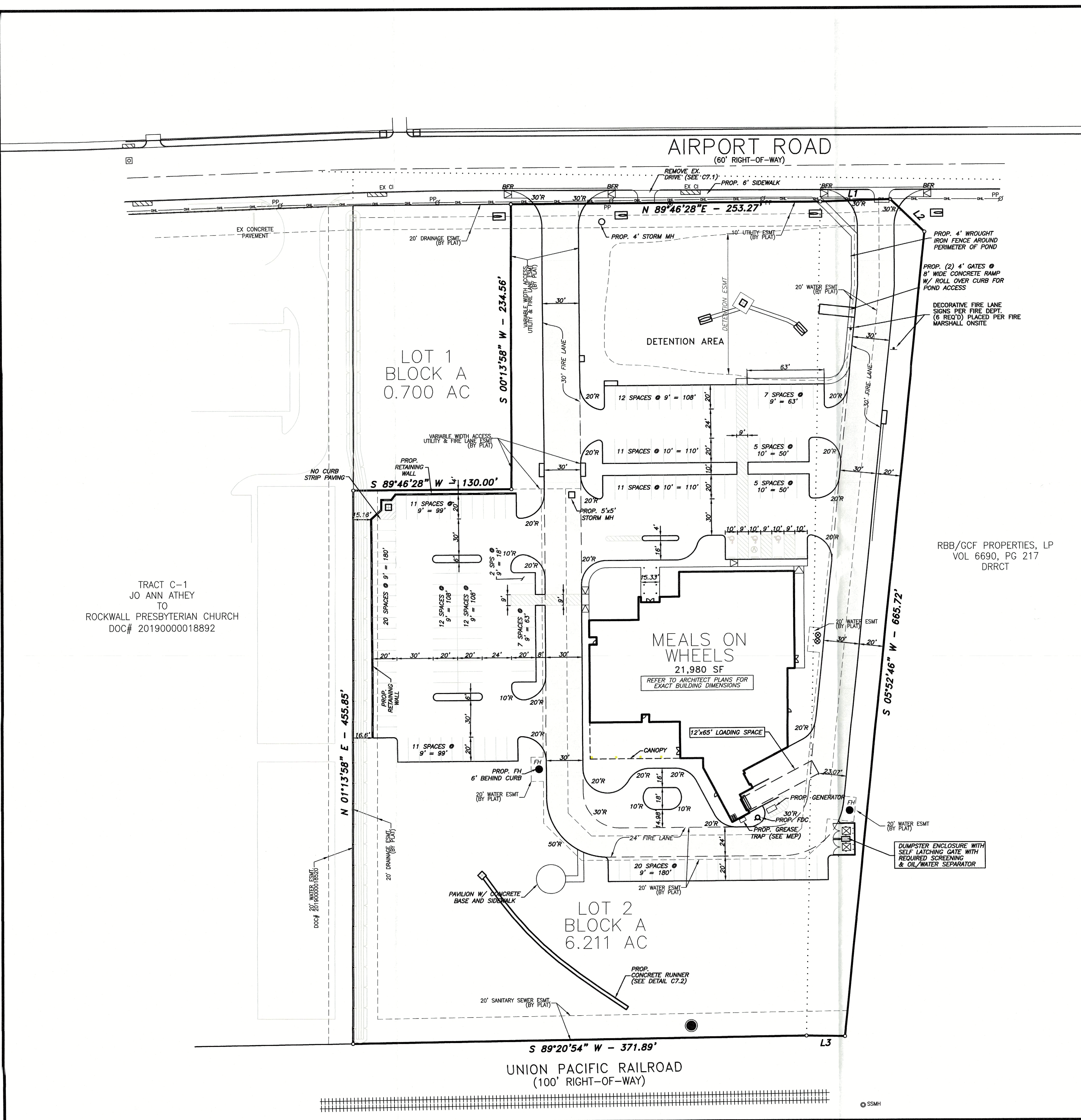
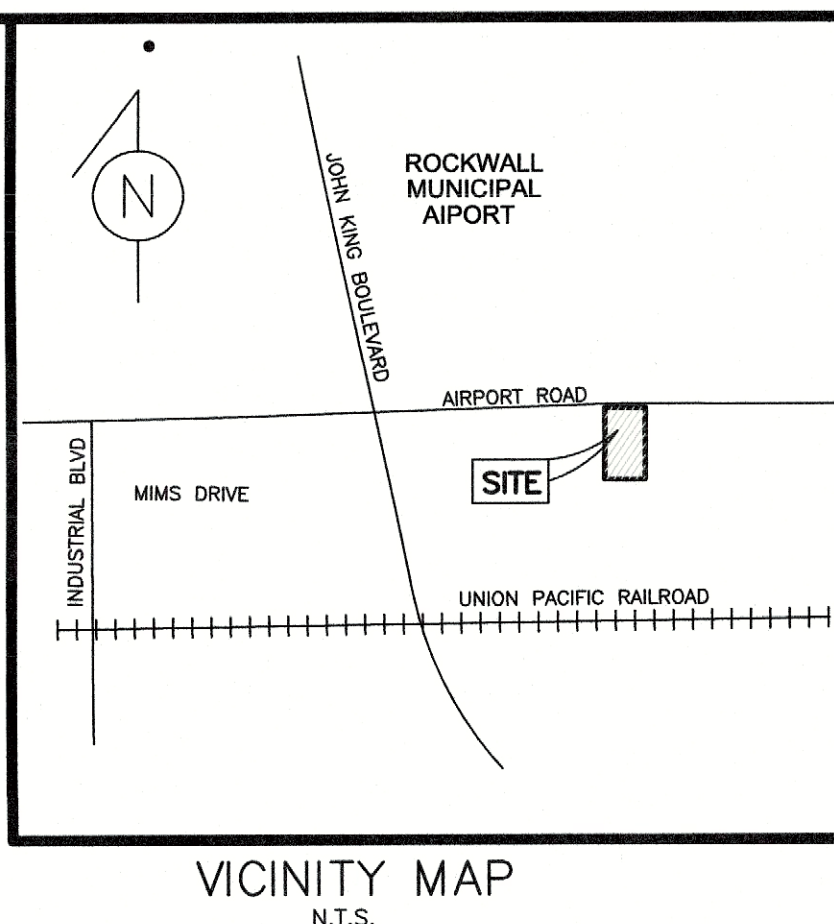
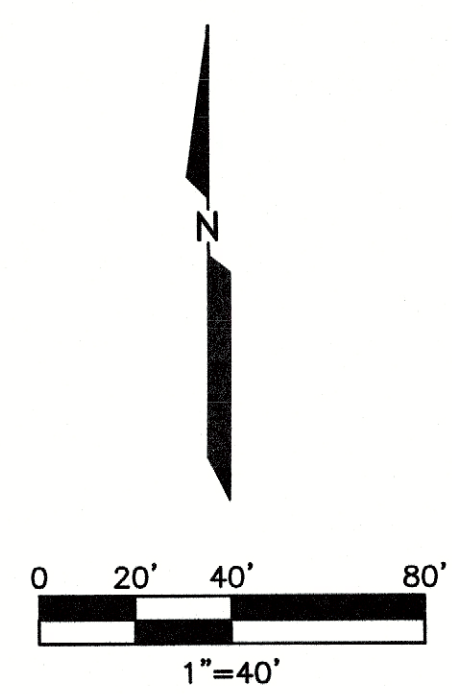




TRACT C-1
JO ANN ATHEY
TO
ROCKWALL PRESBYTERIAN CHURCH
DOC# 20190000018892

RBB/GCF PROPERTIES, LP
VOL 6690, PG 217
DRCT



~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 88°12'22" E	57.86'
L2	S 46°15'52" E	38.93'
L3	N 89°01'23" W	31.99'

SITE DATA - LOT 1

LOT AREA:	0.700 ACRES (30,492 SQ. FT.)
ZONING:	LI (LIGHT INDUSTRIAL)
CURRENT USE:	VACANT
PROPOSED USE:	VACANT

SITE DATA - LOT 2

LOT AREA:	6.211 ACRES (270,572 SQ. FT.)
ZONING:	LI (LIGHT INDUSTRIAL)
CURRENT USE:	VACANT
PROPOSED USE:	VENUE/OFFICE
BUILDING AREA:	21,980 SQ. FT.
BUILDING HEIGHT:	35'-1"
FLOOR/AREA RATIO:	0.08
PARKING REQUIRED:	74 SPACES
PARKING PROVIDED:	150 SPACES
PARKING RATIO:	6.82/1,000

LAYOUT & DIMENSION CONTROL GENERAL NOTES

- BOUNDARY SURVEY:** BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR, LLC, DATED NOVEMBER 29, 2022.
- PROPERTY LINES AND EASEMENTS:** REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
- DIMENSION CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
- CURB RADII:** ALL CURB RADII SHALL BE 2' AT FACE OF CURB, UNLESS NOTED OTHERWISE.
- BUILDING DIMENSIONS:** THE CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- BUILDING ORIENTATION:** THE BUILDING IS PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE - N 89°46'28" E.

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of April, 2024.
[Signature]
Planning & Zoning Commission Chairman

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 OF ACCURACY OF DESIGN.



PROJECT #: SP2024-013

REV.	DATE	REMARKS
DIMENSION CONTROL PLAN		
MEALS ON WHEELS		
LOTS 1 & 2, BLOCK A, AIRPORT SOUTH ADDITION		
THE CITY OF ROCKWALL, TEXAS		
MONK CONSULTING ENGINEERS, INC.		
DESIGN	DRAWN	DATE
GEM	CAC	06.27.25
SCALE	NOTES	FILE
1"=40'	HDF	C014-003 SITE
NO.		C5.1

[illegible]

MARCH 17, 2025

COPYRIGHT NOTICE: These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under Sec. 102 of the "copyright act," 17 U.S.C. as amended January 2003. The protection includes, without limitation, the overall form, arrangement and composition of processes, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, building seizure, and/or monetary liability.

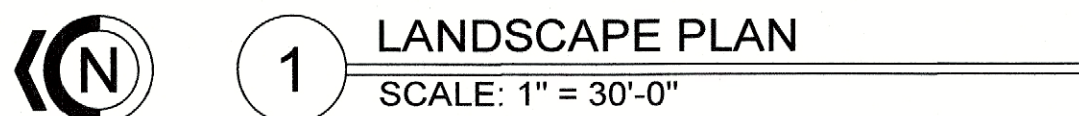
100



CARROLL
architects

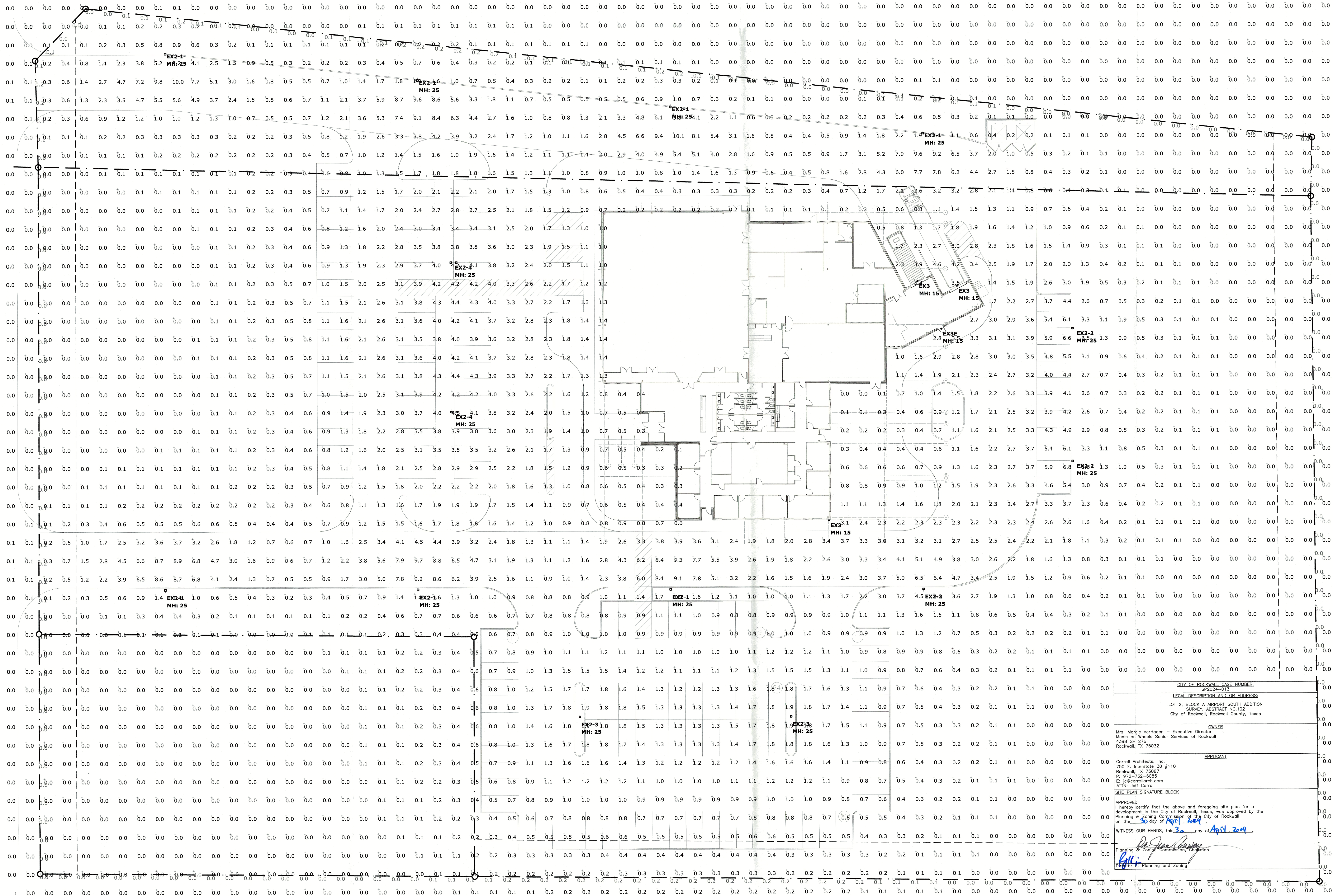
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

STATE: _____ SHEET NO: _____
 _____ AUG 2023
 PROJECT NO: _____
 _____ 2023076
 DRAWN BY: _____ L1
 _____ KR
 CHECKED BY: _____
 _____ JC



Luminaire Schedule					
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts
	EX2-1	7	LITHONIA RSX2 LED-P3-40K-R2-VOLTAGE-MOUNTING-HS-FINISH	16491	149.98
	EX2-2	3	LITHONIA RSX2 LED-P3-40K-R4-VOLTAGE-MOUNTING-FINISH	22021	149.98
	EX2-3	2	LITHONIA RSX2 LED-P3-40K-R5-VOLTAGE-MOUNTING-FINISH	22312	149.98
	EX2-4	2	LITHONIA RSX2 LED-P3-40K-R5-VOLTAGE-MOUNTING-FINISH 2@180 DEGREES	44624	299.96
	EX3	4	LITHONIA WDGE2 LED-P4-40K-70CRI-T3M-VOLTAGE-SRM-FINISH EX3E WITH 90 MINUTE EMERGENCY BATTERY BACKUP E10WH	4816	46.659
				1.000	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planar	0	Fc	0.87	10.1	0.0	N.A.
PROPERTY LINE	N.A.	Fc	0.05	0.2	0.0	N.A.
DRIVE LANE		Fc	2.93	10.1	0.2	14.65
PARKING LOT - E		Fc	5.01	6.8	3.7	1.35
PARKING LOT - S		Fc	1.12	2.2	0.5	2.24
PARKING LOT - W		Fc	2.30	4.4	0.6	3.83



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

OWNER REVIEW:	03-13-2024
ISSUE:	

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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087



750 E. Interstate 30
Suite 110, TX 75087
P: 972-732-6085
F: 972-732-8038

PHOTOMETRIC
PLAN

DATE: AUG 2021 SHEET NO:

James F. Turner
Engineers, L.P.
Consulting Engineers
2300 West Loop, Suite 110
Dallas, Texas 75221
Tel: 214-760-2000
TX REGISTRATION # 35902

PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY:

E101A

CITY OF ROCKWALL CASE NUMBER:
SP2024-013

LEGAL DESCRIPTION AND OR ADDRESS:
LOT 2, BLOCK A AIRPORT SOUTH ADDITION
SURVEY, ABSTRACT NO.102
City of Rockwall, Rockwall County, Texas

OWNER
Mrs. Margie Verhagen - Executive Director
Meals on Wheels Senior Services of Rockwall
4398 SH 276
Rockwall, TX 75082

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

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 30 day of April, 2024.

WITNESS OUR HANDS, this 30 day of April, 2024

Planning & Zoning Commission, Chairman
Jeff Carroll

Director of Planning and Zoning