

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

APRIL 9, 2024 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = **RED**

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) ACTION AGENDA

(1) **SP2024-011 (HENRY LEE)**

Discuss and consider a request by Bobby Pross of Pross Design Group on behalf of Jaymie Bullard of USEF Rockwall Owner, LLC for the approval of an Amended Site Plan for a Warehouse/Distribution Facility on a 12.101-acre tract of land identified as Lot 4, Block A, Rockwall Park 30 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

(2) **SP2024-012 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Frank Conselman for the approval of a Site Plan for an Industrial/Warehouse Building on a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1735 Airport Road, and take any action necessary.

(3) **SP2024-015 (BETHANY ROSS)**

Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Conor Keilty of Structured REA-Rockwall Land LLC for the approval of a Site Plan for a Retail Store with Gasoline Sales (i.e. 7/11) on a 1.95-acre portion of a larger 12.868-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of Corporate Crossing and Fit Sport Life Boulevard, and take any action necessary.

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on April 5, 2024 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: April 9, 2024

APPLICANT: Bobby Pross; *Pross Design Group*

CASE NUMBER: SP2024-011; *Amended Site Plan for 1220 Data Drive*

On November 9, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-027] to allow the construction of two (2), ~157,720 SF Warehouse/Distribution Facilities on the subject property. Following this approval, the applicant constructed the two (2) buildings and is nearing completion of the project. In February 2024, the applicant approached staff indicating that a potential tenant needed to add silos to the site to support their operations. Staff informed the applicant that they would need to go through the Amended Site Plan process in order to delineate the silos on the site plan and provide building elevations that included the silos.

On March 15, 2024, the applicant -- Bobby Pross of Pross Design Group -- submitted a development application requesting approval of an Amended Site Plan for six (6) silos on the subject property. As directed by staff, the applicant submitted a site plan and building elevations with their request. The proposed site plan indicates that six (6), 56-foot tall silos would be added behind the northern building that is adjacent to E. IH-30. Staff should note that the northern building faces Data Drive and sides onto E. IH-30. Given this, the silos will be highly visible from E. IH-30. According to Subsection 01.05 (D), *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)boveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram [Figure 4] (incorporate primary screening -- screening wall -- and secondary screening) ..." [see Figure 4 in Exhibit 1] In this case, the applicant is proposing to utilize the existing 12-foot wing wall and landscaping to screen the 56-foot tall silos. This would leave 44-feet of the silos exposed above the existing wing wall that would be visible from IH-30 and the properties east of the subject property. In addition, the silos will extend 14.5-feet above the roofline of the building, which will be visible from the property west of the subject property. Based on the landscape plan provided by the applicant, they are incorporating three (3) additional four (4) inch caliper evergreen canopy trees (i.e. Live Oaks) in front of the wing wall. Staff should note, that Live Oak trees are typically a slow growing tree and that a four (4) inch caliper tree will not provide immediate screening. Based on this, staff included project comments recommending a row of evergreen trees be planted along the detention pond to the east and north of the silos. This, in staff's opinion, would provide better screening than what the applicant is proposing. In addition, the Architectural Review Board (ARB) requested that the applicant [1] increase the height of the wing wall to match the height of the building (i.e. 39.5-feet) in conformance with the requirements of the Unified Development Code (UDC), and [2] provide the landscaping as described in staff's comments. The applicant has chosen not to incorporate any of the Architectural Review Board (ARB) or staff's recommendations into the proposed plans.

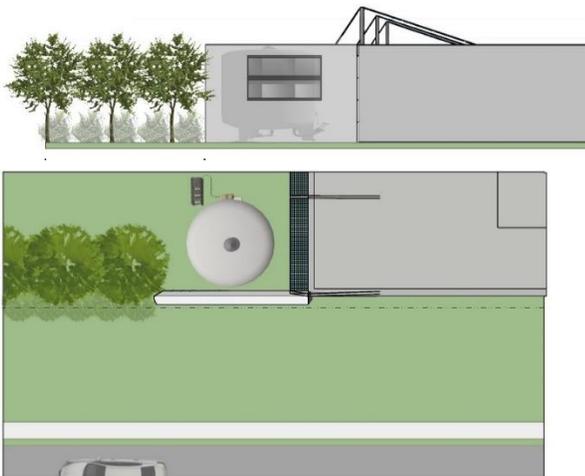


EXHIBIT 1. ABOVE GROUND STORAGE TANKS REQUIRE A SCREENING WALL THAT MATCHES THE MAIN STRUCTURE AND COMPLETELY SCREENS THE ABOVE GROUND STORAGE TANK FROM VIEW. IN ADDITION, LANDSCAPE SCREENING SHOULD BE PROVIDED.

height of the wing wall to match the height of the building (i.e. 39.5-feet) in conformance with the requirements of the Unified Development Code (UDC), and [2] provide the landscaping as described in staff's comments. The applicant has chosen not to incorporate any of the Architectural Review Board (ARB) or staff's recommendations into the proposed plans.

Since the applicant's request does not conform to the design criteria and in accordance with Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the applicant is requesting an exception to the above ground storage tank screening requirements. Per which section of the code, exception requests are discretionary decisions for the Planning and Zoning Commission and "...require a supermajority vote (i.e. a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval."

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the April 9, 2024 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1220 Data Drive**

SUBDIVISION **Seefried Rockwall Addition**

LOT

1

BLOCK

A

GENERAL LOCATION **I-30 and Data Drive**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI**

CURRENT USE **Vacant Warehouse**

PROPOSED ZONING **No change**

PROPOSED USE **Plastics Recycling**

ACREAGE **12.101**

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **USEF ROCKWALL OWNER, LLC,**

APPLICANT **Pross Design Group**

CONTACT PERSON **Jaymie Bullard**

CONTACT PERSON **Bobby Pross**

ADDRESS **3030 LBJ Freeway Suite 1650**

ADDRESS **5310 Harvest Hill Rd. Suite 180**

CITY, STATE & ZIP **Dallas Tx 75234**

CITY, STATE & ZIP **Dallas Tx 75230**

PHONE **214-393-6060**

PHONE **972-759-1400**

E-MAIL **jaymiebullard@seefriedproperties.com**

E-MAIL **bpross@pdgarch.net**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jaymie Bullard [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

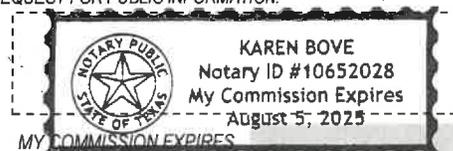
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF MARCH, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

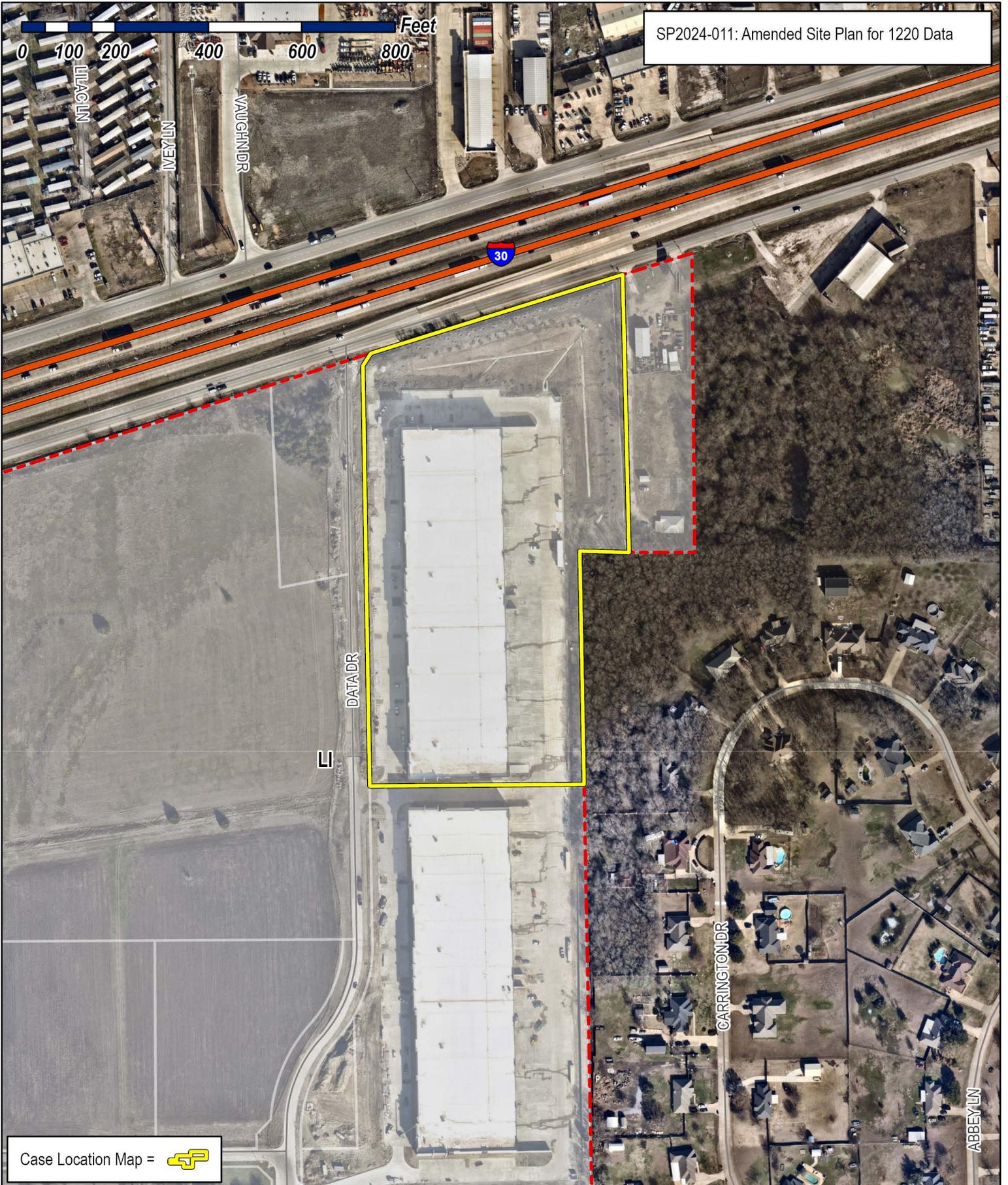
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF MARCH, 2024

OWNER'S SIGNATURE

Jaymie Bullard
Karen Bove

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



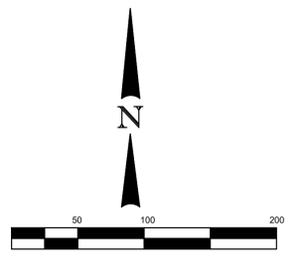
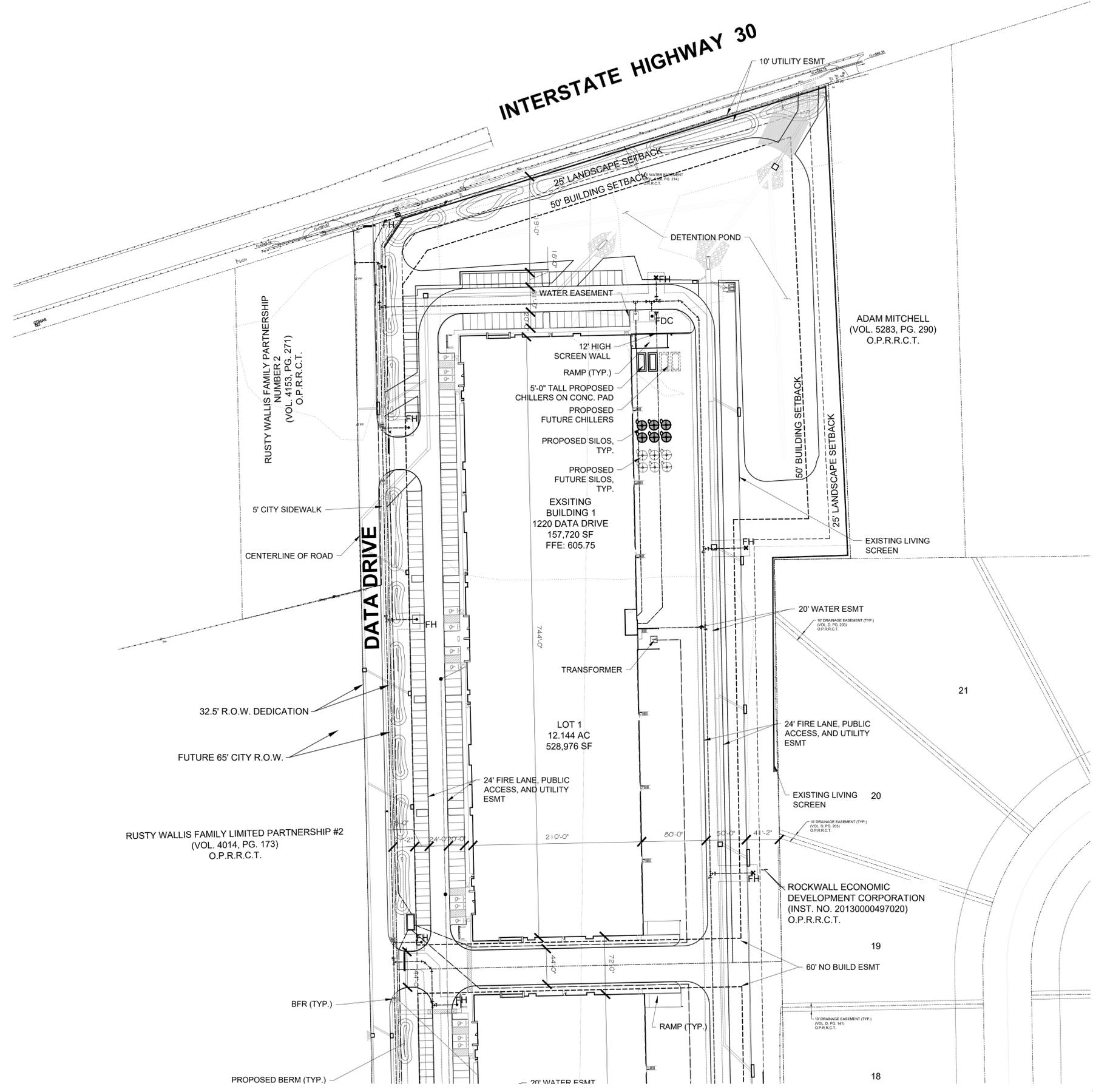
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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PROJECT DATA	
LOT 1	
BUILDING 1 AREA	157,720 SF
REQUIRED PARKING (1/1000 SF)	158 CARS
REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS
PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%

drawn: AA
checked: ...
date: 03/13/2024

DATE	DESCRIPTION



pross design group, incorporated
5310 Harvest Hill Road, Suite 1650, Dallas, Texas 75230-1400

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER
USEF ROCKWALL OWNER, LLC
3030 LBJ Freeway Suite 1650
Dallas, TX 75234
Contact: Jaymie Bullard
Tel: 214-393-6060

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stiles
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SITE PLAN
(CITY CASE NO. SP2024-011)

1 SITE PLAN
SCALE: 1/64" = 1'-0"

FORVIA FINISH OUT
ROCKWALL PARK 30 - BLDG 1
ROCKWALL, TEXAS

job no
2152
sheet
A1.0

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

Planning & Zoning Commission, Chairman Director of Planning and Zoning



2 EXISTING BUILDING 1
PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"



1 EXISTING BUILDING 1
PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"

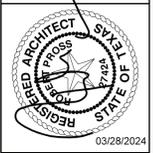


3 EXISTING BUILDING 1
NORTH ELEVATION
SCALE: 1/16"=1'-0"

SITE PLAN
(CITY CASE NO. SP2024-011)

FORVIA FINISH OUT
ROCKWALL PARK 30 - BLDG 1
ROCKWALL, TEXAS

job no
2152
sheet
A3.0



SEEFRIED PROPERTIES

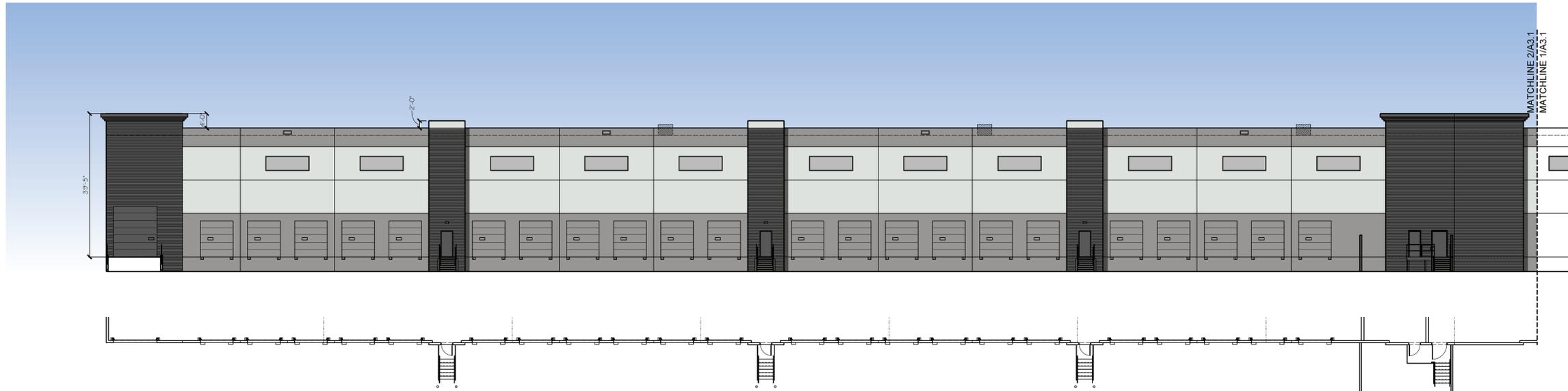
drawn:
checked
ROBERT PROSS
CITe
03/28/2024

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

Planning & Zoning Commission, Chairman Director of Planning and Zoning



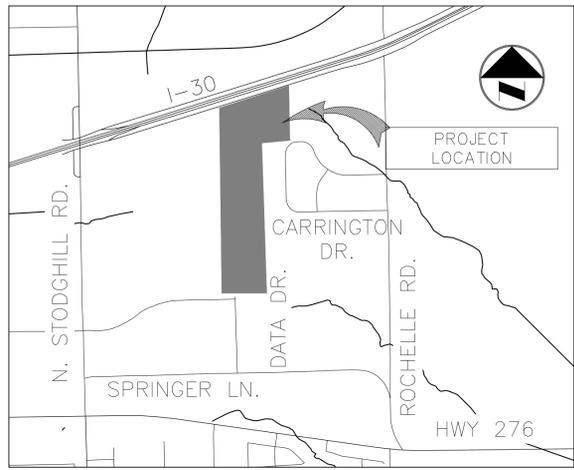
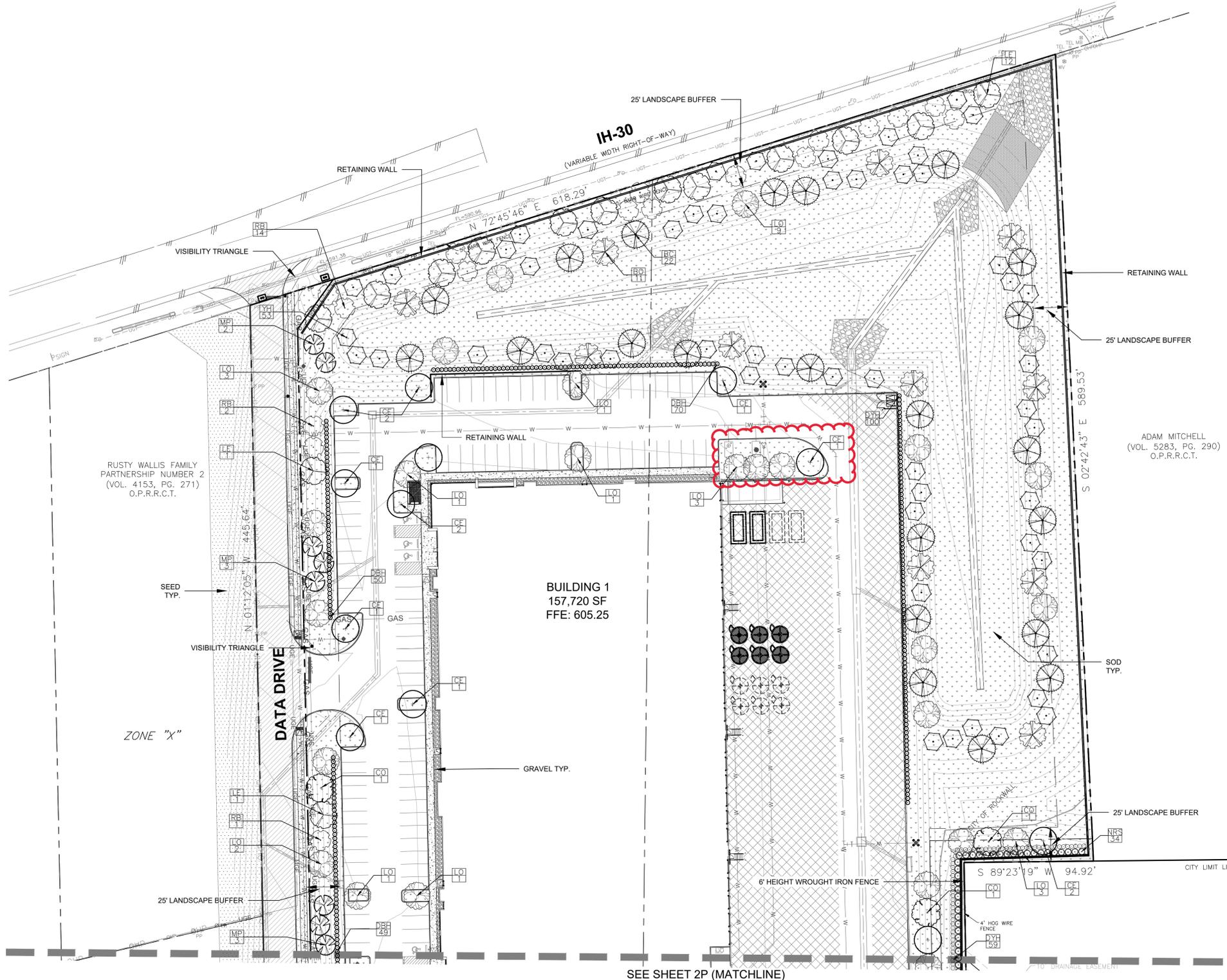
1 EXISTING BUILDING 1
PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"



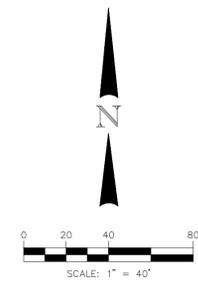
2 EXISTING BUILDING 1
PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"



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



VICINITY MAP
(NOT TO SCALE)



BGE, Inc.
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Frisco, TX 75034
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TBPE Registration No. F-1046
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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROJECT NAME
PLANTING PLAN
SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



03/27/2024

CAUTION!!
Contractor to Verify exact location & Depth of
Exist Facilities Prior to any Construction
Activities

CAUTION!!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

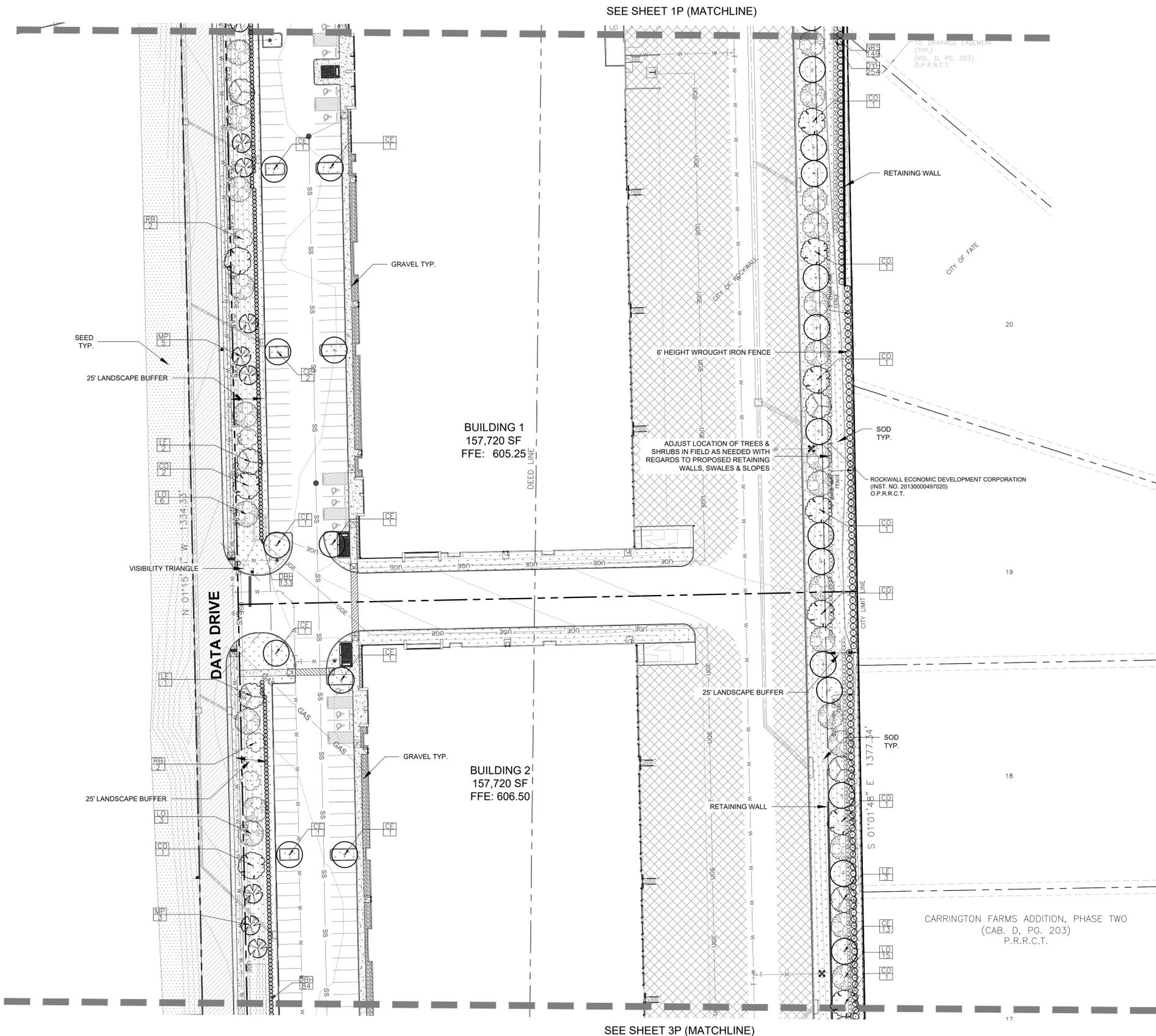
CHECKED BY: SRF
DESIGNED BY: HEM
DATE: MARCH 2024
PROJECT NUMBER: 9028-00

LANDSCAPE PLAN
(CITY CASE NO. SP2024-011)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED
IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET NO.
1P

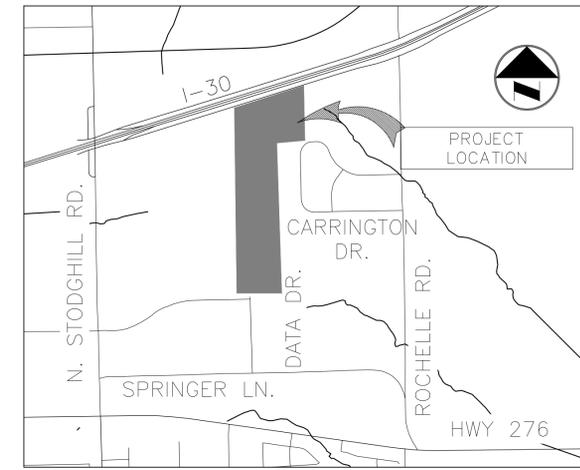
C:\Users\JSTOTT\AppData\Local\Temp\AutoCAD\15688203_LANDSCAPE PLAN.dwg (JSTOTT) Mar 28, 2024 01:18:00:00

BGE, INC.

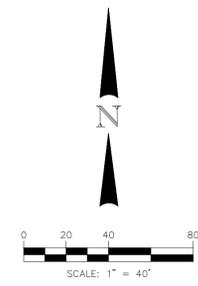


SEE SHEET 1P (MATCHLINE)

SEE SHEET 3P (MATCHLINE)



VICINITY MAP
(NOT TO SCALE)



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Frisco, TX 75034
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Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROJECT NAME
PLANTING PLAN
SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

03/27/2024

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Contractor to Verify exact location & Depth of
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Activities

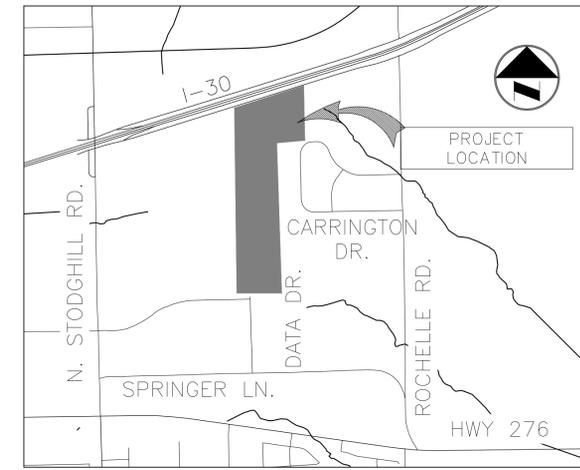
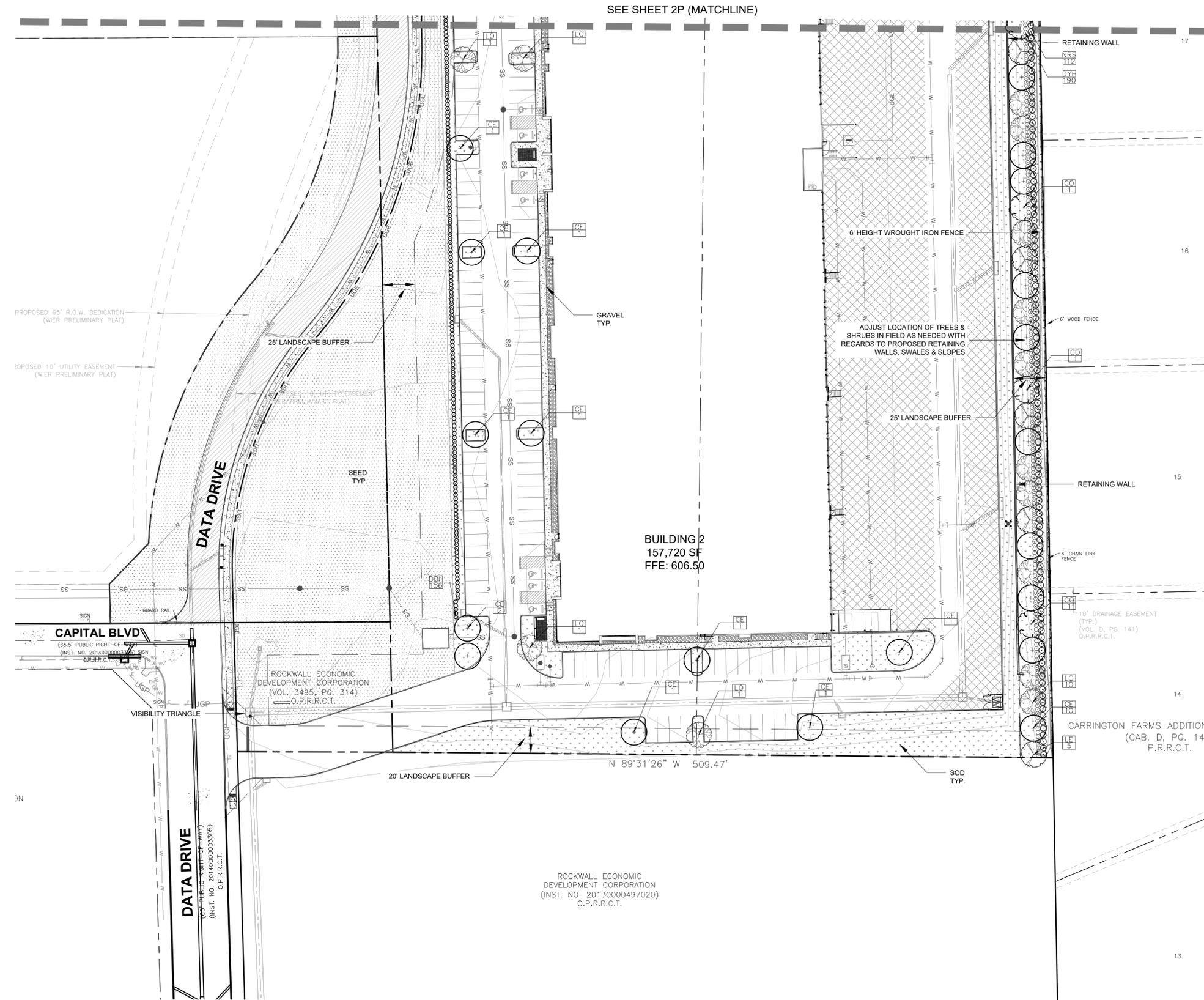
CAUTION!!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

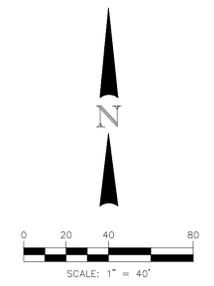
CHECKED BY: SRF
DESIGNED BY: HEM
DATE: MARCH 2024
PROJECT NUMBER: 9028-00

LANDSCAPE PLAN
(CITY CASE NO. SP2024-011)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED
IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET NO.
2P



VICINITY MAP
(NOT TO SCALE)



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Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
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Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
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PROJECT NAME
PLANTING PLAN
SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



03/27/2024

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REVISIONS		
REV. NO.	DATE	DESCRIPTION

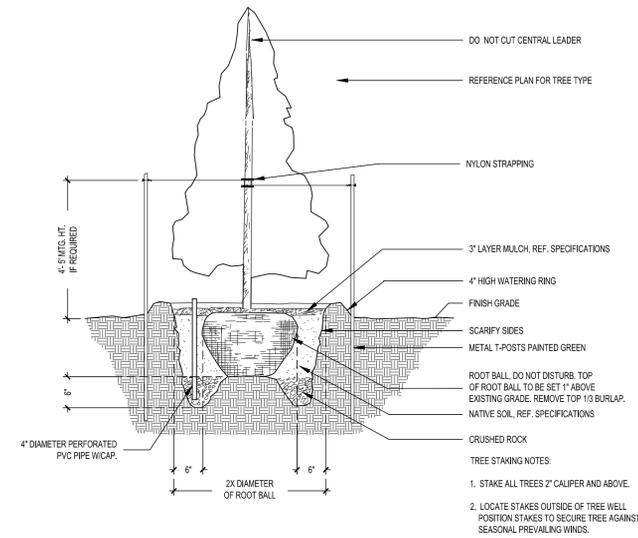
CHECKED BY: SRF
DESIGNED BY: HEM
DATE: MARCH 2024
PROJECT NUMBER: 9028-00

LANDSCAPE PLAN
(SHEET CASE NO. SP2024-011)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED
IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

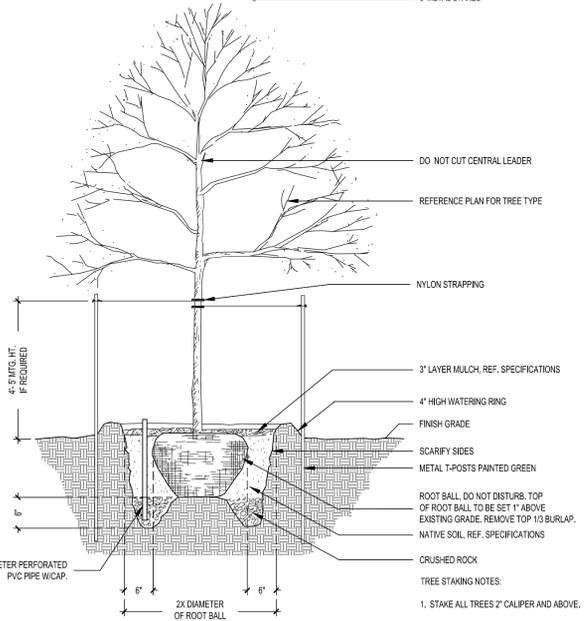
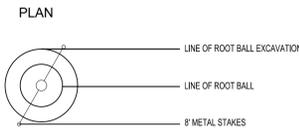
SHEET NO.
3P

LANDSCAPE NOTES

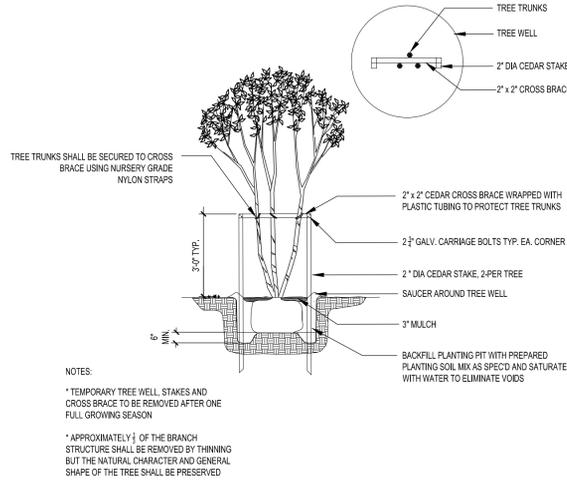
- ALL CANOPY (LARGE) TREES MUST BE MINIMUM OF FOUR (4) INCH CALIPER (@DBH) AT TIME OF PLANTING.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL LANDSCAPE AREAS IS REQUIRED. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04. OF ARTICLE 08)
- TREES SHALL BE PLANTED AS LEAST FOUR (4) FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
- TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7) FEET.
- TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1).
- NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".



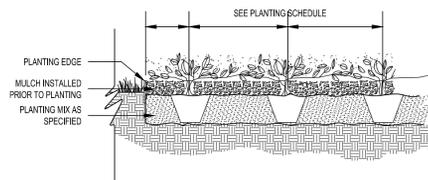
C EVERGREEN TREE PLANTING SECTION NOT TO SCALE



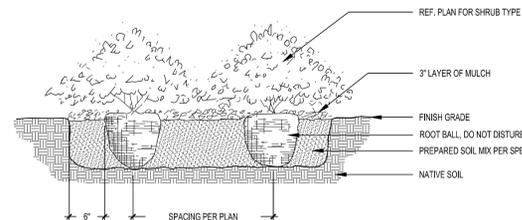
A SHADE TREE PLANTING SECTION NOT TO SCALE



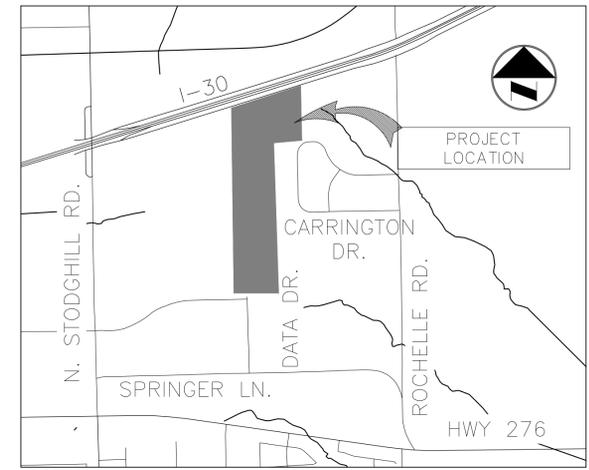
D ORNAMENTAL / MULTI-TRUNK TREE PLANTING SECTION / ELEVATION NOT TO SCALE



E GROUND COVER PLANTING SECTION NOT TO SCALE



B SHRUB PLANTING SECTION NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

PLANT SCHEDULE

CANOPY TREES							
CODE	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY	REMARKS	
LE	Lacebark Elm	Ulmus parvifolia	4" Cal.	B&B	25	FULL CENTRAL LEADER	
BO	Bur Oak	Quercus macrocarpa	4" Cal.	B&B	11	FULL CENTRAL LEADER	
CO	Chinkapin Oak	Quercus muehlenbergii	4" Cal.	B&B	16	FULL CENTRAL LEADER	
LO	Live Oak	Quercus virginiana	4" Cal.	B&B	63	FULL CENTRAL LEADER	
BC	Bald Cypress	Taxodium distichum	4" Cal.	B&B	22	FULL CENTRAL LEADER	
CE	Cedar Elm	Ulmus crassifolia	4" Cal.	B&B	56	FULL CENTRAL LEADER	
ORNAMENTAL TREES							
CODE	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY	REMARKS	
YH	Yaupon Holly	Ilex vomitoria	45 gal.	CONT.	53	4' HEIGHT MIN.	
RB	Eastern Redbud	Cercis Canadensis	45 gal.	CONT.	21	4' HEIGHT MIN.	
MP	Mexican Plum	Prunus mexicana	45 gal.	B&B	16	4' HEIGHT MIN.	
SHRUBS							
CODE	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY	REMARKS	
DYH	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gal.	Cont.	503	FULL PLANT 36" o.c.	
DBH	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal.	Cont.	642	FULL PLANT 48" o.c.	
NRS	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	5 gal.	Cont.	295	FULL PLANT 48" o.c.	
GROUND COVERS							
CODE	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY	REMARKS	
CG	Crushed Gravel		1"-1 1/2" Aggregate sizes		5,050 sf	3" depth over filter fabric	
SOD/SEED							
CODE	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY	REMARKS	
SD	Seed	Cynodon dactylon	seed		111,556 sf		
SOD	Bermuda Grass	Cynodon dactylon	sod		240,935 sf	Full well rooted, min. 1.25" mat.	

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROJECT NAME
PLANTING PLAN
SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



03/27/2024

!CAUTION!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION!!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: MARCH 2024
PROJECT NUMBER: 9028-00

LANDSCAPE PLAN
(CITY CASE NO. SP2024-011)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED
IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET NO.
4P



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: April 9, 2024
APPLICANT: Jeff Carroll; *Jeff Carroll Architects, Inc.*
CASE NUMBER: SP2024-012; *Site Plan for 1775 Airport Road*

SUMMARY

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Frank Conselman for the approval of a Site Plan for an *Industrial/Warehouse Building* on a 6.68-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. On February 22, 2022, the Planning and Zoning Commission approved a *Miscellaneous Case [Case No. MIS2022-001]* for a *Treescape Plan* but denied the *Alternative Tree Mitigation Settlement Agreement*. On May 2, 2022, the City Council approved a *Miscellaneous Case [Case No. MIS2022-007]* for an *Alternative Tree Mitigation Settlement Agreement* of \$7,800.00 paid into the City's Tree Fund prior to the removal of any trees on the subject property. On December 4, 2023, the City Council approved a *Zoning Change [Case No. Z2023-051]* from Agricultural (AG) District to Light Industrial (LI) District. Prior to this zoning change, there was 1,891 SF single-family home that was constructed in 1950 situated on the subject property; however, this home was razed from the property in 2023. The subject property has remained vacant since the home was removed.

PURPOSE

On March 15, 2024, the applicant -- Jeff Carroll of Jeff Carroll Architects, Inc. -- submitted an application requesting the approval of a Site Plan for a 42,974 SF *Office/Warehouse Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the north side of Airport Road, east of the intersection of Airport Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 12.00-acre tract of vacant land, and a 43.66-acre tract of land with a single-family home situated on it. These two (2) properties are zoned Agricultural (AG) District. Beyond this is SH-66, which is identified as a *TXDOT4D (i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Airport Road, which is identified as a *M4U (i.e. major collector, four [4] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 6.177-acre tract of land (*i.e. which is part of a larger 10.291-acre tract of land and is identified as Tract 2-01, of the D. Harr Survey, Abstract No. 102*) zoned Light Industrial (LI) District. Beyond that is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Beyond this is a vacant 4.114-acre tract of land (*i.e. which is part of a larger 10.291-acre tract of land and is identified as Tract 2-9, of the*

D Harr. Survey, Abstract No. 102). Beyond this is a vacant two (2) acre tract of land (i.e. Tract 2-5, of the D. Harr Survey, Abstract 102). Both of these properties are zoned Agricultural (AG) District. Beyond that is an 18.5175-acre vacant tract of land (i.e. Tract 3-5, of the J Lockhart Survey, Abstract 134) zoned Light Industrial (LI) District and Commercial (C) District.

East: Directly east of the subject property is a ten (10) acre tract of land (i.e. which is part of a larger 74.514-acre tract of land and identified as Tract 22 of the D. Harr Survey, Abstract No. 102), zoned Agricultural (AG) District and developed with the Regional Firearms Training Center owned by the City of Rockwall. East of this is a 64.514-acre tract of land (i.e. which is part of a larger 74.5144-acre tract of land and identified as Tract 15 of the D.Harr Survey, Abstract No. 102), which is zoned to Agricultural (AG) District and developed with an Animal Shelter owned by the City of Rockwall.

West: Directly west of the subject property is a 47.89-acre parcel of land (i.e. Lot 1, Rockwall Municipal Airport), which is zoned Agriculture (AG) District. West of this is a vacant 31.393-acre tract of vacant land (i.e. Tract 3 of the N. Butler Survey, Abstract No. 20) also zoned Agricultural (AG) District. Beyond this is S. John King Boulevard, which is identified as a P6D (i.e. a principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Warehouse/Distribution Center* and an *Office Building 5,000 SF or Greater* are permitted *by-right* land uses in a Light Industrial (LI) District. The submitted site plan, landscape plan, photometric plan, building elevations, and phasing plan generally do not conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District and requires several exceptions which are noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	X=6.68-Acres; In Conformance
<i>Minimum Lot Frontage</i>	100-Feet	X= 420-Feet; In Conformance
<i>Minimum Lot Depth</i>	125-Feet	X=640-Feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	X>25-Feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-Feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-Feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=36-Feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=34%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Parking Space per 300 SF for Office and 1 Parking Space per 1,000 SF for Warehouse (64 Total Required)	X=64; In Conformance
<i>Minimum Landscaping Percentage</i>	15%	X=25%; In Conformance
<i>Maximum Impervious Coverage</i>	90-95%	X=75%; In Conformance

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this, no *Treescape Plan* is required.

CONFORMANCE WITH THE CITY'S CODES

The applicant is requesting to construct an *office/warehouse building* on the subject property. According to Subsection 02.02(J)(7), *Wholesale, Distribution and Storage Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Warehouse/Distribution Center* is defined as a "... building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale ..." In addition, Subsection 02.02(D)(2), *Office and Professional Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), an *Office Building* is defined as a "...(a) facility that provides executive, management,

administrative, or professional services ... but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices.” In this case, the applicant’s request an *office/warehouse building* is permitted *by-right* in a Light Industrial (LI) District as stipulated by Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan does not conform to the requirements of the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), and requires several exceptions as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

Staff has identified the following exceptions:

(1) Building Materials.

- (a) Primary Materials. According to Subsection 05.01 (A)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(e)ach exterior wall of a building’s façade shall consist of a minimum of 90.00% Primary Materials...” or masonry material. The applicant is proposing 8.00%-46.00% primary materials (*i.e. 46.00% on the south elevation, 37.00% on the west elevation, 26.00% on the east elevation, and 8.00% on the north elevation*). This will require an exception from the Planning and Zoning Commission.
- (b) 20% Stone. According to Subsection 06.02(C)(1)(A)(1), *Stone*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...a minimum of 20.00% natural or quarried stone is required on all building facades.” In this case, the applicant is not providing any stone on the building. This will require an exception from the Planning and Zoning Commission.
- (c) Cementitious Material. According to Subsection 05.01, *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he use of cementitious materials (*e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning and Zoning or his/her designee*) shall be limited to 50.00% of the building’s exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building’s façade.” In this case, the applicant is proposing stucco within the first four (4) feet from grade. This will require an exception from the Planning and Zoning Commission.
- (d) Accent Brick or Stone. According to Subsection 05.01, *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(e)ach building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of the primary brick or stone materials used on each building elevation.” In this case, the applicant is not providing any brick or stone to provide breaks in the stucco and metal siding on any of the facades of the building. This will require an exception from the Planning and Zoning Commission.

(2) Building Articulation.

- (a) Primary Building Facades. According to Subsection 05.01 (C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the minimum wall length shall not exceed four (4) times the wall height. In this case, the proposed buildings do not meet the projection or wall length requirements for primary building facades on all buildings. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).
- (b) Secondary Building Facades. According to Subsection 05.01 (C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the minimum wall length shall not exceed three (3) times the wall height. In this case, the proposed buildings do not meet the projection or wall length requirements for secondary building facades on all buildings. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

- (3) Residential Adjacency Screening. According to Subsection 05.02, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers.” As an alternative, the code does allow the Planning and Zoning Commission to consider the use of three (3) tiered landscaping along the adjacency. In this case, the applicant has provided a landscape plan that shows use of canopy and accent trees planted 50-foot on-center in lieu of the required three (3) tiered screening and 20-foot landscape buffer. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship.” In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. The applicant has indicated the following as compensatory measures: [1] three (3) additional accent trees in the front parking islands, [2] three (3) additional canopy trees, one at each side of the building, [3] awnings over the large storefront area to help offset the articulation, [4] 25.00% landscaping in lieu of the required 15.00%, [5] an outside pedestrian seating area with a park bench, [6] an outside pedestrian bike rack, [7] a private observation deck, and [8] increased ½ inch caliper on all canopy trees at planting. However, requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Central District. The Central District “... is composed of a wide range of land uses that vary from single-family to industrial.” In addition, the Central District “... incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction.” The Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, indicates that the subject property should be developed with industrial land uses. In this case, the applicant is proposing a *Warehouse/Distribution Center* and *Offices*. Based on this, the applicant’s land uses appear to conform with the Comprehensive Plan; however, Chapter 9, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states as one of the goals of commercial building design, buildings should be “... designed and constructed in unity with the community’s existing commercial and residential buildings, and should incorporate high quality materials that will minimize the need for maintenance over time.” The polices to implement this goal are “... [1] (n)on-residential buildings should be constructed of masonry materials and contain a minimum of 20% stone on every façade that faces a street, public open space, trail or park. [and] [2] Non-residential buildings should be architecturally finished on all four (4) sides with the same materials, detailing and features.” In this case, the applicant is requesting exceptions to building materials and building articulation requirements. These exceptions appear to conflict with the goals for non-residential buildings contained in the Comprehensive Plan. Staff should point out that a similar land use was approved on a property directly east of the subject property, which was required to meet the material requirements of the Light Industrial (LI) District, and which are called for in the Comprehensive Plan. Based on this the applicant’s proposal does not appear to meet the vision of the Comprehensive Plan.

STAFF ANALYSIS

The phasing plan provided by the applicant shows the first portion of the building being built in the first phase, and the building being expanded in the second phase. Staff should note that the phasing plan only lays out the phasing of the building, and all other site plan elements must be constructed with the first phase. This means that with the construction of the first phase all landscaping and irrigation will be required to be installed. Since the site is surrounded by Agricultural (AG) District zoned properties, the applicant is required to provide three (3)-tiered screening. The applicant has provided a landscape plan that shows use of canopy and accent trees planted 50-foot on-center in lieu of the required three (3) tiered screening and 20-foot landscape buffer described in the *Variances and Exceptions Requested by the Applicant* section of this case memo. Staff

should also note that the compensatory measures and alternate screening method offered with the development do not seem to off-set the requested variances; however, requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 26, 2024 the Architecture Review Board reviewed the proposed building elevations provided by the applicant and recommended that the applicant [1] internalize the fire escape, [2] project the stucco elements out, and [3] extend the parapets back and finish the back side of the parapets in the same material as the exterior facing façade. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the April 9, 2024 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the establishment of a 42,974 SF *Office/Warehouse Facility* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) All landscaping shall be installed with *Phase 1* of the proposed development.
- (3) The applicant provides a Part 77 from the FAA confirming compliance prior to the submittal of engineering plans.
- (4) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2024-012

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1775 AIRPORT RD.

SUBDIVISION DAVID HARR SURVEY ABSTRACT 102

LOT

BLOCK

GENERAL LOCATION NEXT TO MUNIC. AIRPORT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE N/A

PROPOSED ZONING SAME

PROPOSED USE OFFICE WHSE

ACREAGE 6.68 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER TEXAS PRODUCT, LLC

APPLICANT CARROLL ARCHITECTS, INC.

CONTACT PERSON FRANK CONSELMAN

CONTACT PERSON JEFF CARROLL

ADDRESS 3925 RUGER DR

ADDRESS 750 E. INTERSTATE 30

STE: 110

CITY, STATE & ZIP ROYSE CITY, TX 75189

CITY, STATE & ZIP ROCKWALL, TX 75087

PHONE 469.323.1937

PHONE 214.632.1762

E-MAIL FRANK@TEXASPRODUCTS.COM

E-MAIL JCE@CARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Carroll [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ MARCH TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF MARCH, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

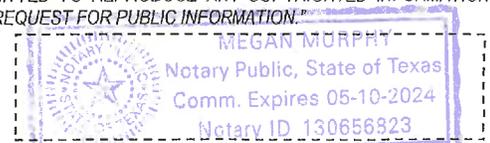
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF March, 2024

Applicant's

OWNER'S SIGNATURE

Jeff Carroll
M. Murphy

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

5-10-24

0 70 140 280 420 560 Feet

SP2024-012: Site Plan for 1735 Airport Road



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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

April 2, 2024

Mr. Ryan Miller
City of Rockwall Director of Planning
City Hall 385 S. Goliad
Rockwall, TX 75087

Re: SP2024-012 Exceptions/ Variance Requested
Texas Products Office Development
1775 Airport Rd. Office Development
Rockwall, TX. 75087

Mr. Miller,

This letter serves as a summary Request for Exception/ Variances to the UDC. Zoning – Light Industrial district.

The Variances include 1) Primary Building Articulation, 2) Secondary Building Articulation, 3) Exceeds 10% secondary materials/ under 90% masonry, 4) 20% Stone, 5) Cementitious material within 4'-0" of grade, 6) Accent brick or stone.

- 1) **Primary Building Articulation.** Subsection 05.01 C.1 of Article 5
- 2) **Secondary Building Articulation.** Subsection 05.01 C.1 of Article 5

We are requesting an exception to the vertical and horizontal offset projections. This project does provide a small percentage of articulation with vertical and horizontal projections. The entry area has a raised stucco entry tower and a metal covered canopy stretching outward across the large storefront and projects outward. The stair tower on the west side also gives a vertical projection. We are providing what the ARB requested by projecting the large stucco vertical elements outward 1'-0" and back over the roof 1'-0" to create a thicker element.

- 3) **Exceeds 10% Secondary Materials/ under 90% Masonry.** Subsection 05.01 A.1 of Article 5
- 4) **20% Stone.** Subsection 05.01 A.1. a.1 of Article 5

We are requesting an exception to the secondary material percentage, and stone requirement. The size of this warehouse facility prohibits the use of the typical materials. We are proposing to use stucco and metal materials to break up the long warehouse walls in a contemporary style. The ARB requested the stair tower have a solid wall type material facing the main street and we are complying with this comment. We are stuccoing the side and proposing a metal screening material that's perforated and open to the elements.

5) Cementitious Material within 4 feet of grade. Subsection 05.01 A.2 of Article 5

We are requesting an exception to the cementitious material within 4 feet of grade. These (4) stucco elements project 1'-0" onto a 10'-0" wide sidewalk. This is along the front sidewalk and will have little to no pedestrian traffic to disrupt the stucco.

6) Accent Brick and Stone to create contrast. Subsection 05.01 A.1.b of Article 5

We are requesting an exception to the accent brick and stone requirement. We are proposing using stucco and metal siding to create a material, texture, size, and color contrast.

7) Landscape (3) Tier screening Alternate. Subsection 01.06 of Article 5

We are requesting an exception to the (3) Tiered screening requirement for the north and east locations. This property is adjacent to the active Municipal airport on the east side and a 100-year flood plain on the north side. We are having to provide a small retaining wall on the north side to help create the new detention pond area. We are proposing to use canopy trees at 50'-0" o.c. and accent trees at 50'-0" o.c.

Compensatory items we are providing for these exceptions/ variances.

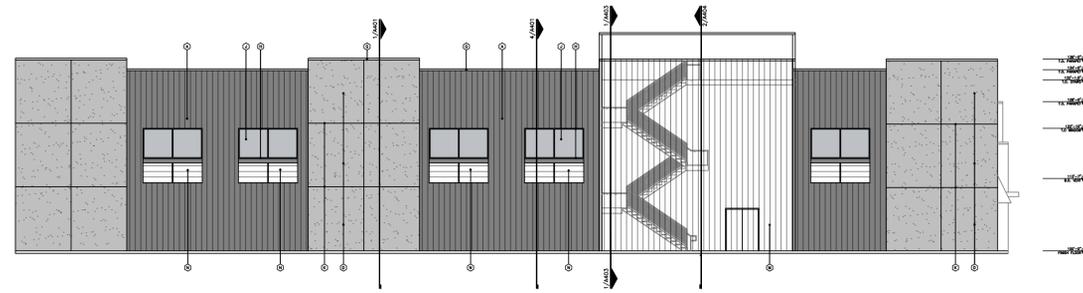
- 1) We are providing (3)-additional ornamental trees in the front parking islands.
- 2) We are providing (2)-additional canopy trees, one at each side of front of building.
- 3) We are providing awnings over the large storefront area to help offset the articulation.
- 4) City Ordinance requires 20% landscaping. We are proposing 25%. Which is more than required.
- 5) We are proposing an outside pedestrian seating area with a park bench and bike rack.
- 6) We are proposing an outside pedestrian bike rack.
- 7) We are providing a private observation deck.
- 8) The canopy trees will be a 1/2" thicker caliber at planting.

Thank you for your consideration and reviewing our request.

Sincerely,

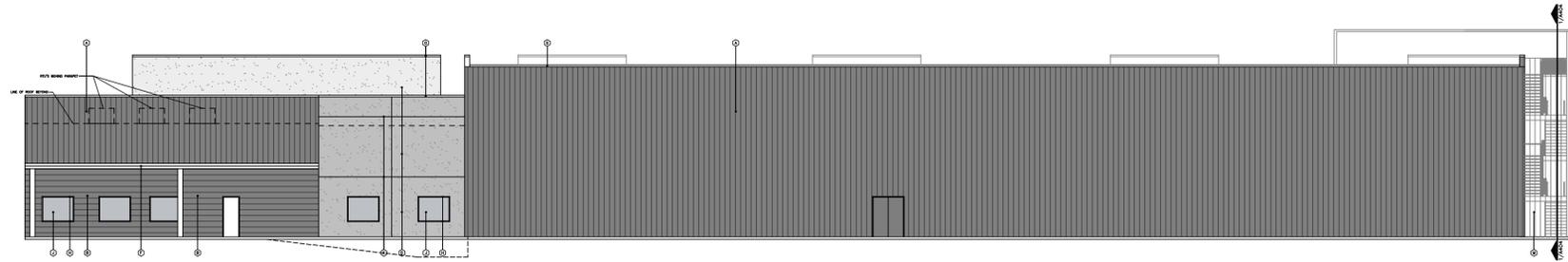


Jeffrey Carroll
Carroll Architects, Inc.
President / CEO



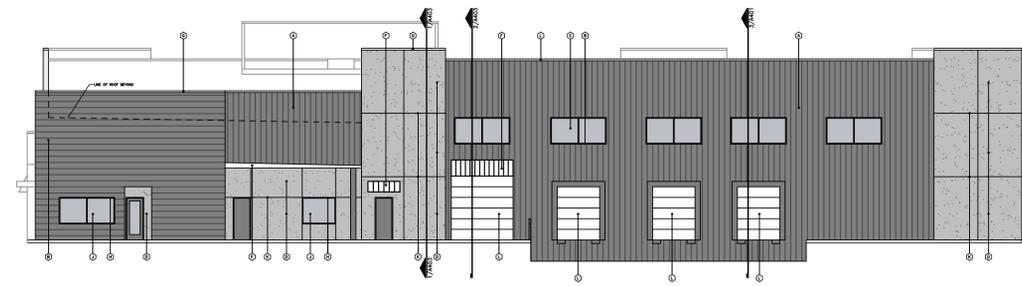
MTL SIDING - 2,407 S.F. - 41%
 STUCCO - 2,193 S.F. - 37%
 MTL SCREEN - 1,332 S.F. - 22%
 TOTAL - 5,932 S.F. - 100%

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



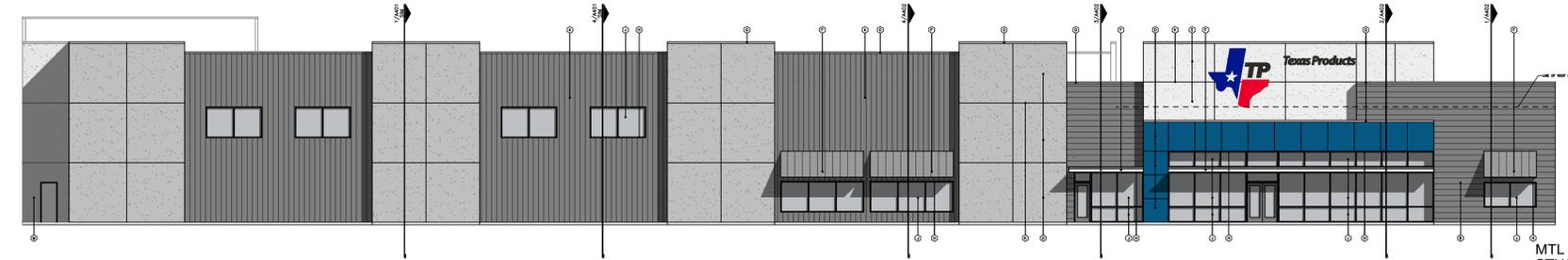
MTL SIDING - 8,416 S.F. - 92%
 STUCCO - 744 S.F. - 8%
 TOTAL - 9,160 S.F. - 100%

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



MTL SIDING - 3,771 S.F. - 74%
 STUCCO - 1,329 S.F. - 26%
 TOTAL - 5,100 S.F. - 100%

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



MTL SIDING - 4,074 S.F. - 49%
 STUCCO - 3,900 S.F. - 46%
 ALUCOBOND - 410 S.F. - 5%
 TOTAL - 8,384 S.F. - 100%

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

EXTERIOR FINISH SCHEDULE	
A	EXTERIOR METAL, SIDING PANELS, VERTICAL, COLOR - BLACK
B	EXTERIOR METAL, SIDING PANELS, HORIZONTAL, COLOR - BLACK
C	ALUCOBOND METAL PANEL, SIZE AS SHOWN, COLOR INTERSTATE BLUE - MFG PAC-CLAD
D	STUCCO: (3 PART SYSTEM) W/ ELASTOMERIC FINISH COAT - COLOR - SW 9163 TIN LIZZIE
E	STUCCO: (3 PART SYSTEM) W/ ELASTOMERIC FINISH COAT - COLOR - SW 7661 REFLECTION @ LOGO PANEL
F	AWNINGS: PREFINISHED MTL. AWNINGS PANELS, COLOR - GREY
G	PREFINISHED METAL COPING COLOR - GREY
H	ALUMINUM STOREFRONT, COLOR - ANODIZED ALUM
J	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 20% - BLUE
K	STUCCO: CONTROL JOINTS AS SHOWN
L	OVERHEAD SECTIONAL DOOR, COLOR - MED GREY
M	STAIR SCREEN
N	METAL VENTS, COLOR - BLACK

NOTES:
 1. ALL MECHANICAL EQUIPMENT IS BEHIND PARAPET WALLS
 2. ALL PARAPET WALLS WILL BE FINISHED ON BACK SIDE

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

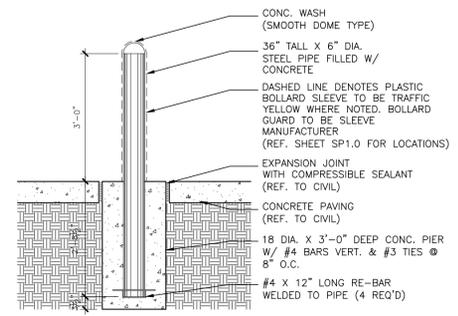
CITY OF ROCKWALL CASE NUMBER: SP2024-012	
LEGAL DESCRIPTION AND/OR ADDRESS: DAVID HARR SURVEY, ABSTRACT # 102, ROCKWALL, COUNTY, TEXAS. CONVEYED FROM JO ANN ATHEY, GUARDIAN TO ADD REAL ESTATE, LTD.	
OWNER Mr. Frank Conselman Texas Products, LLC 3925 Rugor Dr. Royse City, TX 75189	APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: j@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 _____ day of _____.	
WITNESS OUR HANDS, this _____ day of _____.	
Planning & Zoning Commission, Chairman Director of Planning and Zoning	

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

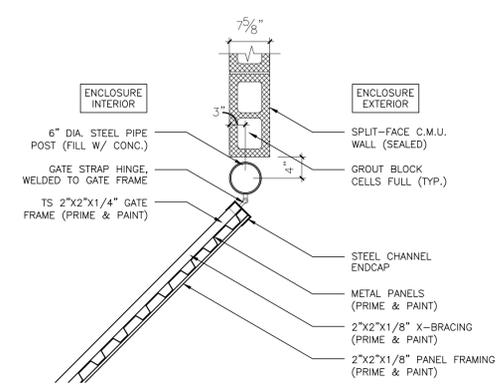
EXTERIOR ELEVATIONS

DATE:	MAR 2024	SHEET NO.:	
PROJECT NO.:	2023083		
DRAWN BY:	ZJ		A501
CHECKED BY:			

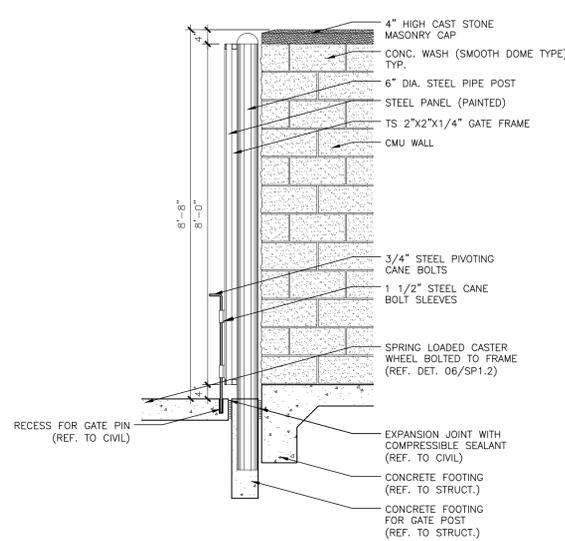
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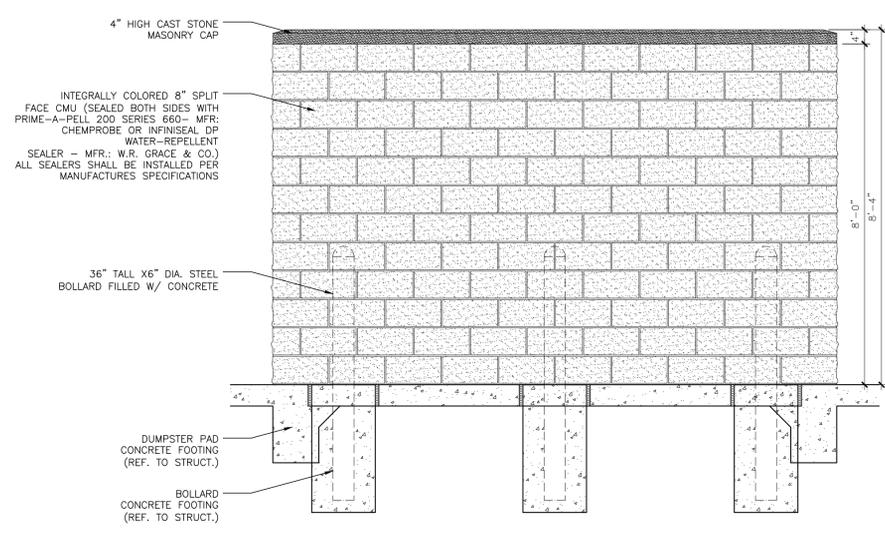
8 BOLLARD DETAIL @ DUMPSTER
 SCALE: 1/2" = 1'-0"



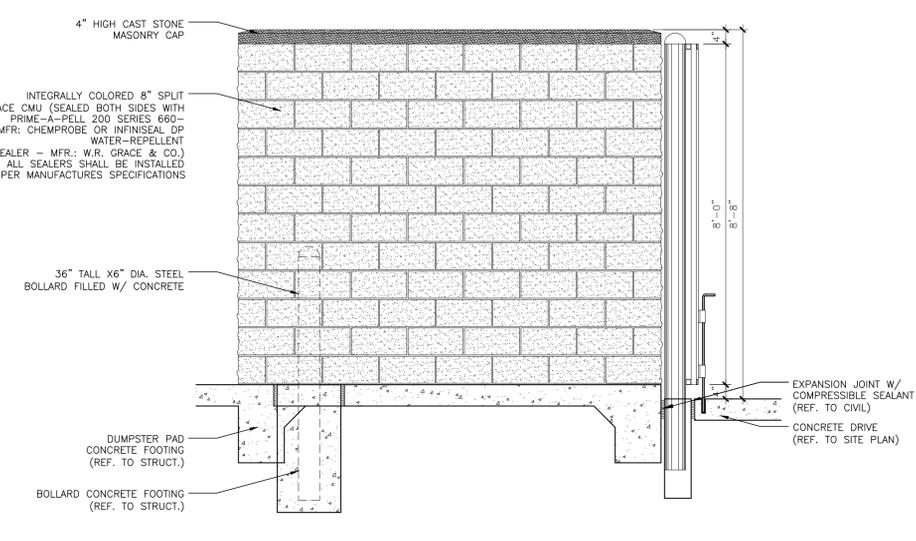
7 DUMPSTER ENCLOSURE GATE DETAIL
 SCALE: 3/4" = 1'-0"



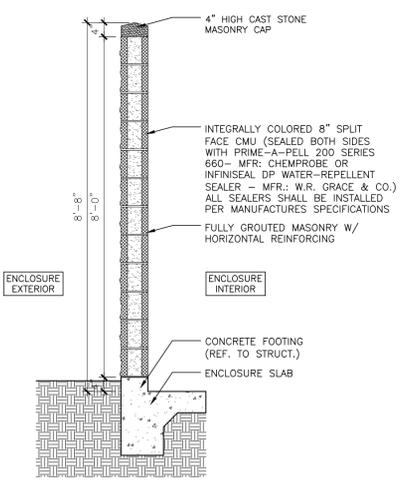
6 GATE SECTION @ DUMPSTER ENCLOSURE
 SCALE: 1/2" = 1'-0"



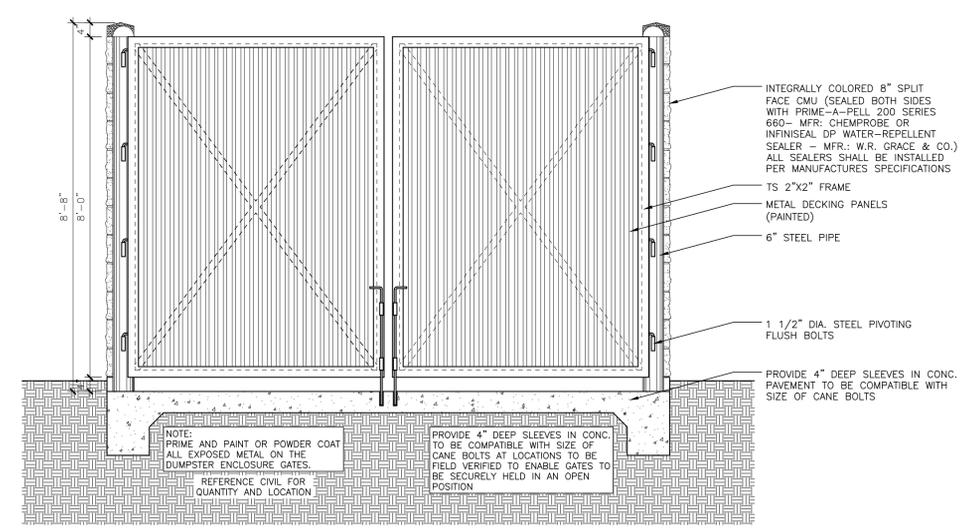
5 DUMPSTER ENCLOSURE REAR ELEVATION
 SCALE: 1/2" = 1'-0"



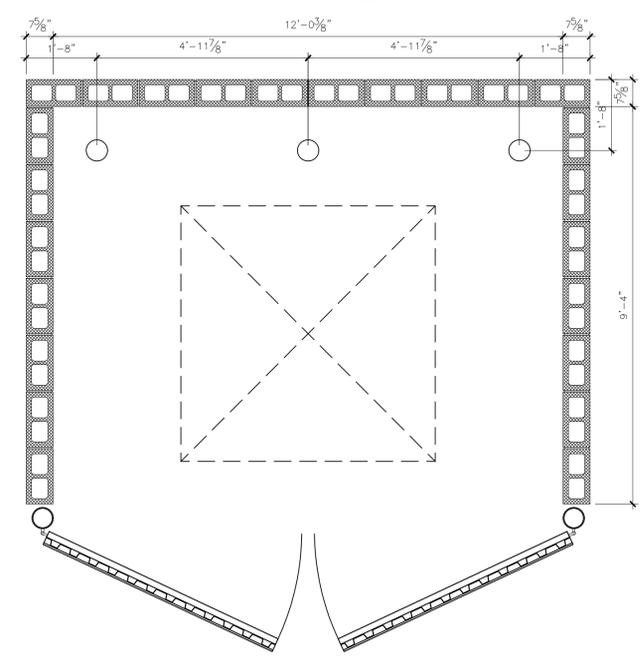
4 DUMPSTER ENCLOSURE SIDE ELEVATION
 SCALE: 1/2" = 1'-0"



3 WALL SECTION @ DUMPSTER ENCLOSURE
 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"

CITY OF ROCKWALL CASE NUMBER: SP2024-XXX	
LEGAL DESCRIPTION AND OR ADDRESS: DAVID HARR SURVEY, ABSTRACT # 102, ROCKWALL, COUNTY, TEXAS. CONVEYED FROM JO ANN ATHEY, GUARDIAN TO ADD REAL ESTATE, LTD.	
OWNER Mr. Frank Conselman Texas Products, LLC 3925 Ruger Dr. Royse City, TX 75189	APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll
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.	
Planning & Zoning Commission, Chairman	Director of Planning and Zoning

NEW OFFICE/WAREHOUSE FOR
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 Rockwall, Texas 75087

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

DUMPSTER ENCLOSURE DETAILS

DATE: MAR 2024
 PROJECT NO: 2023083
 DRAWN BY: ZJ
 SHEET NO: A203
 CHECKED BY:

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1996 Discomfort Galre in Interior Lighting. [UGR FAQ](#)

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are ROHS compliant

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.

Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

PERFORMANCE DATA

LDN4			
Nominal	Lumens	Wattage	Lm/W
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

Notes

Tested in accordance with IESNA LM-79-08

Tested to current IES and NEMA standards under stabilized laboratory conditions

Based on LDN4 AR LSS 35K 80CRI



Catalog Number
Notes
Type

LDN4 STATIC WHITE

4" Open and Wallwash LED Non-IC New Construction Downlight

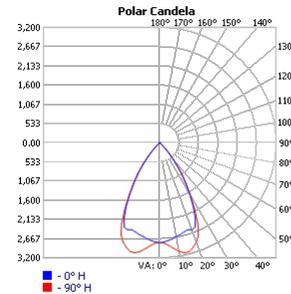


Open Trim

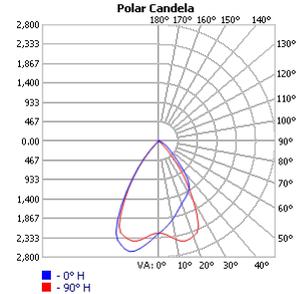


Wallwash Trim

DISTRIBUTIONS



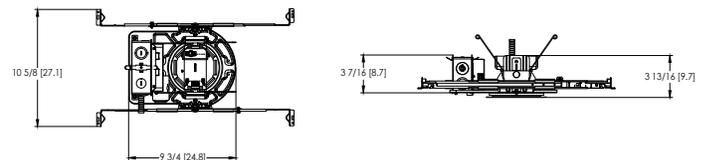
Open



Wallwash

DIMENSIONS

LDN4 500-2000 Lumens



Aperture: \varnothing 4-5/16" [11]
 Ceiling Cutout: \varnothing 5-1/8" [13] Self-flanged
 Overlap Trim: \varnothing 5-7/16" [13.8]
 Ceiling Cutout: \varnothing 5-1/4" [13.3] Flangeless

See page 4 for other fixture dimensions

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4 35/15 L04 AR LSS MVOLT EZ1

LDN4 Series	Color temperature	Lumens ‡	Trim Style	Trim Color	Trim Finish	Flange Color ‡	
LDN4 4" round	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens	20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens	L04 Downlight LW4 Wallwash	AR Clear WR ‡ White BR ‡ Black TRALTBD ‡ RAL painted trim TCPC ‡ Custom painted trim	LSS Semi-specular LD Matte diffuse LS Specular	TRW White painted flange TRBL Black painted flange FRALTBD RAL painted flange only FCPC Custom painted flange only

Voltage	Driver	Emergency ‡	Control Input ‡
MVOLT Multi-volt 120 120V 277 277V 347 ‡ 347V	GZ10 0-10V driver dims to 10% GZ1 0-10V driver dims to 1% D10 Minimum dimming 10% driver for use with JOT D1 Minimum dimming 1% driver for use with JOT EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1% eldoLED DALI SOLDRIVE dim to dark EDAB	(blank) No emergency option EL Emergency battery pack with integral test switch. 10W Constant Power. Not Certified in CA Title 20 MAEDBS ELR Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS ELSD Emergency battery pack with self-diagnostics, 10W Constant Power, integral test switch. Not Certified in CA Title 20 MAEDBS ELRSD Emergency battery pack with self-diagnostics, 10W Constant Power, remote test switch. Not Certified in CA Title 20 MAEDBS E10WCP Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS E10WCPR Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDBS E10WRSTAR Emergency battery pack, 10W with remote test switch and lota STAR technology	(blank) No control option NPP16D nLight™ network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). NPP16DER nLight™ network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit. N80 nLight™ Lumen Compensation JOT Wireless room control with "Just One Touch" pairing NPS80EZ nLight™ dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). NPS80EZER nLight™ dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit. NLTAIR2 nLight™ Air enabled NLTAIRER2 nLight™ AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options NLTAIREM2 nLight™ AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.

Options	
HAO ‡	High ambient option (40°C)
CP ‡	Chicago Plenum
RRL	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
BAA	Buy America(n) Act Compliant
90CRI	High CRI (90+)
SF ‡	Single fuse



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

(Maximum order quantity for design select lead times is 160.)

‡ Option Value Ordering Restrictions	
Option value	Restriction
Lumen Packages	Overall height varies based on lumen package, refer to dimensional charts on page 4
WR, BR	Not available with finish (LSS, LD, LS)
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TRW, TRBL	Available with clear (AR) trim color only
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details
347	Not available with emergency options
All Emergency	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER	Not available with MVOLT. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
SF	Must specify 120 or 277 volt
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
NPP16D, NPP16DER, NPPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
NLTAIR2, NLTAIRER2, NLATAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. Not recommended for metal ceiling installations.
NLTAIR2	When combined with EZ1 or EZ10 drivers, can be used as a normal power
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
HAO	Fixture height is 5-11/16" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm. Not available with emergency battery pack option.
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLATAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch.

Accessories: Order as separate catalog number.

PS1055CP	FMC Power Sentry batterypack, T20 compliant, field installable, 10w constant power
EACISSM 375	Compact interruptible emergency AC power system
EACISSM 125	Compact interruptible emergency AC power system
GRA46 JZ	Oversized trim ring with 6" outside diameter
SCA4	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA4 10D.

Emergency Battery Pack Options - Field Installable

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter/ 2-hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL 924 Listed products that are certified for field install external/remote to the fixture.

*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.

The CP10 delivered emergency illuminations outperforms legacy 1400 lumen fluorescent emergency ballasts.

Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

PHOTOMETRY

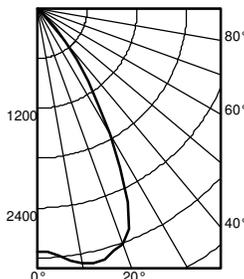
Distribution Curve

Distribution Data

Output Data

Illuminance Data at 30" Above Floor for a Single Luminaire

LDN4 35/30 L04AR, input watts: 32.1, delivered lumens: 3122.6, LM/W = 88.52, spacing criterion at 0= 1.04, test no. ISF 30712P249.



Ave	Lumens	Zone	Lumens	% Lamp
0	2927	0° - 30°	2301.2	73.7
5	2989	0° - 40°	2968.2	95.1
15	3120	0° - 60°	3121.1	100.0
25	2575	0° - 90°	3122.6	100.0
35	1062	90° - 120°	0.0	0.0
45	149	90° - 130°	0.0	0.0
55	3	90° - 150°	0.0	0.0
65	2	90° - 180°	0.0	0.0
75	0	0° - 180°	3122.6	*100.0
85	0			*Efficiency
90	0			

Mounting Height	Initial FC		50% beam - 55.6°		10% beam - 78.0°	
	Beam Diameter	Center FC	Diameter	FC	Diameter	FC
8.0	96.8	5.8	48.4	8.9	9.7	
10.0	52.0	7.9	26.0	12.2	5.2	
12.0	32.4	10.0	16.2	15.4	3.2	
14.0	22.1	12.1	11.1	18.6	2.2	
16.0	16.1	14.2	8.0	21.9	1.6	

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

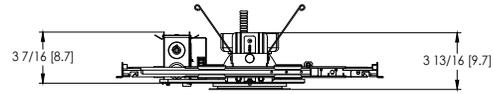
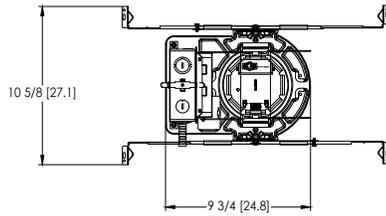
The LPW rating is also available at Designlight Consortium.

- Notes**
- Tested in accordance with IESNA LM-79-08.
 - Tested to current IES and NEMA standards under stabilized laboratory conditions.
 - CRI: 80 typical.

LDN4

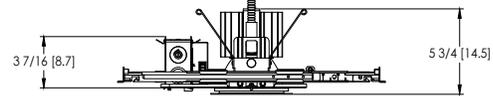
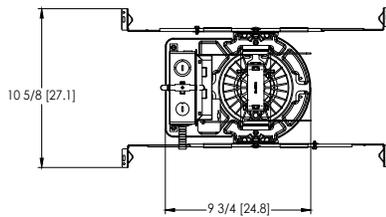
* All dimensions are inches (centimeters) unless otherwise noted.

LDN4 500-2000 Lumens



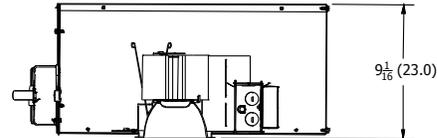
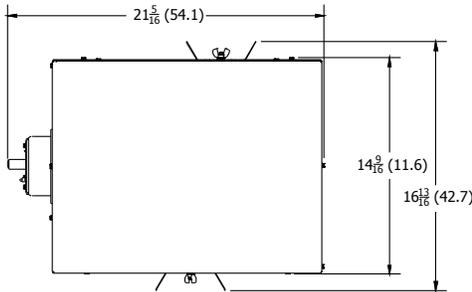
Aperture: \varnothing 4-5/16" [11]
 Ceiling Cutout: \varnothing 5-1/8" [13] Self-flanged
 Overlap Trim: \varnothing 5-7/16" [13.8]
 Ceiling Cutout: \varnothing 5-1/4" [13.3] Flangeless

LDN4 2000-4000 Lumens



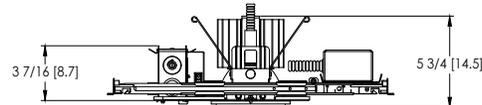
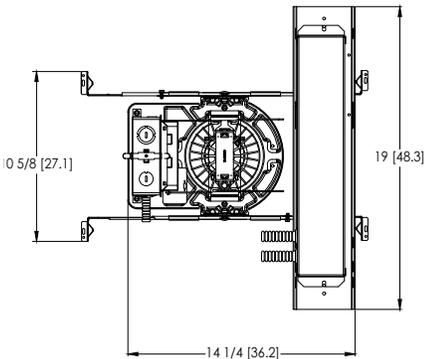
Aperture: \varnothing 4-5/16" [11]
 Ceiling Cutout: \varnothing 5-1/8" [13] Self-flanged
 Overlap Trim: \varnothing 5-7/16" [13.8]
 Ceiling Cutout: \varnothing 5-1/4" [13.3] Flangeless

LDN4 CP



Aperture: 4-5/16" (11)
 Ceiling Opening: 5-1/8" (13)
 Overlap Trim: 5-7/16" (13.8)

LDN4 EL



Aperture: \varnothing 4-5/16" [11]
 Ceiling Cutout: \varnothing 5-1/8" [13] Self-flanged
 Overlap Trim: \varnothing 5-7/16" [13.8]
 Ceiling Cutout: \varnothing 5-1/4" [13.3] Flangeless

ADDITIONAL DATA



The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

Diagram



LDN4 Series



Sensor Switch
WSXA JOT

1. **Power:** Install JOT enabled fixtures and controls as instructed.
2. **Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
3. **Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS

MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DDTV	
	Diva® DVSC TV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

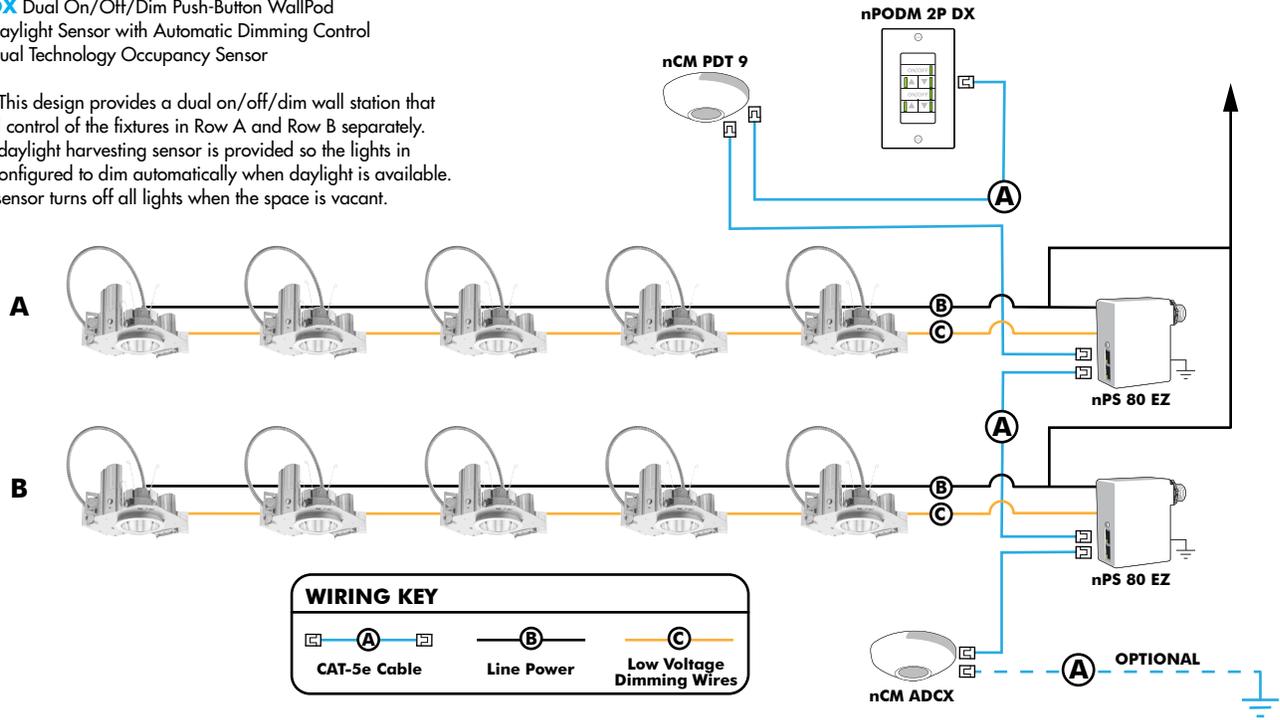
nPS 80 EZ Dimming/Control Pack (qty: 2 required)

nPODM 2P DX Dual On/Off/Dim Push-Button WallPod

nCM ADCX Daylight Sensor with Automatic Dimming Control

nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod
Traditional tactile buttons and LED user feedback



Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:

Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.

WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model Number	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model Number
		10', CAT5 10FT	CAT5 10FT J1
		15, CAT5 15FT	CAT5 15FT J1

nLight® AIR Control Accessories:

Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.

Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH ¹

Notes

- 1 Can only be ordered with the RES7Z zone control sensor version.

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sense (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome





WDGE2 LED

Architectural Wall Sconce

Precision Refractive Optic



Catalog Number

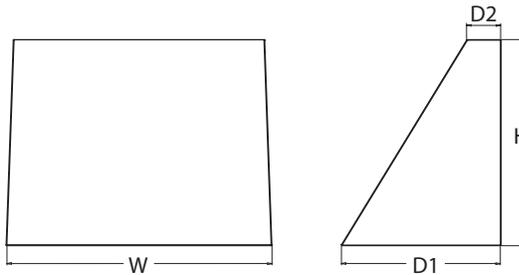
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
 (without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0 ¹ P1 ² P2 ² P3 ² P4 ²	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB ³ Amber	70CRI ⁴ 80CRI ⁴ LW ³ Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT ⁵ 347 ⁵ 480 ⁵	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁶
						Shipped separately AWS 3/8inch Architectural wall spacer ⁷ PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. ⁷

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) PE⁸ Photocell, Button Type DMG⁹ 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. BAA Buy America(n) Act Compliant CCE Coastal Construction ⁷	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DBBTXD Textured dark bronze DBL BXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone
Standalone Sensors/Controls PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality	



COMMERCIAL OUTDOOR

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WDGE2 LED
 Rev. 02/28/24

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD W DGE 3/8inch Architectural Wall Spacer (specify finish)
 WDGE2PBBW DDBXD U W DGE2 surface-mounted back box (specify finish)

NOTES

- PO option not available with sensors/controls.
- P1-P4 not available with AMB and LW.
- AMB and LW always go together.
- 70CRI only available with T3M and T4M.
- 347V and 480V not available with E10WH or E20WC.
- Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
- For PBBW and AWS require an RFA.
- PE not available in 480V or with sensors/controls.
- DMG option not available with sensors/controls.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)					Amber (Limited Wavelength)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
		T2M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	1
P1	11W	T1S	1,105	99	0	0	1	1,157	104	0	0	1	1,215	109	0	0	1	1,200	107	0	0	1					
		T2M	1,150	103	0	0	1	1,204	108	0	0	1	1,264	113	0	0	1	1,249	112	0	0	1					
		T3M	1,150	103	0	0	1	1,205	108	0	0	1	1,265	113	0	0	1	1,250	112	0	0	1					
		T4M	1,126	101	0	0	1	1,179	106	0	0	1	1,238	111	0	0	1	1,223	110	0	0	1					
		TFTM	1,133	101	0	0	1	1,186	106	0	0	1	1,245	112	0	0	1	1,230	110	0	0	1					
P2	19W	T1S	1,801	95	1	0	1	1,886	99	1	0	1	1,981	104	1	0	1	1,957	103	1	0	1					
		T2M	1,875	99	1	0	1	1,963	103	1	0	1	2,061	109	1	0	1	2,037	107	1	0	1					
		T3M	1,876	99	1	0	1	1,964	103	1	0	1	2,062	109	1	0	1	2,038	107	1	0	1					
		T4M	1,836	97	1	0	1	1,922	101	1	0	1	2,018	106	1	0	1	1,994	105	1	0	1					
		TFTM	1,847	97	1	0	1	1,934	102	1	0	1	2,030	107	1	0	1	2,006	106	1	0	1					
P3	32W	T1S	2,809	87	1	0	1	2,942	92	1	0	1	3,089	96	1	0	1	3,052	95	1	0	1					
		T2M	2,924	91	1	0	1	3,062	95	1	0	1	3,215	100	1	0	1	3,176	99	1	0	1					
		T3M	2,925	91	1	0	1	3,063	95	1	0	1	3,216	100	1	0	1	3,177	99	1	0	1					
		T4M	2,862	89	1	0	1	2,997	93	1	0	1	3,147	98	1	0	1	3,110	97	1	0	1					
		TFTM	2,880	90	1	0	1	3,015	94	1	0	1	3,166	99	1	0	1	3,128	97	1	0	1					
P4	47W	T1S	3,729	80	1	0	1	3,904	84	1	0	1	4,099	88	1	0	1	4,051	87	1	0	1					
		T2M	3,881	83	1	0	1	4,063	87	1	0	1	4,267	91	1	0	1	4,216	90	1	0	1					
		T3M	3,882	83	1	0	1	4,065	87	1	0	1	4,268	91	1	0	1	4,217	90	1	0	1					
		T4M	3,799	81	1	0	1	3,978	85	1	0	1	4,177	90	1	0	1	4,127	88	1	0	1					
		TFTM	3,822	82	1	0	1	4,002	86	1	0	1	4,202	90	1	0	1	4,152	89	1	0	1					

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)									
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G					
P0	7W	T3M	737	107	0	0	0	763	111	0	0	0	822	119	0	0	0	832	121	0	0	1					
		T4M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1					
P1	11W	T3M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	1	0	1	1,445	129	1	0	1					
		T4M	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1					
P2	19W	T3M	2,087	110	1	0	1	2,160	114	1	0	1	2,327	123	1	0	1	2,357	124	1	0	1					
		T4M	2,042	108	1	0	1	2,114	111	1	0	1	2,278	120	1	0	1	2,306	121	1	0	1					
P3	32W	T3M	3,254	101	1	0	1	3,369	105	1	0	1	3,629	113	1	0	1	3,675	114	1	0	1					
		T4M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	1	0	1	3,597	112	1	0	1					
P4	47W	T3M	4,319	93	1	0	1	4,471	96	1	0	1	4,817	103	1	0	2	4,878	105	1	0	2					
		T4M	4,227	91	1	0	1	4,376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2					



Electrical Load

Performance Package	System Watts	Current (A)					
		120Vac	208Vac	240Vac	277Vac	347Vac	480Vac
P0	7.0	0.061	0.042	0.04	0.039	--	--
	9.0	--	--	--	--	0.031	0.021
P1	11.0	0.100	0.064	0.059	0.054	--	--
	14.1	--	--	--	--	0.046	0.031
P2	19.0	0.168	0.106	0.095	0.083	--	--
	22.8	--	--	--	--	0.067	0.050
P3	32.0	0.284	0.163	0.144	0.131	--	--
	37.1	--	--	--	--	0.107	0.079
P4	47.0	0.412	0.234	0.207	0.185	--	--
	53.5	--	--	--	--	0.153	0.112

Lumen Output in Emergency Mode (4000K, 80 CRI, T3M)

Option	Lumens
E10WH	1,358
E20WC	2,230

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.87

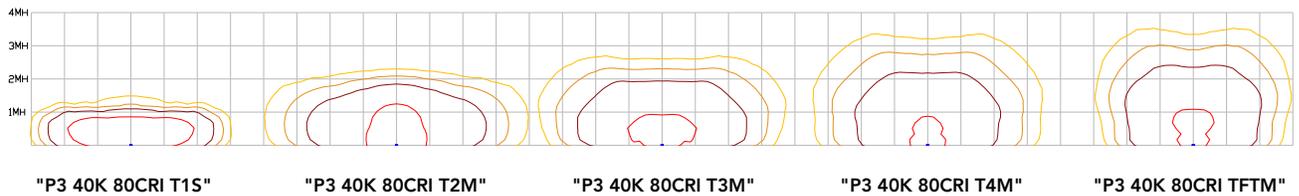
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDG2 LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 10ft
Grid = 10ft x 10ft



Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

Motion/Ambient Sensor (PIR_, PIRH_)

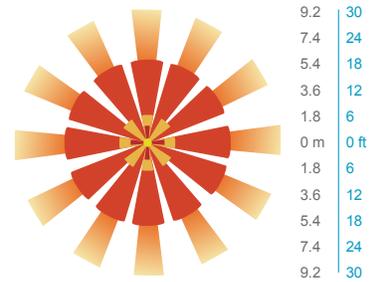
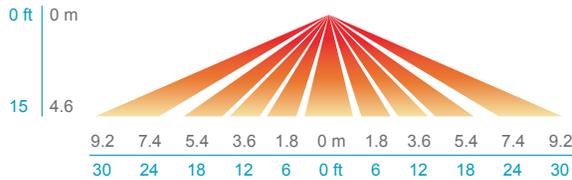
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

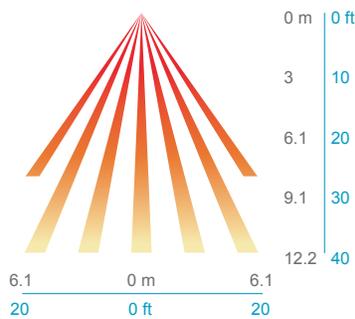
PIR

HIGH VIEW

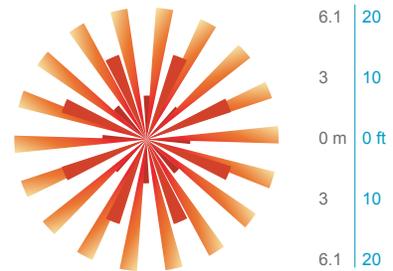


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



Motion/Ambient Sensor

D = 7"

H = 9" (Standalone controls)

11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)

W = 11.5"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: April 9, 2024
APPLICANT: Kevin Patel; Triangle Engineering
CASE NUMBER: SP2024-015; *Site Plan for a Retail Store with Gasoline Sales (i.e. 7-Eleven)*

SUMMARY

Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Conor Keilty of Structured REA-Rockwall Land LLC for the approval of a Site Plan for a Retail Store with Gasoline Sales (i.e. 7/11) on a 1.95-acre portion of a larger 12.868-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of Corporate Crossing and Fit Sport Life Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14 [Case No. A1997-001]*. Based on the City's historical zoning maps, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District at a time between annexation and April 5, 2005. The subject property has remained vacant since its annexation into the City of Rockwall.

PURPOSE

On March 15, 2024, the applicant -- *Kevin Patel with Triangle Engineering* -- submitted an application requesting approval of a site plan for the purpose of developing a 4,813 SF *Retail Store with Gasoline Sales* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of the intersection of Corporate Crossing [*FM-549*] and Fit Sport Life Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is a 12.868-acre tract of land (*i.e. Tract 22-2, of the R Irvine Survey, Abstract No. 120*), zoned Commercial (C) District. Beyond this is the IH-30 Frontage Road followed by IH-30. Continuing north are two (2) vacant tracts of land (*i.e. Tract 10-3 [8.23-acres] and Tract 10 [14.8-acres] of the R. Irvine Survey, Abstract No. 120*) that are zoned Commercial (C) District. Beyond this is the corporate limits for the City of Rockwall.

South: Directly south of the subject property is a vacant tract of land identified as Lot 1, Block B, Rockwall Technology Park, Phase IV Addition. This land is zoned Light Industrial (LI) District, is owned by the Rockwall Economic Development Corporation (REDC), and currently serves as regional detention for Phase 2 of the Rockwall Technology Park. Continuing south and adjacent to this tract of land is Capital Boulevard, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is are two (2) large industrial facilities (*i.e. Pratt Industries and Lollipup*), which are zoned Light Industrial (LI) District. Beyond this is Discovery Boulevard, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 6.3770-acre parcel of land identified as Lot 5, Block B, Fit Sport Life Addition and zoned Commercial (C) District developed with a sports facility (i.e. Amerisports). Beyond this is a 20.51-acre tract of land (i.e. Tract 22, of the R. Irvine Survey) zoned for Commercial (C) District. North of this tract of land is a 4.317-acre tract of land (i.e. Tract 22-01 of the R. Irvine Survey), which is occupied by Big-Tex Trailers and zoned Light Industrial (LI) District.

West: Directly west of the subject property is Corporate Crossing [FM-3549], which is identified as a TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 6.1917-acre parcel of land (i.e. Love's Country Store) followed by two (2) vacant tracts of land (i.e. Tract 9-9 [1.898-acres] and Tract 9-11 [1.30-acres of the J Lockhart Survey, Abstract No. 134]), and a 3.0654-acre parcel of land identified as Lot 1, Block 1, Ya-Hoo Subdivision (i.e. Photo Technologies). All of these properties are zoned Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Retail Store with Gasoline Sales that has more than Two (2) Dispensers* is a permitted *by-right* land use in a Commercial (C) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X=1.95-acres; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>	<i>X~217-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X~333-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>X>15-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X>0-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X=0-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=26-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X<60%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>X>90%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1/250 SF = 20 spaces</i>	<i>X=32; In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20%</i>	<i>X>20%</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X=42%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=57%; In Conformance</i>

TREESCAPE PLAN

The treescape plan provided by the applicant indicates that one (1) cedar tree of 6-caliper inches removed from the site. The applicant is providing approximately 23, four (4) inch caliper canopy trees on site, which will satisfy the required tree mitigation for this development.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(31), *Retail Store with Gasoline Sales*, of Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Restaurants with Drive Through or Drive-In* as "(a)n establishment that engages in the sale of fuel, lubricants, and/or accessories for motor vehicles, and that may have ancillary retail sales of convenience goods. A dispenser in a *Retail Store with Gasoline Sales* is assumed to serve two (2) standard motor vehicles." In this case the applicant is requesting a *Retail Store with Gasoline Sales that has more than two (2) dispensers*, which conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan generally conforms to the standards of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code

(UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

Staff has identified the following variances and exceptions:

(1) **Building Articulation.**

(a) **Primary Building Facades.** According to Subsection 05.01 (C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the minimum wall length shall not exceed four (4) times the wall height. In this case, the proposed buildings do not meet the projection or wall length requirements for primary building facades on all buildings. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(2) **Four (4)-Sided Architecture.** According to Subsection 06.02 (C), *Articulation Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building." In this case, the proposed building does not meet this requirement. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant to provide compensatory measures that directly offset the requested variances and exceptions. The applicant has indicated the following as compensatory measures: [1] providing more than the required 20% stone, and [2] providing more than the required 90% masonry. Staff has also identified several more compensatory measures such as [1] more than the required percentage of landscaping, [2] an excess of five (5) feet of landscape buffer along corporate crossing, and [3] more than 50.00% of the landscaping is located in the front; however, requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *IH-30 Corridor District* which is "...the primary retail corridor for the City of Rockwall...and acts as the western gateway for both the City and County of Rockwall," which includes medical uses, retail, and industry. The IH-30 corridor is "...vital to maintain a high per capita sales tax for the City of Rockwall." The applicant's site plan appears to meet the intent of Comprehensive Plan a supportive retail land use within the *IH-30 Corridor District*.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 26, 2024 the Architecture Review Board (ARB) reviewed the proposed building elevations provided by the applicant and recommended that the applicant [1] add an awning over all outside displays, [2] internalize the fire escape ladder, [3] show the roofs beyond in each elevation, [4] provide a natural stone, and [5] find an alternate material to the nichiha. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the April 9, 2024 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for a sports complex on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **SEC Corporate Crossing & Fit Sport Life Blvd.**

SUBDIVISION **Fit Sport Life Addition**

LOT **6**

BLOCK **B**

GENERAL LOCATION **SEC Corporate Crossing & Fit Sport Life Blvd.**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **C-Commercial**

CURRENT USE **Vacant Lot**

PROPOSED ZONING **N/A**

PROPOSED USE **Fueling Station w/ C-Store**

ACREAGE **1.95**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **STRUCTURED REA- ROCKWALL LAND LLC**

APPLICANT **Triangle Engineering**

CONTACT PERSON **CONOR KEILTY**

CONTACT PERSON **Kartavya (Kevin) Patel**

ADDRESS **3104 E Camelback Road #2387**

ADDRESS **1782 W. McDermott Dr.**

CITY, STATE & ZIP **Phoenix, AZ 85016**

CITY, STATE & ZIP **Allen, TX 75013**

PHONE **480-856-8808**

PHONE **469.331.8566**

E-MAIL **CONORK@STRUCTUREDREA.COM**

E-MAIL **kpatel@triangle-engr.com**

NOTARY VERIFICATION [REQUIRED]

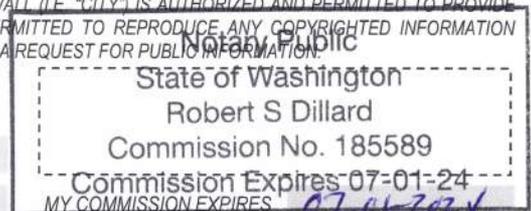
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CONOR KEILTY [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 290 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF March, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF March, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





AG

FIT SPORT LIFE BLVD

C

CORPORATE CROSSING

LI

Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





10755 Sandhill Road, Dallas, TX 75238, 214.343.9400, dimensiongrp.com
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

April 3, 2024

Re: 7-Eleven
Store No. 42609
Fit Sport & Corporate Crossing
Rockwall, TX

Planning Elevations Comments

- Remove roof from dumpster enclosure. This will create problems with pickup. (Subsection 01.05.B, of Article 05, UDC)

Response: The roof at the dumpster enclosure has been removed.

- The building does not meet Primary Building Articulation; particularly the wall projections and projection heights. All four sides are considered primary since four (4) sided architecture is required. (Subsection 04.01, Article 05, UDC)

Response: A variance from the primary façade vertical and horizontal articulation requirements is requested for the east and south elevations. The building design will compensate for this variance by providing the following compensatory measures:

1. *Additional stone area above the 20% minimum required, on all four facades.*
2. *Additional masonry area above the 90% minimum required, on all four facades.*

- Four (4) sided architecture is also not met. Each side will should look like the front of the building to meet this requirement. (Subsection 06.02.C.5, of Article 05, UDC)

Response: A variance from the four (4) sided architecture requirement is requested for the north, east, and south elevations. The building design will compensate for this variance by providing the following compensatory measures:

3. *Additional stone area above the 20% minimum required, on all four facades.*
4. *Additional masonry area above the 90% minimum required, on all four facades.*

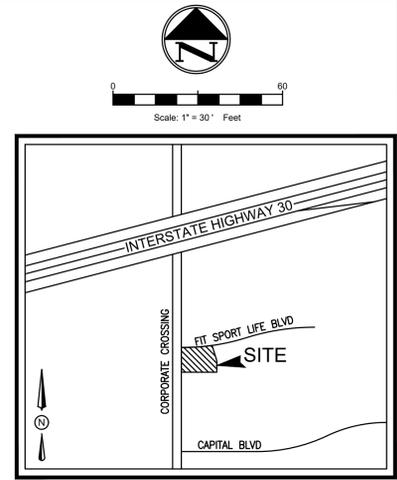
720.536.3180

www.dimensiongrp.com

5600 South Quebec Street, Suite 310B, Greenwood Village, CO, 80111

FLOOD PLAIN NOTE
 NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

- KEYED NOTES**
1. PROP. 6" BOLLARDS WITH 4.5' SPACING O.C. (TYP.)
 2. PROP. 5'X10' PROPANE TANK
 3. 3' WIDE ADA DETECTABLE SURFACE
 4. ICE MERCHANTISER
 5. PROP. DOOR. REFER TO ARCH PLAN FOR DETAIL.
 6. BUILDING TRANSFORMER
 7. PROP. CO2 CAGE AND NITROGEN CAGE
 8. PROP. DUMPSTER ENCLOSURE (24'X12')
 9. WITH 8' TALL MASONRY SCREENING WALLS AND METAL GATES. REFER TO ARCH PLANS FOR DETAIL.
 10. PROP. OVERHEAD STORAGE TANKS. REFER TO FUEL PLANS FOR DETAILS.
 11. EX. FIRE HYDRANT
 12. EX. SIDEWALK
 13. EX. RAMPS
 14. PROP. JUNCTION BOX.
 15. 15'X15' VISIBILITY TRIANGLE
 16. 30'X30' VISIBILITY TRIANGLE
 17. PROP. FUEL VENT THROUGH CANOPY COLUMN
 18. PROP. AIR VAC
 19. PROP. 6'X2' BOX CULVERT.
 20. PROP. HEADWALL AND RIP RAP.
 21. PROP. OIL WATER SEPARATOR.
 22. PROP. 5' SIDEWALK
 23. PROP. BFR RAMP
 24. PROP. 4" PVC DRAIN
 25. PROP. 12" CURB
 26. EXISTING 6'X2' BOX CULVERT & 5'X2' BOX CULVERT.
 27. PROP. 5'X2' BOX CULVERT.
 28. PROP. 6" SANITARY SEWER LINE.
 29. PROP. UGE & UGT CONNECTION LINE TO BUILDING.
 30. PROP. 2" DOMESTIC WATER LINE & 1" IRRIGATION WATER LINE CONNECTION.
 31. PROP. GAS CONNECTION TO BUILDING.
 32. PROP. CURB INLET.



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
7. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
8. AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.

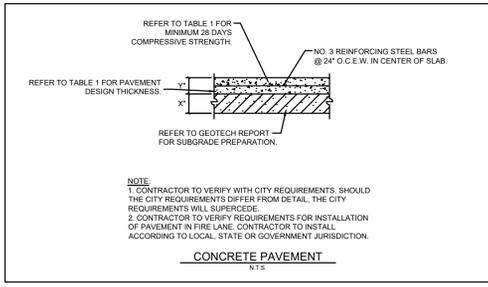
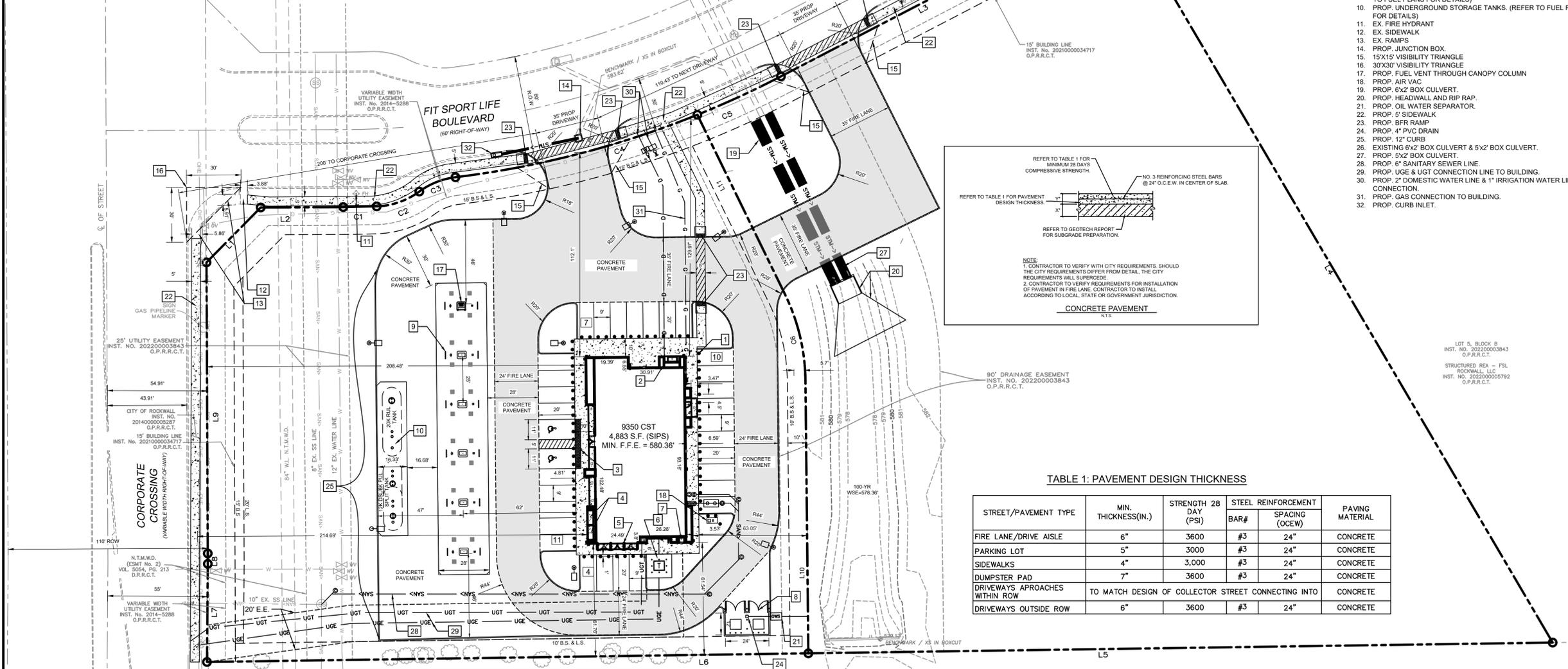
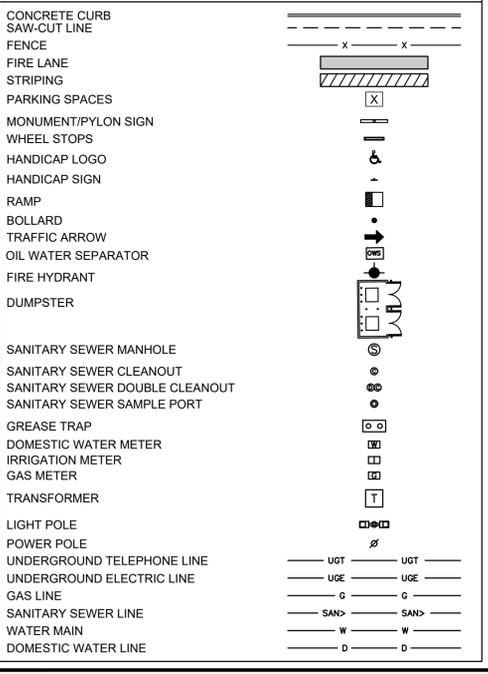


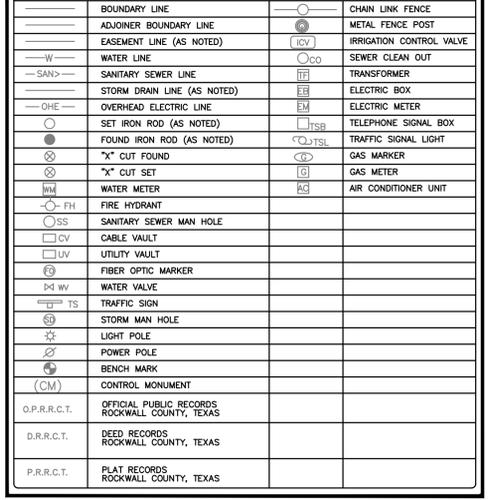
TABLE 1: PAVEMENT DESIGN THICKNESS

STREET/PAVEMENT TYPE	MIN. THICKNESS(IN.)	STRENGTH 28 DAY (PSI)	STEEL REINFORCEMENT		PAVING MATERIAL
			BAR#	SPACING (OCEW)	
FIRE LANE/DRIVE AISLE	6"	3600	#3	24"	CONCRETE
PARKING LOT	5"	3000	#3	24"	CONCRETE
SIDEWALKS	4"	3,000	#3	24"	CONCRETE
DUMPSTER PAD	7"	3600	#3	24"	CONCRETE
DRIVEWAYS APPROACHES WITHIN ROW	TO MATCH DESIGN OF COLLECTOR STREET CONNECTING INTO				
DRIVEWAYS OUTSIDE ROW	6"	3600	#3	24"	CONCRETE

SITE LEGEND



EXISTING LEGEND



BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 44°45'06" E	42.43'
L2	N 89°45'06" E	45.46'
L3	N 62°39'05" E	208.73'
L4	S 30°31'32" E	471.96'
L5	S 89°10'38" W	410.08'
L6	S 89°10'38" W	331.30'
L7	N 00°28'18" E	53.84'
L8	N 00°17'15" W	5.72'
L9	N 00°14'54" W	159.68'
L10	S 00°36'39" E	149.65'
L11	S 28°06'50" E	109.77'

BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	542.50'	18.48'	1°57'07"	N 88°46'32" E	18.48'
C2	42.50'	25.17'	33°55'38"	N 70°50'15" E	24.80'
C3	42.50'	21.64'	29°10'40"	N 68°27'40" E	21.41'
C4	530'	137.98'	14°55'00"	N 75°35'16" E	137.55'
C5	530'	50.67'	5°28'40"	N 65°23'26" E	50.65'
C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.95 AC (84,939 S.F.)
ZONING:	C-COMMERCIAL W/ I-30 OVERLAY DISTRICT
PROPOSED USE:	FUELING STATION W/ CONVENIENCE STORE
BUILDING AREA:	4,883 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	26'-8"
BUILDING COVERAGE:	5.75%
FLOOR AREA RATIO:	0.06
IMPERVIOUS AREA:	48,947 S.F. (57.63%)
PERVIOUS/LANDSCAPE AREA:	35,992 S.F. (42.37%)
REGULAR PARKING REQUIRED:	20 SPACES
1 SP PER 250 S.F.	
REGULAR PARKING PROVIDED:	30 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	32 SPACES

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
1	DOMESTIC	2"	1
2	IRRIGATION	1"	1
3	SANITARY SEWER	6"	1

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 ____.

WITNESS OUR HANDS, THIS ___ OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN
 DIRECTOR OF PLANNING & ZONING

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTIYAYA PATEL, P.E. PHONE: 469-331-8566	DEVELOPER SCHAEFFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE: 214-888-6923 EMAIL: emiller@schaefferconst.com
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TEXAS 75238 SARAH RANDALL 214-343-9400
OWNER STRUCTURED REA-ROCKWALL LAND LLC 3104 E CAMELBACK RD, STE 2387 PHOENIX, ARIZONA 85016 CONOR KEILTY PHONE: 480-656-8808 EMAIL: conor@structuredrea.com	

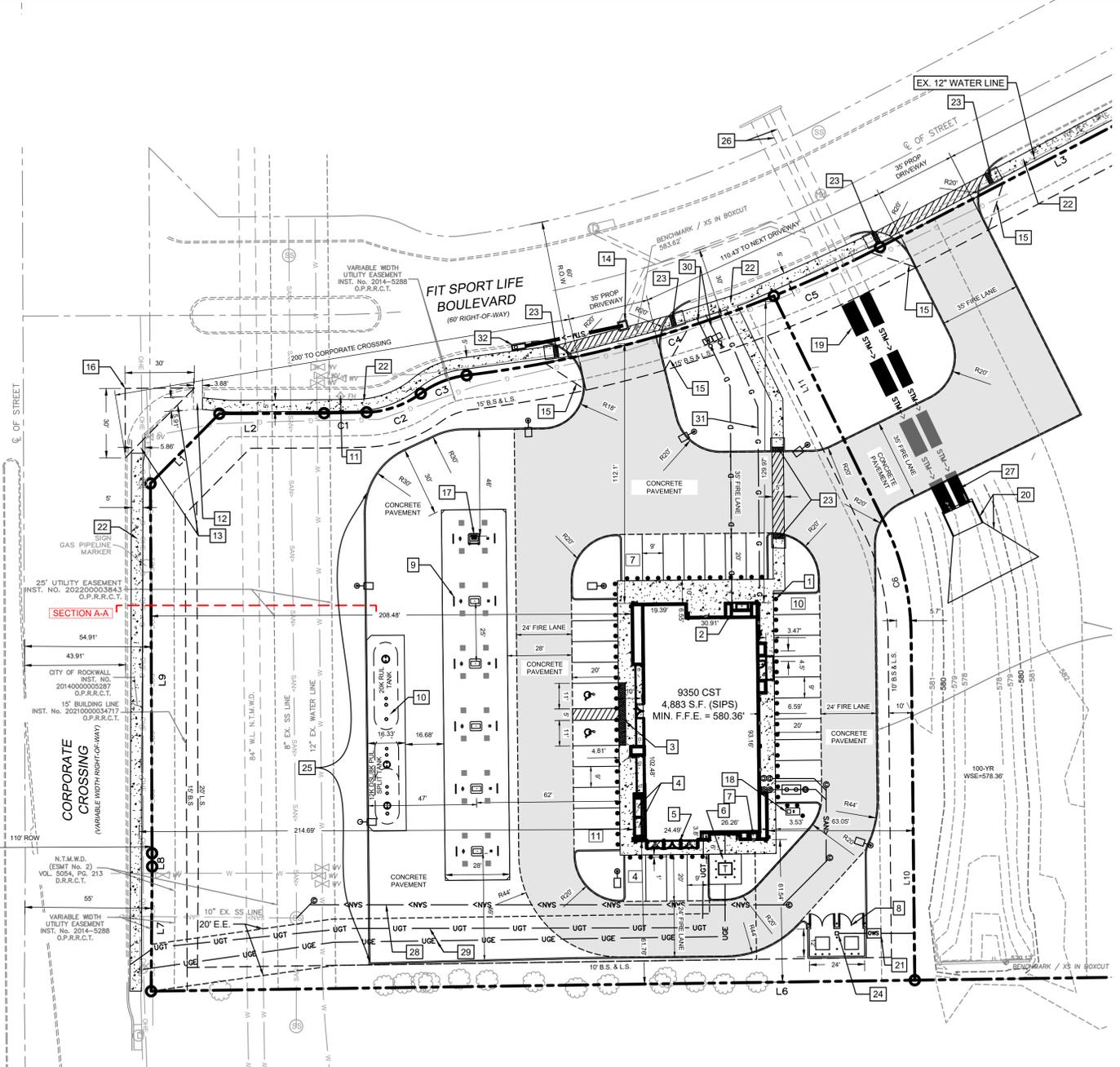
SITE PLAN
7-ELEVEN

1200 CORPORATE CROSSING
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032
FIT SPORT LIFE ADDITION, BLOCK B, LOT 6

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	02/19/24	SCALE BAR	125-23	C-3.0

TX. P.E. FIRM #11525



- ### KEYED NOTES
- PROP. 6" BOLLARDS WITH 4.5" SPACING O.C. (TYP.)
 - PROP. 5X10' PROPANE TANK
 - 3' WIDE ADA DETECTABLE SURFACE
 - ICE MERCHANDISER
 - PROP. DOOR. REFER TO ARCH PLAN FOR DETAIL.
 - BUILDING TRANSFORMER
 - PROP. CO2 CAGE AND NITROGEN CAGE
 - PROP. DUMPSTER ENCLOSURE (24'X12') WITH 8' TALL MASONRY SCREENING WALLS AND METAL GATES. REFER TO ARCH PLANS FOR DETAIL.
 - PROP. OVERHEAD CANOPY W/8 INLINE FUEL DISPENSERS. (REFER TO FUEL PLANS FOR DETAILS)
 - PROP. UNDERGROUND STORAGE TANKS. (REFER TO FUEL PLANS FOR DETAILS)
 - EX. FIRE HYDRANT
 - EX. SIDEWALK
 - EX. RAMPS
 - PROP. JUNCTION BOX
 - 15'X15' VISIBILITY TRIANGLE
 - 30'X30' VISIBILITY TRIANGLE
 - PROP. FUEL VENT THROUGH CANOPY COLUMN
 - PROP. AIR VAC
 - PROP. 6X2' BOX CULVERT
 - PROP. HEADWALL AND RIP RAP
 - PROP. OIL WATER SEPARATOR
 - PROP. 5' SIDEWALK
 - PROP. BFR RAMP
 - PROP. 4" PVC DRAIN
 - PROP. 12" CURB
 - EXISTING 6X2' BOX CULVERT & 5X2' BOX CULVERT.
 - PROP. 5X2' BOX CULVERT
 - PROP. 6" SANITARY SEWER LINE
 - PROP. UGE & UGT CONNECTION LINE TO BUILDING.
 - PROP. 2" DOMESTIC WATER LINE & 1" IRRIGATION WATER LINE CONNECTION.
 - PROP. GAS CONNECTION TO BUILDING.
 - PROP. CURB INLET.

EASEMENT/SETBACK LEGEND

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LANDSCAPE SETBACK	L.S.
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SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

BOUNDARY LINE DATA

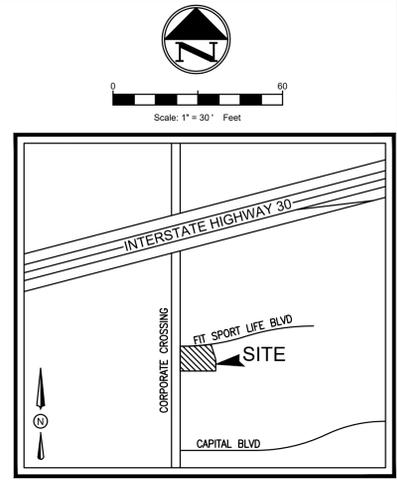
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EXISTING LEGEND

BOUNDARY LINE	CHAIN LINK FENCE
ADJOINER BOUNDARY LINE	METAL FENCE POST
EASEMENT LINE (AS NOTED)	IRRIGATION CONTROL VALVE
WATER LINE	SEWER CLEAN OUT
SANITARY SEWER LINE	TRANSFORMER
STORM DRAIN LINE (AS NOTED)	ELECTRIC BOX
OVERHEAD ELECTRIC LINE	ELECTRIC METER
SET IRON ROD (AS NOTED)	TELEPHONE SIGNAL BOX
FOUND IRON ROD (AS NOTED)	TRAFFIC SIGNAL LIGHT
"X" CUT FOUND	GAS MARKER
"X" CUT SET	GAS METER
WATER METER	AIR CONDITIONER UNIT
FIRE HYDRANT	
SANITARY SEWER MAN HOLE	
CABLE VAULT	
UTILITY VAULT	
FIBER OPTIC MARKER	
WATER VALVE	
TRAFFIC SIGN	
STORM MAN HOLE	
LIGHT POLE	
POWER POLE	
BENCH MARK	
(CM)	CONTROL MONUMENT
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS

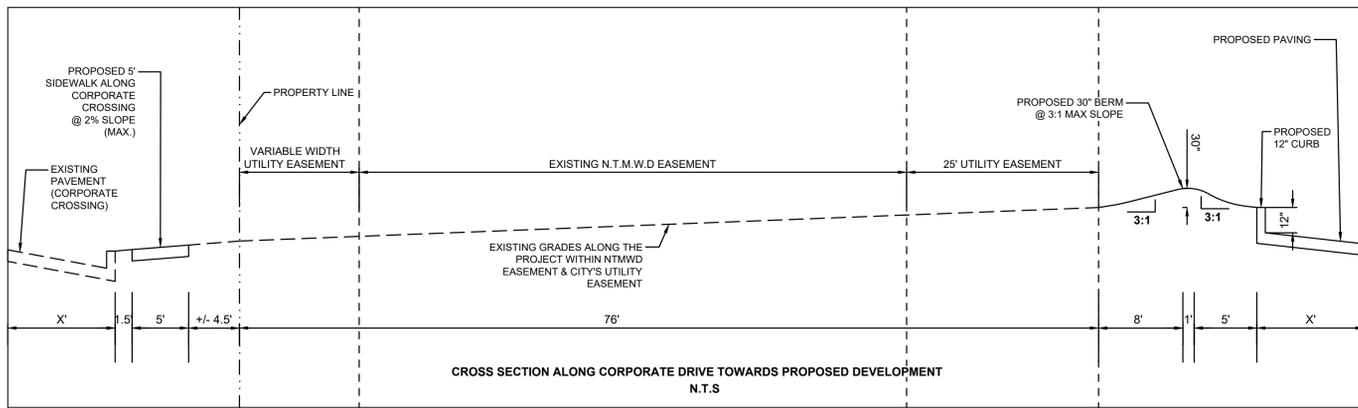


SITE DATA SUMMARY TABLE

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SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
OIL WATER SEPARATOR	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	
UNDERGROUND TELEPHONE LINE	
UNDERGROUND ELECTRIC LINE	
GAS LINE	
SANITARY SEWER LINE	
WATER MAIN	
DOMESTIC WATER LINE	



SECTION A-A

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 ____.

WITNESS OUR HANDS, THIS ___ OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	09/07/23	1st SITE PLAN	EB
2	10/13/23	35' WIDE DRIVEWAYS	EB
3	11/08/23	2nd SITE PLAN	EB
4	02/19/24	REVISED DUMPSTER PAD	EB
5	03-15-24	SITE PLAN SUBMITTAL	JA
6	04-02-24	SITE PLAN SUBMITTAL	JA



BERM CROSS-SECTION 7-ELEVEN

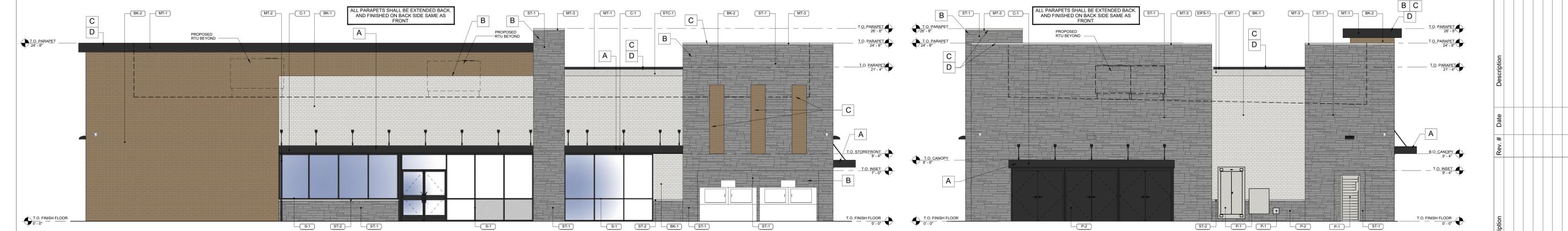
1200 CORPORATE CROSSING
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032
FIT SPORT LIFE ADDITION, BLOCK B, LOT 6

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	02/19/24	SCALE #1	125-23	C-3.1

TX. P.E. FIRM #11525

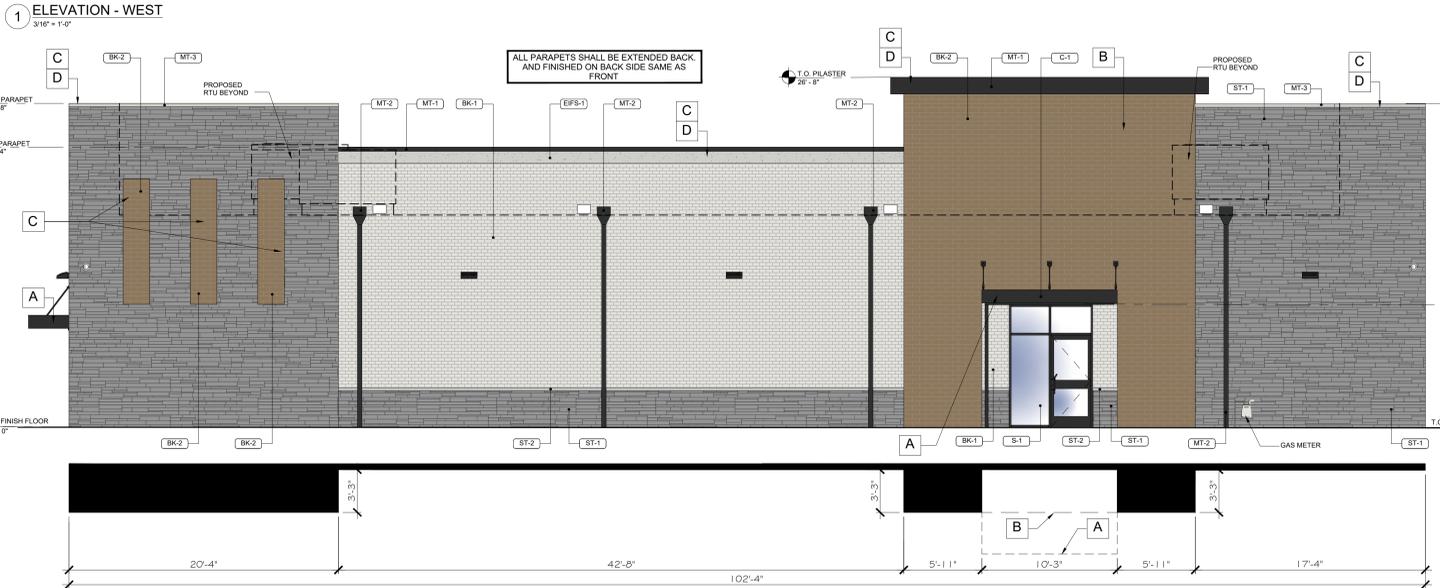


West Elevation Materials

Material	SF	Percent
BK-1	520 sf	25.0%
BK-2	750 sf	35.0%
ST-1	621 sf	30.0%
ST-2	5 sf	0%
MT-1	84 sf	4.0%
MT-3	6 sf	0%
STC-1	15 sf	1.0%
Total	2,041 sf	100%

South Elevation Materials

Material	SF	Percent
BK-1	208 sf	13%
BK-2	0 sf	0%
ST-1	890 sf	86%
ST-2	3 sf	0%
MT-1	14 sf	1%
MT-3	11 sf	1%
STC-1	9 sf	0%
Total	1,235 sf	100%

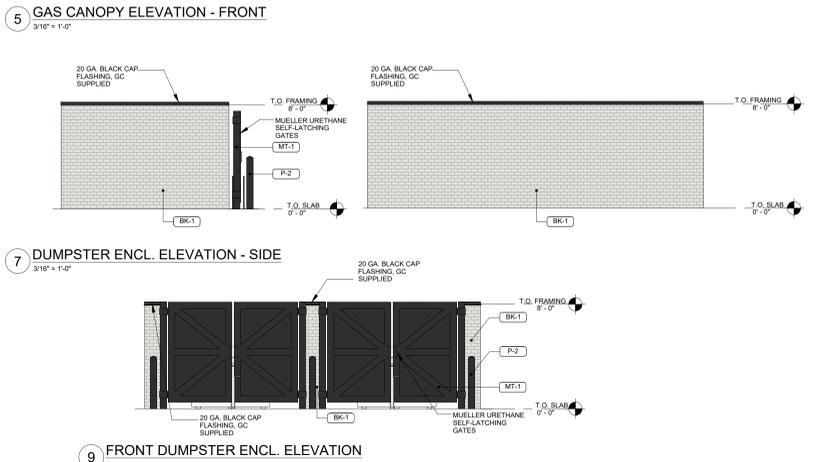
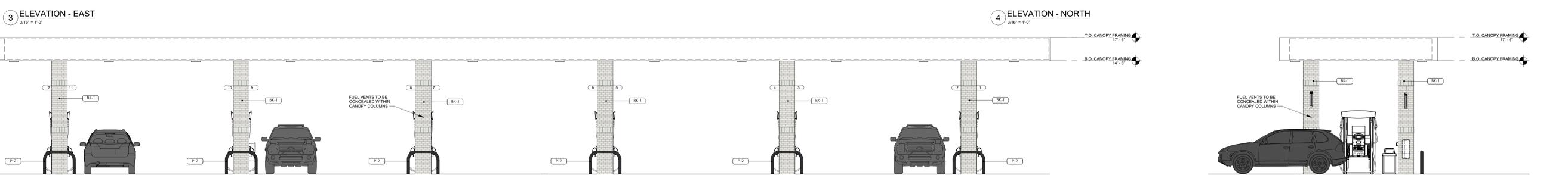


East Elevation Materials

Material	SF	Percent
BK-1	756 sf	32.0%
BK-2	509 sf	21.0%
ST-1	595 sf	25.0%
ST-2	10 sf	0%
MT-1	45 sf	2.0%
MT-3	9 sf	0%
STC-1	40 sf	2.0%
Total	2,364 sf	100%

North Elevation Materials

Material	SF	Percent
BK-1	262 sf	22.0%
BK-2	619 sf	48.0%
ST-1	342 sf	26.0%
ST-2	3 sf	0%
MT-1	38 sf	3.0%
MT-3	4 sf	0%
STC-1	15 sf	1.0%
Total	1,303 sf	100%



MATERIAL SCHEDULE

MT-1 PRE-FINISHED METAL COPING - COAL BLACK	MT-2 PRE-FINISHED SHEET METAL DOWNSPOUT SYSTEM - COAL BLACK	MT-3 PRE-FINISHED METAL COPING - TO BE PAINTED SW 7648 - BIG CHILL	ST-1 NATURAL THIN STONE VENEER QUARRY MILL LEDGESTONE - KIRKLAND	ST-2 STONE SILL CORONADO STONE 800 SERIES TRIM - GRAY	BK-1 THIN BRICK CORONADO STONE - WIRE CUT COLOR: GLACIER
BK-2 THIN BRICK ACME (METROBRICK) COLOR: BROWNSTONE	STC-1 THREE PART STUCCO COLOR: SW 7648 BIG CHILL	P-1 PAINT SHERWIN WILLIAMS - BIG CHILL	P-2 PAINT SHERWIN WILLIAMS - TRICORN BLACK - SW 6258 BOLLARDS, FUEL CANOPY COLUMNS	S-1 KAWNEER 451T VG ALUMINUM STOREFRONT FRAME COLOR: #29 BLACK	C-1 MAPES PRE-FINISHED CANOPY - MATTE BLACK

REQUIRED ARCHITECTURAL ELEMENTS - ACHIEVED

- A CANOPIES, AWNINGS, OR PORTICO - CANOPIES
- B RECESSES/PROJECTIONS - TOWER ELEMENTS, OVERHANG SOFFIT ABOVE MAIN STOREFRONT
- C ARCHITECTURAL DETAILS - DIFFERENT CORNICE TREATMENTS, RECESSED DETAILS (VARIED MATERIALS)
- D VARIED ROOF HEIGHTS

PROJECT CONTACT LIST

ARCHITECT THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TX 75238 214.343.9400 ALEXANDRA.MATIS@DIMENSIONGRP.COM	CIVIL ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DR. ALLEN, TX 75013 469.331.8566 K.PATEL@TRIANGLE-ENGR.COM	DEVELOPER SCHAFFER CONSTRUCTION 2001 NETWORK BLVD. STE #413 FRISCO, TX 75034 214.889.6553 ERIN.MILELR@SCHAFFERCONSTR.COM
---	--	--

PROPOSED FACADE PLAN

CITY CASE #SP2024-015
CORPORATE CROSSING & FIT SPORT LIFE BLVD
FIT SPORT LIFE ADDITION
BLOCK B, LOT 6
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE PREPARED: 04.03.2024

Job#: 230-759
Scale: AS NOTED
Date: 4/3/24
Drawn By:
Checked By:

Documents prepared by the specific user for which they are responsible and are not to be used for any other project, without the expressed, written consent of the user. The Group is done at the user's own risk. Specifically, the user will hold the Dimension Group harmless from all claims and all losses.

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TX 75063
7-ELEVEN #1055880
SEC OF FIT SPORT BLVD & CORPORATE CROSSING
ROCKWALL, TX 75087
PRELIMINARY ELEVATIONS

PROTO: CST 9350

THE DIMENSION GROUP
ARCHITECTURAL/CIVIL/ENGINEERING/MEP/ENGINEERING
TEL: 214-343-9400
WWW.DIMENSIONGROUP.COM

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

SHEET: **P.1**
CST 9350L

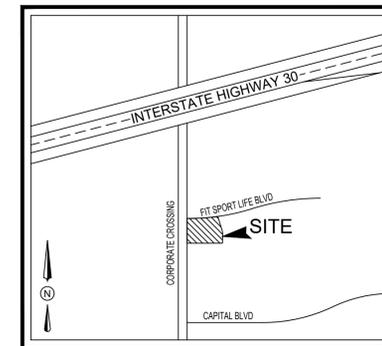
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DRAWING NAME: _SEI_XA-EXTERIOR ELEVATIONS PRELIM 2024.04.03.DWG
PRINT DATE: Apr 03, 2024 - 2:30pm



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



04.03.2024



VICINITY MAP
N.T.S.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS:
I-30 Overlay / Commercial zoning

SITE REQUIREMENTS (site area 84,936 s.f.)
Requirements: 20% site area to be landscaped

Required	Provided
16,987 s.f. (20%)	35,905 s.f. (42%)

Impervious site area- 49,032 s.f. (58%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
8,493 s.f. (50%)	30,744 s.f. (100+%)

STREET REQUIREMENTS
Requirements: (2) canopy tree, 4" cal. & (4) accent tree, 4" ht. per 100 l.f. of frontage. Perimeter screening (30" height berm and 30" ht. evergreen shrubs.)

FIT SPORT LIFE BLVD. (249 l.f.)

Required	Provided
(5) canopy trees	(5) canopy trees
(10) accent trees	(10) accent trees
30" ht. berm	30" ht. berm
30" ht. evergreen shrubs	30" ht. evergreen shrubs

CORPORATE CROSSING (262 l.f.)

Required	Provided
(5) canopy trees	(8) canopy trees
(11) accent trees	(11) accent trees
30" ht. berm	30" ht. berm
30" ht. evergreen shrubs	30" ht. evergreen shrubs

PARKING LOT REQUIREMENTS (32 spaces)
Requirements: (1) canopy tree, 4" cal. per 10 parking spaces

Required	Provided
(4) canopy trees	(4) canopy trees

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE TCEQ AND THE CITY OF ROCKWALL UCS

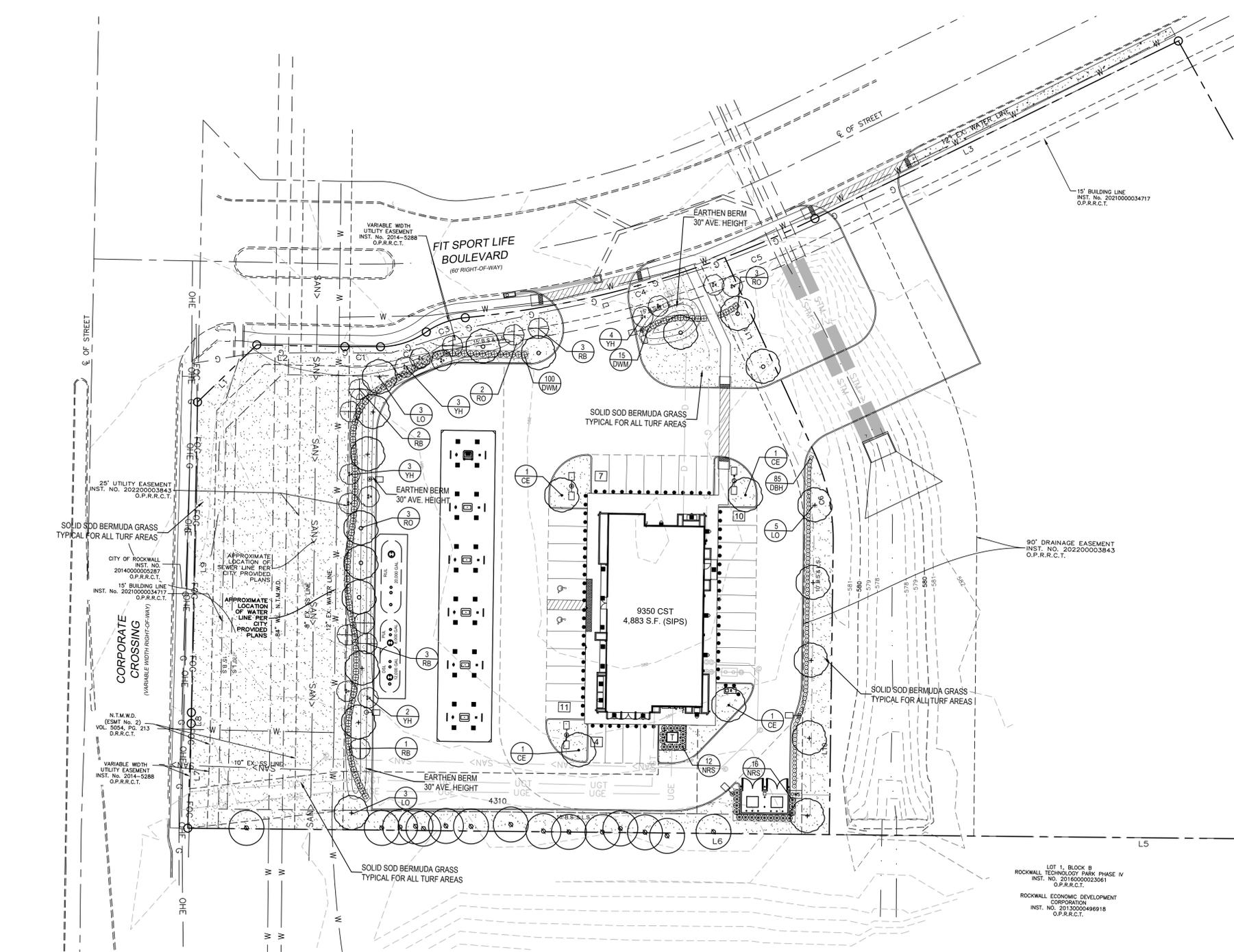
GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

01 LANDSCAPE PLAN



LINE NO.	BEARING	DISTANCE
L1	N 44°45'06" E	42.43'
L2	N 89°45'06" E	45.46'
L3	N 62°39'05" E	208.73'
L4	S 30°31'32" E	471.96'
L5	S 89°10'38" W	410.08'
L6	S 89°10'38" W	331.30'
L7	N 00°28'18" E	53.84'
L8	N 00°17'15" W	5.72'
L9	N 00°14'54" W	159.68'
L10	S 00°36'39" E	149.65'
L11	S 26°06'50" E	109.77'

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	542.50'	18.48'	1°57'07"	N 88°46'32" E	18.48'
C2	42.50'	25.17'	33°55'38"	N 70°50'15" E	24.80'
C3	42.50'	21.64'	29°10'40"	N 68°27'40" E	21.41'
C4	530'	137.98'	14°55'00"	N 75°35'16" E	137.59'
C5	530'	50.67'	5°28'40"	N 65°23'28" E	50.65'
C6	110'	48.96'	25°30'11"	S 13°21'44" E	48.56'

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.95 AC (84,939 S.F.)
ZONING:	C-COMMERCIAL W/ I-30 OVERLAY DISTRICT
PROPOSED USE:	FUELING STATION W/ CONVENIENCE STORE
BUILDING AREA:	4,883 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	26'-8"
BUILDING COVERAGE:	5.75%
FLOOR AREA RATIO:	0.06
IMPERVIOUS AREA:	48,947 S.F. (57.63%)
PERVIOUS/LANDSCAPE AREA:	35,992 S.F. (42.37%)
REGULAR PARKING REQUIRED:	20 SPACES
REGULAR PARKING PROVIDED:	30 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	32 SPACES

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	4	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 12" ht., 5' spread, 6' clear straight trunk
LO	11	Live Oak	<i>Quercus laevis</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk
RO	8	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk
YH	12	Yaupon Holly	<i>Ilex vomitoria</i>	2" cal.	container, 8" ht., 4' spread, tree form
RB	9	Red Bud	<i>Cercis canadensis</i>	2" cal.	container, 8" ht., 4' spread, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	85	Dwarf Burford Holly	<i>Ilex cornuta nana</i>	7 gal.	container, 36" ht., 30" spread
DWM	115	Dwarf Wax Myrtle	<i>Myrica pusilla</i>	7 gal.	container, 36" ht., 30" spread
NRS	28	Nellie R. Stevens	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	DEVELOPER SCHAFFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE: 214-888-6923 EMAIL: emiller@schafterconst.com
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TEXAS 75238 SARAH RANDALL 214-343-9400
OWNER STRUCTURED REA-ROCKWALL LAND LLC 3104 E CAMELBACK RD, STE 2387 PHOENIX, ARIZONA 85016 CONOR KELTY PHONE: 480-856-8808 EMAIL: conork@structuredrea.com	

7-ELEVEN AT CORPORATE CROSSING
FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS

ISSUE:
FOR APPROVAL 03.14.2024
CITY COMMENTS 04.03.2024

DATE:
04.03.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2
CASE NO:
SP2024-015

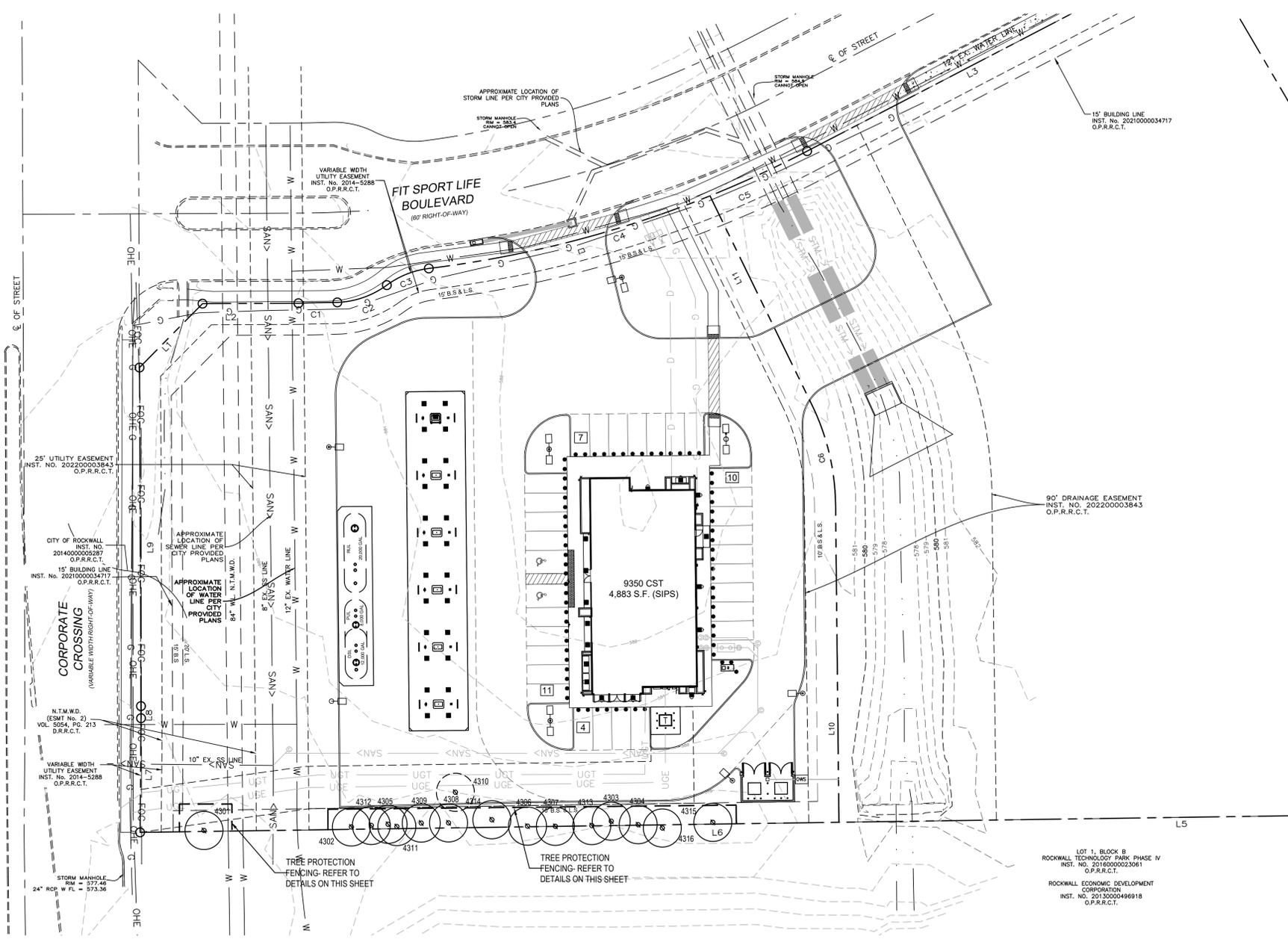


LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



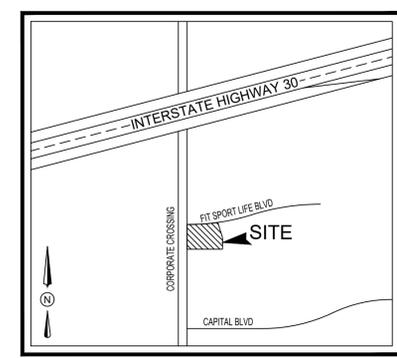
04.01.2024

7-ELEVEN AT CORPORATE CROSSING
FIT SPORT LIFE BLVD. / CORPORATE CROSSING
ROCKWALL, TEXAS

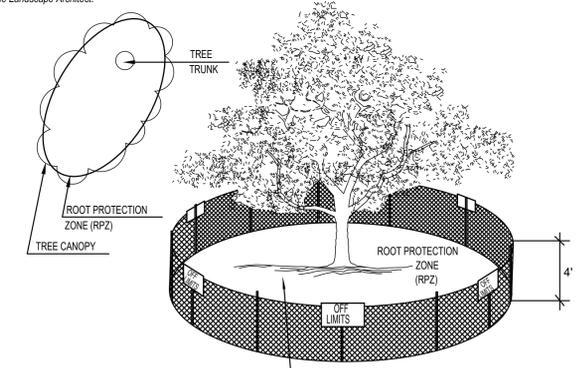


EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.



VICINITY MAP
N.T.S.

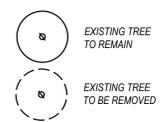


01 TREE PROTECTION FENCE A
NOT TO SCALE

LINE NO.	BEARING	DISTANCE
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EXISTING TREE LEGEND



TREE SURVEY FIELD DATA

NO.	SIZE (IN DIA)	SPECIES (COMMON NAME)	PROTECTED/ UNPROTECTED	REMARKS
4301	36	WILLOW	UNPROTECTED	TO REMAIN
4302	6	HACKBERRY	UNPROTECTED	TO REMAIN
4303	6	HACKBERRY	UNPROTECTED	TO REMAIN
4304	12	HACKBERRY	UNPROTECTED	TO REMAIN
4305	7	HACKBERRY	UNPROTECTED	TO REMAIN
4306	16	HACKBERRY	UNPROTECTED	TO REMAIN
4307	12	HACKBERRY	UNPROTECTED	TO REMAIN
4308	7	HACKBERRY	UNPROTECTED	TO REMAIN
4309	7	HACKBERRY	UNPROTECTED	TO REMAIN
4310	6	CEDAR	UNPROTECTED	TO BE REMOVED
4311	7	HACKBERRY	UNPROTECTED	TO REMAIN
4312	14	HACKBERRY	UNPROTECTED	TO REMAIN
4313	6	HACKBERRY	UNPROTECTED	TO REMAIN
4314	8	HACKBERRY	UNPROTECTED	TO REMAIN
4315	14	HACKBERRY	UNPROTECTED	TO REMAIN
4316	14	HACKBERRY	UNPROTECTED	TO REMAIN

01 TREE PRESERVATION PLAN



ISSUE:
FOR APPROVAL 04.01.2024

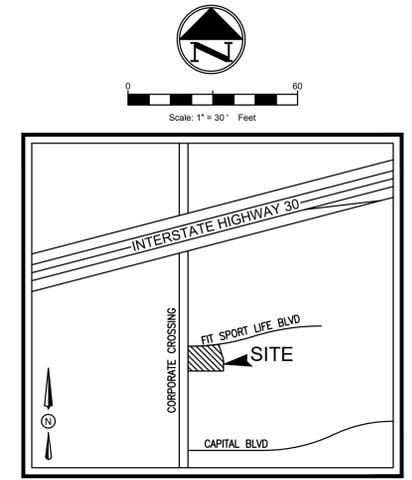
DATE:
04.01.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1
CASE NO:
SP2024-015

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-531-8566	DEVELOPER SCHAFER CONSTRUCTION 2601 NETWORK BLVD., SUITE 413 FRISCO, TEXAS 75034 ERIN MILLER PHONE: 214-888-6923 EMAIL: emiller@schafferconst.com
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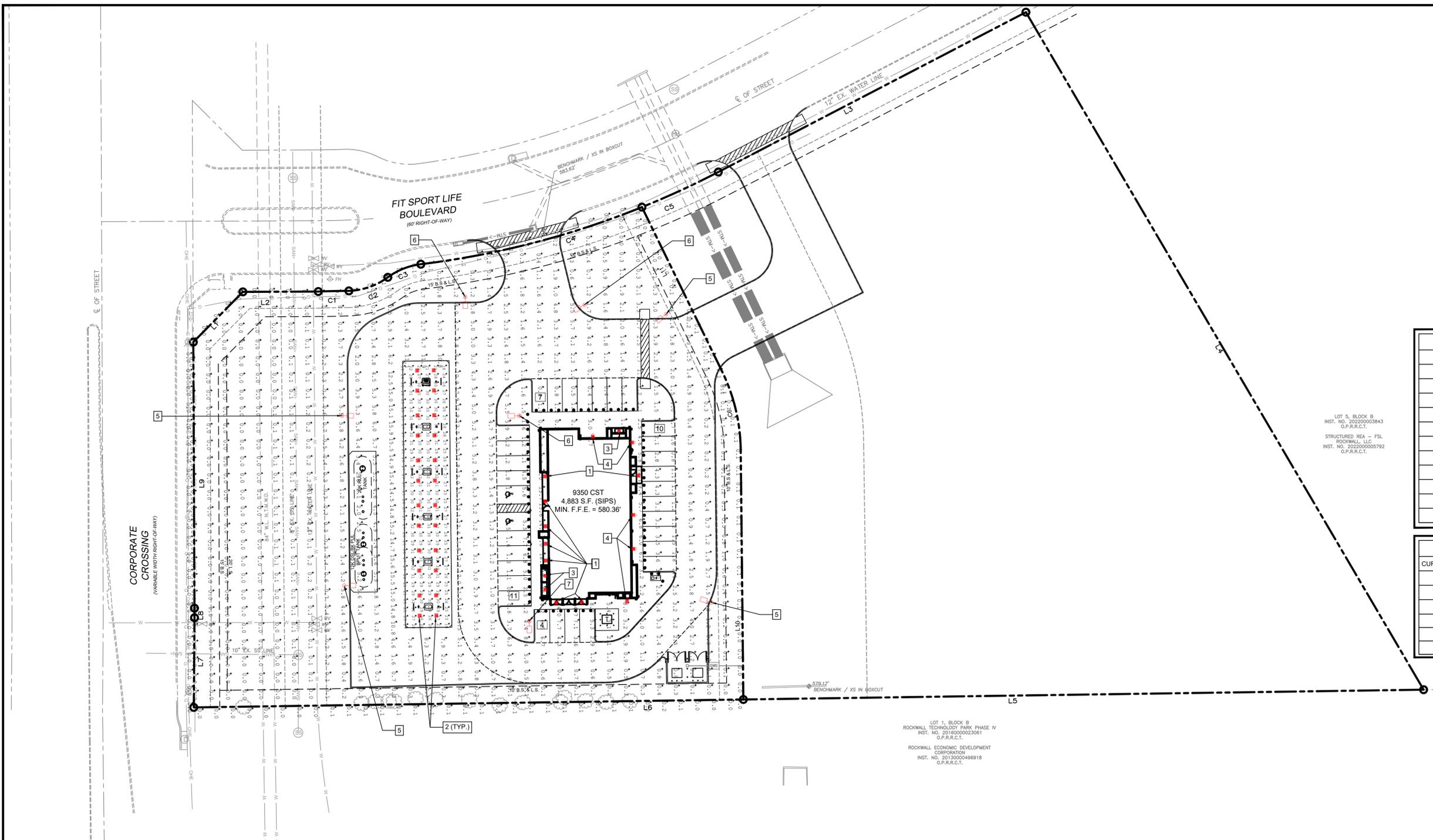
VICINITY MAP
N.T.S.

BOUNDARY LINE DATA		
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LOT 5, BLOCK B
INST. NO. 20220003843
O.P.R.R.C.T.
STRUCTURED REA - FSL
ROCKWALL, LLC
INST. NO. 20220005792
O.P.R.R.C.T.

LOT 1, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE IV
INST. NO. 201600023061
O.P.R.R.C.T.
ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
INST. NO. 2013000496918
O.P.R.R.C.T.



Luminaire Schedule									
Number	Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number	BUG Rating
1	[Symbol]	8	CPY-F-4L	Single	1.000	4590	31	CPY250-C-4L-57K7-F-UL-DM-WH-HZ	B2-U0-G1
2	[Symbol]	24	CPY-F-8L	Single	1.000	8475	53	CPY250-C-8L-57K7-F-UL-DM-WH-HZ	B3-U0-G1
3	[Symbol]	3	D2	SINGLE	1.000	N.A.	19	CDR6-B-ALS-9ACK-10V5-WH-UNV	B1-U2-G0
4	[Symbol]	5	XSPW	WALL MOUNT	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-UL-BK	B1-U0-G1
5	[Symbol]	4	XSPMD-3ME-BLS	SINGLE	1.000	8425	95	XSPMD-D-HT-3ME-12L-57K7-UL-BK-N w_XA-SP1BLS	B1-U0-G2
6	[Symbol]	3	XSPMD-4ME-BLS	SINGLE	1.000	8675	92	XSPMD-D-HT-4ME-12L-57K7-UL-BK-N w_XA-SP1BLS	B1-U0-G2
7	[Symbol]	1	XSPMD-2ME-BLS	SINGLE	1.000	9150	135	XSPMD-D-HT-2ME-12L-57K7-UL-BK-N w_XA-SP1BLS	B1-U0-G2

Calculation Summary (Footcandles calculated using LMF: 1.00)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	2.34	18.9	0.0	N.A.	N.A.
GAS CANOPY	Fc	28.32	32	17	1.67	1.88
PROPERTY LINE	Fc	0.05	0.2	0.0	N.A.	N.A.
PAVED AREA	Fc	2.72	12.1	0.2	13.60	60.50

Pole Schedule
(8) SSS-4-11-15-CW-BS-OT-N-BK (15' X 4" X 11ga STEEL SQUARE POLE)
Proposed poles meet 140 MPH sustained winds.

Additional Equipment:
(8) PD-1H4BK (Single Head Tenon)
(8) XA-SP1BLS (Back Light Shield)

Lighting Requirements:
Paved Area: Maximum of 20fc
Gas Canopy: Maximum of 35fc
Property Line: .2fc Maximum

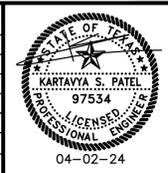
*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 ____.

WITNESS OUR HANDS, THIS ___ OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	09/07/23	1st SITE PLAN	EB
2	10/13/23	35' WIDE DRIVEWAYS	EB
3	11/08/23	2nd SITE PLAN	EB
4	02/19/24	REVISED DUMPSTER PAD	EB
5	03-15-24	SITE PLAN SUBMITTAL	JA
6	04-02-24	SITE PLAN SUBMITTAL	JA



PHOTOMETRIC PLAN
7-ELEVEN
1200 CORPORATE CROSSING
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032
FIT SPORT LIFE ADDITION, BLOCK B, LOT 6

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	02/19/24	SCALE BAR	125-23	C-3.5

TX. P.E. FIRM #11525