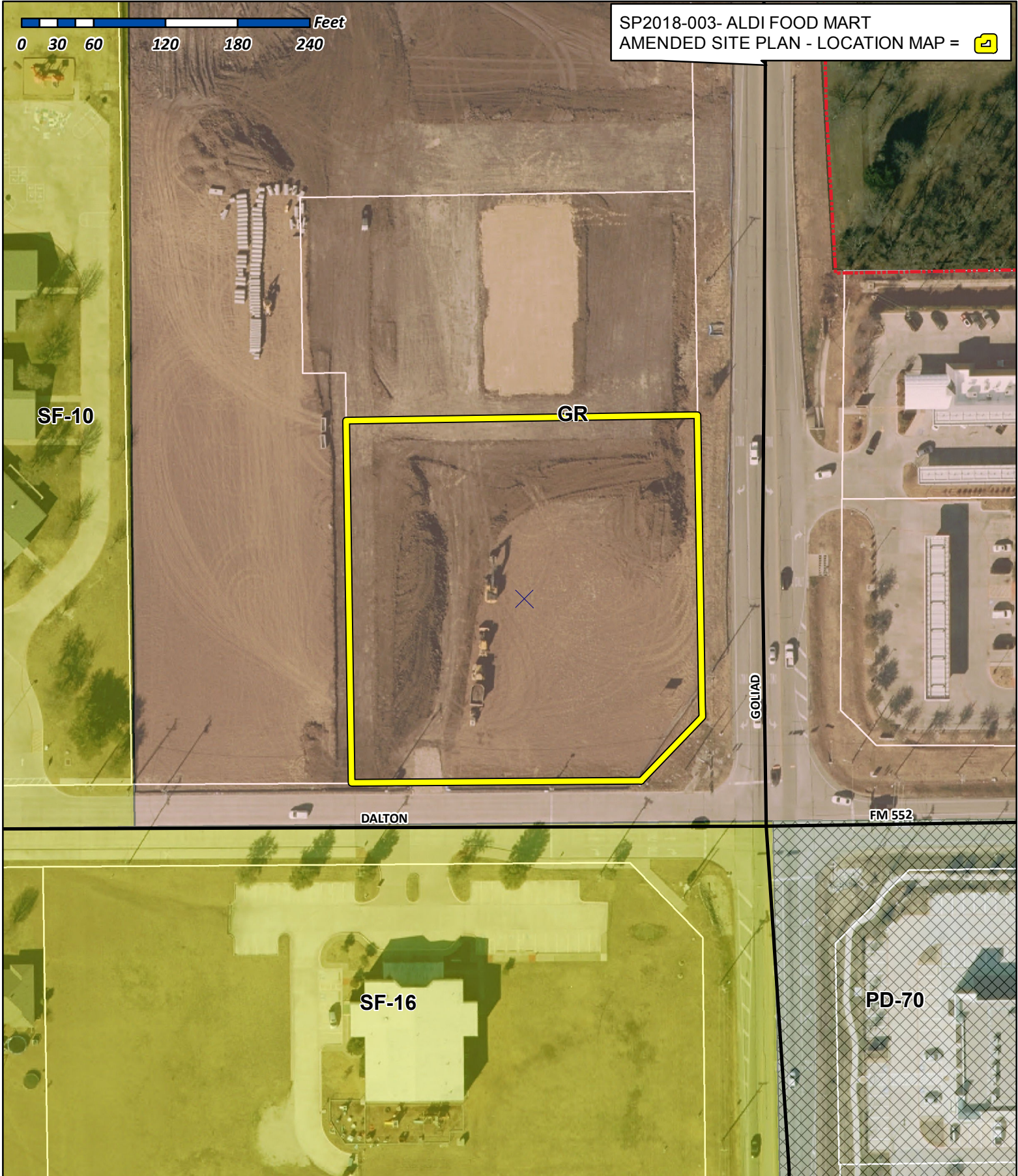
**Total Fees Paid:****\$ 100.00**

Date Paid: 1/18/2018 12:00:00AM  
Paid By: BURGER ENGINEERING LLC  
Pay Method: CHECK 3557  
Received By: LM



0 30 60 120 180 240 Feet

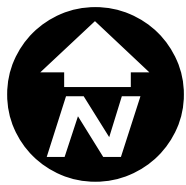
SP2018-003- ALDI FOOD MART  
AMENDED SITE PLAN - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(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.







**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745  
Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 1/18/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 01/26/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 1/30/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 1/30/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** SP2018-004  
**Project Name:** Aldi Food Store  
**Project Type:** SITE PLAN  
**Applicant Name:** BURGER ENGINEERING LLC  
**Owner Name:** CONSTANTINE, SAMI E  
**Project Description:**



Approval for Vertical Construction



City of Rockwall  
Engineering Department

Date: 5-3-18

Project Name: ALDI, Lot 1 Block A Dalton Goliad

Address: 3152 N. Goliad Rockwell TX 75087

Construction Company: ML Gray Partnership

Contact: Gary Cooper Phone # 214-316-3378

Special  
Conditions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

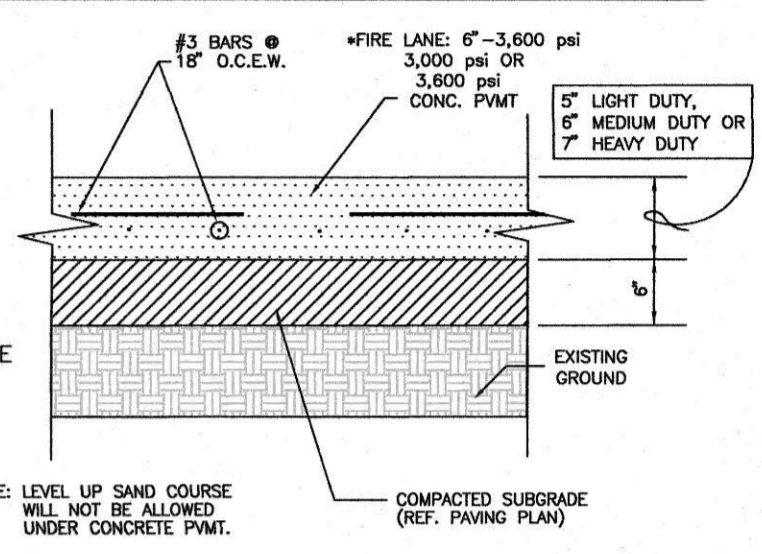
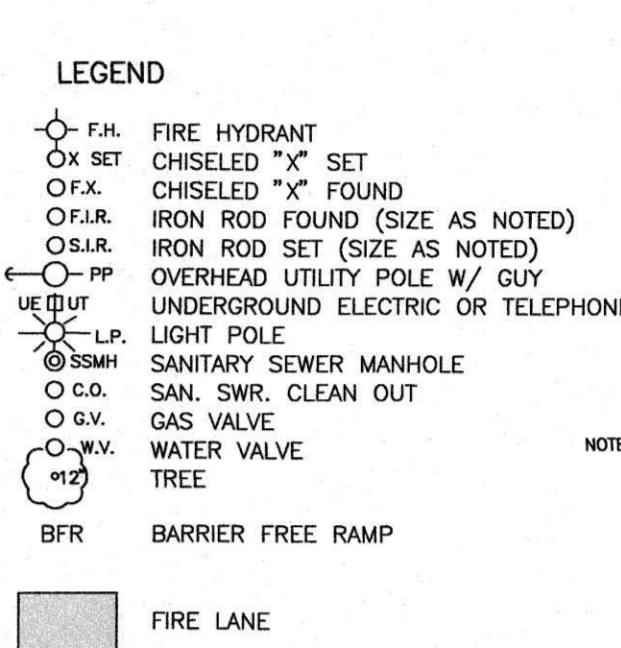
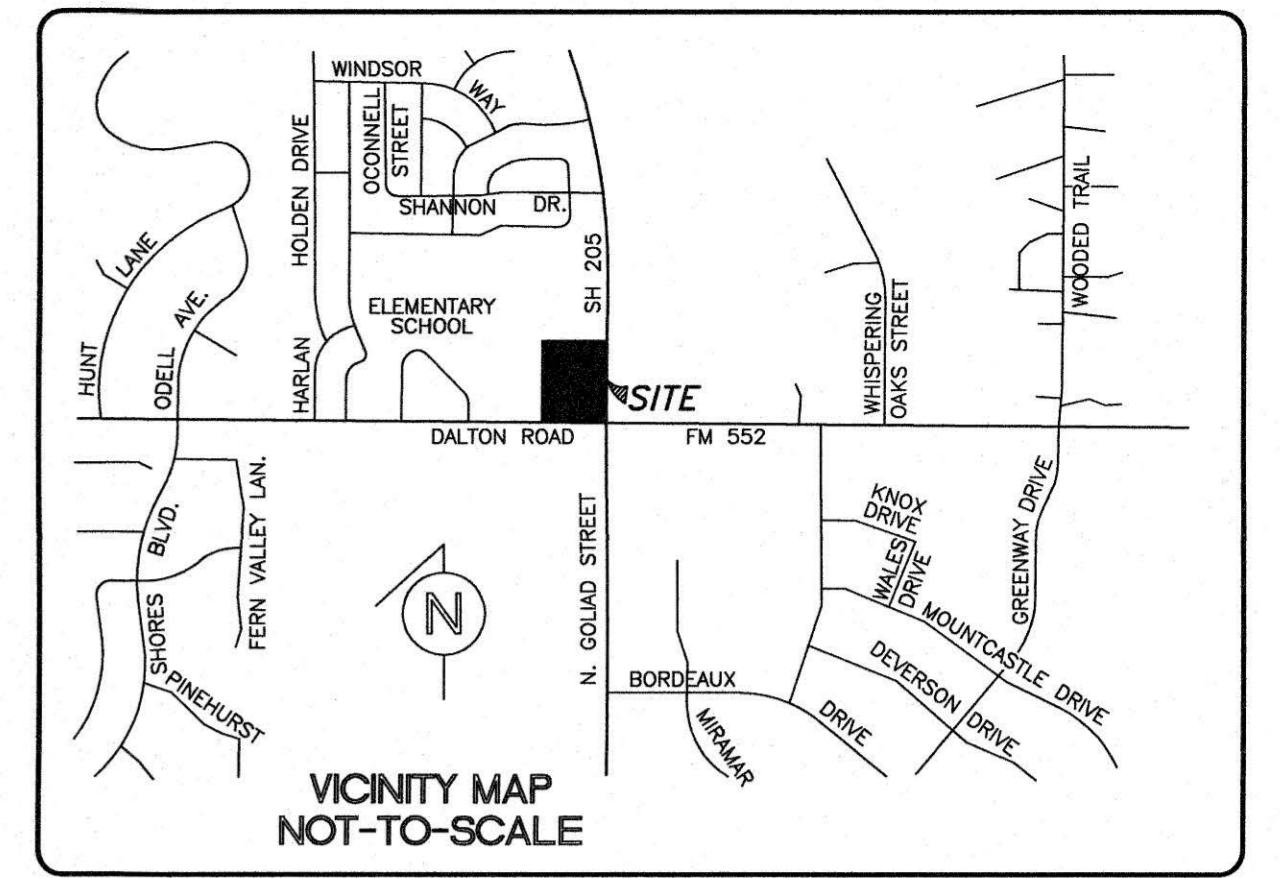
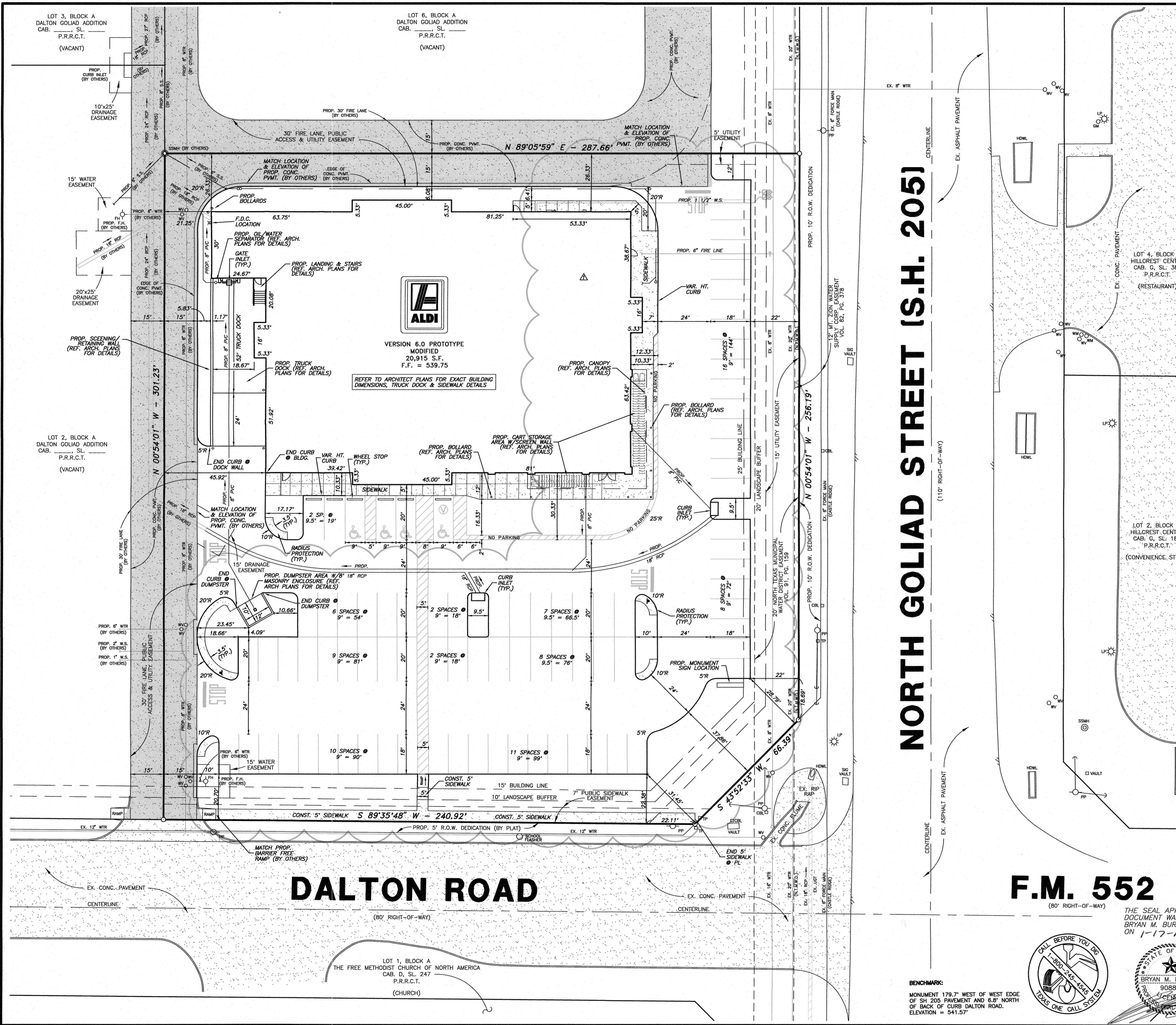
[Signature]  
Fire Marshal

[Signature]  
Building Inspection

[Signature]  
Engineer

[Signature]  
Planning & Zoning





- PROJECT NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:
- BLUESTAR SURVEYING LLC  
1013 CEDAR BREAK CT.  
CLEBURNE, TEXAS 76033  
(817) 659-9206
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, SIDEWALK & RAMPING BETWEEN CURBS & BUILDING.
  - ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
  - COORDINATE & CONFIRM ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
  - REFERENCE FINAL PLAT FOR ALL PROPERTY LINE INFORMATION.

**SITE DATA**

SITE AREA:	1.972 ACRES (85,901 S.F.)
ZONING DISTRICT:	GR (GENERAL RETAIL W/NORTH SH 205 OVERLAY DISTRICT)
PROPOSED USE:	GROCERY / RELATED PRODUCTS
BUILDING AREA:	20,915 S.F.
F.A.R.:	0.243:1
BUILDING HEIGHT:	22.5' (1 STORY)
PARKING:	
REQUIRED: 1 SPACE/250 SF OF BUILDING AREA	84 (4 ACCESSIBLE)
PROVIDED:	85 (4 ACCESSIBLE)
OFF-STREET LOADING:	
REQUIRED:	1
PROVIDED:	1
LANDSCAPE (PERVIOUS) AREA REQUIRED:	12,885 S.F. (15%)
LANDSCAPE (PERVIOUS) AREA PROVIDED:	16,779 S.F. (19.53%)
IMPERVIOUS AREA PROVIDED:	69,122 S.F. (80.47%)

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

**APPLICANT:**  
ALDI, INC.  
2500 WESTCOURT ROAD  
DENTON, TEXAS 76207  
CONTACT: HEATHER RIMMER

**ENGINEER:**  
BURGER ENGINEERING, LLC  
TEXAS REGISTERED ENGINEERING FIRM F-12997  
17103 PRESTON ROAD, SUITE 180N  
DALLAS, TEXAS 75248  
(972) 630-3360  
CONTACT: BRYAN M. BURGER, P.E.

**OWNER:**  
ROCKWALL 205-552, LLC  
14801 QUORUM DRIVE, SUITE 160  
DALLAS, TEXAS 75254  
CONTACT: DON SILVERMAN

CASE NUMBER: SP2016-007

REV	DATE	REMARKS
1	12/28/17	ADDED BUILDING EXPANSION & MODIFIED PARKING

**CITY SITE PLAN**

**ALDI FOOD STORE**

**LOT 1, BLOCK A - DALTON GOLIAD ADDITION**  
THE CITY OF ROCKWALL, TEXAS

**BURGER ENGINEERING**  
17103 Preston Road, Suite 180N  
Dallas, Texas 75248  
Office: 972.630.3360 Fax: 972.630.3380  
TBPE F-12997

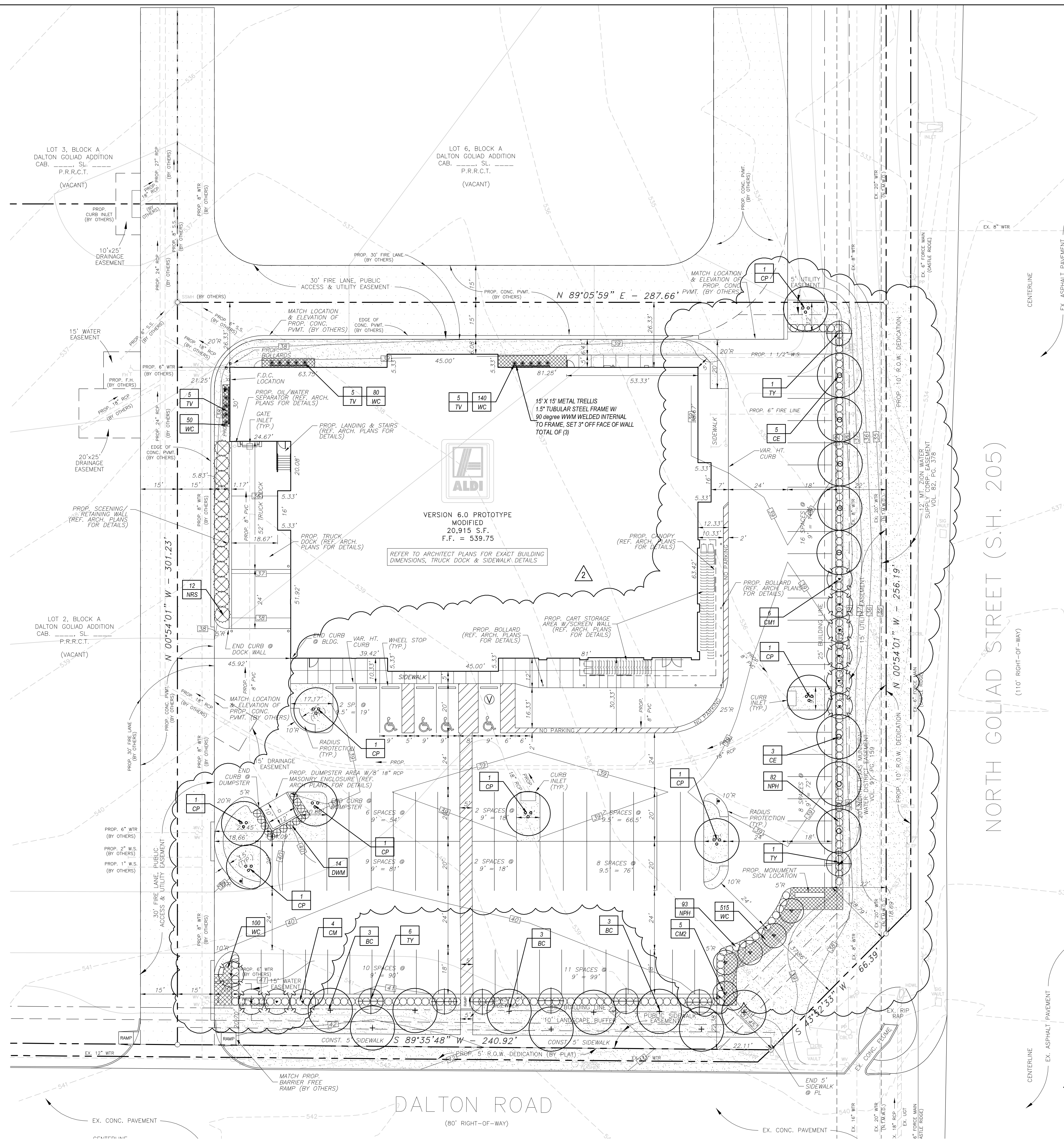
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BMB	JAC	3/16	1"=20'	D.P.	007-082 SITE PLAN	C-3



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRYAN M. BURGER, P.E. 90880 ON 1-17-18

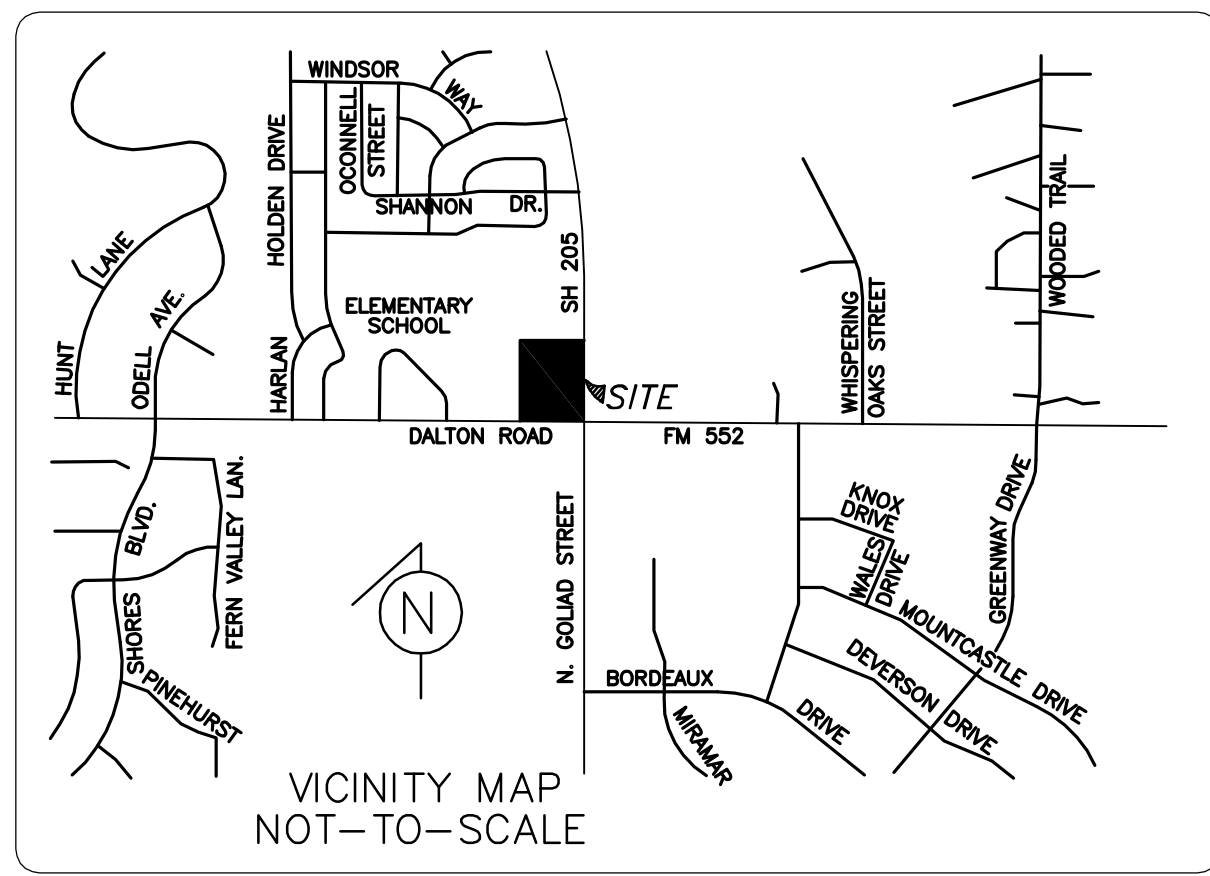
**BENCHMARK:**  
MONUMENT 179.7' WEST OF WEST EDGE OF SH 205 PAVEMENT AND 6.8' NORTH OF BACK OF CURB DALTON ROAD. ELEVATION = 541.57'





**LANDSCAPE NOTES**

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.



**PLANT LIST**

TREES	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	9	BC	Bald Cypress	<i>Taxodium distichum</i>	4" cal.	container grown, 15' ht. 5' spread min.
	8	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	container grown, 15' ht. 5' spread min.
	8	CP	Chinese Pistache	<i>Pistacia chinensis</i>	4" cal.	container grown, 15' ht. 5' spread min.
	6	TY	Tree Yaupon Holly	<i>Ilex vomitoria</i>	6' ht.	B&B, 3 cane, tree form, no cross caning
	6	CM1	Crepe Myrtle 'Catawba'	<i>Lagerstroemia indica 'Catawba'</i>	6' ht.	container grown, 3-5 cane, no cross caning
	5	CM2	Crepe Myrtle 'Hop'	<i>Lagerstroemia indica 'Hop'</i>	5' ht.	container grown, 3-5 cane, no cross caning

SHRUBS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	175	NPH	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	container, full plant, 36" o.c.
	12	NRS	Nellie R. Stevens Holly	<i>Ilex sp. 'Nellie R. Stevens'</i>	5' ht.	container, full to base, 6" o.c.
	14	DWM	Dwarf Wax Myrtle 'Dons Dwarf'	<i>Myrica pusilla</i>	5 gal.	container, full plant, 36" o.c.

GROUNDCOVERS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	15	TV	Trumpet Vine	<i>Campsis radicans</i>	5 gal.	container, (6) 36" runners min.
	885	WC	Wintercreeper	<i>Eunonymus fortunei coloratus</i>	4" pots	container, (3) 12" runners min. 12" o.c.
			Common Bermudagrass	<i>Cynodon dactylon</i>	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

**MAINTENANCE NOTES**

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

**GENERAL LAWN NOTES**

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spalls, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

**LANDSCAPE TABULATIONS**

REQUIREMENTS	PROVIDED
<b>SITE REQUIREMENTS</b> (site area 85,901 s.f.) Requirements: 15% site area to be landscaped	Required: 12,885 s.f. (15%) Provided: 16,779 s.f. (19.53%)
<b>FRONT YARD REQUIREMENTS</b> Requirements: 50% of required landscape must be located in front yard	Required: 6,442 s.f. (50%) Provided: 6,442 s.f.
<b>STREET REQUIREMENTS: SH 205 OVERLAY</b> Requirements: (3) canopy tree 4" cal. and (4) accent trees, 4" ht. per 100 lf. of frontage	Required: (9) trees, 4" cal. (12) trees, 4" ht. Provided: (9) trees, 4" cal. (12) trees, 6" ht.
<b>DALTON ROAD (307.31 lf.)</b>	Required: (9) trees, 4" cal. (12) trees, 4" ht. Provided: (9) trees, 4" cal. (12) trees, 6" ht.
<b>NORTH GOLIAD STREET (256.19 lf.)</b>	Required: (8) trees, 4" cal. (10) trees, 4" ht. Provided: (8) trees, 4" cal. (10) trees, 6" ht.
<b>PARKING LOT (65 spaces; 39,124 s.f.)</b> Requirements: 5% of total parking lot area and (1) tree, 4" cal. per 10 REQUIRED parking spaces (84 REQUIRED)	Required: (8) trees, 3" cal. 1,956 s.f. (5%) Provided: (8) trees, 4" cal. 2,483 s.f. 6.3%
<b>ALL TREES TO BE LOCATED 5' FROM WATER, SEWER AND STORM SEWER LINES</b>	
<b>ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEAD-IN PARKING</b>	

APPLICANT:  
ALDI, INC.  
2500 WESTCOURT ROAD  
DENTON, TEXAS 76207  
CONTACT: HEATHER RIMMER

ENGINEER:  
BURGER ENGINEERING, LLC  
TEXAS REGISTERED ENGINEERING FIRM F-12997  
17103 PRESTON ROAD, SUITE 180N  
DALLAS, TEXAS 75248  
(972) 630-3360  
CONTACT: BRYAN M. BURGER, P.E.



**01 LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"  
SP2016-007

REV.	DATE	REMARKS
1	5.3.16	CITY COMMENTS
2	1/7/10/18	ADDED BUILDINGS EXPANSION & MODIFIED PARKING

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	3/28/16	1"=20'	D.P.	007-092 SITE PLAN	L-1

smr  
landscape architects, inc.  
1708 N. Gryn Street  
Dallas, Texas 75248  
Tel 214.871.0083  
Fax 214.871.0545  
Email smr@smr-ls.com



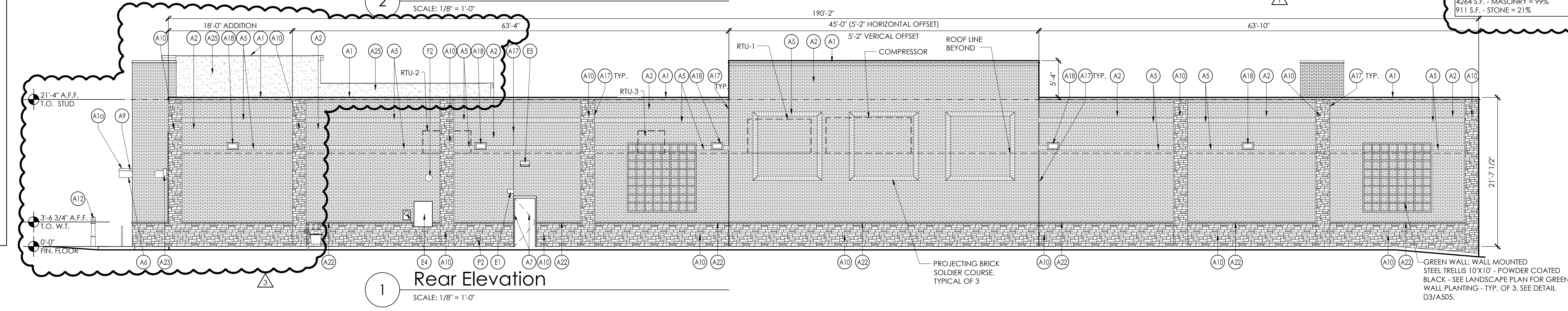
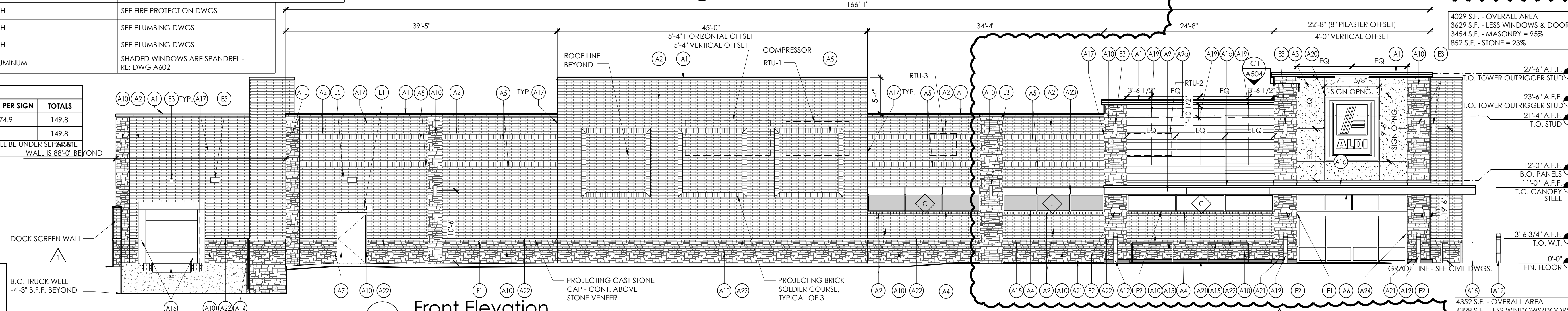
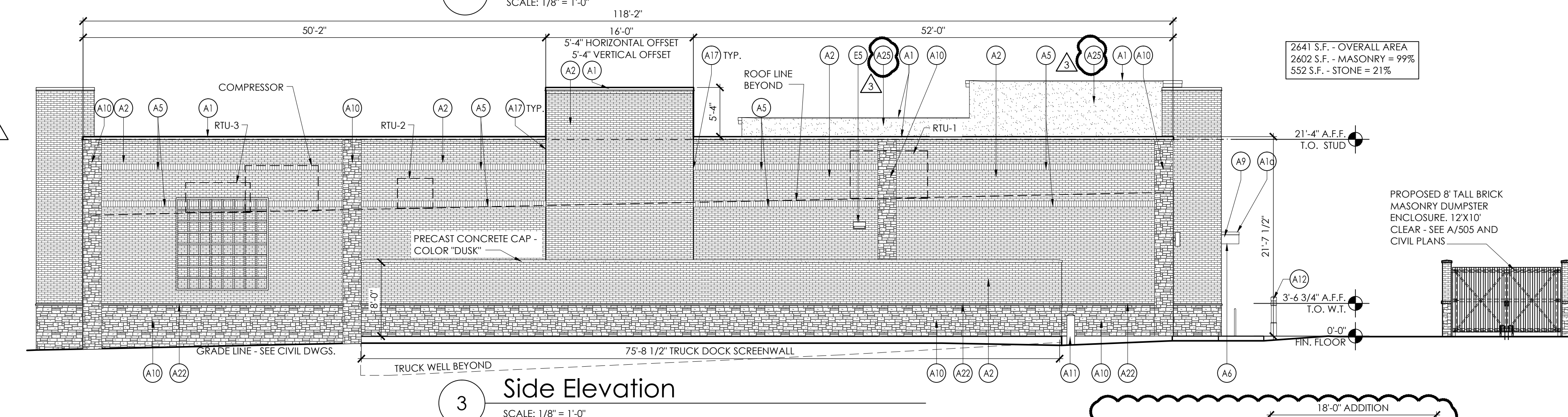
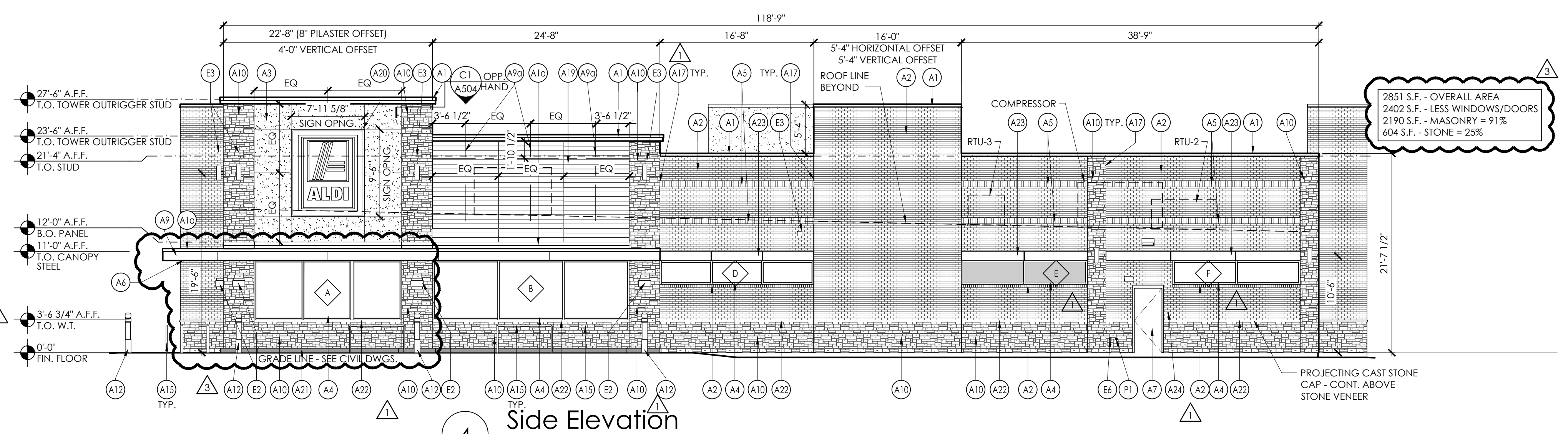
EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	EDGE METAL BY FIRESTONE	A1 - SLATE GRAY A1G - SILVER METALLIC	SEE SPECIFICATIONS APPENDIX 'B'
A2	MODULAR BRICK	FIELD COLOR - SEE SPEC	FIELD AND TRANSOM WINDOW SILLS
A3	STUCCO	SW7064 PASSIVE	PROVIDE 3/4" V GROOVES AS SHOWN - AT ALDI LOGO SIGN FIELD
A4	STOREFRONT	ANODIZED ALUM.	RE: DWG. A602
A5	MODULAR BRICK	ACCENT COLOR - "GARNET" FROM FIELD COLOR BLEND - SEE SPEC	SOLDIER COURSE
A6	METAL SOFFIT PANELS	SOLID PANELS - SEE SPEC	RE: DWG. A301-A304
A7	EXTERIOR PAINT BY SHERWIN-WILLIAMS	PT-19 / CL-5	RE: DWG. A603
A8	DUMPSER ENCLOSURE		RE: DWG. A505
A9	ALUMINUM COMPOSITE PANEL	A9 - BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A9G	FIBER CEMENT WALL PANELS	VINTAGEWOOD "CEDAR" PANELS	PROVIDE PANEL JOINTS AS SHOWN
A10	QUARRIED STONE	5% ROUGHBACK, 95% BUFF SLIT-FACE MIX	MEZGER ENTERPRISES, INC. LEUDERS, TX
A11	BLRD-2	PT-19 / CL-4	RE: DWG. A603
A12	BLRD-4	FACTORY FINISH - CHARCOAL	RE: DWG. A603
A13	GUARD RAIL TYPE "A"	PT-19 / CL-5	RE: DWG. A3/A503, A603
A14	GUARD RAIL TYPE "B"	PT-19 / CL-5	RE: DWG. A3/A503, A603
A15	CART RAIL & STARTER POST	GALVANIZED	
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL IN LIEU OF CAST STONE SILL
A17	CONTROL JOINT		MAX 30' OC RE: DWG. A504
A18	OVERFLOW SCUPPER	PT-19 / CL-5	RE: DWG. C3/A503
A19	CONDUIT	EXTEND CONDUIT 1" BEYOND FACE OF FIBER CEMENT WALL PANEL & PAINT TO MATCH PANEL. FILL OPEN END WITH SEALANT AND SEAL AROUND PENETRATION "CEDAR" VINTAGE WOOD	CONTRACTOR TO COORDINATE FINAL LOCATION PRIOR TO INSTALLATION
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h. SEE DETAIL D1/A504; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING
A21	CRTB	NATURAL	RE: DWG. A603 - SEE STRUCTURAL DWGS
A22	CAST STONE SILL	DUSK - SEE SPEC	WATER TABLE TRIM
A23	PREFABRICATED SUN SHADE	SILVER POWDER COAT	MANUFACTURED BY C. R. LAURENCE; RE: DWGS A306, A505; ALIGN OUTRIGGERSS W/ WINDOW MULLIONS BELOW
A24	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A25	EIFS	SW7064 PASSIVE	AT BACK OF RAISED PARAPETS, RE: DWG. A301-A304
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 7'-6" A.F.F.
E3	WALL SCONCE	FACTORY FINISH	MOUNT HEIGHT SEE DIMENSION
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F3	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
F4	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
XX	STOREFRONT KEY	ANODIZED ALUMINUM	SHADED WINDOWS ARE SPANDREL - RE: DWG. A602

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL.

- ARCHITECTURAL ELEMENTS PER SEC. 6.11 C4
- CANOPY
  - RECESSES/PROJECTIONS
  - DISPLAY WINDOWS
  - ARTICULATED BASE

- NOTES PER FIRE DEPARTMENT:
- INSTALL KNOX BOX AT THE FIRE SPRINKLER RISER ROOM ENTRANCE DOOR, WITH A GRAND MASTER KEY, FIRE ALARM KEYS, AND ANY OTHER SPECIAL KEYS. ORDER ONLINE AT WWW.KNOXBOX.COM.
  - CIRCUIT SERVING THE FIRE ALARM SHALL:
    - HAVE A RED MARKING
    - BE PERMANENTLY IDENTIFIED "FIRE ALARM" FOR FIRE ALARM SYSTEM
    - HAVE LISTED CIRCUIT BREAKER LOCKING DEVICE INSTALLED.
    - SUPPLY NO OTHER LOADS.
  - MAIN ELECTRICAL DISCONNECT, ELECTRICAL ROOMS, ROOF ACCESS, AND FIRE CONTROL ROOM DOORS SHALL BE LABELED.
  - APPROVED NUMERALS OF MINIMUM 12" HEIGHT AND OF A COLOR CONTRASTING WITH THE BACKGROUND DESIGNATING THE ADDRESS SHALL BE PLACED ON THE BUILDING IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AND FROM ALL REAR ALLEYSWAYS / ACCESS. IF POSTED ON GLASS, NUMERALS OR ADDRESSES SHALL BE POSTED ON A MINIMUM 20 INCH BY 30 INCH BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. THE MINIMUM STROKE WIDTH SHALL BE 0.5 INCHES.



**NARRAMORE ARCHITECTURE**  
EST. 1973

American Institute of Architects  
310 MILLS AVE. GREENVILLE, SC 29605  
864.242.9881  
plans@narramore.net

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AIA ARCHITECT  
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SEAL



2500 WESTCOURT ROAD  
DENTON, TX 76207

940.220.5400  
FAX - 940.220.5490

**ALDI FOOD STORE # 49**

3251 N. GOLIAD STREET  
ROCKWALL, TX 75087

REVISIONS  
09-26-17  
01-30-18

PROJECT DATA  
V6.0-LHSD  
PROJECT NUMBER  
16456  
ISSUE DATE  
08-18-17

ALDI FOOD STORE NO. 49  
ROCKWALL, TX

**A-201**

EXTERIOR ELEVATIONS





February 1, 2018

**ATTN:** BRYAN BURGER  
BURGER ENGINEERING LLC  
17103 PRESTON ROAD, SUITE 180N  
Dallas, TX 75248

**RE: ADMINISTRATIVE SITE PLAN (SP2018-004), Aldi Food Store**

Dear Applicant:

This letter serves to notify you that the above mentioned case has been approved administratively by staff on 01/29/2018. Please note that final engineering and building plan approvals are required before issuance of a building permit.

Please contact the City of Rockwall Planning staff at (972) 771-7745 or at the address below with any questions or concerns regarding this matter.

Sincerely,

**David Gonzales, AICP**  
Senior Planner  
Planning & Zoning Department  
City of Rockwall, Texas



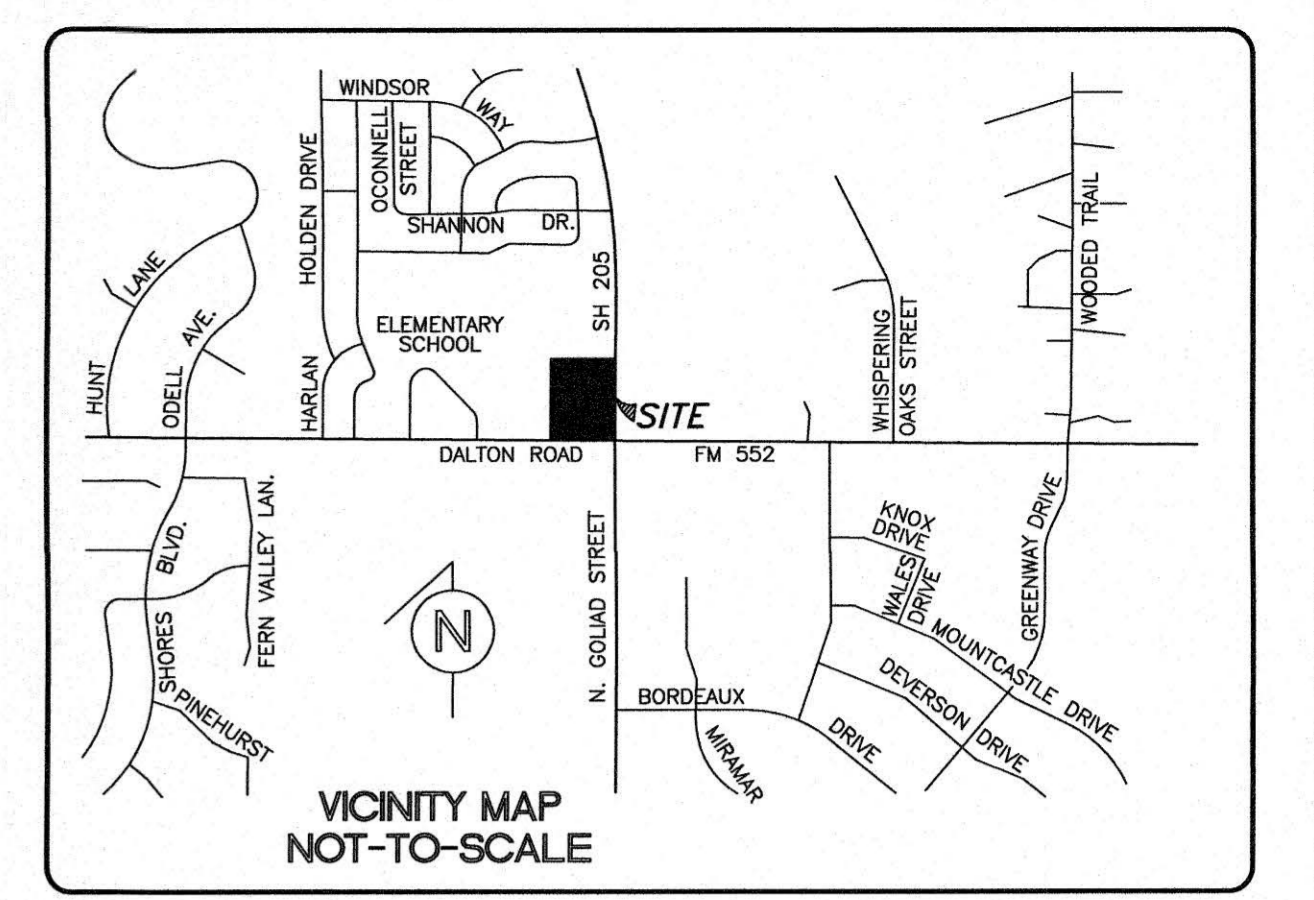
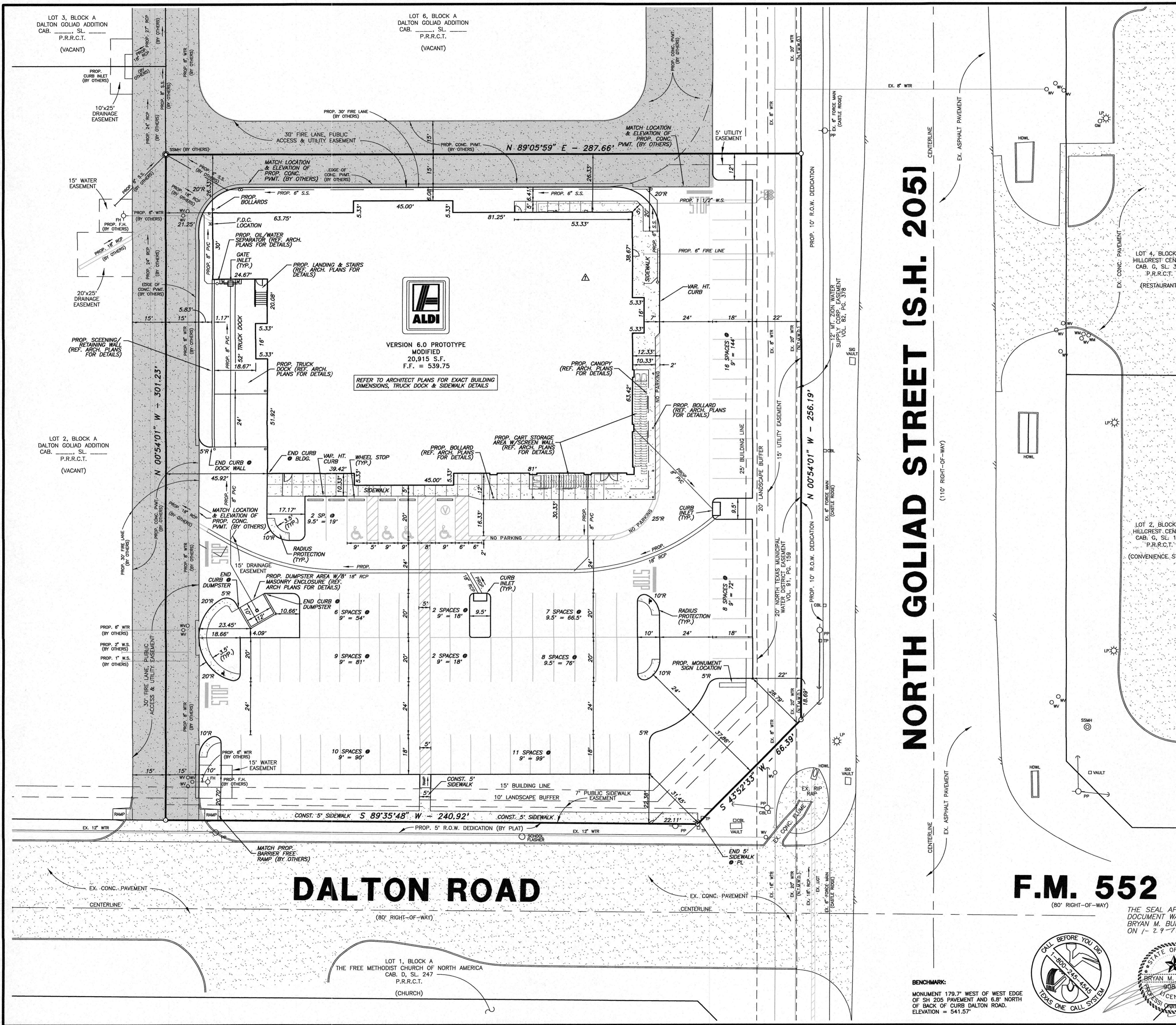
**City of Rockwall**  
**Project Plan Review History**



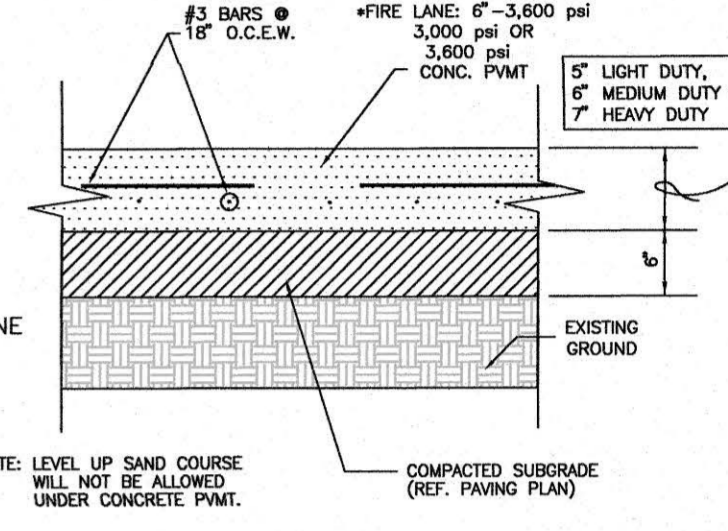
<b>Project Number</b> SP2018-004	<b>Owner</b> CONSTANTINE, SAMI E	<b>Applied</b> 1/18/2018	<b>LM</b>
<b>Project Name</b> Aldi Food Store	<b>Applicant</b> BURGER ENGINEERING LLC	<b>Approved</b>	
<b>Type</b> SITE PLAN		<b>Closed</b>	
<b>Subtype</b> ADMINISTRATIVE		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> HWY205 & DALTON RD		<b>City, State Zip</b> ROCKWALL, TX 75087	
		<b>Zoning</b>	
<b>Subdivision</b> HARLAN PARK PH 2	<b>Tract</b> 4-1	<b>Block</b> NULL	<b>Lot No</b> 4-1
		<b>Parcel No</b> 0030-0000-0004-01-OR	<b>General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	1/18/2018	1/25/2018	1/19/2018	1	APPROVED	
ENGINEERING (1/23/2018 12:44 PM AW) Remove line in the northwest corner (by the 20' dimension line) of the building that looks like a parking space line.	Amy Williams	1/18/2018	1/25/2018	1/23/2018	5	COMMENTS	See Comment
FIRE	Kevin Clark	1/18/2018	1/25/2018	1/22/2018	4	APPROVED	
GIS	Lance Singleton	1/18/2018	1/25/2018				
PLANNING 1. Adherence to engineering and fire department standards and comments. 2. Provide a label on the lower right corner indicating Case No. SP2018-004 on all revised plans. 3. Once comments have been addressed (PDF version) I will forward approval letter.	David Gonzales	1/18/2018	1/25/2018	1/29/2018	11	APPROVED	See comments



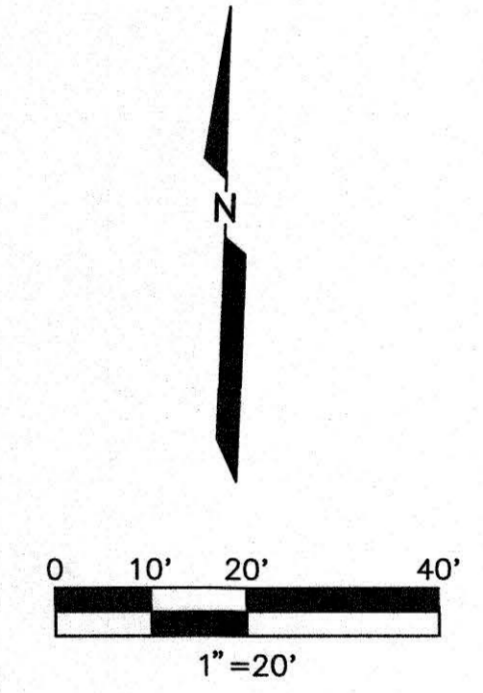


- LEGEND**
- F.H. FIRE HYDRANT
  - X SET CHISELED "X" SET
  - F.X. CHISELED "X" FOUND
  - I.R. IRON ROD FOUND (SIZE AS NOTED)
  - O.H. OVERHEAD UTILITY POLE W/ CUP
  - U.E. UNDERGROUND ELECTRIC OR TELEPHONE
  - L.P. LIGHT POLE
  - S.S.M. SANITARY SEWER MANHOLE
  - C.O. SAN. SWR. CLEAN OUT
  - G.V. GAS VALVE
  - W.V. WATER VALVE
  - T. TREE
  - B.F.R. BARRIER FREE RAMP
  - FIRE LANE



**LIGHT/MEDIUM/HEAVY DUTY CONCRETE PAVEMENT SECTION**  
N.T.S.

- PROJECT NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:
  - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, SIDEWALK & RAMPING BETWEEN CURB & BUILDING.
  - ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
  - COORDINATE & CONFIRM ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
  - REFERENCE FINAL PLAT FOR ALL PROPERTY LINE INFORMATION.



SITE DATA	
SITE AREA:	1.972 ACRES (85,901 S.F.)
ZONING DISTRICT:	GR (GENERAL RETAIL W/NORTH SH 205 OVERLAY DISTRICT)
PROPOSED USE:	GROCERY / RELATED PRODUCTS
BUILDING AREA:	20,915 S.F.
F.A.R.:	0.243:1
BUILDING HEIGHT:	22.5' (1 STORY)
<b>PARKING:</b>	
REQUIRED: 1 SPACE/250 SF OF BUILDING AREA	84 (4 ACCESSIBLE)
PROVIDED:	85 (4 ACCESSIBLE)
<b>OFF-STREET LOADING:</b>	
REQUIRED:	1
PROVIDED:	1
<b>LANDSCAPE (PERVIOUS) AREA REQUIRED:</b>	12,885 S.F. (15%)
<b>LANDSCAPE (PERVIOUS) AREA PROVIDED:</b>	16,779 S.F. (19.53%)
<b>IMPERVIOUS AREA PROVIDED:</b>	69,122 S.F. (80.47%)

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

**APPLICANT:**  
ALDI, INC.  
2500 WESTCOURT ROAD  
DENTON, TEXAS 76207  
CONTACT: HEATHER RIMMER

**ENGINEER:**  
BURGER ENGINEERING, LLC  
TEXAS REGISTERED ENGINEERING FIRM F-12997  
17103 PRESTON ROAD, SUITE 180N  
DALLAS, TEXAS 75248  
(972) 630-3360  
CONTACT: BRYAN M. BURGER, P.E.

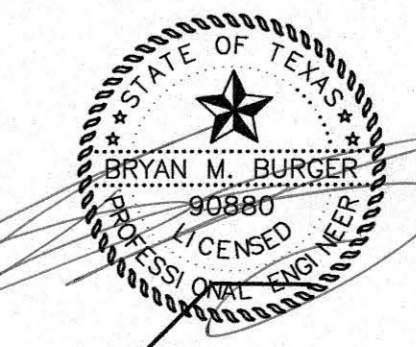
**OWNER:**  
ROCKWALL 205-552, LLC  
14801 QUORUM DRIVE, SUITE 160  
DALLAS, TEXAS 75254  
CONTACT: DON SILVERMAN

CASE NUMBER: SP2018-004

**F.M. 552**  
(80' RIGHT-OF-WAY)



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRYAN M. BURGER, P.E. 90880 ON 1-29-18



**BENCHMARK:**  
MONUMENT 179.7' WEST OF WEST EDGE OF SH 205 PAVEMENT AND 6.8' NORTH OF BACK OF CURB DALTON ROAD. ELEVATION = 541.57'

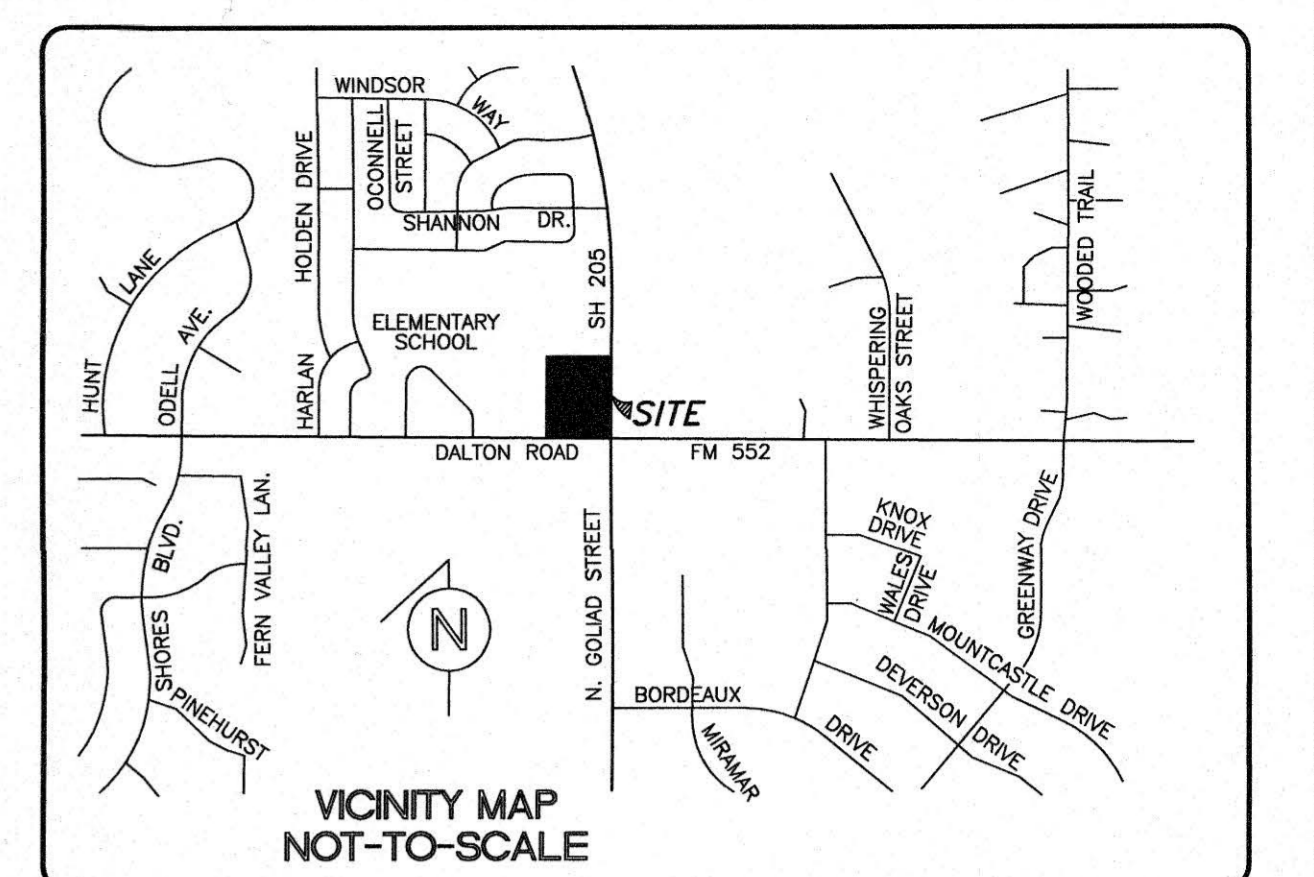
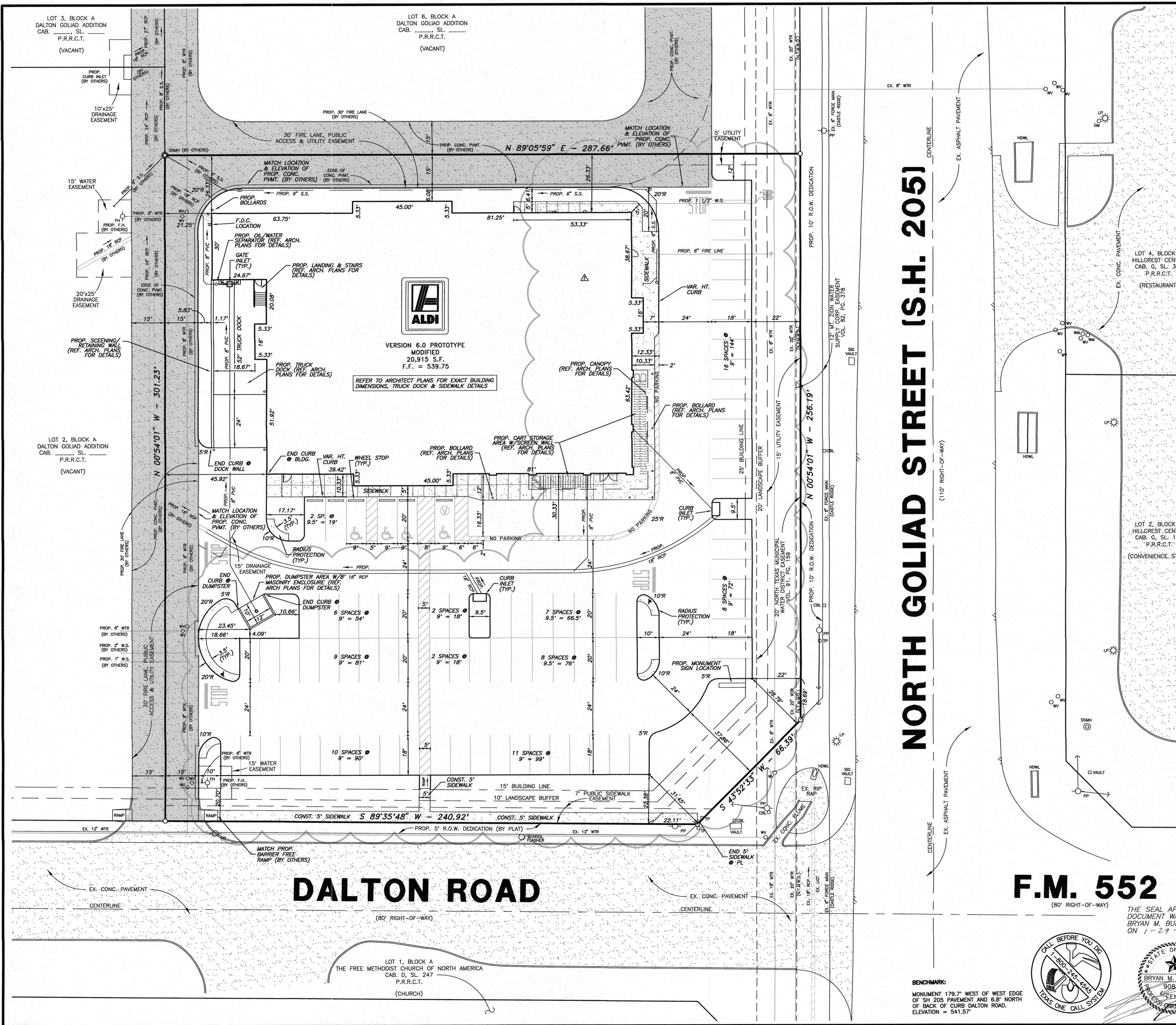
REV	DATE	REMARKS
1	12/28/17	ADDED BUILDING EXPANSION & MODIFIED PARKING

**CITY SITE PLAN**  
ALDI FOOD STORE  
LOT 1, BLOCK A - DALTON GOLIAD ADDITION  
THE CITY OF ROCKWALL, TEXAS

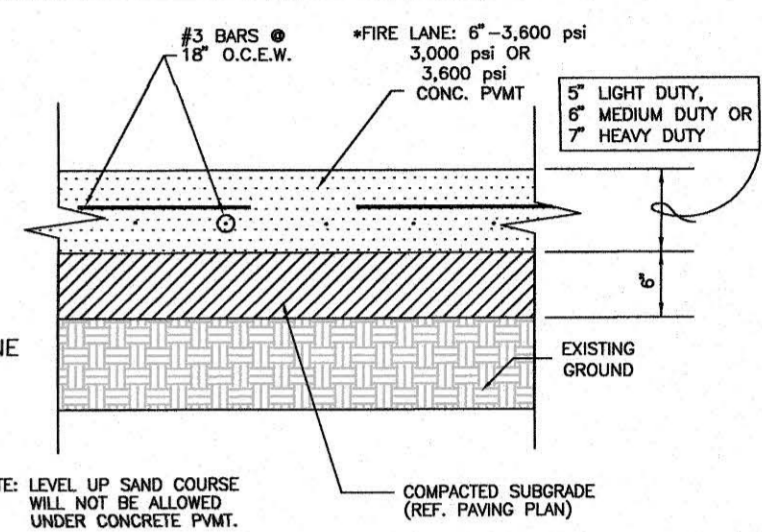
**BURGER ENGINEERING**  
17103 Preston Road, Suite 180N  
Dallas, Texas 75248  
Office: 972.630.3360 Fax: 972.630.3380  
Civil Consultants TBPE F-12997

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BMB	JAC	3/16	1"=20'	D.P.	007-092 SITE PLAN	C-3



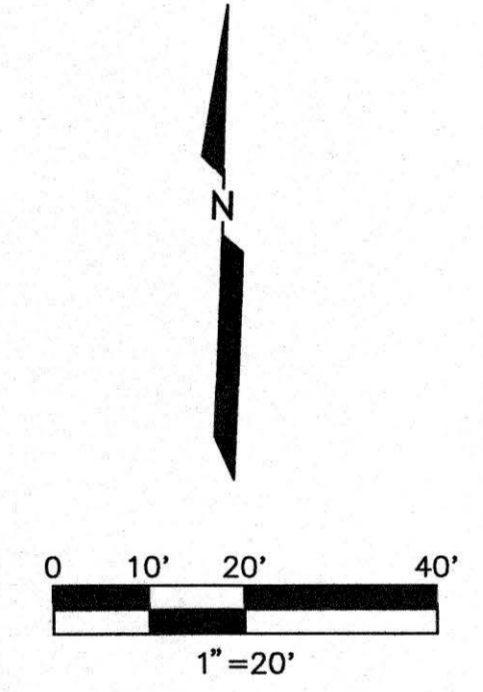


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**NORTH GOLIAD STREET (S.H. 205)**  
(110' RIGHT-OF-WAY)

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