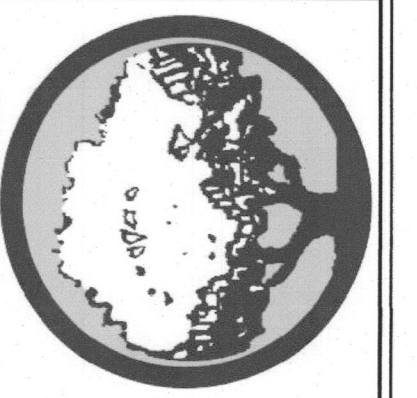




**ARCHITECTONICS TEXAS, LLC**  
 ARCHITECTURE - MANAGEMENT  
 2235 RIDGE RD. STE. 200  
 ROCKWALL, TEXAS 75087



DATE	REVISIONS	DESCRIPTION/ISSUE

PROJECT NAME AND ADDRESS:  
**LAWSON REAL ESTATE HOLDINGS, LLC**  
 1507 AIRPORT RD.  
 ROCKWALL, TX 75087  
 LANDING POINT ADDITION

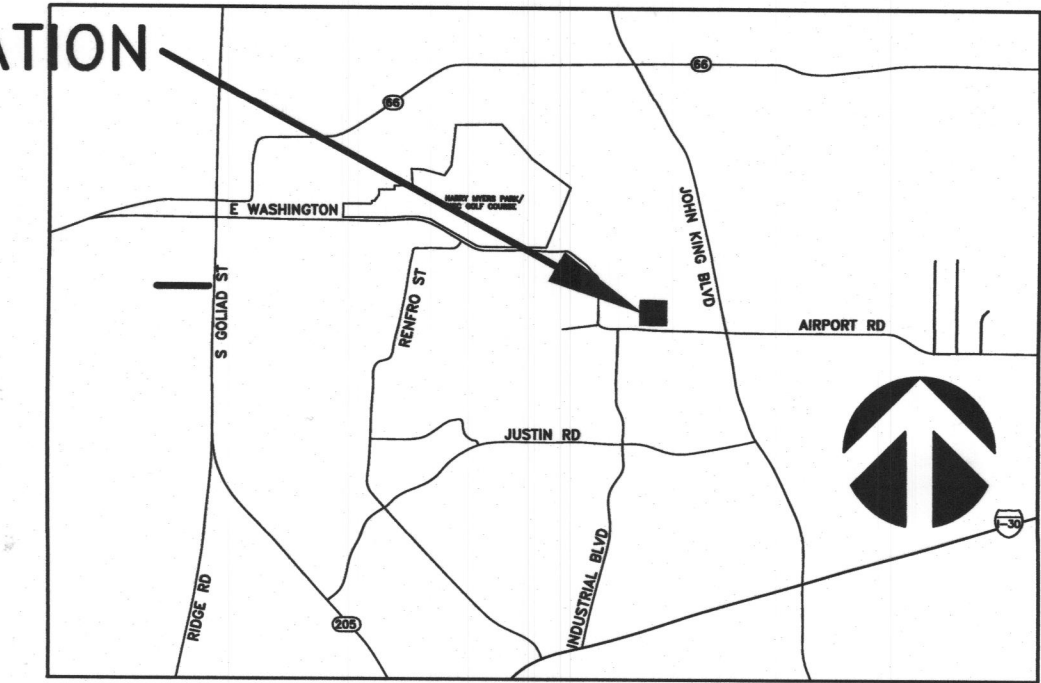
PROJECT No.	SR
DRAWN BY	RR
CHECKED BY	RR
DATE	09/08/2020
SCALE	1" = 10'
SHEET No.	of

DRAWING NAME:  
**SITE PLAN**

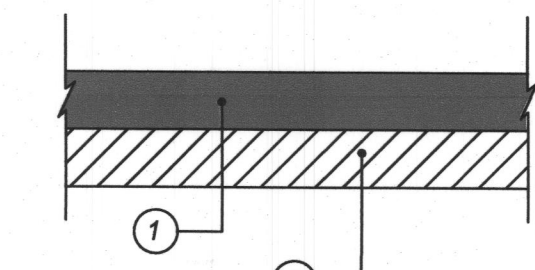
**S1.0**

SP2020-022

**PROJECT LOCATION**

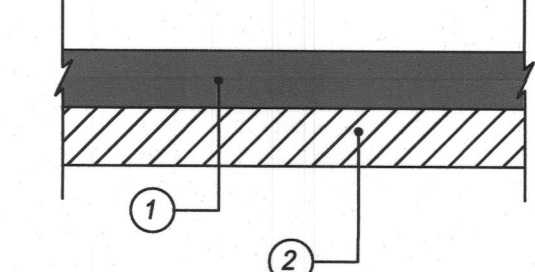


**VICINITY MAP**



**FIRE LANE PAVEMENT SECTION**  
NTS

- 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



**PARKING AREA CONCRETE PAVEMENT SECTION**  
NTS

- 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION	AREA	LOT PERCENTAGE
LOT	20,748 S.F.	100 %
IMPERVIOUS	12,041 S.F.	58 %
1 STORY SURFACE AREA	5,444 S.F.	26 %
PAVEMENT AREA	5,382 S.F.	26 %
PERVIOUS	8,707 S.F.	42 %
SIDEWALK AREA	1,215 S.F.	6 %
MAX. BUILDING HEIGHT PROPOSED	25'	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,988 S.F.	
PARKING PROVIDED	21	
PARKING REQ'D	17	

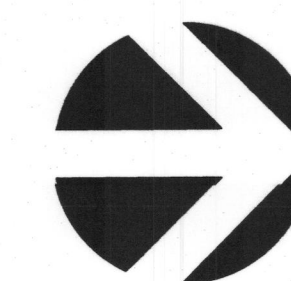
**APPROVED:**

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 15 DAY OF September, 2020.

WITNESS OUR HANDS, THIS 15 DAY OF September, 2020.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

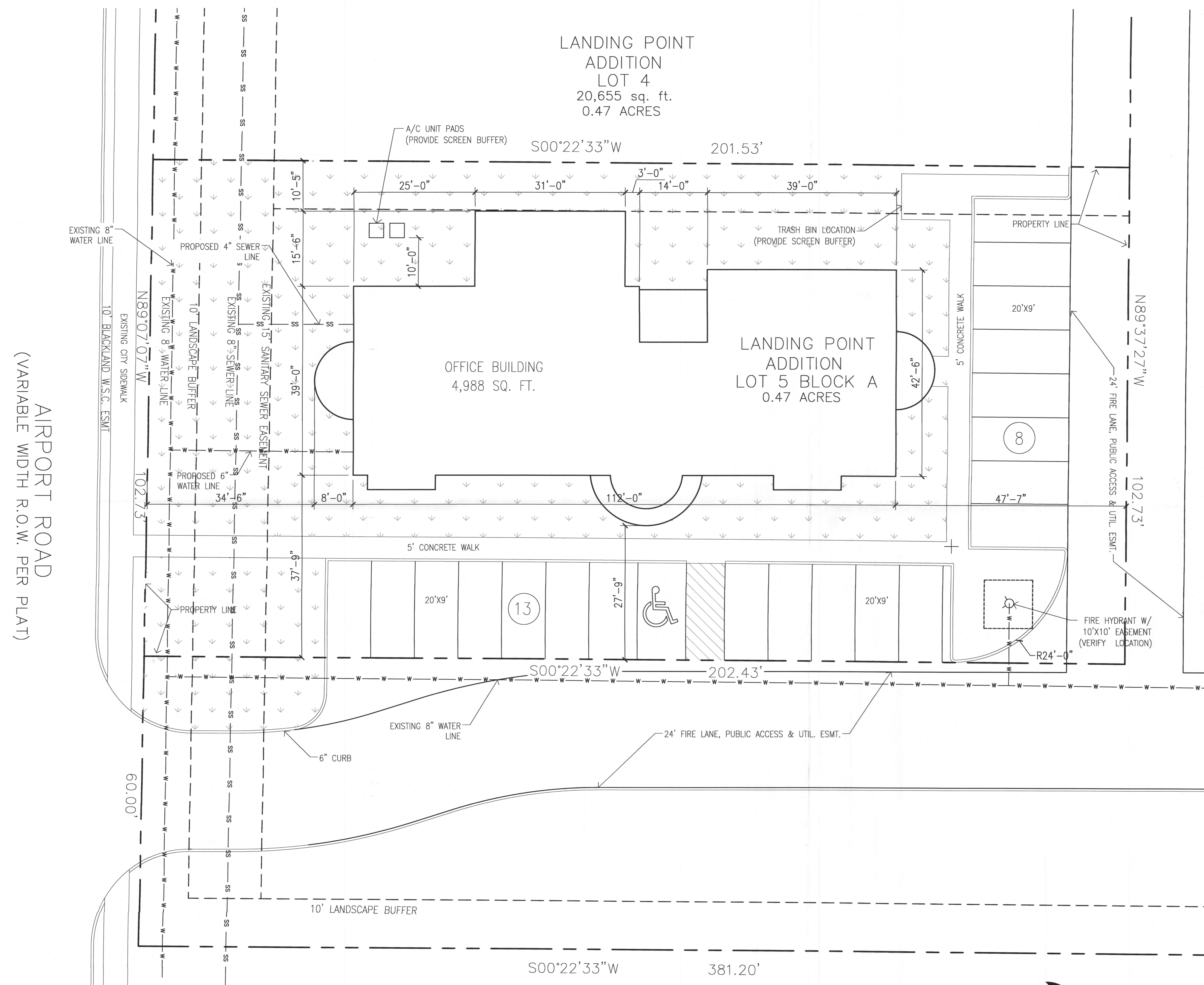


**SITE PLAN**

SCALE: 1"=10'

OWNER/DEVELOPER:  
 LAWSON REAL ESTATE HOLDINGS, LLC  
 4509 ROWLETT RD.  
 ROCKWALL, TX 75088  
 (972)475-0644

ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (214)536-5306  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



AIRPORT ROAD  
 (VARIABLE WIDTH R.O.W. PER PLAT)

OWNER/DEVELOPER:  
 LAWSON REAL ESTATE HOLDINGS, LLC  
 4509 ROWLETT RD.  
 ROCKWALL, TX 75088  
 (972)475-0644

ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (214)536-5306  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087

**SECTION 5. - TREE MITIGATION REQUIREMENTS**

The tree mitigation requirements shall apply for all properties that do not fall under the exemptions listed in section 1.3. Exemptions, of this article. In addition, if a treescape plan or tree removal permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

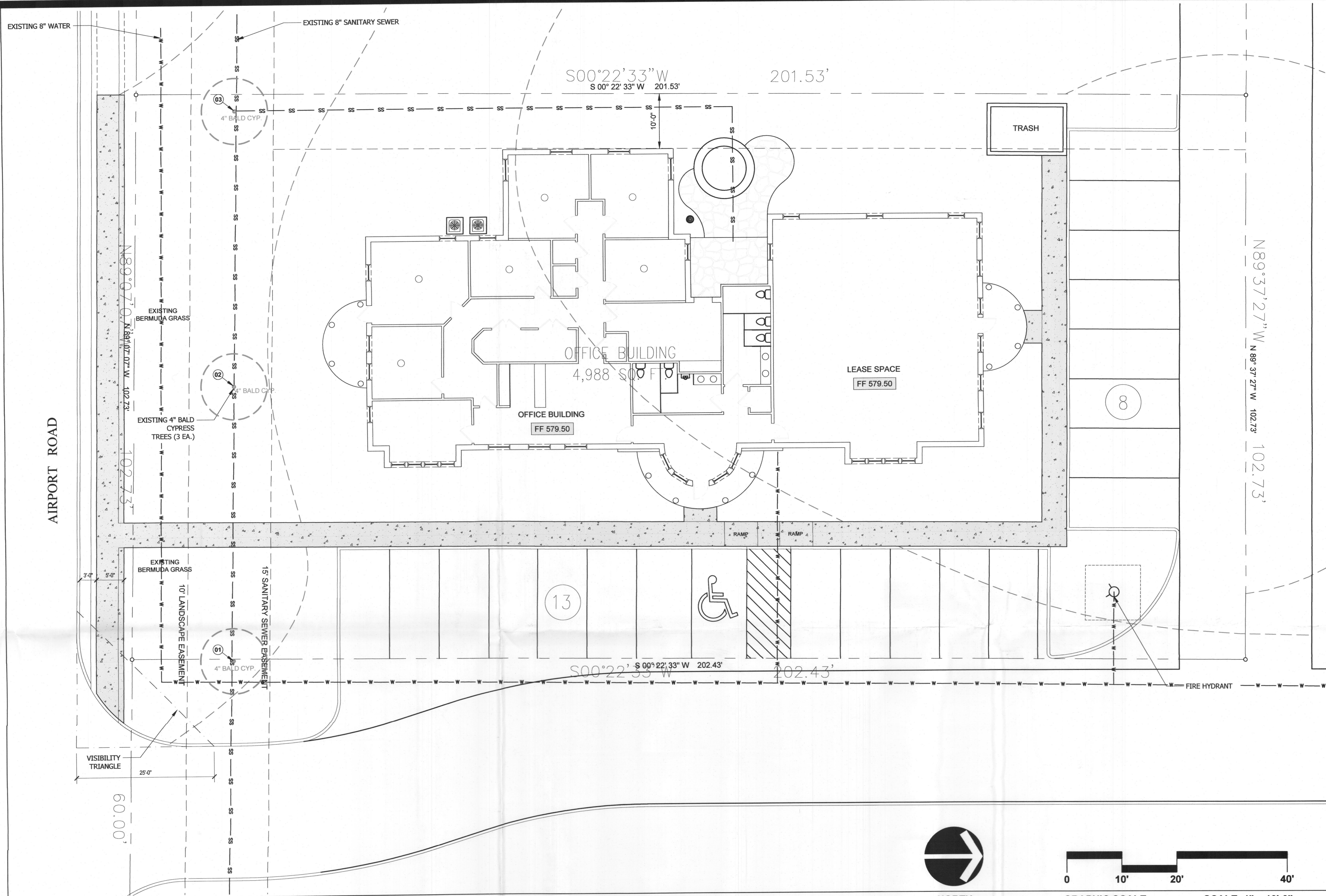
- Primary protected trees.** Primary protected trees measuring four inches through 25 inches DBH shall be replaced on an inch-for-inch basis (i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed).
- Secondary protected trees.** Hackberry and cedar trees measuring 11 inches through 25 inches DBH shall be replaced with a half-inch for every inch removed (i.e. the total number of caliper inches of tree required to be replaced shall be half (1/2) of the inches being removed).
- Featured trees.** Featured trees (i.e. all trees greater than 25 inches) shall be replaced with twice the number of inches being removed (i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed).
- Non-protected tree.** No mitigation will be required for the removal of any tree that is less than four inches DBH or less than 11 inches DBH for hackberry and cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, willow, cottonwood, locust and Chinaberry trees.
- Tree preservation credits.** For each saved oak, pecan or elm tree(s) 25 inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20 percent of the total mitigation balance (i.e. total mitigation balance x 20 percent = Total eligible tree preservation credit).
- Mitigation balance.** The total mitigation balance (i.e. mitigation balance - tree preservation credits = total mitigation balance) may be satisfied through one or a combination of the following:
  - The developer/property owner can provide the required number of trees—three-inch caliper DBH minimum—on the subject property to offset the total mitigation balance (e.g. if the total mitigation balance is nine inches then three three-inch caliper trees could be planted on-site to satisfy the mitigation requirements).
  - The developer/property owner may petition the parks and recreation department to accept the required number of trees—three-inch caliper DBH minimum—to offset the total mitigation balance (e.g. if the total mitigation balance is nine inches then three three-inch caliper trees could be submitted to the parks and recreation department to satisfy the mitigation requirements). Depending on the number of trees being submitted the director of parks and recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.
  - Tree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20 percent of the total replacement inches (e.g. if total mitigation required was 100 inches the developer/property owner could pay a total of \$4,000.00 (i.e.  $20\% \times 100 \times \$200.00 = \$4,000.00$ ) into the city's tree fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80 inches). In addition, if the developer/property owner plants a tree on (i) the property for which the tree preservation credit was assessed or (ii) a location that is mutually agreed upon by the city and the developer/property owner, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50 percent. These funds will be deposited in the city's tree mitigation fund and will be used for planting trees in the city's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.
  - Trees required by article VIII, landscape standards, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.
- Alternative tree mitigation settlement agreements.** In certain cases, the city council—upon recommendation from the planning and zoning commission—may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the city's tree mitigation fund and will be used for planting trees in the city's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.



(3) 4" BALD CYPRESS TREES ON SITE LOOKING WEST



(3) 4" BALD CYPRESS TREES ON SITE LOOKING SOUTHWEST



**A TREESCAPE PLAN**



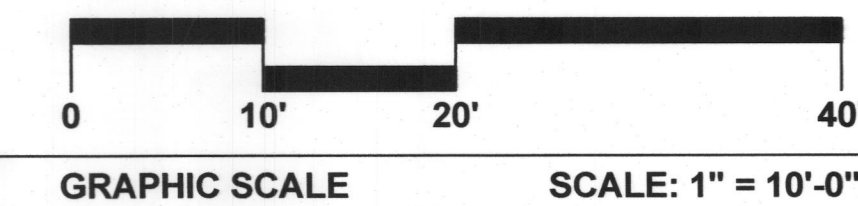
**TREE PROTECTION SCHEDULE**

NO.	SCIENTIFIC NAME	COMMON NAME	TYPE	TRUNK	CALIPER	MITIGATION RATIO	ADJUSTED	RESULT
01	Taxodium distichum	Bald Cypress	PROTECTED	STANDARD	4"	1:1	4"	PROTECT
02	Taxodium distichum	Bald Cypress	PROTECTED	STANDARD	4"	1:1	4"	PROTECT
03	Taxodium distichum	Bald Cypress	PROTECTED	STANDARD	4"	1:1	4"	PROTECT
TOTAL CALIPER INCHES OF TREES TO BE PRESERVED:							12"	

The intent of this drawing is to show existing trees to be preserved or removed in order to develop the proposed project. Property owner will be responsible for any fees or penalties owed at the discretion of The City of Rockwall. Demolition contractor is responsible for ensuring all required permits and paperwork from the City of Rockwall are in place before beginning demolition.

Refer to The City of Rockwall - Article IX - TREE PRESERVATION  
also The City of Rockwall - Article VIII - LANDSCAPE STANDARDS

**B TREE PROTECTION SCHEDULE**



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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 15 DAY OF September, 2020.

WITNESS OUR HANDS, THIS 15 DAY OF September, 2020.

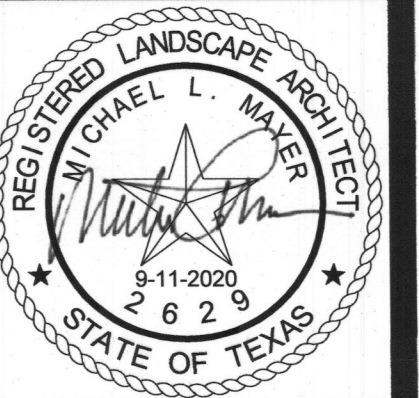
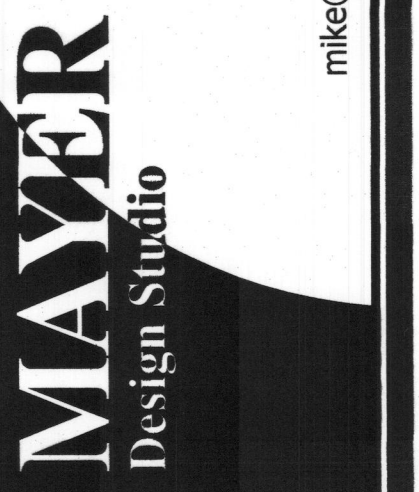
*[Signature]* PLANNING AND ZONING COMMISSION  
*[Signature]* DIRECTOR OF PLANNING AND ZONING



OWNER/DEVELOPER:  
LAWSON REAL ESTATE HOLDINGS, LLC  
4509 ROWLETT RD.  
ROWLETT, TX 75088  
(972)475-0644

ARCHITECT/PLANNER:  
ARCHITECTONICS TEXAS, LLC  
ROSS RAMSAY  
(214)536-5306  
2235 RIDGE RD. STE 201  
ROCKWALL, TEXAS 75087

Landscape Architecture  
TX #2629 NV #583  
2617 Jasmine Lane  
Plano, TX 75074  
voice (702) 339-0825  
mike@mayerdesignstudio.com



REVISIONS	DATE	BY

TREESCAPE PLAN

JOB:  
Lawson Real Estate Holdings LLC  
1507 AIRPORT ROAD  
ROCKWALL, TX 75087

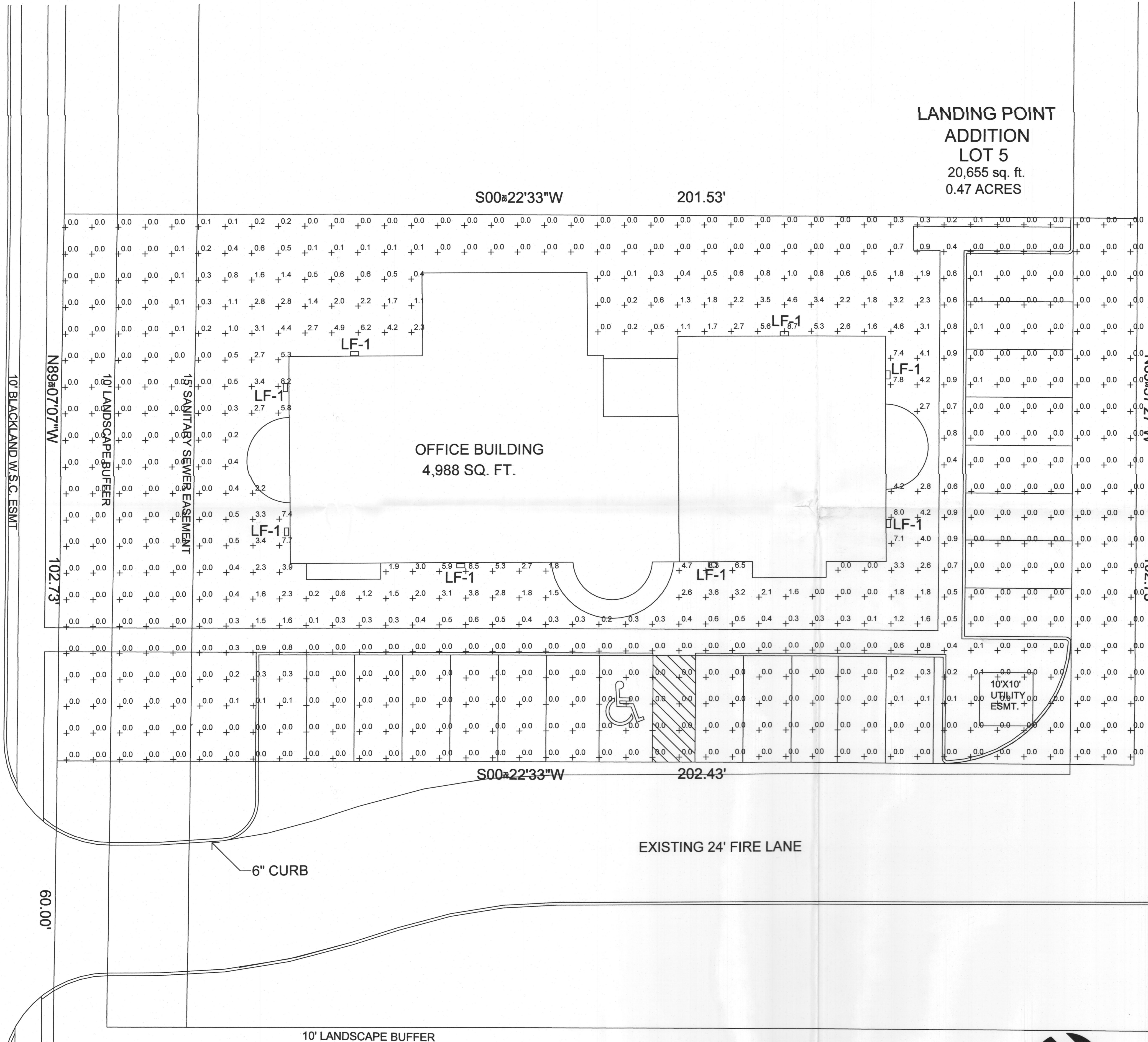
20-10-102

DATE: SEPTEMBER 11, 2020

L1.1 SHEET



AIRPORT ROAD  
(VARIABLE WIDTH R.O.W. PER PLAT)



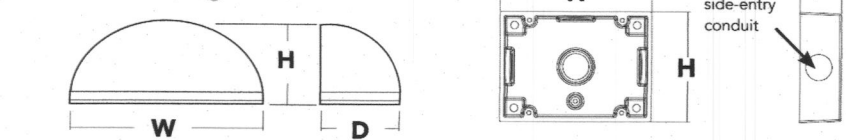
**WSQ LED**  
Architectural Wall Sconce

LF-1  
Notes: **BLACK**  
Type:

**Specifications**

**Luminaire**  
Height: 9-3/8" (23.8 cm)  
Width: 18" (45.7 cm)  
Depth: 22.8 cm  
Weight: 17 lbs (7.7 kg)

**Optional Back Box (BBW)**  
Height: 4" (10.2 cm)  
Width: 5-1/2" (14.0 cm)  
Depth: 1-1/2" (3.8 cm)



**Introduction**

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSQ LED is ideal for replacing existing 50-250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

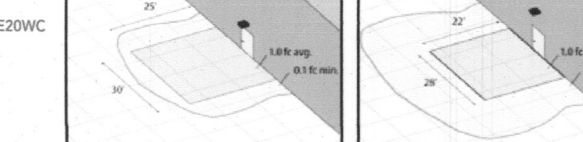
**Ordering Information**

EXAMPLE: WSQ LED P2 40K SR3 MVOLT DDBTDX

WSQ LED	Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (Optional)
WSQ LED	P1		30K	SR2 type II	MVOLT1	Shipped included	PE Photometric coil, button type <sup>1,2</sup>	DDBD Dark bronze
	P2		40K	SR3 type III	120	Shipped separately <sup>3</sup>	SF Single fuse (1.20, 2.7, 3.47V) <sup>4</sup>	DBLXD Black
	P3		50K	SR4 type IV	208	Shipped separately <sup>3</sup>	DF Double fuse (2.08, 3.47, 4.80V) <sup>4</sup>	DNAXD Natural aluminum
	P4				240	BBW Surface-mounted back box	DMG 0-10v dimming (wired or pulled outside fixture for use with an external control, ordered separately)	DNWSD White
					277		EWWC Emergency battery backup, Certified in CA Title 20 MADESS (18V, -20°C)	DSDBD Textured dark bronze
					347		E10WH Emergency battery backup, Certified in CA Title 20 MADESS (18V, -20°C)	DBLXD Textured black
					480		WLU Wet location door for up orientation <sup>5</sup>	DNWSD Textured white
							WU Wet location door for up orientation <sup>5</sup>	DSDBD Textured sandstone
							PR Motion/Light sensor <sup>6</sup>	
							DS Dual switching <sup>7</sup>	
							SPD Surge Spike Protection <sup>8</sup>	
							Shipped separately	
							VG Vandal guard	
							WG Wire guard	

**Emergency Battery Operation**

The emergency battery backup (E20WC & E10WH optional) is integral to the luminaire - no external housing required! The design provides reliable emergency operation while maintaining the aesthetics of the product. All E20WC & E10WH configurations include an independent secondary driver with an integral relay to immediately direct AC power flow.  
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per IBC 907.5.1. Provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.  
The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.



Commercial Outdoor One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-7378 • www.lithonia.com  
© 2011-2019 Acuity Brands Lighting, Inc. All rights reserved. WSQ LED Rev. 04/22/19

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 15 DAY OF September, 2020

WITNESS OUR HANDS, THIS 15 DAY OF September, 2020

*[Signature]* PLANNING AND ZONING COMMISSION  
*[Signature]* DIRECTOR OF PLANNING AND ZONING

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION	AREA	LOT PERCENTAGE
LOT	20,748 S.F.	100 %
IMPERVIOUS	12,041 S.F.	58 %
1 STORY SURFACE AREA	5,444 S.F.	26 %
PAVEMENT AREA	5,382 S.F.	26 %
PERVIOUS	8,707 S.F.	42 %
SIDEWALK AREA	1,215 S.F.	6 %
MAX. BUILDING HEIGHT PROPOSED	25'	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,988 S.F.	
PARKING PROVIDED	21	
PARKING REQ'D	17	



PHOTOMETRIC PLAN

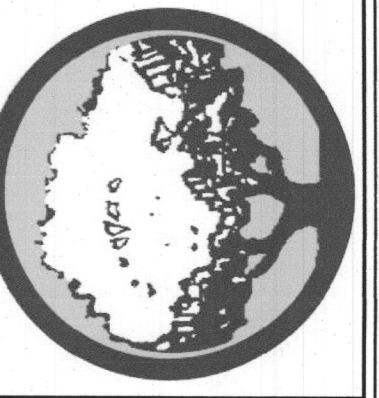
SCALE: 1"=10'  
0 10' 20'

OWNER/DEVELOPER:  
LAWSON REAL ESTATE HOLDINGS, LLC  
4509 ROWLETT RD.  
ROWLETT, TX 75088  
(972)475-0644

ARCHITECT/PLANNER:  
ARCHITECTONICS TEXAS, LLC  
ROSS RAMSAY  
(214)536-5306  
2235 RIDGE RD. STE 201  
ROCKWALL, TEXAS 75087



ARCHITECTONICS TEXAS, LLC  
ARCHITECTURE - MANAGEMENT  
2235 RIDGE RD. STE. 200  
ROCKWALL, TEXAS 75087



DATE	REVISIONS/ISSUE

PROJECT NAME AND ADDRESS:  
LAWSON REAL ESTATE HOLDINGS, LLC  
1507 AIRPORT RD.  
ROCKWALL, TX 75087  
LANDING POINT ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	09/08/2020
SCALE	
SHEET NO.	of

DRAWING NAME:  
PHOTOMETRIC PLAN

P1.0

SP2020-022

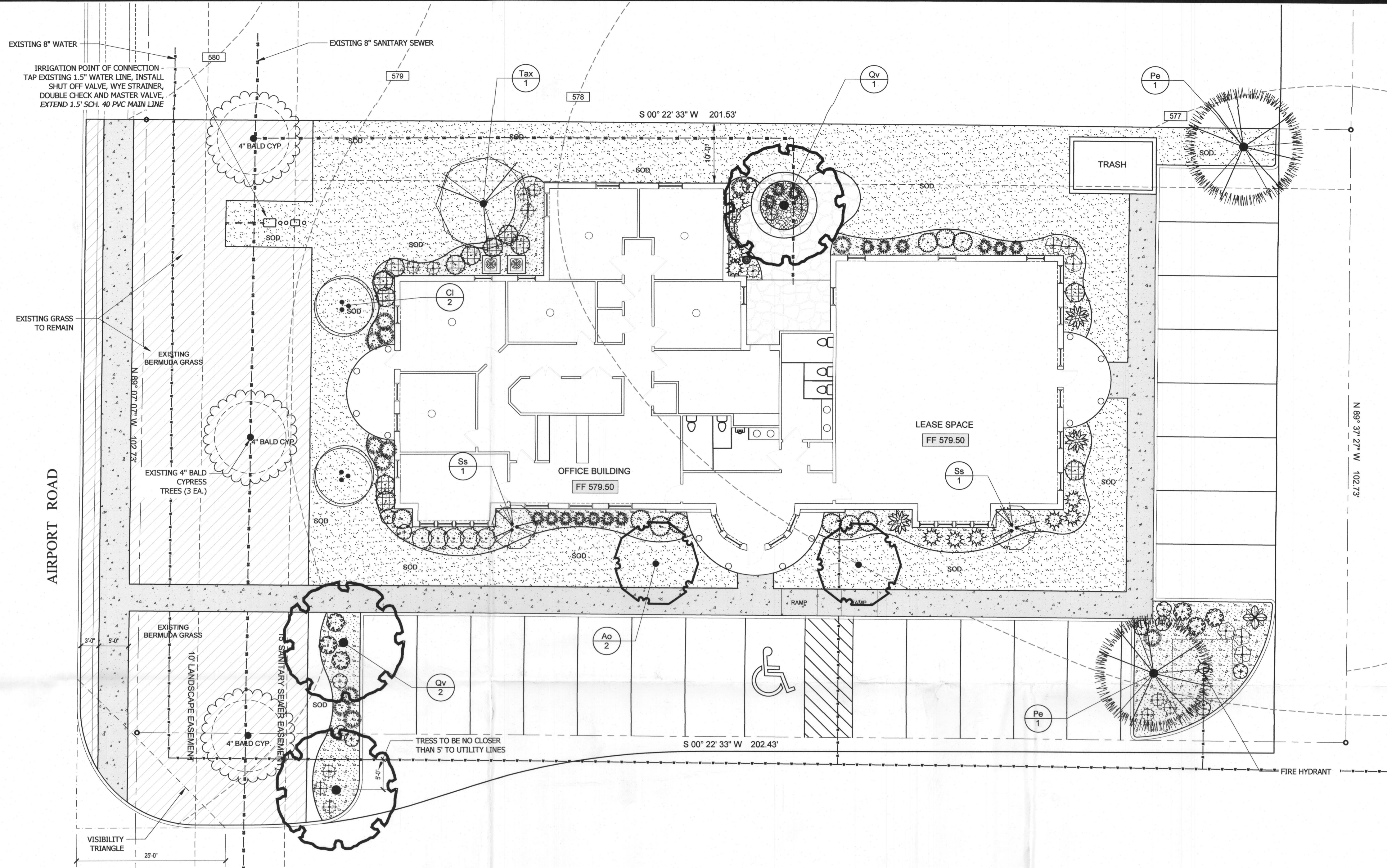
**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ao	Acer rubrum 'October Glory' / Red Maple 4" cal. * ROCKWALL APPROVED TREE	B & B	2
	Cl	Chilopsis l 'Lucretia Hamilton' / Desert Willow 3" cal. * ROCKWALL APPROVED TREE	B & B	2
	Pe	Pinus eldarica / Afghan Pine 6" cal. * ROCKWALL APPROVED TREE	B & B	2
	Qv	Quercus virginiana / Southern Live Oak 6" cal. * ROCKWALL APPROVED TREE	B & B	3
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	2
	Tax	Taxodium distichum / Bald Cypress 4" cal. * ROCKWALL APPROVED TREE	B & B	1
	T-E	Taxodium distichum / Bald Cypress 4" cal existing trees planted by City of Rockwall	Existing	3
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Hp	Hesperaloe parviflora / Red Yucca * ROCKWALL APPROVED PLANT	3 gal	12
	Lm	Lantana montevidensis 'New Gold' / Gold Lantana	1 gal	11
	Lg	Leucophyllum frutescens 'Green Cloud' / Texas Ranger * ROCKWALL APPROVED PLANT	3 gal	12
	Ls	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	3 gal	5
	Lp	Loropetalum chinense 'Purple Diamond' / Fringe Flower * ROCKWALL APPROVED PLANT	3 gal	10
	Msc	Mahonia 'Soft Caress' / Soft Caress Mahonia	3 gal	3
	Ma	Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass * ROCKWALL APPROVED PLANT	3 gal	6
	Mr	Muhlenbergia capillaris / Muhly Grass * ROCKWALL APPROVED PLANT	3 gal	9
	Ph	Pennisetum a. 'Hamelin' / Dwarf Fountain Grass * ROCKWALL APPROVED PLANT	3 gal	16
	Rop	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary * ROCKWALL APPROVED PLANT	3 gal	6
	Sg	Salvia greggii 'Pink' / Pink Autumn Sage	3 gal	14
	Yp	Yucca pendula / Soft Leaf Yucca * ROCKWALL APPROVED PLANT	3 gal	3
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Af	Agave ovatifolia 'Frosty Blue' / Whale's Tongue Agave	5 gal	1
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Crr	Colorado River Rock / 3" to 6"	6" deep	50 sf
	Ch	Cynodon dactylon '419 Hybrid' / Bermuda Grass * ROCKWALL APPROVED PLANT	sod	4,044 sf
	Tb	Tejas Black / 5/8"	2" deep	1,553 sf

ALL TREES IN GRASS TO HAVE A 4' DIA. MULCH RING

**GENERAL LANDSCAPE NOTES:**

- INSTALLING LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
- FINISH GRADE TO BE 9" BELOW FINISH FLOOR. SLOPE GRADE AT 2% MINIMUM AWAY FROM BUILDING.
- REFER TO CIVIL GRADING PLAN FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION.
- CONTRACTOR TO FIELD VERIFY ALL UTILITY LINES, EASEMENTS, SETBACKS, GRADES, HARDSCAPE AND PLANTING ELEMENTS PRIOR TO INSTALLATION. CONTRACTOR TO LAYOUT ALL PLANTING MATERIALS PRIOR TO INSTALLATION TO IDENTIFY ANY CONFLICTS WITH UTILITIES, EASEMENTS OR OTHER EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITY LINES OR ANY OTHER DAMAGE DONE TO THE SITE. CONTRACTOR TO CONTACT TEXAS 811 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION ON SITE.
- CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, REGULATIONS, CODES AND ORDINANCES.
- CONTRACTOR RESPONSIBLE FOR PULLING ALL APPLICABLE PERMITS FOR WORK DONE ON SITE.
- CONTRACTOR TO VERIFY ALL QUANTITIES ON THE LANDSCAPE PLANS. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORK ENVIRONMENT. CHECK WITH GENERAL CONTRACTOR REGARDING JOB SITE RULES AND REGULATIONS.
- TREE PLANTING AREAS ARE TO PROVIDE A MINIMUM OF 12" OF FRIABLE NATIVE SOIL MEETING THE REQUIREMENTS OF THE PLANTING NOTES AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AT THE DIRECTION OF THE GENERAL CONTRACTOR.
- UPON REASONABLE COMPLETION OF THE SCOPE OF WORK, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WHEEL RUTS, SETTLING FORM SOIL AMENDMENT, EROSION OR OTHER COSMETIC LANDSCAPE SITE ELEMENTS PENDING APPROVAL BY GENERAL CONTRACTOR.
- CONTRACTOR TO PROVIDE PHOTOS OF ALL NURSERY STOCK AT LEAST 1 MONTH PRIOR TO PURCHASE FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- CONTRACTOR TO PROVIDE A 1 YEAR WARRANTY FOR ALL PLANT MATERIAL AFTER FINAL ACCEPTANCE OF LANDSCAPE BY OWNER'S REPRESENTATIVE.



**A PLANTING PLAN**

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 8 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

**ZONING: COMMERCIAL**

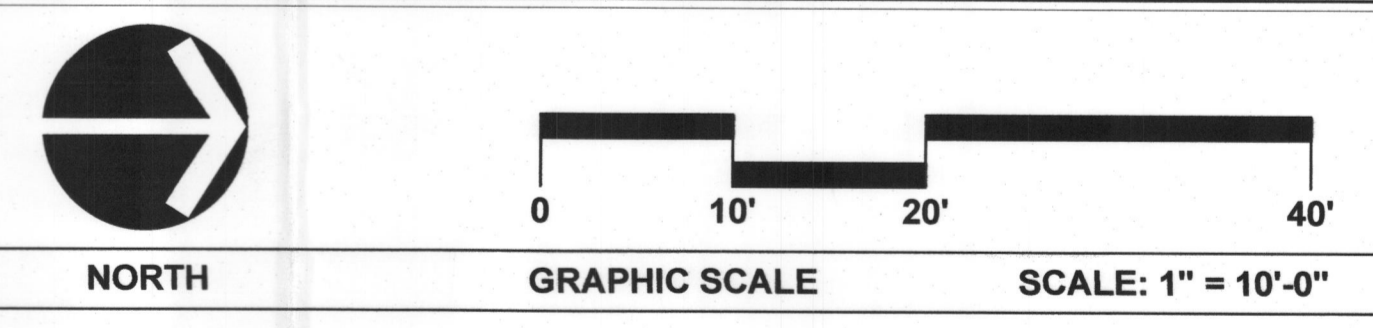
**REQUIRED PLANTINGS**

**A. STREET TREES:**  
**1 TREE FOR EVERY 50 L.F. OF FRONTAGE**  
 Airport Road - 102.73 / 50 = 2.05      **2 TREES REQUIRED**  
**(3) EXISTING 4" TREES PROVIDED**

**NOTE:**  
 NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

**SITE SUMMARY - COMMERCIAL ZONING**

DESCRIPTION		LOT PERCENTAGE
LOT	20,748 S.F.	100 %
IMPERVIOUS	12,041 S.F.	58 %
1 STORY SURFACE AREA	5,444 S.F.	26 %
PAVEMENT AREA	5,382 S.F.	26 %
PERVIOUS	8,707 S.F.	42 %
SIDEWALK AREA	1,215 S.F.	6 %
MAX. BUILDING HEIGHT PROPOSED	25'	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,988 S.F.	
PARKING PROVIDED	21	
PARKING REQ'D	17	

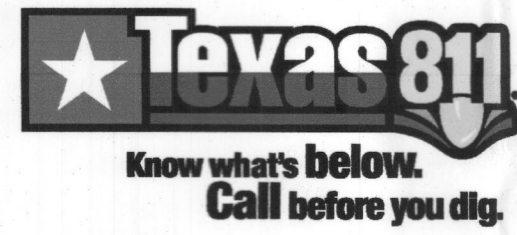


APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 15 DAY OF September, 2020.

WITNESS OUR HANDS, THIS 15 DAY OF September, 2020.

*[Signature]* PLANNING AND ZONING COMMISSION      *[Signature]* DIRECTOR OF PLANNING AND ZONING



OWNER/DEVELOPER:  
 LAWSON REAL ESTATE HOLDINGS, LLC  
 4509 ROWLETT RD.  
 ROWLETT, TX 75088  
 (972)475-0644

ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (214)536-5306  
 2235 RIDGE RD., STE 201  
 ROCKWALL, TEXAS 75087

Copyright © 2020 Mayer Design Studio, ALL RIGHTS RESERVED

**B SCHEDULE AND NOTES**

**C LANDSCAPE NOTES AND CALCULATIONS**

LAWSON - Airport Rd. LANDSCAPE PLANS

**MAYER Design Studio**  
 Landscape Architecture  
 TX #2629 NV #583  
 2617 Jasmine Lane  
 Plano, TX 75074  
 voice (702) 339-0825  
 mike@mayerdesignstudio.com



REVISIONS	DATE	BY

**PLANTING PLAN**

JOB: Lawson Real Estate Holdings LLC  
 1507 AIRPORT ROAD  
 ROCKWALL, TX 75087

20-10-102  
 DATE: SEPTEMBER 11, 2020

L2.1