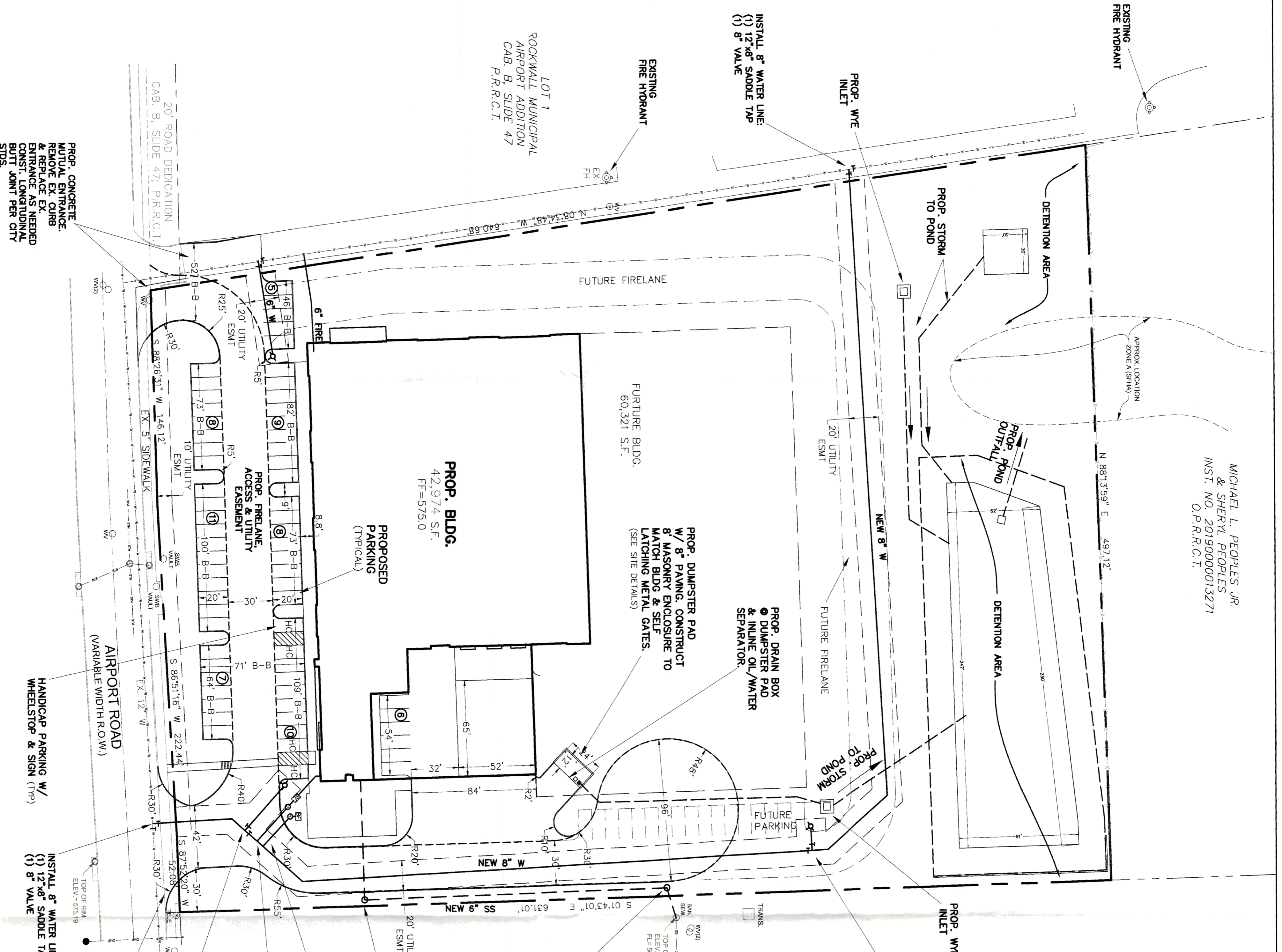


MICHAEL L. PEOPLES, JR.
& SHERYL PEOPLES
INST. NO. 20190000013271
O.P.R.C.T.



NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
 - 3) SEE PLAN FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

- INSTALL 14LF OF 6" PVC CLASS 200:
 (1) 8"x6" TAPPING SLEEVE
 (1) 6" VALVE
 (1) FH ASSEMBLY IN ESMT

STA. 0+22
INSTALL NEW 4" MH
FL (IN) = 963.1
FL (OUT) = 985.0

STA. 2+27
INSTALL NEW 4" MH
W/ 81 LF OF PRIVATE
6" SDR-35 WASTEWATER
LATERAL W/ DBL
CLEANOUT @ BLDG
FL (IN) = 567.25
FL (OUT) = 567.15

FOR IRRIGATION
SERVICE INSTALL:
 (1) 1" WATER LINE
 (1) 1" METER BOX ESMT
 (1) 1" METER IN ESMT
 (1) 1" METER BACKFLOW
 PREVENTOR

FOR DOMESTIC SERVICE
INSTALL:
 (1) 2" WATER LINE
 (1) 2" METER BOX
 (1) 2" METER IN ESMT
 (1) TESTABLE BACKFLOW
 PREVENTOR

INSTALL 39LF OF 6" PVC CLASS 200:
 (1) 8"x6" TAPPING SLEEVE
 (1) 6" VALVE
 (1) FH ASSEMBLY IN ESMT

INSTALL 8" WATER LINE:
 (1) 12"x6" SADDLE TAP
 (1) 8" VALVE

HANDICAP PARKING W/
WHEELSTOP & SIGN (TYP)

- PAVING NOTES:**
- 1) APPROXIMATES TO BE 8" THICK, 4200 psi, 7.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER, (O.C.)
 - 2) FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER, (O.C.)
 - 3) DUMPSTER PAD TO BE 7" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER, (O.C.)
 - 4) ALL OTHER (NON-FIRELANE) PAVING CAN BE 6" THICK SIDEWALK TO BE 471, 3000 psi, 6 SACK MIX, REINFORCED WITH #3 BARS @ 18" O.C.
 - 5) ALL FILL OF SUBGRADE SHALL BE PLACED ON 6" LIFTS AND COMPACTED TO 98% OF STD PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPSFOOT ROLLER
 - 6) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 7) NO SAND UNDER PAVING
 - 8) NO PAVING INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLETS OR SOD ON THE SIDES & BOTTOM OF POND

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY TEXAS HERITAGE SURVEYING, L.P.C. OF DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES OR OMISSIONS. (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND IN THE FIELD. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCKWALL PRIOR TO CONSTRUCTION. ANY COSTS INCURRED AS THE RESULT OF NOT CONFORMING TO THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS (PERKED), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDENIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

SITE DATA:

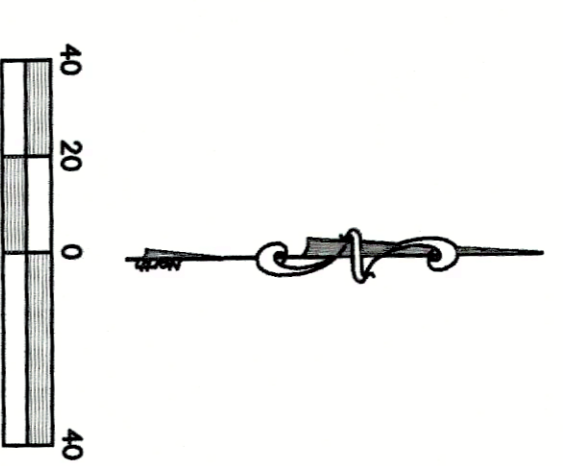
LOT AREA: 6,685 Acres; 291,202 sq. ft.
 LOT COVERAGE: 14.76%
 FLOOR TO AREA RATIO: 6.78:1
 BUILDING AREA: Office: 8,399 sq. ft.
 Warehouse: 35,575 sq. ft.
 Total: 42,974 sq. ft.
 BUILDING HEIGHT: 1 STORY
 PROPOSED FUTURE USE: OTHER: INTERMEDIATE AREA (Including buildings): 55,535 sq. ft.
 ZONING: PD-10/C
 Required: Office (1/3000sf) = 28
 Warehouse (1/10000sf) = 36
 Handicap = 3
 Standard = 60
 Handicap = 4
 Total Provided = 64
 LANDSCAPE AREA: Required: (20%)
 Provided: sq. ft.
FIRESPRINKLER:
 YES
 * THERE ARE NO EXIST. BUILDINGS ON THIS SITE
 * THERE ARE TREES ON THIS SITE

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 _____ day of _____, 2024.

WITNESS OUR HANDS, this _____ day of _____, 2024.

 Director of Planning and Zoning

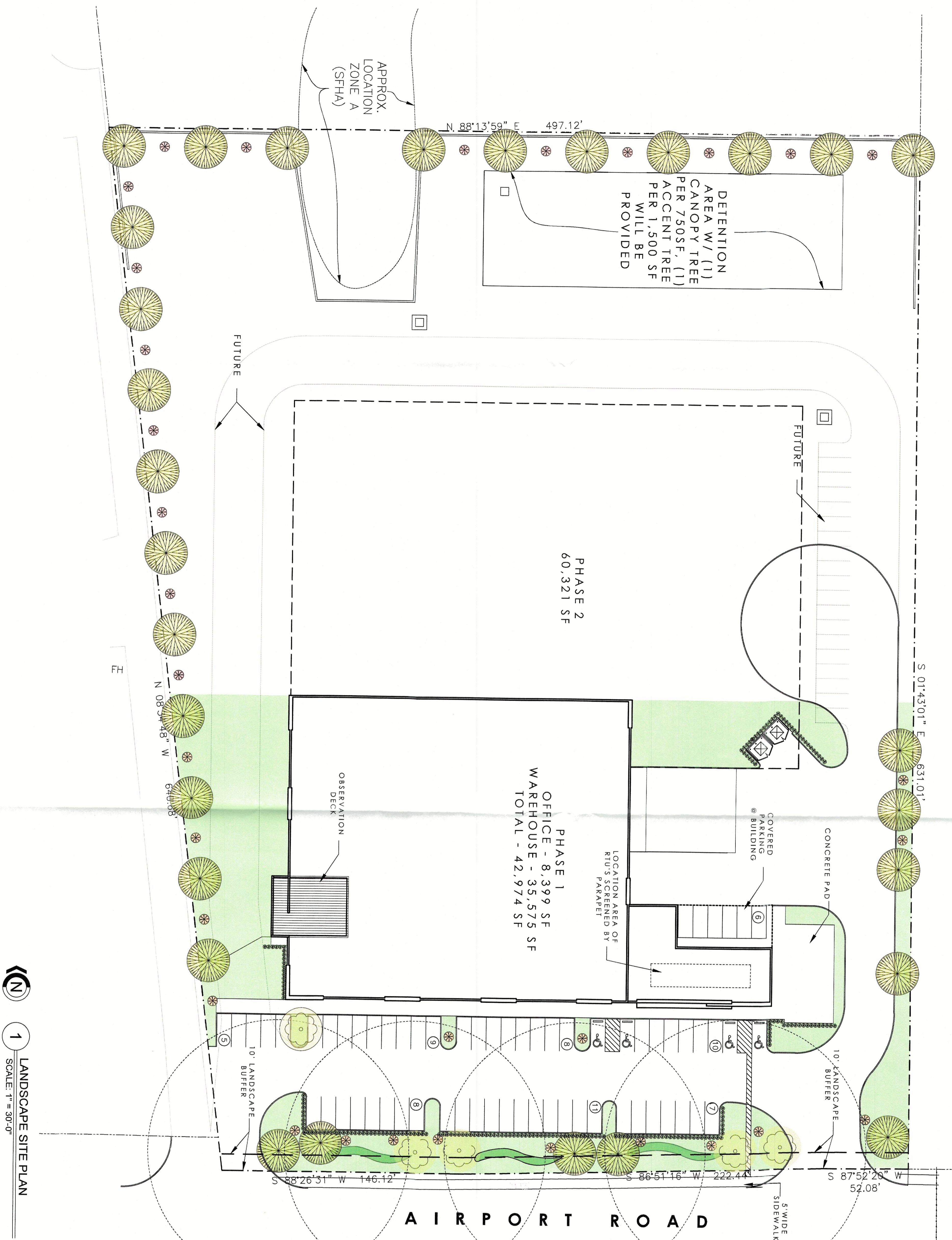


CASE # SP2024-012
SITE PLAN
TEXAS PRODUCTS CORPORATE OFFICE

1775 AIRPORT ROAD
 David Herr Survey, Abstract No. 102,
 6.685 ACRES
 City of Rockwall, Rockwall County, Texas

OWNER:
TEXAS PRODUCTS
 Rockwall, Texas
 Contact: Jeff Carroll (972)792-6085
 Prepared by:

ENGINEER:
MONK CONSULTING ENGINEERS, INC.
 1200 W. Stone Street, Garland, Texas 75040
 REG. NO. F-2357
 972 272-1783 Fax 972 272-7747



SITE DATA TABLE	
SITE AREA PHASE 1	2.9 ACRES (128,482 S.F.)
ZONING	LI LIGHT INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
BUILDING AREA PHASE 1:	42,974 S.F.
OFFICE	8,399 S.F.
WAREHOUSE	34,575 S.F.
LOT COVERAGE (gross area)	34%
FLOOR TO AREA RATIO	
BUILDING HEIGHT MAX.	80'-0"

LANDSCAPE TABULATION	
NET AREA PHASE 1	2.9 ACRES (128,482 S.F.)
REQUIRED LANDSCAPE AREA - 20% OF 128,482 S.F.	25,696 S.F.
PROVIDED LANDSCAPE AREA - 25% OF 128,482 S.F.	31,881 S.F.
EXCESS LANDSCAPE AREA - 25% OF 128,482 S.F.	9,185 S.F.

TREE & SHRUB CALCULATIONS	
STREET TREES REQUIRED: 1 TREE 50' - 0"	
FRONTAGE ROAD 420' LF CANOPY TREE	9 TREES 4" O.C.
FRONTAGE ROAD 420' LF ACCENT TREE	9 TREE 4" TALL
TOTAL STREET TREES PROVIDED	18 TREES
LANDSCAPE SCREENING @ NORTH & WEST PROPERTY LINE	
1 CANOPY TREE @ 50'-0" O.C.	20 TREES
1 ACCENT TREE @ 50'-0" O.C.	19 TREES
TOTAL SCREENING TREES	39 TREES

TREE & SHRUB LEGEND	
	GERM ELM
	BAD CYPRESS (DETENTION ROAD)
	DESERT WILLOW
	BIRCH
	WATER POMPONA (PARKING)
	5 OAKLEAF (REPLANTATION)

- GENERAL NOTES:**
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE LANDSCAPE ARCHITECT. A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WORKER. LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND HOSE ATTACHMENT SYSTEM SHALL HAVE TREELE SAND AND BE RAINWATER.
 - ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE PLANTED WITH THE FOLLOWING SPECIFICATIONS:
 - OWNER MAY SUBSTITUTE TYPES OF TREES THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST OR UNLIMITED.
 - CONTRIBUTION TO VERRY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 - DUMPSTER IS NOT REQUIRED FOR THIS PROJECT - PROVIDED ADVANCEMENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 - THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE GRASS. NO TRAFFIC SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINES THAT ARE 12 INCHES AND OVER. WATER AND WASTEWATER BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE WITHIN 80' OF A TREE CONSTRUCTION.
 - ALL LANDSCAPE SHALL BE PROVIDED W/ PHASE 1 CONSTRUCTION.

CITY OF ROCKWALL USE NUMBER:

LEGAL DESCRIPTION AND OR ADDRESS:
 DAVID HARR SPARKS, ABSTRACT # 102,
 ROCKWALL, COUNTY, TEXAS,
 PROMPTED FROM JO ANN APPEL,
 GROWN TO ADD ROAD SERVICE, LTD.

OWNER:
 Mr. Frank Coontzen
 Texas Products, LLC
 3825 Roper Dr., 75189
 Rockwall, TX 75087

APPLICANT:
 Carroll Architects, INC.
 11110
 Rockwell, TX 75087
 P: 972-732-6085
 ATTN: Jeff Carroll

SITE PLAN SIGNATURE BLOCK:

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 this _____ day of _____, 2024.

WITNESSE MY HANDS, the _____ day of _____, 2024.

 Mayor of Planning and Zoning

ISSUE:	
SITE PLAN:	03-15-2024
OWNER REVIEW:	03-20-2024

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NEW OFFICE/WAREHOUSE FOR
TEXAS PRODUCTS
 CORPORATE OFFICE
 1775 Airport Road
 Rockwall, Texas 75087

CARROLL architects

750 E. Interstate 30
 Suite 1111
 Rockwall, TX 75087
 T: 972-732-6085
 F: 972-732-8058

LANDSCAPE SITE PLAN

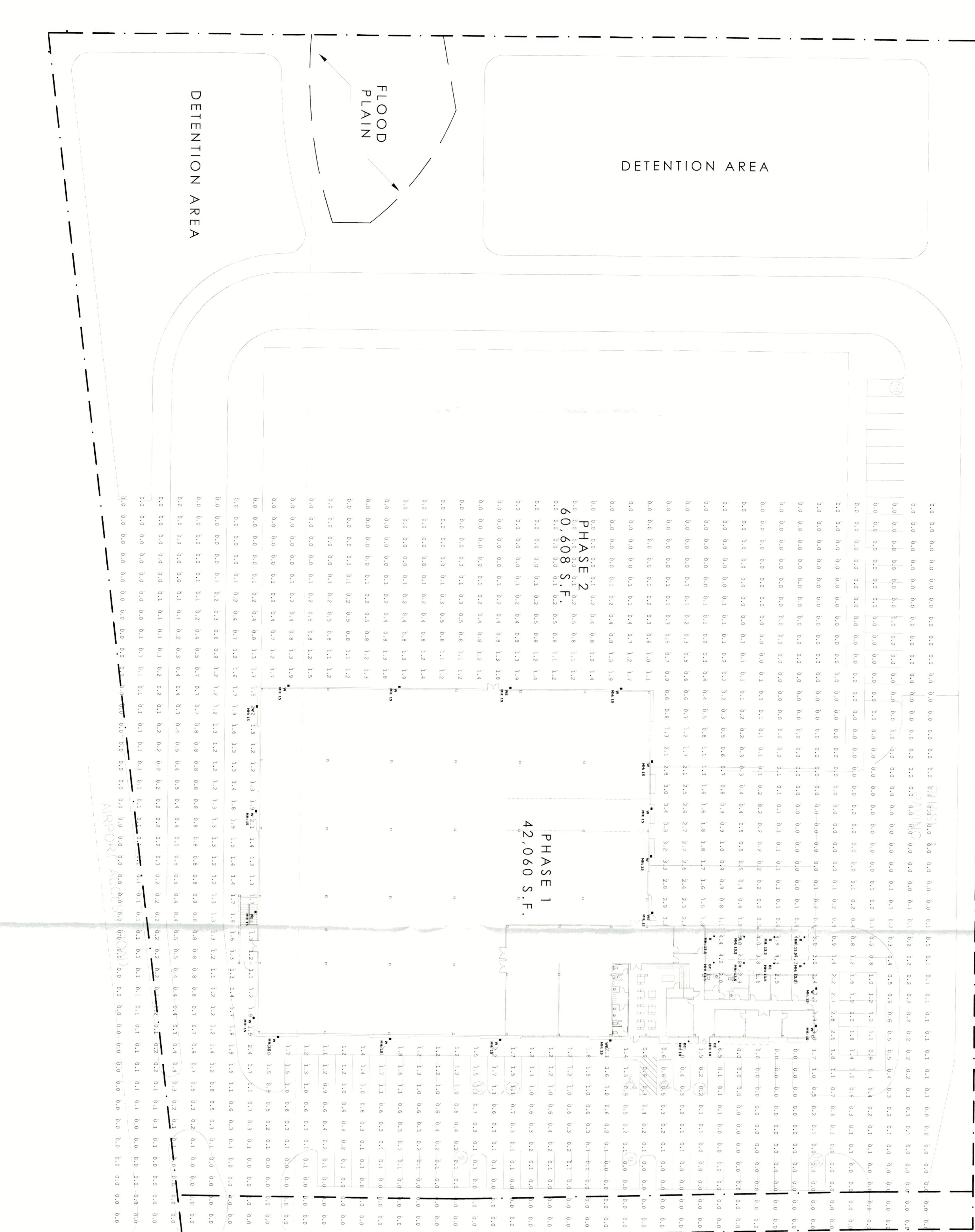
DATE: MAR 2024
 PROJECT NO: 2023083
 DRAWN BY: ZJ
 CHECKED BY: ZJ

SHEET NO: **A100**

Luminaire Schedule	Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumens Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
B	B	10	10	ULTRONIA LUMEN 40/10 LGAR LSS MVOLT DRIVER	1047	10.58	1.000	0.850	1.000
W	W	18	18	ULTRONIA WIDGEZ LED P4 40K 80CRI TAN MVOLT MOUNT FINISH	4177	46.659	1.000	0.850	1.000

Calculation Summary				
Calculation Grid Location	Calc Height (Ft.)	Units	Avg	Max
GRADE - Terrain	0	Fc	0.46	7.0
			Min	Avg/Min
			0.0	N.A.

DATE:	FEB 2024
PROJECT NO.:	2023083
DRAWN BY:	ZJ
CHECKED BY:	
SHEET NO.:	E001A



A I R P O R T R O A D

CITY OF ROCKWALL CASE NUMBER: 192024-012

LEGAL DESCRIPTION AND OR ADDRESS: DAVID HARR SURVEY, ABSTRACT # 102, CONVEYED FROM JO ANN ATHERY, GUARDIAN TO ADD REAL ESTATE, LTD.

OWNER: David Harr Survey, Abstract # 102, Conveyed from Jo Ann Athery, Guardian to Add Real Estate, Ltd.

APPLICANT: Carroll Architects, Inc., 750 E. Interstate 30 #110, Rockwall, TX 75087, E: jcarroll@carrollarch.com, ATTN: Jeff Carroll

SITE PLAN SIGNATURE BLOCK:

APPROVED: I hereby certify that the above and foregoing site plan for a _____ project, as shown on the _____ day of _____, 2024, was approved by the Planning & Zoning Commission of the City of Rockwall.

WITNESSED: _____ day of _____, 2024.

Planning & Zoning Commission, Chairman

OWNER: M. Frank Coneston, 1500 Rockledge LLC, 1500 Rockledge, Rockwall, TX 75087, E: frankc@rockledge.com, ATTN: Jeff Carroll

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NEW OFFICE/WAREHOUSE FOR
TEXAS PRODUCTS
CORPORATE OFFICE

1775 Airport Road
Rockwall, Texas 75087

ISSUE: _____

SITE PLAN: _____

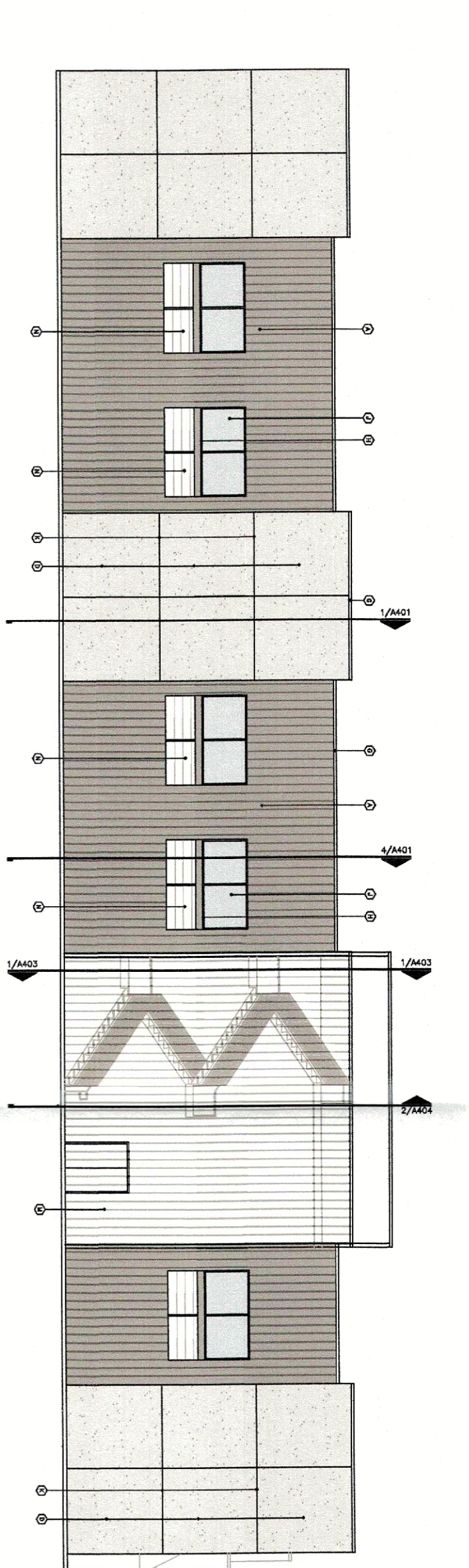
03-15-2024

CARROLL
architects

750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

1 PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

PHOTOMETRIC PLAN

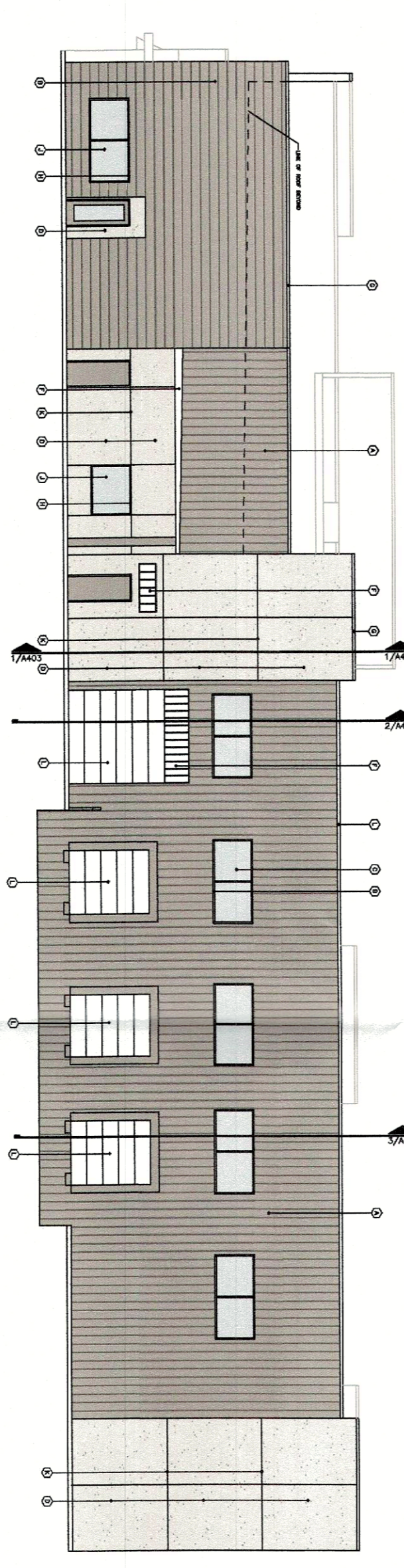


4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

MTL SIDING - 2,407 S.F. - 41%
 STUCCO - 2,193 S.F. - 37%
 TOTAL - 4,600 S.F. - 100%

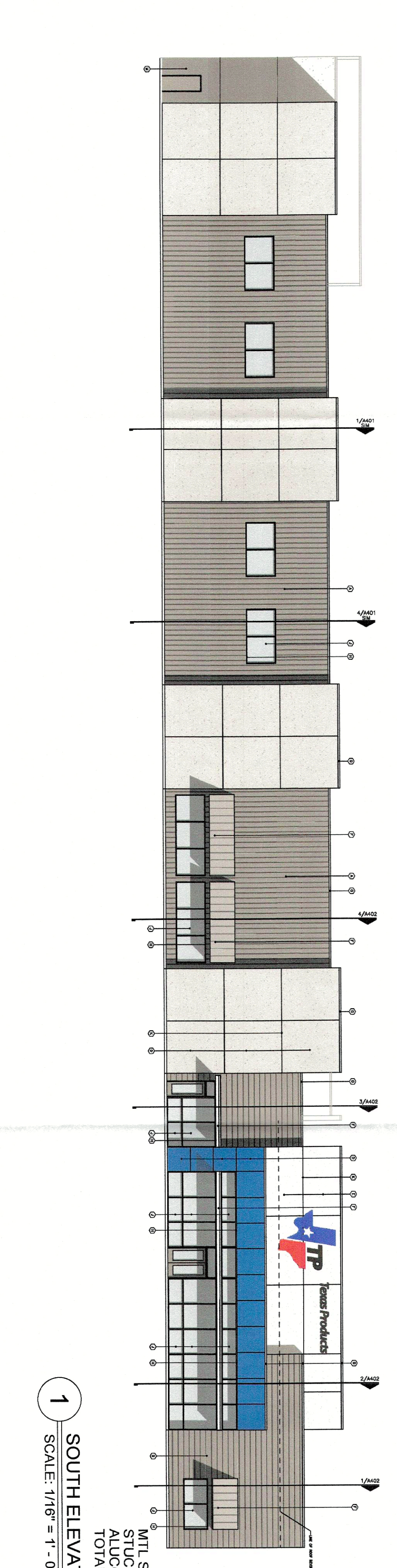
- EXTERIOR FINISH SCHEDULE
- 1 EXTERIOR METAL SIDING PANELS, VERTICAL
 - 2 EXTERIOR METAL SIDING PANELS, HORIZONTAL
 - 3 ALUMINUM METAL PANELS, SEE AS SHOWN
 - 4 STUCCO (3 PART SYSTEM) W/ EXPANSION FINISH COAT - COLOR - SW 7661 REFLECTION @ 100% PANEL
 - 5 STUCCO (3 PART SYSTEM) W/ EXPANSION FINISH COAT - COLOR - SW 9163 TBN DUTZ
 - 6 ALUMINUM SIDING PANELS, COLOR - ANODIZED ALUM
 - 7 GLASSING DOUBLE FRAME INSULATED LOW E GLASS W/ ANTI-REFLECTIVE COATING
 - 8 STUCCO CONTROL JOINTS AS SHOWN
 - 9 EXPANSION JOINT SYSTEM
 - 10 EXPANSION JOINT SYSTEM
 - 11 STAIR SCREEN
 - 12 METAL SCREEN
 - 13 COLOR - BLACK

NOTES:
 1. ALL MECHANICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF ROCKWALL SPECIFICATIONS.
 2. ALL MECHANICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF ROCKWALL SPECIFICATIONS.



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

MTL SIDING - 3,771 S.F. - 74%
 STUCCO - 1,328 S.F. - 28%
 TOTAL - 5,100 S.F. - 100%



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

MTL SIDING - 4,074 S.F. - 43%
 STUCCO - 3,900 S.F. - 42%
 TOTAL - 7,974 S.F. - 100%

DATE: MAR 2024
 PROJECT NO: 2023083
 DRAWN BY: ZJ
 CHECKED BY:

APPROVED: [Signature]

DATE: MAR 2024
 PROJECT NO: 2023083
 DRAWN BY: ZJ
 CHECKED BY:

DATE: MAR 2024
 PROJECT NO: 2023083
 DRAWN BY: ZJ
 CHECKED BY:

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 TEXAS PRODUCTS
 CORPORATE OFFICE
 1775 Airport Road
 Rockwall, Texas 75087

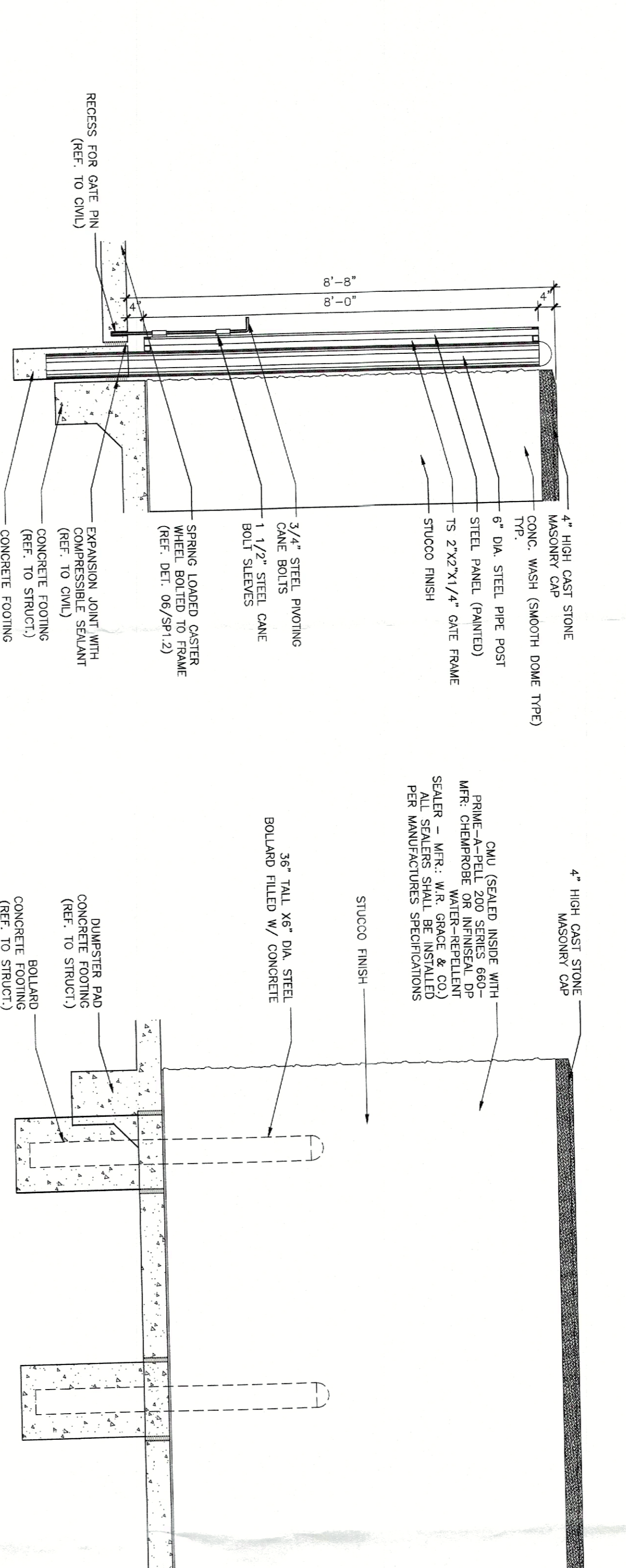
ISSUE

SITE PLAN:	03-15-2024
OWNER REVIEW:	03-20-2024

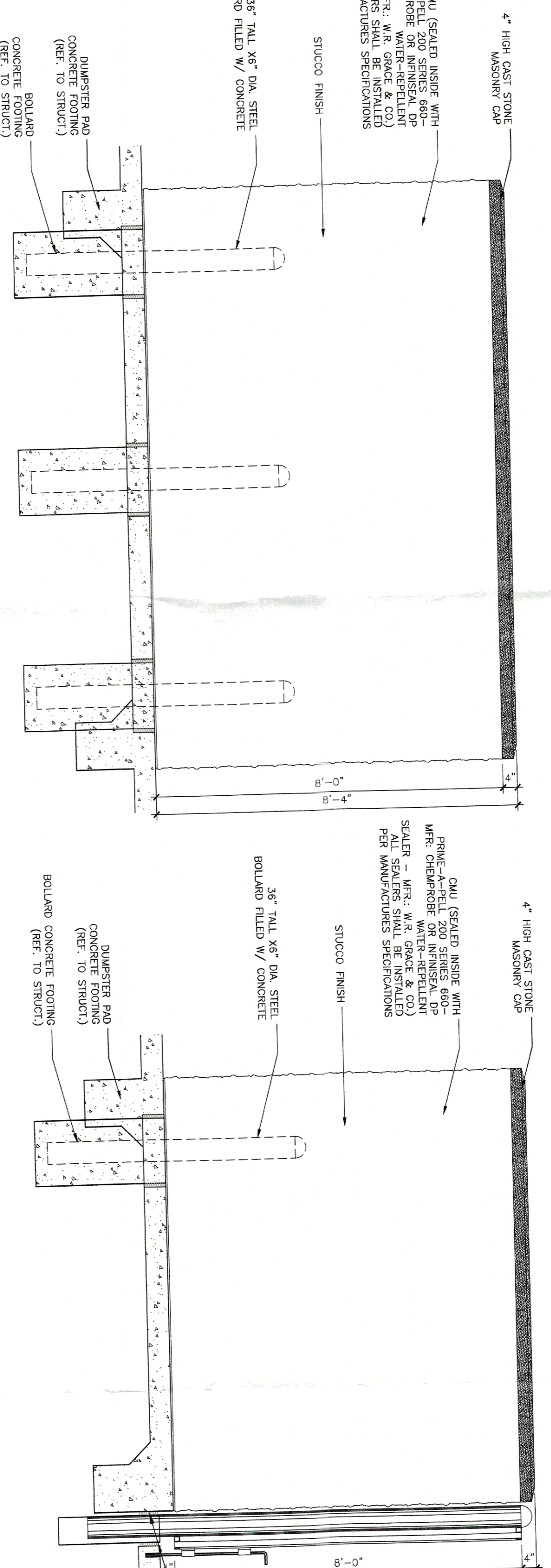
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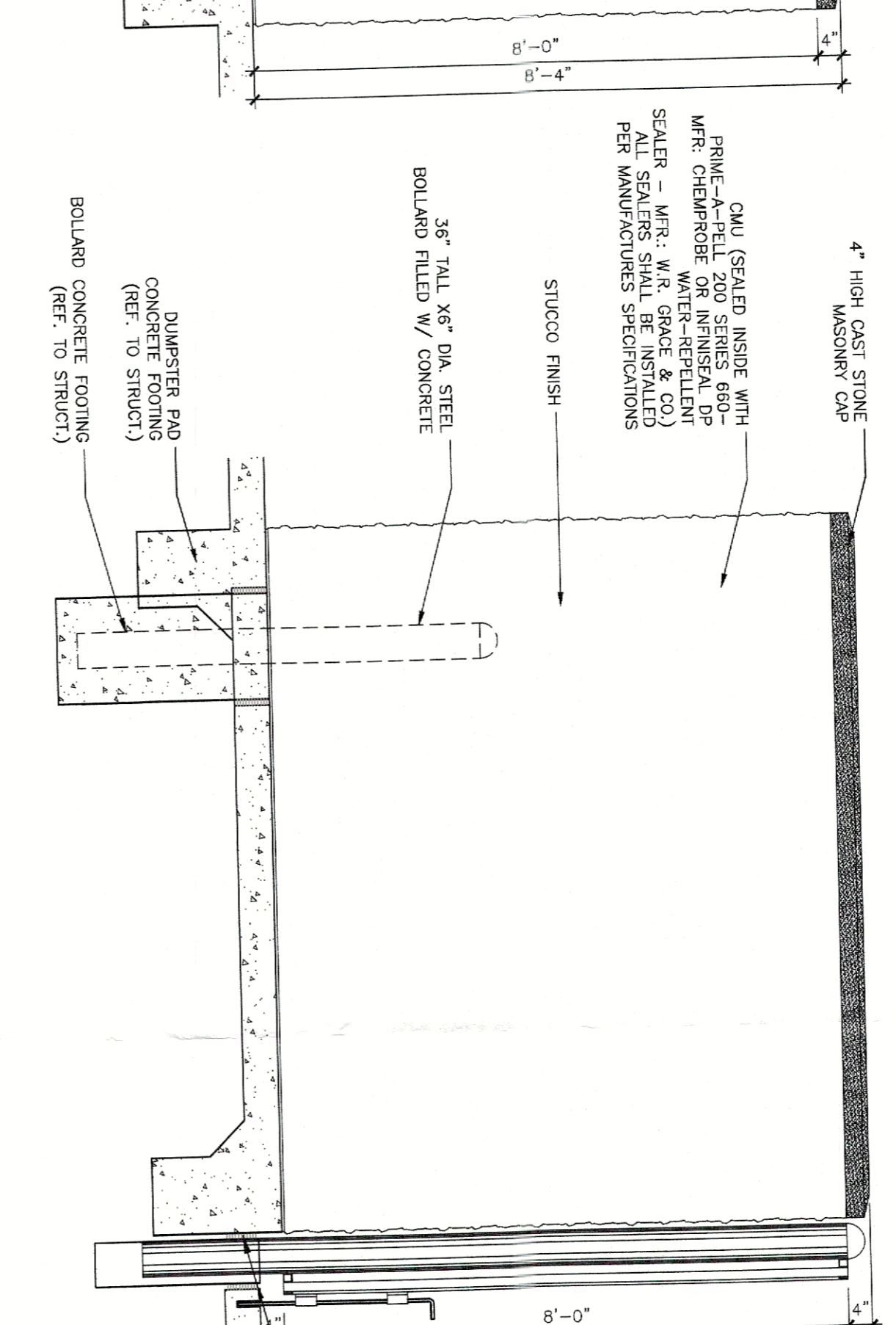
8 BOLLARD DETAIL @ DUMPSTER
SCALE: 1/2" = 1'-0"



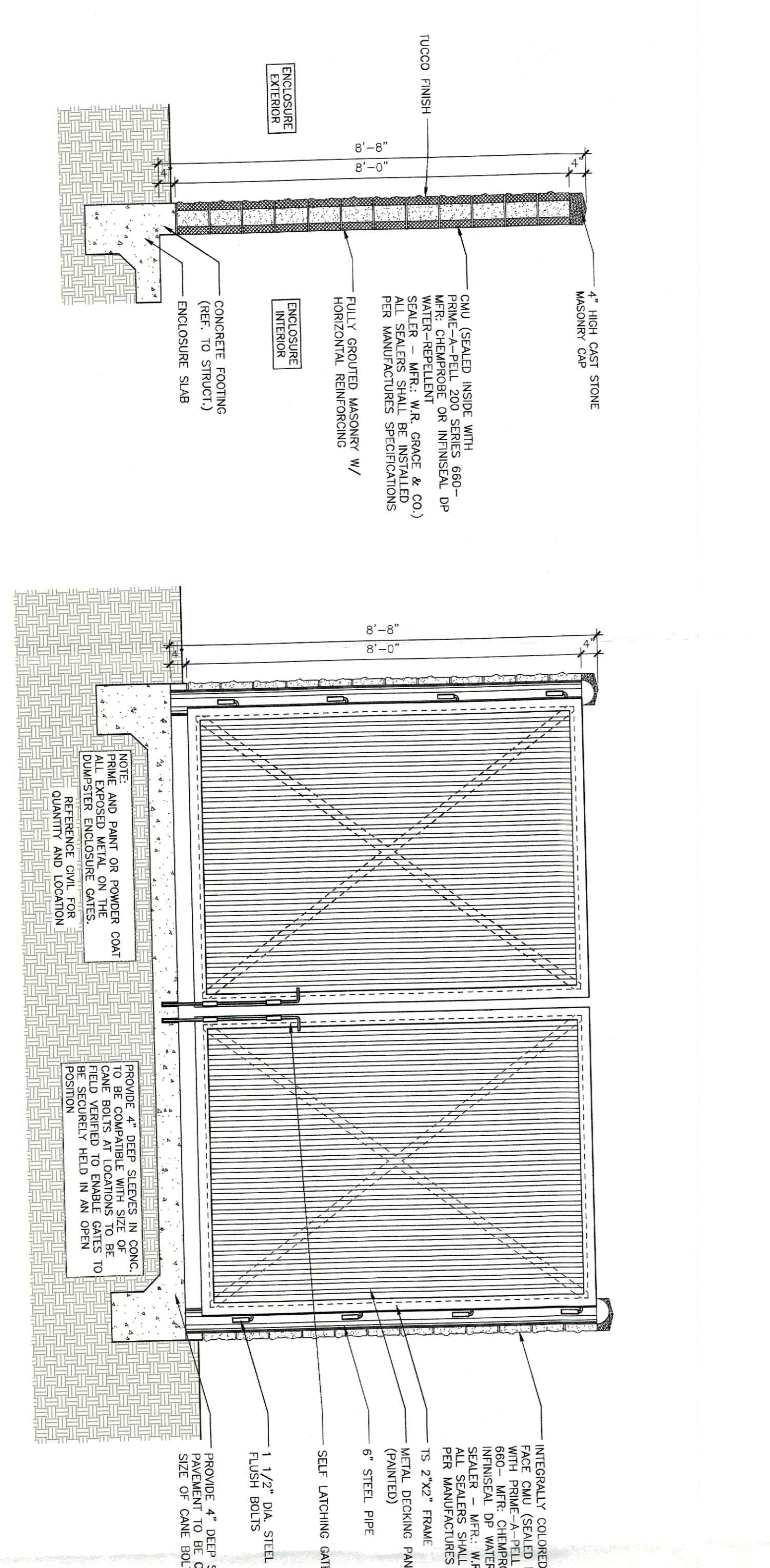
6 GATE SECTION @ DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



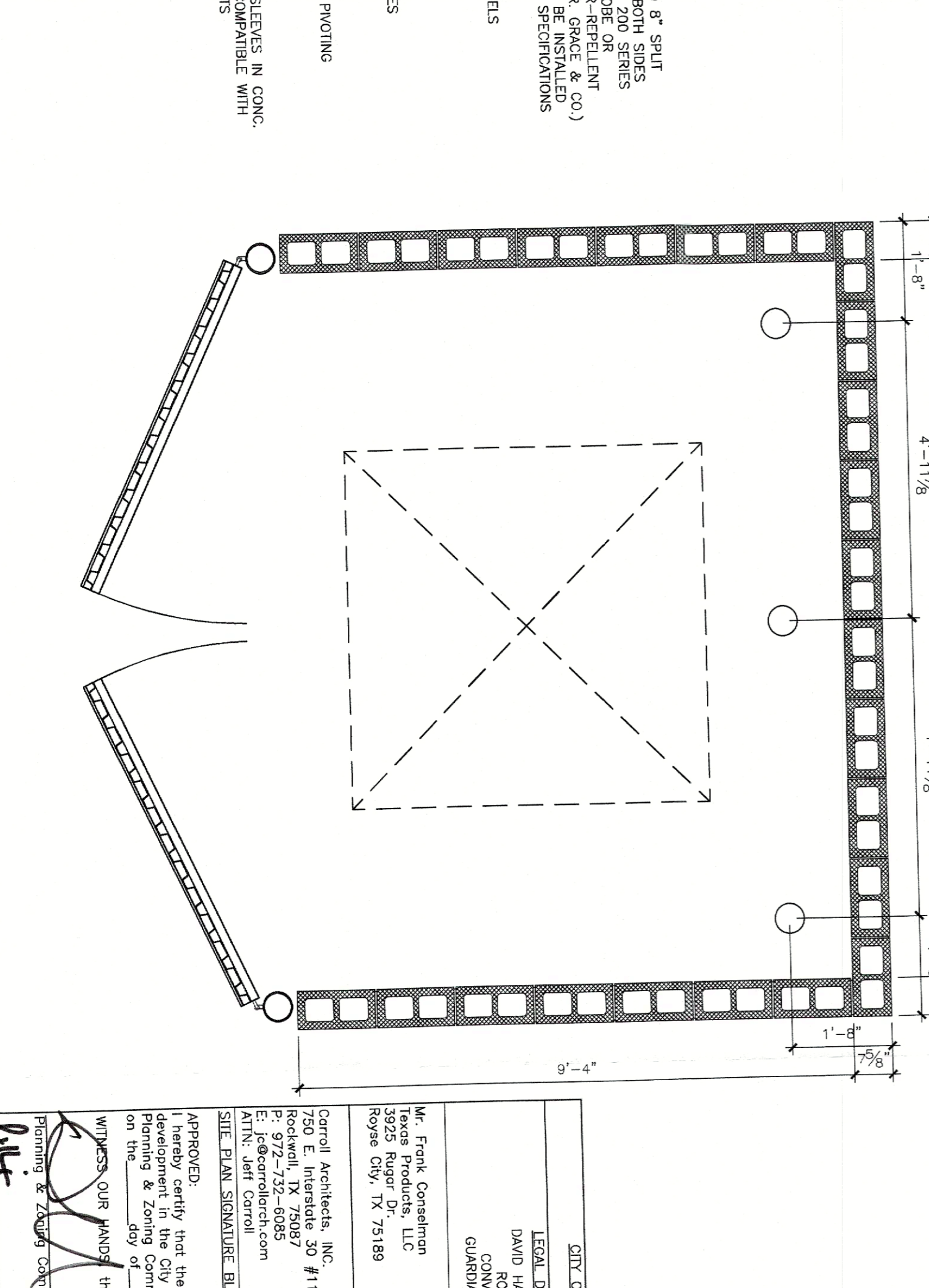
5 DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: 1/2" = 1'-0"



4 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



2 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE ENLARGED PLAN
SCALE: 1/2" = 1'-0"

ISSUE

SITE PLAN:	03-15-2024
OWNER REVIEW:	03-20-2024

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 1775 Airport Road
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APPROVED: [Signature]

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