

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 and Zoning Commission of the City of Rockwall on the 11 day of May, 2021.
 WITNESS OUR HANDS, this 11 day of May, 2021.
 [Signature] Director of Planning and Zoning

SITE DATA	
LOT AREA	22,740.74
LOT AREA	54,210 SF ~ 1.244 AC
ZONING	COMMERCIAL
IMPERVIOUS AREA - BUILDING	7,747 SF
IMPERVIOUS AREA - PAVING	24,100 SF
TOTAL IMPERVIOUS AREA	31,847 SF (58.75%)
LANDSCAPE AREA	22,363 SF (41.25%)

PARKING CALCULATION	
PARKING REQUIRED (OFFICE)	2,118/300 = 7 SPACES
PARKING REQUIRED (OFFICE)	1,650/300 = 6 SPACES
PARKING REQUIRED (STORAGE)	679/1000 = 1 SPACE
PARKING REQUIRED (STORAGE)	3,300/1000 = 3 SPACES
TOTAL PARKING REQUIRED	17 SPACES
PARKING PROVIDED	25 SPACES

LANDSCAPING REQUIRED FOR PROPERTY - 54252 SQFT X 20% = 10850
 LANDSCAPING PROVIDED FOR PROPERTY = 15959 SQFT.

NOTE: NO EXISTING TREES ARE ON THIS SITE - ALL NEW TREES PROPOSED BELOW

TREES REQUIRED / PROVIDED - STREET BUFFER / R.O.W.

CANOPY / OVERSTORY : 4 = CEDAR ELM (Ulmus crassifolia) - MIN. 4" CAL.

ACCENT: 4 = EASTERN REDBUD -MERLOT- (Cercis canadensis 'Merlot'); - MIN. 6' HT.

LANDSCAPE BUFFER: 34 RED YUCCA "BRAKE LIGHTS (Hesperaloe parviflora 'Perpa') - 7 GAL.
 25 GULF MUHLIY (Muhlenbergia capillaris) - 5 GAL.

INTERIOR LANDSCAPE: 3 LIVE OAK (Quercus virginiana) - 4" CAL (Required Overstory)

1 - TREE YAUPON "PRIDE OF HOUSTON- 6'-8' HT, MULTI-TRUNK (Ilex vomitoria "Pride of Houston" (USED FOR SCREENING REQUIREMENT)

11 - HOLLY NEEDLEPOINT (Ilex cornuta "Needlepoint") - 7 GAL TO SCREEN HVAC

LANDSCAPE BUFFER FOR PARKING:
 13- GLOSSY ABELIA "KALEIDOSCOPE" (Abelia x grandiflora 'Kaleidoscope') - 7 GAL
 13- SOFT LEAF YUCCA "COUSIN IT" (Yucca recurvifolia "Cousin It") - 5 GAL
 7 EVERGREEN SUMAC (Rhus virens) - 7 GAL.

OTHER PLANTS
 ASIAN JASMINE 4" POTS @ 9" o.c. (QUANTITY TBD BY INSTALLER)
 OPT: LIRIOPE BIG BLUE or MONDOGRASS

250 - BLONDE AMBITION BLUE GRAMA GRASS (Bouteloua gracilis "Blonde Ambition") - 1 GAL.

OTHER LANDSCAPING
 FOR REQUIREMENTS 15600 SQFT. LAWN GRASS BERMUDA (CAN BE HYDRO-SEEDED), ZOYSIA or ST. AUGUSTINE

IRRIGATION: ALL IRRIGATION TO MEET THE UNIFIED DEVELOPMENT CODE

BED PREP AND MULCH: ALL BEDS TO BE PREPPED AND MULCHED AS PER INDUSTRY STANDARDS



Date: ~~22 FEB 2021~~
 Revisions: 07 May 2021
 Scale: 1/20 = 1'-0"

PHOTOMETRIC DISCLAIMER

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. SOFTWARE USED WAS TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRADE LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR THE ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFG.

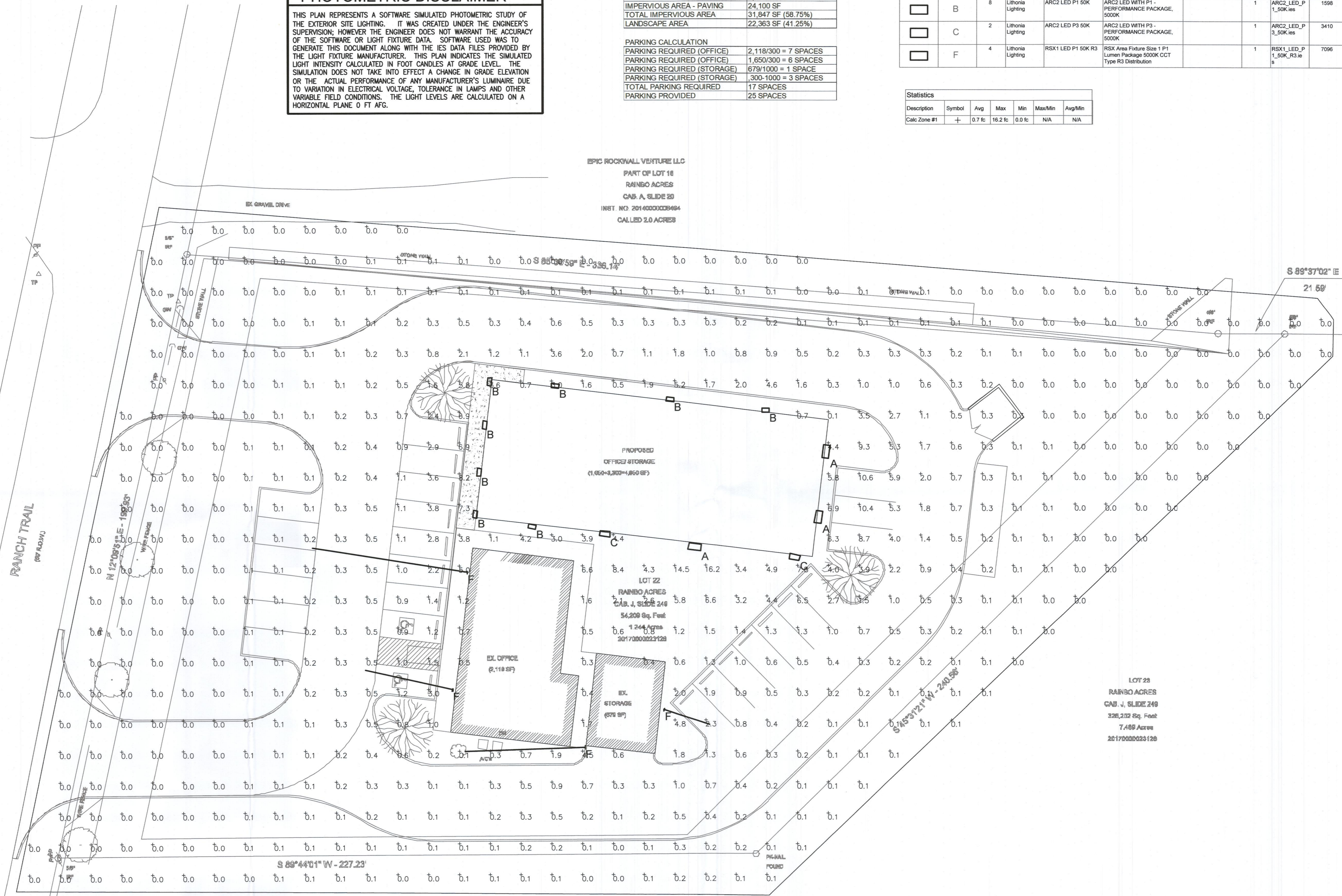
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Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	3	Lithonia Lighting	ARC2 LED P5 50K	ARC2 LED WITH P5 - PERFORMANCE PACKAGE, 5000K		1	ARC2_LED_P5_50K.ies	6660	1	51.2609
□	B	8	Lithonia Lighting	ARC2 LED P1 50K	ARC2 LED WITH P1 - PERFORMANCE PACKAGE, 5000K		1	ARC2_LED_P1_50K.ies	1598	1	10.6112
□	C	2	Lithonia Lighting	ARC2 LED P3 50K	ARC2 LED WITH P3 - PERFORMANCE PACKAGE, 5000K		1	ARC2_LED_P3_50K.ies	3410	1	23.7345
□	F	4	Lithonia Lighting	RSX1 LED P1 50K R3	RSX Area Fixture Size 1 P1 Lumen Package 5000K CCT Type R3 Distribution		1	RSX1_LED_P1_50K_R3.ies	7096	1	51.34

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.7 fc	16.2 fc	0.0 fc	N/A	N/A

EPIC ROCKWALL VENTURE LLC
 PART OF LOT 18
 RAINBO ACRES
 CAB. A, SLIDE 20
 INST. NO. 20140000034694
 CALLED 2.0 ACRES



PROPOSED OFFICE STORAGE
 (1,650+3,300=4,950 SF)

LOT 22
 RAINBO ACRES
 CAB. J, SLIDE 248
 54,209 Sq. Feet
 1.244 Acres
 20170000023128

EX. OFFICE
 (2,118 SF)

EX. STORAGE
 (679 SF)

LOT 23
 RAINBO ACRES
 CAB. J, SLIDE 248
 326,202 Sq. Feet
 7.488 Acres
 20170000023128

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SITE PLAN SIGNATURE BLOCK

APPROVED:
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WITNESS OUR HANDS, this 11 day of May, 2021.

[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning

1 SITE PLAN
 SCALE: 1/16" = 1'-0"

CASE NUMBER: SP2021-012

NO	REVISIONS	DATE
	ITEM	

PERMIT SET 02-11-21

RAINBO ACRES
 Rockwall, Texas

STATE OF TEXAS
 PROFESSIONAL ENGINEER
 3/12/2021

rtm
 engineering consultants
 14901 Quorum Dr. #565
 Dallas, TX 75254
 rtmassociates.com
 972.387.3600
 firm registration# 17316

DRAWN BY: T.J.
 CHECKED BY: DL

DATE: 02-11-21
 PROJECT: 21.RDA.001

SITE PLAN
 PHOTOMETRICS

SL1

SHEET