

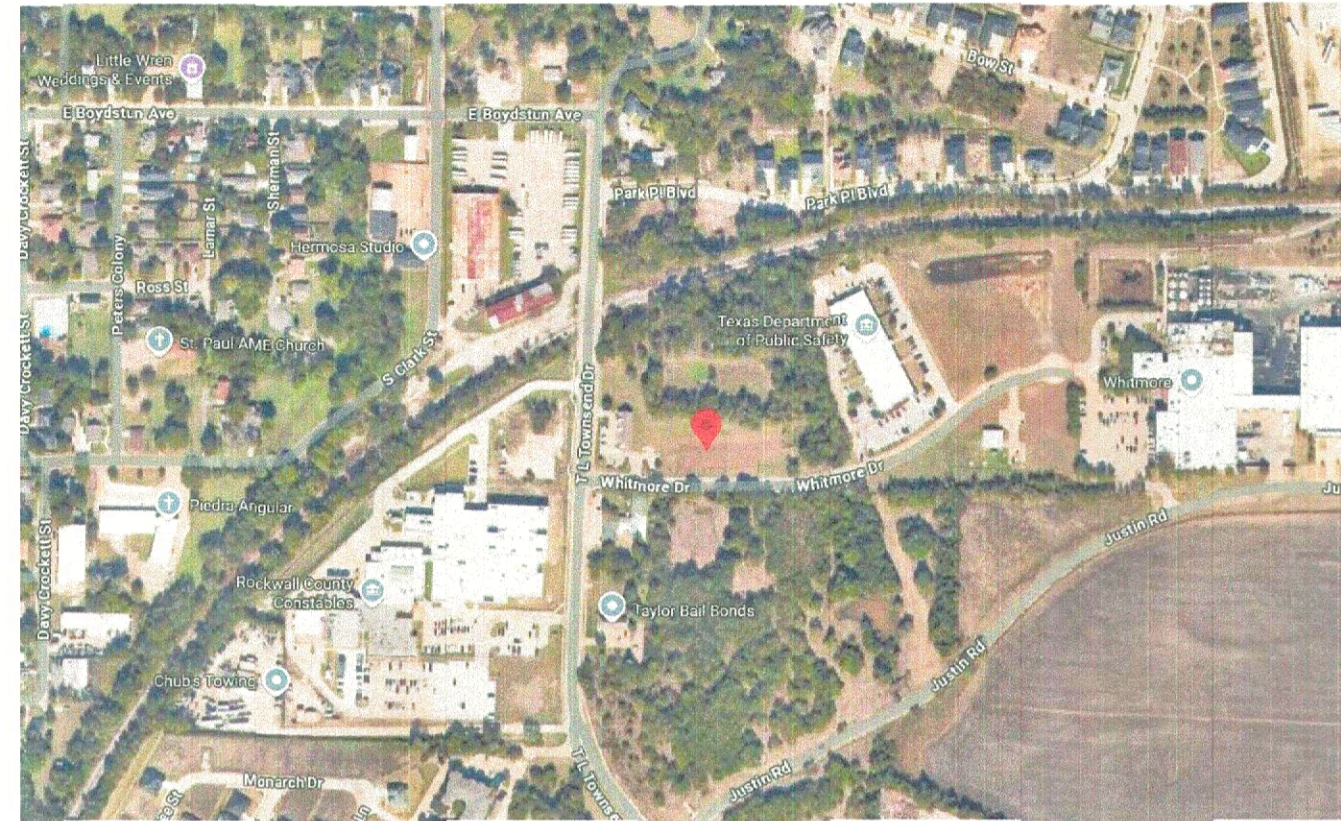
# NEW BUILDING

855 WHITMORE DR, ROCKWALL, TX 75087

## PROJECT DESCRIPTION

OWNER	2
DEVELOPER NOVA AIR LLC	SALVADOR SALCEDO 210 CEDAR TREE LN 214-552-2008 CEDAR TREE LN 214-552-2008
SCOPE OF WORK	NEW BUILDING
CONSTRUCTION TYPE	LI
PARCEL NUMBER	XXXXXX
SQUARE FOOTAGE	4605
NUMBER OF STORIES	1
HEIGHT	60'-0"
MAX. LOT COVERAGE	60%
SETBACKS	FRONT: 25'-0" SIDE: 15'-0" REAR: 15'-0"

## VICINITY MAP



## CODE COMPLIANCE

ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE TEXAS CODES, AND ALL OTHER APPLICABLE CODES ORDINANCES AND REGULATIONS

2021 INTERNATIONAL BUILDING CODE (IBC)  
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ANS/ASHRAE/IES STANDARD 90.1-2019  
2021 INTERNATIONAL PLUMBING CODE (IPC)  
2021 INTERNATIONAL MECHANICAL CODE (IMC)  
2021 INTERNATIONAL FUEL GAS CODE (IFGC)  
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

## GENERAL NOTES

ALL WORK SHALL CONFORM TO THE APPLICABLE CODES ADOPTED BY COUNTRY AND THE CITY CODE

- DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE DESIGNER IMMEDIATELY IF ANY CONFLICTS EXIST.
- CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO INITIATING WORK. NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK OUT BLOCKING, AND BACKING REQUIRED FOR INSTALLATION.
- ALL WOOD IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED.
- CLEARANCE FROM EXPOSED EARTH TO WOOD PLATE IS 8" AND 6" TO UNTREATED SIDING, TYP.
- ALL ELEMENTS, INCLUDING BUT NOT LIMITED TO WINDOWS AND DOORS, TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE BUILDING ENVELOPE AND ON SITE, INCLUDING BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSULATION, CONDUITS, AND SPECIAL STRUCTURAL SUPPORTS REQ'D. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE FINISH FLOOR INDICATED ON THE DRAWINGS.
- ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. NOTIFY THE ARCHITECT IN WRITING OF ANY ABBREVIATION IN QUESTION.

Sheet List	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A1.01	SITE PLAN
A1.02	FLOOR PLAN
A1.03	ROOF PLAN
A2.01	ELEVATIONS
A2.02	ELEVATIONS
A3.01	ELECTRICAL PLAN
A4.01	SITE PHOTO - METRICS & DETAILS
A4.02	PHOTO - METRICS DETAILS
A5.01	LANDSCAPE PLAN
A6.01	TREESCAPE PLAN
A7.01	FIRE HYDRANT LOCATION PLAN
A8.01	DETAILS
A9.01	WINDOW & DOOR SCHEDULES
A10.01	3D VIEWS

## KEY

	NORTH ARROW		LEVEL NAME 0' - 0"		POINT ELEVATION INDICATOR
	BUILDING SECTION		BUILDING ELEVATION		
	ROOM NAME		ROOM TAG		WINDOW TAG
	DOOR TAG		WALL TAG		
	SMOKE DETECTOR		CARBON MONOXIDE DETECTOR		

NEW BUILDING  
855 Whitmore Dr, Rockwall,  
TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE							
		1	2	3	4	5	6	7	8

DRAWING TITLE:

COVER SHEET

SCALE: As indicated

A0.00

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 6 day of March, 2026.  
WITNESS OUR HANDS, THIS 6 DAY OF March, 2026.  
  
Planning & Zoning Commission, chairman  
  
Director of Planning and Zoning

CASE NUMBER: SP2026-002

- GENERAL ITEMS:**
- MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION
  - 4% ENGINEERING INSPECTION FEES
  - IMPACT FEES (WATER, SEWER, ROADWAY).
  - MINIMUM EASEMENT WIDTH IS 20' FOR NEW EASEMENTS. NO STRUCTURES, INCLUDING WALLS, ALLOWED IN EASEMENTS.
  - RETAINING WALLS 3' AND OVER MUST BE ENGINEERED.
  - ALL RETAINING WALLS (18" OR TALLER) MUST BE ROCK OR STONE FACE. NO SMOOTH CONCRETE WALLS.
  - NO SIGNAGE IS ALLOWED WITHIN EASEMENTS OR ROW.
  - TREE MITIGATION WILL BE REQUIRED FOR THE REMOVAL OF ANY EXISTING TREES ON SITE.
  - NO STRUCTURES OR FENCES WITH EASEMENTS.
  - THE SITE WILL NEED TO BE PLATTED.
  - ALL UTILITIES MUST BE UNDERGROUND.
  - ADDITIONAL COMMENTS MAY BE PROVIDED AT THE TIME OF ENGINEERING REVIEW.
  - PROPOSED WATER AND SEWER MUST BE SHOWN ON SITE PLAN.

- DRAINAGE ITEMS:**
- THE SITE HAS BEEN DETAILED FOR IN A REGIONAL DETENTION POND. MUST VERIFY CAPACITY/VOLUME AND OUTFALL.
  - EXISTING FLOW PATTERNS MUST BE MAINTAINED.
  - 4:1 MAXIMUM SIDE SLOPES.
  - NO GRATE INLETS ALLOWED.
  - DUMPSTER AREAS TO DRAIN TO OIL/WATER SEPARATOR AND THEN TO THE STORM LINES.
  - THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DRAINAGE SYSTEMS.

- WATER AND WASTEWATER ITEMS:**
- PUBLIC SEWER TO BE 8" MINIMUM.
  - COMMERCIAL SANITARY SEWER SERVICE LINE SIZE IS MINIMUM 6" AND MUST CONNECT TO AN EXISTING OR PROPOSED MANHOLE.
  - ANY PUBLIC WATER LINES MUST BE A MINIMUM OF 8", LOOPED, AND MUST BE CENTERED WITHIN A 20' WIDE EASEMENT.
  - ANY UTILITY CONNECTION MADE UNDERNEATH OF AN EXISTING PUBLIC ROADWAY MUST BE COMPLETED BY DRY BORE. OPENING CUTTING WILL NOT BE ALLOWED.
  - ONLY ONE "USE" OFF A DEAD-END LINE (DOMESTIC, IRRIGATION, FIRE SPRINKLER, FIRE HYDRANT, ETC.).
  - MIN 20" UTILITY EASEMENTS.
  - WATER TO BE 10' SEPARATED FROM STORM AND SEWER LINES.
  - ALL PUBLIC UTILITIES MUST BE CENTERED IN EASEMENT.

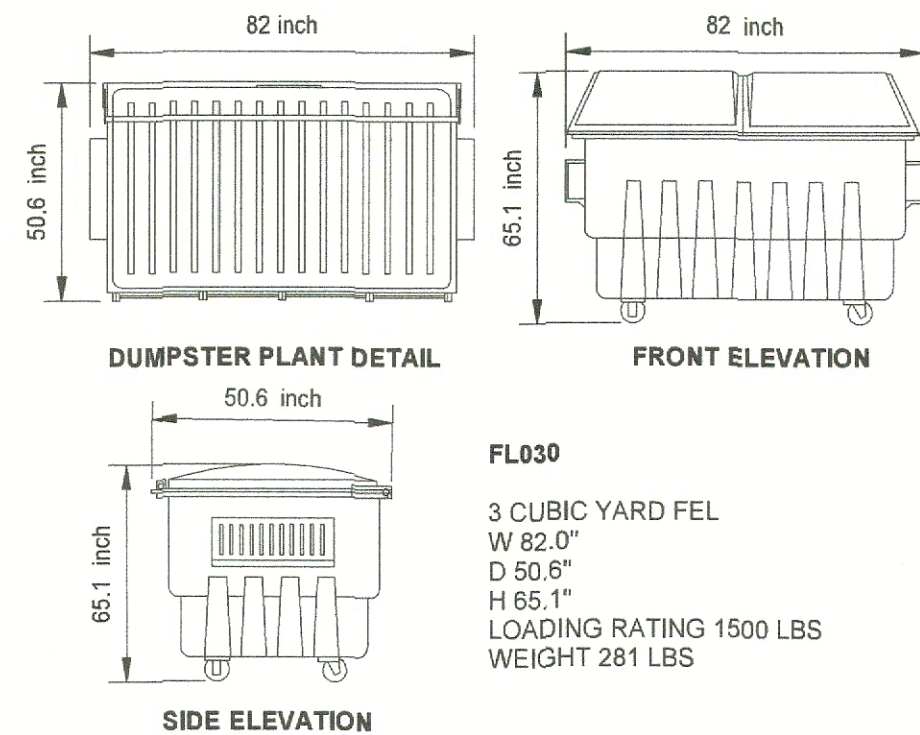
- ROADWAY PAVING ITEMS:**
- MUST MEET CITY DRIVEWAY SPACING REQUIREMENTS.
  - ALL PARKING, STORAGE, DRIVE AISLES MUST BE REINFORCED CONCRETE. (NO ROCK, GRAVEL, OR ASPHALT ALLOWED).
  - ALL PARKING TO BE 20'x9' MINIMUM. PARKING MAY NOT BE OFF A PUBLIC ROADWAY.
  - VEHICLE MUST NOT BE REQUIRED TO BACK ONTO A PUBLIC ROADWAY, INCLUDING TRASH TRUCKS.
  - NO DEAD-END PARKING ALLOWED WITHOUT AN CITY APPROVED TURNAROUND.
  - DRIVE ISLES TO BE 24' WIDE.
  - FIRE LANE TO BE 24' WIDE AND IN A PLATTED EASEMENT.
  - FIRE LANE TO HAVE 20' MIN RADIUS IF BUILDINGS ARE LESS THAN 30' TALL. IF ANY OF THE BUILDINGS ARE 30' OR MORE, THE FIRE LANE WILL BE 30' RADIUS MINIMUM.
  - PAVEMENT SPECS WILL BE REVIEWED WITH ENGINEERING PLANS.

- LANDSCAPING:**
- NO TREES TO BE WITH 10' OF ANY PUBLIC WATER, SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
  - NO TREES TO BE WITH 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

PARKING REQUIREMENT SCHEDULE	
INDUSTRIAL AND MANUFACTURING LAND USES (LI)	MINIMUM PARKING REQUIRED
Apparel Manufacturing	1/200 SF
Asphalt or Concrete Batch Plant	As Determined by the Director
Industrial and Manufacturing Other Than Listed	As Determined by the Director
Light Assembly and Fabrication	1/500 SF or 0.75/Employee <sup>1</sup>
Heavy Manufacturing	1/500 SF or 0.75/Employee <sup>1</sup>
Printing, Engraving, and Related Businesses	1/300 SF or 1/Employee <sup>1</sup>
Welding Repair	1/500 SF or 1/2 Employee <sup>1</sup>

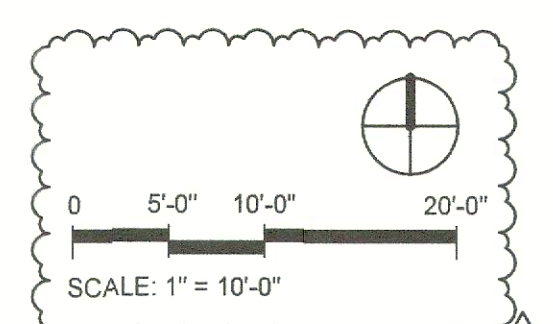
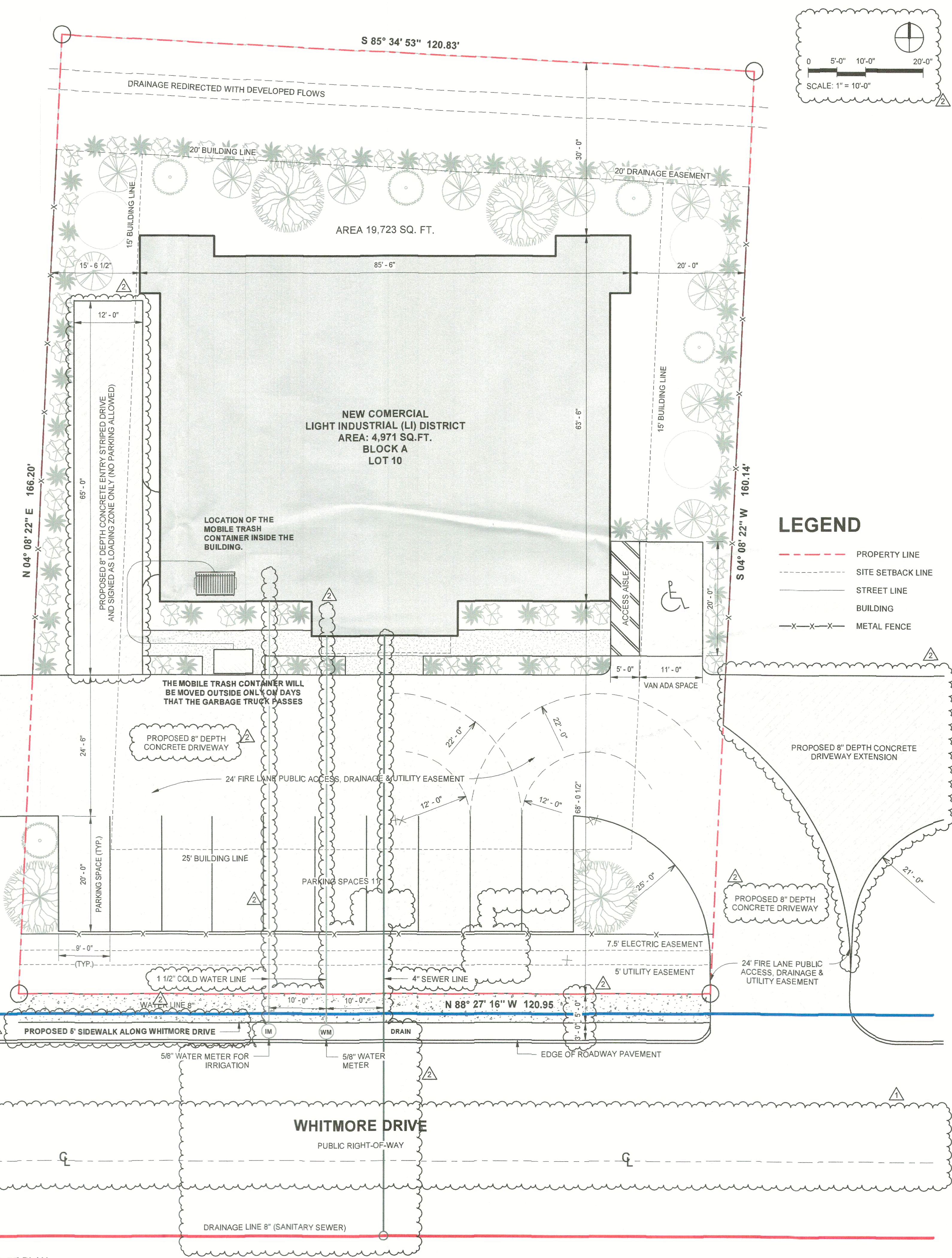
- NOTES:**
- IN THIS PROJECT NO TYPE OF GATES ARE PROPOSED
  - DOES NOT PROPOSE ANY GROUND OR PLATFORM MOUNTED UTILITY EQUIPMENT
  - AN OFF-STREET LOADING DOCK IS NOT PROPOSED AS THE BUILDING IS DESIGNED FOR TRUCKS TO LOAD INSIDE.
  - THERE WILL BE NO OUTSIDE STORAGE OR ABOVE-GROUND STORAGE TANKS.
  - ALL PUBLIC SERVICES ARE UNDERGROUND.
  - SIGNAGE IS DONE THROUGH SEPARATE PERMITS WITH THE BUILDING INSPECTIONS DEPARTMENT
  - SEPARATE FENCE PERMIT FROM THE BUILDING PLANS IS REQUIRED
  - WILL BE REQUIRED TO "CLEANOUT" DITCH TO ENSURE PROPER DRAINAGE
  - WILL BE REQUIRED TO CONSTRUCT RCP CULVERT BETWEEN TWO DRIVEWAYS ON CURB AND GUTTER ROADWAY.

**NOTE:** LOCATION OF THE MOBILE GARBAGE CONTAINER WILL BE INSIDE THE BUILDING. THE GARBAGE CONTAINER WILL BE TAKEN OUTSIDE ONLY ON DAYS WHEN THE GARBAGE TRUCK PASSES BY AND CAN BE ACCESSED.



**MOBILE TRASH CONTAINER / DUMPSTER (1,500 LB. CAPACITY)**

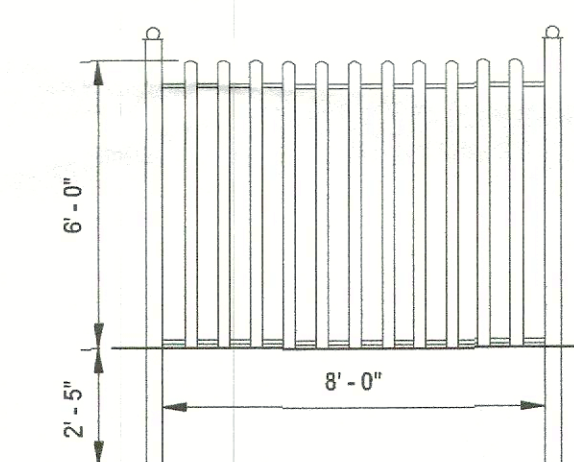
EXISTING 20' DRAINAGE EASEMENT ON ADJACENT PROPERTY



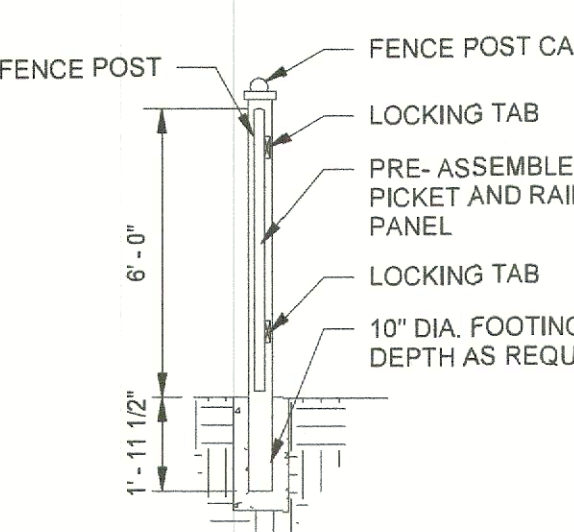
**LEGEND**

- PROPERTY LINE
- - - SITE SETBACK LINE
- STREET LINE
- BUILDING
- x-x-x- METAL FENCE

**METAL IRON DETAILS**



**ELEVATION VIEW**



**CROSS SECTION VIEW**

**PARKING CALCULATION**

REQUIRED PARKING SPACES FOR OFFICE AREA:	1 SPACE PER 300 SF
OFFICE AREA:	366 SF
PARKING SPACES:	2
REQUIRED PARKING SPACES FOR MANUFACTURING WORK AREA:	1 SPACE PER 500 SF
WORK AREA:	4263 SF
PARKING SPACES:	9
<b>TOTAL PARKING SPACES:</b>	<b>11</b>

**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 March, 2026.

WITNESS OUR HANDS, THIS 12 DAY OF March, 2026.  
*John Conway*  
Planning & Zoning Commission, chairman  
*Fulli*  
Director of Planning and Zoning

LOT COVERAGE	
LOT SIZE	19 737 SF, 100%
BUILDING COVERAGE	4996 SF, 25.4%
IMPERVIOUS AREA	11 581 SF, 58.7%
TOTAL	11 581 SF, 58.7%

1 | SITE PLAN  
1" = 10'-0"

CASE NUMBER: SP2026-002

**NEW BUILDING**  
**855 Whitmore Dr, Rockwall, TX 75087**

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

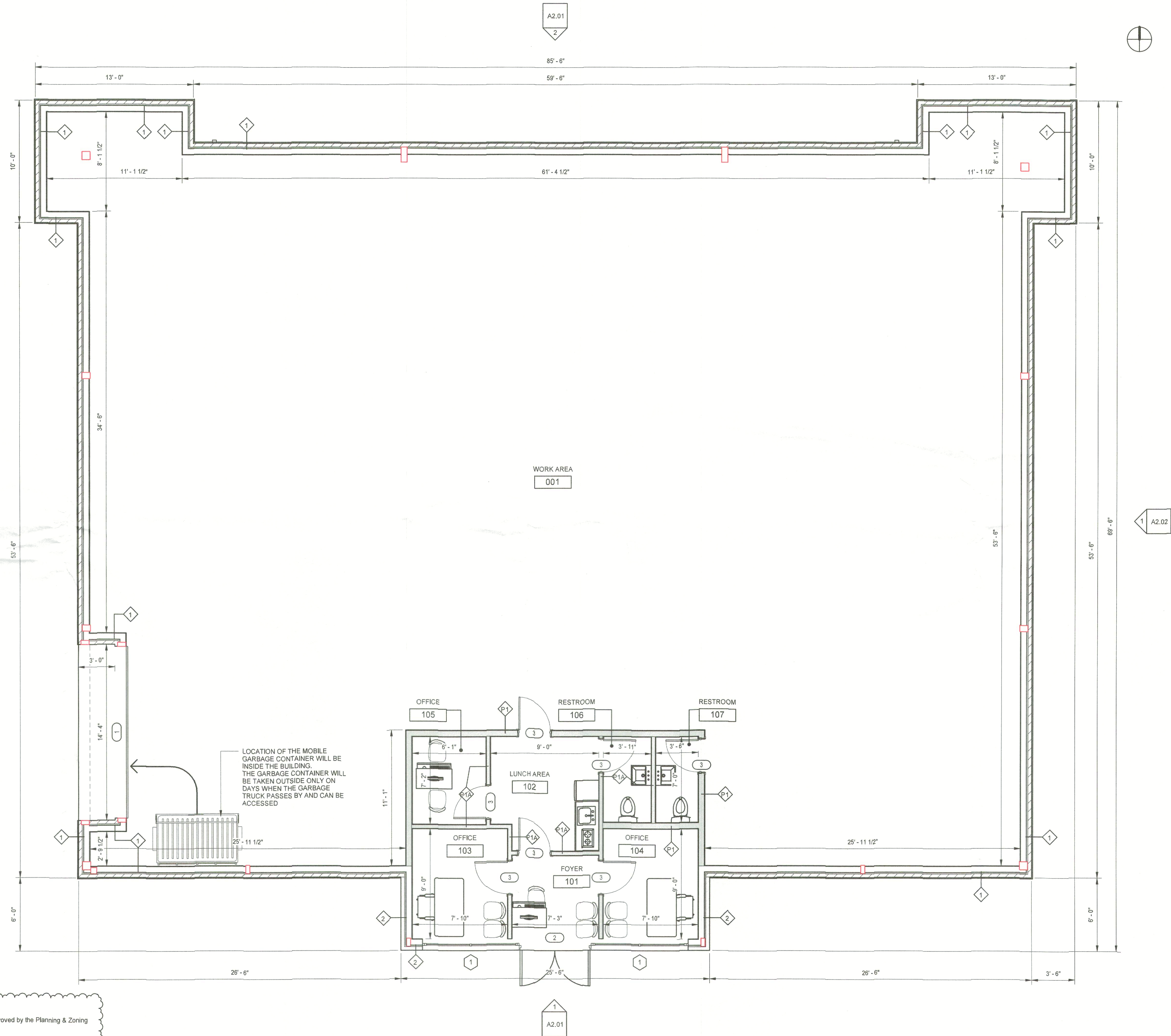
DRAWING TITLE:

**SITE PLAN**

SCALE: As indicated

**A1.01**

ROOM SCHEDULE		
Number	Name	Area
001	WORK AREA	4239 SF
101	FOYER	50 SF
102	LUNCH AREA	80 SF
103	OFFICE	70 SF
104	OFFICE	70 SF
105	OFFICE	43 SF
106	RESTROOM	27 SF
107	RESTROOM	25 SF
TOTAL AREA		4605 SF



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 16 day of April, 2026.  
 WITNESS OUR HANDS, THIS 16 DAY OF April, 2026  
*Jan Conway*  
 Planning & Zoning Commission, chairman  
*[Signature]*  
 Director of Planning and Zoning

1 | FLOOR PLAN  
 1/4" = 1'-0"

CASE NUMBER: SP2026-002

NEW BUILDING  
 855 Whitmore Dr, Rockwall,  
 TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

FLOOR PLAN

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

A1.02

NEW BUILDING  
855 Whitmore Dr, Rockwall,  
TX 75087

NOT FOR CONSTRUCTION

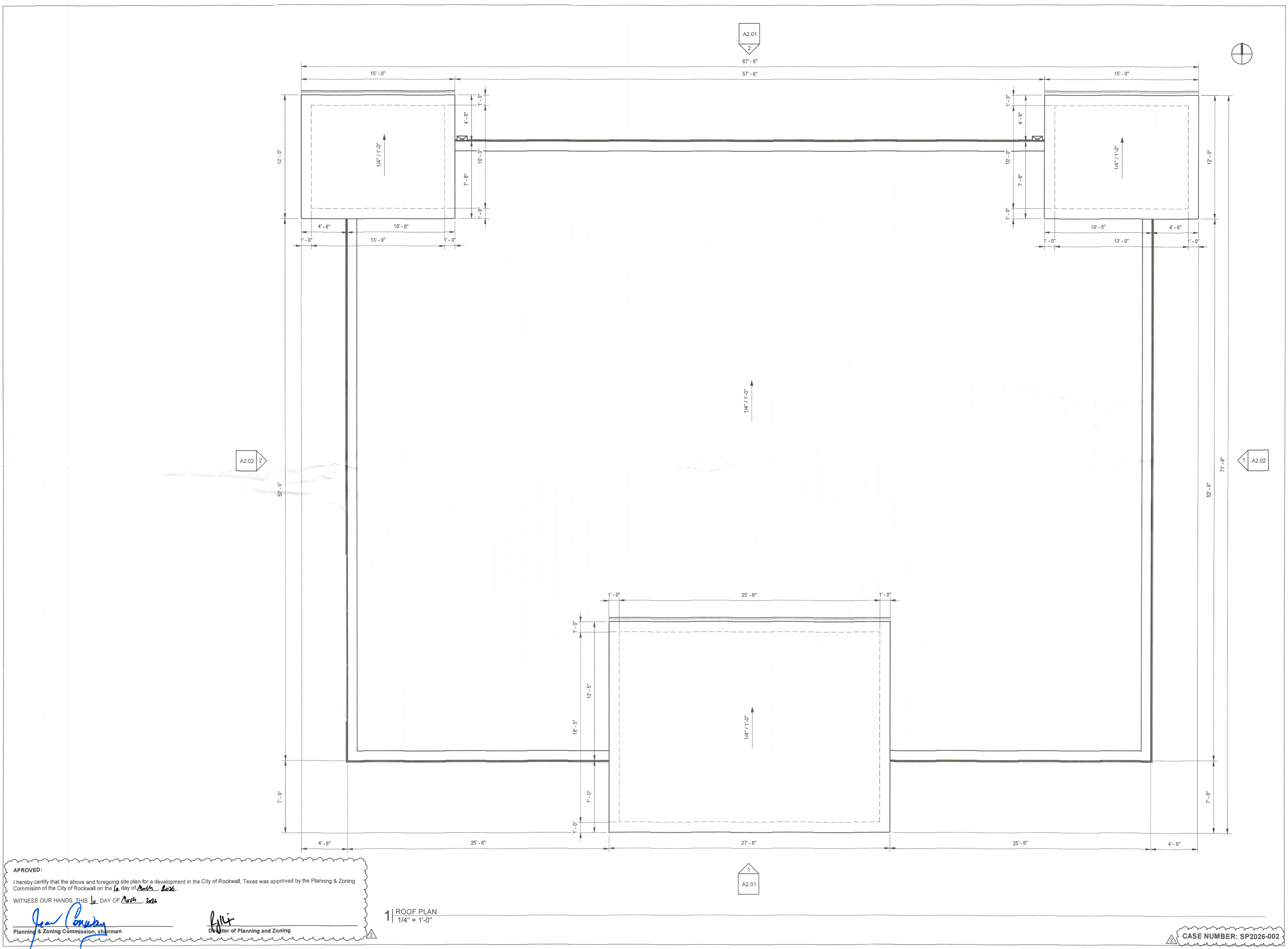
NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

ROOF PLAN

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

A1.03

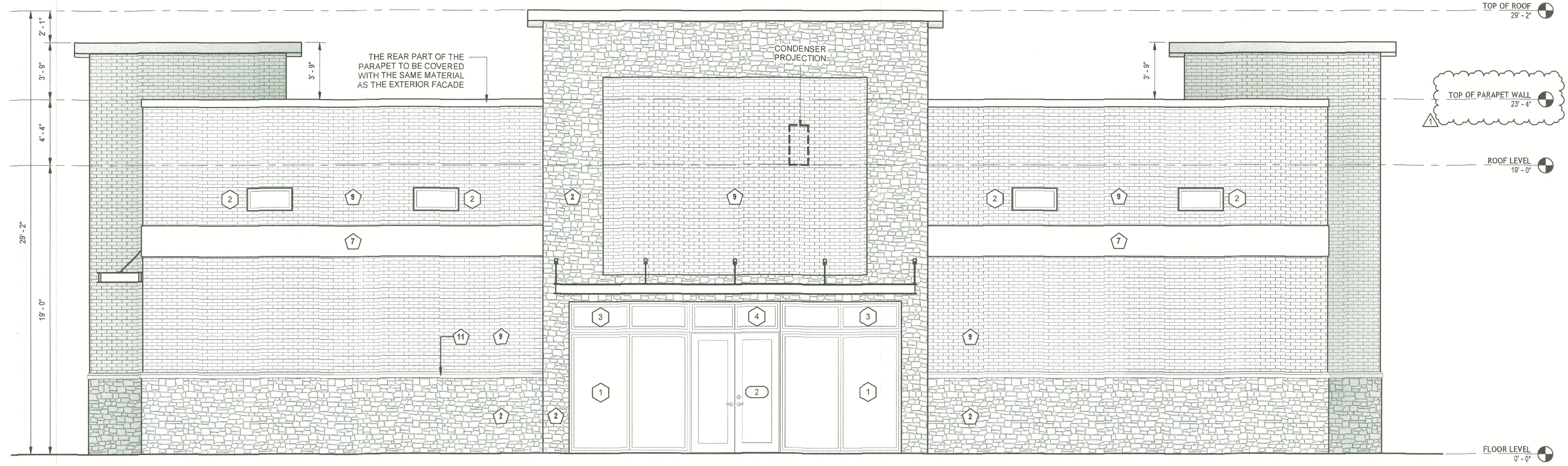


APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the 12 day of March 2022.  
WITNESS OUR HANDS, THIS 12 DAY OF March 2022  
*Jean Conner*  
Planning & Zoning Commission, chairman  
*Phillip*  
Director of Planning and Zoning

CASE NUMBER: SP2026-002

NEW BUILDING  
855 Whitmore Dr, Rockwall,  
TX 75087

NOT FOR CONSTRUCTION

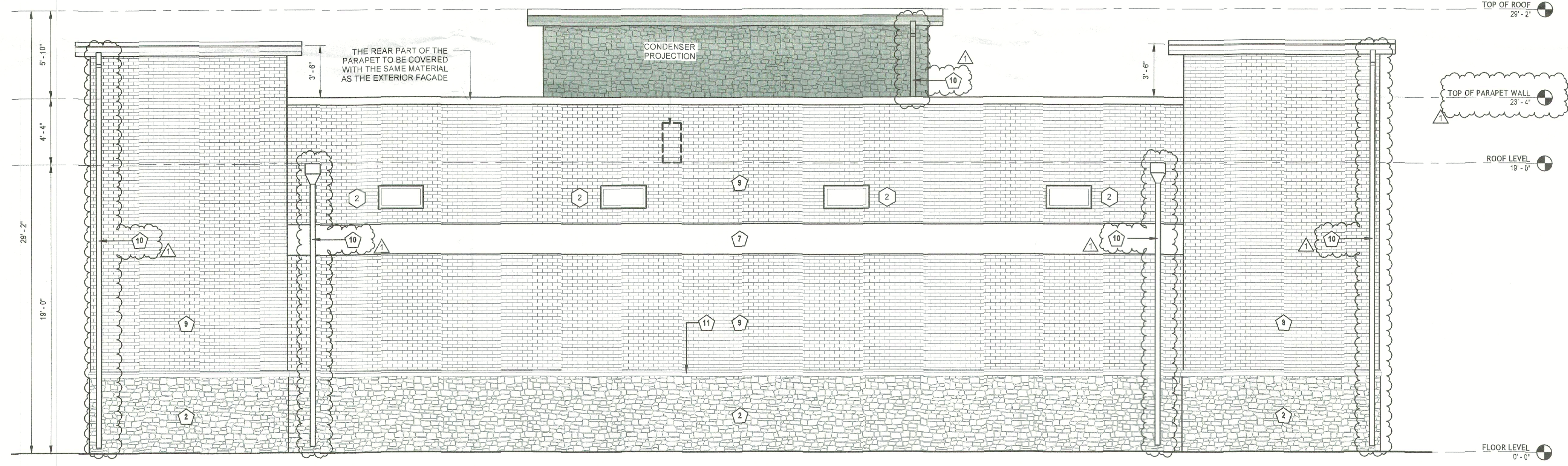


- KEYNOTE LEGEND**
1. ALUMINUM SHEETS
  2. STONE SMOKED LUEDERS
  3. STUCCO
  4. FIBER CEMENT SIDING
  5. WOOD
  6. GLASS
  7. STANDING SEAM
  8. ASPHALT SHINGLES
  9. BRICK GEORGETOWN
  10. DOWNSPOUT
  11. WATER TABLE

1 FRONT ELEVATION  
1/4" = 1'-0"

**AREA AND PERCENTAGE OF MATERIALS**

KEYNOTE	FRONT ELEVATION	TOTAL AREA	PERCENTAGE
2 & 9	MASONRY MATERIALS	2,312 S.Q. F.T.	100 %
9	BRICKS	2,136 S.Q. F.T.	94.0 %
2	NATURAL STONE	1,510 S.Q. F.T.	64.0 %
7	SECONDARY MATERIAL	616 S.Q. F.T.	30.0 %
	TOTAL	106 S.Q. F.T.	06.0 %
		2,312 S.Q. F.T.	100 %



2 REAR ELEVATION  
1/4" = 1'-0"

**AREA AND PERCENTAGE OF MATERIALS**

KEYNOTE	FRONT ELEVATION	TOTAL AREA	PERCENTAGE
2 & 9	MASONRY MATERIALS	2,128 S.Q. F.T.	100 %
9	BRICKS	2,116 S.Q. F.T.	94.0 %
2	NATURAL STONE	1,415 S.Q. F.T.	73.0 %
7	SECONDARY MATERIAL	427 S.Q. F.T.	21.0 %
	TOTAL	159 S.Q. F.T.	06.0 %
		2,128 S.Q. F.T.	100 %

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 March, 2026.

WITNESS OUR HANDS, THIS 10 DAY OF March, 2026

*Jean Conway*  
Planning & Zoning Commission, chairman

*[Signature]*  
Director of Planning and Zoning

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

ELEVATIONS

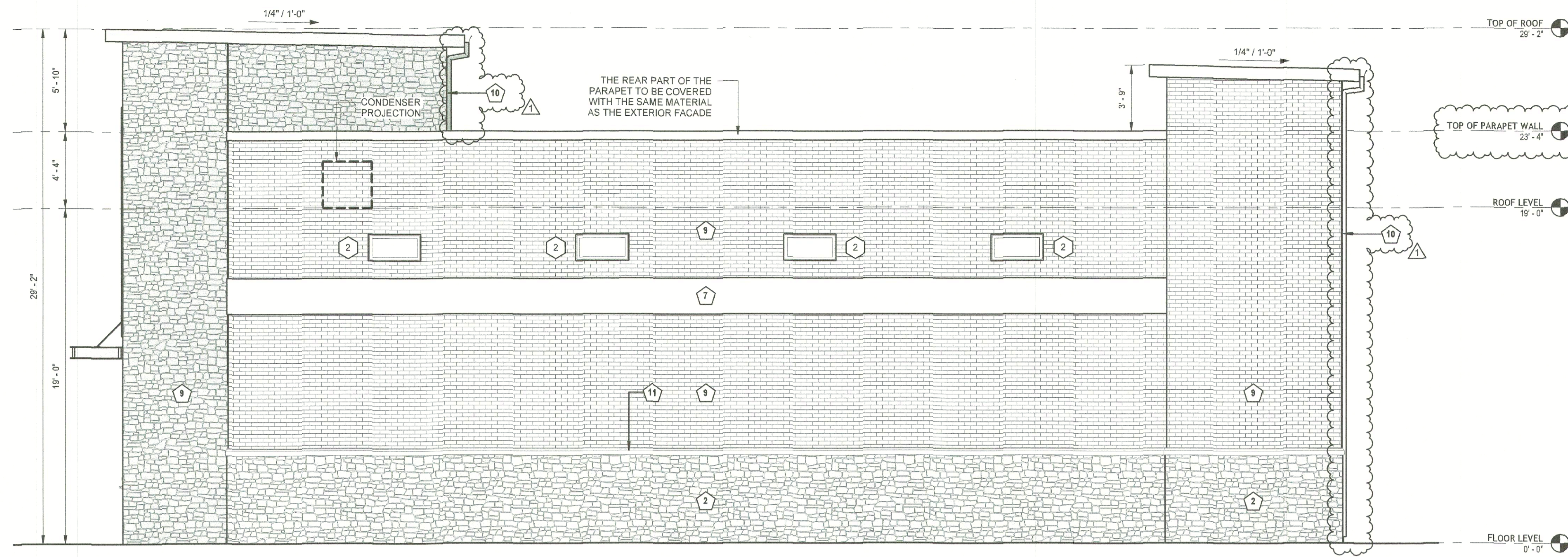
SCALE: 1/4" = 1'-0"

A2.01

CASE NUMBER: SP2026-002

NEW BUILDING  
855 Whitmore Dr, Rockwall,  
TX 75087

NOT FOR CONSTRUCTION

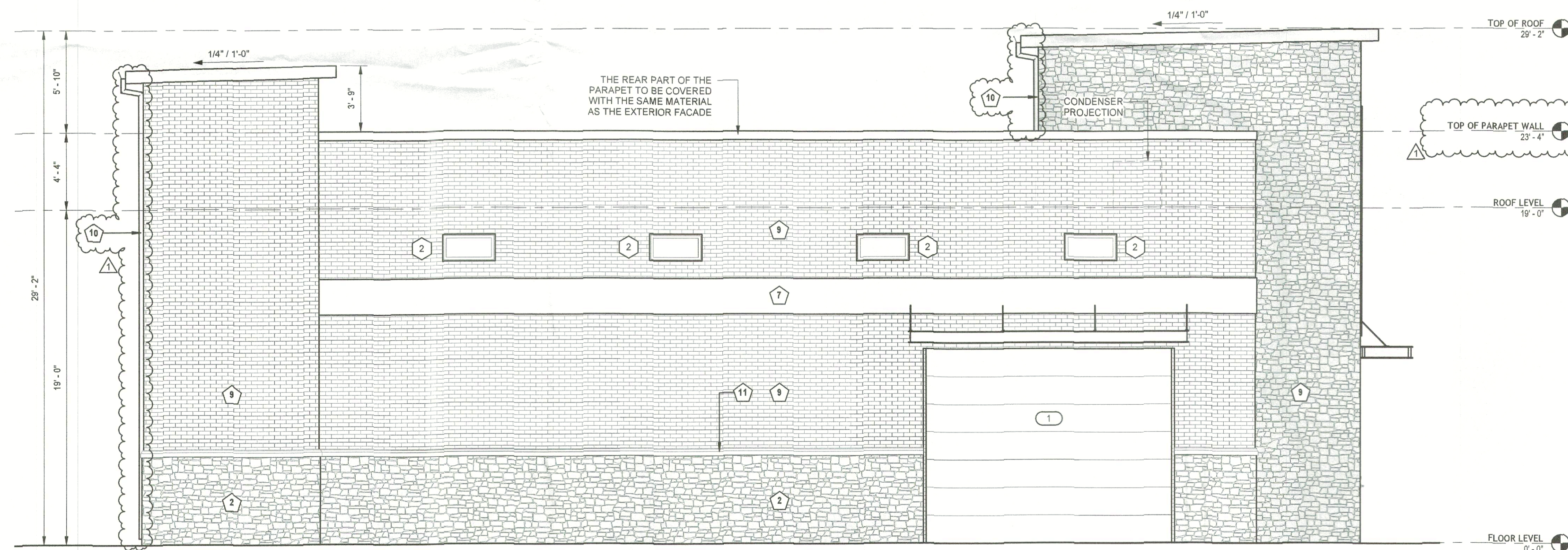


1 | RIGHT ELEVATION  
1/4" = 1'-0"

- KEYNOTE LEGEND**
1. ALUMINUM SHEETS
  2. STONE SMOKED LUEDERS
  3. STUCCO
  4. FIBER CEMENT SIDING
  5. WOOD
  6. GLASS
  7. STANDING SEAM
  8. ASPHALT SHINGLES
  9. BRICK GEORGETOWN
  10. DOWNSPOUT
  11. WATER TABLE

**AREA AND PERCENTAGE OF MATERIALS**

		TOTAL AREA	PERCENTAGE
2 & 9	LEFT ELEVATION MASONRY MATERIALS	1,801 S.Q. F.T.	100 %
9	BRICKS	1,217 S.Q. F.T.	63.0%
2	NATURAL STONE	476 S.Q. F.T.	30.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	07.0%
	TOTAL	1,801 S.Q. F.T.	100 %



2 | LEFT ELEVATION  
1/4" = 1'-0"

**AREA AND PERCENTAGE OF MATERIALS**

		TOTAL AREA	PERCENTAGE
2 & 9	LEFT ELEVATION MASONRY MATERIALS	1,801 S.Q. F.T.	100 %
9	BRICKS	1,217 S.Q. F.T.	63.0%
2	NATURAL STONE	476 S.Q. F.T.	30.0 %
7	SECONDARY MATERIAL	106 S.Q. F.T.	07.0%
	TOTAL	1,801 S.Q. F.T.	100 %

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

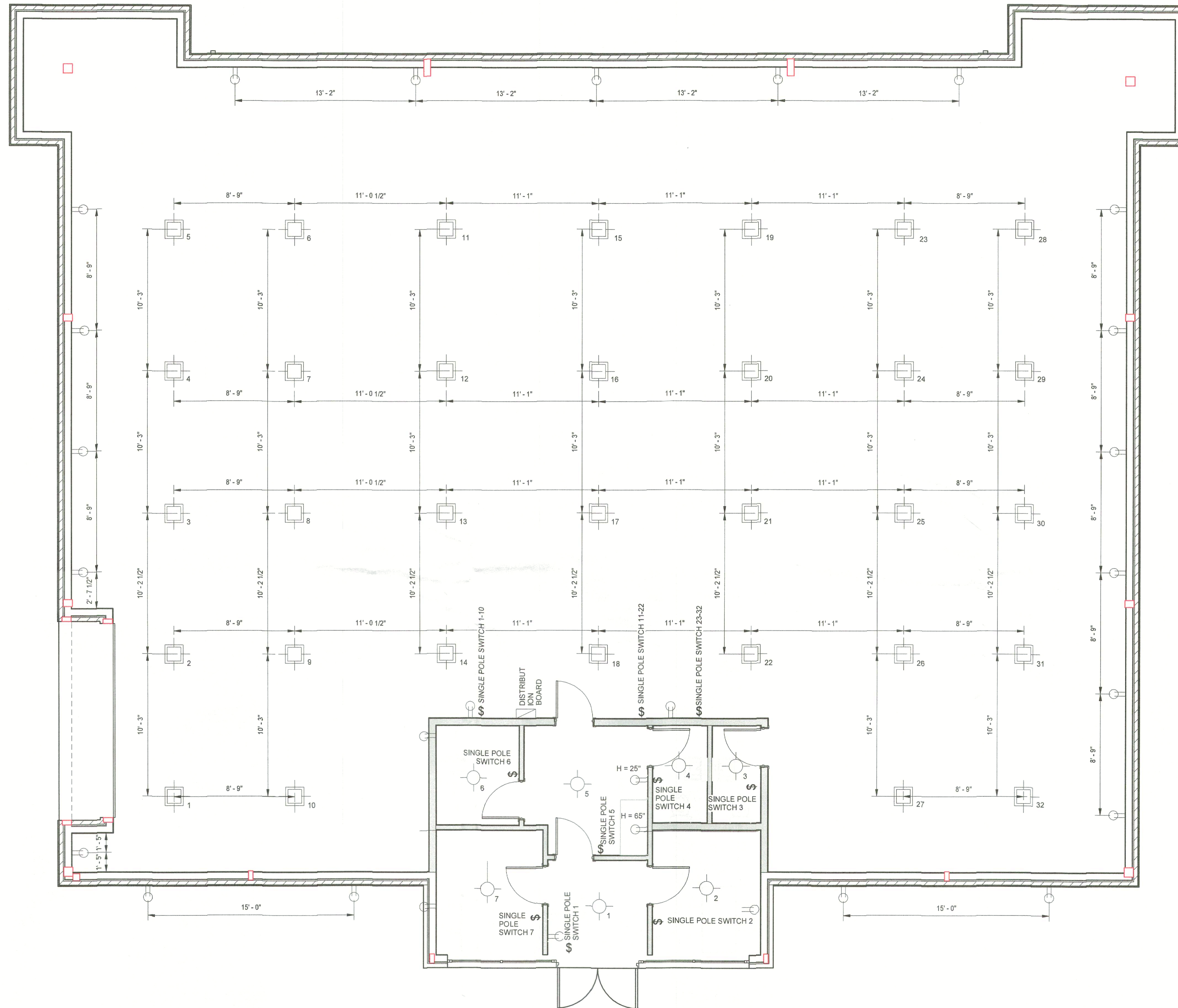
ELEVATIONS

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

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 March, 2016.  
WITNESS OUR HANDS, THIS 12 DAY OF March, 2016  
*Jason Conway*  
Planning & Zoning Commission, chairman  
*[Signature]*  
Director of Planning and Zoning

CASE NUMBER: SP2026-002

A2.02



1 ELECTRICAL PLAN  
1/4" = 1'-0"

NEW BUILDING  
855 Whitmore Dr, Rockwall,  
TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

ELECTRICAL  
PLAN

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

A3.01

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 March, 2022.

WITNESS OUR HANDS, THIS 12 DAY OF March, 2022

*Jean Conway*  
Planning & Zoning Commission, chairman

*[Signature]*  
Director of Planning and Zoning

CASE NUMBER: SP2026-002

NEW BUILDING  
855 Whitmore Dr, Rockwall,  
TX 75087

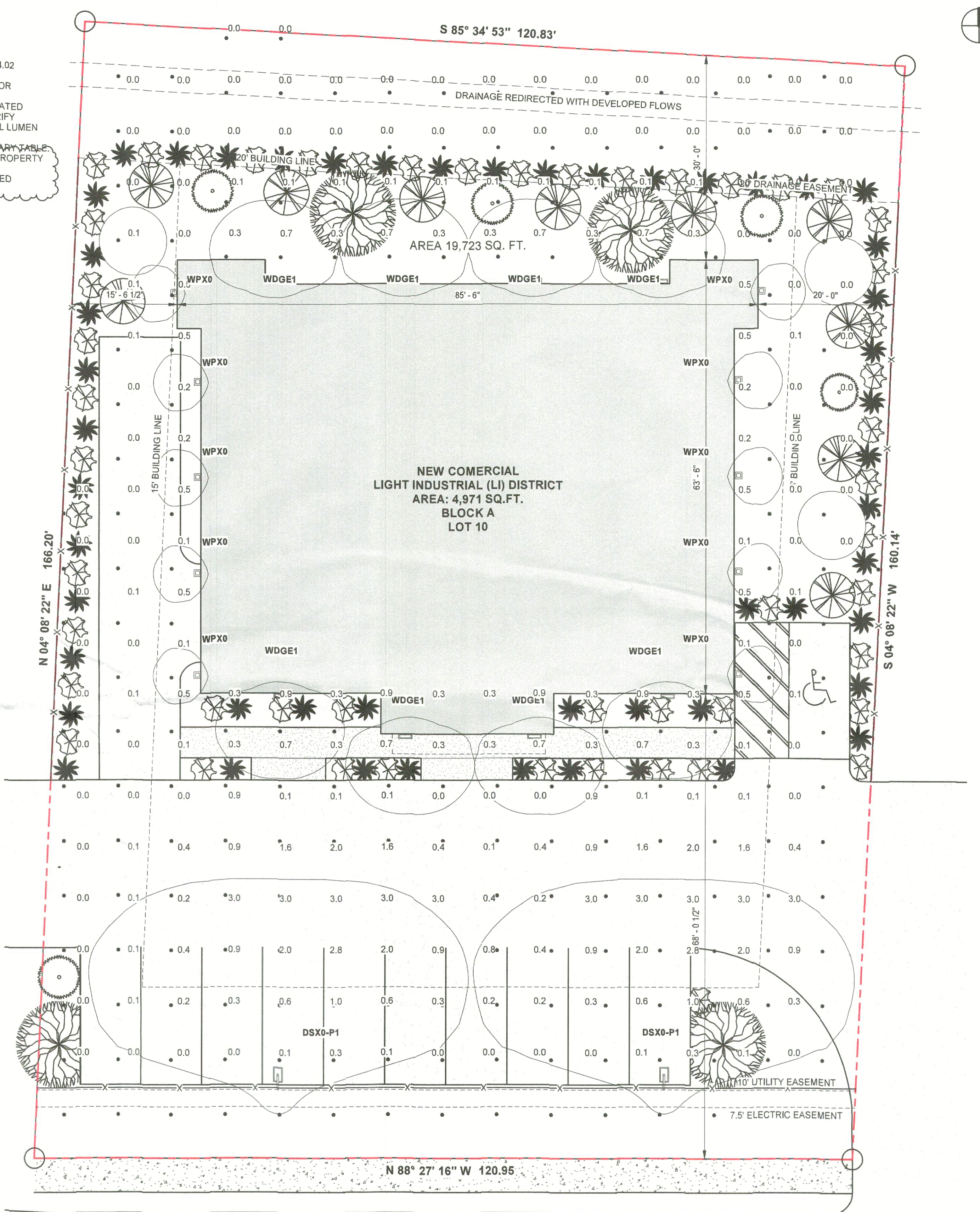
NOT FOR CONSTRUCTION

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:  
**SITE PHOTO -  
METRICS &  
DETAILS**

SCALE: As indicated

**A4.01**

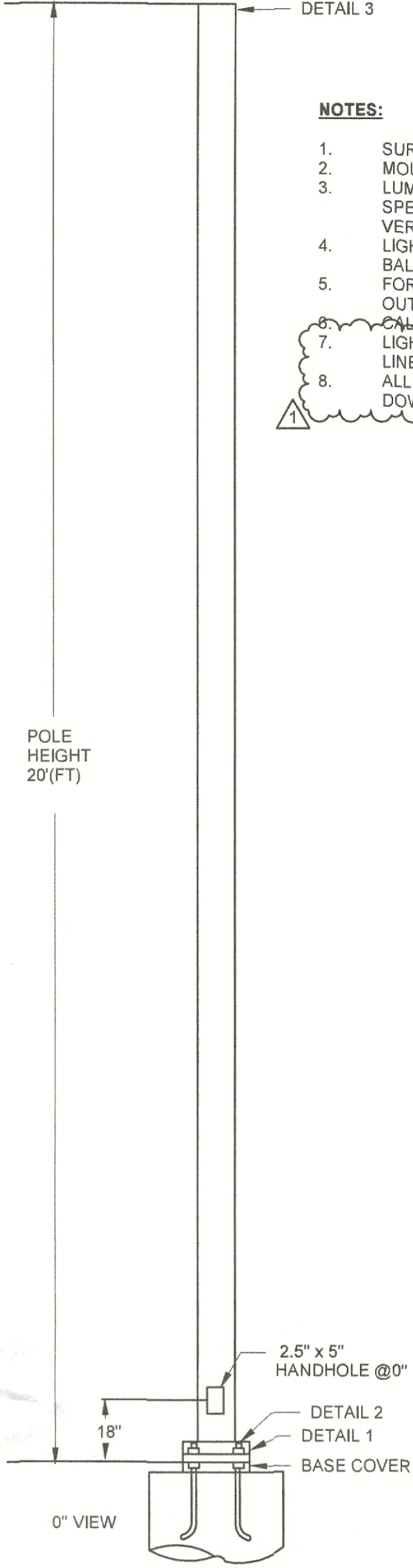
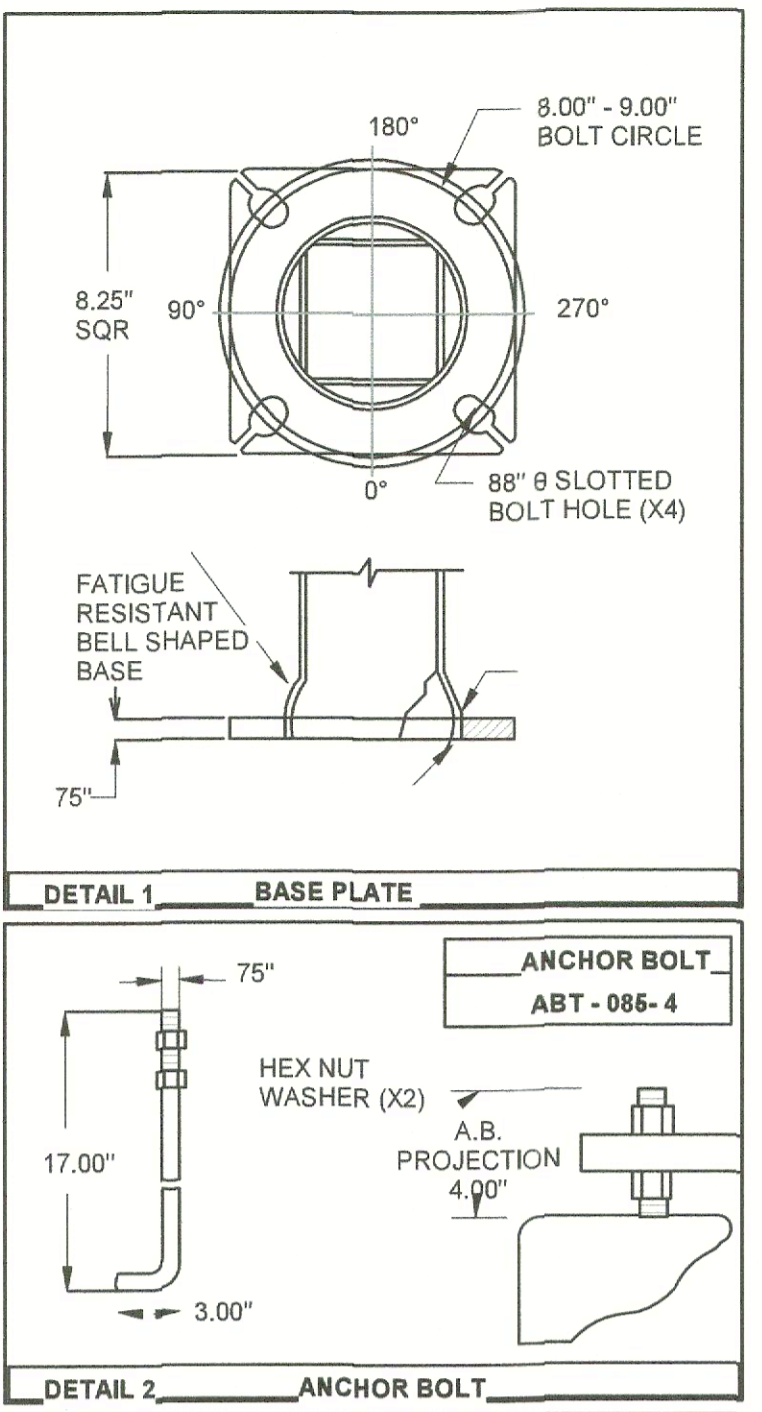


1 | SITE PHOTOMETRICS PLAN  
1" = 10'-0"

LUMINAIRE SCHEDULE								
SYMBOL	TYPE	QTY	MANUFACTURER / CATALOG NUMBER	TOTAL LUMEN OUTPUT	TOTAL INPUT WATTS	BALLAST FACTOR	LIGHT LOST FACTOR	USER DEFINED FACTOR
DSX0-P1	P	2	2 DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD / D-SERIES SIZE 0 LED AREA LUMINAIRE (LITHONIALIGHTING)	8,800	68.11	1.000	0.850	1.000
WDG1	W	8	WDG1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD / WDG1 LED ARCHITECTURAL WALL SCONCE (LITHONIALIGHTING)	7,200	24	1.000	0.800	1.000
WPX0	W	10	WPX0 LED ALO SWW2 MVOLT PE DDBXD / WALL PACK (LITHONIALIGHTING)	6,940	20	1.000	0.850	1.000

CASE NUMBER: SP2026-002

- NOTES:**
1. SURFACE REFLECTANCES: VERTICAL/HORIZONTAL - 50/20
  2. MOUNTING HEIGHTS ARE DESIGNATED ON DRAWING WITH A4.02
  3. LUMINAIRE DESCRIPTION DOES NOT NECESSARILY REFLECTS SPECIFICATION MODEL NUMBER. CONTACT SALESPERSON FOR VERIFICATION
  4. LIGHTING POWER DENSITY IS CALCULATED BASED ON ESTIMATED BALLAST/DRIVER ENERGY CONSUMPTION. ENGINEER TO VERIFY FOR LUMEN OUTPUT OF SCALE LUMINAIRES. MULTIPLY TOTAL LUMEN OUTPUT BY USER DEFINED FACTOR.
  5. CALCULATION VALUES ARE BY WEIGHT INDICATED IN SUMMARY TABLE
  6. LIGHT LEVELS SHALL NOT BE GREATER THAN 0.2 FC AT ALL PROPERTY LINES.
  7. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND ORIENTED DOWNWARD.



- 1) HARDWARE TO BE GALVANIZED TO ASTM A153
- 2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER A153
- 3) ALL WELDING TO CONFORM TO: AWS D1.1 MOST RECENT EDITION
- 4) FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) QUALITY CERTIFICATION
- 5) PROVISIONS FOR CROWDING LOCATED AT BASE HAND HOLE.

LOADING DATA		MATERIAL DATA	
DESIGN CRITERIA:	COMMERCIAL STANDARD	COMPONENT	ASTM
SPEED (mph)	80 90 100 110 120 130 140 150	POLE SHAFT	A500 GR. B
EPA FT:	9.6 6.7 4.5 3.5 2.0 0.8	BASE PLATE	A36
WEIGHT (lbs)	240 167 150 88 50 20	ANCHOR BOLTS	F1554 GR.55
FINISH		MISC. STEEL	A36
TBD			

POLE DIMENSION DATA						
TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA (IN)	TOP DIA (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	SNS-20-40-11-AB	20	4.00	4.00	11-GA (11967)	140

**WPX0 LED Wall Pack**

**Specifications**  
Depth: 2.5"  
Height: 5.5"  
Width: 5.5"  
Weight: 2.95lb

**Introduction**  
The WPX0 LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both in-wall and surface-mount applications. Available in four sizes, the WPX0 family delivers 550 to 9,200 lumens with a wide, uniform distribution. The WPX0 full cut-off wall pack is an excellent choice for the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALCO), color switching, and switchable photometric scale WPX0 ideal for any application.

**Ordering Information** EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Size	Color	Beam Spread	Mounting	Finish	Options
WPX0 LED ALO	SP-180 Lumens	SPW2	3000°/4000°/2000°	MSD	100-20V, F, Neutral (W/B), 500P, 2P/3P

**Performance Data**

Beam Angle	Beam Diameter (ft)	Beam Diameter (in)	Beam Area (sq ft)	Beam Area (sq in)	Beam Area (sq ft)
82.4°	1.33	6.11	0.86	0.05	0.05
82.3°	4.2	0.98	0.98	0.04	0.04
82.2°	7.8	0.67	0.58	0.03	0.03
82.1°	6.4	0.67	0.67	0.03	0.03

**Projected LED Lumen Maintenance**  
Data reference for typical maintenance requirements at 25°C ambient based on 100,000 hours of life expectancy per IESNA LM-80-09 and LM-79-07. The WPX0 family delivers 550 to 9,200 lumens with a wide, uniform distribution. The WPX0 full cut-off wall pack is an excellent choice for the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALCO), color switching, and switchable photometric scale WPX0 ideal for any application.

LITHONIA LIGHTING  
One Lithonia Way • Cummins, Georgia 30011 • Phone 1-800-735-0270 (TX) • www.lithonia.com  
© 2025 Lithonia Lighting. All rights reserved.

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 16 day of March, 2025.

WITNESS OUR HANDS, THIS 16 DAY OF March, 2025

*Jean Carney*  
Planning & Zoning Commission, chairman

*Bill*  
Director of Planning and Zoning



**GENERAL GRADING AND PLANTING NOTES**

1. BY SUBMITTING PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.

- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +10" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS. AREAS OF POTENTIAL POONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE POTENTIAL POONDING.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON SOIL TESTS PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO LRS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALES.
  - ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO ALIS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALES.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALK AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 15" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH MATTERS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E.G. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
  6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

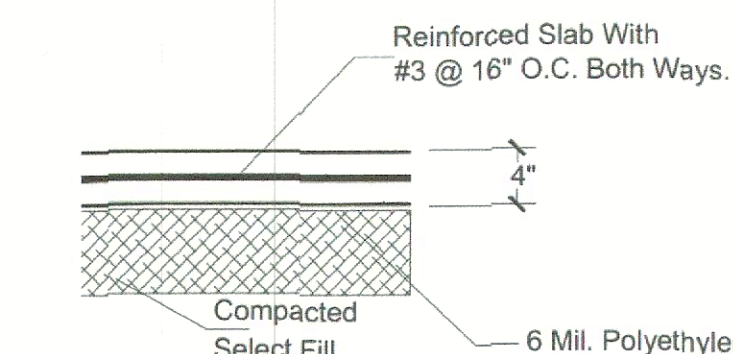
**MULCHES**  
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

**ROOT BARRIERS**  
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUIV.) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCOVER. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

**IRRIGATION CONCEPT**  
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.  
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.  
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SOODED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.  
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.  
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND METHODS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.  
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08).

**CONCRETE:**  
(A) PORTLAND CEMENT SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.2  
(B) UP-TO 20% (BY WEIGHT) OF THE CEMENT CONTENT MAY BE REPLACED WITH TYPE C FLY ASH. FLY ASH REPLACEMENT SHALL BE 1.25 POUNDS PER 1.0 POUND OF CEMENT REDUCTION. ALSO REFER TO N.C.T.C.O.G. ITEM 303  
(C) AGGREGATES SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.1. RIVER ROCK OR BLENDED AGGREGATES SHALL NOT BE ALLOWED.  
(D) MANUFACTURED SAND SHALL NOT EXCEED 26% OF THE TOTAL SAND CONTENT IN THE CONCRETE MIX DESIGN.  
(E) CONCRETE FOR ALL PAVING AND CURBS WITHIN THE RIGHT-OF-WAY SHALL HAVE A MINIMUM 5 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI WHEN TESTED AT THE AGE OF 28 DAYS. HAND PLACED CONCRETE SHALL HAVE A MINIMUM 6 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI.  
(F) THE DESIGN ENGINEER SHALL APPROVE THE CONCRETE MIX DESIGN IN WRITING PRIOR TO USE.  
(G) PAVEMENT CURBS SHALL BE POURED MONOLITHICALLY. PLEASE REFER TO N.C.T.C.O.G. ITEM 303.5.2.4.  
(H) STAMP OR DIE PROJECT PAVING LIMITS INCLUDING ALL STREET INTERSECTIONS TO N.C.T.C.O.G. ITEM 303.4.2.3 AND DETAIL ON THIS SHEET.  
(I) THERE SHALL BE ZERO TOLERANCES FOR CONCRETE STRENGTH AND DEPTH. NO VARIANCES ARE ALLOWED. ANY AREAS OF (I) DEFICIENCY SHALL BE PROVIDED, REMOVED AND REPLACED. ALL CURBS AND GUTTERS SHALL BE POURED IN ONE COURSE. CONSTRUCTION CONCRETE SHALL BE PLACED IN FORMS ON COMPACTED, WETTED SUBGRADE AND SHALL BE TAMPED AND SPADED UNTIL MORTAR COVERS THE ENTIRE SURFACE. TAMPING AND SPADED OF NEWLY POURED CONCRETE SHALL BE GIVEN SPECIAL ATTENTION TO ENSURE ADEQUATE COMPACTION AND SURFACES FREE OF HONEYCOMBS.

**CURING:**  
(A) PLEASE REFER TO ITEM 303.5.8 AND 303.2.12.1.1 OF THE N.C.T.C.O.G. SPECIFICATIONS  
(B) THE CONTRACTOR SHALL USE A WHITE PIGMENTED LIQUID CURING COMPOUND AS PER N.C.T.C.O.G. ITEM 303.5.8, AND 303.2.12.1.1



**1 CONCRETE DETAIL UNSCALED**

MIX DESIGN	MASS PER M <sup>3</sup>	C1-270-FA10-W166
CLINKER 1: CEM 1 52.5R	KG	270
FLY ASH (EN 450)	KG	10
WATER	KG	162
SUPERPLASTICIZER	KG	2.8
RIVER SAND 0-2 mm	KG	597
RIVER GRAVEL 2-8mm	KG	446
RIVER GRAVEL 8-16mm	KG	847
w <sub>c</sub>	-	0.51
w <sub>ce</sub>	-	0.69

**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 16 day of March, 2024.

WITNESS OUR HANDS, THIS 16 DAY OF March, 2024

*James Conway*  
Planning & Zoning Commission, chairman

*Billie*  
Director of Planning and Zoning

**LANDSCAPE STANDARDS**

05.02 LANDSCAPE REQUIREMENTS LIGHT INDUSTRIAL (LI) DISTRICT.	
TOTAL SITE AREA: LANDSCAPE AREA REQUIRED TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE:	±19,737 SQ. FT. 2,960 SQ. FT. (15%) 8,156 SQ. FT. (43%)
LOCATION OF LANDSCAPING:	A MINIMUM OF 10% OF THE TOTAL REQUIRED LANDSCAPING SHALL BE LOCATED IN FRONT OF AND ALONG THE SIDE OF BUILDINGS WITH STREET FRONTS 2,960 SQ. FT. X 100% = 2,960 SQ. FT.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	3,960 SQ. FT. (46%)
MIN. SIZE OF AREAS	ALL REQUIRED LANDSCAPING SHALL BE NO LESS THAN FIVE (5) FEET WIDE AND BE A MINIMUM OF 25' MIN IN AREA UNLESS IT IS WITHIN TEN (10) FEET OF A BUILDING ON THE SAME LOT.
DETENTION BASIN:	DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES. THERE SHALL BE A MINIMUM OF ONE (1) CANOPY TREE PER 750 SF AND ONE (1) ACCENT TREE PER 1,500 SF OF DETENTION AREA.
PROPOSED DETENTION BASIN: CANOPY TREES REQUIRED: CANOPY TREES PROVIDED: ACCENT TREES REQUIRED: ACCENT TREES PROVIDED:	1,500 SQ. FT. 2,960 SQ. FT. / 750 SQ. FT. = 2 CANOPY TREE 3 CANOPY TREE 2,960 SQ. FT. / 1,500 SQ. FT. = 1 ACCENT TREE 2 ACCENT TREE
PARKING LOT LANDSCAPING	PARKING LOTS WITH MORE THAN TWO (2) ROWS OF PARKING SPACES (I.E. ONE (1) DRIVE ISLE WITH ROWS OF PARKING ON EITHER SIDE) SHALL HAVE A MINIMUM FOR FIVE (5%) PERCENT OR 200 SF OF LANDSCAPING - WHICHEVER IS GREATER - IN THE INTERIOR OF THE PARKING LOT AREA. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL REQUIRED LANDSCAPING.
PROPOSED PARKING AREA: REQ. PARKING AREA LANDSCAPING: PROPOSED PARKING LOT LANDSCAPING:	2,140 SQ. FT. 60 SQ. FT. OR 200 SQ. FT. 1,400 SQ. FT.
PARKING SPACES:	(1) LARGE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE REQUIRED TO BE PLANTED INTERNAL TO THE PARKING AREAS. (3) NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO THE EDGE OF PAVEMENT
TREES REQUIRED: TREES PROVIDED:	1 LARGE CANOPY TREE 3 LARGE CANOPY TREE
05.02 LANDSCAPE BUFFERS - NON-RESIDENTIAL	INDUSTRIAL/OFFICE/TECHNOLOGY LAND USES: 50- FEET ALL LANDSCAPE BUFFERS SHALL INCORPORATE GROUND COVER, A BUILT-UP BERM AND SHRUBBERY OR A COMBINATION THEREOF ALONG THE ENTIRE LENGTH OF THE FRONTAGE. BERMS AND SHRUBBERY SHALL EACH HAVE MINIMUM HEIGHT OF 30-INCHES AND A MAXIMUM HEIGHT OF 48-INCHES. IN ADDITION: TWO (1) CANOPY TREES FOUR (2) ACCENT TREES SHALL BE PLANTED PER 100- FEET OF LINEAR FRONTAGE ALONG THE PRIMARY ROADWAY.
420' STREET FRONTAGE REQUIRED PLANTING: PROVIDED 10' BUFFER: SHRUBS	
BASED ON CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE	

**PLANT SCHEDULE**

CODE	TREE S	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
QB		4	QUERCUS MACROCARPA / BUR (CANOPY TREE)	4" CAL	CONT.	14' MIN
AM		3	ACER SACCHARUM 'CADDY' / CADDY MAPLE	4" CAL	CONT.	12' MIN
PA		10	PINUS ELДАРICA / AFGHAN PINE	4" CAL	CONT.	12' MIN
AS		6	ACER TRUNCATUM / SHANTUNG MAPLE (CANOPY TREE)	4" CAL	CONT.	12' MIN
CODE	SHRUB S	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
ID		77	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL.	36" OC	24" MIN
JJ		78	JUNIPERUS SP. / JUNIPER	5 GAL.	36" OC	24" MIN
CODE	GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE
CB		8,516 SQ. FT.	CYNODON DACTYLON / BERMUDA GRASS	SOND		

**Equation for the calculation and sizing of wet ponds**

For North Central Texas, the average 85th percentile annual rainfall event is 1.5 inches. Therefore, WQV is calculated using the following formula:  
 $WQV = 1.6 Rv A (1.2)$

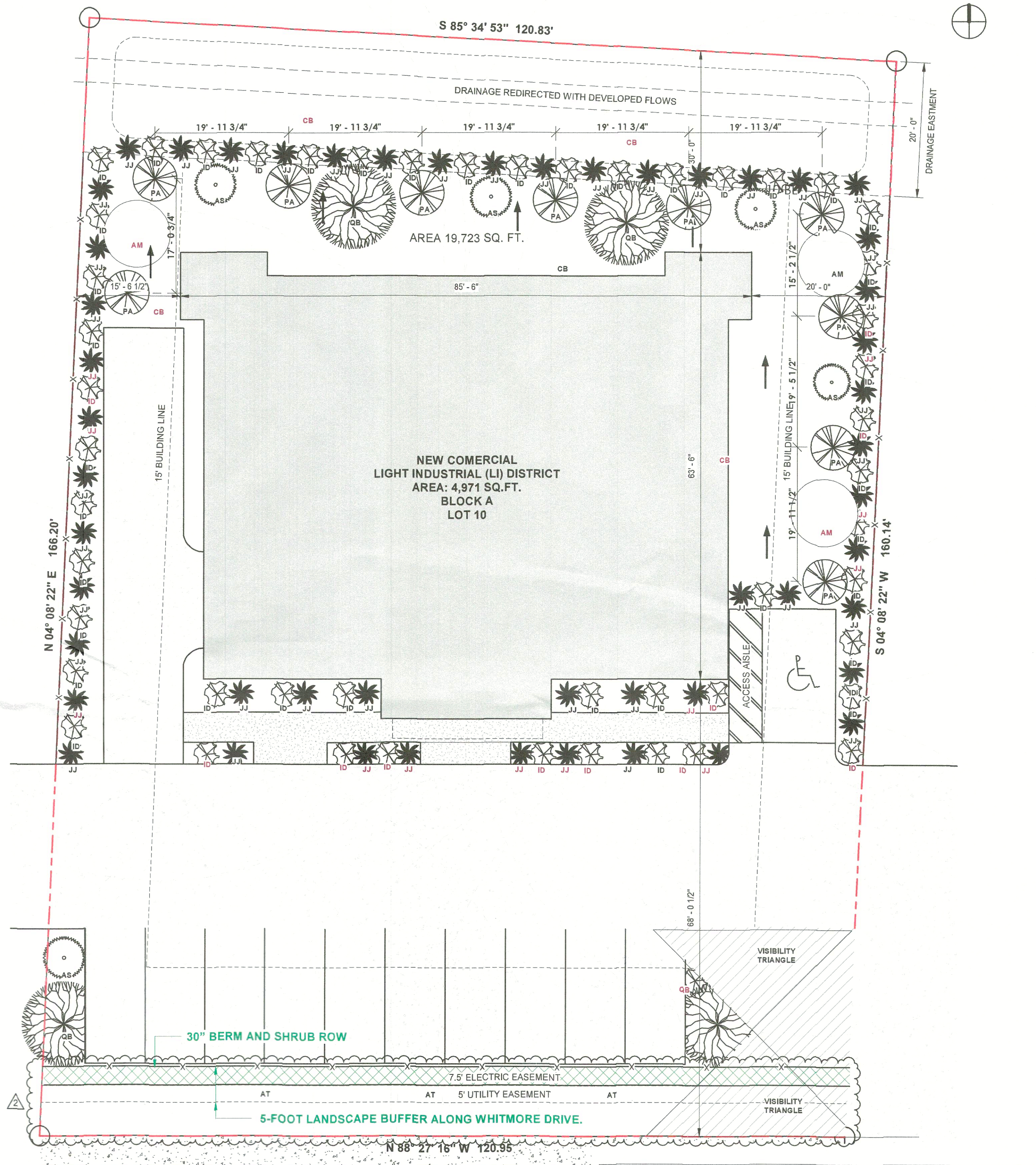
where:  
WQV = water quality protection volume (acre-feet)  
Rv = volumetric runoff coefficient  
A = total drainage area (acres)

**Ia/P**

where:  
Ia = initial abstraction  
P = accumulated rainfall obtained from rainfall tables by county in the Hydrology TM Section 5.0 (inches)  
Using the following equation from TR-55 for a Type II rainfall distribution, VS/Vr can be calculated.  
 $VS/Vr = 0.682 - 1.43 (qO/qI) + 1.84 (qO/qI) 2/3 - 0.804 (qO/qI)$

where:  
VS = required storage volume (acre-feet)  
Vr = runoff volume (acre-feet)  
qO = peak outflow discharge (cfs)  
qI = peak inflow discharge (cfs)  
The required storage volume can then be calculated by:  
 $VS = (VS/Vr)(Qd)(A) (3.2)$

where:  
VS and Vr are defined above  
Qd = the developed runoff for the design storm (inches)  
A = total drainage area (acres)



**1 LANDSCAPE PLAN**  
1" = 10'-0"

**WHITMORE DRIVE**

**NOTE:**  
THE IRRIGATION SYSTEM WILL COMPLY WITH THE REQUIREMENTS OF THE UDC. WATER SHALL NOT BE DIRECTED TO DRAIN ONTO ADJOINING PROPERTY

SITE PLANE DATE	
SIZE OF LOT	19,737 SQ. FT.
BUILDING	4,996 SQ. FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ. FT. (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,156 SQ. FT. (41%)
DRIVEWAY	4,454 SQ. FT.
PARKING	2,140 SQ. FT.
TOTAL COVERED AREA	11,581 SQ. FT.
COVERAGE PERCENT	56%

CASE NUMBER: SP2026-002

**NEW BUILDING**  
855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

**LANDSCAPE PLAN**

SCALE: As indicated

**A5.01**

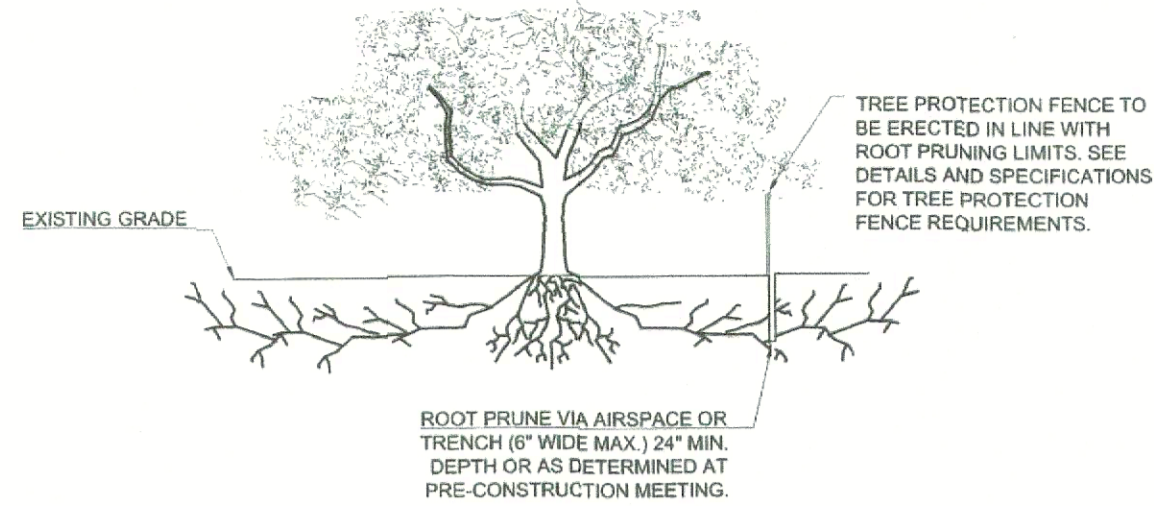
**TREE PROTECTION SPECIFICATIONS**

**MATERIALS**

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN AVERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL T SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- THE WIRE WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

**CONSTRUCTION METHODS**

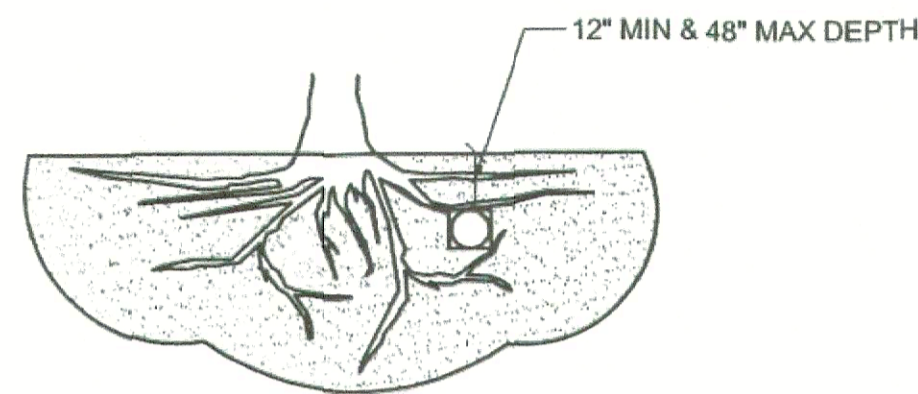
- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ) EQUAL TO FROM THE TRUNK FOR EVERY 1" OF DBH AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE. THE INSTALLATION POSTS SHALL BE PLACED EVERY 5 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION WITHIN THE CRZ.
- DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
- DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE.
- CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING), DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, IRRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- ONOT PERT RUNOFF FROM WASTE MATERIALS INCLUDING: SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT GUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY, FOR OAKS ONLY. ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION RELATED ACTIVITIES HAVE BEEN REMOVED.



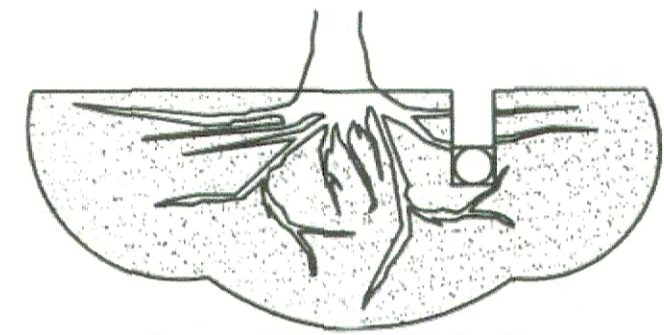
**ROOT PRUNING DETAIL**

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

**BORING THROUGH ROOT PROTECTION ZONE**

**NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.**

**EXISTING TREE LEGEND**

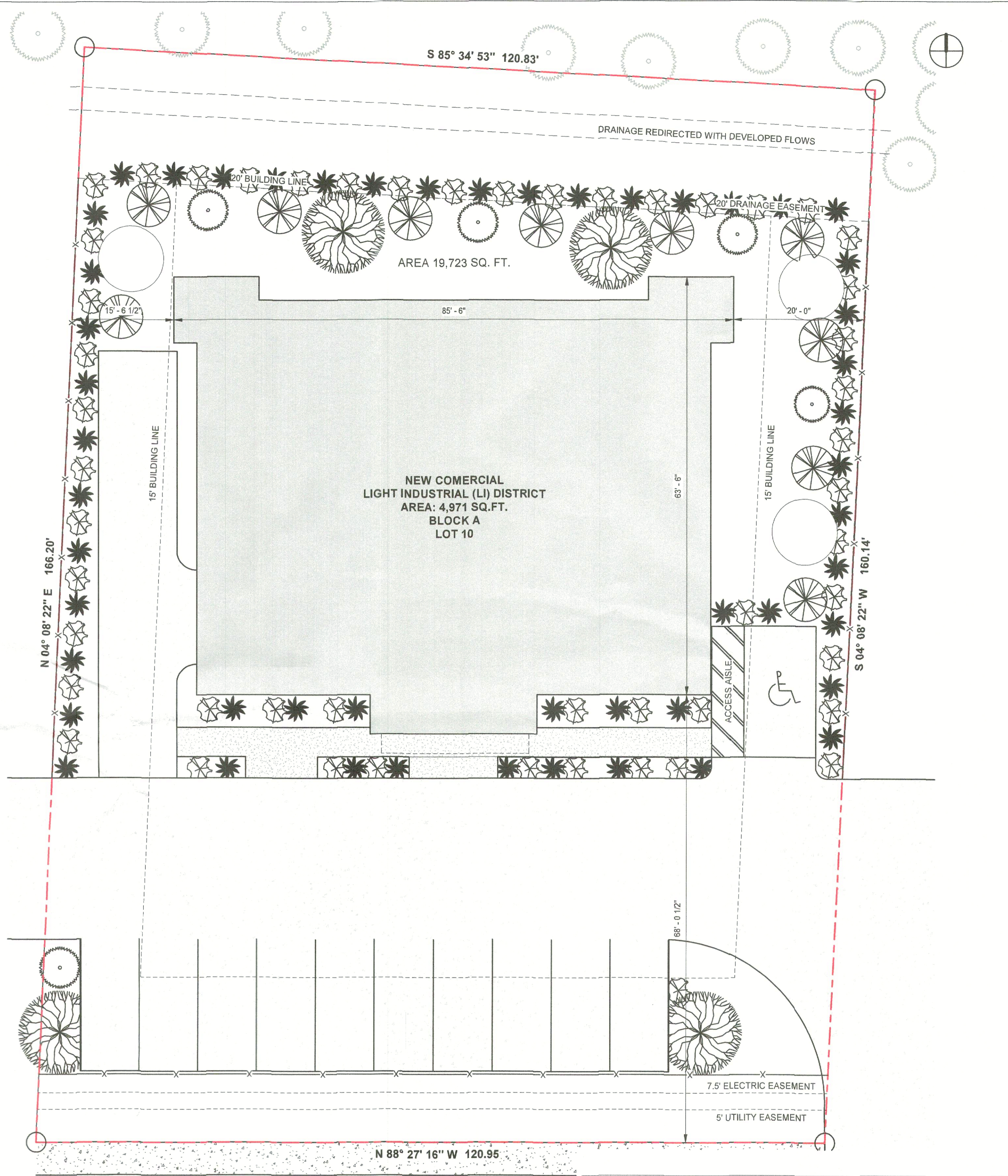


TREES SCHEDULE			
NUMBER	DIAMETER	SPECIE	CONDITION
001	2.5"	HACKBERRY	GOOD
002	5"	HACKBERRY	GOOD
003	6"	HACKBERRY	GOOD
004	6"	HACKBERRY	GOOD
005	4"	HACKBERRY	SIGNIFICANT LEANING
006	2.5"	HACKBERRY	GOOD
007	5"	HACKBERRY	SIGNIFICANT LEANING
008	4"	HACKBERRY	GOOD
009	9"	HACKBERRY	DEAD

**TREE PROTECTION GENERAL NOTES**

- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
  - AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
  - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
  - AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY CROWN OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

**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 16 day of March 2024.  
 WITNESS OUR HANDS, THIS 16 DAY OF March 2024.  
 [Signature] Planning & Zoning Commission, chairman  
 [Signature] Director of Planning and Zoning



SITE PLANE DATE	
SIZE OF LOT	19,737 SQ.FT.
BUILDING	4,996 SQ.FT.
LANDSCAPE AREA REQUIRED TOTAL SITE:	2,960 SQ.FT. (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	8,156 SQ.FT. (41%)
DRIVEWAY	4,454 SQ.FT.
PARKING	2,140 SQ.FT.
TOTAL COVERED AREA	11,581 SQ.FT.
COVERAGE PERCENT	56%

1 | TREESCAPE PLAN  
1" = 10'-0"

**NEW BUILDING**  
 855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

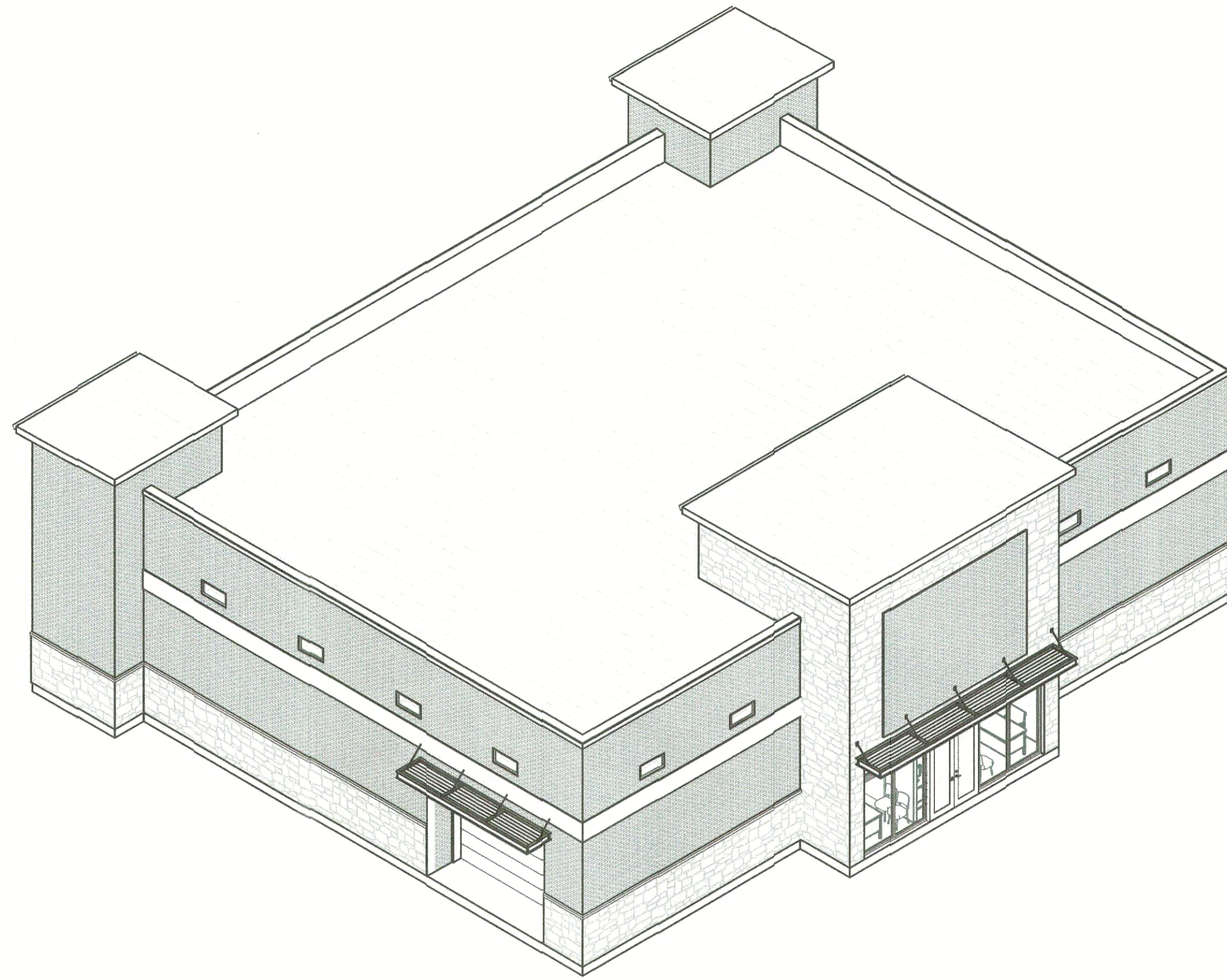
DRAWING TITLE:

**TREESCAPE PLAN**

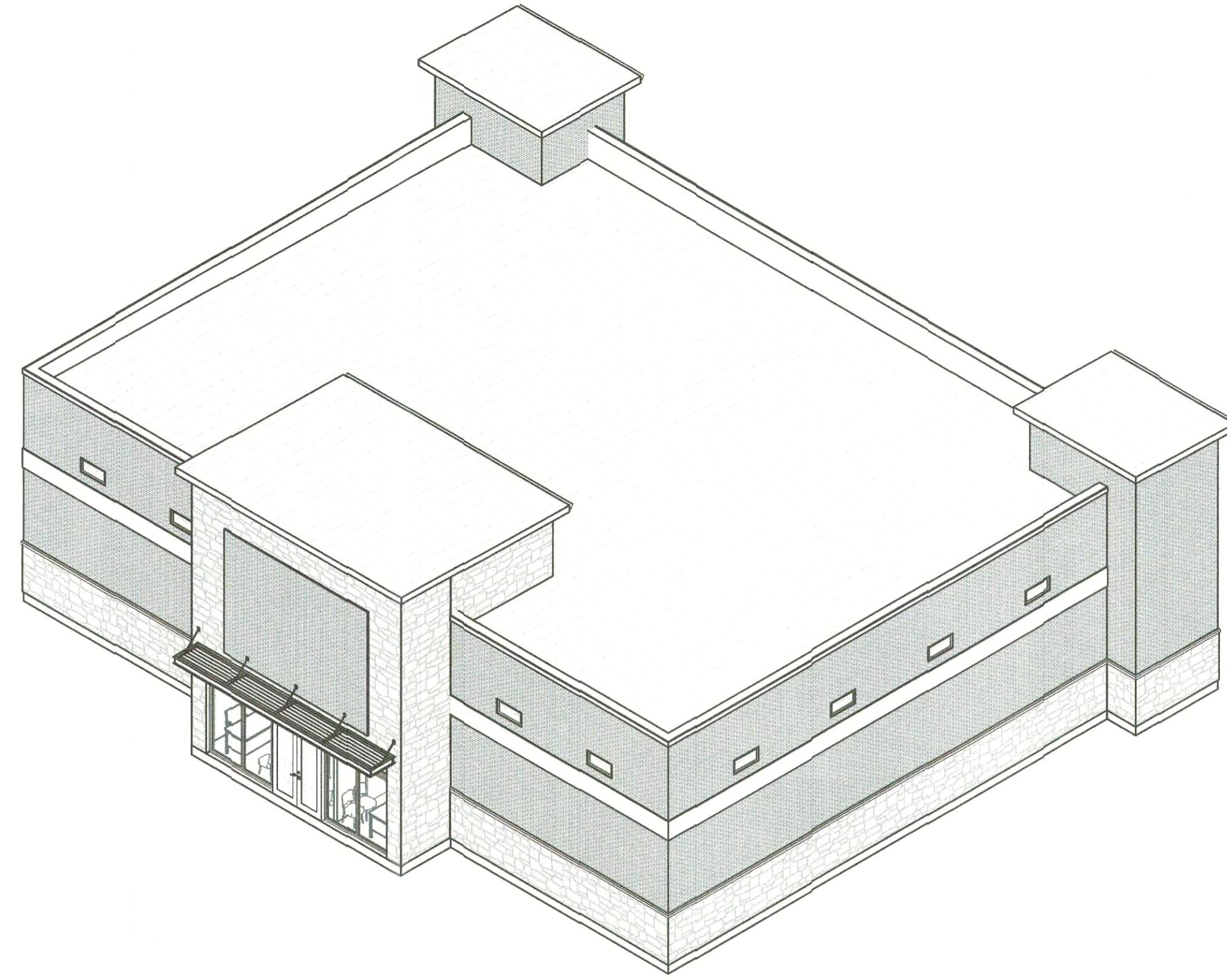
SCALE: As indicated

**A6.01**

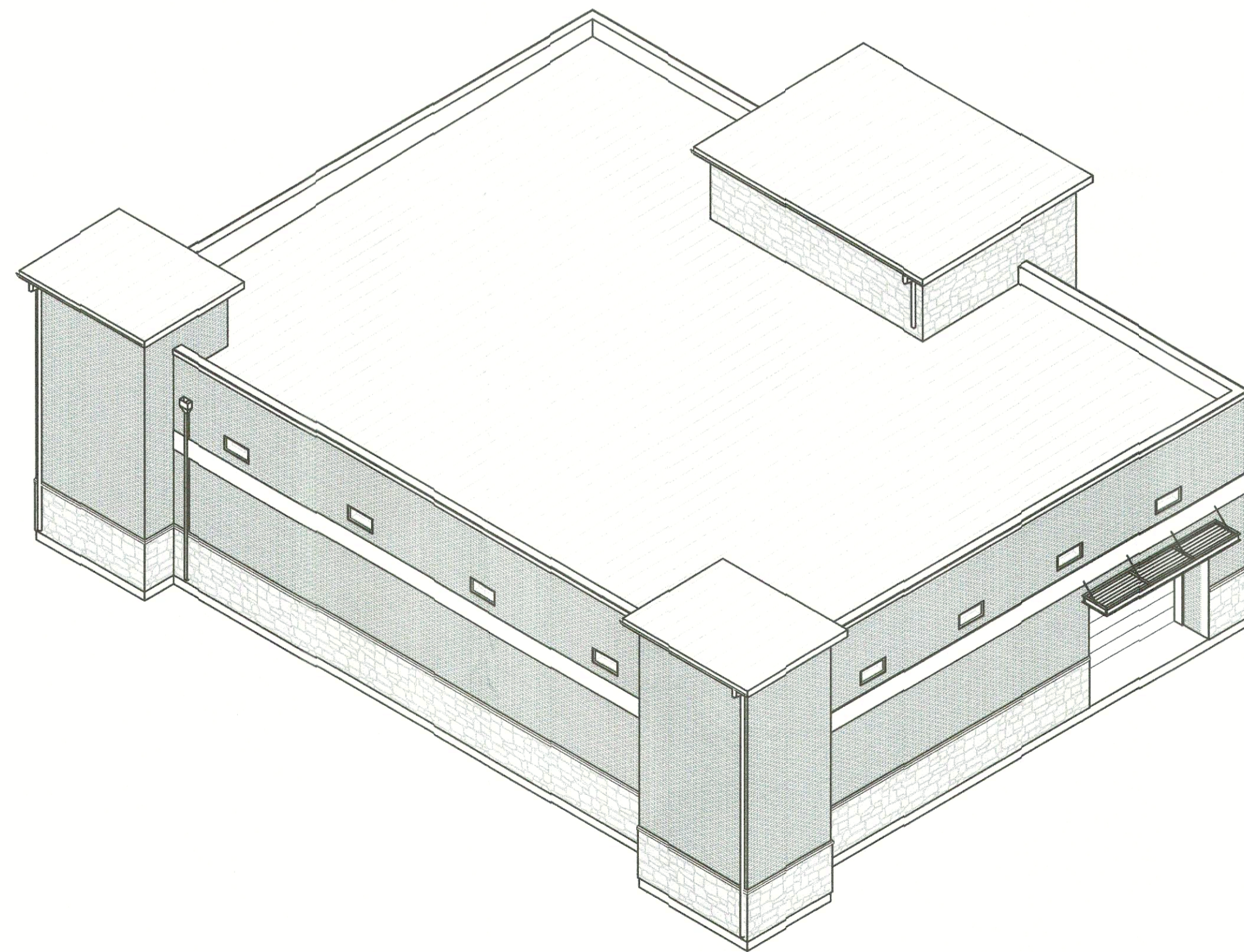
CASE NUMBER: SP2026-002



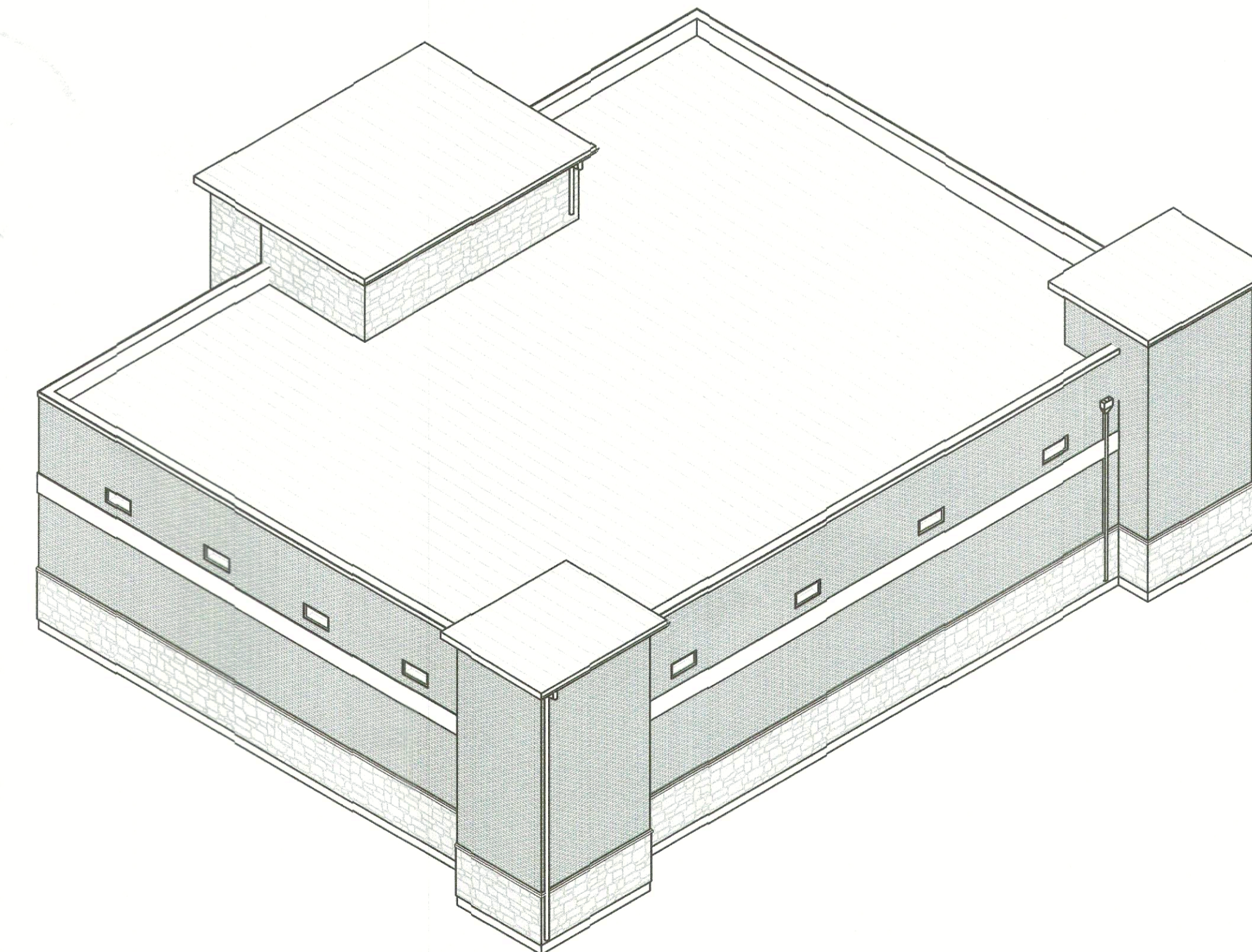
ISOMETRIC VIEW 1



ISOMETRIC VIEW 2



ISOMETRIC VIEW 3



ISOMETRIC VIEW 4

NEW BUILDING  
855 Whitmore Dr, Rockwall,  
TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

DRAWING TITLE:

3D VIEWS

SCALE:

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 16 day of March, 2024.  
WITNESS OUR HANDS, THIS 16 DAY OF March, 2024.  
*James Conway*  
Planning & Zoning Commission, chairman  
*Bill*  
Director of Planning and Zoning

CASE NUMBER: SP2026-002

A10.01