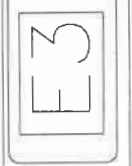


DESIGNED
SEP
DRAWN
SEP
CHECKED
SEP

E3 ENGINEERING
ENGINEERING CONSULTANTS
106 NORMA GENE FAITE CITY, TX 75189
(214) 773-6767
e3eng@e3eng.com



SW3P
PLAN

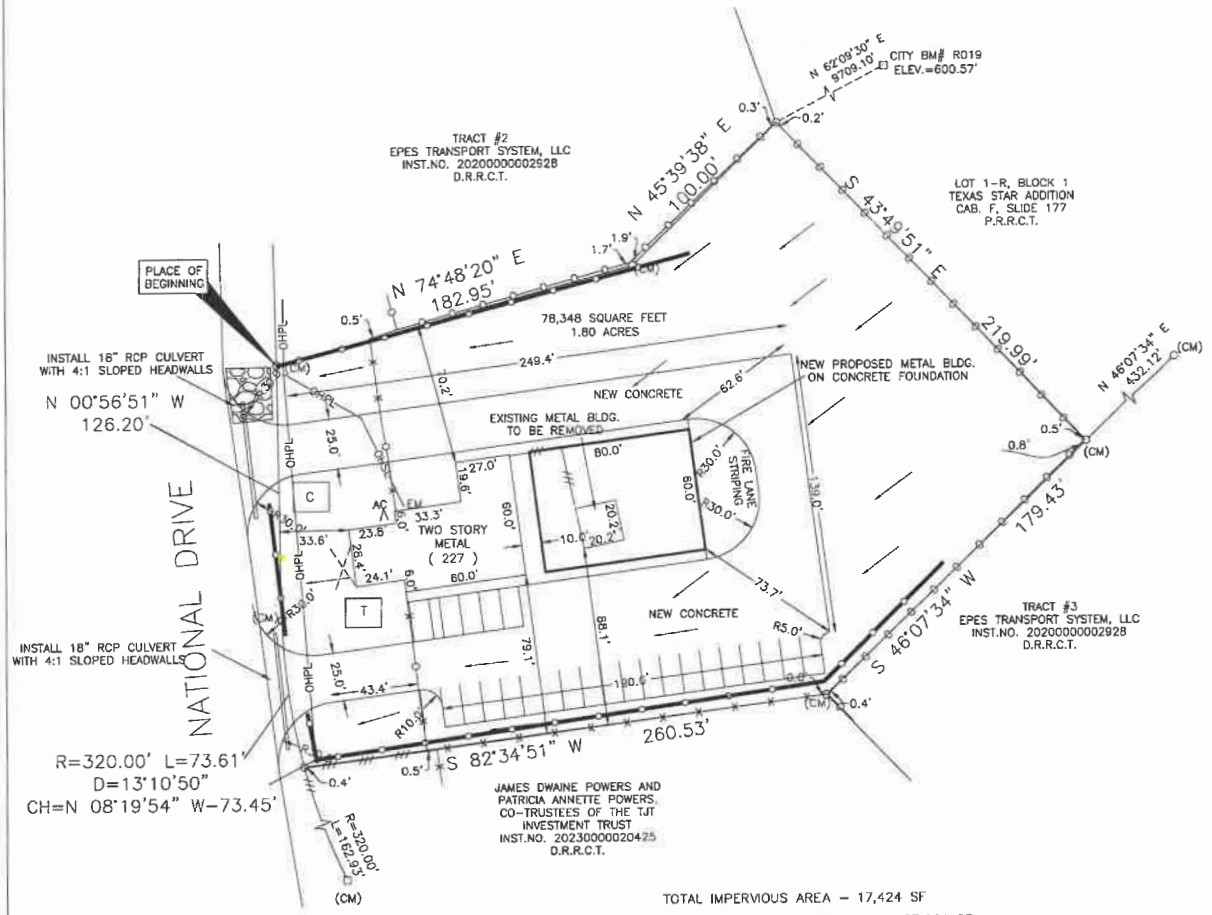
227 NATIONAL, TX
ROCKWALL, TX

DATE
MARCH 2024
JOB NO.
24-003
SHEET NO.
1 of 1

APPLICANT CONTACT
JONATHAN McBRIDE
NXG SERVICES
214-228-8490



VICINITY MAP
NOT TO SCALE



BEST MANAGEMENT PRACTICES

THE LIMITS OF UNDISTURBED AREAS ARE SHOWN.
DISTURBED AREA IS APPROXIMATELY 1.7 ACRES.

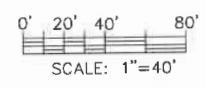
NOTE:

THE CONSTRUCTION ACTIVITY IS THE CONSTRUCTION OF A 60'X80' SHOP, CONCRETE PARKING LOT AND DRIVE AISLES. THE AREA TO BE PROTECTED FROM DISTURBANCE IS SHOWN ON THE PLAN. SILT FENCE WILL BE INSTALLED ALONG THE NORTHERN PART OF UNDISTURBED AREA, EASTERN, AND SOUTHERN PROPERTY LINES. A CRUSHED STONE CONSTRUCTION ENTRANCE WILL BE INSTALLED ON THE WEST SIDE OF THE LOT ADJACENT TO NATIONAL DRIVE NEXT TO WHERE THE NORTHERN CONCRETE APPROACH AND DRIVEWAY IS PROPOSED. ALL DISTURBED AREAS SHALL BE SEEDED WITH BERMUDA FOLLOWING CONSTRUCTION. INSPECTIONS WILL OCCUR ONCE EVERY TWO WEEKS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5" OR MORE. A TRASH RECEPTACLE FOR ON SITE LITTER IS SHOWN ON THE PLAN. A CONCRETE WASHOUT PIT IS SHOWN ON THE PLAN.

BM COR-11
N: 7016792.505
E: 2595405.639
ELEV. 565.98

LEGEND

- SILT FENCE
- - - FILTER FABRIC INLET PROTECTION
- PROPOSED DRAINAGE FLOW ARROW
- 589— EXISTING CONTOUR LINE
- C CONCRETE WASHOUT PIT
- CRUSHED STONE CONSTRUCTION ENTRANCE
- T TRASH BIN



The seal appearing on this document was authorized by SHAWN E. PDE, P.E. 94779 on March 17, 2024

A0128 JR JOHNSON
TRACT 2-8, FKA LOT 3 BLOCK A RW 205 BP
CONTAINING 1.80 ACRES
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

SP2024-018

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 20th day of April, 2024.

[Signature]
Planning & Zoning Commission,
Chairman

[Signature]
Director of Planning & Zoning

BUILDER SHALL VERIFY GRADES PRIOR TO SETTING FORMS. BUILDER SHALL CONTACT E3 ENGINEERING IF THERE IS A DISCREPANCY IN THE GRADES.

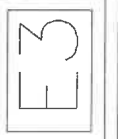
TOTAL IMPERVIOUS AREA - 17,424 SF
APPROXIMATE DISTURBED AREA - 37,000 SF

NOTE: CONTRACTOR SHALL POLICE SITE REGULARLY AND KEEP SITE FREE OF TRASH AND CONSTRUCTION DEBRIS.

NOTE: ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED & MAINTAINED IN COMPLIANCE WITH CITY STANDARD EROSION CONTROL CONSTRUCTION DETAILS, ATTACHED HERETO.

DESIGNED
SEP
DRAWN
SEP
CHECKED
SEP

E3 ENGINEERING
ENGINEERING CONSULTANTS
105 NORMA GENE, FATE CITY, TX 75169
e3engineering2005@gmail.com
(214) 773-6767
TYPE: FINAL NO. 1-10130



DRAINAGE
PLAN

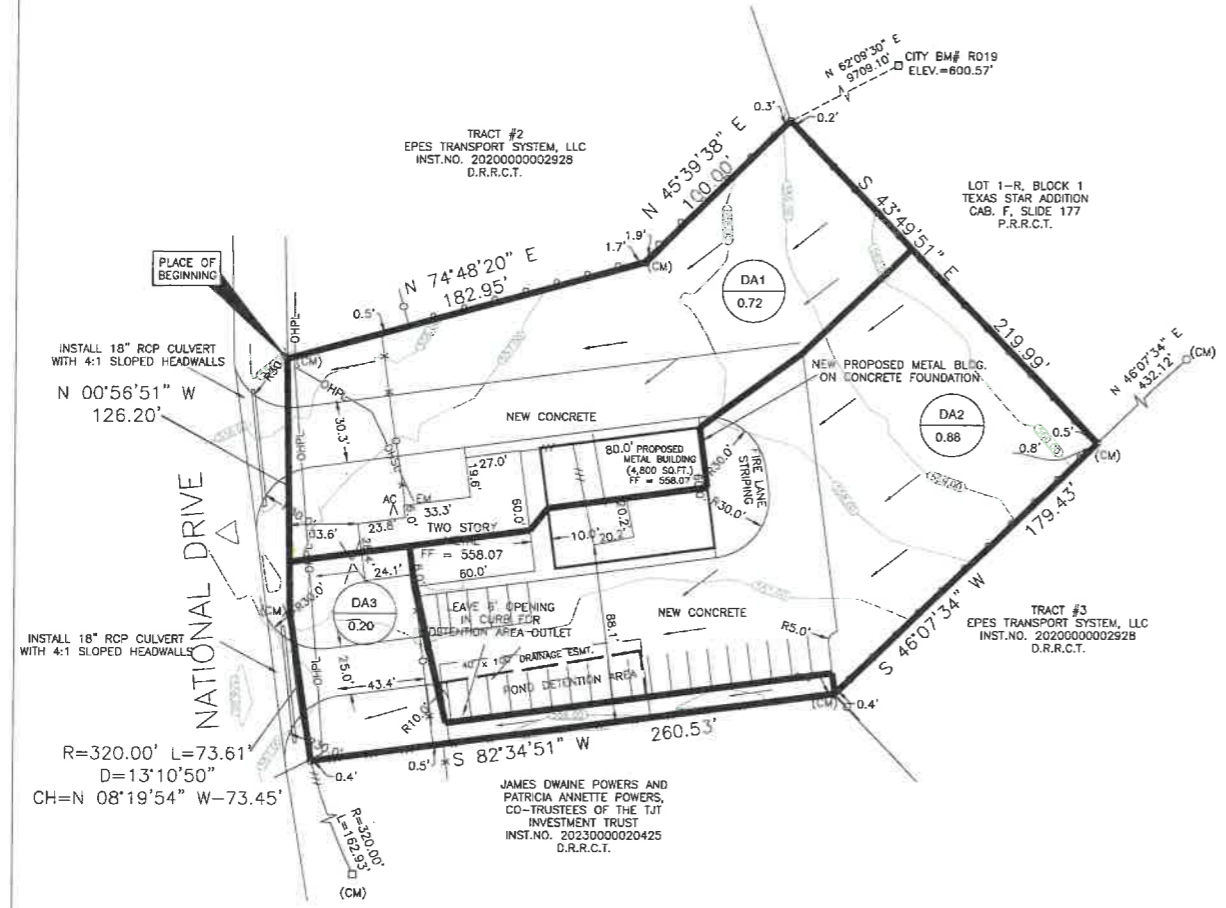
227 NATIONAL
ROCKWALL, TX

DATE
MARCH 2024
JOB NO.
24-003
SHEET NO.
1 of 2

APPLICANT CONTACT
JONATHAN McBRIDE
NXG SERVICES
214-228-8490



VICINITY MAP
NOT TO SCALE



Drainage Area No.	Drainage Area (acres)	C	C x A	Tc (min)	I2 (in/hr)	I25 (in/hr)	I100 (in/hr)	Q2 (cfs)	Q25 (cfs)	Q100 (cfs)	NOTES
1	0.72	0.49	0.3528	15	3.9	6.6	8.3	1.38	2.33	2.93	Weighted C: $[(0.35 \times 0.54) + (0.90 \times 0.18)] / 0.88$ due to existing impervious.
2	0.88	0.6	0.528	15	3.9	6.6	8.3	2.06	3.48	4.38	Weighted C: $[(0.35 \times 0.48) + (0.90 \times 0.40)] / 0.88$ due to existing impervious
3	0.2	0.57	0.114	15	3.9	6.6	8.3	0.44	0.75	0.95	Weighted C: $[(0.35 \times 0.12) + (0.90 \times 0.08)] / 0.88$ due to existing impervious

EXISTING CONDITIONS DRAINAGE CALCULATIONS
PER CITY OF ROCKWALL DRAINAGE DESIGN CRITERIA

Drainage Area No.	Drainage Area (acres)	C	C x A	Tc (min)	I2 (in/hr)	I25 (in/hr)	I100 (in/hr)	Q2 (cfs)	Q25 (cfs)	Q100 (cfs)	NOTES
1	0.72	0.54	0.3888	10	4.5	7.5	9	1.75	2.92	3.50	Weighted C: $[(0.35 \times 0.47) + (0.90 \times 0.25)] / 0.88$ due to existing impervious. Detained in southern parking lot.
2	0.88	0.66	0.5808	10	4.5	7.5	9	2.61	4.36	5.23	Weighted C: $[(0.35 \times 0.38) + (0.90 \times 0.50)] / 0.88$ due to existing impervious. Detained in detention swale north of northern access
3	0.2	0.49	0.098	10	4.5	7.5	9	0.44	0.74	0.88	Weighted C: $[(0.35 \times 0.15) + (0.90 \times 0.05)] / 0.88$ due to existing impervious. No detention needed since developed flows are less in drainage area

DEVELOPED CONDITIONS DRAINAGE CALCULATIONS
PER CITY OF ROCKWALL DRAINAGE DESIGN CRITERIA

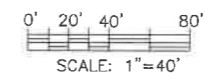
- DRAINAGE AREA BOUNDARY
- DA1
0.05 DRAINAGE AREA AREA (ACRES)
- PROPOSED DRAINAGE FLOW ARROW
- 589 EXISTING CONTOUR LINE
- 592 PROPOSED CONTOUR LINE
- EXISTING TREE

BM COR-11
N: 7016792.505
E: 2595405.639
ELEV. 565.98

DRAINAGE CRITERIA
 $Q = Ci \times C \times I \times A$
I = RAINFALL INTENSITY (in/hr)
A = AREA (acres)
Tc = TIME OF CONCENTRATION (min)
C = RUNOFF FACTOR
Ci = FREQUENCY FACTOR



The seal appearing on this document was authorized by SHAWN E. POPE, P.E. 84779 on March 17, 2024



A0128 JR JOHNSON
TRACT 2-8, FKA LOT 3 BLOCK A RW 205 BP
CONTAINING 1.80 ACRES
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

SP2024-018

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

[Signature]
Director of Planning & Zoning

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VICINITY MAP
NOT TO SCALE

TRACT #2
EPES TRANSPORT SYSTEM, LLC
INST.NO. 2020000002928
D.R.R.C.T.

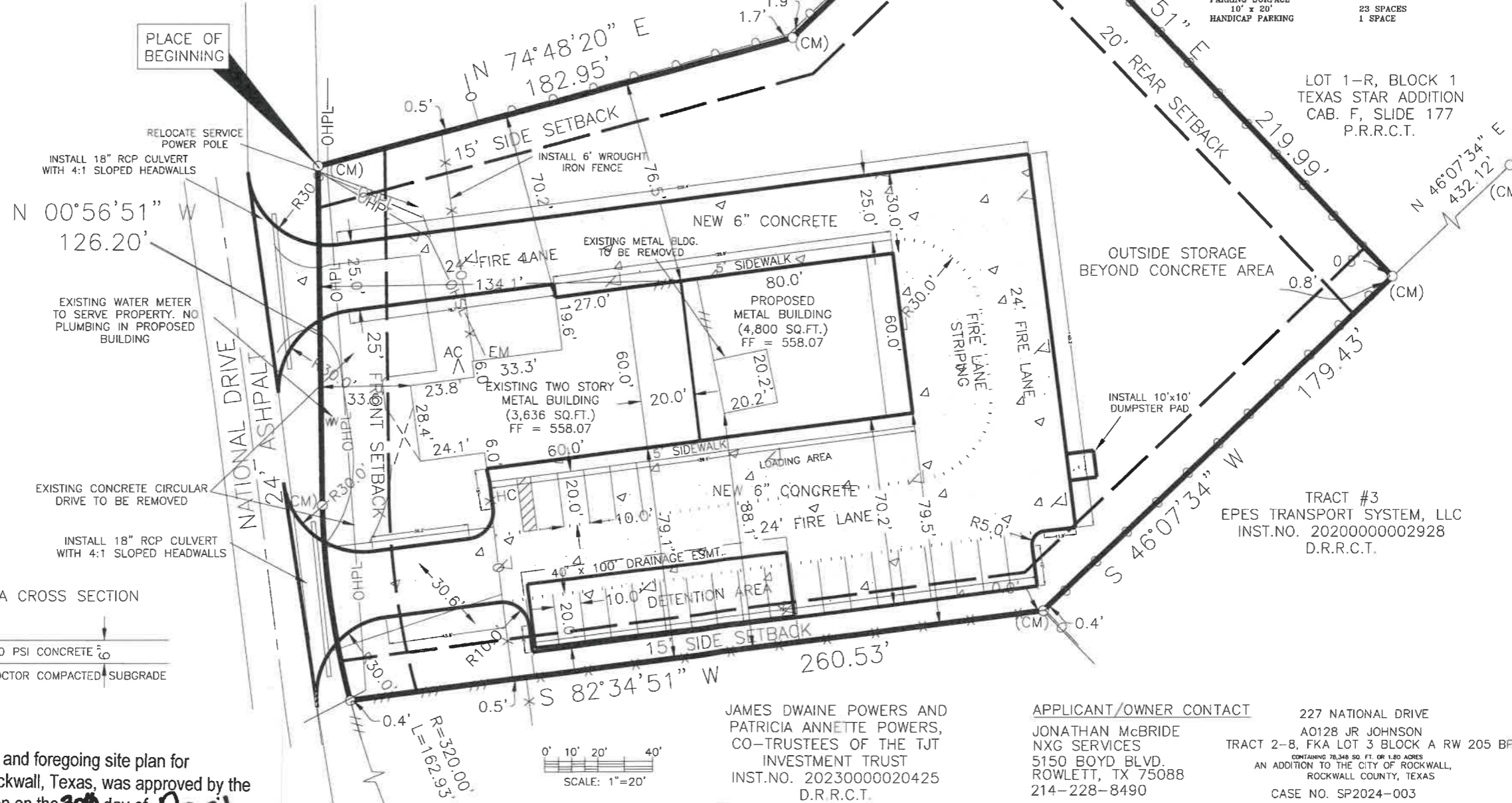
CITY BM# R019
ELEV.=600.57'

SITE DATE SUMMARY TABLE

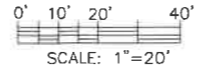
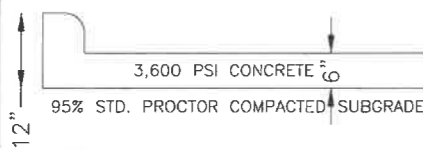
EXISTING ZONING	HC
PROPOSED ZONING	HC
USE	OFFICE/WAREHOUSE
LOT AREA	78,348 SF/1.8 ACRES
BUILDING AREA (FLOOR AREA)	4,800 SF
PROPOSED FLOOR	3,636 SF
EXISTING FLOOR	3,636 SF / 78,348 SF = 10.8%
LOT COVERAGE	1.08 : 1
FLOOR AREA RATIO	38,266 SF / 0.88 ACRES
TOTAL IMPERVIOUS AREA	16' - 0" (1 STORY)
BUILDING HEIGHT	1 SPACE/300 SF OFFICE AREA
PARKING SPACE CRITERIA	1 SPACE/1000 SF WAREHOUSE AREA
TOTAL REQUIRED PARKING	
OFFICE	3,636/300 = 13 SPACES
WAREHOUSE	4,800/1000 = 5 SPACES
TOTAL REQUIRED	18 SPACES
PARKING PROVIDED	23 SPACES
PARKING SURFACE	18' x 20'
HANDICAP PARKING	23 SPACES 1 SPACE

LOT 1-R, BLOCK 1
TEXAS STAR ADDITION
CAB. F, SLIDE 177
P.R.R.C.T.

TRACT #3
EPES TRANSPORT SYSTEM, LLC
INST.NO. 2020000002928
D.R.R.C.T.



PARKING AREA CROSS SECTION




JAMES DWAIN POWERS AND
PATRICIA ANNETTE POWERS,
CO-TRUSTEES OF THE TJT
INVESTMENT TRUST
INST.NO. 20230000020425
D.R.R.C.T.


APPLICANT/OWNER CONTACT

JONATHAN McBRIDE
NXG SERVICES
5150 BOYD BLVD.
ROWLETT, TX 75088
214-228-8490

227 NATIONAL DRIVE
AO128 JR JOHNSON
TRACT 2-8, FKA LOT 3 BLOCK A RW 205 BP
CONTAINING 78,348 SQ. FT. OR 1.80 ACRES
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. SP2024-003

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.


Planning & Zoning Commission,
Chairman


Director of Planning & Zoning

DESIGNED
SEP

DRAWN
SEP

CHECKED
SEP

E3 ENGINEERING
ENGINEERING CONSULTANTS
106 NORMA GENE, FATE CITY, TX 75189
(214) 773-6767
e3engineering2005@gmail.com
TYPE PRM NO. 7-10130

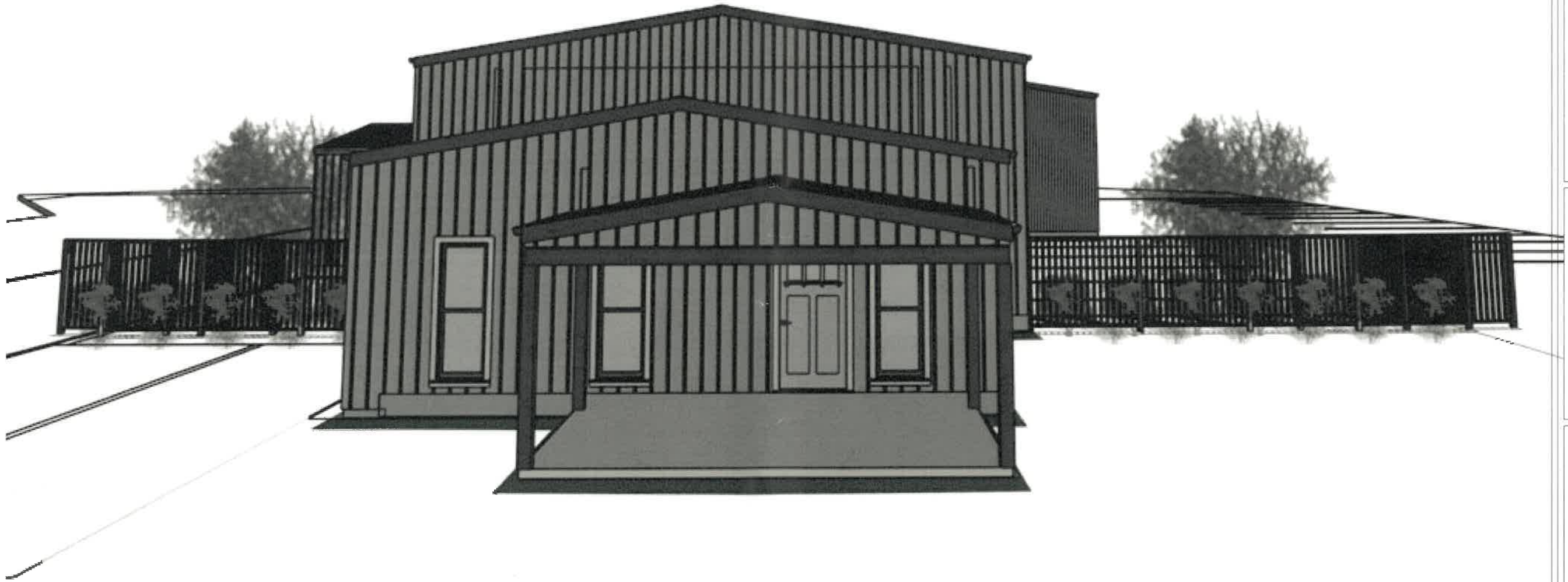
AMENDED
SITE PLAN

227 NATIONAL
ROCKWALL, TX

DATE
MARCH 2024

JOB NO.
24-003

SHEET NO.
1 of 1



REVISION TABLE	
NUMBER	DATE

Building Elevations

227 National Dr
Rockwall Tx, 75032

DRAWINGS PROVIDED BY:

 NXG
Services

DATE:

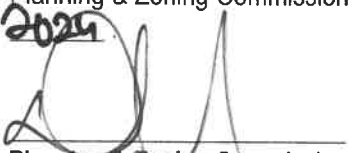
03/15/2024

SCALE:

SHEET:

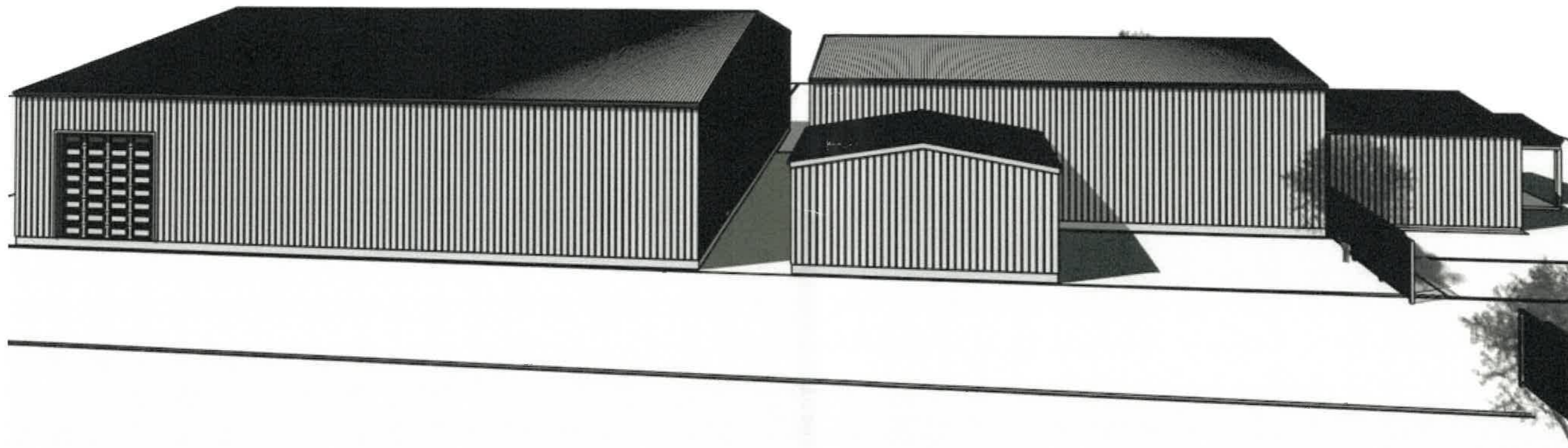
P - 1

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 Planning & Zoning Commission,
 Chairman


 Director of Planning & Zoning

Front Elevation



NUMBER	DATE	REVISION	DESCRIPTION

Building Elevations

227 National Dr
Rockwall Tx, 75032

DRAWINGS PROVIDED BY:
NXG Services



DATE:


03/15/2024

SCALE:

SHEET:

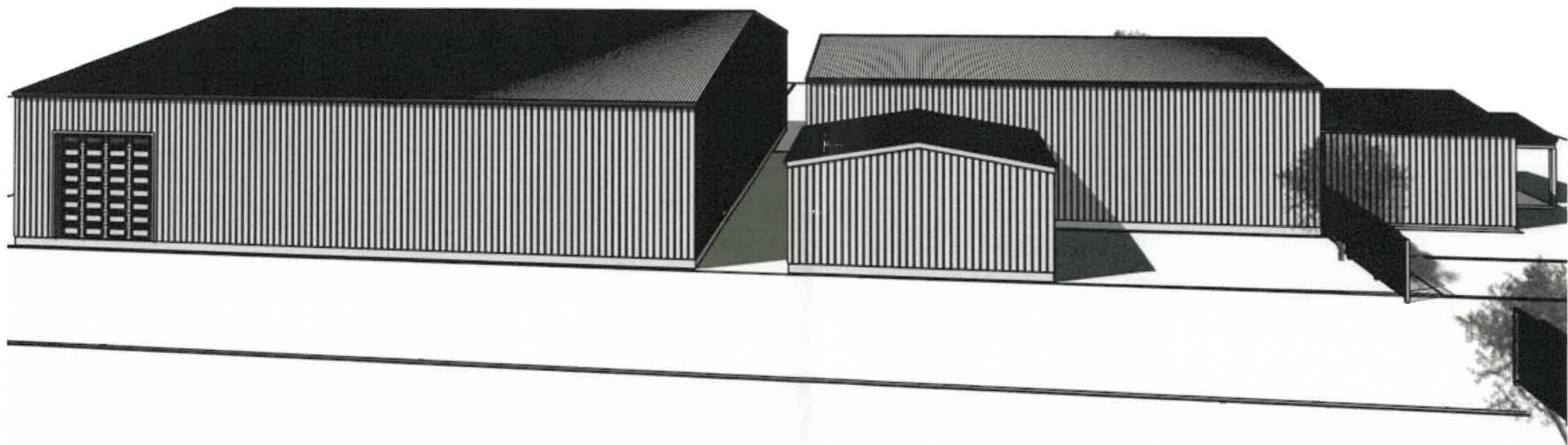
P - 3

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Planning & Zoning Commission,
Chairman


Director of Planning & Zoning

North Elevation



North Elevation

APPROVED:

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 Planning & Zoning Commission,


 Director of Planning & Zoning

NUMBER	DATE	REVISOR	DESCRIPTION

Building Elevations

227 National Dr
 Rockwall Tx, 75032

DRAWINGS PROVIDED BY:

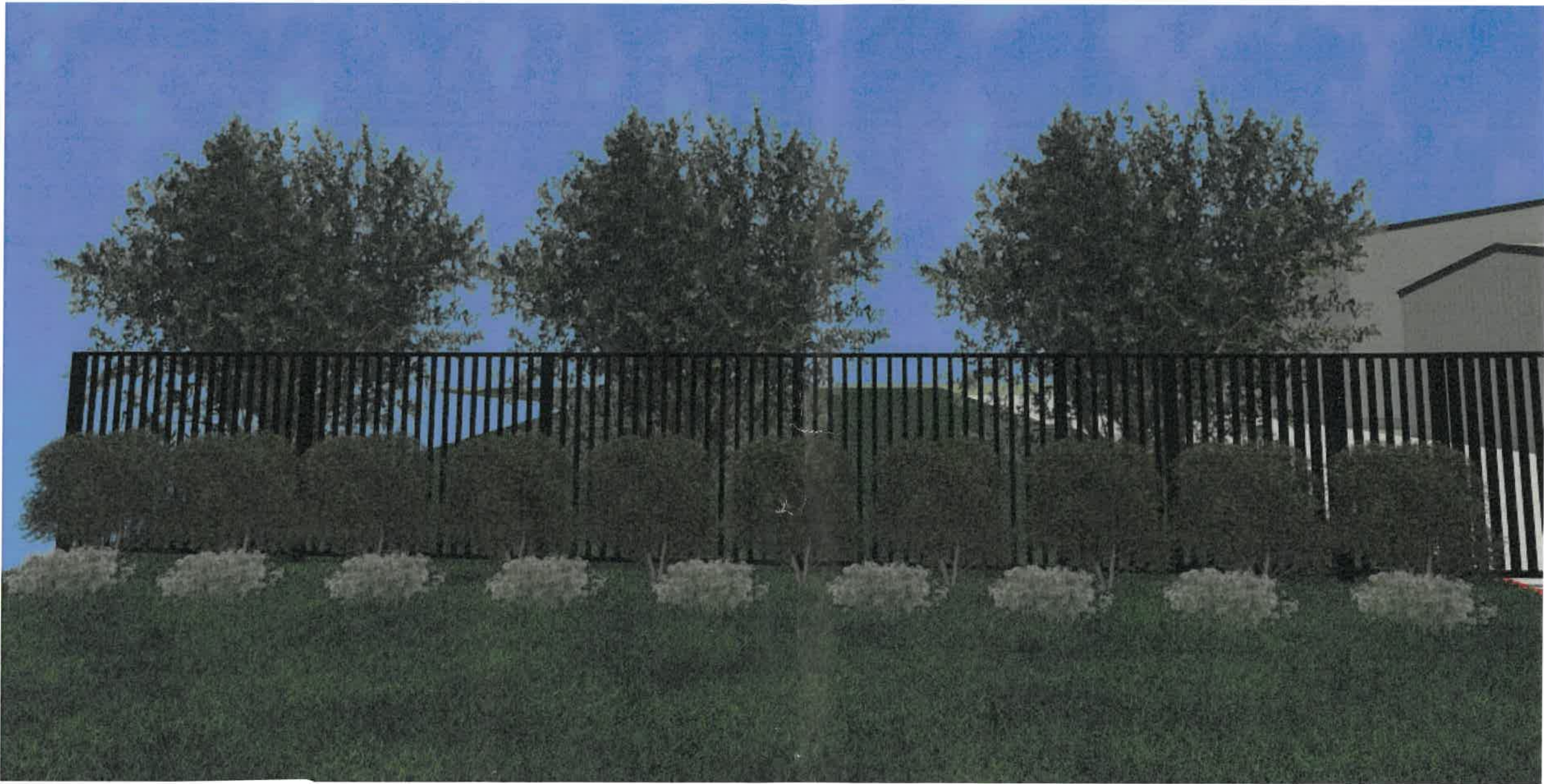
 NXG Services

DATE:
 03/15/2024

SCALE:

SHEET:

P - 3



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

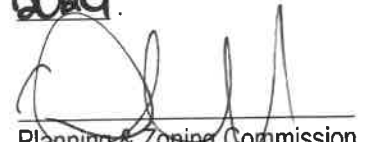
DATE:

03/15/2024

SCALE:

SHEET:

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Planning & Zoning Commission,
Chairman



Director of Planning & Zoning

Plant Zone 4 Elevation

General Notes :

1. Black Tejas gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones
3. All planting zones will have metal edge banding

Landscape Design



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75032




DRAWINGS PROVIDED BY:
Patriot HLC


DATE:
03/15/2024

SCALE:

SHEET:

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Planning & Zoning Commission,
Chairman


Director of Planning & Zoning

Plant Zone 2 Elevation

Landscape Design

General Notes :

1. Black Tejas gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones
3. All planting zones will have metal edge banding



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 Planning & Zoning Commission, Chairman


 Director of Planning & Zoning

Plant Zone 3 Elevation

General Notes :

1. Black Tejas gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones
3. All planting zones will have metal edge banding

Landscape Design

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

Landscape Plan

227 National Dr
 Rockwall Tx, 75082

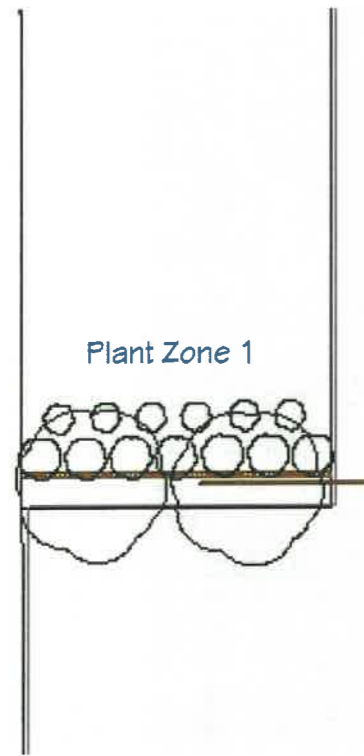


DRAWINGS PROVIDED BY:
 Patriot HLC

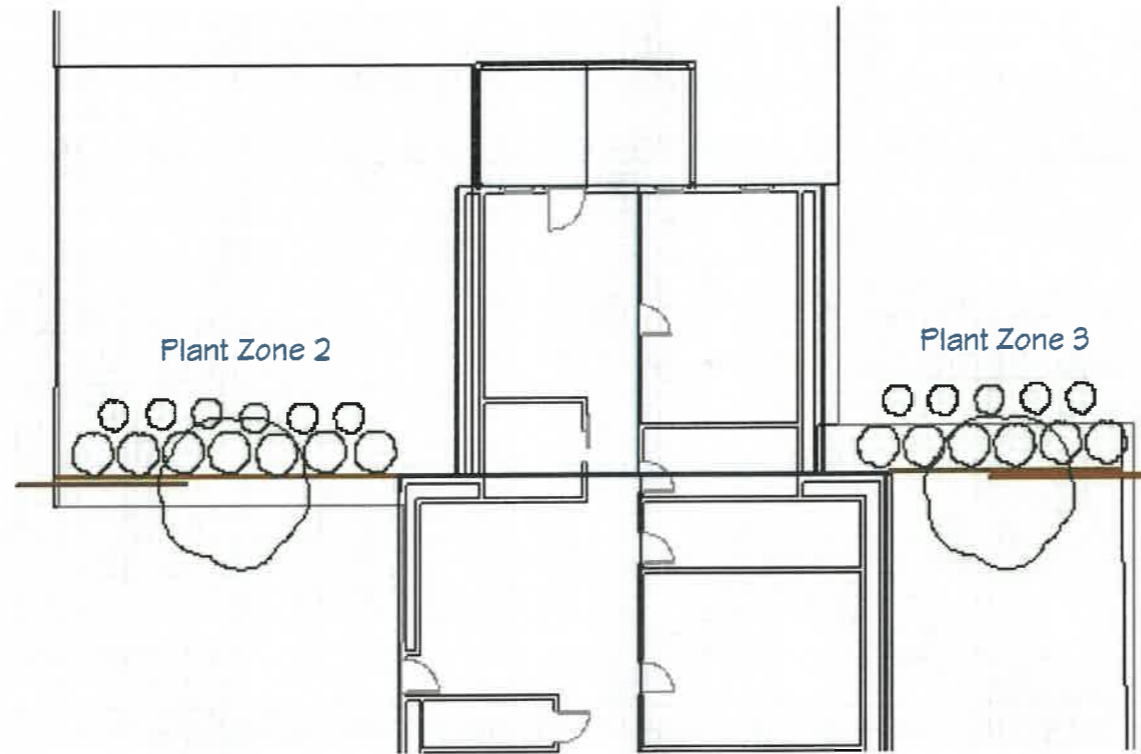
DATE:
 03/15/2024

SCALE:

SHEET:

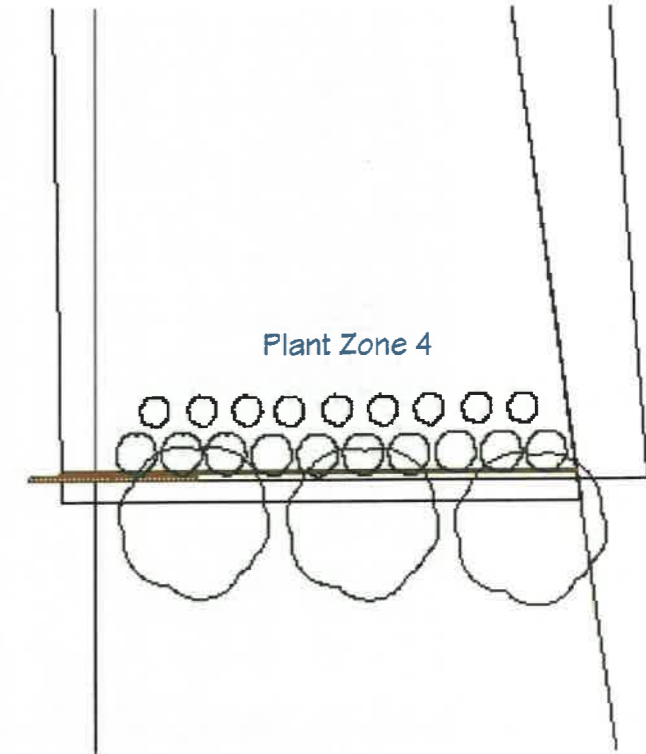


Plant Zone 1




Plant Zone 2

Plant Zone 3



Plant Zone 4

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 Planning & Zoning Commission,
 Chairman


 Director of Planning & Zoning

Plant Zones

General Notes :

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3. All planting zones will have metal edge banding

Landscape Design

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
 Rockwall Tx, 75032

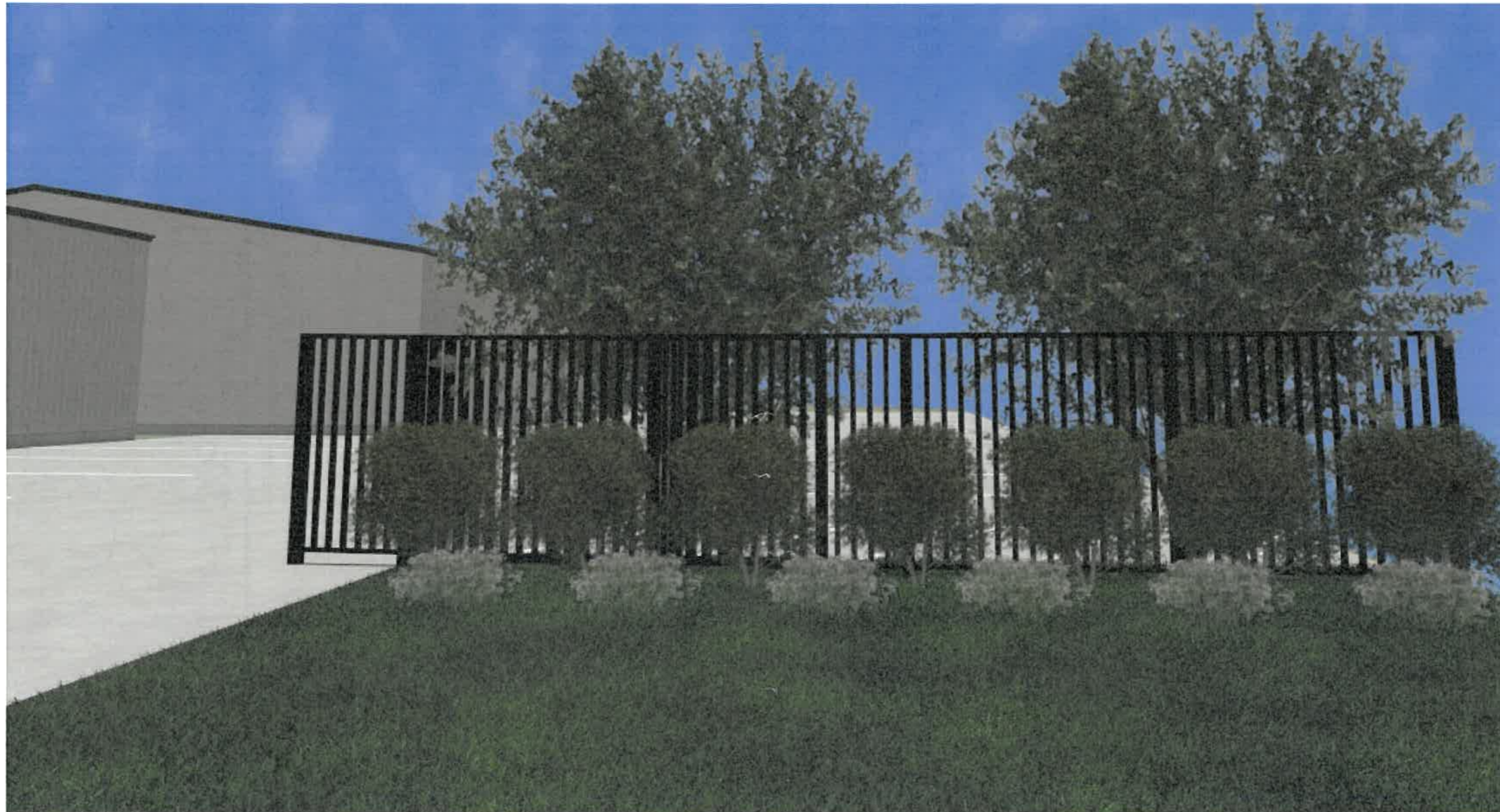


DRAWINGS PROVIDED BY:
 Patriot HLC

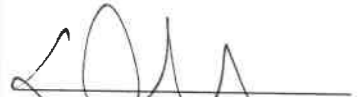
DATE:
 03/15/2024

SCALE:

SHEET:



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 Chairman


 Director of Planning & Zoning

Plant Zone 1 Elevation

Landscape Design

General Notes :

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2. Drip irrigation will be used for all planting zones
3. All planting zones will have metal edge banding

NUMBER	DATE	REVISION TABLE	REVISED BY	DESCRIPTION

Landscape Plan

227 National Dr
 Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
 Patriot HLC

DATE:
 03/15/2024

SCALE:

SHEET: