

SITE INFORMATION:

EXISTING ZONING: PD-44
 PROPOSED ZONING: NO CHANGE
 PROPOSED USE: PICKLEBALL COURTS
 TOTAL AREA: 70,511 SQ FT 1.619 AC
 "PD-44" ZONING
 MAXIMUM BUILDING HEIGHT: 60 FT
 MAXIMUM LOT COVERAGE: 60%
 MAXIMUM FLOOR AREA RATIO: 4:1
 MAXIMUM IMPERVIOUS PARKING: 85% TO 90%
 PROPOSED MAX. BUILDING HEIGHT: 30'-4"
 PROPOSED LOT COVERAGE: 33,339/70,511 = 47.3%
 PROPOSED FLOOR AREA RATIO: 4,650/70,511 = 6.6%
 PROPOSED IMPERVIOUS PARKING: 5,580/70,511 = 7.9%
 REQUIRED PARKING:
 PROPOSED BUILDING 4650 SQ FT
 (3:COURT & 1:200) = 30 SPACES
 TOTAL REQUIRED PARKING = 30 SPACES
 TOTAL PROVIDED PARKING = 18 SPACES

NOTES:

- ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
- EXISTING UTILITY, WATER, AND FIRELANE EASEMENT TO BE REPLATTED FOR NEW SITE LAYOUT.
- ALL RADIUS ARE 2' UNLESS OTHERWISE STATED.
- CAMPUS DUMPSTER TO BE UTILIZED FOR REFUSE. LOCAL PLASTIC CARTS TO BE USED FOR COLLECTION INSIDE THE BUILDING. NO OUTDOOR TRASH CANS PROVIDED.
- THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
- PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

EXISTING SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
7	1	8

PROPOSED SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
17	1	18

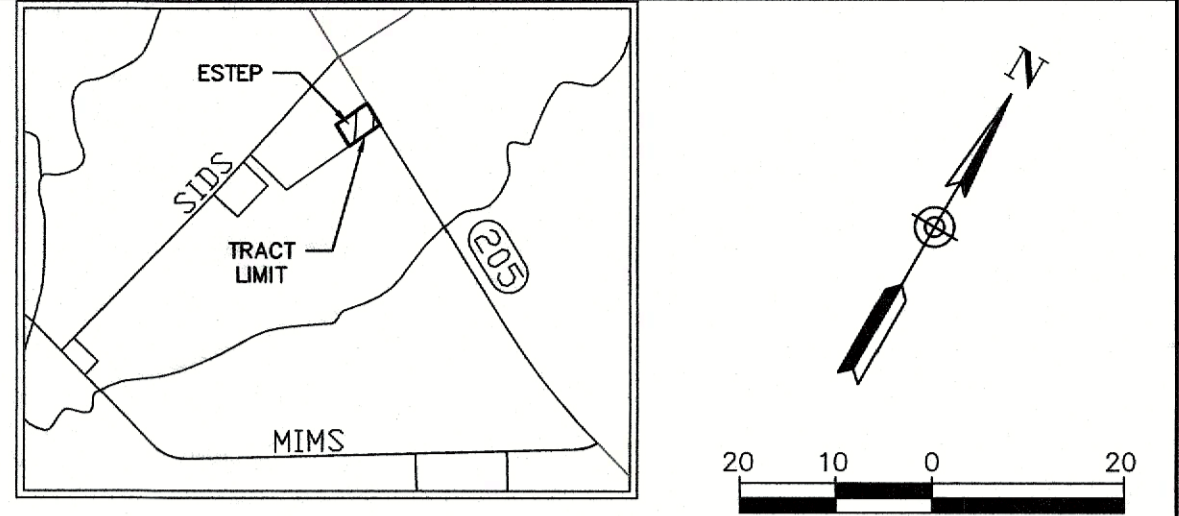
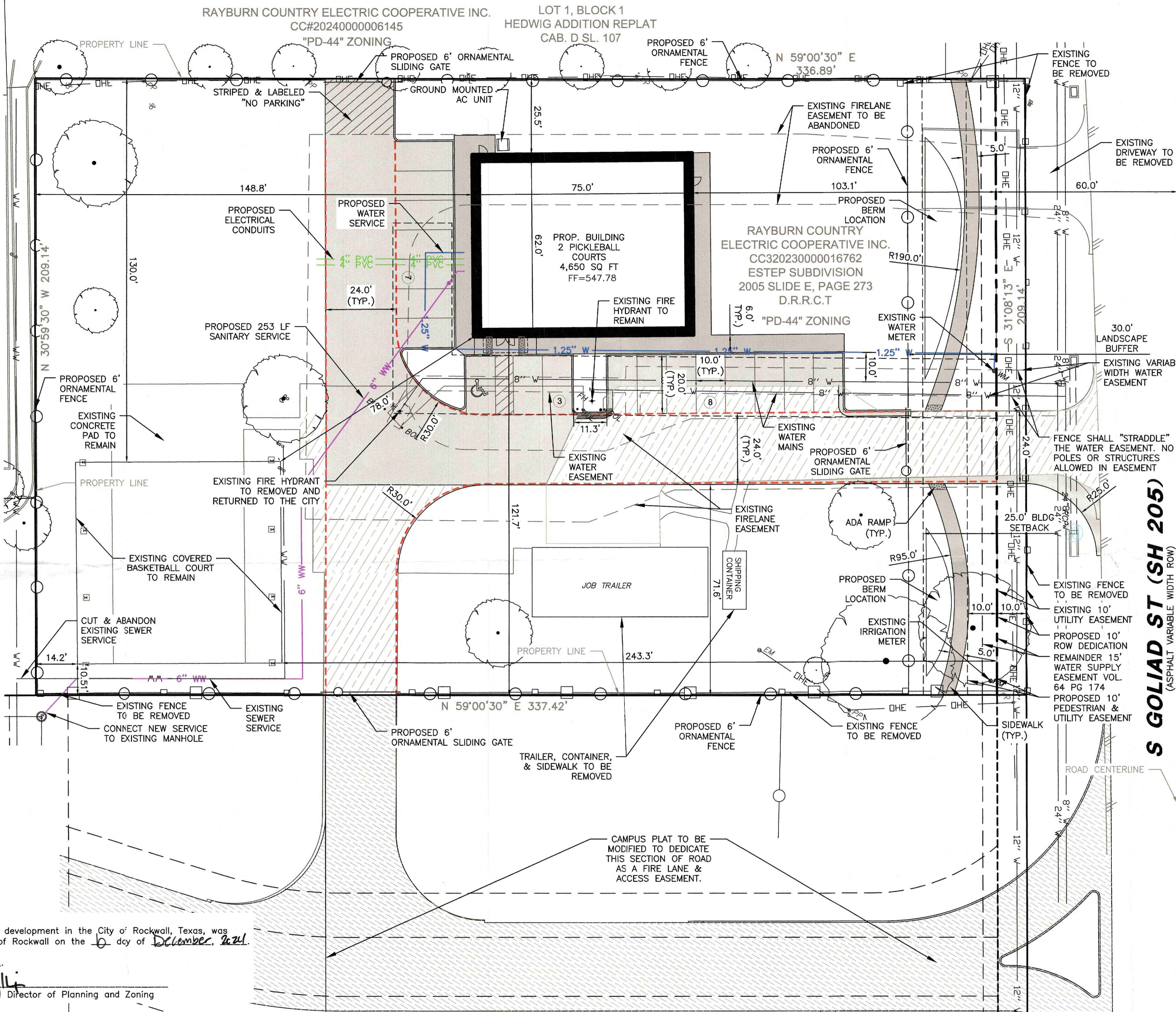
PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW HAVE #3 BARS 24" O.C.E.W.

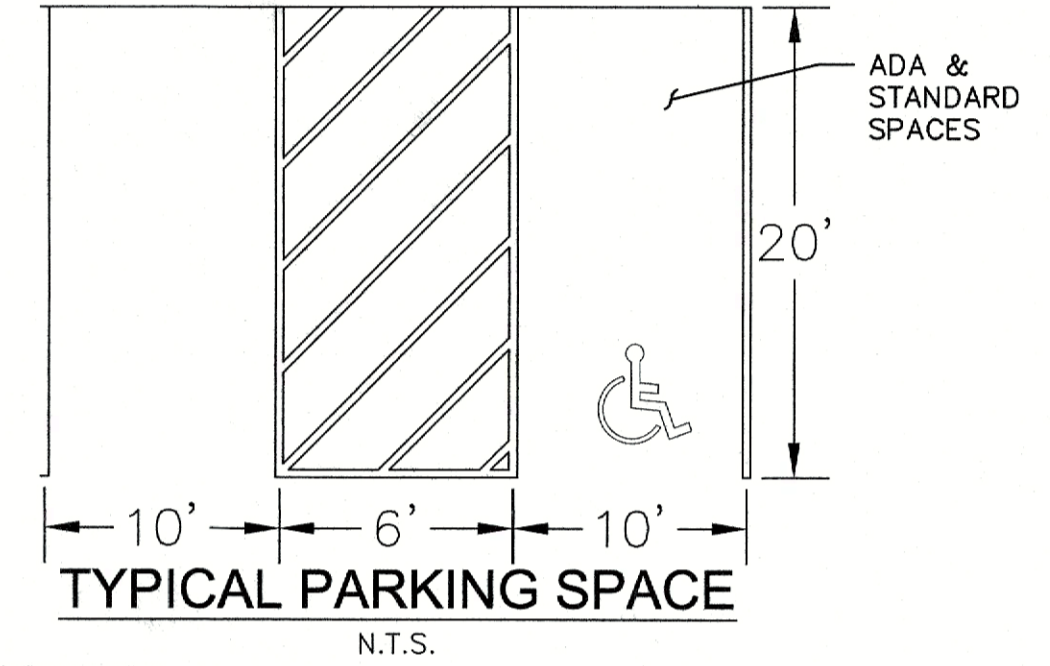
PAVEMENT TYPE	THICKNESS 28-DAY (INCHES)		MIN. CEMENT (SACKS/CY)	
	(PSI)	MACHINE	MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

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 10 day of December, 2024.

WITNESS OUR HANDS, this 10 day of December, 2024.
 [Signature] Planning & Zoning Commission, Chairman
 [Signature] Director of Planning and Zoning



NOTES:
 1. GROUND SURFACE CONTOURS ARE SHOWN AT 2-FOOT INTERVALS.



ARCHITECT
 MCCARTHY ARCHITECTURE
 1000 N. FIRST ST.
 GARLAND, TX 75040

LANDSCAPE ARCHITECT
 DUNKIN SIM STOFFELS, INC.
 4305 PECAN GROVE LANE
 ROWLETT, TX 75088

OWNER/ APPLICANT
 RAYBURN ELECTRIC COOPERATIVE
 950 SIDS ROAD
 ROCKWALL, TX 75087
 469-402-2100

CIVIL ENGINEER
 R - DELTA ENGINEERS, INC.
 618 MAIN STREET
 GARLAND, TEXAS 75040
 TBPE No. F-1515

LEGEND

- EM EX. ELECTRIC METER
- ICV EX. IRRIGATION CONTROL VALVE
- B EX. BOLLARD
- WM EX. WATER METER
- SSMH EX. SANITARY SEWER MANHOLE
- EB EX. ELECTRIC BOX
- FH EX. FIRE HYDRANT
- X" W EX. WATER MAIN PIPE
- X" WW EX. WASTE WATER MAIN PIPE
- XX" RCP EXISTING CONCRETE PIPE & SIZE
- [Symbol] EXISTING WROUGHT IRON FENCE
- [Symbol] EXISTING CHAIN LINK FENCE
- [Symbol] EXISTING POWER POLE
- [Symbol] EXISTING OVERHEAD ELECTRIC
- [Symbol] EXISTING GUY WIRE
- [Symbol] EDGE OF ASPHALT
- [Symbol] PROPOSED ORNAMENTAL FENCE
- [Symbol] BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
- [Symbol] ACCESSIBLE AISLE STRIPING
- [Symbol] PROPOSED CONCRETE SIDEWALK
- [Symbol] PROPOSED CONCRETE PAVEMENT
- [Symbol] EXISTING SITE CONCRETE PAVEMENT TO REMAIN
- [Symbol] EXISTING CAMPUS CONCRETE PAVEMENT TO REMAIN

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	11/27/2024	RDE	FAP	RDE	ISSUED FOR REVIEW
1	12/03/2024	RDE	FAP	RDE	ISSUED FOR REVIEW

REC
 RayburnElectric
 COOPERATIVE
 618 Main Street
 Garland, TX 75040
 Ph. (972) 494-5031
 Fax (972) 487-2270
 www.rdelta.com
 TBPE No. F-1515

rdelta
 ENGINEERS

STATE OF TEXAS
 FRANK A. POLMA
 PROFESSIONAL ENGINEER
 NO. 10274
 EXPIRES 12/31/2024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON NOVEMBER 13, 2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO. 3036-21 DESIGN BY AGU
 CREATED CODE
 PLOTTED 12/6/2024 CHECKED BY RDE
 LAST UPDATE BY
 DRAWN: RDE SCALE: AS NOTED
 CHECKED: DRAWNG NO.:
 APPROVED: SP-1
 FILENAME: 1

**REC CAMPUS EXPANSION
 PICKLEBALL COURT**
 2686 S GOLIAD ST
 ROCKWALL, TX 75087
 CASE#2024-46
 CITY SITE PLAN SUBMITTAL

LANDSCAPE REQUIREMENTS
Total Site Area - 70,511 SF = 1.619 Acres

Site Landscape Area
Total Site Landscape Area - 46,278 SF = 65% of Site
45,361 SF TURF PROVIDED
917 SF LANDSCAPE PLANTING BED PROVIDED

Landscape Buffer Components Street Frontage- SH 205
Total (25' Wide) Required Landscape Buffer Area - 5,225 SF
Total (30' Wide) Provided Landscape Buffer Area - 6,270 SF

917 SF OF LANDSCAPE BED
4,308 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- SH 205
Street Frontage Length - 209 LF
3 Canopy Tree per 100 LF of Street Frontage (Min. 4" Cal.)
4 Accent Tree per 100 LF of Street Frontage (4" Ht. Min.)

7 CANOPY / 9 ACCENT TREES REQUIRED
7 CANOPY / 9 ACCENT TREES PROVIDED

Landscape Parking Trees
1 Canopy Tree/ 10 parking spaces
1 Tree within 80' of each parking space

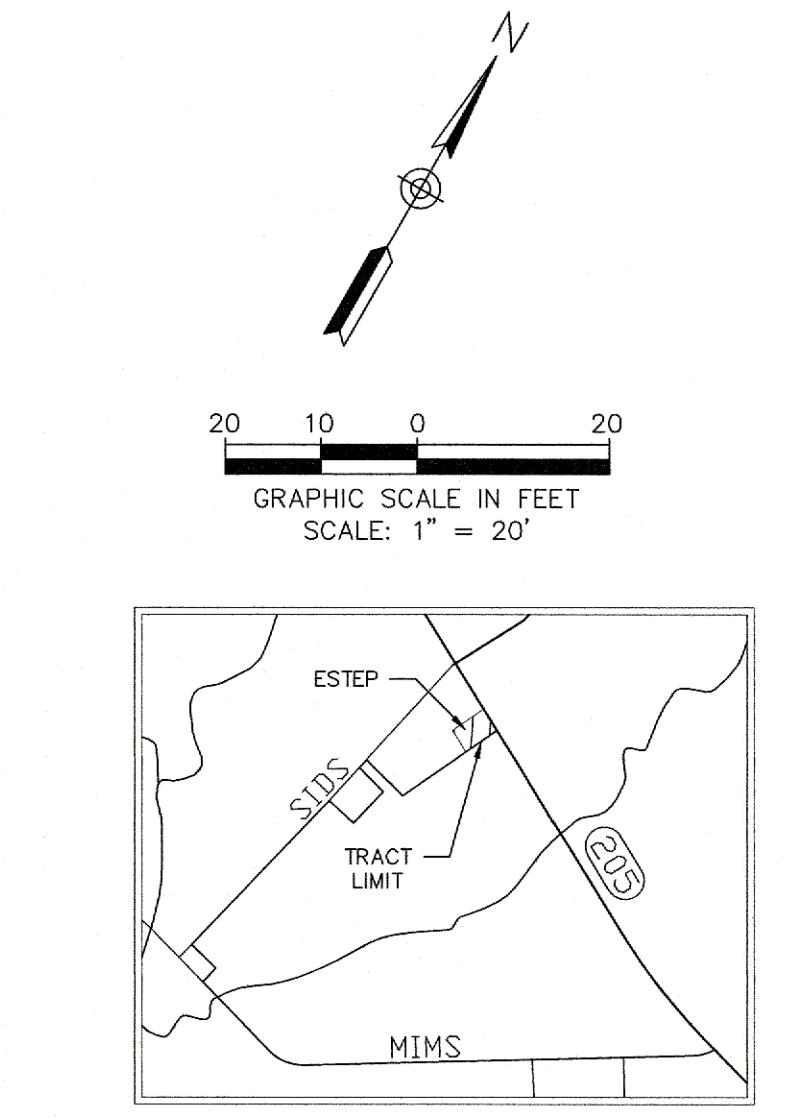
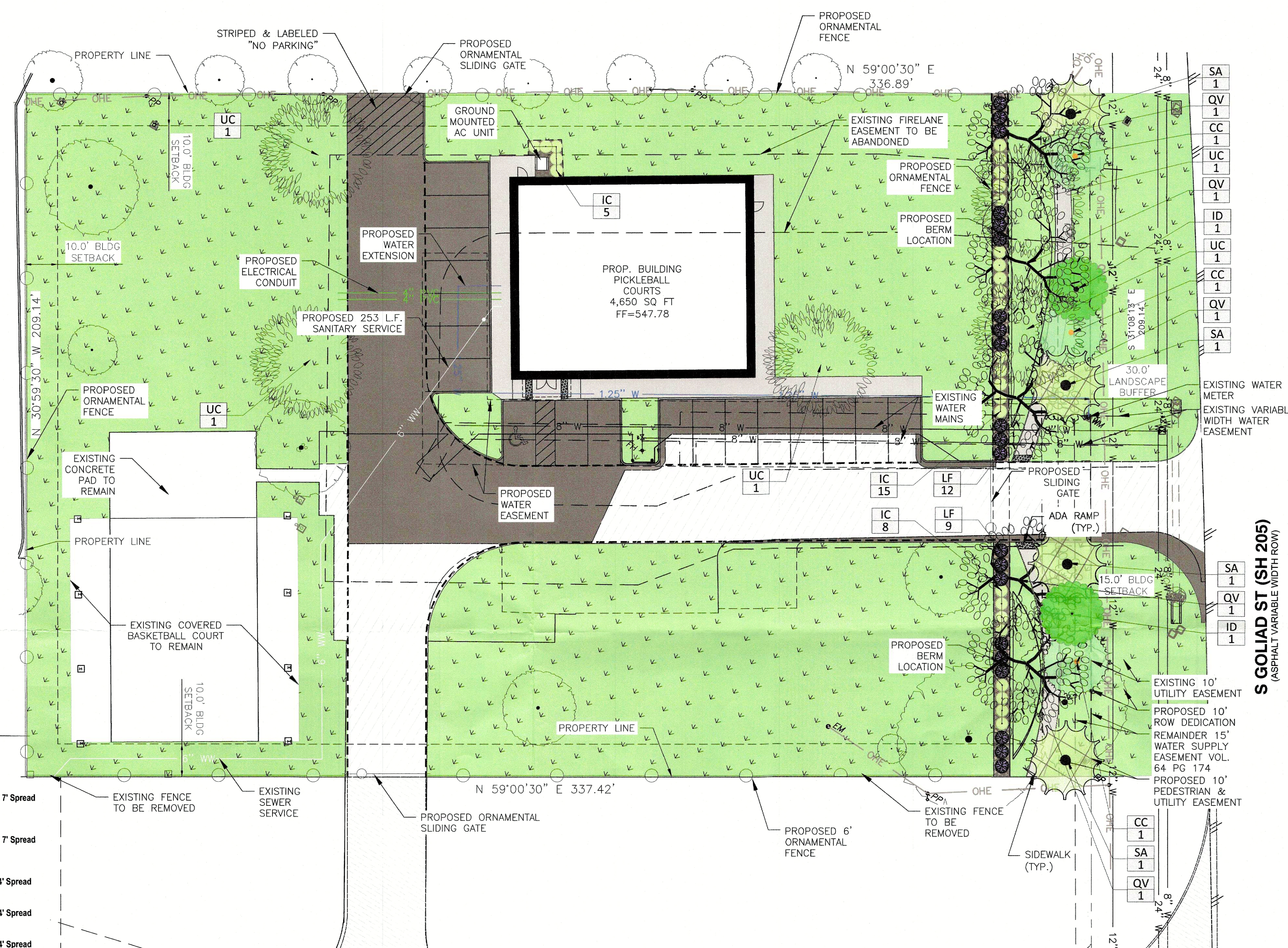
2 TREES REQUIRED
3 TREES PROVIDED

IRRIGATION:
An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:
Landscape Plans shall meet requirements in the Unified Development Code-Article 8 and the 205 PD-044 with exceptions granted to Owner.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arborist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	QV	5	Quercus virginiana	Live Oak	65 gal.	Cont.	4" Caliper, Min 12' Height, 7' Spread
	UC	5	Ulmus crassifolia	Cedar Elm	65 gal.	Cont.	4" Caliper, Min 12' Height, 7' Spread
	CC	3	Cercis canadensis	Red Bud	45 gal.	Cont.	3" Caliper, Min 6' Height, 4' Spread
	ID	2	Ilex decidua	Possumhaw Holly	45 gal.	Cont.	3" Caliper, Min 6' Height, 4' Spread
	SA	4	Sophora affinis	Eve's Necklace	45 gal.		3" Caliper, Min 6' Height, 4' Spread
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	28	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gal.	Cont.	4" O.C., Min. 3' Height
	LF	21	Leucophyllum frutescens	Texas Sage	5 gal.	Cont.	4" O.C., Min. 3' Height
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS		
	Ber c11	45,376 s.f.	Tif Bermuda	Tif Bermuda Grass	Solid Sod		
	Shd mul	1,012 s.f.		Shredded Hardwood Mulch	--		



LEGEND

- LO 3: PLANT SYMBOL, REF. PLANT SCHEDULE, PLANT QUANTITY
- Circle with dot: EXISTING TREES TO REMAIN
- Dashed line: METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANTITY= 390 L.F.

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PROPOSED ZONING: NO CHANGE
PROPOSED USE: PICKLEBALL COURTS
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"PD-44" ZONING

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MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

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PROPOSED IMPERVIOUS PARKING: 5,580/70,511 = 7.9%

EXISTING PARKING:
EXISTING JOB TRAILER TO BE REMOVED LEAVING NO BUILDINGS

REQUIRED PARKING:
PROPOSED BUILDING 4650 SQ FT (3:COURT & 1:200) = 30 SPACES

TOTAL REQUIRED PARKING = 30 SPACES
TOTAL PROVIDED PARKING = 18 SPACES

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WITNESS OUR HANDS, this 10 day of December, 2024.

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

0	12/06/2024	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV. BY	P.M.	ENG.	REVISION/RELEASE

REC
Rayburn Electric
COOPERATIVE

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

rdelta
ENGINEERS

REGISTERED LANDSCAPE ARCHITECT
ROBERT P. STOFFELS
STATE OF TEXAS
1025

THIS DRAWING IS RELEASED FOR REVIEW FOR BIDDING, CONSTRUCTION AND PERMITTING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #1025 ON DECEMBER 6, 2024.

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	12/6/2024	CHECKED BY	BS
		LAST UPDATE BY	
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	
APPROVED:		ISSUE:	
FILENAME:			

REC CAMPUS EXPANSION
PICKLEBALL COURT
2686 S GOLIAD ST (SH 205)
ROCKWALL, TX 75032
CASE # SP2024-046
LANDSCAPE PLAN

OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75082
P: 469.402.2100

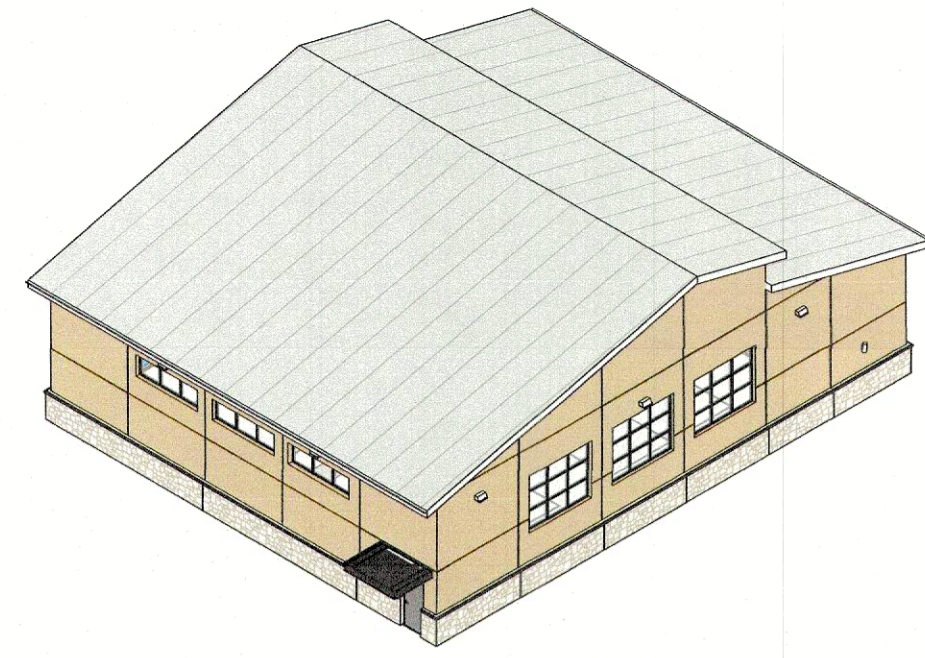
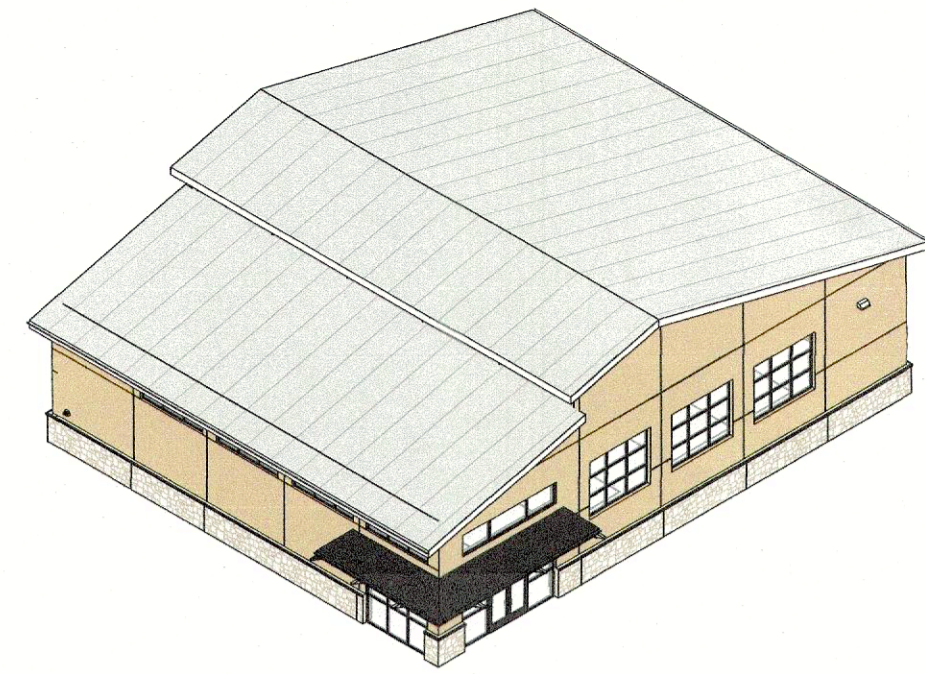
PULLIAM CONSTRUCTION
MANAGEMENT
CONSTRUCTION MANAGER:
101 CALLOWAYST., STE. 200
WYLIE, TEXAS 75098
P: 972.442.8077

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040
P: 972.272.2500

STRUCTURAL ENGINEER:
BLAKE WILSON
ENGINEERING, PLLC
1848 NORWOOD PLAZA
SUITE 114
HURST, TEXAS 76054
P: 817.268.2345 P
P: 817.282.1636 F

MEP ENGINEERING:
MEP SYSTEMS
918 DRAGON ST
DALLAS, TEXAS 75207
P: 214.915.0929

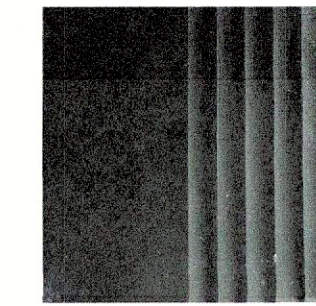
ISSUE



STUCCO -
SW9111 VELVET
ANTLER



STONE - BUFF
LUEDERS
LIMESTONE



DARK BRONZE
ALUM. FRAME



GALVALUME

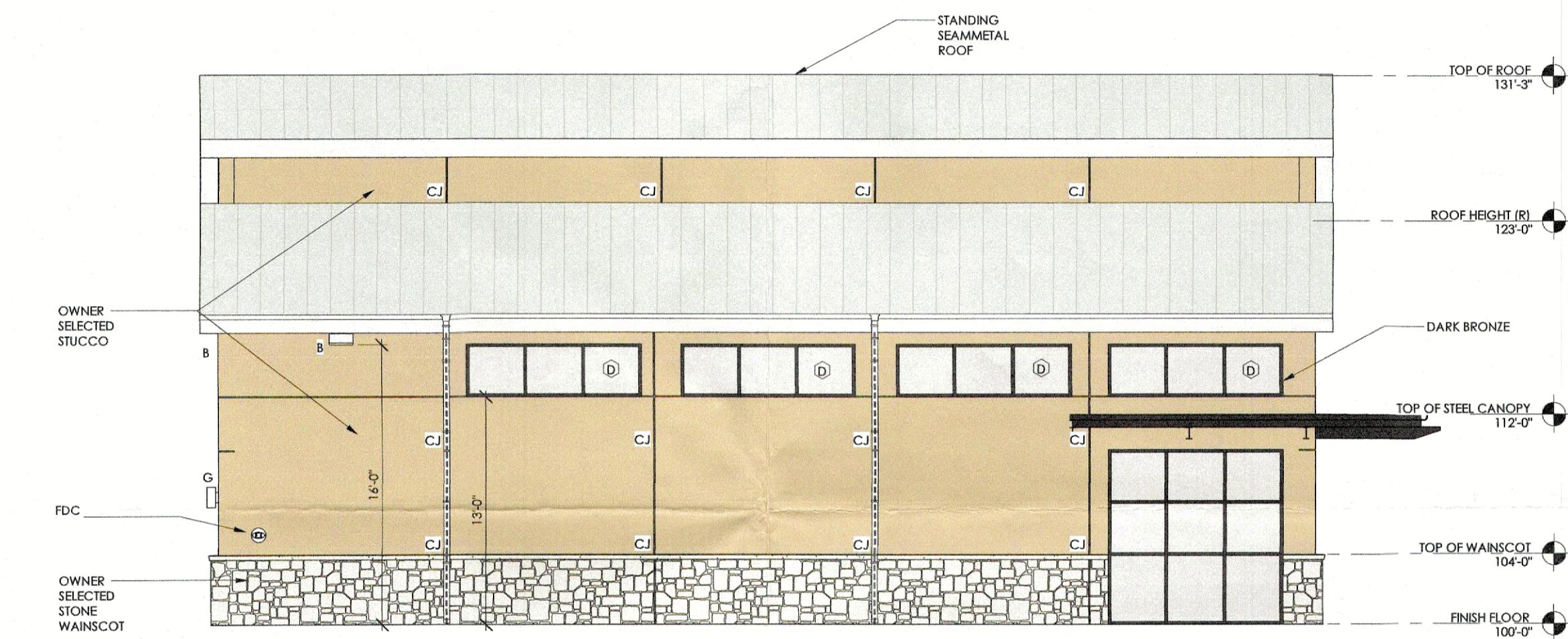
BUILDING MATERIAL CALCULATIONS FOR WALLS

CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	965.89 S.F.	100%
Stucco - Velvet antler SW 9111	769.59 S.F.	80%
Stone - Buff Lueders limestone	196.30 S.F.	20%

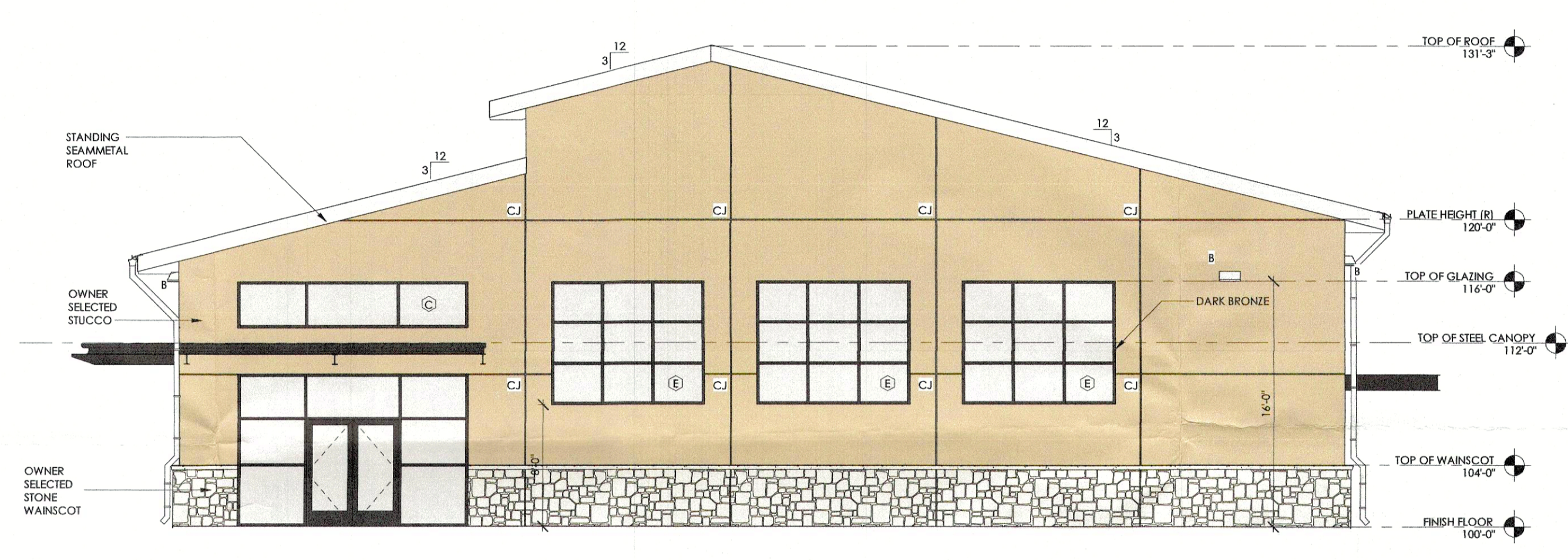
GENERAL NOTE: ROOF NOT PART OF ELEVATION CALCULATIONS

BUILDING MATERIAL CALCULATIONS FOR WALLS

CATEGORIES	SOUTH	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	1392.27 S.F.	100%
Stucco - Velvet antler SW 9111	1162.74 S.F.	84%
Stone - Buff Lueders limestone	229.53 S.F.	16%



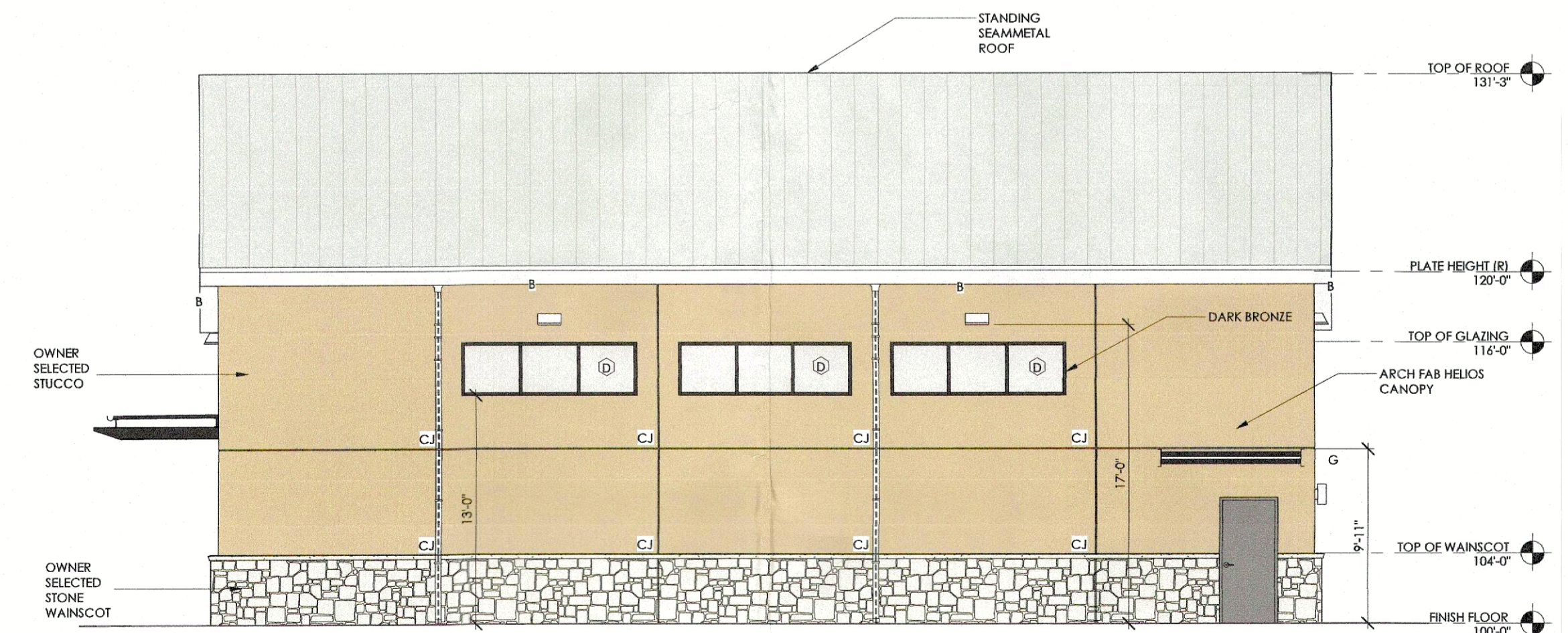
4 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS

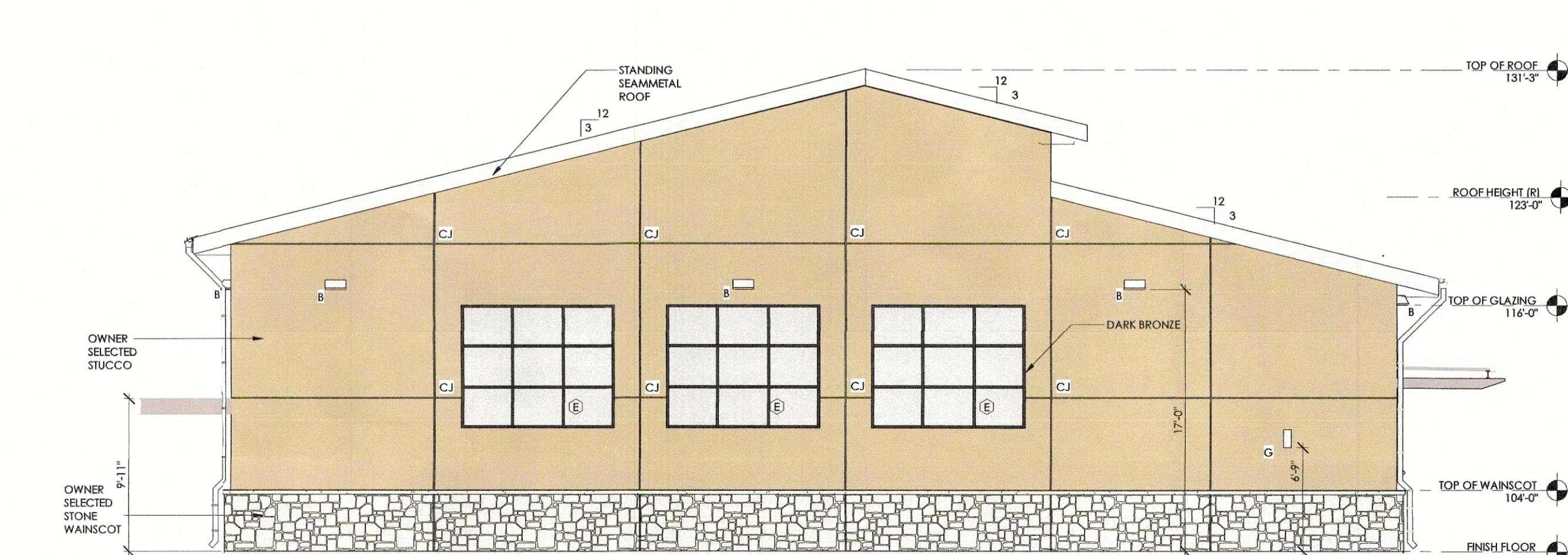
CATEGORIES	EAST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	1080.68 S.F.	100%
Stucco - Velvet antler SW 9111	859.66 S.F.	80%
Stone - Buff Lueders limestone	221.02 S.F.	20%



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS

CATEGORIES	NORTH	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	1583.15 S.F.	100%
Stucco - Velvet antler SW 9111	1298 S.F.	82%
Stone - Buff Lueders limestone	285.15 S.F.	18%



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

PICKLEBALL COURT BUILDING
#SP2024-046

APPROVED:
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WITNESS OUR HANDS, this 10 day of December 2024

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SEAL

Copyright © 2019
DATE: 11.18.2024
SCALE: MA34017
JOB NO: SP2024-046
CITY CASE No. SP2024-046
DRAWN: AH
APPD: Approver
ACAD #
COLORED EXTERIOR
ELEVATIONS

DRAWING NO. REV. NO.

A4.02

OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

**PULLIAM CONSTRUCTION
MANAGEMENT**
CONSTRUCTION MANAGER:
101 CALLOWAYST., STE. 200
WYLIE, TEXAS 75098
P: 972.442.8077

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX, 75040
P: 972.272.2500

STRUCTURAL ENGINEER:
**BLAKE WILSON
ENGINEERING, PLLC**
1848 NORWOOD PLAZA
SUITE 114
HURST, TEXAS 76054
P: 817.268.2345 P
P: 817.282.1636 F

MEP ENGINEERING:
MEP SYSTEMS
918 DRAGON ST
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P: 214.915.0929

ISSUE



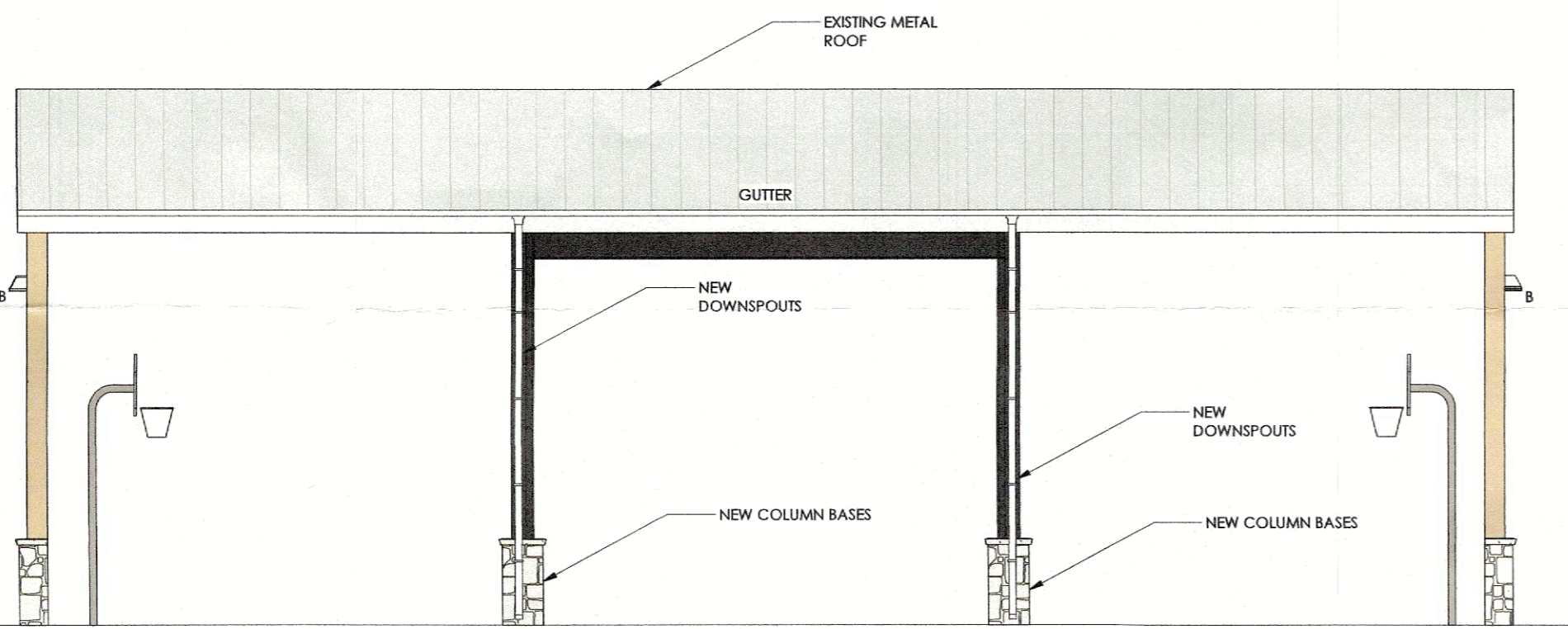
STUCCO -
SW9111 VELVET
ANTLER



STONE - BUFF
LUEDERS
LIMESTONE

FIELD VERIFY ALL EXISTING CONDITIONS
PRIOR TO CONSTRUCTION

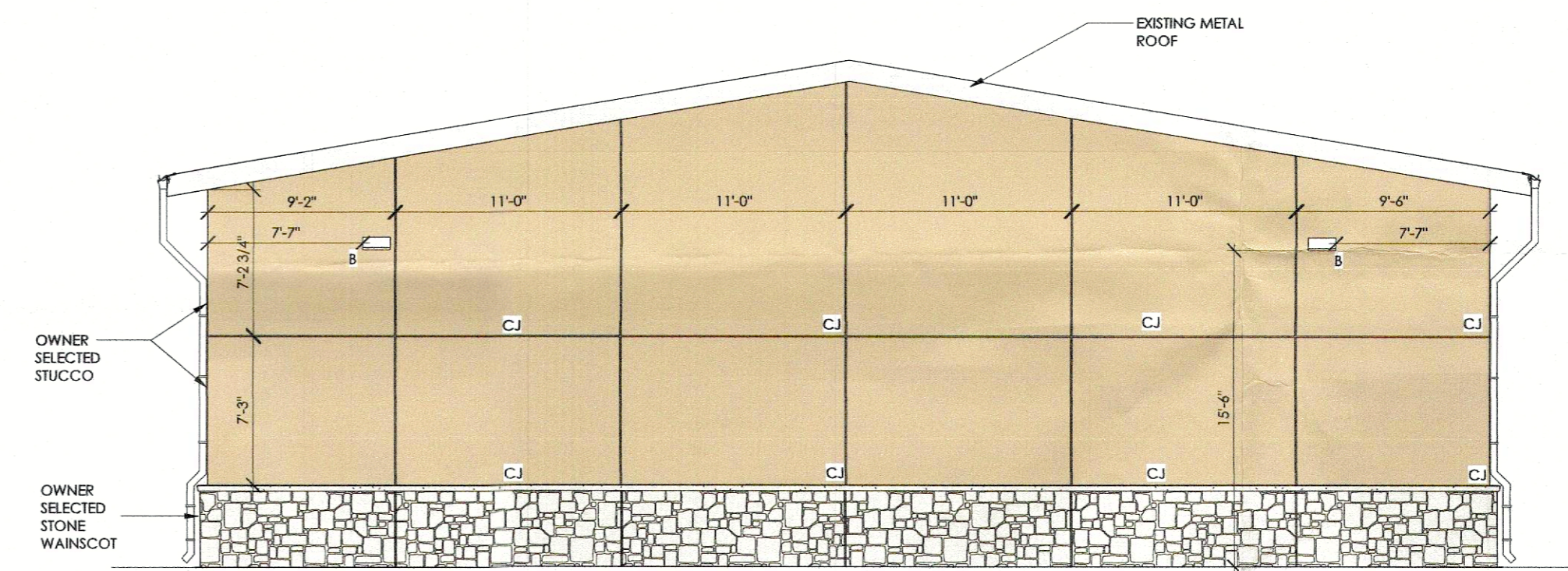
ALL EXPOSED STEEL TO BE PAINTED -
TYPICAL



4 WEST ELEVATION - BASKETBALL COURT
SCALE: 3/16" = 1'-0"

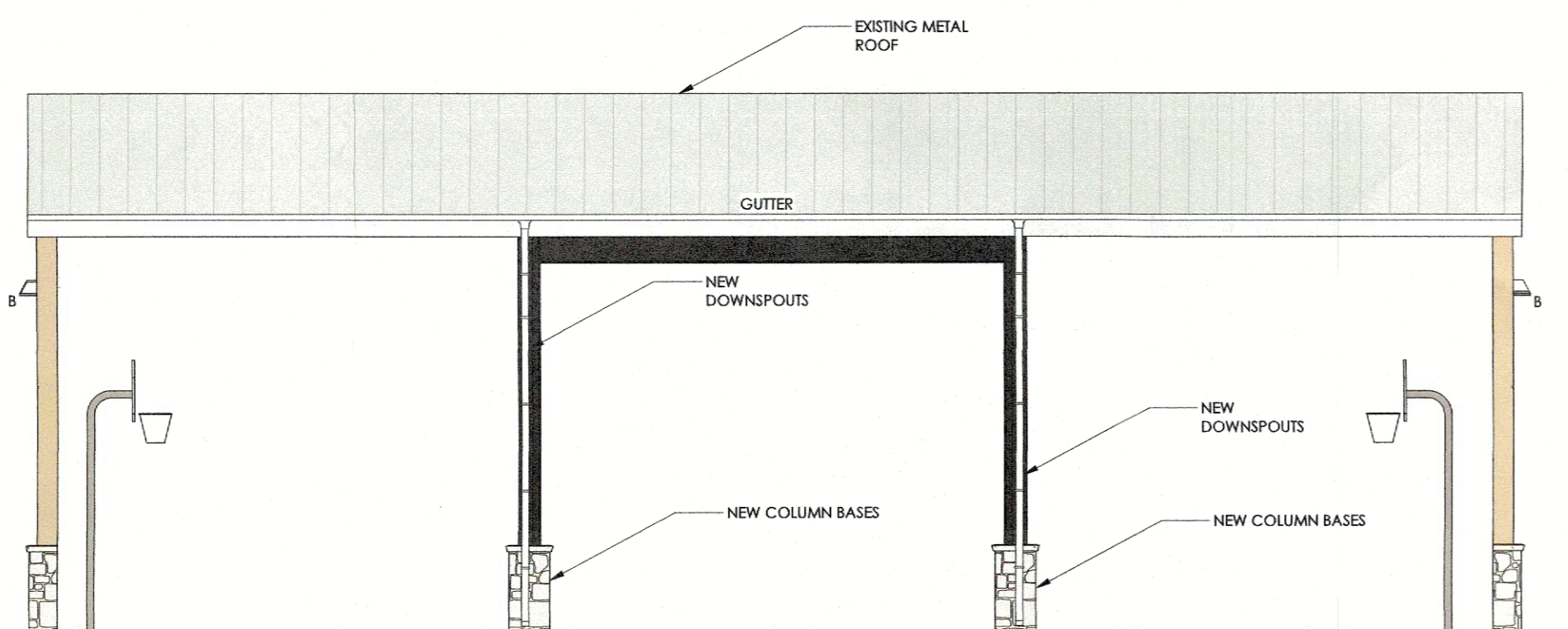
FIELD VERIFY ALL EXISTING CONDITIONS
PRIOR TO CONSTRUCTION

ALL EXPOSED STEEL TO BE PAINTED -
TYPICAL



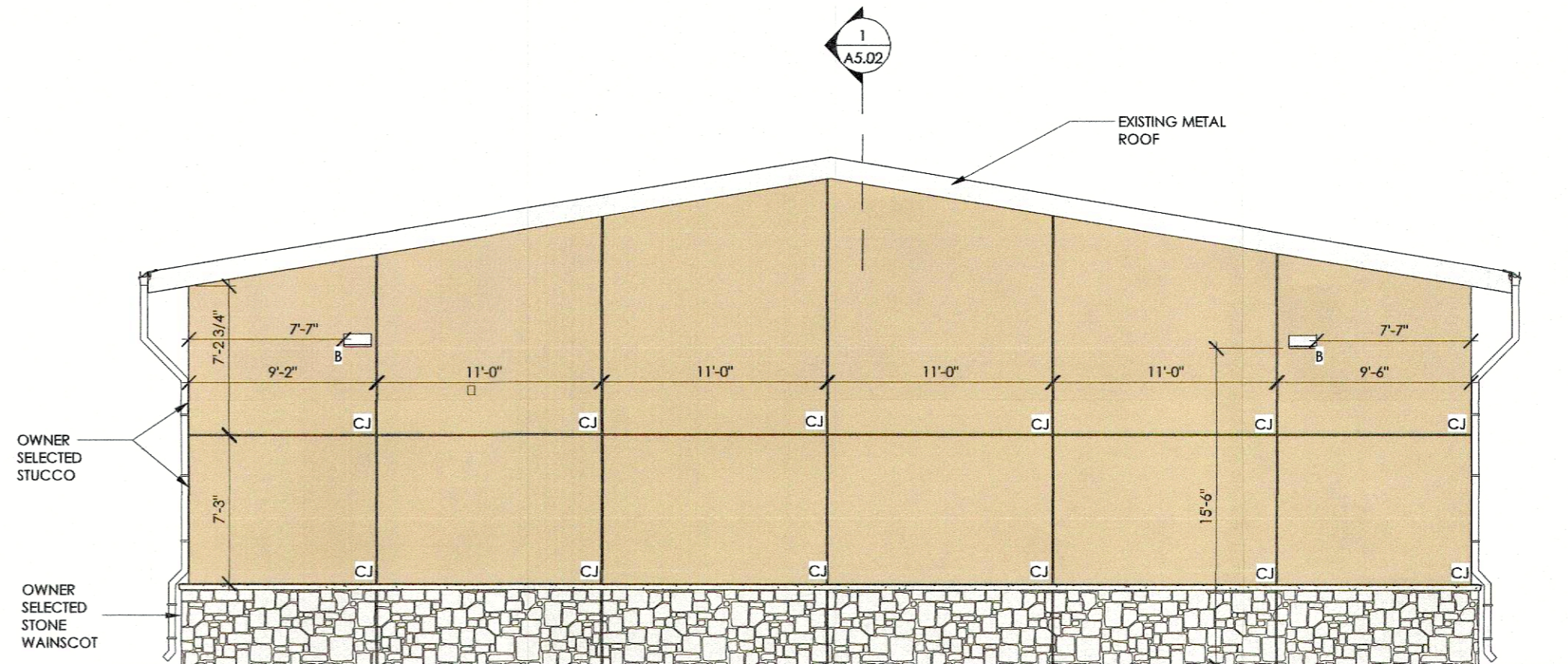
3 SOUTH ELEVATION - BASKETBALL COURT
SCALE: 3/16" = 1'-0"

ALL EXPOSED STEEL TO BE PAINTED -
TYPICAL



2 EAST ELEVATION - BASKETBALL COURT
SCALE: 3/16" = 1'-0"

ALL EXPOSED STEEL TO BE PAINTED -
TYPICAL



1 NORTH ELEVATION - BASKETBALL COURT
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BASKETBALL COURT RENOVATION
#SP2024-046

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[Signature] Director of Planning and Zoning
[Signature] Planning & Zoning Commission, Chairman

SEAL

Copyright © 2019
DATE: 11.18.2024
SCALE: 3/16" = 1'-0"
JOB NO.: MAZ2017
CITY CASE No.: SP2024-046
DRAWN: AH
APPD: Approver
ACAD #
EXTERIOR ELEVATIONS -
BASKETBALL COURT

DRAWING NO. REV NO.

A4.01

**RAYBURN ELECTRIC
CO-OP PICKLE BALL
COURT FACILITY
ROCKWALL, TEXAS**

DESIGN TEAM
OWNER:
RAYBURN ELECTRIC CO-OP
950 SIDS RD.
ROCKWALL, TX 75032
P: 469.402.2100

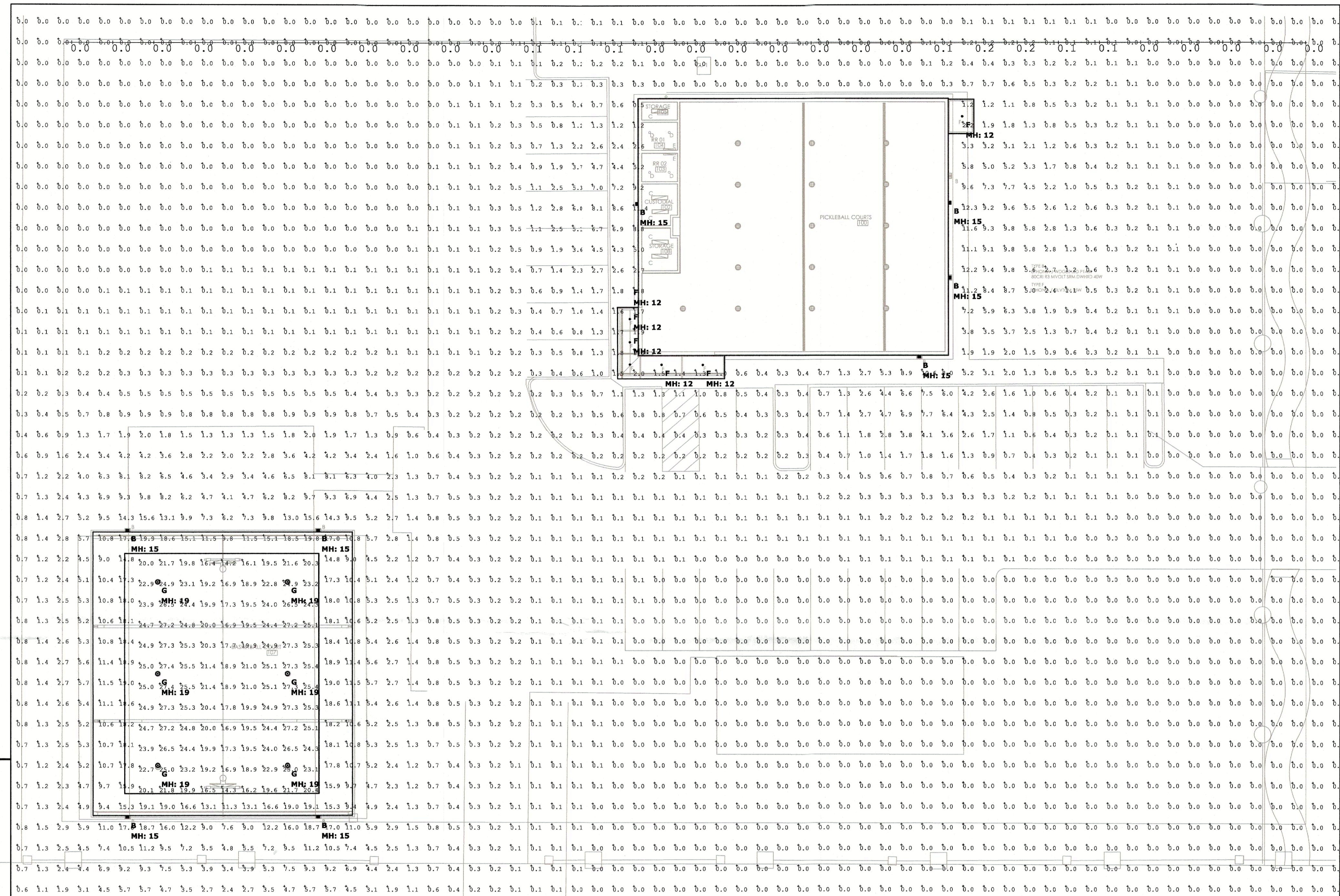
ISSUE
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P: 214.915.0929

ISSUE
11/13/2024 PERMIT



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TOTAL PROVIDED PARKING = 18 SPACES

Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
B	B	8	LITHONIA WDG2 LED P5 40K 80CRI VW MVOLT [MOUNT] [FINISH]	6153	48.44	1.000	0.850	1.000
F	F	6	LITHONIA OLVTOM	590	15.3	1.000	0.850	1.000
G	G	6	LITHONIA REBL AL013 (18000LM) MD UVOLT SSW3 (40K) 80CRI [FINISH]	19371	118.4	1.000	0.850	1.000

Calculation Summary							
Calculation Grid Location		Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE		N.A.	Fc	0.03	0.2	0.0	N.A.
SITE Planar		0	Fc	1.27	19.9	0.0	N.A.
BASKETBALL COURT			Fc	22.46	27.4	14.2	1.58

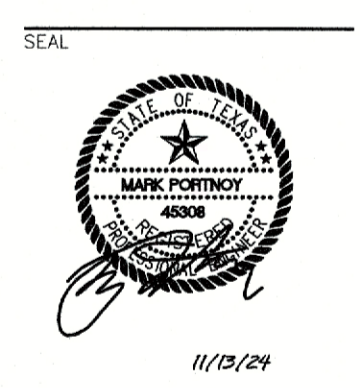
1 PHOTOMETRIC PLAN

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Planning & Zoning Commission

Chairman Director of Planning & Zoning



Copyright © 2024
DATE: _____
SCALE: _____
JOB NO: _____
DRAWN: _____
APPD: _____
ACAD # _____
PHOTOMETRIC PLAN