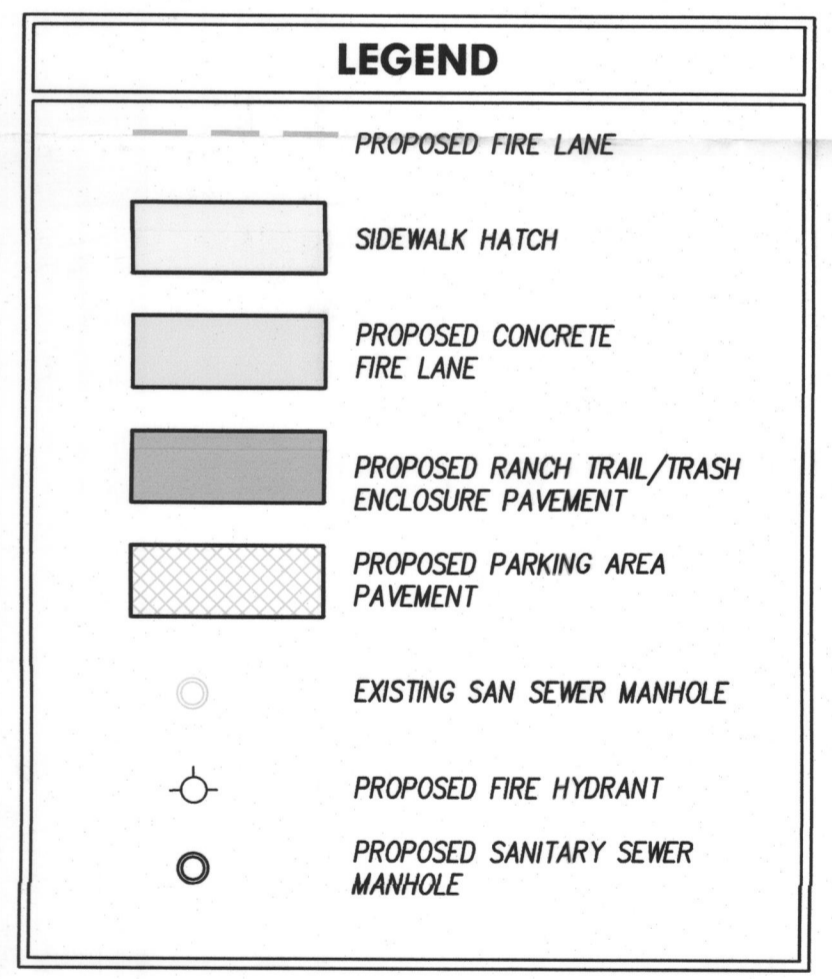


**LOCATION MAP**

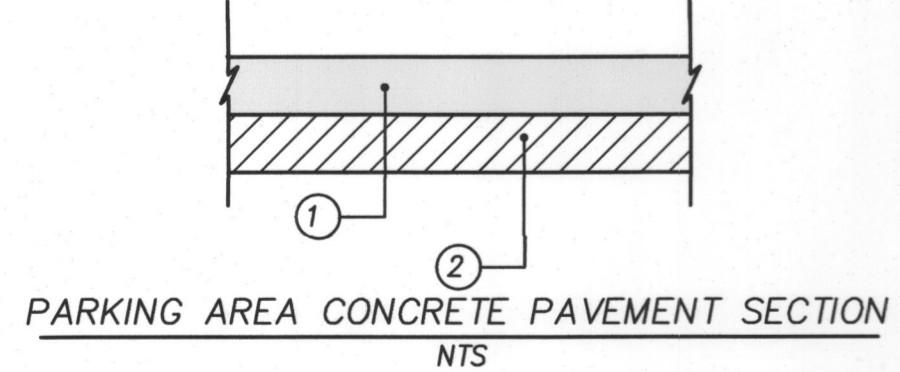
**NOTES:**  
DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE PROPOSED BUILDING.



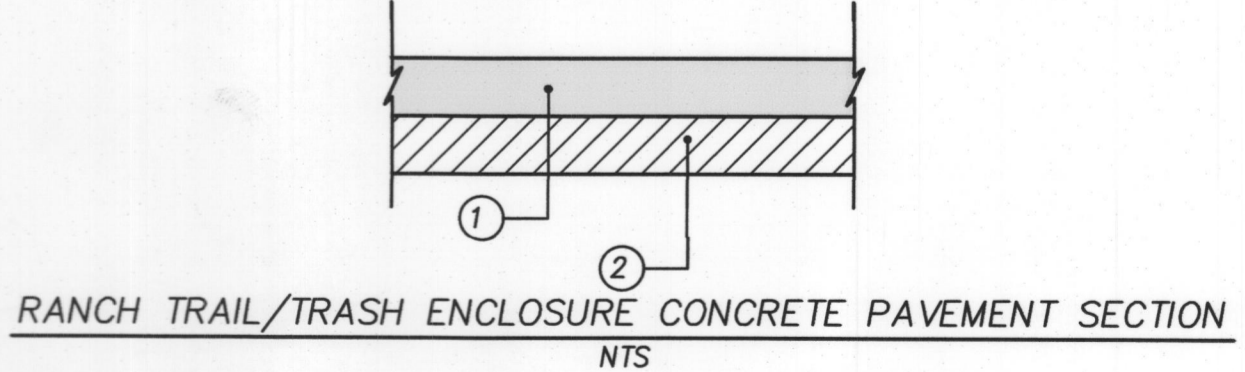
SITE INFORMATION	
PROPOSED LAND AREA:	2,204 ACRES (95,997 S.F.)
CURRENT ZONING:	COMMERCIAL
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	4,900 S.F. EXISTING OFFICE 12,096 S.F. PROPOSED OFFICE
BUILDING TO LOT COVERAGE:	16,996/95,997=.093 -> 17.7%
PROPOSED BUILDING HEIGHT:	31 FEET 10 INCHES
BUILDING REQUIRED PARKING:	16,996 S.F./300=57 SPACES
BUILDING PARKING PROVIDED:	83 TOTAL (INCLUDES 4 HANDICAP SPACES)
IMPERVIOUS AREA:	50,129 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	45,868 S.F. (1.05 ACRES)

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.



- 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.



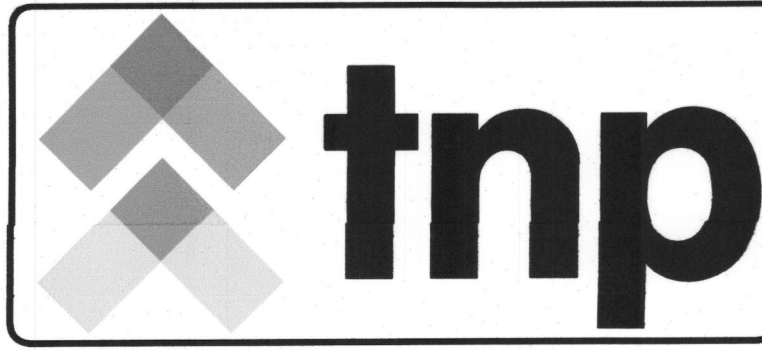
- 8"-3,600 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

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 15th day of September, 2020.  
Witness our hands this 15th day of September, 2020.  
*[Signature]*  
Planning & Zoning Commission, Chairman  
*[Signature]*  
Director of Planning & Zoning

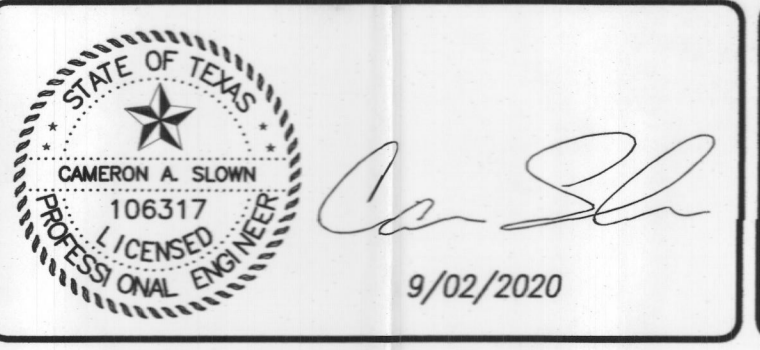
CASE NUMBER: SP2020-023

Drawing: P:\001\Projects\6-Commercial\351-Ranch Trail\1-Drawings\1-Design-CURRENT\C1.04 SITE PLAN.dwg at Sep 02, 2020-10:55am by cshen  
Layout: SITE PLAN Xrefs: X SURV.dwg - X SITE.dwg - X REF-DOOR.dwg

no.	revision	by	date



**teague nall and perkins, inc**  
825 Watters Creek Blvd., Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
www.tnppinc.com  
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



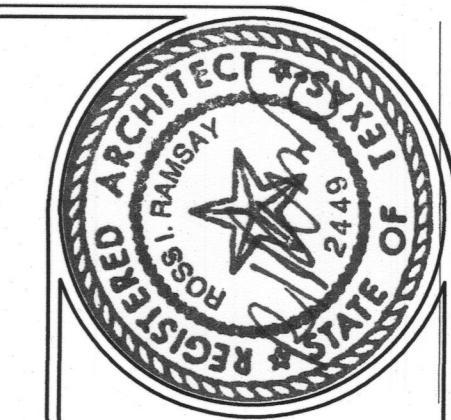
scale  
when bar is  
1 inch long  
horiz  
1"=40'  
vert  
N/A  
SEP 2020

**ROCKWALL EPIC VENTURES, LLC**

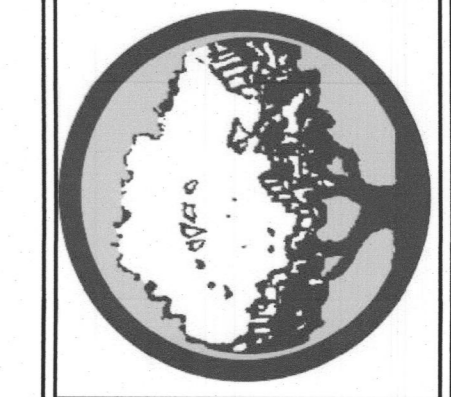
City of Rockwall, Texas  
Improvements for  
**351 - Ranch Trail**  
SITE PLAN

tnp project  
RSY20508  
sheet  
**C1.04**





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



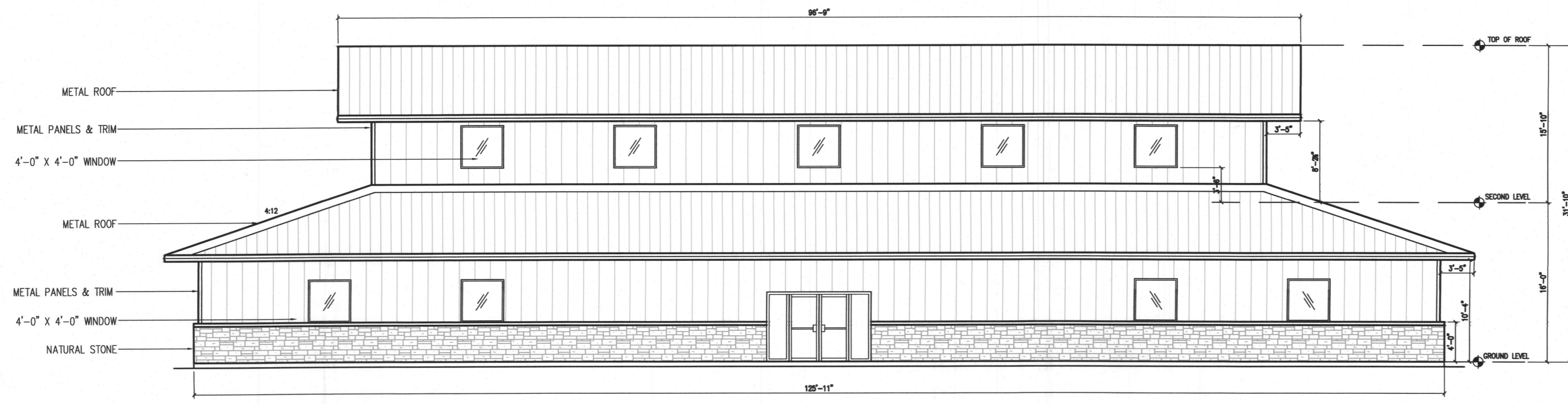
NO.	REVISIONS	DATE

**PROJECT NAME AND ADDRESS:**  
 ROCKWALL EPIC VENTURES, LLC  
 351 RANCH TRAIL  
 ROCKWALL, TEXAS 75032

PROJECT No.	SR
DRAWN BY	RR
CHECKED BY	RR
DATE	09/04/2020
SCALE	1/8"=1'-0"
SHEET NO.	of

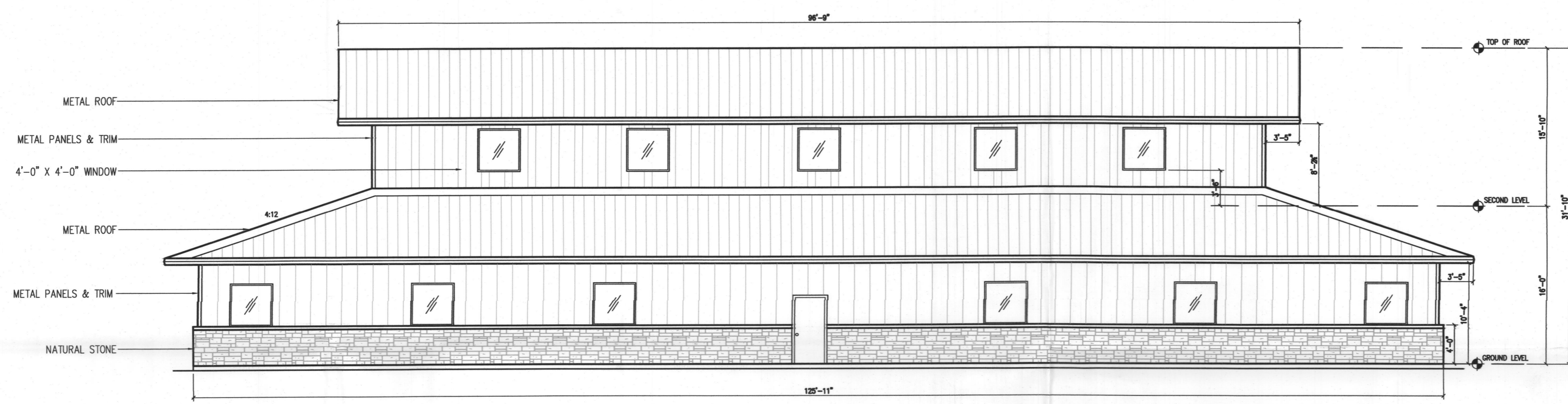
**DRAWING NAME:**  
 BUILDING ELEVATION

**A1**  
 SP2020-023



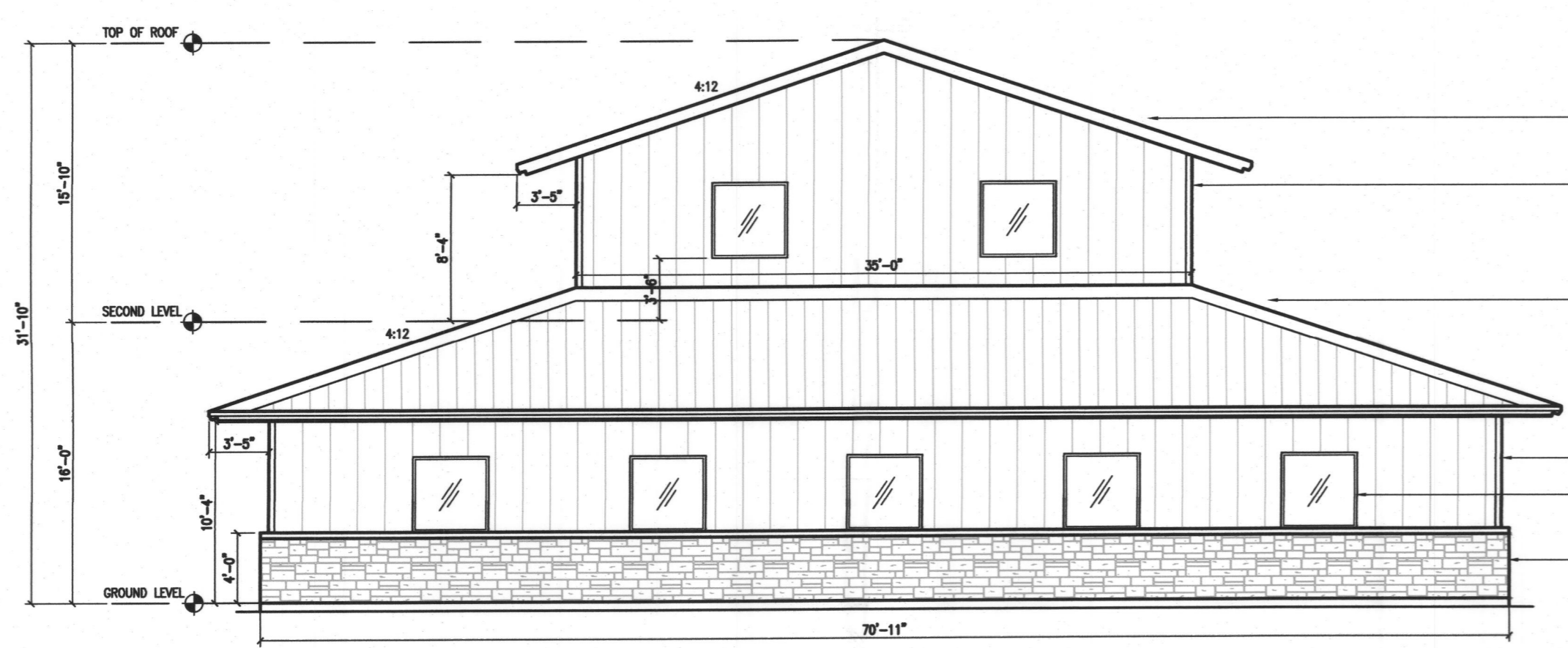
**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,779	
DOORS & WINDOWS (DEDUCTED)		249	
ACCOUNTABLE AREA		1,530	100%
NATURAL STONE		423	28%
INSULATED METAL PANELS		1,107	72%



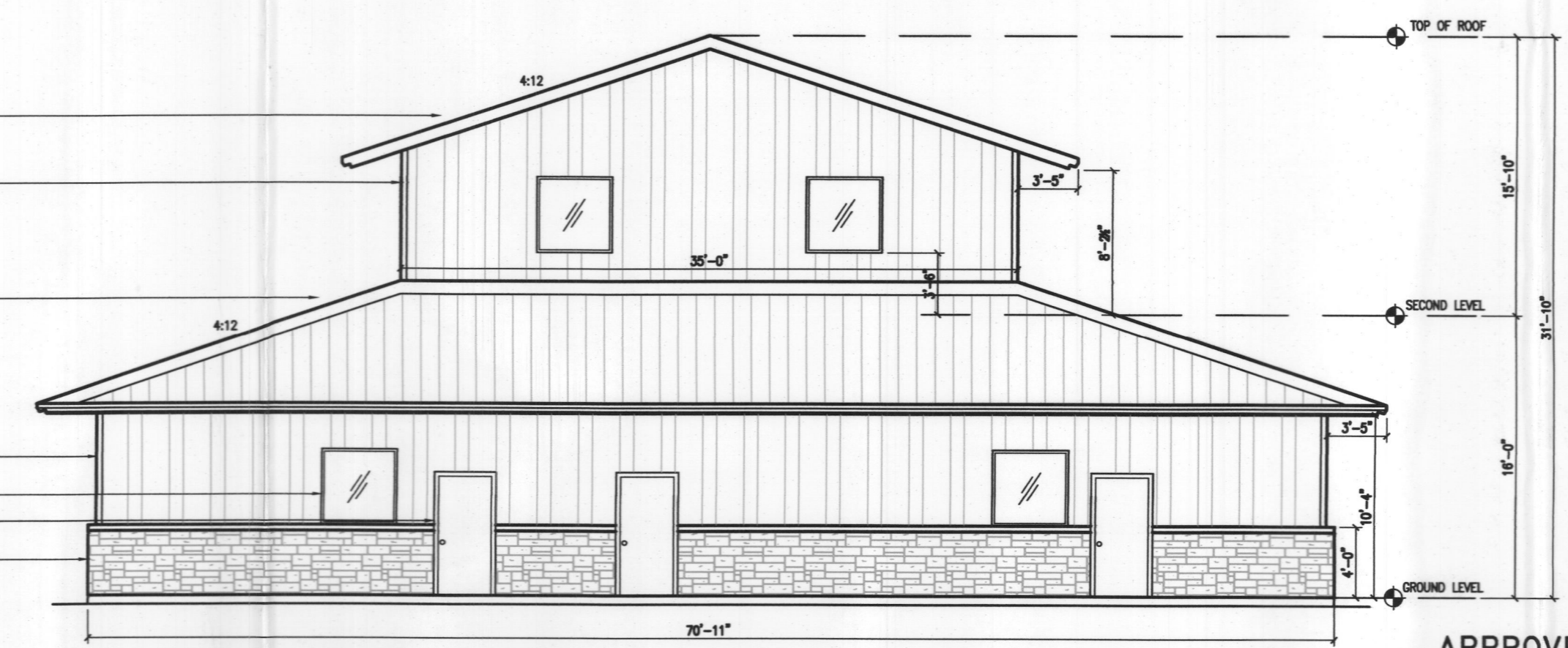
**NORTH ELEVATION**  
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,779	
DOORS & WINDOWS (DEDUCTED)		170	
ACCOUNTABLE AREA		1,003	100%
INSULATED METAL PANELS		514	51%
NATURAL STONE		489	49%



**WEST ELEVATION (FACING RANCH TRAIL)**  
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,041	
DOORS & WINDOWS (DEDUCTED)		95	
ACCOUNTABLE AREA		946	100%
NATURAL STONE		283	30%
INSULATED METAL PANELS		663	70%



**EAST ELEVATION**  
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,041	
DOORS & WINDOWS (DEDUCTED)		85	
ACCOUNTABLE AREA		956	100%
NATURAL STONE		243	26%
INSULATED METAL PANELS		713	74%

APPROVED:

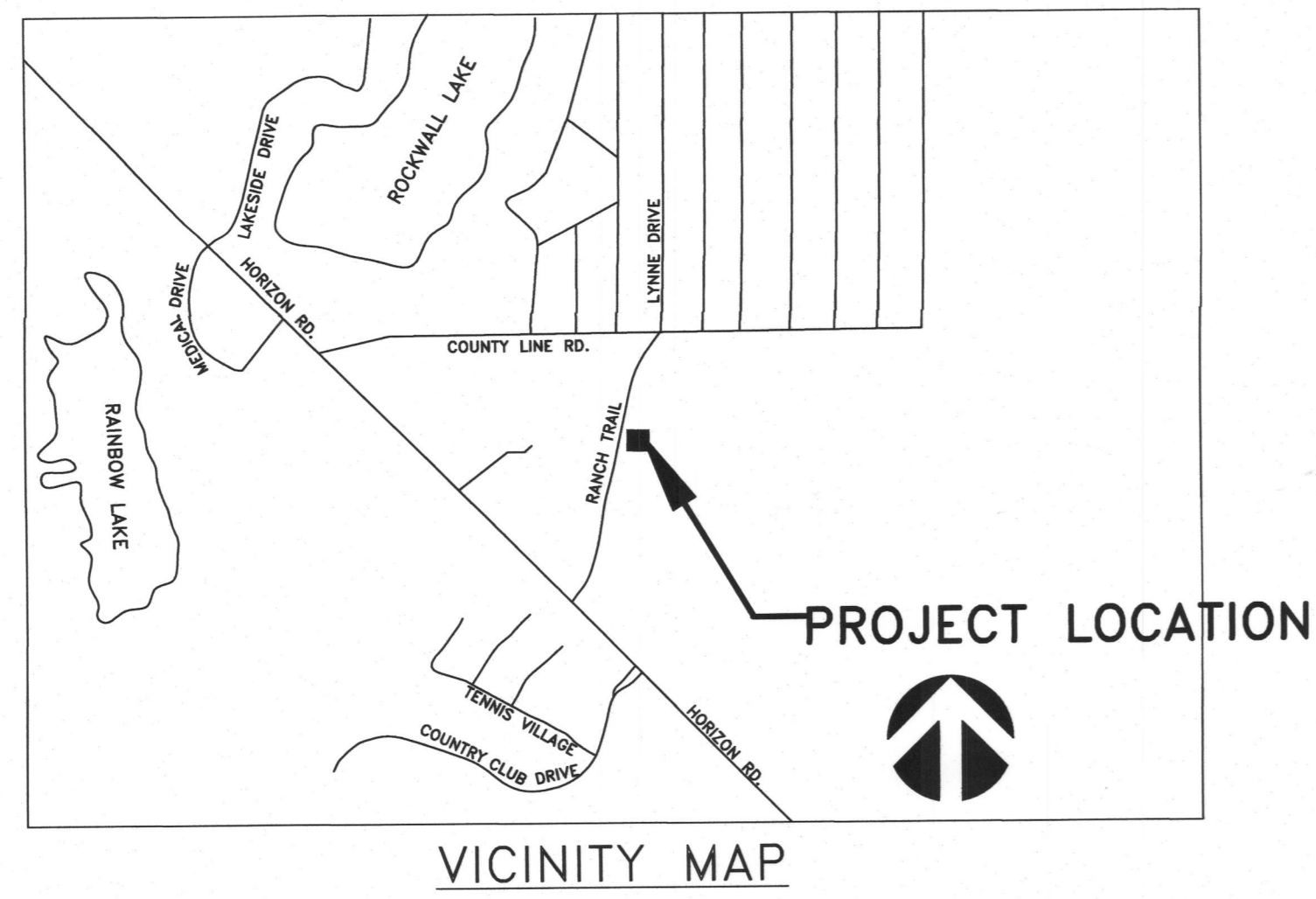
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 15 DAY OF September, 2020.

WITNESS OUR HANDS, THIS 15 DAY OF September, 2020.  
 [Signature] DIRECTOR OF PLANNING AND ZONING

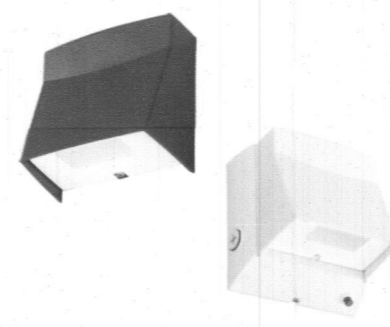
OWNER/DEVELOPER:  
 EPIC ROCKWALL VENTURES, LLC  
 JOHN MCKINNEY  
 (214)669-2336  
 315 RANCH TRAIL  
 ROCKWALL, TEXAS 75032

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





VICINITY MAP



**LIL LED**  
LED Wall Luminaire



**Specifications**

	Standard	With Battery Pack(EL)
Width:	5"	5-7/8"
Height:	5-1/8"	6-1/8"
Depth:	2-3/4"	4-1/4"
Weight:	1.5 lbs	3 lbs

**Introduction**

LIL LED is a compact and energy efficient wall luminaire ideal for replacing small incandescent and CFL luminaires. Photocell and battery pack options make LIL LED great for installations above doors, balconies, garage or warehouse entrances, and security applications. Whether directly mounting to a recessed junction box, or using the back box accessory for conduit entry/through wiring, LIL LED has you covered!

**Ordering Information**

EXAMPLE: LIL LED 40K MVOLT WH

Series	Color Temperature	Voltage	Controls	Mounting	Finish
LIL LED	30K 3000K 40K 4000K	MVOLT 120/277V	(blank) None PC M001 (button photocell) EL Battery pack	(blank) None BB Back box accessory for conduit wiring	DBSTD Infrared dark bronze WH White

**Accessories**

LIL LED DB STD Back box for conduit entry applications, dark bronze - (1 Code \*249W03)  
LIL LED RB WH Back box for conduit entry applications, white - (1 Code \*249W02)

NOTES  
1. MVOLT driver operates on 120V and 277V (50/60Hz).  
2. PC and EL cannot be ordered together.  
3. Optional accessory for conduit entry wiring. Can be ordered with the luminaire or separately. Shipped separately. BB option is not available with emergency battery pack (EL) version.

**FEATURES & SPECIFICATIONS**

**INTENDED USE**  
The versatility of LIL LED combines a sleek, compact profile with photocell and emergency battery pack options to provide a great solution for wall mount applications. LIL LED is ideal for replacing up to 100W incandescent or 30W CFL luminaires in installations above doors, balconies, garage or warehouse entrances, and security applications. It can also be used for decorative and general lighting in outdoor environments.

**CONSTRUCTION**  
Aluminum housing with white or textured dark bronze paint for lasting durability. The polycarbonate lens creates uniform light distribution, and it is UV resistant - great for outdoor environments!

**OPTICS**  
Light engines are available in 3000K and 4000K CCTs. See Lighting Facts label and photometry reports for specific feature performance.

**ELECTRICAL**  
LED technology provides long operating life (L70/50,000 hours at 25°C). Electronic drivers have a power factor >95% and 110V-20% and a minimum 2.5W surge rating.

**INSTALLATION**  
Easily mounts to recessed junction boxes or for surface mounting and conduit entry - with the back box with two 1/2" threaded conduit entry hubs. This luminaire is mounted with the lens facing down. Neutral wire is required for three phase input.

**LISTINGS**  
UL Listed to U.S. and Canadian safety standards for wet locations. Rated for 40°C minimum to 40°C maximum ambient temperature. Battery pack versions are rated to 0°C minimum. Tested in accordance with IESNA LM-79 and LM-80 standards.  
DesignLights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) to confirm which version are qualified.  
Eligible to be submitted for Title 20 and Title 24 compliance.

**WARRANTY**  
5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com](http://www.acuitybrands.com)  
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 23°C. Specifications subject to change without notice.



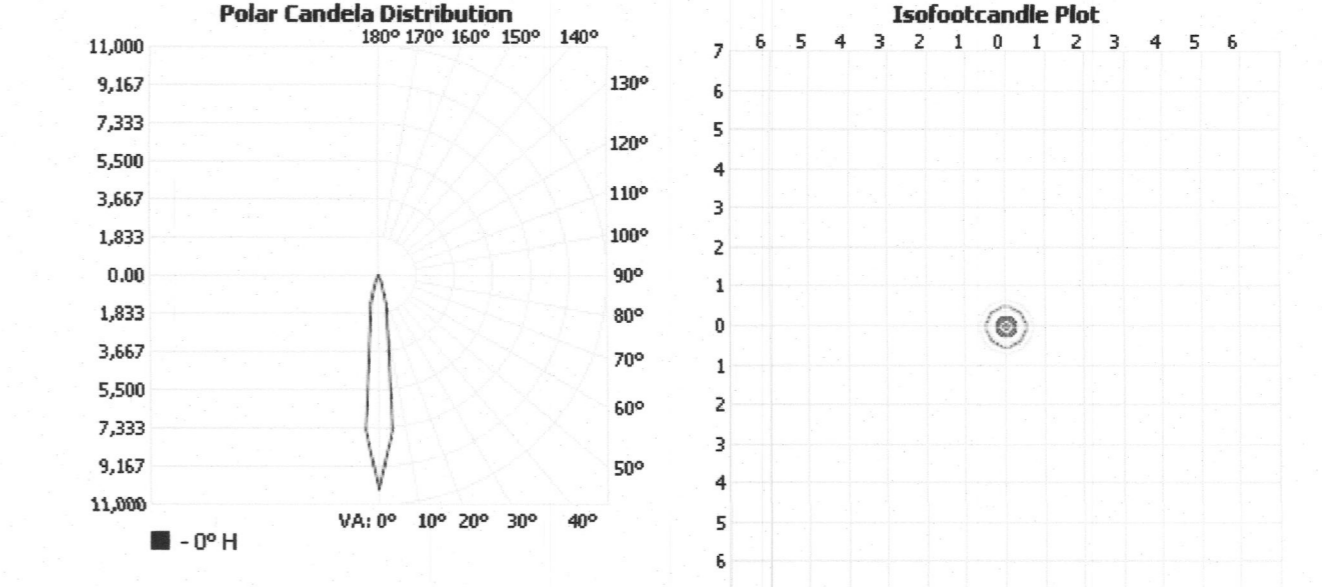
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.755.7378 • [www.lithonia.com](http://www.lithonia.com)  
© 2017-2019 Acuity Brands Lighting, Inc. All rights reserved.

LIL LED  
Rev. 08/19/19

**INDOOR PHOTOMETRIC REPORT**

CATALOG: CA6 6MB (PAR38/SP)

TEST #: 43080  
TEST LAB: ACUITY BRANDS LIGHTING CONYERS LAB  
TEST DATE: 1/31/2008  
CATALOG: CA6 6MB (PAR38/SP)  
DESCRIPTION: CA6 6" OPEN CYLINDER WITH BLACK MICROGROOVE BAFFLE  
SERIES: CA6  
LAMP: ONE 150-WATT PAR-38 SPOT INCANDESCENT, VERTICAL BASE-UP POSITION.  
LAMP OUTPUT: 1 LAMP, RATED LUMENS/LAMP: 1740  
INPUT WATTAGE: 150  
LUMINOUS OPENING: CIRCULAR (DIA: 5.16")  
TER VALUE: 9 (BF = 1)  
TER CATEGORY: CYLINDER  
CIE CLASS: DIRECT  
MAX CD: 10,268.0 AT HORIZONTAL: 0°, VERTICAL: 0°  
SPACING CRITERION: @ 0 = 0.3 / @ 90 = 0.3  
EFFICIENCY: 74.4%

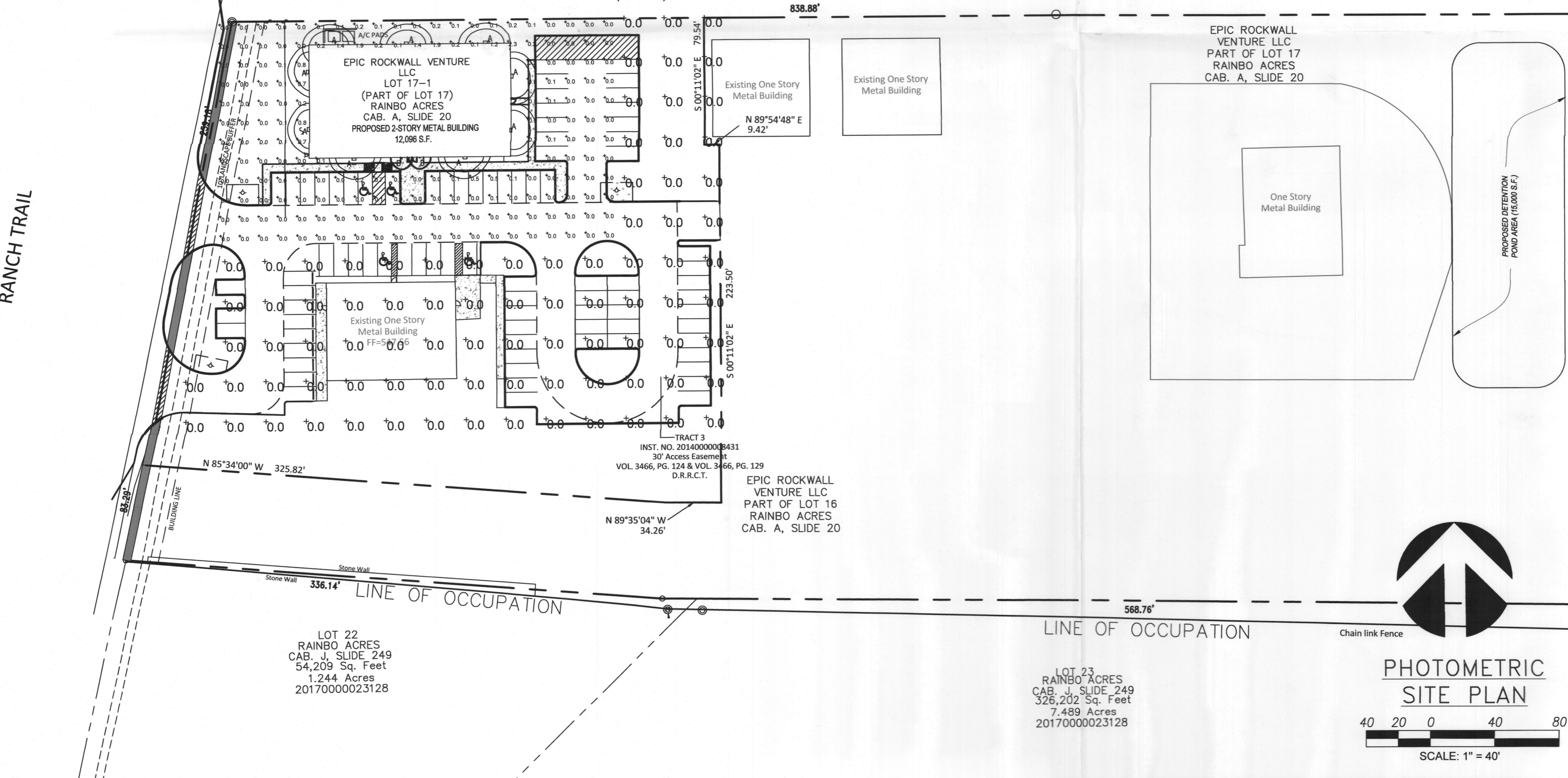


VISUAL PHOTOMETRIC TOOL 1.2.46 COPYRIGHT 2019, ACUITY BRANDS LIGHTING.  
THIS PHOTOMETRIC REPORT HAS BEEN GENERATED USING METHODS RECOMMENDED BY THE IESNA. CALCULATIONS ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER, AND THE ACCURACY OF THIS PHOTOMETRIC REPORT IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL PHOTOMETRIC PERFORMANCE TO DIFFER FROM THE PERFORMANCE CALCULATED USING THE DATA PROVIDED BY THE MANUFACTURER. THIS REPORT IS PROVIDED WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. IN NO EVENT WILL ACUITY BRANDS LIGHTING BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS REPORT.

43080 VISUAL PHOTOMETRIC TOOL PUBLISH PAGE 1 OF 3

<http://www.visual-3d.com/Tools/PhotometricViewer/Default.aspx?GUID=6087be34-571...> 11/15/2019

MILESTONE ELECTRIC, INC.  
SPECIAL WARRANTY DEED  
Inst. No. 2019000001529  
(OPRRCT)



**SITE INFORMATION**

PROPOSED LAND AREA:	2,204 ACRES (95,997 S.F.)
CURRENT ZONING:	COMMERCIAL
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	4,900 S.F. EXISTING OFFICE 12,096 S.F. PROPOSED OFFICE
BUILDING TO LOT COVERAGE:	16,996/95,997 = .093 -> 17.7%
PROPOSED BUILDING HEIGHT:	31 FEET 10 INCHES
BUILDING REQUIRED PARKING:	16,996 S.F./300=57 SPACES
BUILDING PARKING PROVIDED:	83 TOTAL (INCLUDES 4 HANDICAP SPACES)
IMPERVIOUS AREA:	50,129 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	45,868 S.F. (1.05 ACRES)

**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

**OWNER/DEVELOPER:**  
EPIC ROCKWALL VENTURES, LLC  
JOHN MCKINNEY  
(214)536-2336  
315 RANCH TRAIL  
ROCKWALL, TEXAS 75032

**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:  
ROCKWALL EPIC VENTURES, LLC  
351 RANCH TRAIL  
ROCKWALL, TEXAS 75032

PROJECT No.	SR
DRAWN BY	RR
CHECKED BY	RR
DATE	09/04/2020
SCALE	1/8"=1'-0"
SHEET No.	of

DRAWING NAME:  
PHOTOMETRIC SITE PLAN

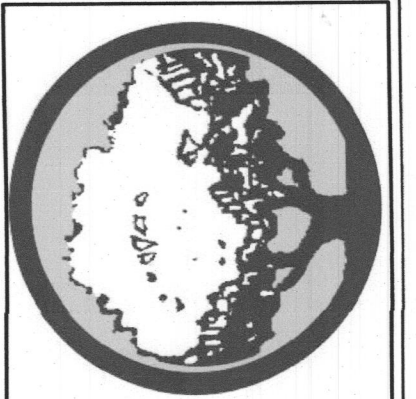
PH-1

SP2020-023





**RAMSAY & REYES**  
 ARCHITECTURE - MANAGEMENT  
 2235 RIDGE RD. STE. 200  
 ROCKWALL, TEXAS 75087



NO.	REVISIONS	DATE

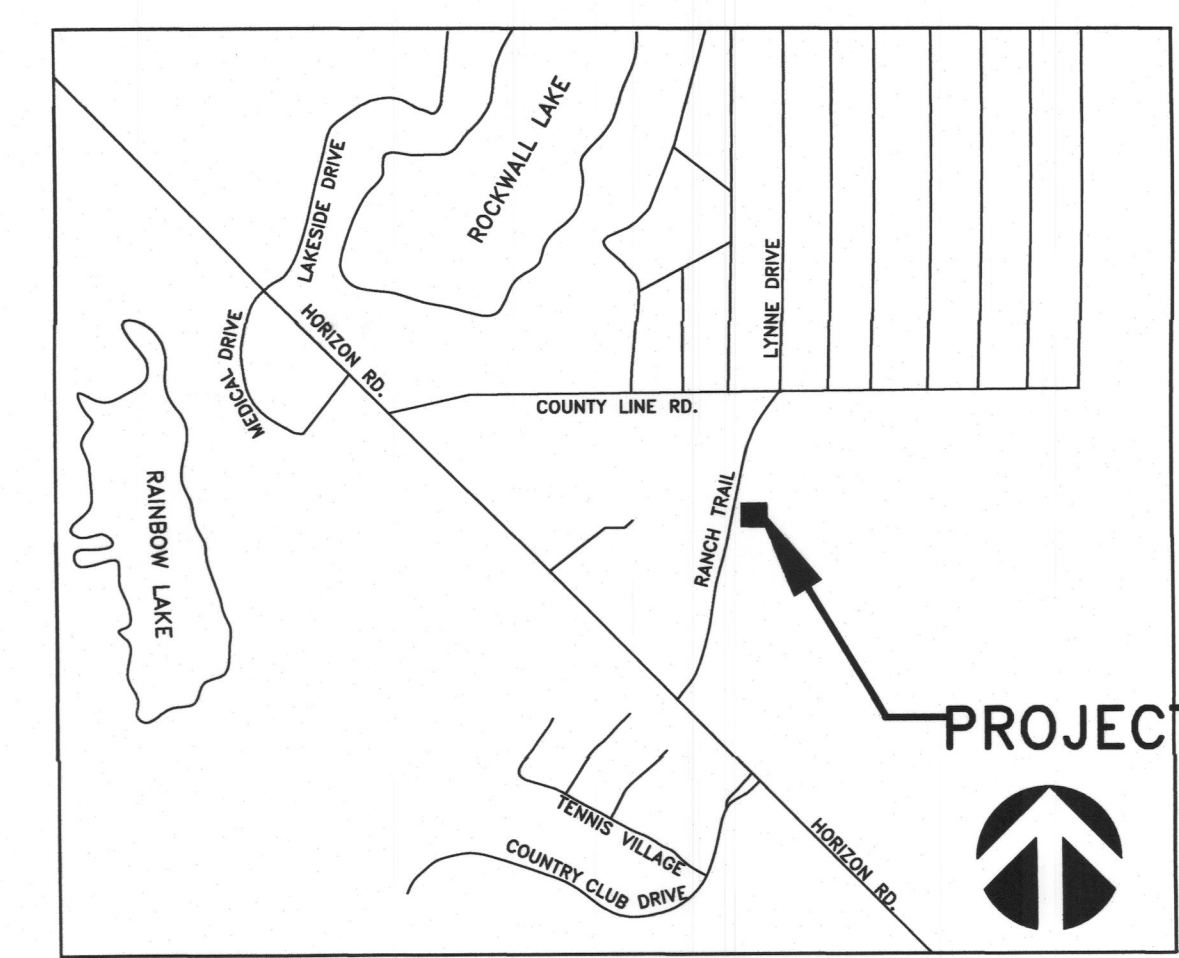
**ROCKWALL EPIC VENTURES, LLC**  
 351 RANCH TRAIL  
 ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	07/17/2020
SCALE	
SHEET NO.	of

**LANDSCAPE PLAN**

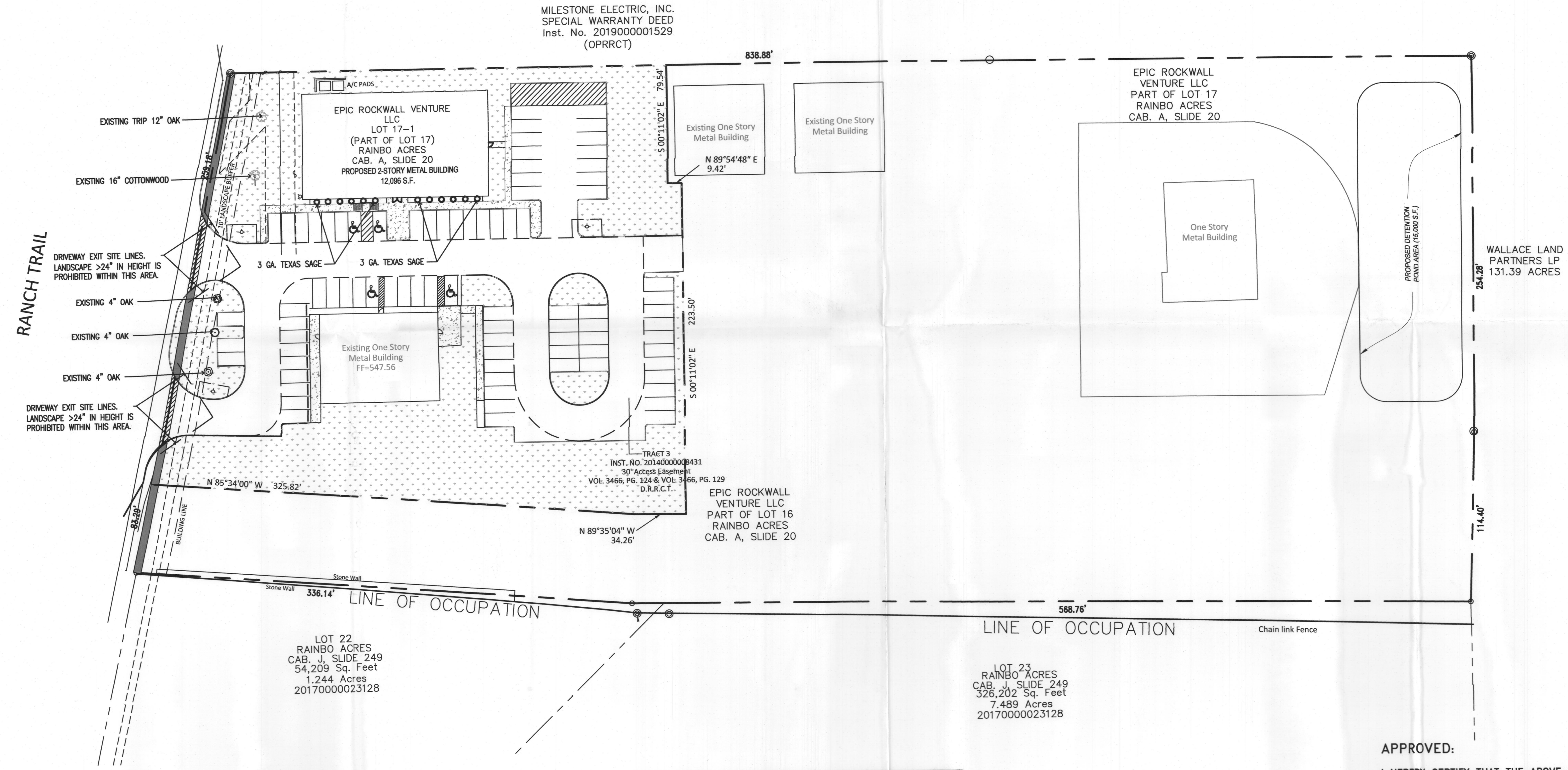
**L-1**

SP2020-??



VICINITY MAP - NTS

MILESTONE ELECTRIC, INC.  
 SPECIAL WARRANTY DEED  
 Inst. No. 2019000001529  
 (OPRRCT)



SITE INFORMATION	
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EXISTING USE:	COMMERCIAL
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IMPERVIOUS AREA:	0 S.F.
LANDSCAPE AREA REQUIRED:	45,868 S.F. (1.05 ACRES)
LANDSCAPE AREA PROVIDED:	

PLANT SCHEDULE				
QTY.	SIZE	TYPE	SPACING	MIN. HEIGHT
12	3 GALLON	TEXAS SAGE ( <i>Leucophyllum frutescent</i> )	8'-0"	4'-0"
REQUIRED TREES				
A. STREET TREES 1 TREE FOR EVERY 50 L.F. OF FRONTAGE				
RANCH TRAIL FRONTAGE : 282' / 50' = 5.64 5 TREES REQUIRED				
(5) TREES EXISTING - 12" OAK, 16" COTTONWOOD, (3) 4" OAK				
NOTE: IRRIGATION DESIGN TO MEET REQUIREMENTS OF UNIFIED DEVELOPMENT CODE				

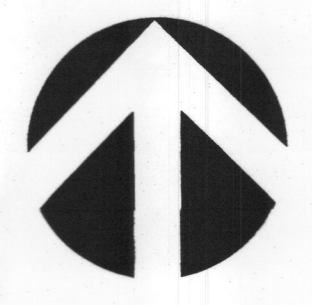
APPROVED:

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

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



**LANDSCAPE PLAN**  
 SCALE: 1"=40'

OWNER/DEVELOPER:  
 EPIC ROCKWALL VENTURES, LLC  
 JOHN MCKINNEY  
 (214)669-2336  
 315 RANCH TRAIL  
 ROCKWALL, TEXAS 75032

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