

Field Notes

Being all that certain lot, tract or parcel of land in the William H. Barnes Survey, A-26, and being all of Lot 1, Block "A", of the Estep Subdivision to the City of Rockwall as shown by plat recorded in Cabinet E, Slide 273 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

Beginning at a found 1/2" iron rod for the east corner of this tract and being in the southwest R.O.W. of State Highway 205 and also being the east corner of the above mentioned Lot 1;

THENCE S59°09'35"W 337.42 feet to a point in a rock pillar for the south corner of this tract and also being the south corner of the above mentioned Lot 1;

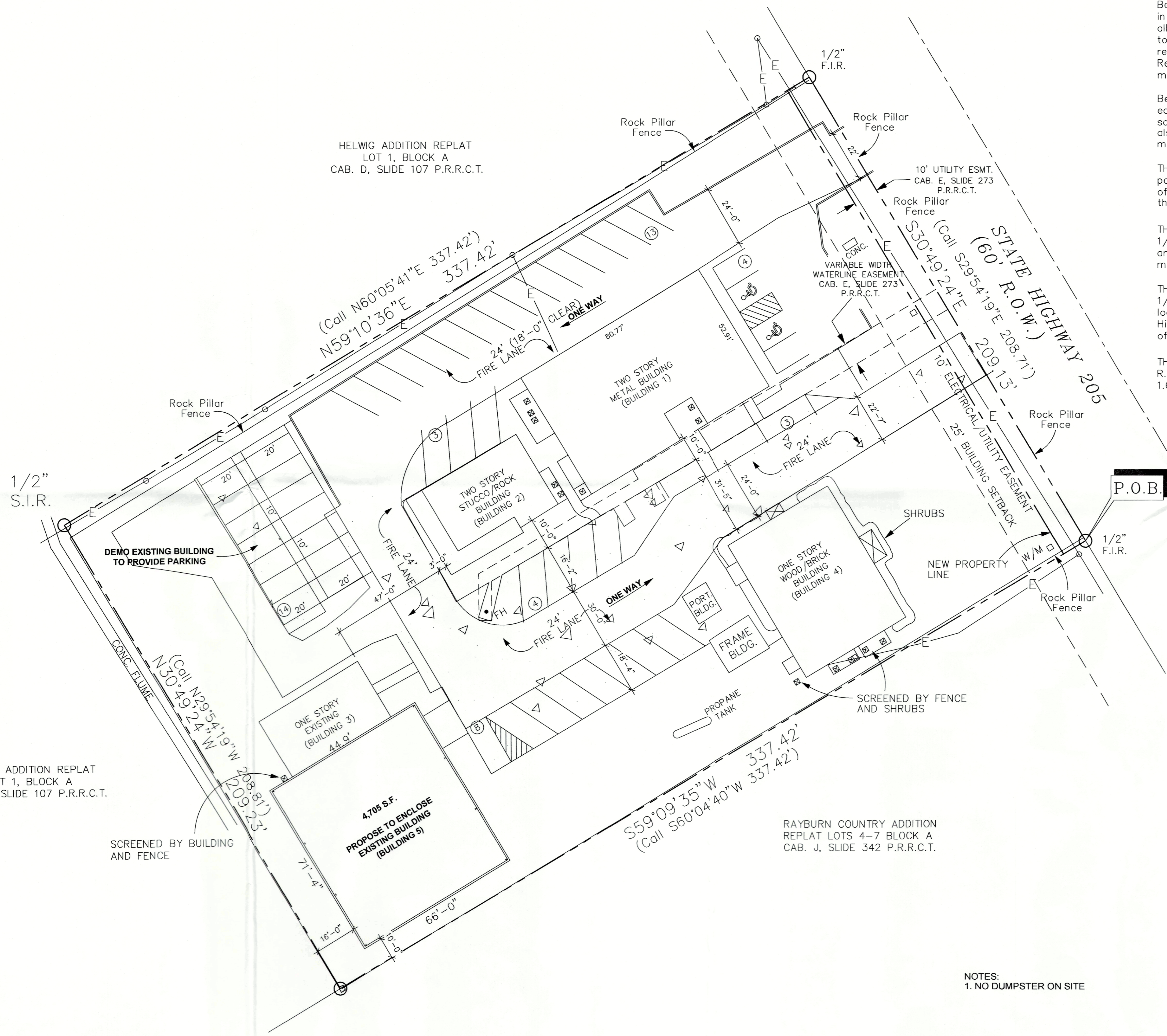
THENCE N30°49'24"W 209.23 feet to a set 1/2" iron rod for the west corner of this tract and also being the west corner of the above mentioned Lot 1;

THENCE N59°10'36"E 337.42 feet to a found 1/2" iron rod for the north corner of this tract located in the southwest R.O.W. of State Highway 205 and also being the north corner of the above mentioned Lot 1;

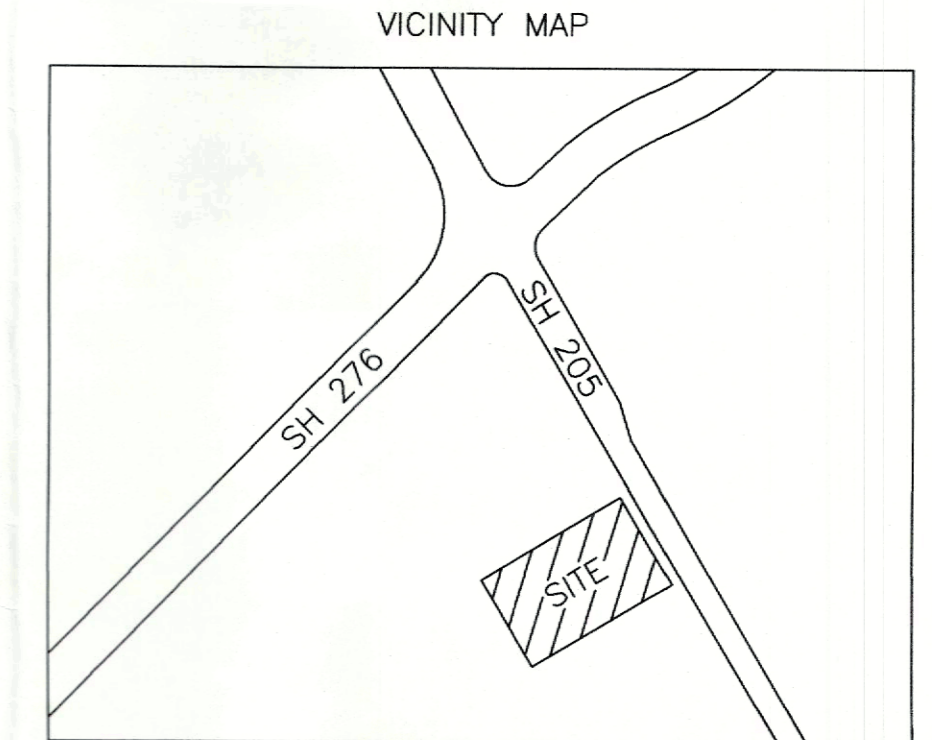
THENCE S30°49'24"E 209.13 feet along said R.O.W. to the point of beginning and containing 1.62 acres (70,567 S.F.) of land.

| | |
|---------------|------------|
| ISSUE: | |
| OWNER REVIEW: | 03-04-2022 |
| CITY REVIEW: | 04-05-2022 |
| REVIEW COMM.: | 04-05-2022 |

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| PARKING TABLE | |
|--|----------------------|
| TOTAL OFFICE S.F./PARKING | 6,179 S.F./300 = 21 |
| TOTAL MFG. S.F./PARKING | 10,085 S.F./500 = 21 |
| TOTAL STORAGE S.F./PARKING | 4,705 S.F./1000 = 5 |
| TOTAL PARKING REQUIRED | 47 SPACES |
| TOTAL PARKING PROVIDED | 49 SPACES |
| PERVIOUS COVERAGE - 30% OF 70,567 S.F. | 24,770 S.F. |
| IMPERVIOUS COVERAGE - 70% OF 70,567 S.F. | 49,797 S.F. |



| | |
|---|--|
| FUJI CERAMICS, LLC. | |
| LEGAL DESCRIPTION AND OR ADDRESS: FUJI CERAMICS, LLC. LOT 1, BLOCK A ESTEP SUBDIVISION CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS | |
| OWNER Kip Estep Fuji Ceramics, LLC. 2685 S. Goliad (SH. 205) Rockwall, TX 75032 | APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: info@carrollarch.com ATTN: Jeff Carroll |
| CITY OF ROCKWALL CASE NUMBER: SP2022-010 | |
| 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 12 day of April, 2022. | |
| WITNESS OUR HANDS, this 12 day of April, 2022. | |
| _____ Director of Planning and Zoning | |

NOTES:
 1. NO DUMPSTER ON SITE

ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
 MANUFACTURING FACILITIES
 2685 S. Goliad (SH. 205)
 Rockwall, Texas 75032



ARCHITECTURAL SITE PLAN

DATE: _____ SHEET NO. _____
 PROJECT NO. 2022029
 DRAWN BY: _____ A100
 CHECKED BY: _____

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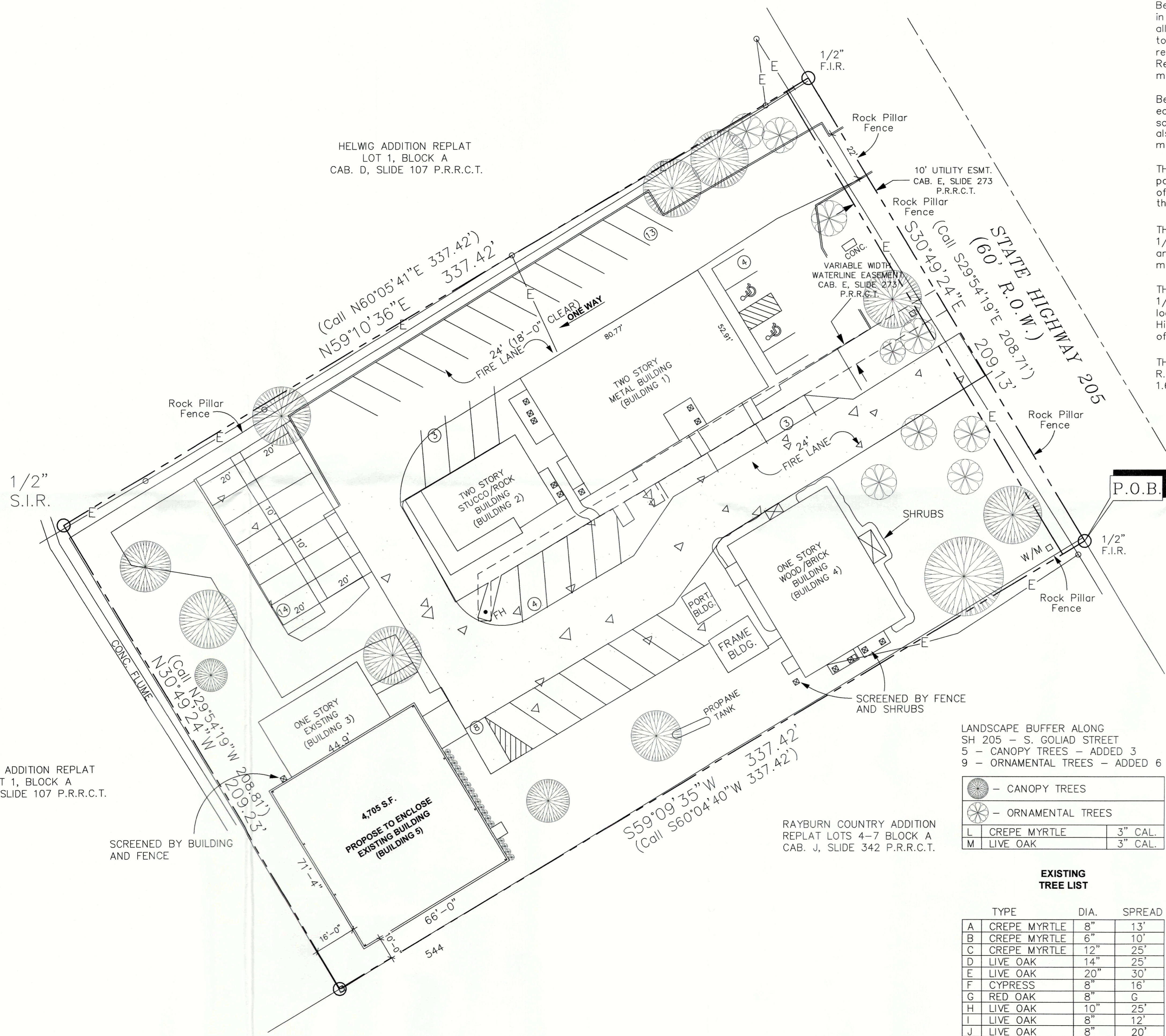
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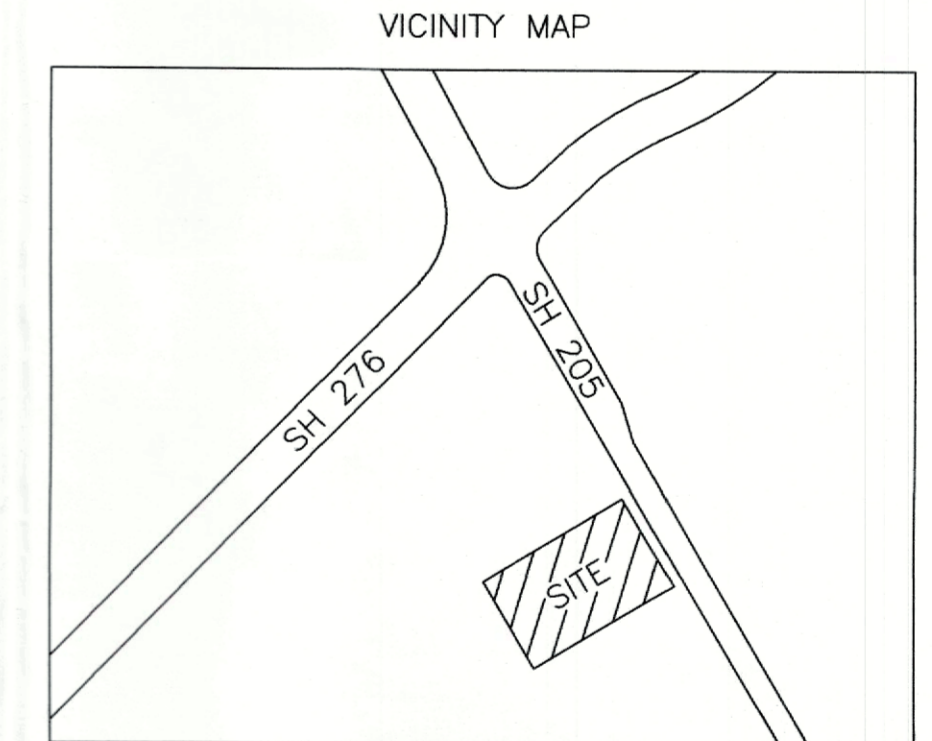
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| TOTAL STORAGE S.F./PARKING | 4,705 S.F./1000 = 5 |
| TOTAL PARKING REQUIRED | 47 SPACES |
| TOTAL PARKING PROVIDED | 49 SPACES |
| PERVIOUS COVERAGE - 30% OF 70,567 S.F. | 27,750 S.F. |
| IMPERVIOUS COVERAGE - 70% OF 70,567 S.F. | 42,817 S.F. |



LANDSCAPE BUFFER ALONG SH 205 - S. GOLIAD STREET
5 - CANOPY TREES - ADDED 3
9 - ORNAMENTAL TREES - ADDED 6

| | | |
|----------|--------------------|---------|
| (Symbol) | - CANOPY TREES | |
| (Symbol) | - ORNAMENTAL TREES | |
| L | CREPE MYRTLE | 3" CAL. |
| M | LIVE OAK | 3" CAL. |

| EXISTING TREE LIST | | |
|--------------------|--------------|-------------|
| | TYPE | DIA. SPREAD |
| A | CREPE MYRTLE | 8" 13' |
| B | CREPE MYRTLE | 6" 10' |
| C | CREPE MYRTLE | 12" 25' |
| D | LIVE OAK | 14" 25' |
| E | LIVE OAK | 20" 30' |
| F | CYPRESS | 8" 16' |
| G | RED OAK | 8" 16' |
| H | LIVE OAK | 10" 25' |
| I | LIVE OAK | 8" 12' |
| J | LIVE OAK | 8" 20' |

FUJI CERAMICS, LLC.
LEGAL DESCRIPTION AND OR ADDRESS:
FUJI CERAMICS, LLC.
LOT 1, BLOCK A, ESTEP SUBDIVISION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
Kip Estep
Fuji Ceramics, LLC.
2685 S. Goliad (SH. 205)
Rockwall, TX 75032

APPLICANT
Carroll Architects, Inc.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: info@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
SP2022-010

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, this 12 day of April, 2022

Director of Planning and Zoning

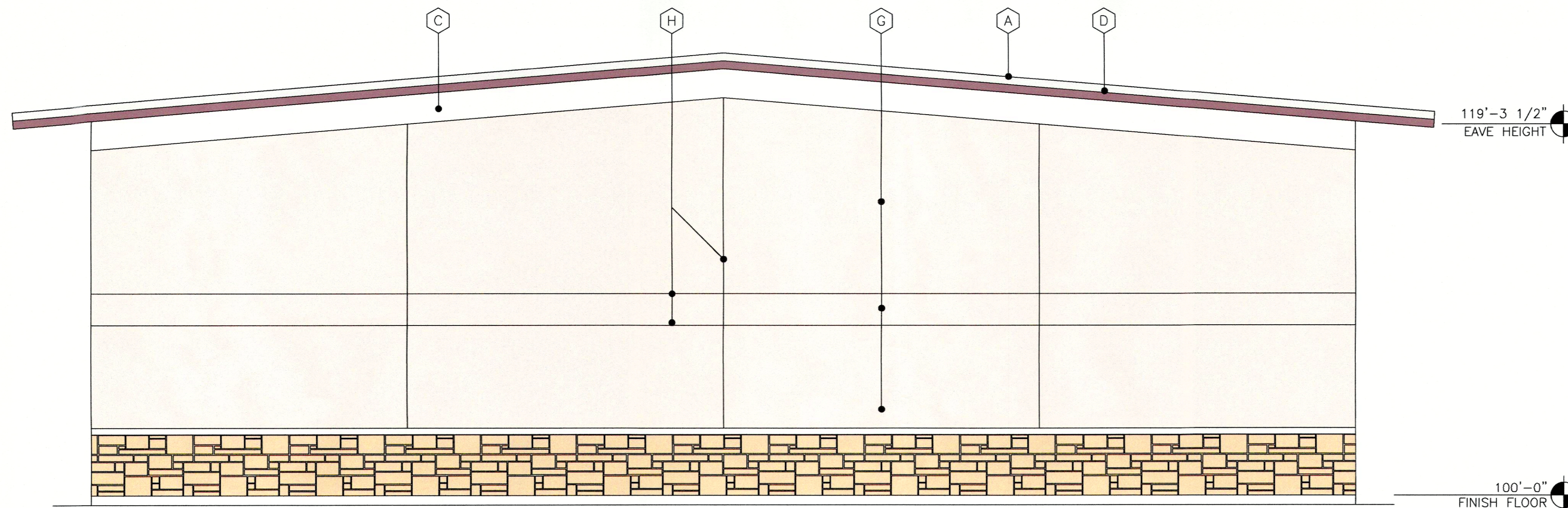
HELWIG ADDITION REPLAT LOT 1, BLOCK A CAB. D, SLIDE 107 P.R.R.C.T.

SCREENED BY BUILDING AND FENCE

RAYBURN COUNTRY ADDITION REPLAT LOTS 4-7 BLOCK A CAB. J, SLIDE 342 P.R.R.C.T.

LANDSCAPE PLAN

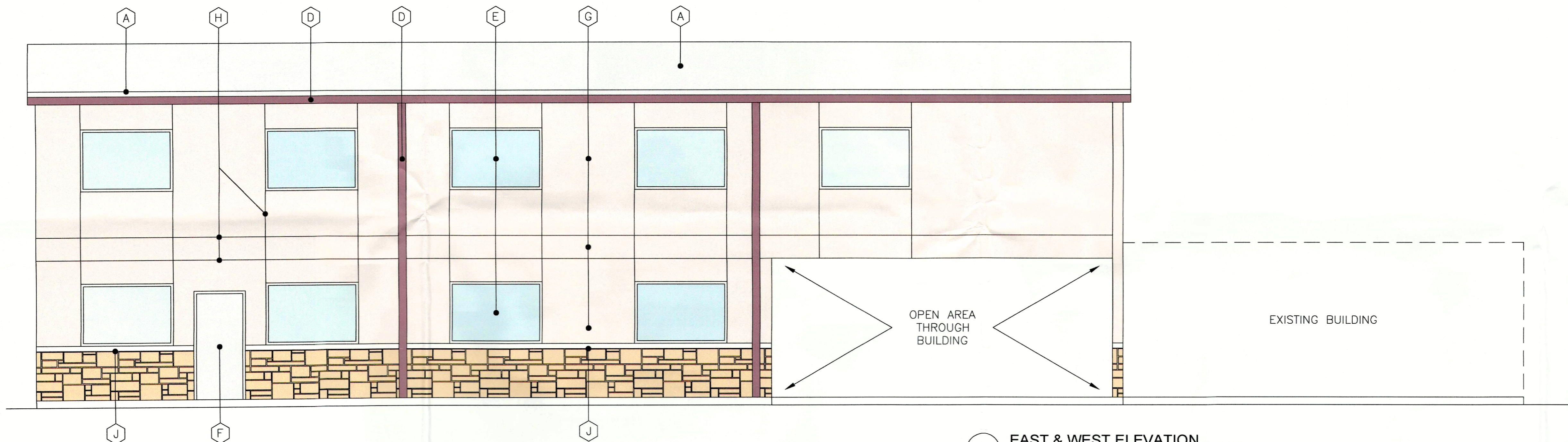
DATE: MAR 2022 SHEET NO:
PROJECT NO: 2022029
DRAWN BY:
CHECKED BY:



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

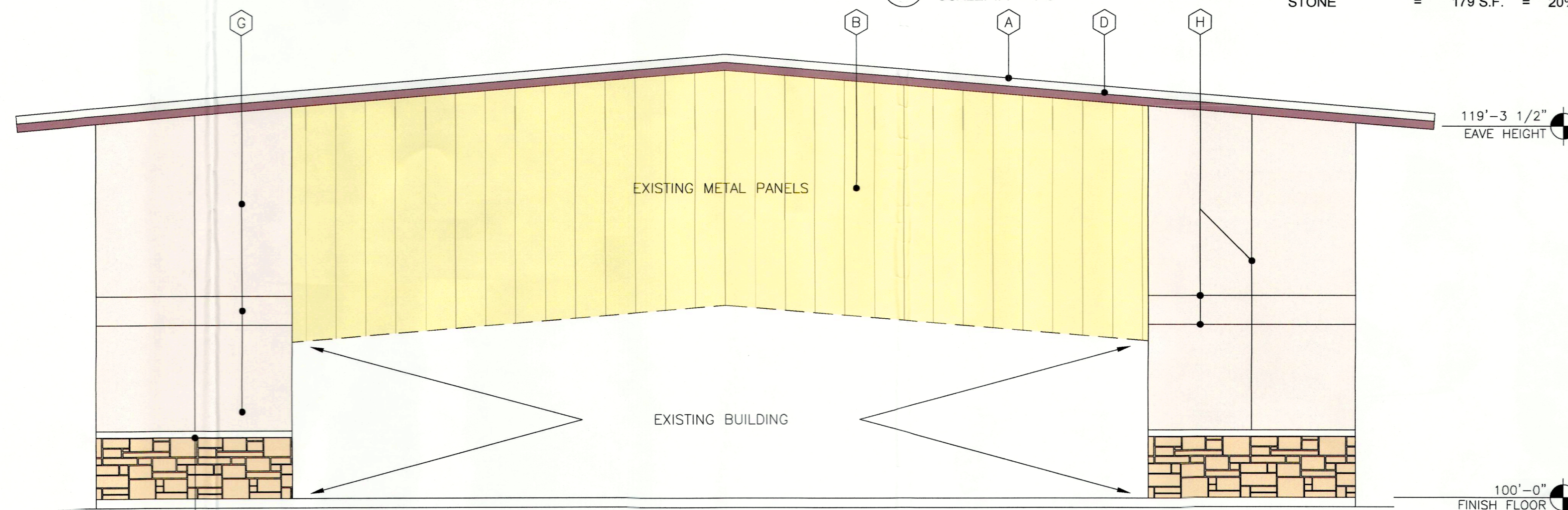
STUCCO = 1,020 S.F. = 80%
STONE = 255 S.F. = 20%

| EXTERIOR FINISH SCHEDULE | |
|--------------------------|--|
| A | EXISTING METAL ROOFING |
| B | EXISTING METAL WALL PANELS |
| C | EXISTING FASCIA ELEMENT |
| D | PREFINISHED GUTTER, DOWNSPOUTS, OR TRIM COLOR: SELECTED BY OWNER TO MATCH EXISTING |
| E | 4'-0"x6'-0" STOREFRONT METAL WINDOWS, TYP. |
| F | EXTERIOR HOLLOW METAL DOOR & FRAME, PAINT. COLOR: SELECTED BY OWNER TO MATCH EXISTING |
| G | STUCCO - 3-PART W/ EIFS FINISH COLOR - TO MATCH EXISTING |
| H | STUCCO CONTROL JOINTS |
| J | STONE TO MATCH EXISTING BUILDING |




2 EAST & WEST ELEVATION
SCALE: 1/4" = 1'-0"

STUCCO = 714 S.F. = 80%
STONE = 179 S.F. = 20%



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

STUCCO = 337 S.F. = 80%
STONE = 84 S.F. = 20%

| | |
|---|--|
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| CITY REVIEW: | 04-05-2022 |
| REVIEW COMM.: | 04-05-2022 |

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Rockwall, Texas 75032



EXTERIOR ELEVATIONS

| | | | |
|--------------|----------|------------|------|
| DATE: | MAR 2022 | SHEET NO.: | A501 |
| PROJECT NO.: | 2022029 | DRAWN BY: | |
| CHECKED BY: | | | |