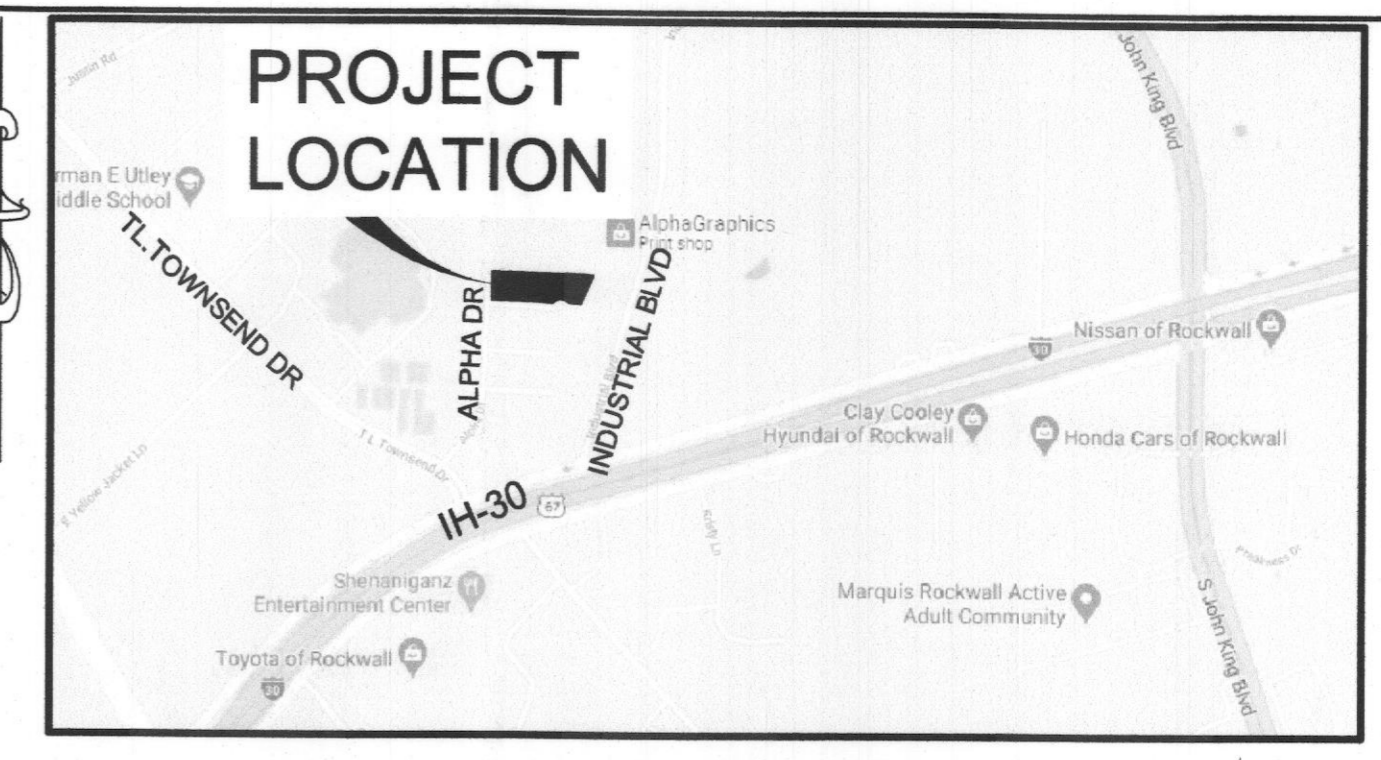
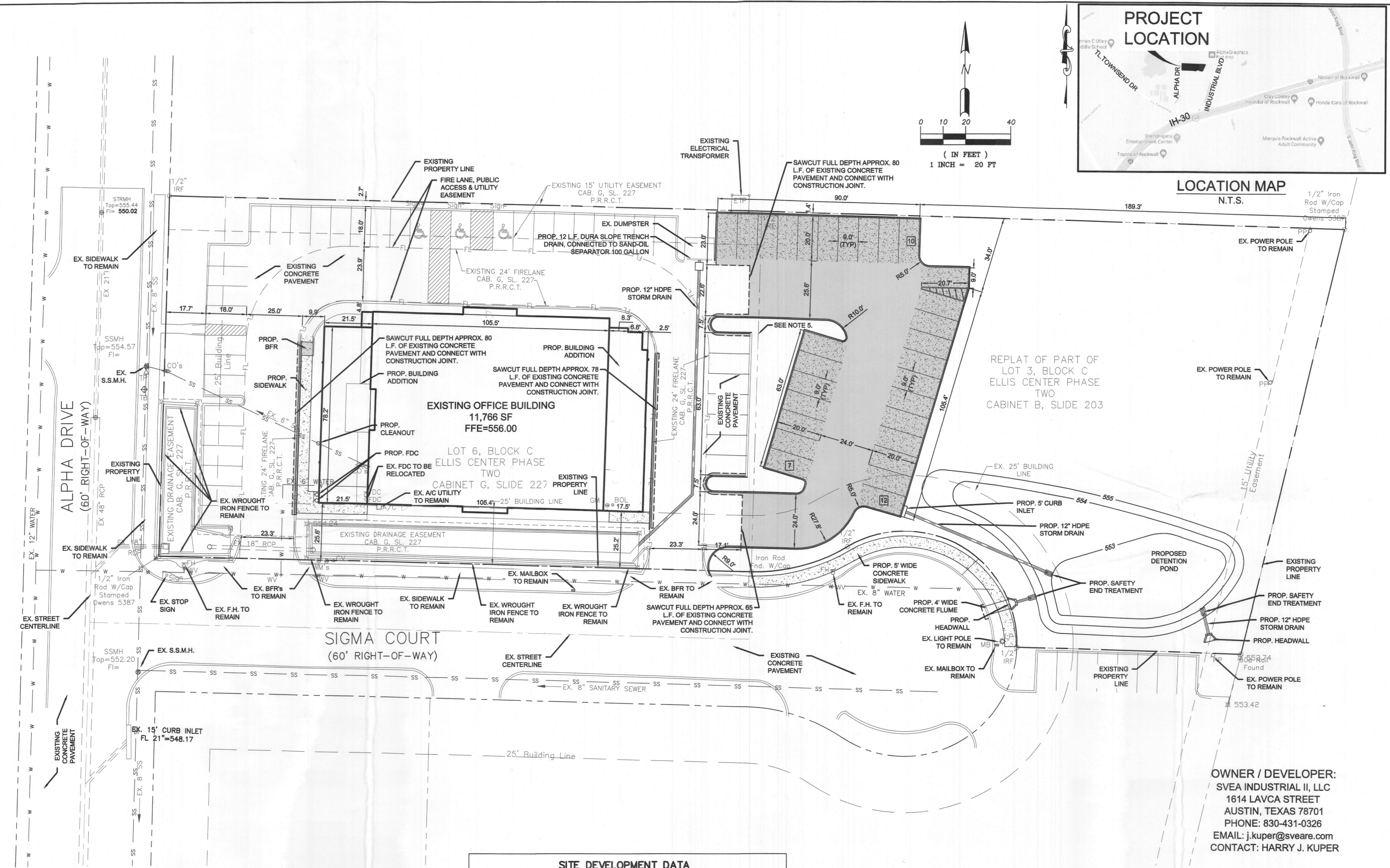
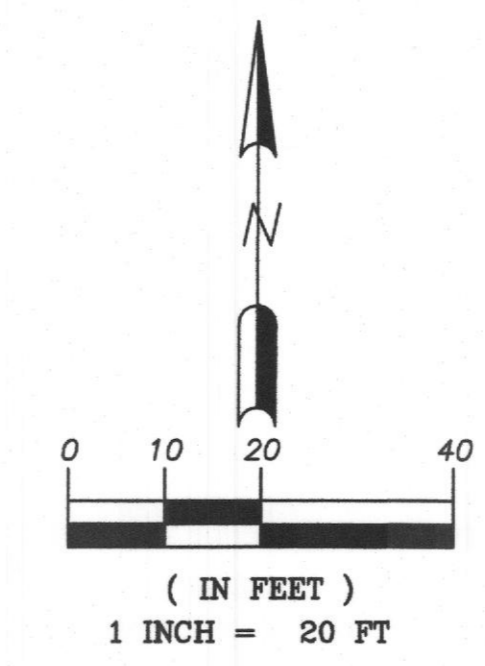


NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION



LOCATION MAP
N.T.S.



LEGEND

	EXISTING CURB
	PROPOSED CURB
	PARKING SPACES IN A ROW
	PROPOSED 6" REINFORCED, MEDIUM DUTY CONCRETE PAVEMENT
	PROPOSED 5" REINFORCED, LIGHT DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK PAVEMENT

- KEY NOTES**
1. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
 2. APPLICATION WILL CONFORM TO THE CITY'S OUTDOOR LIGHTING REQUIREMENTS.
 3. ANY PROPOSED GROUND BASE EQUIPMENT SHALL BE SCREENED.
 4. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 5. THE EXISTING PROPERTY LINE THAT SEPARATES THE TWO LOTS WILL BE REPLACED.

SITE DEVELOPMENT DATA

EXISTING ZONING:	LI (LIGHT INDUSTRIAL)
LAND USE:	OFFICE BUILDING
TOTAL LOT AREA:	1.905 ACRES (82,985 SQ FT)
TOTAL BUILDING AREA:	11,766 SQUARE FEET
FLOOR AREA RATIO:	11,766 / 82,985 : 13%
OPEN SPACE:	35,536 / 82,985 : 43%
TOTAL IMPERVIOUS AREA:	47,449 / 82,985 : 57%
PARKING REQUIRED (1/300):	39 SPACES
EXISTING PARKING:	39 SPACES
PROPOSED PARKING:	29 SPACES
TOTAL PARKING SPACES:	68 SPACES
PARKING PROVIDED (ACCESSIBLE):	3 EXISTING SPACES
EXISTING BUILDING HEIGHT:	1 STORY (20' - 0" HEIGHT)

PREPARED BY:

CARRILLO ENGINEERING, LLC
 TEXAS BOARD OF PROFESSIONAL ENGINEERS
 REGISTRATION NO. F-15893
 301 COMMERCE STREET, SUITE 1410
 FORT WORTH, TEXAS 76102
 PHONE NO.: 817-697-4996
 CONTACT: ANNA C. BLACKWELL, P.E.

SITE PLAN SIGNATURE BLOCK

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 & Zoning Commission of the City of Rockwall on the 24 day of October, 2020.

WITNESS OUR HANDS, 24 day of October, 2020.

ANNA C. BLACKWELL
 DIRECTOR OF PLANNING & ZONING

OWNER / DEVELOPER:
 SVEA INDUSTRIAL II, LLC
 1614 LAVCA STREET
 AUSTIN, TEXAS 78701
 PHONE: 830-431-0326
 EMAIL: j.kuper@sveare.com
 CONTACT: HARRY J. KUPER

Revision Schedule

Rev. #	Revision Description	Revision Date



Carrillo Engineering, LLC
 301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
 Phone 817-697-4996 - Firm Registration #F-15893

OWT ARCHITECTS
 509 PECAN STREET
 SUITE 100
 FORT WORTH, TX 76102
 817.993.9844
 www.owtarchitects.com

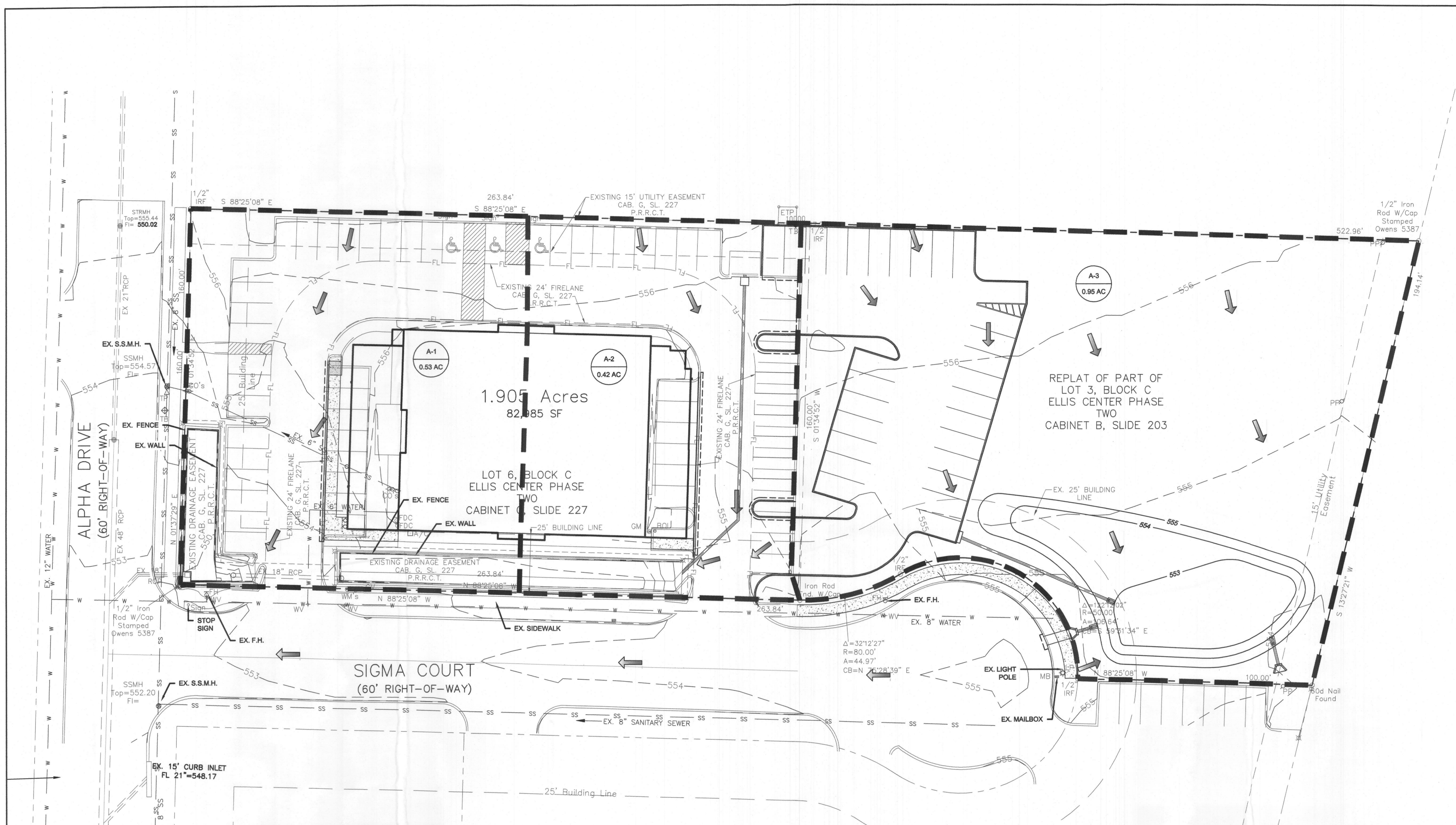
ROCKWALL DFPS
 ELLIS CENTRE #2 ADDITION
 BLOCK C, LOT 3A-R
 1203 SIGMA CT,
 ROCKWALL, TX 75087
 09/18/2020
 ISSUE DATE

SITE PLAN
SP2020-025

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OR CONSTRUCTION



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Rev. #	Revision Description	Revision Date



Proposed Drainage Area Calculations- (in accordance with City of Rockwall Design Drainage Manual)

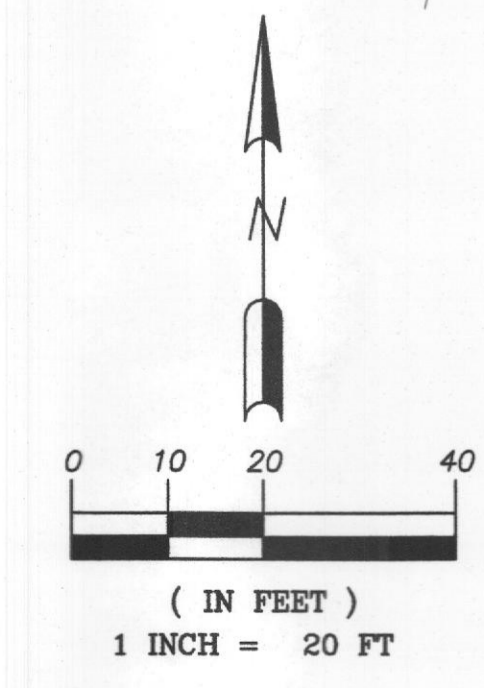
Drainage Area	Area (Ac)	Runoff Coefficient C	Minimum Inlet Time (min)	5-Year Intensity (in/hr)	5-Year Flow (cfs)	10-Year Intensity (in/hr)	10-Year Flow (cfs)	25-Year Intensity (in/hr)	25-Year Flow (cfs)	100-Year Intensity (in/hr)	100-Year Flow (cfs)	Description
A-1	0.53	0.90	10.00	6.10	2.91	7.10	3.39	8.30	3.96	9.80	4.67	Surface drains Existing Detention pond
A-2	0.42	0.90	10.00	6.10	2.31	7.10	2.68	8.30	3.14	9.80	3.70	Surface drains Existing Detention pond
A-3	0.95	0.90	10.00	6.10	5.22	7.10	6.07	8.30	7.10	9.80	8.38	Surface drains to Proposed Detention Pond
Total	1.90				10.43		12.14		14.19		16.76	

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.

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WITNESS OUR HANDS, 29 day of October, 2020.

[Signature]
DIRECTOR OF PLANNING & ZONING



LEGEND

- A-X
X.XX Ac DRAINAGE AREA LABELS
- ← DIRECTION OF FLOW
- DRAINAGE AREA BOUNDARY
- 554- EXISTING CONTOURS
- 556- PROPOSED CONTOURS
- ==== PROPOSED STORM DRAIN



Carrillo Engineering, LLC

OWT ARCHITECTS
509 PECAN STREET
SUITE 100
FORT WORTH, TX 76102
817.993.9844
www.owtarchitects.com

ROCKWALL DFPS
ELLIS CENTRE #2 ADDITION
BOCK C, LOT 3A-R
1203 SIGMA CT,
ROCKWALL, TX 75087
09/18/2020
ISSUE DATE

PROPOSED DRAINAGE AREA MAP
C3.01



Valley Quest
DESIGN

LANDSCAPE ARCHITECTS
212 S. Elm St. Ste. 120
Denton, Texas 76201
ph: 214.783.1715

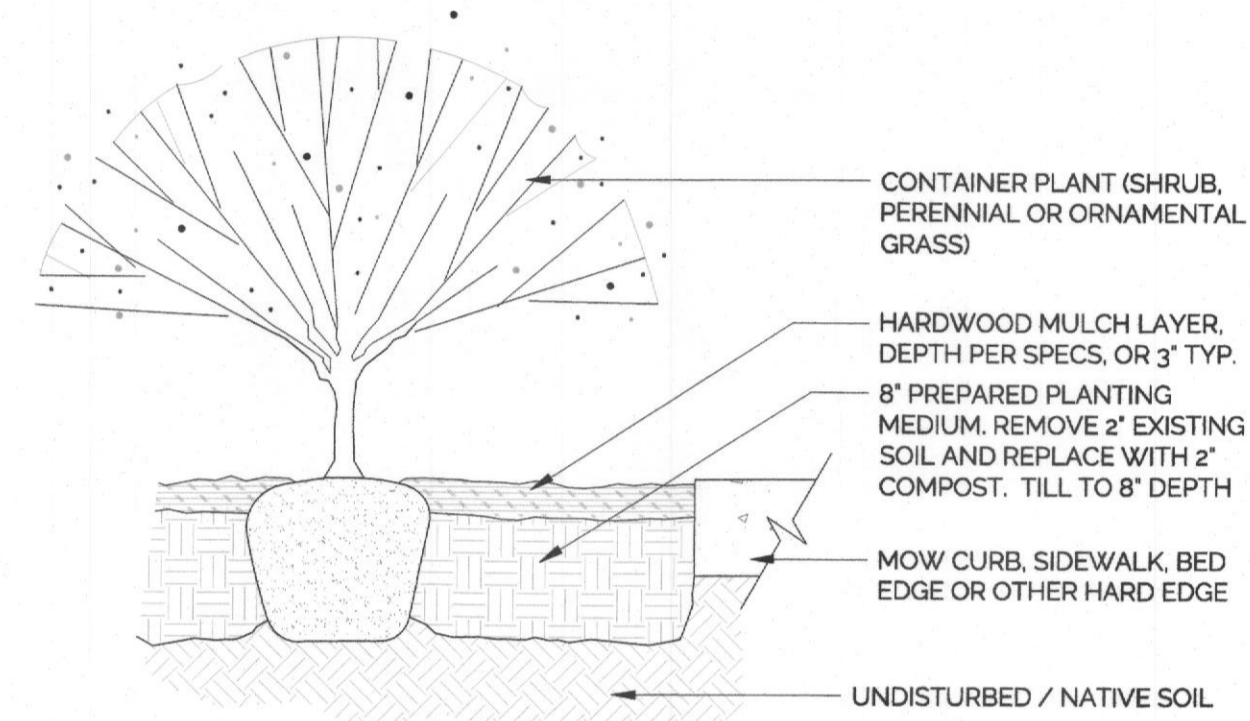
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Jeremy Blad
October 6, 2020

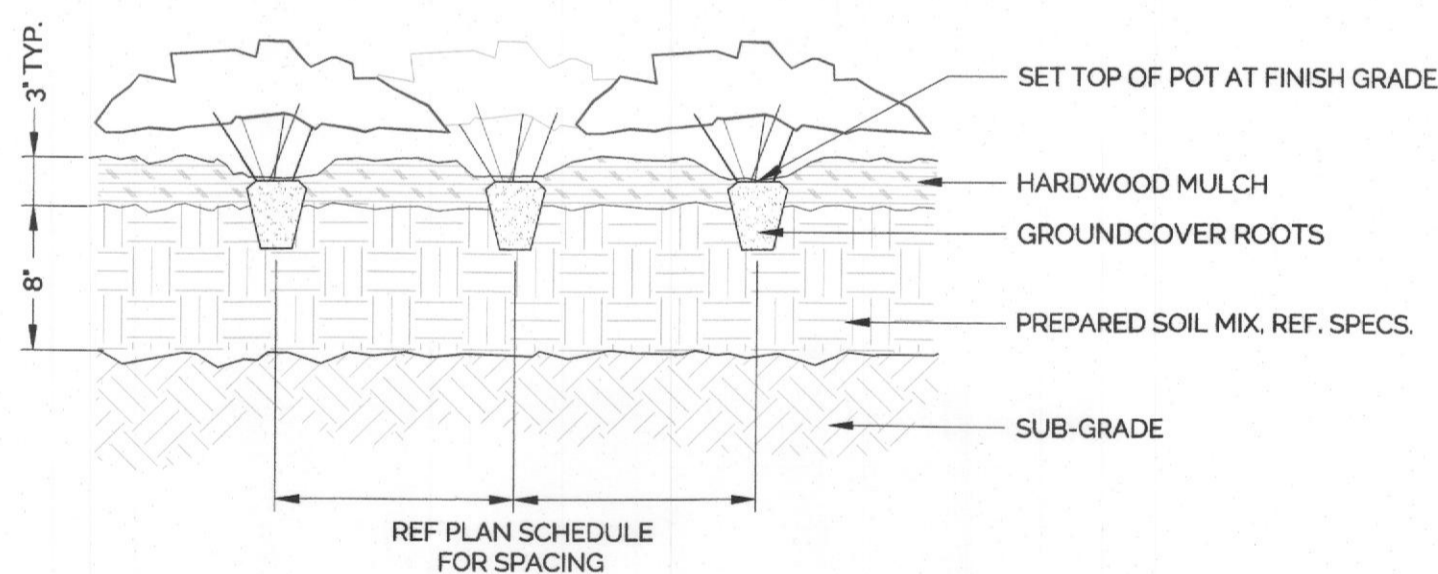
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Revision Schedule

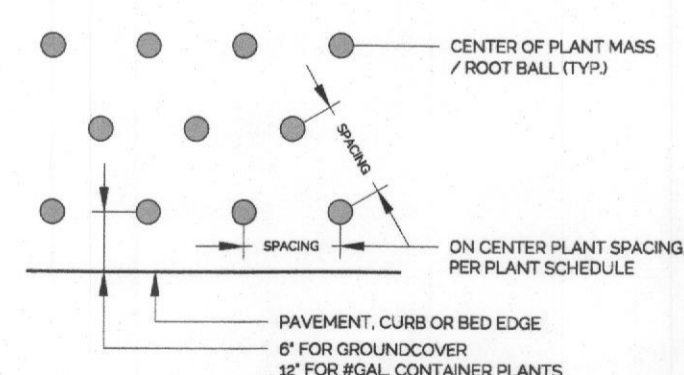
Rev. #	Revision Description	Revision Date
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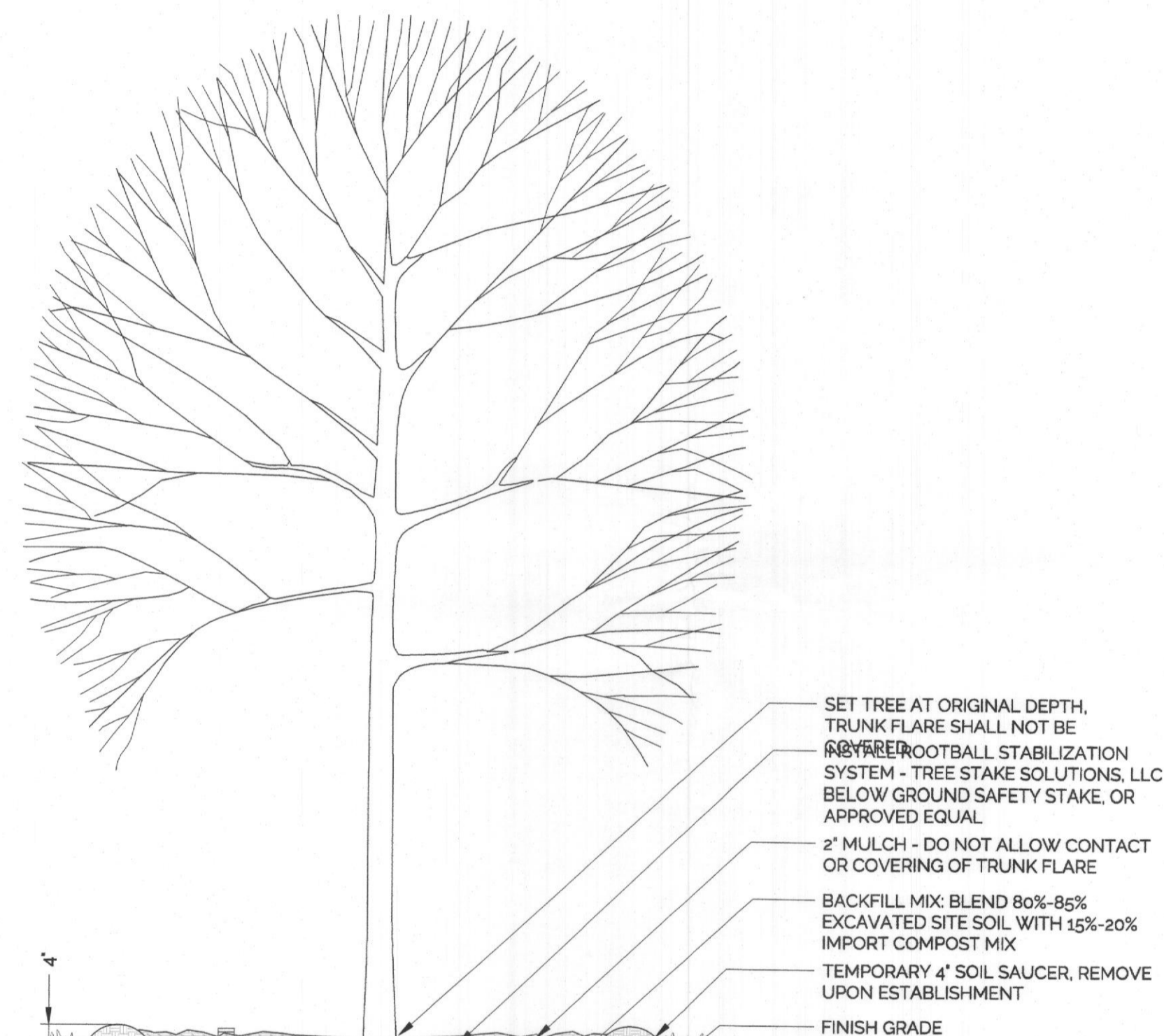
1 CONTAINER PLANTING
1'-1'-0"



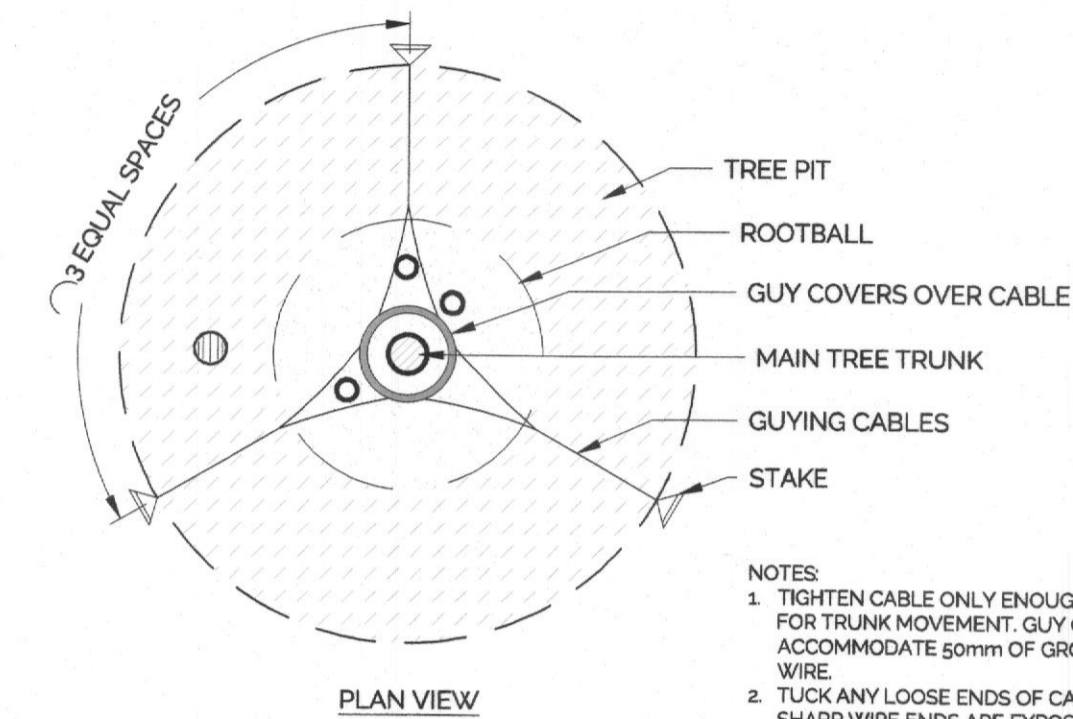
2 GROUNDCOVER PLANTING
1 1/2'-1'-0"



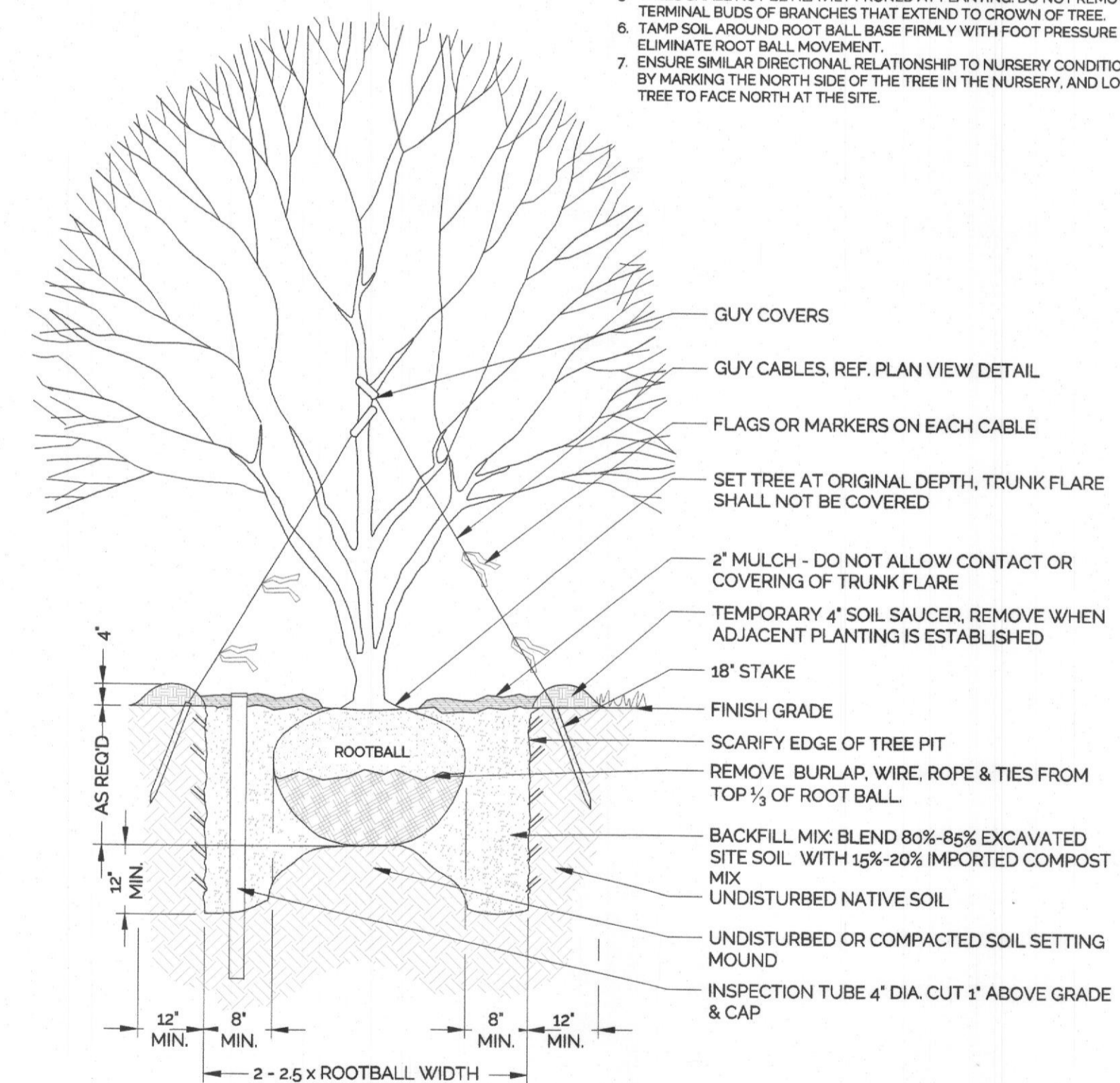
3 PLANT SPACING
1/4'-1'-0"



4 SHADE TREE PLANTING
1/2'-1'-0"

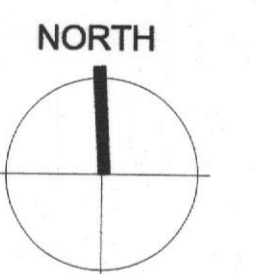


- NOTES
- TIGHTEN CABLE ONLY ENOUGH TO KEEP GUY FROM SLIPPING AND ALLOW FOR TRUNK MOVEMENT. GUY COVER SHALL BE LONG ENOUGH TO ACCOMMODATE 50mm OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.
 - TUCK ANY LOOSE ENDS OF CABLE INTO THE GUY COVER SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
 - REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN ROOTS SUFFICIENT TO OVERCOME THE TREE MOVEMENT AT THE ROOTS. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
 - THE TRUNK FLARE SHALL BE VISIBLE AT TOP OF THE ROOT BALL WITH NO SOIL OR MULCH IN CONTACT WITH THE TRUNK.
 - TREES SHALL NOT BE HEAVILY PRUNED AT PLANTING. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO CROWN OF TREE.
 - TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE TO ELIMINATE ROOT BALL MOVEMENT.
 - ENSURE SIMILAR DIRECTIONAL RELATIONSHIP TO NURSERY CONDITIONS BY MARKING THE NORTH SIDE OF THE TREE IN THE NURSERY, AND LOCATE TREE TO FACE NORTH AT THE SITE.



5 MULTI-STEM TREE PLANTING
1/2'-1'-0"

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[Signature]
DIRECTOR OF PLANNING & ZONING



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ROCKWALL DFPS

1203 SIGMA CT,
ROCKWALL, TX 75087

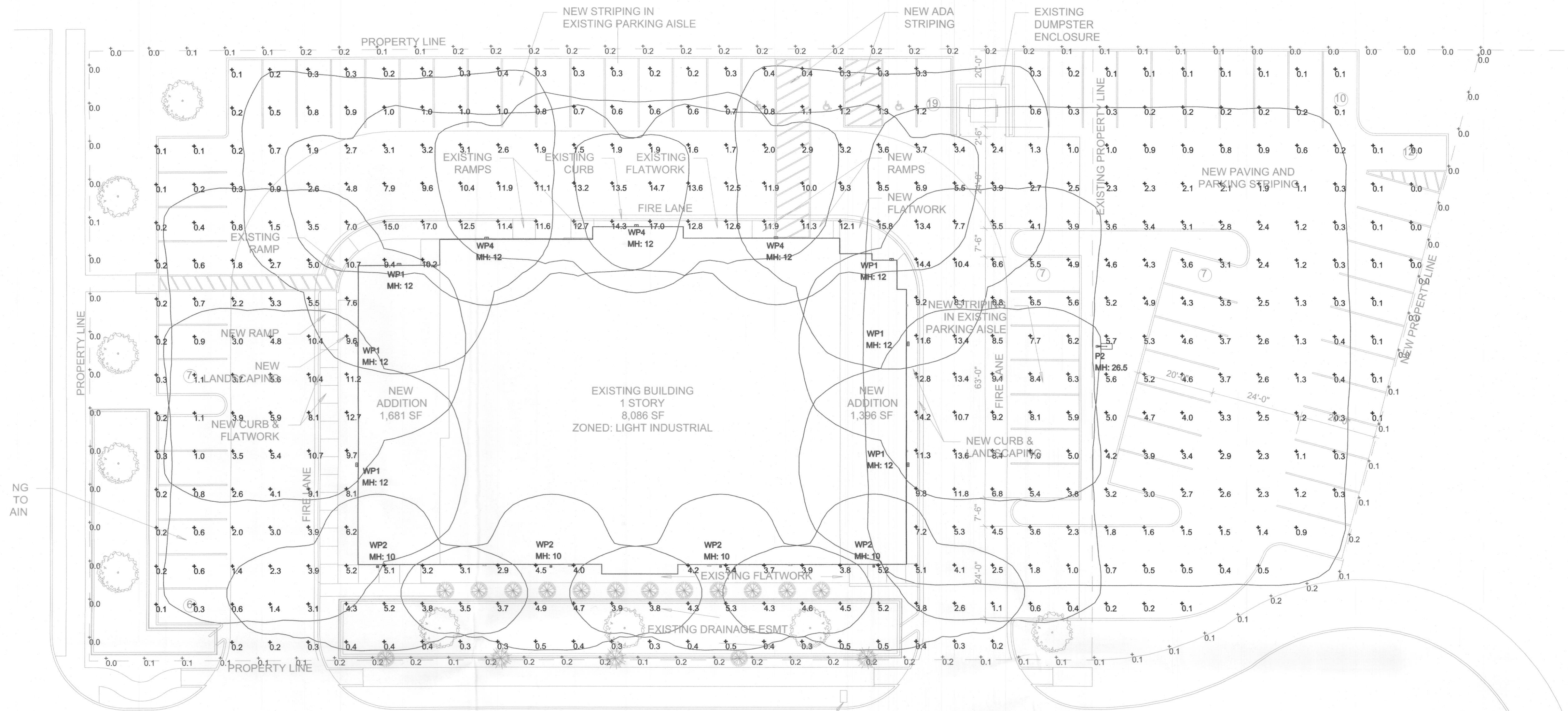
2020-007-00

OCTOBER 6, 2020

LANDSCAPE
DETAILS

L5.00

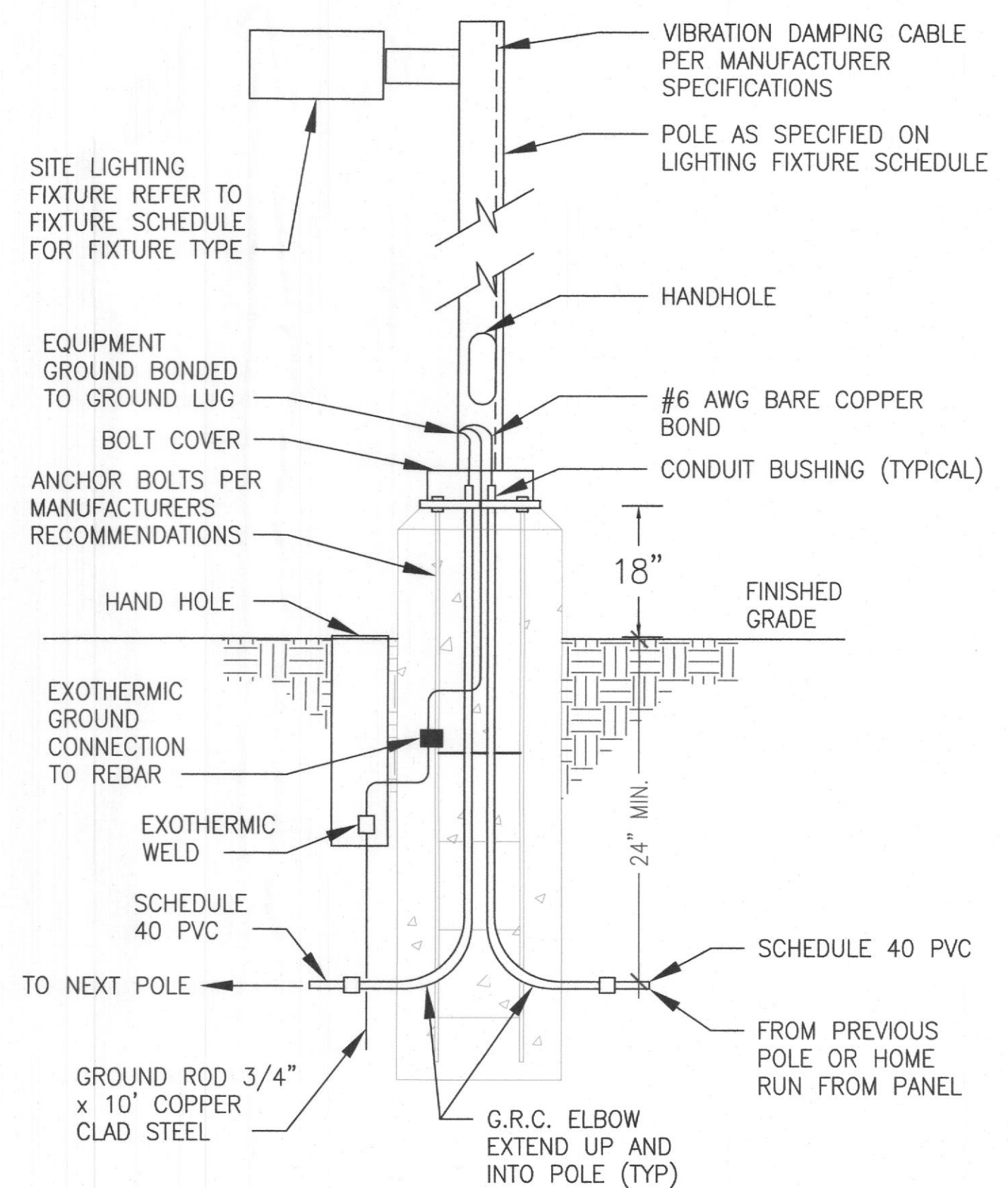
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LIGHTING PHOTOMETRIC SITE PLAN
SCALE: 1/16"=1'-0"
SIGMA COURT

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
☐	1	P2	SINGLE	0.912	GLEON-AF-06-LED-E1-5N0	333	333	37566
☐	6	WP1	SINGLE	0.912	GWC-AF-02-LED-E1-T4FT	113	678	12784
☐	4	WP2	SINGLE	0.912	GWC-AF-01-LED-E1-T2-600	34	136	4204
☐	3	WP4	SINGLE	0.912	GWC-AF-02-LED-E1-SL2	113	339	12449

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PlSpctLr	PlSpctD	CALC HT
PROPERTY LINE	ILLUMINANCE	Fc	0.10	0.2	0.0	N.A.	N.A.	10	N.A.	N.A.
SITE CAL PTS	ILLUMINANCE	Fc	3.85	17.0	0.0	N.A.	N.A.	10	10	0

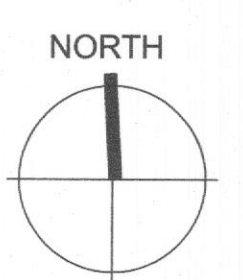


1 POLE BASE/MOUNTING DETAIL
NTS

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WITNESS OUR HANDS, 29 day of October 2020
[Signature]
DIRECTOR OF PLANNING & ZONING

CLARK ENGINEERING ASSOCIATES
CONSULTING ENGINEERS
8704 BALTUSROL DR.
FLOWER MOUND, TEXAS 75022
214-926-7840 FAX: 817-567-0068
TEXAS REGISTRATION NO. 43525

Revision Schedule		
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OWT ARCHITECTS
509 PECAN STREET
SUITE 100
FORT WORTH, TX 76102
817.993.9844
www.owtarchitects.com

EXTERIOR FINISHES

BASIS OF DESIGN:

STONE: ELDORADO STONE - ROUGH CUT, COLOR = LOIRE VALLEY
 STUCCO: PAREX - MEDIUM TEXTURE, COLORS = PACIFIC SAND AND VIEJO
 STOREFRONT: ALUMINUM, COLOR = CLEAR ANODIZED
 PARAPET COPING: BERRIDGE - COLOR = BURGUNDY

*THE DESIGN INTENT IS TO MATCH THE EXISTING BUILDING COLORS TO THE GREATEST EXTENT POSSIBLE.

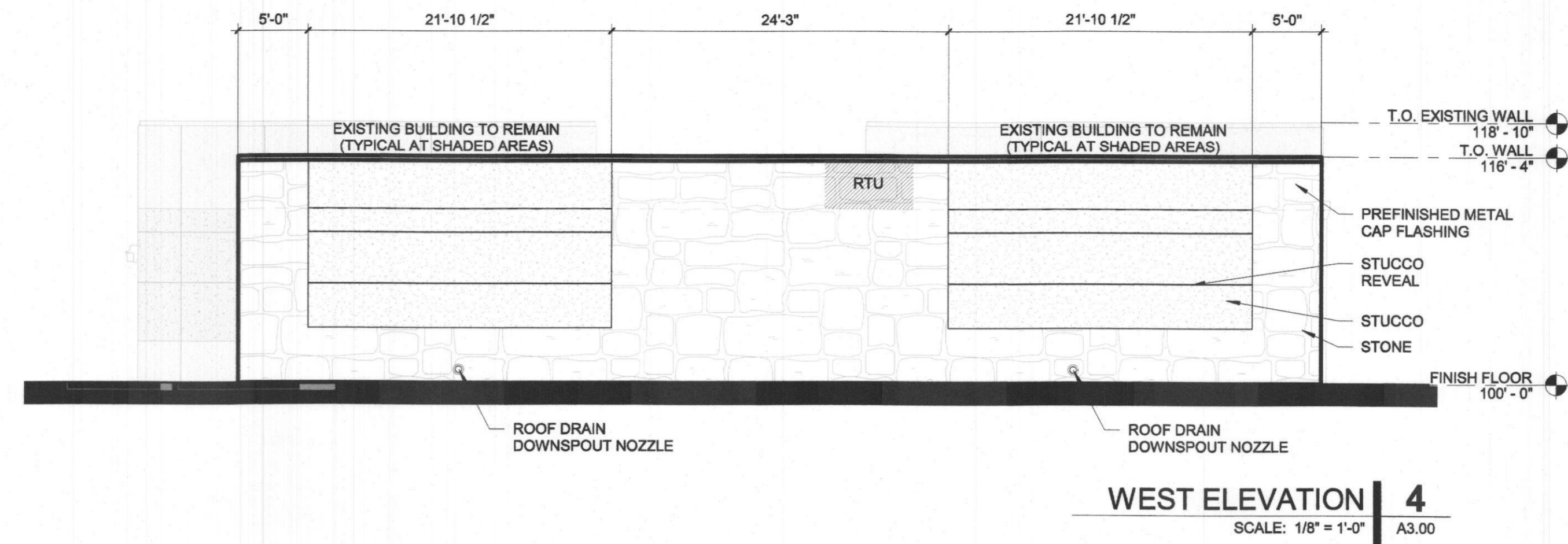
MASONRY CALCULATIONS

NORTH: 480 SF
 STUCCO = 162 (33.7%)
 STONE = 318 (66.3%)
SOUTH: 540 SF
 STUCCO = 189 (35%)
 STONE = 351 (65%)
EAST: 885 SF
 STUCCO = 403 (45.5%)
 STONE = 482 (54.5%)
WEST: 1,135 SF
 STUCCO = 462 (40.7%)
 STONE = 673 (59.3%)
TOTAL: 3,040 SF
 STUCCO = 1,216 (40%)
 STONE = 1,824 (60%)

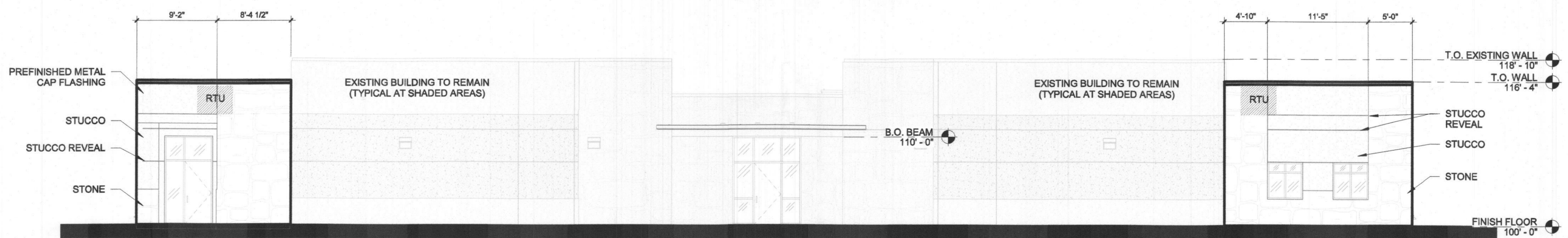
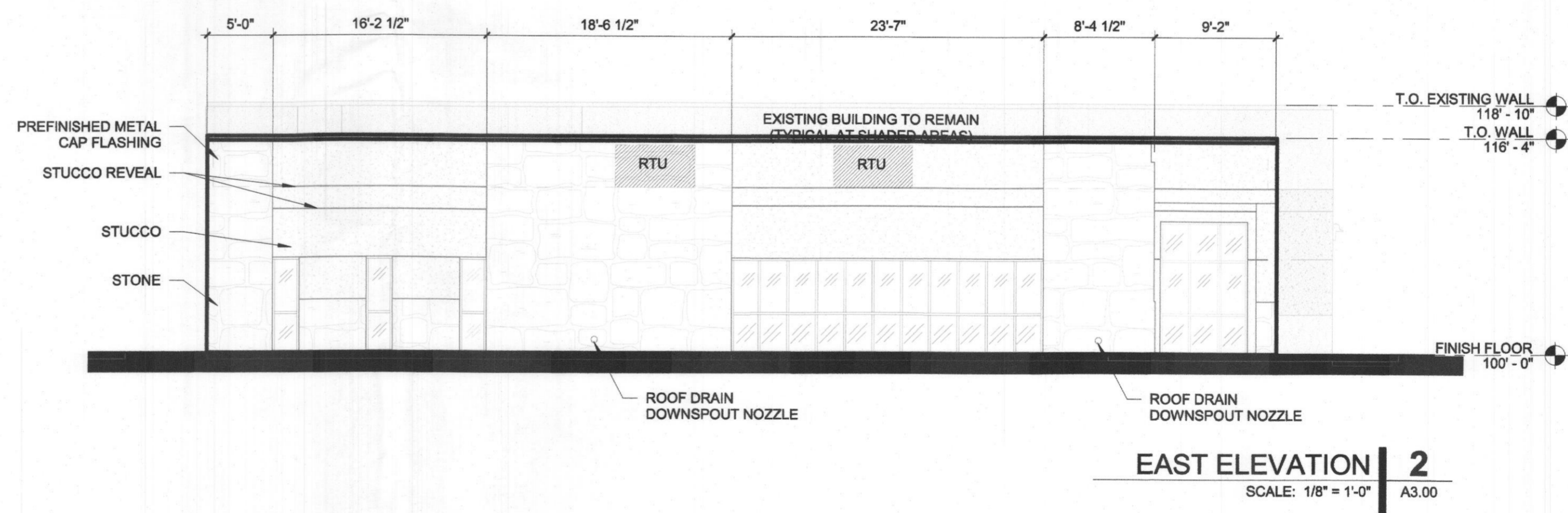
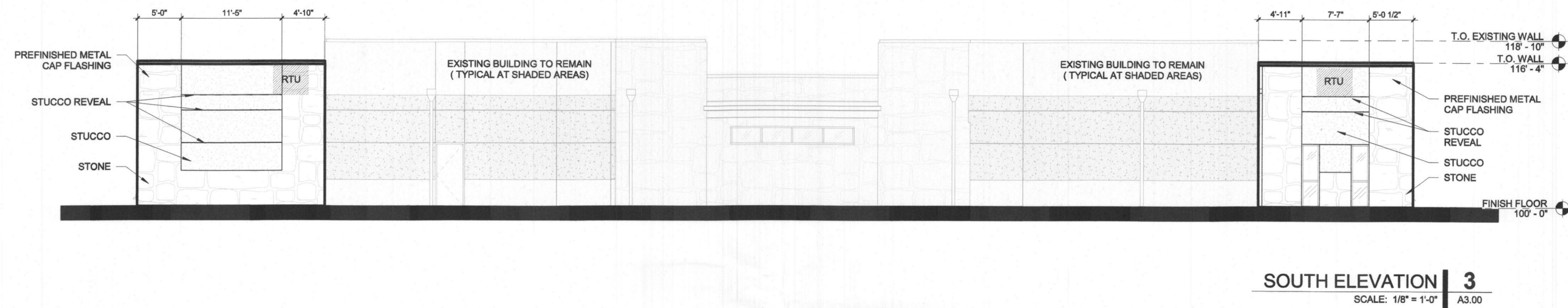
*TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.

GENERAL ELEVATION NOTES

1. NEW HORIZONTAL STUCCO CONTROL JOINTS ARE TO MATCH THE HEIGHT OF EXISTING CONTROL JOINTS.



NOTE:
 FINISH FLOOR IS 557'-0"
 AVERAGE FINISHED GRADE ALONG FRONT OF BUILDING = 555'-9 3/4"
 BUILDING HEIGHT ABOVE AVERAGE FINISHED GRADE = 20'-0 1/4"



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 DIRECTOR OF PLANNING & ZONING



SEPTEMBER 18, 2020

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www.owtarchitects.com

ROCKWALL DFPS

1203 SIGMA CT.
 ROCKWALL TX 75087

2020-007-00

SEPTEMBER 18, 2020

EXTERIOR ELEVATIONS

A3.00