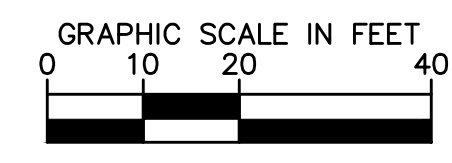
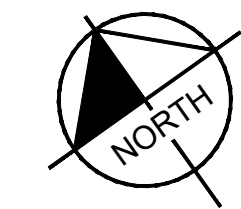
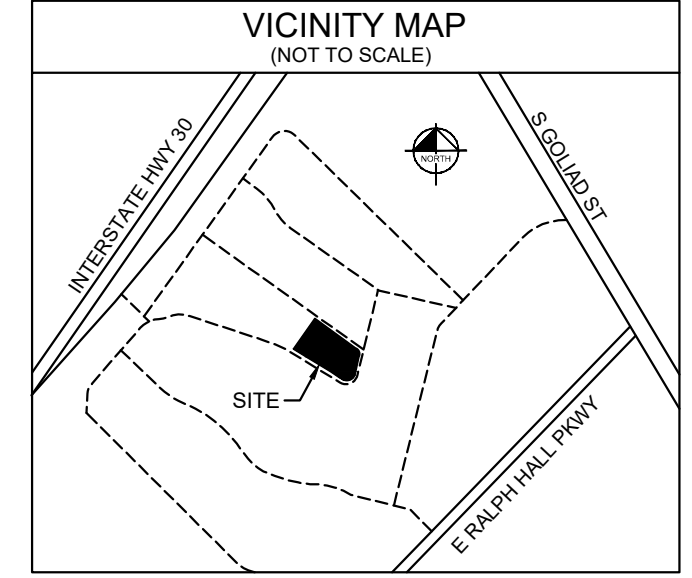
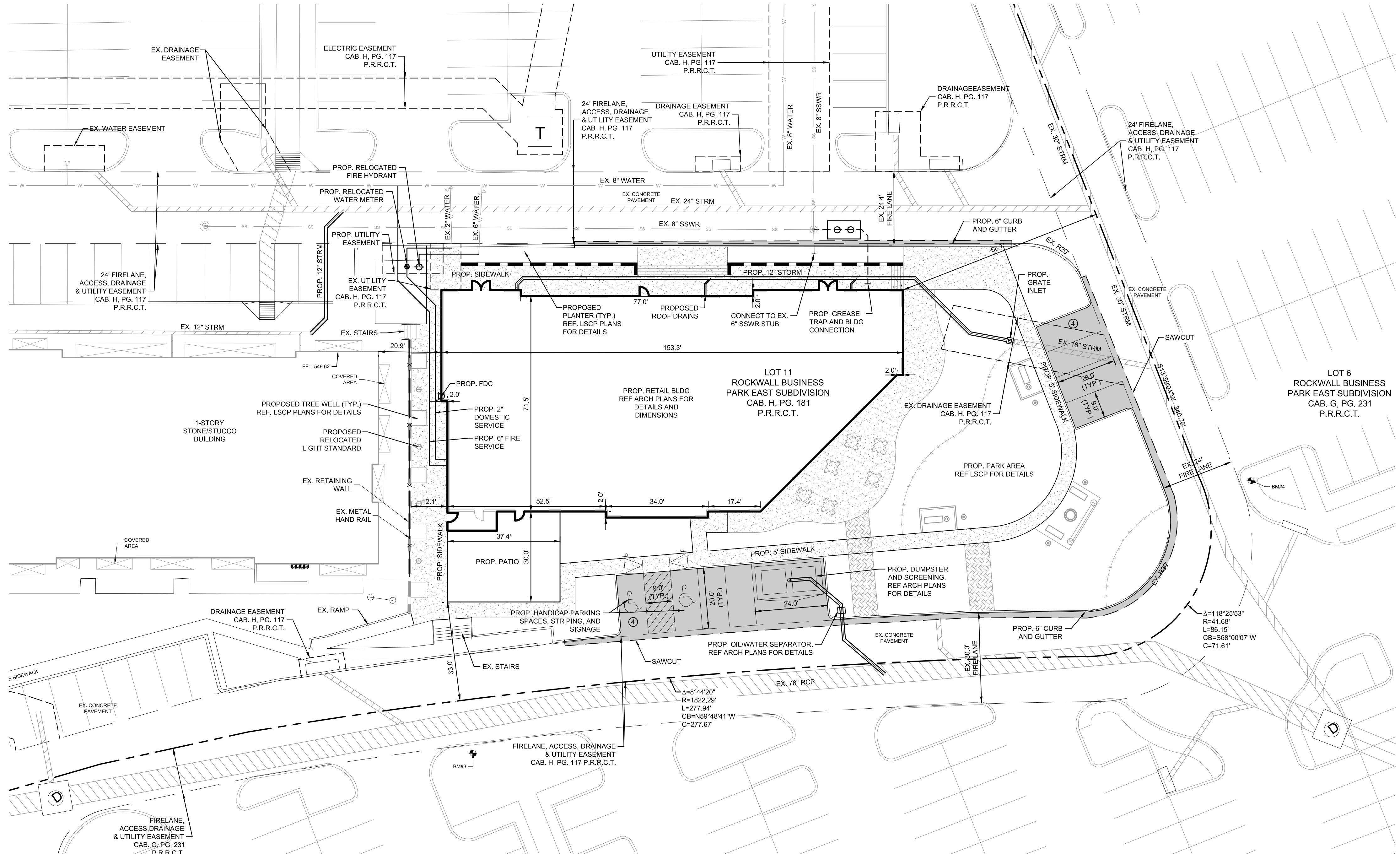


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LEGEND

-
-
-
-
-
-

SITE DATA TABLE

CURRENT LAND USE	C - COMMERCIAL
PROPOSED LAND USE	C - COMMERCIAL
TOTAL LOT AREA	±30,200 SF
	±0.7 AC
SITE PERIMETER	±170 LF
BUILDING SQUARE FOOTAGE	9,835 SF
BUILDING HEIGHT	27.5 FT

- SITE NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
 - ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
 - PARKING STUDY IS NOT REQUIRED PER CITY OF ROCKWALL PER PRE-DEVELOPMENT MEETING ON 1/10/2019. ADDITIONAL PARKING IS NOT REQUIRED DUE TO SHOPPING CENTER BEING OVER PARKED.
 - DUMPSTER ENCLOSURE SHALL BE 8' TALL CONSTRUCTED OF THE SAME MASONRY AS THE BUILDING. THE ENCLOSURE SHALL HAVE A SELF-LATCHING OPAQUE GATE. REFERENCE ARCHITECT PLANS FOR DETAILS.

BENCHMARKS

BM#1 (CITY OF ROCKWALL MONUMENT (RESET R005-1)) A CONCRETE MONUMENT WITH BRASS CAP FOUND IN THE CENTER MEDIAN OF SUMMIT RIDGE DRIVE AT ITS INTERSECTION WITH F.M. HWY. NO. 740.	ELEV=578.63
BM#2 SQUARE CUT WITH "X" CUT SET ON THE WEST CORNER OF A CONCRETE CURB INLET LOCATED ON THE NORTHWEST SIDE OF A PARKING LOT APPROXIMATELY 60 FEET SOUTHEAST FROM THE CENTER OF THE EAST BOUND SERVICE ROAD OF IH 30 AND 270 FEET SOUTHWEST FROM THE CENTER OF THE NORTHERNMOST ENTRANCE TO PLAZA OF ROCKWALL.	ELEV=562.98
BM#3 "X" CUT SET ON THE NORTHWEST CORNER OF A CONCRETE MEDIAN LOCATED ON THE SOUTH SIDE OF AN ACCESS DRIVE, ±610 FEET SOUTHEAST FROM THE CENTER OF ENTRANCE DRIVE FROM THE EAST BOUND SERVICE ROAD OF IH 30 AND ±800 FEET NORTHWEST FROM THE CENTER ENTRANCE DRIVE FROM RALPH HALL PARKWAY.	ELEV=543.15
BM#4 "X" CUT SET ON THE NORTHWEST CORNER OF A CONCRETE MEDIAN LOCATED ON THE EAST SIDE OF AN ACCESS DRIVE, ±875 FEET SOUTHEAST FROM THE CENTER OF ENTRANCE DRIVE FROM THE EAST BOUND SERVICE ROAD OF IH 30 AND ±600 FEET NORTHWEST FROM THE CENTER ENTRANCE DRIVE FROM RALPH HALL PARKWAY.	ELEV=539.11



DEVELOPER:
SHOPCORE PROPERTIES
 233 S. WACKER DR. SUITE 3400
 CHICAGO, IL 60606
 PH. (312) 798-5151
 CONTACT: STEVE RUSSELL

CASE NUMBER: SP2019-006

NO.	REVISIONS	DATE	BY

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PHONE: 972.770.3000 FAX: 972.268.8800
 TEXAS REGISTERED ENGINEERS FROM 1988

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 Engineer: SARAH E. SCOTT, P.E.
 P.E. No. 113285 Date: 03/15/2019

PROJECT No.	06422800
DATE	MARCH 2019
SCALE	AS SHOWN
DESIGNED BY	MM
DRAWN BY	RNI
CHECKED BY	SES

ROCKWALL PLAZA
 LOT 11, ROCKWALL BUSINESS PARK
 EAST SUBDIVISION
 1041 E INTERSTATE HWY 30
 ROCKWALL, TX

SITE PLAN

FINISH LEGEND

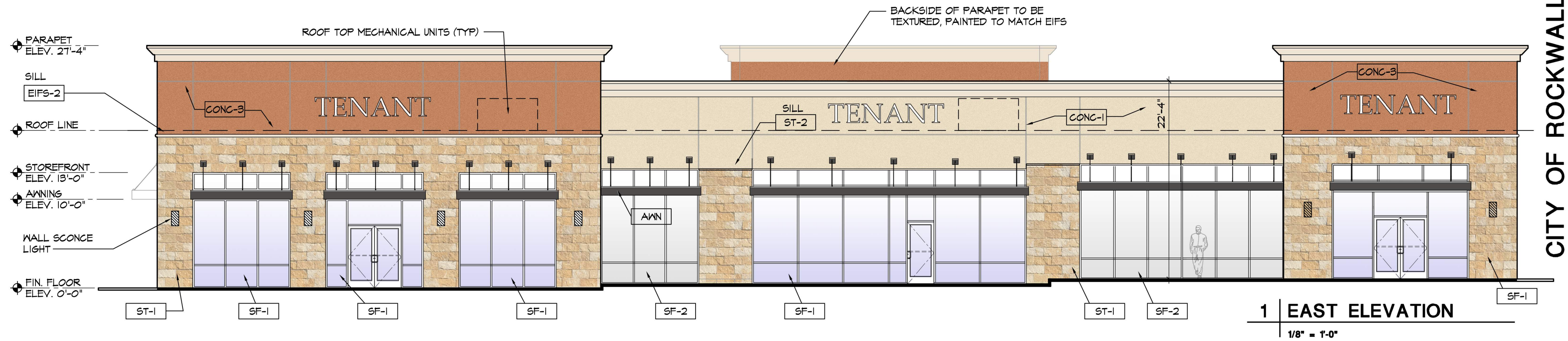
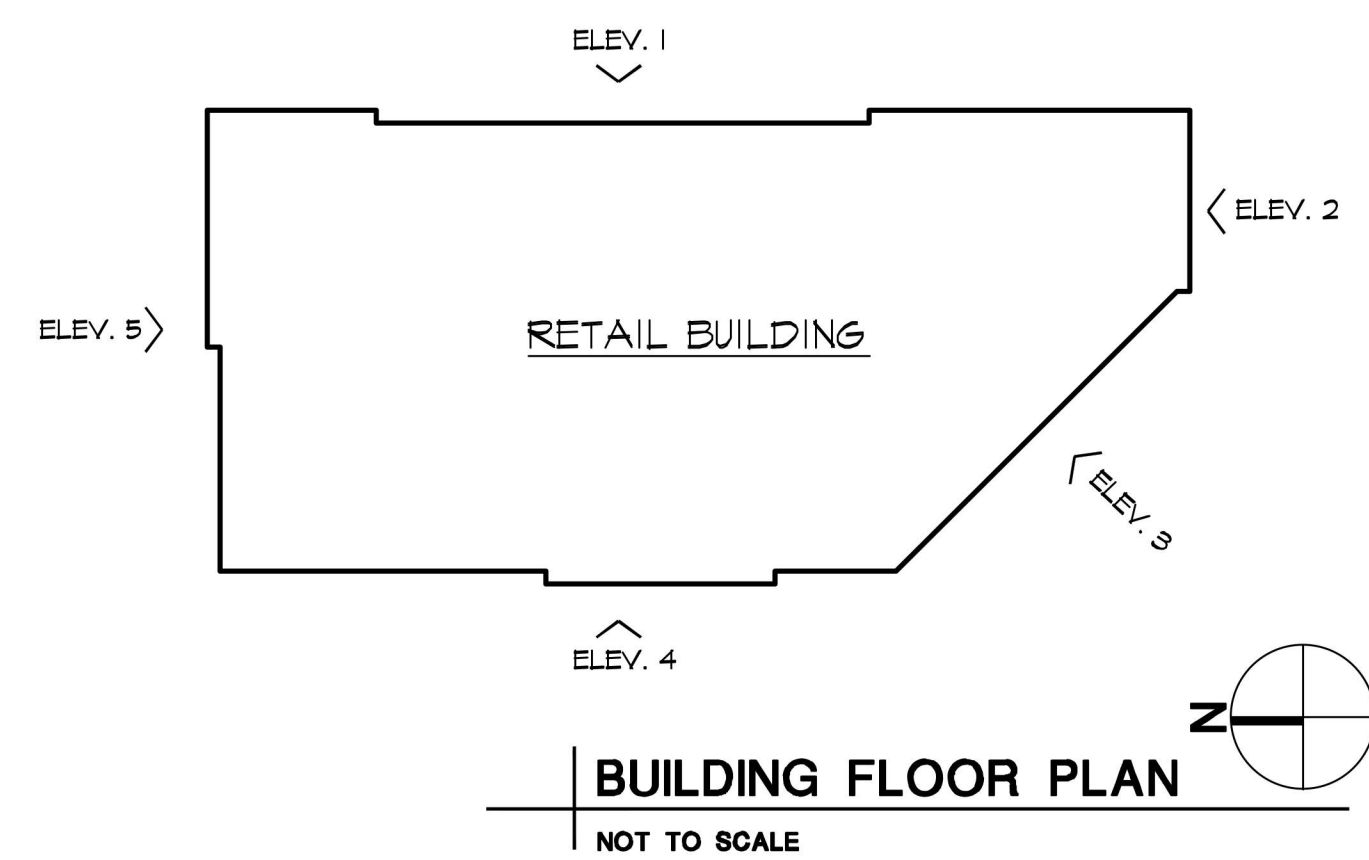
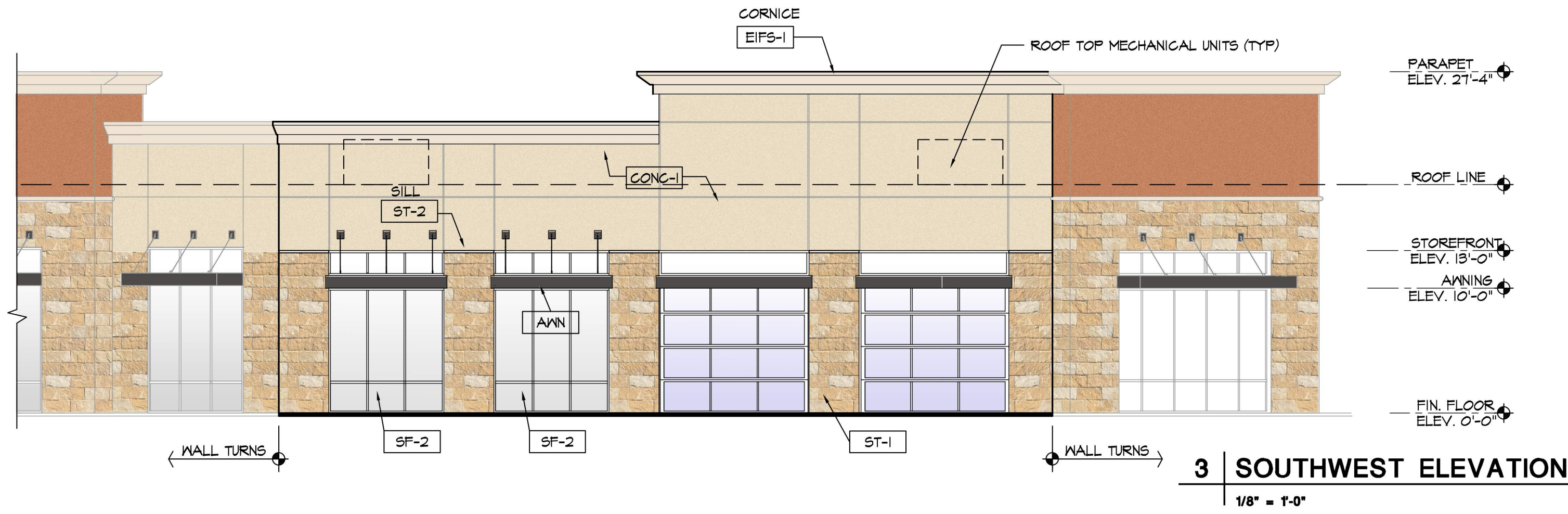
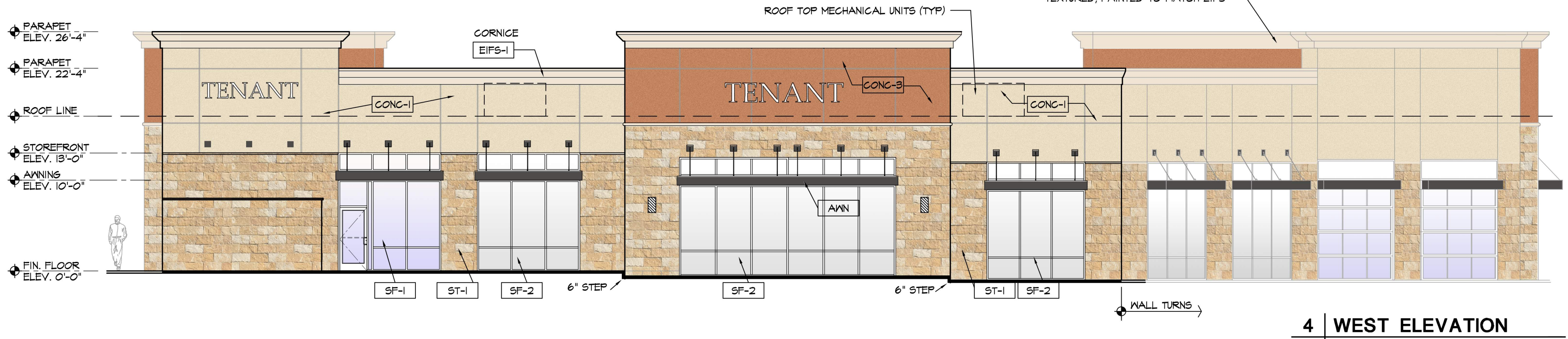
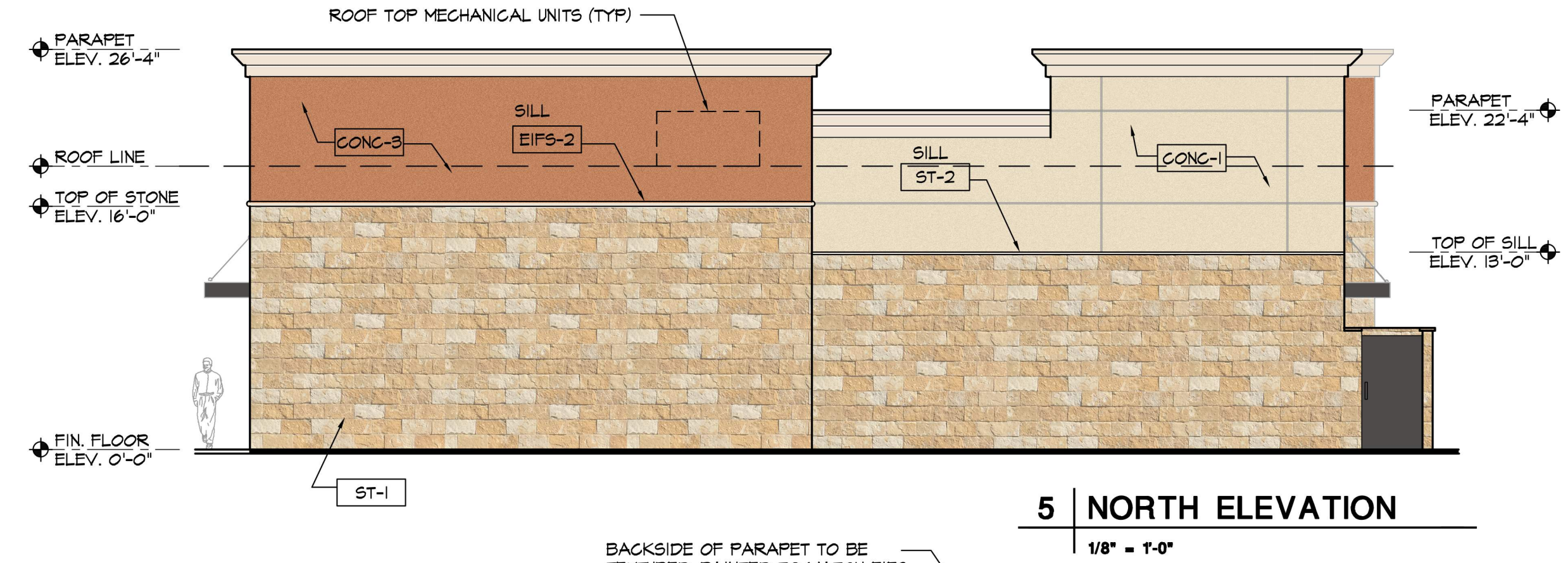
MATERIAL	SYMBOL	DESCRIPTION	MODEL / COLOR
EIFS	EIFS-1	EIFS CORNICE / MOLDINGS	PAINT TO MATCH SHER. WILLIAMS #6112 BISCUIT
	EIFS-2	EIFS SILL WITH ROUNDED END, 4" HIGH	PAINT TO MATCH SHER. WILLIAMS #6112 BISCUIT
CONCRETE TILT WALL	CONC-1	ACRYLIC TEXTURED CONC. TILT WALL	SAND FINISH, COLOR TO MATCH DRYVIT #494A CHLOE
	CONC-3	ACRYLIC TEXTURED CONC. TILT WALL	SAND FINISH, DRYVIT -MATCH S.W. #0001 DEGOROUS AMBER
STONE TILE	ST-1	STONE TILE	NATURAL LIMESTONE TILE, "LIEDERS" (ROCK FACE) 12" X 24", 1/4" THICKNESS/OVER MORTAR SETTING BED, MORTARED JOINTS
	ST-2	STONE WATER TABLE SILL	NATURAL LIMESTONE "LIEDERS" (ROCK FACE) WATER TABLE SILL, 2" HIGH
STOREFRONT	SF-1	1" INSULATING CLEAR GLASS IN CLEAR ANODIZED FRAMING. GLAZING SPEC. Product ID: FK, SHGC 0.41 (G)	
	SF-2	1/4" SPANDREL GLASS IN CLEAR ANODIZED FRAMING	
STEEL TUBE AWNING	AWN	12" X 4" STEEL TUBE AWNING, PAINT BARK BRONZE (SEMI-GLOSS)	

EXTERIOR MATERIAL BREAKDOWN

	MATERIAL	STONE	TEXT. CONC.	EIFS	CLEAR STORY GLAZING
NORTH ELEVATION		60 %	33 %	1 %	
SOUTH ELEVATION		39 %	30 %	1 %	30 %
WEST ELEVATION		31 %	33 %	1 %	35 %
EAST ELEVATION		29 %	32 %	1 %	38 %
SOUTHWEST ELEVATION		25 %	36 %	1 %	38 %

SITE DATA

CURRENT LAND USE	C- COMMERCIAL
PROPOSED LAND USE	C- COMMERCIAL
TOTAL LOT AREA	+/- 30,200 SF
SITE PERIMETER	+/- 0.7 AC
BUILDING SQUARE FOOTAGE	9,895 SF
BUILDING HEIGHT	21.5 FT



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 Date: 03/28/19 10:58 AM
 Drawn By: JF
 Checked By: JF
 Scale: As Shown

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onyx|creative
 26001 Emery Road, Suite 400
 Cleveland, Ohio 44128
 216.229.3200 onyxcreative.com

CITY OF ROCKWALL CASE # SP2019-006

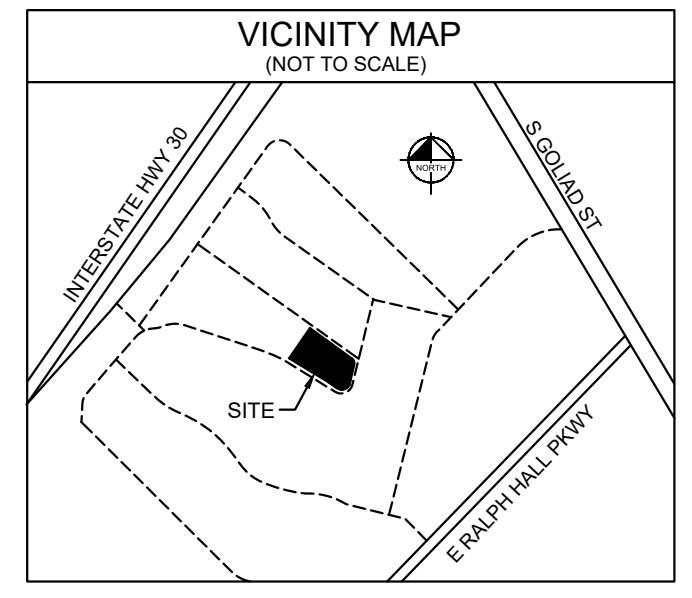
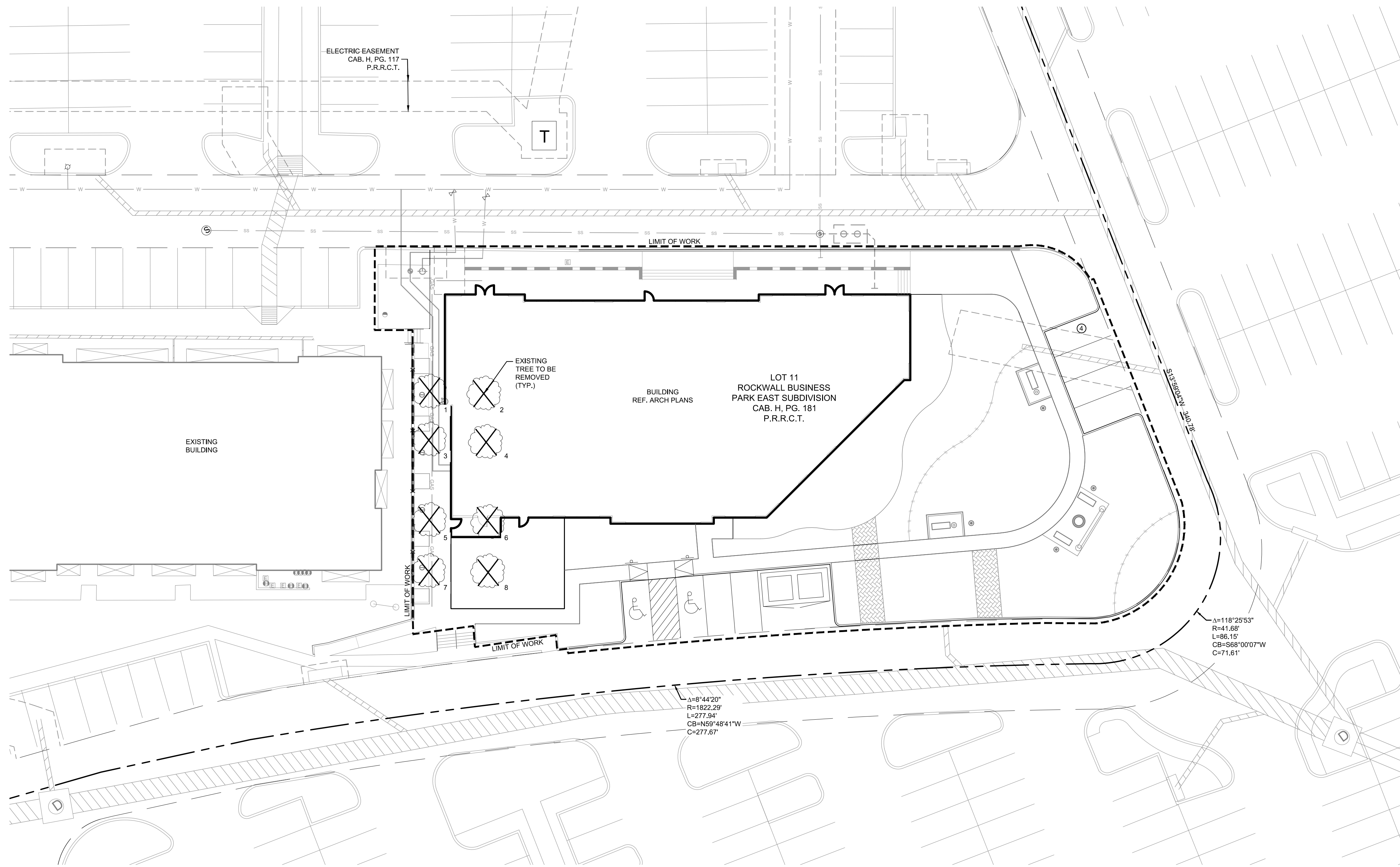
RETAIL BUILDING
 PLAZA AT ROCKWALL
 985 INTERSTATE HWY 30
 ROCKWALL, TEXAS.

Project No: T&A
 Drawn By: JF
 Date: 4-3-19 Issue: CITY REVIEW

A1

BUILDING ELEVATIONS

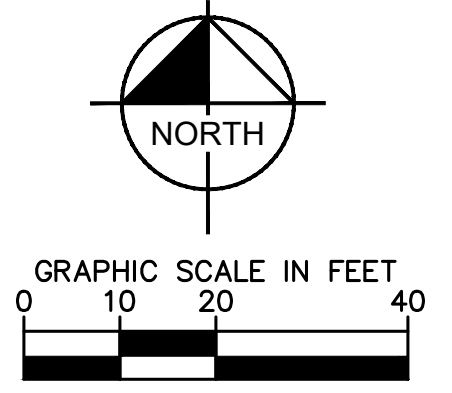
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ROCKWALL - TREE INVENTORY					
NO.	DBH	COMMON NAME	SCIENTIFIC NAME	ACTION	MITIGATION REQUIRED
1	4.8	Live Oak	<i>Quercus virginiana</i>	REMOVE	4.8
2	4.7	Live Oak	<i>Quercus virginiana</i>	REMOVE	4.7
3	6.3	Live Oak	<i>Quercus virginiana</i>	REMOVE	6.3
4	4.5	Live Oak	<i>Quercus virginiana</i>	REMOVE	4.5
5	5.6	Live Oak	<i>Quercus virginiana</i>	REMOVE	5.6
6	4.6	Live Oak	<i>Quercus virginiana</i>	REMOVE	4.6
7	5.6	Live Oak	<i>Quercus virginiana</i>	REMOVE	5.6
8	4.1	Live Oak	<i>Quercus virginiana</i>	REMOVE	4.1

TREE INCHES BEING REMOVED	
TOTAL TREE INCHES BEING REMOVED [NOT REQUIRING MITIGATION]	0"
TOTAL TREE INCHES BEING REMOVED [REQUIRING MITIGATION]	40.2"
TOTAL TREE INCHES BEING REMOVED	40.2"
TOTAL REPLACEMENT TREE INCHES	63"

*Ref. Sheet LP 1.01 for Replacement trees



DEVELOPER:
SHOPCORE PROPERTIES
 233 S. WACKER DR. SUITE 3400
 CHICAGO, IL 60606
 PH. (312) 798-5151
 CONTACT: STEVE RUSSELL

LANDSCAPE ARCHITECT:
KIMLEY-HORN & ASSOCIATES
 13455 NOEL RD, TWO GALLERIA TOWER
 STE 700
 DALLAS, TX 75240
 PH. (972) 770-1300
 CONTACT: PATRICK B. HART, PLA

NO.	REVISIONS	DATE	BY

Kimley»Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 PHONE: 972.770.1300 FAX: 972.696.8450
 TEXAS REGISTERED ENGINEERS FROM F-928

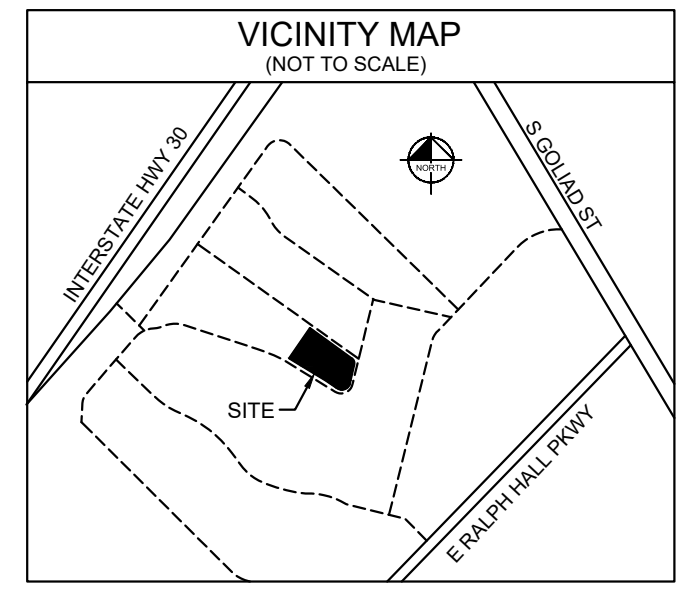
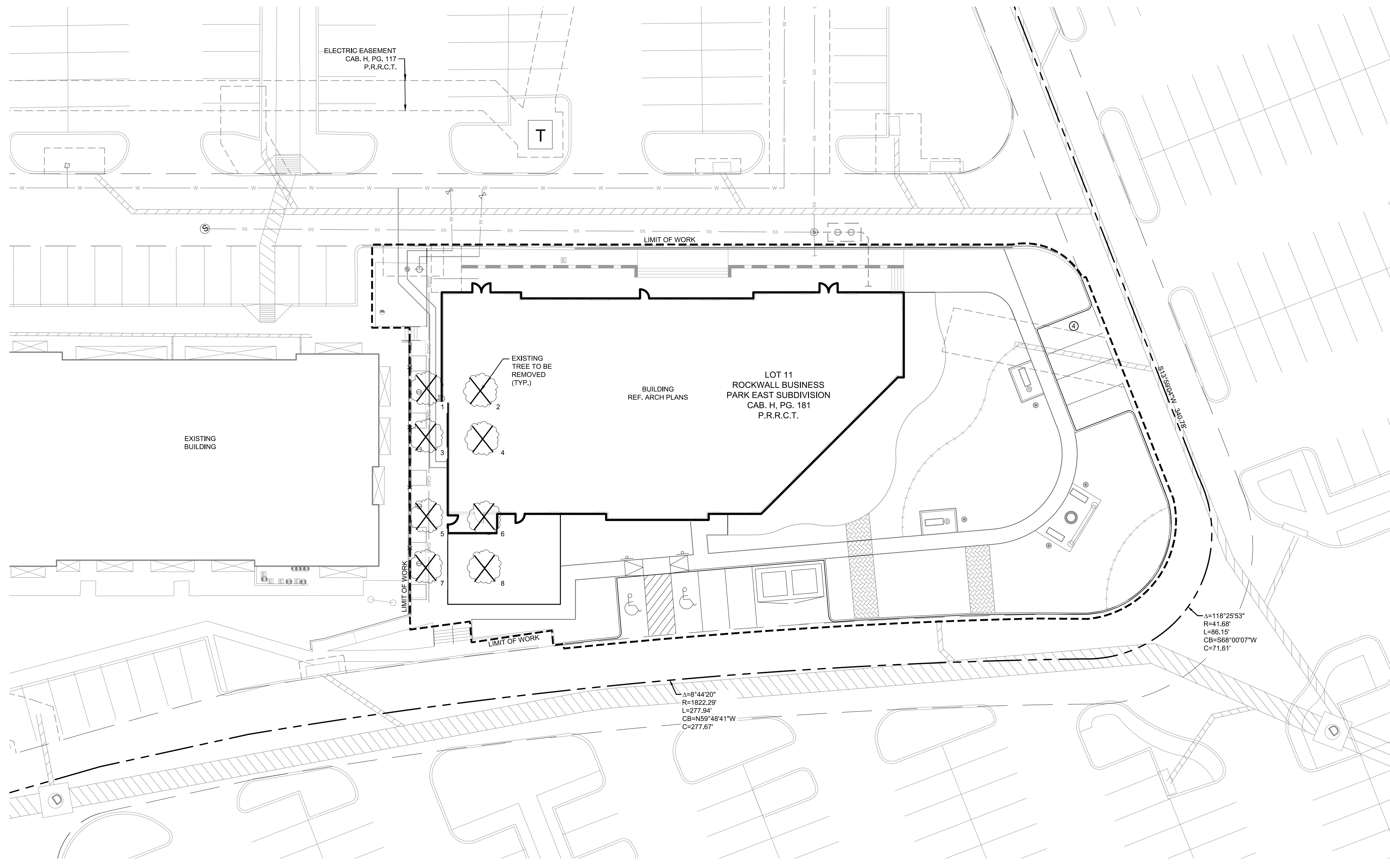
PROJECT No.	DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:
09426800	APRIL 2019	AS SHOWN	LLL	LLL	PBH

ROCKWALL PLAZA
 LOT 11, ROCKWALL BUSINESS PARK
 EAST SUBDIVISION
 995 INTERSTATE HWY 30
 ROCKWALL, TX

TREESCAPE PLAN
 SHEET NUMBER
TP 1.01

CASE NUMBER: SP2019-006

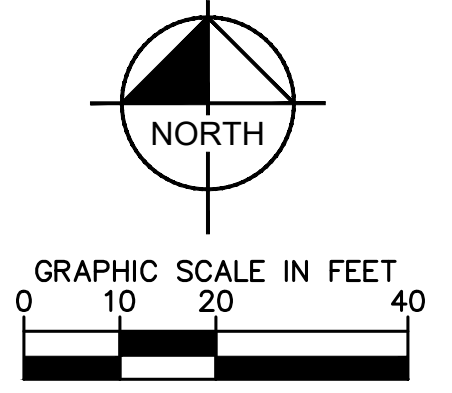
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TOTAL TREE INCHES BEING REMOVED	40.2"
TOTAL REPLACEMENT TREE INCHES	63"

*Ref. Sheet LP 1.01 for Replacement trees



811 Know what's below.
Call before you dig.

CAUTION!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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CONTACT: STEVE RUSSELL

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STE 700
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CONTACT: PATRICK B. HART, PLA

No.	REVISIONS	DATE	BY

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PHONE: 972.770.1300 FAX: 972.698.8450
TEXAS REGISTERED ENGINEERS FROM F-928

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Kimley»Horn
P.L.L.C.
A. No. 2839 - Exp. APRIL 2019

PROJECT No.	09426800	DATE:	APRIL 2019	SCALE:	AS SHOWN	DESIGNED BY:	LLL	DRAWN BY:	LLL	CHECKED BY:	PBH
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ROCKWALL PLAZA
LOT 11, ROCKWALL BUSINESS PARK
EAST SUBDIVISION
995 INTERSTATE HWY 30
ROCKWALL, TX

TREESCAPE PLAN

SHEET NUMBER
TP 1.01

CASE NUMBER: SP2019-006

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