

# AGENDA



ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JULY 12, 2022 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 ITEMS

(1) **SP2022-030 (BETHANY ROSS)**

Discuss and consider a request by Roxanne Berlien on behalf of Stephen Wall for the approval of an Amended Site Plan for a Restaurant with Drive Through/Drive-In (i.e. Velvet Taco) on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.

(2) **SP2022-034 (BETHANY ROSS)**

Discuss and consider a request by Matthew Peterson, AIA of DB Constructors on behalf of Matt Waivering of the Rockwall Economic Development Corporation John Gardner of Kirkman Engineering for the approval of a Site Plan for a Manufacturing Facility and General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery 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, Angelica Gamez, 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 July 8, 2022 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 CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** July 12, 2022  
**APPLICANT:** Roxanne Berlien  
**CASE NUMBER:** SP2022-030; *Amended Site Plan for Velvet Taco*

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### SUMMARY

Discuss and consider a request by Roxanne Berlien on behalf of Stephen Wall for the approval of an *Amended Site Plan* for a *Restaurant with Drive Through/Drive-In (i.e. Velvet Taco)* on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on September 26, 1960 by *Ordinance No. 60-04 [Case No. 1960-004]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the January 3, 1972 zoning map, at some point between the time of annexation and January 3, 1972 the subject property was rezoned to a Commercial (C) District. This remains the current zoning designation of the subject property. On September 4, 1980 the subject property was platted as a portion of Lot 1, I-30 740 West Addition. According to RCAD the existing 2,607 SF restaurant with drive-through building was constructed in 1988.

### PURPOSE

The applicant is requesting the approval of an amended site plan for the renovation of the existing 2,607 SF restaurant with drive-through situated on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 2608 Ridge Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.548-acre parcel of land, zoned Commercial (C) District, and which has an office building (*i.e. Ebby Halliday*) situated on it. Beyond this is a vacant 5.657-acre tract of land zoned Commercial (C) District. Beyond this is La Jolla Pointe Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Ridge Road, which is identified as a M4D (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the west bound lanes of the IH-30 Frontage Road.

East: Directly east of the subject property is Ridge Road, which is identified as a M4D (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are eight (8) tracts of land zoned Commercial (C) District.

West: Directly west of the subject property is a 0.523-acre parcel of land, zoned Commercial (C) District, and which has a restaurant (*i.e. Waffle House*) situated on it. West of this is a one (1) acre parcel of land, zoned Commercial (C)



District, and which has a restaurant (*i.e. IHOP*) situated on it. Beyond this are two (2) vacant tracts of land (*i.e. a 5.657-acre tract of land and a 2.544-acre tract of land*) zoned Commercial (C) District.

**DENSITY AND DIMENSIONAL REQUIREMENTS**

The applicant is proposing to renovate the existing 2,607 SF restaurant with drive-through. The proposed renovations include painting the current building materials. The current building is considered to be legally non-conforming and is clad in EIFS and siding. The overall site plan will remain the same with the exception of the addition of an outdoor patio and planters; however, the building will still not adhere to the standards contain in the Unified Development Code (UDC) and will remain legally non-conforming. A summary of the density and dimensional requirements for the subject property, and the proposed projects conformance to these standards is as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	19,872 SF; <i>In Conformance</i>
<i>Minimum Lot Frontage</i>	60-Feet	133.39-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	164-Feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	15-Feet	44-Feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	~68-Feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	~9.2-Feet; <i>Legally Non-Conforming</i>
<i>Maximum Building Height</i>	60-Feet	~23-Feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	14.5%; <i>In Conformance</i>
<i>Minimum Masonry Requirement</i>	90%	0%; <i>Legally Non-Conforming</i>
<i>Minimum Number of Parking Spaces</i>	27	24; <i>Legally Non-Conforming</i>
<i>Minimum Stone Requirement</i>	20%	0%; <i>Legally Non-Conforming</i>
<i>Minimum Landscaping Percentage</i>	20%	X<4%; <i>Legally Non-Conforming</i>
<i>Maximum Impervious Coverage</i>	85-90%	94.5%; <i>Legally Non-Conforming</i>

**CONFORMANCE WITH THE CITY’S CODES**

The building is currently considered to be legally non-conforming, and the changes proposed by the applicant do not increase the building’s non-conformity.

**VARIANCES AND EXCEPTIONS BY THE APPLICANT**

As stated above, the existing building is considered to be legally non-conforming and the applicant’s proposed changes do not increase the non-conformity of the building; however, staff has identified the following variance:

- (1) Corporate Branding. According to Subsection 06.02.C8, *General Overlay District Standards*, of the Unified Development Code, “(a) company’s building corporate identity that conflicts with the *General Overlay District Standards* shall be reviewed *case-by-case* basis in accordance with the requirements of Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC)”. In this case, the Velvet Taco brand incorporates a painted mural on their buildings; however, the Municipal Code of Ordinances prohibits hand painted signs (*which covers murals*). Staff should point out that this variance -- *for murals associated with branding elements* -- has been approved for other restaurants in the IH-30 corridor (*e.g. Raising Canes, Salt Grass, El Chico’s, etc.*).

According to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(i)n cases where a variance or variances is/are being requested, the applicant shall provide two (2) compensatory measures that directly offset the requested variance.” Staff should point out that the proposed improvements to the building bring this property closer into conformance with the Scenic Overlay (SOV) District and IH-30 Overlay (IH-30 OV) District requirements. In addition, the proposed parapet provided in the redesign further screens the rooftop units (*RTUs*) (*i.e. HVAC and vent-a-hood equipment*) that are currently highly visible from Ridge Road and IH-30. The applicant has also added a patio and planters to the east elevation which will enhance this elevation. Based on these changes the proposed plan does appear to be provide enough compensatory measures to justify the requested variance; however, this is a discretionary decision for the Planning and Zoning Commission. To approve this

variance, request a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative, is required. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The OURHometown Vision 2040 Comprehensive Plan indicates the subject property is located within the IH-30 Corridor District. This district is composed primarily of a Special Commercial Corridor (SC). The IH-30 Corridor District will continue to serve as the City's primary retail corridor in the future. The subject property is zoned Commercial (C) District, and the applicant's request appears to be in conformance with Future Land Use Plan and the District Strategies outlined for the IH-30 Corridor District as stipulated in the OURHometown Vision 2040 Comprehensive Plan. In addition, the redesign of the proposed building conforms to several of the goals and policies contained in Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan.

### **ARCHITECTURAL REVIEW BOARD (ARB):**

On June 28, the Architecture Review Board (ARB) reviewed the proposed building elevations, and requested changes from the applicant. The ARB wanted the parapet wall increased in height to screen the existing rooftop units (RTUs) (*i.e. HVAC and vent-a-hood equipment*). The applicant has provided updated building elevations; however, they do not appear to conform to what was requested by the ARB. These will be reviewed by the ARB at the meeting on July 12, 2022.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's request for an amended site plan for an existing restaurant with drive-through, 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 a building permit;
- (2) All rooftop mounted equipment (RTU's) should be screened. The applicant will need to provide updated elevations showing conformance to this condition of approval; and,
- (3) Any construction resulting from the approval of this Amended 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. SP2022-030

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 2606 Ridge Road, Rockwall TX 75087

SUBDIVISION I-30 740 West Addn

LOT 1 BLOCK

GENERAL LOCATION Ridge Road and I-30

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Closed Restaurant

PROPOSED ZONING C

PROPOSED USE Restaurant

ACREAGE 0.448

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

APPLICANT

Roxanne Berlien

CONTACT PERSON Stephen Wall

CONTACT PERSON

ADDRESS 7700 Windrose Ave Suite G300

ADDRESS

12 turnberry dr

CITY, STATE & ZIP Plano TX 75035

CITY, STATE & ZIP

Orto de cara CA 921679

PHONE 469-343-2055

PHONE

310 407 9789

E-MAIL stephen.wall@velvettaco.com

E-MAIL

Roxanne B@lcommercial Permitgroup.com

## NOTARY VERIFICATION [REQUIRED]

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

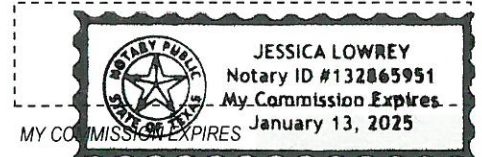
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF June, 2022 BY SIGNING THIS APPLICATION. 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 8 DAY OF June, 2022

OWNER'S SIGNATURE

Stephen Wall  
Jessica Lowrey

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





0 45 90 180 270 360 Feet

SP2022-030: Site Plan for Velvet Taco



Case Location Map = 



# City of Rockwall

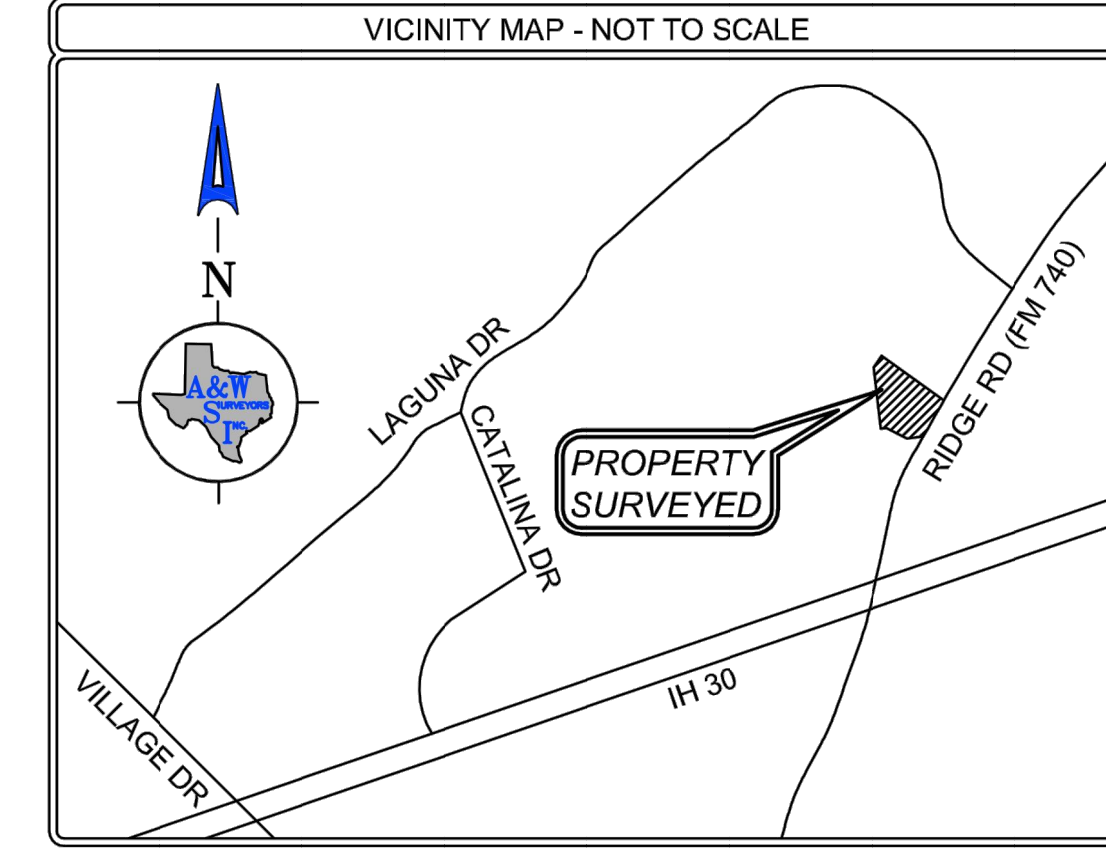
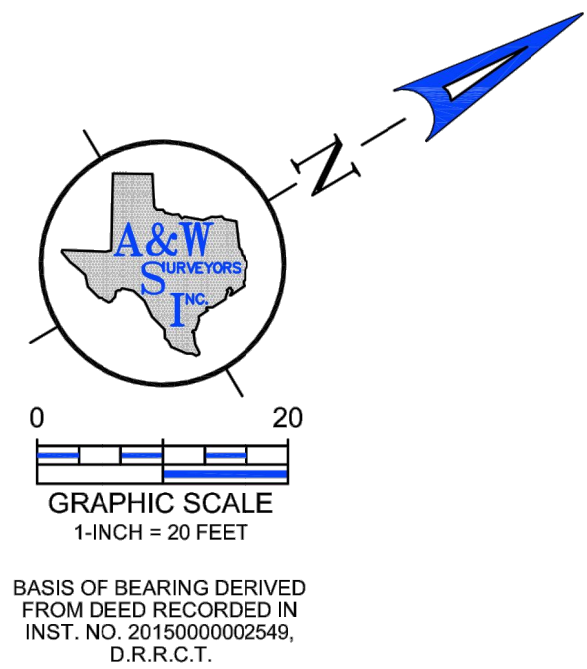
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.





ALTA/NSPS LAND TITLE SURVEY PLAT



LEGAL DESCRIPTION

**TRACT I:**  
Being a part of 130 & 740 West Addition, and addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 384, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Noty Investments LLC, recorded in Instrument No. 2015000002549, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:  
  
BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Northwest line of Ridge Road (F.M. 740), a variable width right-of-way, at the South corner of the Richard Harris Addition, and addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 224, Plat Records, Rockwall County, Texas;  
  
Thence South 30°45'09" West, along said Northwest line, a distance of 133.39' to a 5/8" iron rod with a yellow plastic cap stamped "GSES Inc. RPLS 4804" found at the East corner of a transitional right-of-way line of said Northwest line and the North line of Interstate Highway No. 30, a variable width right-of-way;  
  
Thence South 74°52'47" West, along said transitional line, a distance of 12.82' to a 5/8" iron rod with a yellow plastic cap stamped "GSES Inc. RPLS 4804" found in the said North line of Interstate Highway No. 30;  
  
Thence North 58°41'17" West, along said North line, a distance of 40.05' to an "X" found for corner;  
  
Thence South 76°04'16" West, continuing along said North line, a distance of 4.57' to an "X" found at the Southeast corner of Lot 1, Block 1, of Waffle House Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 371, Plat Records, Rockwall County, Texas;  
  
Thence North 09°14'10" West, along the East line of said Lot 1, a distance of 183.96' to an "X" set at an interior angle of said Lot 1;  
  
Thence North 44°03'25" East, continuing along said East line, a distance of 44.00' to an "X" found in the Southwest line of said Richard Harris Addition, at the most Easterly Northeast corner of said Lot 1;  
  
Thence South 45°47'25" East, along said Southwest line, a distance of 164.84' to the PLACE OF BEGINNING and containing 19,508 square feet or 0.448 of an acre of land.

SURVEYOR'S CERTIFICATION

To: Centric Capital Partners, Inc., NOTY Investments, LLC, A Texas limited liability company, Williams Anderson Ryan & Carroll LLP, Capital Title of Texas, LLC, and Fidelity National Title Insurance Company, all in connection with G.F. No. 20-497630-DB:  
  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on 07-08-2020.  
  
Date of Plat or Map: 08-25-2020  
  
*John S. Turner*  
JOHN S. TURNER RPLS 5310  
  
This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.  
  
Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

SCHEDULE "B" NOTES

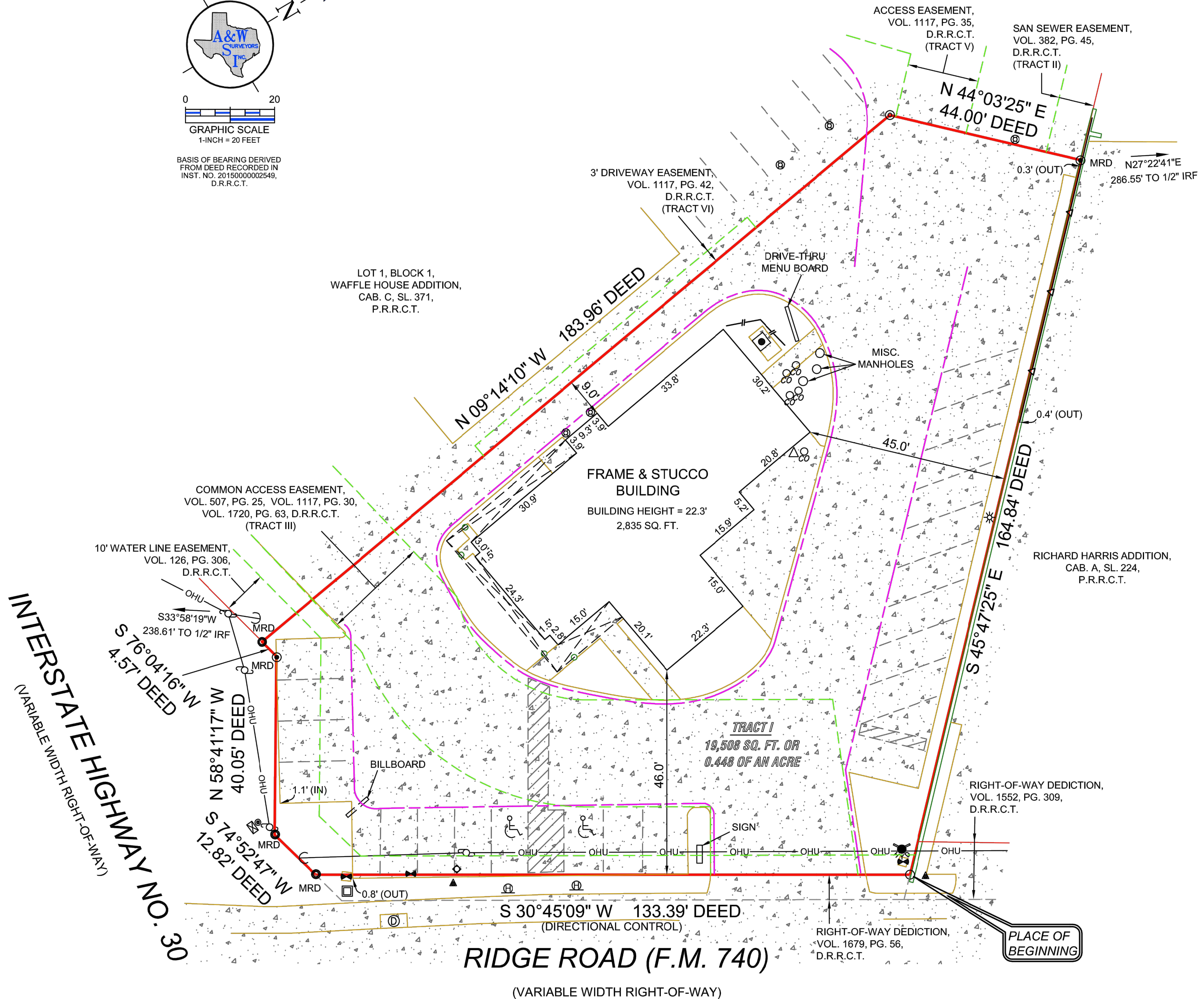
- 10f) Easement to T.P.&L. recorded in Volume 32, Page 571, D.R.R.C.T. - Does Not Affect.
- 10g) Easement to T.P.&L. recorded in Volume 32, Page 572, D.R.R.C.T. - Does Not Affect.
- 10h) Easement to T.P.&L. recorded in Volume 36, Page 243, D.R.R.C.T. - Does Not Affect.
- 10i) Easement to T.P.&L. recorded in Volume 44, Page 94, D.R.R.C.T. - Does Not Affect.
- 10j) Easement to T.P.&L. recorded in Volume 46, Page 509, D.R.R.C.T. - Does Not Affect.
- 10k) Easement to T.P.&L. recorded in Volume 48, Page 390, D.R.R.C.T. - Does Not Affect.
- 10l) Easement to T.P.&L. recorded in Volume 49, Page 311, D.R.R.C.T. - Does Not Affect.
- 10m) Easement to T.P.&L. recorded in Volume 56, Page 183, D.R.R.C.T. - Does Not Affect.
- 10n) Easement to City of Rockwall recorded in Volume 126, Page 306, D.R.R.C.T. - Subject To - On Survey.
- 10o) Easement to City of Rockwall recorded in Volume 126, Page 307, D.R.R.C.T. - Does Not Affect.
- 10p) Easement to City of Rockwall recorded in Volume 382, Page 45, D.R.R.C.T. - Does Not Affect - On Survey(Tract II).
- 10q) Easement to City of Rockwall recorded in Volume 507, Page 25, D.R.R.C.T. - Subject To - On Survey(Tract III).
- 10r) Easement to City of Rockwall recorded in Volume 528, Page 55, D.R.R.C.T. as affected by Amendment recorded in Volume 1679, Page 48, D.R.R.C.T. - Subject To - Blanket In Nature(Tract IV).
- 10s) Easement for common access recorded in Volume 1117, Page 30, D.R.R.C.T. as affected by Amendment recorded in Volume 1720, Page 63, D.R.R.C.T. - Subject To - On Survey.
- 10t) Easement to J. Rex Cameron recorded in Volume 1117, Page 35, D.R.R.C.T. - Does Not Affect - On Survey(Tract V).
- 10u) Easement to J. Rex Cameron recorded in Volume 1117, Page 42, D.R.R.C.T. - Subject To - On Survey(Tract VI).

TABLE "A" NOTES

- 1) Shown on survey
- 2) Shown on survey
- 3) Shown on survey
- 4) Shown on survey
- 7(a) Shown on survey
- 8) Shown on survey
- 9) See parking note
- 11) All visible utilities shown on survey
- 13) Shown on survey

PARKING NOTE

Regular parking	18
Handicap parking	2
Total parking	20



NOTE: All 1/2" IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".  
MRD = Monument of Record Dignity

**FLOOD**  
This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48397C 0040L, dated 09-26-2008. The property is located in Zone "X".

LEGEND	
● 1/2" IR FOUND	○ X-FOUND
○ 1/2" IR SET	○ X-SET
○ 5/8" IR FOUND	○ 1" IR FOUND
○ 3/8" IR FOUND	○ 1" IP FOUND
● 3/8" NAIL FOUND	○ POINT FOR CORNER
○ PK NAIL SET	○ CON. MONUMENT
○ 1/2" IP FOUND	○ FIBEROPTIC MARKER
☒ TELE. BOX	☒ CABLE BOX
☒ ELECTRIC BOX	☒ SAN. SEW. MH.
☒ BRICK COLUMN	☒ IRRIGATION VALVE
☒ STONE COLUMN	☒ WATER VALVE
☒ STORM DRAIN MH.	☒ SAN. SEW. CO.
☒ BOLLARD POST	☒ LIGHT POLE
☒ WATER METER	☒ GAS METER
☒ A.C. PAD	☒ TRANS. BOX
☒ UTILITY VAULT	☒ UTILITY POLE
☒ OVERHEAD UTILITY LINE	☒ GUY WIRE ANCHOR
☒ BARBED WIRE FENCE	☒ IRON FENCE
☒ CHAINLINK FENCE	☒ WOOD FENCE
☒ WOOD FENCE	☒ CON. RET. WALL
☒ PIPE RAIL FENCE	☒ NO PARKING
☒ COVERED AREA	☒ ASPHALT
☒ FIRE LANE STRIPE	☒ BRICK RET. WALL
☒ STONE RET. WALL	☒ WOOD DECK
☒ BUILDING WALL	☒ BUILDING WALL
☒ TILE	☒ HANDICAP SPACE
☒ CONCRETE	☒ GRAVEL
☒ BRICK	☒ STONE
☒ EASEMENT	☒ HIGHBANK LINE
☒ BOUNDARY	☒ PARKING STRIPE

**2608 RIDGE ROAD  
(F.M. 740), ROCKWALL,  
TEXAS**

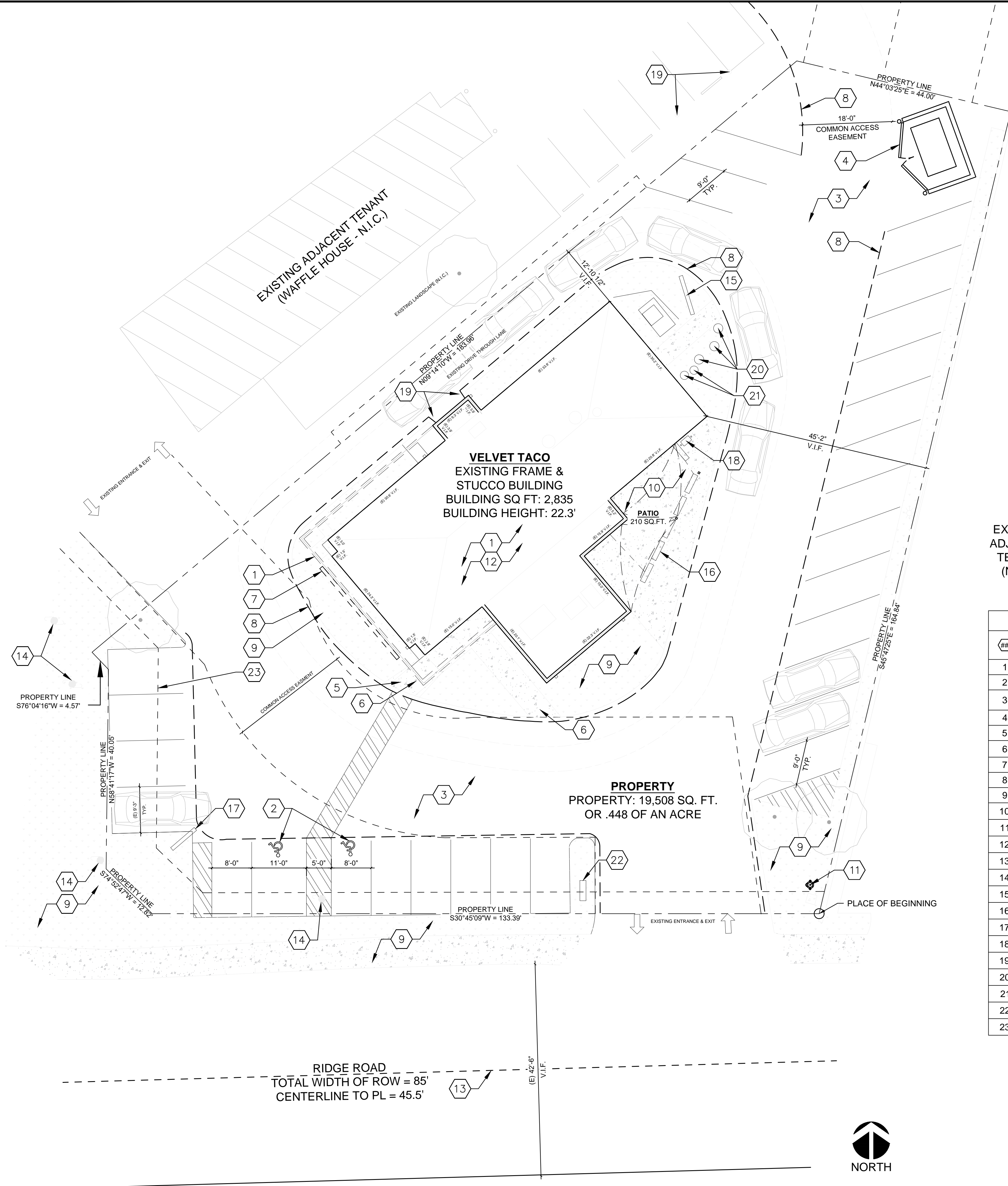
**A&W SURVEYORS, INC.**  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

JOB# 20-1301  
DATE: 07-08-2020  
DRAWN BY: 079  
"A professional company operating in your best interest"

TITLE:  
ALTA LAND SURVEY  
SHEET NUMBER:  
**A0.07**  
CASE NUMBER: SP2022-030

FOR REFERENCE ONLY





EXISTING  
ADJACENT  
TENANT  
(N.I.C.)

KEYED NOTES	
#	NOTES
1	EXISTING BUILDING AND SOFFIT TO REMAIN. VELVET TACO SPACE.
2	ADA PARKING SPACES AND SIGNAGE - ONE VAN ACCESSIBLE
3	EXISTING PARKING LOT. RE-STRIPED TO MEET PARKING LOT PARKING BAY REQUIREMENT FOR OCCUPANCY LOAD.
4	NEW DUMPSTER ENCLOSURE, SELF-LATCHING GATES AND BOLLARDS.
5	EXISTING RAMP DOWN FOR ACCESSIBILITY. PATCH AND REPAIR AS NEEDED.
6	EXISTING SIDEWALK TO REMAIN. PATCH AND REPAIR AS NEEDED.
7	SIGNAGE BY OWNER. COORDINATE STRUCTURE AND ELECTRICAL.
8	EXISTING "NO PARKING - FIRE LANE" PAINTED STRIPE ON PARKING LOT SURFACE.
9	EXISTING LANDSCAPE BED AND TREES TO REMAIN.
10	OUTDOOR PATIO WITH NEW SAIL CANOPY AND PLANTERS WITH NEW LANDSCAPING.
11	EXISTING FIRE HYDRANT LOCATION TO REMAIN.
12	EXISTING LOCATION OF MECHANICAL EQUIPMENT TO REMAIN.
13	EXISTING STREET CENTER LINE TO REMAIN.
14	EXISTING LOCATION OF UTILITY POWER POLES.
15	EXISTING DRIVE-THRU MENU BOARD LOCATION.
16	ADDITIONAL LANDSCAPING PLANTERS AT PATIO.
17	EXISTING BILLBOARD POLE SIGN LOCATION.
18	EXISTING WATER METER LOCATION.
19	EXISTING BOLLARDS.
20	EXISTING MANHOLES.
21	EXISTING CLEAN OUTS (CO).
22	EXISTING ENTRY SIGN.
23	EXISTING 10' WATER LINE EASEMENT.



SITE MAP	N.T.S.	3
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OWNER DEVELOPER:  
CHRISTOPHER ASLAM  
CHRIS@ROCKSTRATEGIC.COM  
P.O. BOX 496539  
GARLAND, TEXAS 75049  
TELEPHONE: 214-682-5655

**PARKING CALCULATIONS:**  
PARKING REQUIRED = 1 PER 100 SQ. FT.  
BLDG. AREAS OF 2,835 = 28 BAYS  
EX. BAYS = 25 BAYS  
BUILDING ARE OFA 2,835 - STORAGE OF 340 = 2,495 SQ. FT. = 25 BAYS, PATIO AREA OF 210 = 2 BAYS  
ADA PARKING REQUIRED = 1 BAY  
PROVIDED = 2 TOTAL, 1 BAY VAN ACCESSIBLE, 1 BAY ADA  
TOTAL PARKING BAYS REQUIRED = 27, TOTAL BAYS PROVIDED = 27

**DENSITY INFORMATION:**  
SITE AREA = 19,508 SQ. FT.  
BLDG. AREA = 2,835 SQ. FT.  
COVERAGE % = 7%  
BUILDING HEIGHT =  
14'-3" T.O. ROOF COPPING  
23'-3" T.O. ROOF PEAK  
BUILDING DIMENTIONS AS ON SITE PLAN.

**SITE DATA:**  
THIS SITE IS LOCATED IN THE IH-30 OVERLAY DISTRICT (ARTICAL 5 FOR IH-30 OVERLAY (IH-3- OV) DISTRICT STANDARDS). THIS PROJECT IS SUBJECT TO ALL REQUIREMENTS STIPULATED BY THE UNIFIED DEVELOPMENT CODE (UDC) THIS SITE IS A COMMERCIAL (C) DISTRICT, NOT A GENERAL RETAIL (GR) DISTRICT. AS PER ARTICAL 8. LANDSCAPE AND FENCE STANDARDS, OF THE UNIFIED DEVELOPMENT CODE (UDC) BUILDING ELEVATIONS APPLY. 01.05, SCREENING STANDARDS, OF ARTICAL 5, DISTRICT ENVELOPMENT STNADARDS, OF THE UDC FOR A DUMPSTER ENCLOSURE DETAIL. TRASH ENCLASURE TO HAVE THE SAME MASONRY MATERIALS AS THE MAIN BUILDING. ALSO, THE ENCLOSURE SHALL INCORPORATE A SELF-LATCHING OPAQUE GATE.

**NOTES:**  
EXISTING PARKING LAYOUT RETAINED AS IS.  
EXISTING FIRE LANES AND TUNING RADII RETAINED.

PHOTOMETRICS - EXISTING SITE LIGHTING RETAINED.  
(ALL LIGHTING SHALL BE DOWNWARD FACING AND FULLY SHIELDED)

**SITE PLAN SIGNATURE BLOCK**

**APPROVED:**  
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING



3810 E. 18th STREET, SUITE 500, PHOENIX, AZ 85024  
T480.448.6250 WWW.SARGENTANDLUNDY.COM  
CONSULTANTS (ENGINEER)



**CONTRACTOR'S NOTES:**  
WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUM CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD. CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

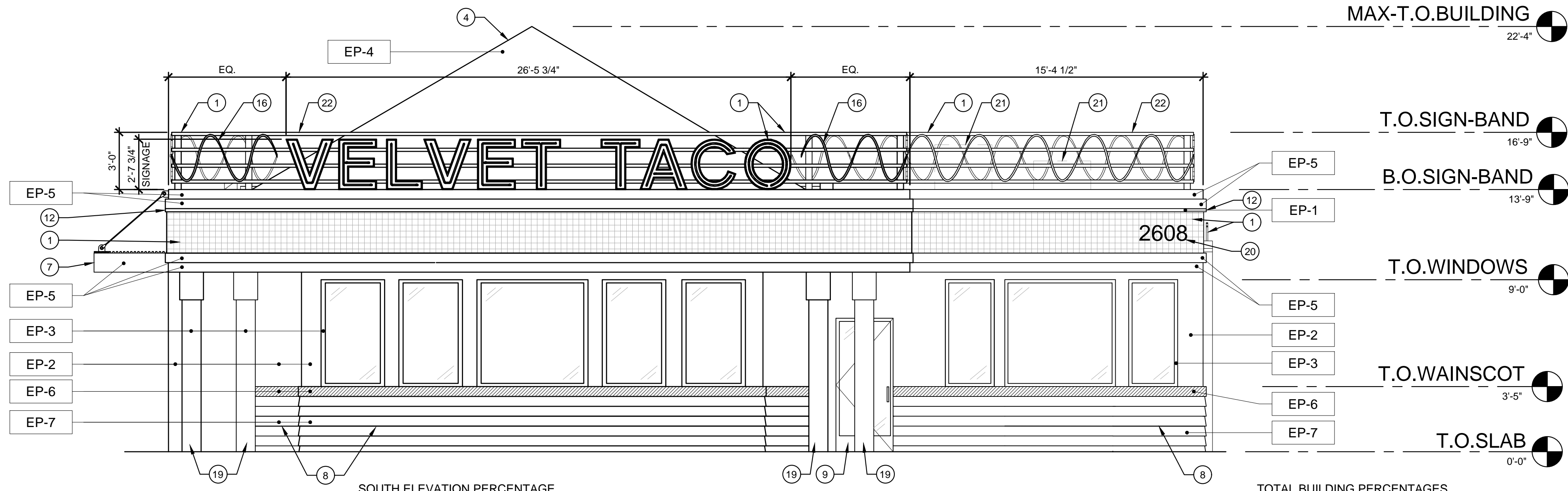
DATE	ISSUE
05/27/22	ISSUE FOR PERMIT
06/13/22	OWNER COMMENTS
06/15/22	ISSUE FOR PERMIT - INTERIOR ONLY
06/24/22	PLANNING AND ZONING COMMENTS
06/29/22	PLANNING AND ZONING COMMENTS
DATE	REVISION

**LOCATION:**  
VELVET TACO  
2608 RIDGE ROAD  
ROCKWALL, TEXAS 75087

**PROJECT INFORMATION:**  
ISSUE DATE: 06/15/22  
PROJECT NUMBER: R252-22  
AREA: 2,607 SQ FT  
DRAWN BY: AH REVIEWED BY: JH

**TITLE:**  
SITE PLAN





**SOUTH ELEVATION PERCENTAGE**

EP-1	118 SQ.FT	15.5%	EP-6	21 SQ.FT	3%	<b>TOTAL</b>	<b>757 SQ.FT</b>
EP-2	169 SQ.FT	23%	EP-7	116 SQ.FT	15%		
EP-3	191 SQ.FT	25%	ROOF	138 SQ.FT	18%		
EP-5	4 SQ.FT	0.5%					

**TOTAL BUILDING PERCENTAGES**

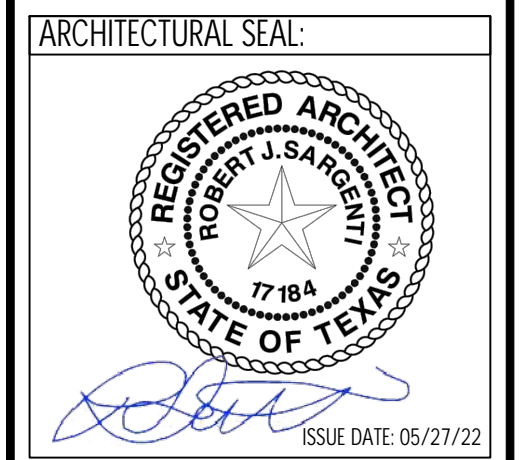
EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

**EXTERIOR ELEVATIONS - KEYNOTES**

- SIGNAGE BY OTHERS UNDER UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
- OPENING TO COVERED OUTDOOR PATIO AREA.
- CUSTOM MURAL BY OTHERS.
- NEW GRAY ROOF SHINGLES. GC. TO PROVIDE SAMPLE FOR APPROVAL.
- PLANTERS WITH NEW LANDSCAPING AT OPEN PATIO BY OWNERS. TYP.
- NEW STEEL POST WITH EYE HOOKS TO SUPPORT CANVAS SHADE AND STRING LIGHTS.
- NEW CANOPY AT DRIVE THRU WINDOW BY SIGN VENDOR UNDER SEPARATE CONTRACT.
- EXISTING SIDING TO REMAIN. ADD NEW FINISH.
- EXISTING DOOR TO RECEIVE NEW POWDER COAT FINISH. COLOR TO MATCH (EP-6) REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
- EXISTING SERVICE DOOR TO REMAIN. PROVIDE NEW FINISH AND HARDWARE. REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
- EXISTING GAS METER TO REMAIN.
- LED LIGHT STRIP BY SIGN VENDOR CENTERED IN WHITE BAND. G.C. TO PROVIDE POWER.
- NEW DRIVE THRU WINDOW BY G.C. IN EXISTING OPENING
- VELVET TACO GRAPHICS AROUND DRIVE THRU WINDOW, BY OWNER.
- NOT USED.
- NEON WAVE BY SIGN VENDOR. G.C. TO PROVIDE POWER.
- DOOR BELL AT DRIVE THRU.
- OUTDOOR LINEAR LUMINAIRE. SEE LIGHTING SCHEDULE FOR MORE INFORMATION.
- EXISTING COLUMNS TO REMAIN. PREPARE SURFACE FOR FINISHES.
- LOCATION OF ADDRESS NUMERALS SIGNAGE.
- OUTLINE OF EXISTING ROOF EQUIPMENT. V.I.F. HEIGHT OF EQUIPEMENT.
- SIGNAGE SCREEN ELEMENT USED TO SCREEN EQUIPMENT ON THE ROOF. EQUIPMENT ON THE ROOF TO BE PAINTED GRAY TO MATCH NEW SHINGLES.
- NEW CANVAS SHADE AND STRING LIGHTS

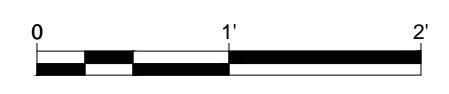


3910 E. 18TH STREET, SUITE 500, PHOENIX, AZ 85024  
 TEL: 480.448.6250 • WWW.SARGENTARCH.COM  
 CONSULTANTS (ENGINEER):



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**EXTERIOR ELEVATION - SOUTH FACING RIDGE ROAD**



1/4" = 1'-0"

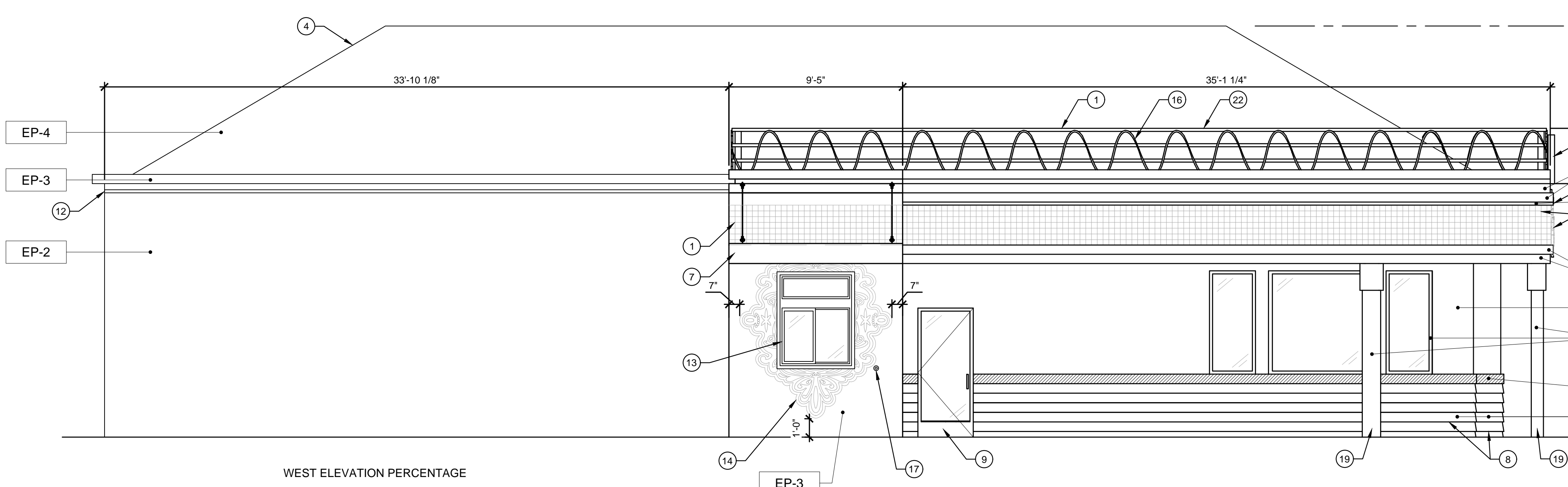
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**KEYNOTES**

1/4" = 1'-0"

-

ALL EXISTING EXTERIOR SURFACES IS TO REAMIN. PATCH AND REPAIR AS NEEDED. PREPARE SURFACES FOR NEW PAINT.



**WEST ELEVATION PERCENTAGE**

EP-1	105 SQ.FT	9.5%	EP-6	15 SQ.FT	1.5%	<b>TOTAL</b>	<b>1,102 SQ.FT</b>
EP-2	124 SQ.FT	11%	EP-7	87 SQ.FT	8%		
EP-3	246 SQ.FT	22%	ROOF	515 SQ.FT	47%		
EP-5	10 SQ.FT	1%					

**TOTAL BUILDING PERCENTAGES**

EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

- TAG:EP-1  
MGF.:BENJAMIN MOORE  
USE:EXTERIOR LATEX  
COLOR:SIMPLY WHITE (2143-70)  
SPEC.:SEE FINISH SCHEDULE FOR MORE INFO.
- TAG:EP-2  
MGF.:BENJAMIN MOORE  
USE:EXTERIOR LATEX  
COLOR:COVENTRY GRAY (HC-169)  
SPEC.:SEE FINISH SCHEDULE FOR MORE INFO.
- TAG:EP-3  
MGF.:BENJAMIN MOORE  
USE:EXTERIOR LATEX  
COLOR:CHELSEA GRAY (HC-168)  
SPEC.:SEE FINISH SCHEDULE FOR MORE INFO.
- TAG:EP-4  
MGF.:GAF  
USE:TIMBERLINE HDZ ROOFING  
COLOR:CHARCOAL  
SPEC.:SHINGLES ON ROOF. SEE FIN. SCED. FOR MORE INFO.
- TAG:EP-5  
MGF.:BENJAMIN MOORE  
USE:EXTERIOR LATEX  
COLOR:BLACK (2132-10)  
SPEC.:SEE FINISH SCHEDULE FOR MORE INFO.
- TAG:EP-6  
MGF.:BENJAMIN MOORE  
USE:EXTERIOR LATEX  
COLOR:CRUSHED BERRY (2076-30)  
SPEC.:SEE FINISH SCHEDULE FOR MORE INFO.
- TAG:EP-7  
MGF.:BENJAMIN MOORE  
USE:EXTERIOR LATEX  
COLOR:CACTUS GREEN (2035-20)  
SPEC.:SEE FINISH SCHEDULE FOR MORE INFO.

**SITE PLAN SIGNATURE BLOCK**  
 APPROVED:  
 I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_.  
 PLANNING & ZONING COMMISSION, CHAIRMAN  
 DIRECTOR OF PLANNING & ZONING

DATE	ISSUE
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06/15/22	ISSUE FOR PERMIT - INTERIOR ONLY
06/24/22	PLANNING AND ZONING COMMENTS
06/29/22	PLANNING AND ZONING COMMENTS
DATE	REVISION

**LOCATION:**  
**VELVET TACO**  
 2608 RIDGE ROAD  
 ROCKWALL, TEXAS 75087

**PROJECT INFORMATION:**  
 ISSUE DATE: 06/15/22  
 PROJECT NUMBER: R252-22  
 AREA: 2,607 SQ.FT.  
 DRAWN BY: AH REVIEWED BY: JH

**TITLE:**  
**EXTERIOR ELEVATIONS**  
**SHEET NUMBER:**

**EXTERIOR ELEVATION - WEST FACING WAFFLE HOUSE**

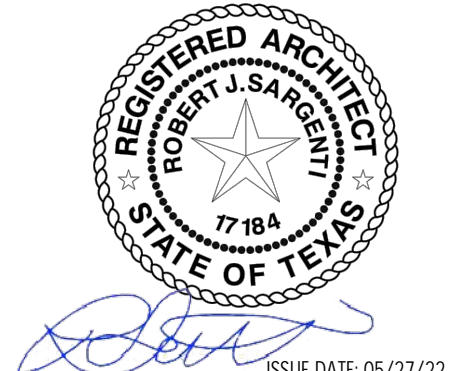


1/4" = 1'-0"

2

**A9.01**  
 CASE NUMBER: SP2022-030

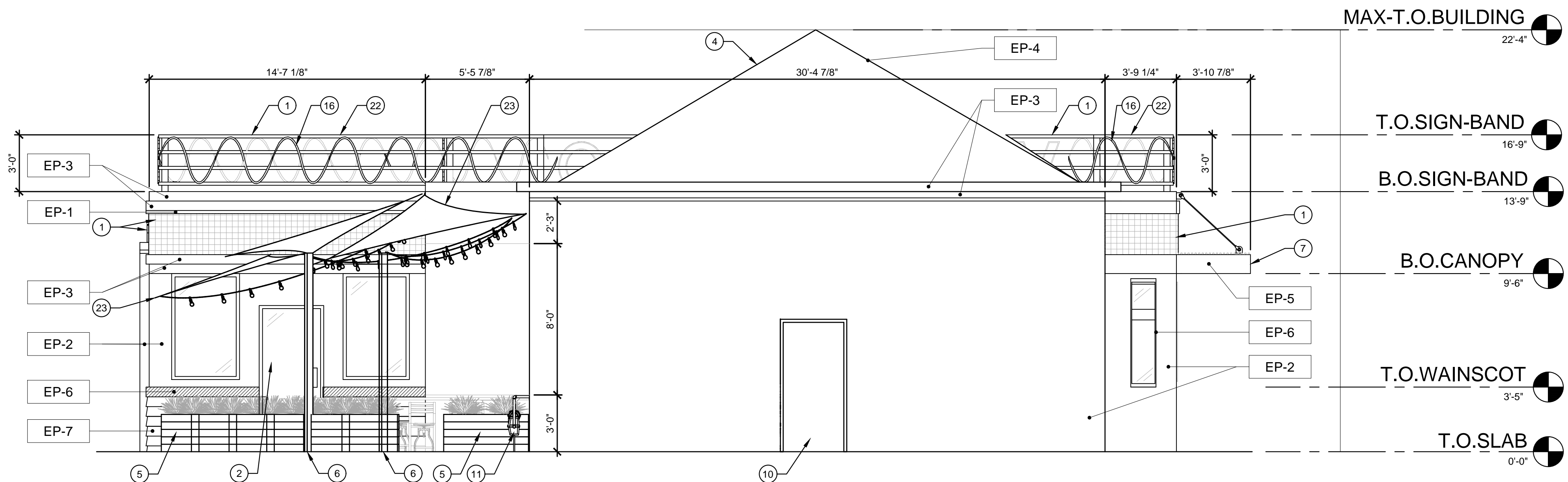




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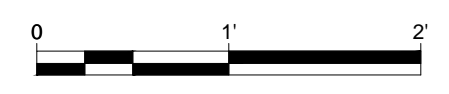
**EXTERIOR ELEVATIONS - KEYNOTES**

- 1 SIGNAGE BY OTHERS UNDER UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
- 2 OPENING TO COVERED OUTDOOR PATIO AREA.
- 3 CUSTOM MURAL BY OTHERS.
- 4 NEW GRAY ROOF SHINGLES. GC. TO PROVIDE SAMPLE FOR APPROVAL.
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- 11 EXISTING GAS METER TO REMAIN.
- 12 LED LIGHT STRIP BY SIGN VENDOR CENTERED IN WHITE BAND. G.C. TO PROVIDE POWER.
- 13 NEW DRIVE THRU WINDOW BY G.C. IN EXISTING OPENING
- 14 VELVET TACO GRAPHICS AROUND PICK-UP WINDOW, BY OWNER
- 15 NOT USED.
- 16 NEON WAVE BY OTHERS UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
- 17 DOOR BELL AT DRIVE THRU.
- 18 OUTDOOR LINEAR LUMINAIRE. SEE LIGHTING SCEDULE FOR MORE INFORMATION.
- 19 EXISTING COLUMNS TO REMAIN. PREPARE SURFACE FOR FINISHES.
- 20 LOCATION OF ADDRESS NUMERALS SIGNAGE.
- 21 OUTLINE OF EXISTING ROOF EQUIPMENT. V.I.F. HEIGHT OF EQUIPEMENT.
- 22 SIGNAGE SCREEN ELEMENT USED TO SCREEN EQUIPMENT ON THE ROOF. EQUIPEMENT ON THE ROOF TO BE PAINTED GRAY TO MATCH NEW SHINGLES.
- 23 NEW CANVAS SHADE AND STRING LIGHTS



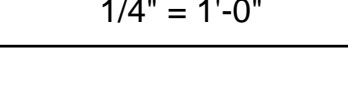
NORTH ELEVATION PERCENTAGE			TOTAL BUILDING PERCENTAGES		
EP-1	40 SQ.FT	5%	EP-6	6 SQ.FT	1%
EP-2	519 SQ.FT	62%	EP-7	34 SQ.FT	4%
EP-3	102 SQ.FT	12%	ROOF	124 SQ.FT	15%
EP-5	8 SQ.FT	1%	TOTAL	833 SQ.FT	

**EXTERIOR ELEVATION - NORTH FACING WOODS**



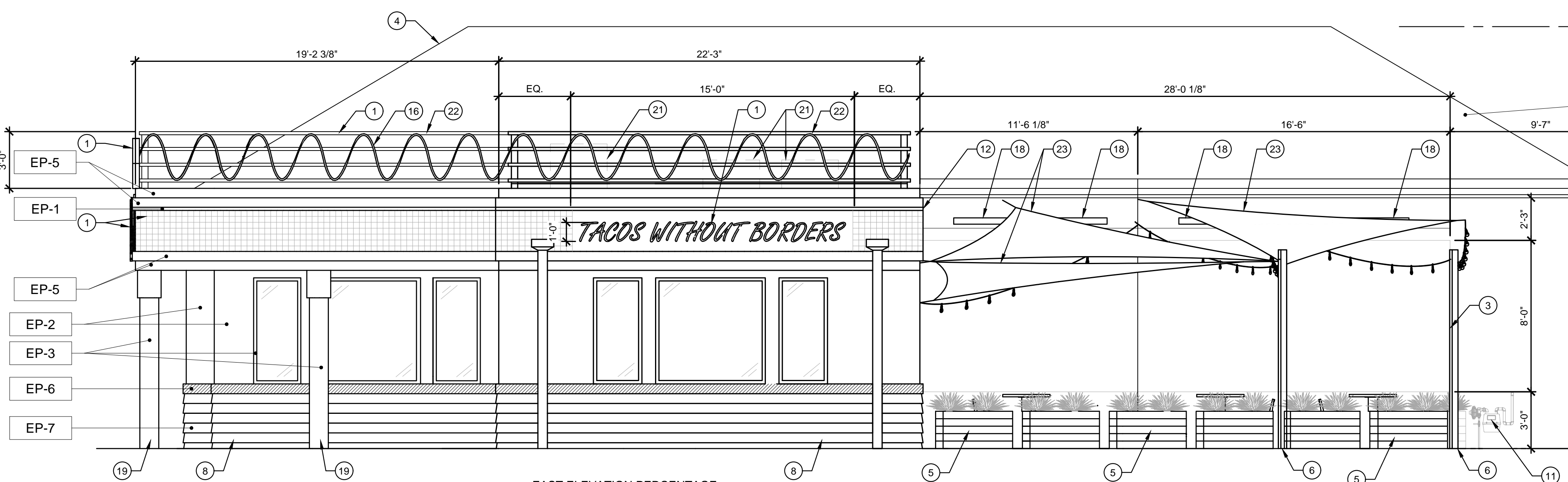
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**KEYNOTES**



-

ALL EXISTING EXTERIOR SURFACES IS TO REAMIN. PATCH AND REPAIR AS NEEDED. PREPARE SURFACES FOR NEW PAINT.



EAST ELEVATION PERCENTAGE			TOTAL BUILDING PERCENTAGES		
EP-1	90 SQ.FT	9%	EP-6	20 SQ.FT	2%
EP-2	115 SQ.FT	11.5%	EP-7	84 SQ.FT	8.5%
EP-3	133 SQ.FT	13%	ROOF	552 SQ.FT	56%
			TOTAL	994 SQ.FT	

- MAX-T.O.BUILDING 22'-4"
- T.O.SIGN-BAND 16'-9"
- T.O.ROOF 14'-3"
- T.O.STEEL-POST 10'-6"
- B.O.RIBBON 9'-11"
- B.O.SOFFIT 9'-5"
- T.O.WAINSCOT 3'-5"
- T.O.SLAB 0'-0"

TOTAL BUILDING PERCENTAGES	
EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

	TAG:EP-1 MGF.:BENJAMIN MOORE USE:EXTERIOR LATEX COLOR:SIMPLY WHITE (2143-70) SPEC.:SEE FINISH SCEDULE FOR MORE INFO.
	TAG:EP-2 MGF.:BENJAMIN MOORE USE:EXTERIOR LATEX COLOR:COVENTRY GRAY (HC-169) SPEC.:SEE FINISH SCEDULE FOR MORE INFO.
	TAG:EP-3 MGF.:BENJAMIN MOORE USE:EXTERIOR LATEX COLOR:CHELSEA GRAY (HC-168) SPEC.:SEE FINISH SCEDULE FOR MORE INFO.
	TAG:EP-4 MGF.:GAF USE:TIMBERLINE HDZ ROOFING COLOR:CHARCOAL SPEC.:SHINGLES ON ROOF. SEE FIN. SCED. FOR MORE INFO.
	TAG:EP-5 MGF.:BENJAMIN MOORE USE:EXTERIOR LATEX COLOR:CRUSHED BERRY (2076-30) SPEC.:SEE FINISH SCEDULE FOR MORE INFO.
	TAG:EP-6 MGF.:BENJAMIN MOORE USE:EXTERIOR LATEX COLOR:CACTUS GREEN (2035-20) SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING \_\_\_\_\_

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LOCATION:

**VELVET TACO**  
 2608 RIDGE ROAD  
 ROCKWALL, TEXAS 75087

PROJECT INFORMATION:

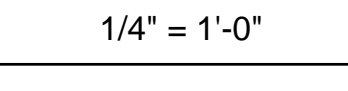
ISSUE DATE: 06/15/22  
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 AREA: 2,607 SQ.FT.  
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TITLE:

**EXTERIOR ELEVATIONS**

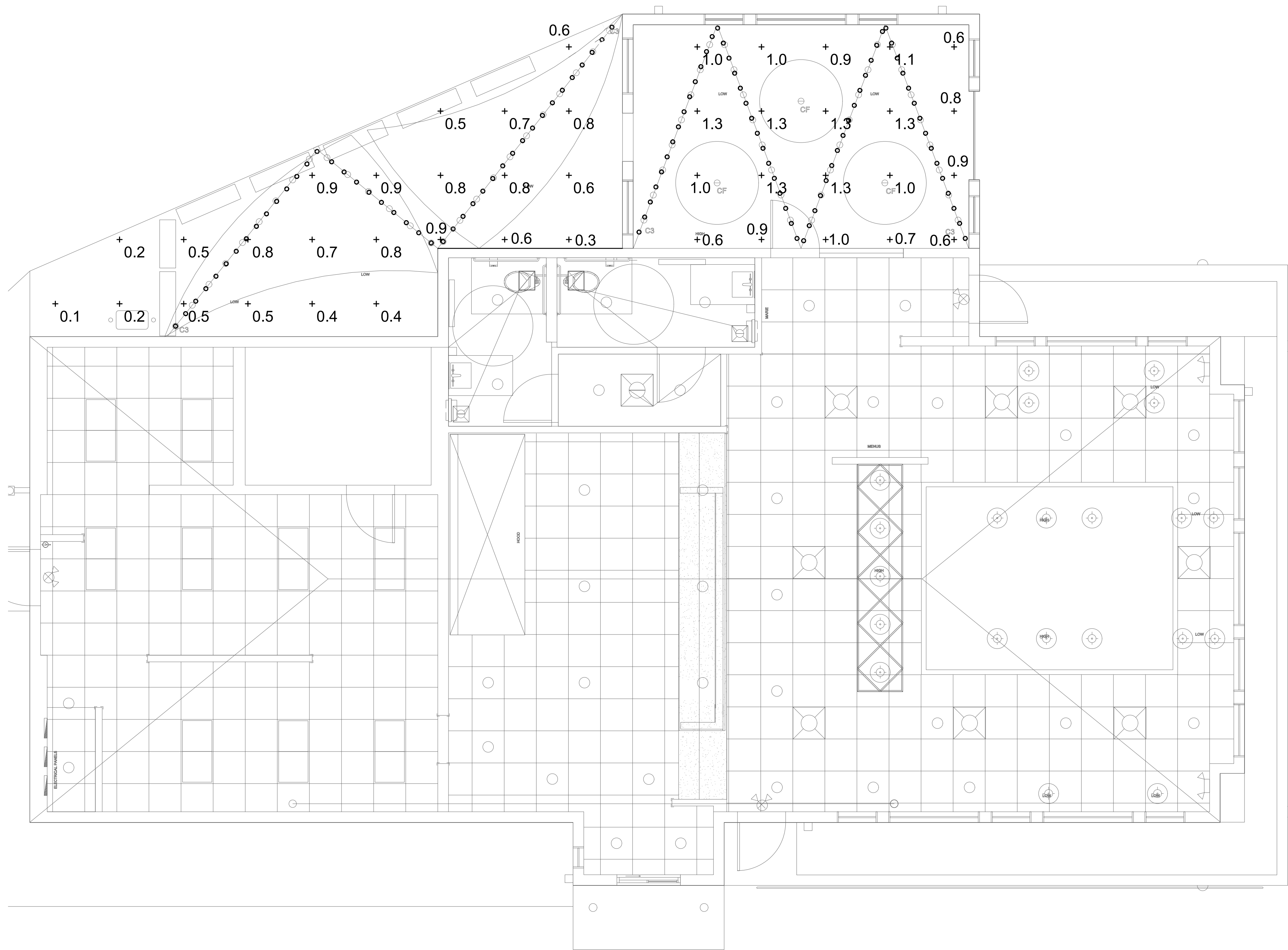
SHEET NUMBER:

**EXTERIOR ELEVATION - EAST FACING REALTOR OFFICE**



2





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

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○	C3	101	DURALAMP	DLD CL MD 12 BK + STARGAZER DL SG MD 22 120 D SP	CABLE LIGHT. MOUNTED @ 8'-0" AFF	LED - 2700K	DLSG__221D.ies	20	0.91	0.6

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC @ 2.5' AFF2.5	+	0.8 fc	1.3 fc	0.1 fc	13.0:1	8.0:1



- Key Features**
- Perfect for festoon mounting and garden lighting, taught or swayed with cable mounted downward direction for outdoor wet IP65 use. Product can be mounted in outward or upward directions for indoor/outdoor damp IP44 use.
  - Sockets available in E26 medium base and GU10 base.
  - Lamp spacing available in 12" OC and 24" OC.
  - To be completed with DURALED STARGAZER or DECOLED TECNO VINTAGE lamp range, sold separately.
  - Provided with one Male 2 prong 120V AC plug with 5ft lead and one female 2 hole 120V AC socket with 2ft end per spool.
  - Max continuous length: 1,000' max per continuous interconnected spools
  - Spool length: 48ft 48 sockets (@ 12" OC) or 48ft 24 sockets (@ 24" OC)

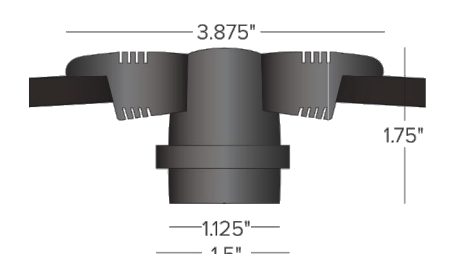
**DURALED™ CABLE LIGHT**



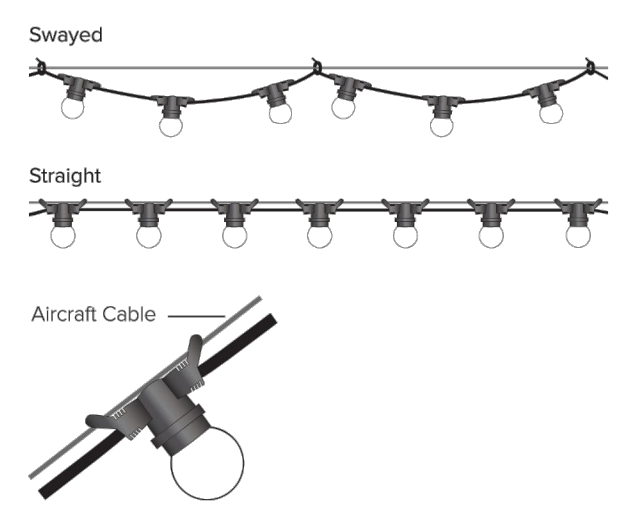
**QUICK SHIP**  
1-2 weeks



**Dimensional Drawings**



**Installation Examples**



PRODUCT CODE	TYPE	SOCKET	SPACING	CABLE FINISH	LAMP					
DLD	DuraLed™	CL	Cable Light	MD	E26 Medium Base	12	12" OC	BK	Black	DURALED STARGAZER
		GU	GU10 Base	24	24" OC					DURALED TECNO VINTAGE G25 DURALED TECNO VINTAGE S21 DURALED TECNO VINTAGE A60 DURALED TECNO VINTAGE G30 MIRROR

QUICK SHIP Lead time for quick ship fixtures is 1-2 weeks from processed PO date.



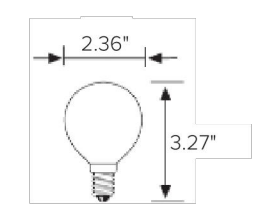
**DURALED™ STARGAZER LAMP**



**QUICK SHIP**  
1-2 weeks



**DIMENSIONAL DRAWINGS**



**DETAILS**

- Lamp Type: G19 (B) LED Cluster
- Color Temp: 2200K
- Color Consistency: Advanced LED binning with +/- 2-step MacAdam Ellipses. Color consistency maintained through rated lamp life.
- Wattage: 0.8W
- Lumen: 15lm
- Voltage: 120V
- Color Quality: Ra >= 55
- Lamp Life: 15,000 hours at L70
- Base: E26
- Distribution: 300°
- Power Factor: 0.3
- # of On-Off cycles: 7500
- Lamp start time: < 0.2s
- Dimming: Dimmable (E26 Base Only)
- Dimensions: 2.36" Dia x 3.27" Height
- Weight: 0.1lbs
- Listing: cULus Listed E481518
- Certifications: Tested in accordance with LM-79-08
- Warranty: 3 year warranty

PRODUCT CODE	TYPE	BASE TYPE	COLOR TEMP	VOLTAGE	DIMMING	COATING (OPTIONAL)							
DL	DuraLED™	SG	Stargazer	MD	E26 Medium	22	2200K	120	120V AC	D	Dimming	SP	Shatter Proof

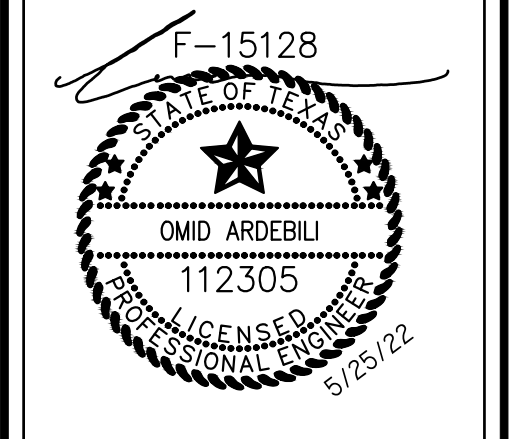
QUICK SHIP DL569032200  
Lead time for quick ship fixtures is 1-2 weeks from processed PO date. Consult factory for quantities of over 500ps.

Targett USA - A Targett Group Company - 750-A W. 17th St. Costa Mesa, CA 92627 - Phone (714) 513-9591 - Email targettusa@targett.com - targettusa.com - 04.05.22 - Page 1 of 1



3910 E. HIGH STREET, SUITE 500, PHOENIX, AZ 85044  
T. 480.448.6250 WWW.SARGENTI.COM

CONSULTANTS (ENGINEER):



ARCHITECTURAL SEAL:

**CONTRACTOR'S NOTES:**

WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUMI CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

DATE	ISSUE
DATE	REVISION

**LOCATION:**

VELVET TACO  
2608 RIDGE ROAD  
ROCKWALL, TX 75087

**PROJECT INFORMATION:**

DATE: 04/26/22  
PROJECT NUMBER: 22223  
AREA: 2,880 SQ FT  
DRAWN BY: MC REVIEWED BY: GH

**TITLE:**

PHOTOMETRIC PLAN

**SHEET NUMBER:**

E0.3

Project Number: 22223 | Project Manager: RMS  
7328 E Stetson Dr., Scottsdale, AZ 85251  
P: 480.626.7072 | ardebiling.com





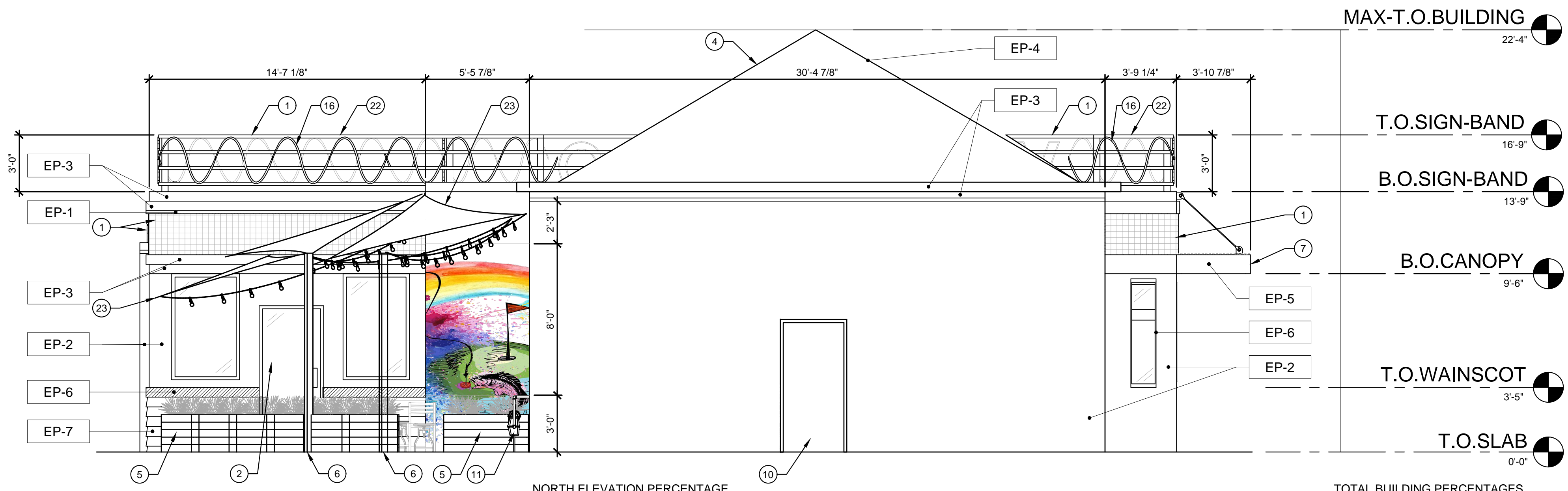
EXISTING CONDITIONS









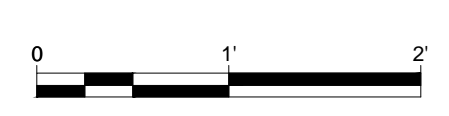


NORTH ELEVATION PERCENTAGE			TOTAL BUILDING PERCENTAGES		
EP-1	40 SQ.FT 5%	EP-6	6 SQ.FT 1%	EP-1	8.5%
EP-2	519 SQ.FT 62%	EP-7	34 SQ.FT 4%	EP-2	23%
EP-3	102 SQ.FT 12%	ROOF	124 SQ.FT 15%	EP-3	12%
EP-5	8 SQ.FT 1%	TOTAL	833 SQ.FT	EP-5	0.5%

## EXTERIOR ELEVATIONS - KEYNOTES

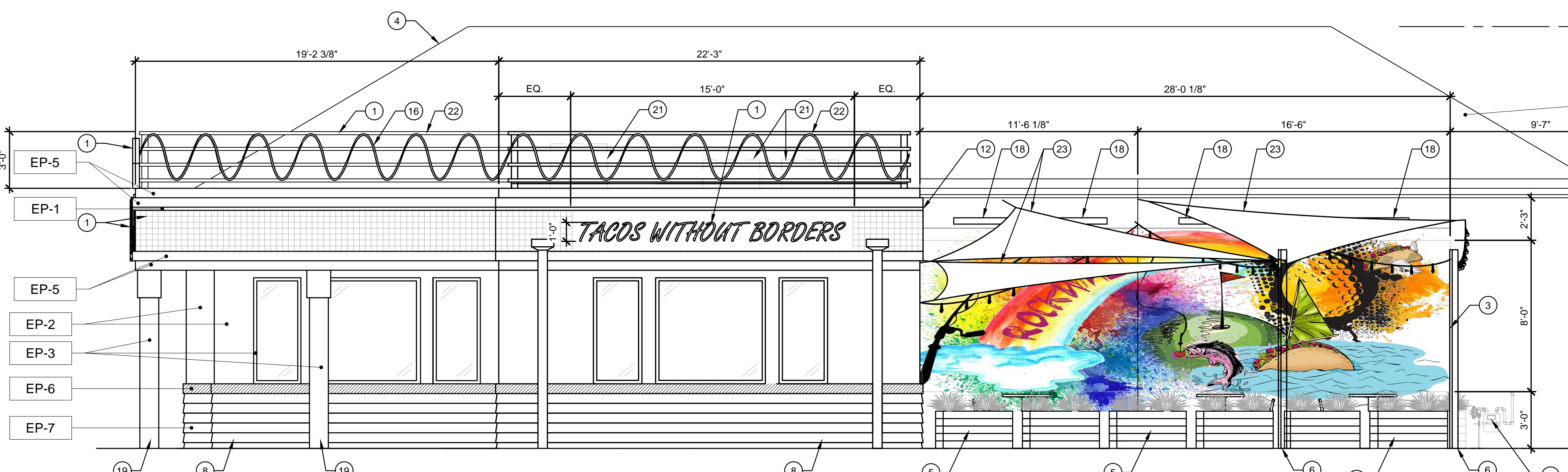
- 1 SIGNAGE BY OTHERS UNDER UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
- 2 OPENING TO COVERED OUTDOOR PATIO AREA.
- 3 CUSTOM MURAL BY OTHERS.
- 4 NEW GRAY ROOF SHINGLES. GC. TO PROVIDE SAMPLE FOR APPROVAL.
- 5 PLANTERS WITH NEW LANDSCAPING AT OPEN PATIO BY OWNERS. TYP.
- 6 NEW STEEL POST WITH EYE HOOKS TO SUPPORT CANVAS SHADE AND STRING LIGHTS.
- 7 NEW CANOPY AT DRIVE THRU WINDOW BY SIGN VENDOR UNDER SEPARATE CONTRACT.
- 8 EXISTING SIDING TO REMAIN. ADD NEW FINISH.
- 9 EXISTING DOOR TO RECEIVE NEW POWDER COAT FINISH. COLOR TO MATCH (EP-6) REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
- 10 EXISTING SERVICE DOOR TO REMAIN. PROVIDE NEW FINISH AND HARDWARE. REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
- 11 EXISTING GAS METER TO REMAIN.
- 12 LED LIGHT STRIP BY SIGN VENDOR CENTERED IN WHITE BAND. G.C. TO PROVIDE POWER.
- 13 NEW DRIVE THRU WINDOW BY G.C. IN EXISTING OPENING
- 14 VELVET TACO GRAPHICS AROUND PICK-UP WINDOW, BY OWNER
- 15 NOT USED.
- 16 NEON WAVE BY OTHERS UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
- 17 DOOR BELL AT DRIVE THRU.
- 18 OUTDOOR LINEAR LUMINAIRE. SEE LIGHTING SCEDULE FOR MORE INFORMATION.
- 19 EXISTING COLUMNS TO REMAIN. PREPARE SURFACE FOR FINISHES.
- 20 LOCATION OF ADDRESS NUMERALS SIGNAGE.
- 21 OUTLINE OF EXISTING ROOF EQUIPMENT. V.I.F. HEIGHT OF EQUIPEMENT.
- 22 SIGNAGE SCREEN ELEMENT USED TO SCREEN EQUIPMENT ON THE ROOF. EQUIPMENT ON THE ROOF TO BE PAINTED GRAY TO MATCH NEW SHINGLES.
- 23 NEW CANVAS SHADE AND STRING LIGHTS

## EXTERIOR ELEVATION - NORTH FACING WOODS



KEYNOTES	
1	-

ALL EXISTING EXTERIOR SURFACES IS TO REAMIN. PATCH AND REPAIR AS NEEDED. PREPARE SURFACES FOR NEW PAINT.



EAST ELEVATION PERCENTAGE			TOTAL BUILDING PERCENTAGES		
EP-1	90 SQ.FT 9%	EP-6	20 SQ.FT 2%	EP-1	8.5%
EP-2	115 SQ.FT 11.5%	EP-7	84 SQ.FT 8.5%	EP-2	23%
EP-3	133 SQ.FT 13%	ROOF	552 SQ.FT 56%	EP-3	12%
		TOTAL	994 SQ.FT	EP-5	0.5%

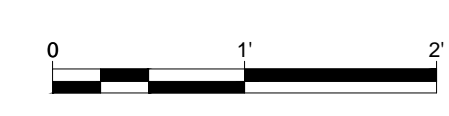
- TAG-EP-1  
MGF.:BENJAMIN MOORE  
USE:EXTERIOR LATEX  
COLOR:SIMPLY WHITE (2143-70)  
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.
- TAG-EP-2  
MGF.:BENJAMIN MOORE  
USE:EXTERIOR LATEX  
COLOR:COVENTRY GRAY (HC-169)  
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.
- TAG-EP-3  
MGF.:BENJAMIN MOORE  
USE:EXTERIOR LATEX  
COLOR:CHELSEA GRAY (HC-168)  
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.
- TAG-EP-4  
MGF.:GAF  
USE:TIMBERLINE HDZ ROOFING  
COLOR:CHARCOAL  
SPEC.:SHINGLES ON ROOF. SEE FIN. SCED. FOR MORE INFO.
- TAG-EP-5  
MGF.:BENJAMIN MOORE  
USE:EXTERIOR LATEX  
COLOR:BLACK (2132-10)  
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.
- TAG-EP-6  
MGF.:BENJAMIN MOORE  
USE:EXTERIOR LATEX  
COLOR:CRUSHED BERRY (2076-30)  
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.
- TAG-EP-7  
MGF.:BENJAMIN MOORE  
USE:EXTERIOR LATEX  
COLOR:CACTUS GREEN (2035-20)  
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

**SITE PLAN SIGNATURE BLOCK**

APPROVED:  
 I HERBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN  
 DIRECTOR OF PLANNING & ZONING

## EXTERIOR ELEVATION - EAST FACING REALTOR OFFICE



KEYNOTES	
2	-

DATE	ISSUE
05/27/22	ISSUE FOR PERMIT
06/13/22	OWNER COMMENTS
06/15/22	ISSUE FOR PERMIT - INTERIOR ONLY
06/24/22	PLANNING AND ZONING COMMENTS
06/29/22	PLANNING AND ZONING COMMENTS

LOCATION:  
**VELVET TACO**  
 2608 RIDGE ROAD  
 ROCKWALL, TEXAS 75087

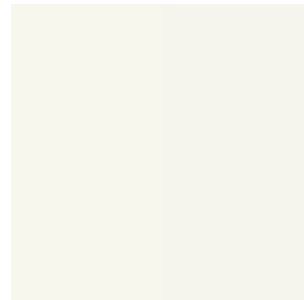
PROJECT INFORMATION:  
 ISSUE DATE: 06/15/22  
 PROJECT NUMBER: R252-22  
 AREA: 2,607 SQ.FT.  
 DRAWN BY: AH REVIEWED BY: JN

TITLE:  
**MURAL EXTERIOR ELEVATIONS**

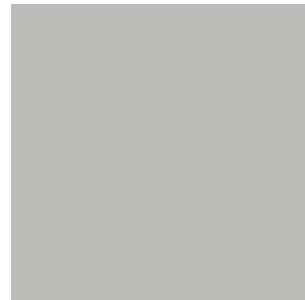
SHEET NUMBER:



ELEVATION - NORTH



**TAG:** EP-1  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** SIMPLY WHITE  
**APPLICATION:** PAINT ON TRIM



**TAG:** EP-2  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** COVENTRY GRAY (HC-169)  
**APPLICATION:** PAINT ON STUCCO WALLS



**TAG:** EP-3  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** CHELSEA GRAY (HC-168)  
**APPLICATION:** PAINT ON COPPING, TRIM, WINDOW TRIM



**TAG:** EP-4  
**MGF:** GAF  
**USE:** TIMBERLINE HDZ  
**COLOR:** CHARCOAL  
**APPLICATION:** SHINGLES ON ROOF



**TAG:** EP-5  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** BLACK (2132-10)  
**APPLICATION:** PAINT ON CANOPY



**TAG:** EP-6  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** CRUSHED BERRY (2076-30)  
**APPLICATION:** PAINT ON DOORS, TRIM AND SIDING



**TAG:** EP-7  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** CACTUS GREEN (2035-20)  
**APPLICATION:** PAINT ON SIDING

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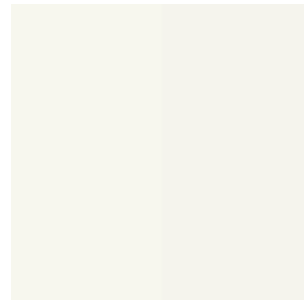


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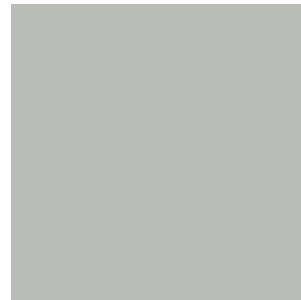
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 ROCKWALL, TX  
 06/23/2022

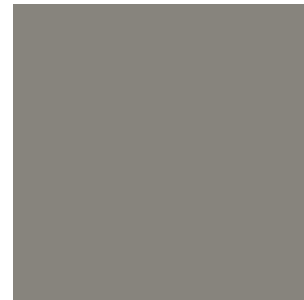
ELEVATION - EAST



**TAG:** EP-1  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** SIMPLY WHITE  
**APPLICATION:** PAINT ON TRIM



**TAG:** EP-2  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** COVENTRY GRAY (HC-169)  
**APPLICATION:** PAINT ON STUCCO WALLS



**TAG:** EP-3  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** CHELSEA GRAY (HC-168)  
**APPLICATION:** PAINT ON COPPING, TRIM, WINDOW TRIM



**TAG:** EP-4  
**MGF:** GAF  
**USE:** TIMBERLINE HDZ  
**COLOR:** CHARCOAL  
**APPLICATION:** SHINGLES ON ROOF



**TAG:** EP-5  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** BLACK (2132-10)  
**APPLICATION:** PAINT ON CANOPY



**TAG:** EP-6  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** CRUSHED BERRY (2076-30)  
**APPLICATION:** PAINT ON DOORS, TRIM AND SIDING

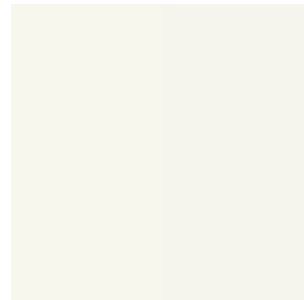


**TAG:** EP-7  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** CACTUS GREEN (2035-20)  
**APPLICATION:** PAINT ON SIDING

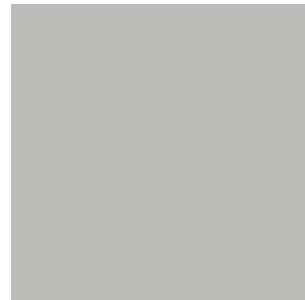




ELEVATION - SOUTH



**TAG:** EP-1  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** SIMPLY WHITE  
**APPLICATION:** PAINT ON TRIM



**TAG:** EP-2  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** COVENTRY GRAY (HC-169)  
**APPLICATION:** PAINT ON STUCCO WALLS



**TAG:** EP-3  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** CHELSEA GRAY (HC-168)  
**APPLICATION:** PAINT ON COPPING, TRIM, WINDOW TRIM



**TAG:** EP-4  
**MGF:** GAF  
**USE:** TIMBERLINE HDZ  
**COLOR:** CHARCOAL  
**APPLICATION:** SHINGLES ON ROOF



**TAG:** EP-5  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** BLACK (2132-10)  
**APPLICATION:** PAINT ON CANOPY



**TAG:** EP-6  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** CRUSHED BERRY (2076-30)  
**APPLICATION:** PAINT ON DOORS, TRIM AND SIDING

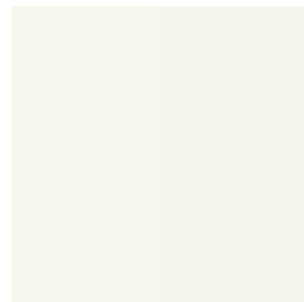
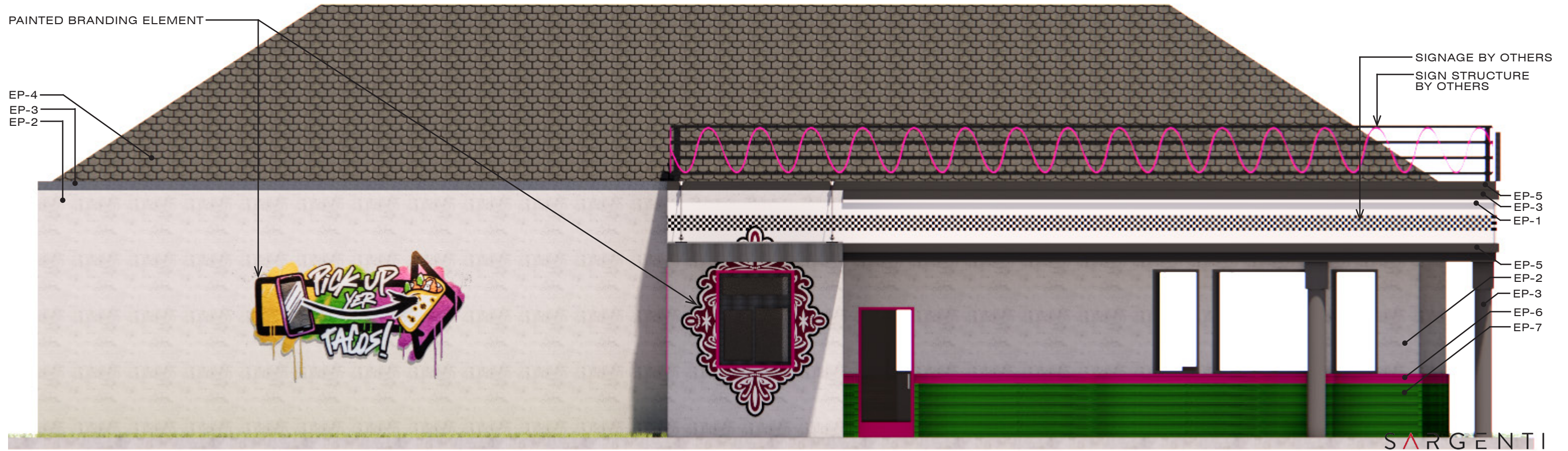


**TAG:** EP-7  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** CACTUS GREEN (2035-20)  
**APPLICATION:** PAINT ON SIDING





ELEVATION - WEST



**TAG:** EP-1  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** SIMPLY WHITE  
**APPLICATION:** PAINT ON TRIM



**TAG:** EP-2  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** COVENTRY GRAY (HC-169)  
**APPLICATION:** PAINT ON STUCCO WALLS



**TAG:** EP-3  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** CHELSEA GRAY (HC-168)  
**APPLICATION:** PAINT ON COPPING, TRIM, WINDOW TRIM



**TAG:** EP-4  
**MGF:** GAF  
**USE:** TIMBERLINE HDZ  
**COLOR:** CHARCOAL  
**APPLICATION:** SHINGLES ON ROOF



**TAG:** EP-5  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** BLACK (2132-10)  
**APPLICATION:** PAINT ON CANOPY



**TAG:** EP-6  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** CRUSHED BERRY (2076-30)  
**APPLICATION:** PAINT ON DOORS, TRIM AND SIDING



**TAG:** EP-7  
**MGF:** BENJAMIN MOORE  
**USE:** EXTERIOR LATEX PAINT  
**COLOR:** CACTUS GREEN (2035-20)  
**APPLICATION:** PAINT ON SIDING



RENDERING



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06/23/2022



RENDERING - WALL MURAL



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06/23/2022



RENDERING - GREEN CANOPY



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ROCKWALL, TX  
06/23/2022





# 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:** July 12, 2022  
**APPLICANT:** Matthew Peterson, AIA; *DB Constructors*  
**CASE NUMBER:** SP2022-034; *Site Plan for Chewters*

---

### SUMMARY

Discuss and consider a request by Matthew Peterson, AIA of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation for the approval of a Site Plan for a Manufacturing Facility and General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

### BACKGROUND

A portion of the subject property was originally annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. At the time of annexation this portion of the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, between annexation and December 7, 1993 this portion of the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. The remainder of the subject property was annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. On May 29, 2003, the two (2) portions of the subject property had been assembled as a portion of Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition. By April 5, 2005 the subject property had been rezoned to a Light Industrial (LI) District. On December 5, 2014, the subject property was replatted as Lot 2, Block B, Rockwall Technology Park, Phase 2 Addition [Case No. P2014-036] (*listed as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition by the Rockwall Central Appraisal District [RCAD] on the certified tax role*). The subject property has remained vacant since the time of annexation. On July 5, 2022, City Council approved a Specific Use Permit (SUP) [Case No. Z2022-022] to allow for a 2,800 SF General Retail Store as part of a larger 189,000 SF Light Manufacturing Facility on the subject property.

### PURPOSE

The applicant -- *Matthew Peterson, AIA of DB Constructors* -- is requesting the approval of a Site Plan for a 2,800 SF General Retail Store as part of a 189,000 SF Light Manufacturing Facility.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of Corporate Crossing (FM-549) and Discovery Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Discovery Boulevard, which is classified 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 an 8.885-acre vacant parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park Phase 2 Addition*) and an 11.313-acre vacant tract of land (*i.e. Tract 2-01 of the J H B Jones Survey, Abstract No. 125*). Both lots are currently owned by the Rockwall Economic Development Corporation (REDC) and zoned Light Industrial (LI) District.

South: Directly south of the subject property is Springer 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 3.853-acre vacant tract of land (i.e. *Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186*). Beyond this is a two (2) acre parcel of land (i.e. *Lot 1, Block A, of the Pannell Subdivision*) which is developed with a House of Worship (i.e. *Church of His Glory*). Both of these lots are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Beyond these uses is a 1.981-acre parcel of land (i.e. *Lot 2, Block A, Subway-Gateway-Health Food Store Addition*) developed with two (2) Restaurants with 2,000 SF or More, one (1) with a drive-in (i.e. *Sonic*) and one (1) without a drive-through or drive-in (i.e. *Subway*). These parcels are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Beyond this is SH-276, which is classified as a TXDOT6D (i.e. a *Texas Department of Transportation, six [6] lane, divided 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 12.00-acre parcel of land (i.e. *Lot 3, Block B, Rockwall Technology Park Phase 2 Addition*) developed with a manufacturing facility (i.e. *RTT Engineered Solutions*) that is zoned Light Industrial (LI) District. Beyond this is a 38.93-acre parcel of land (i.e. *Lot 2, Block B, Rockwall Technology Park Phase III*) developed with a manufacturing facility (i.e. *Bimbo Bakery*) that is zoned Light Industrial (LI) District.

**West:** Directly west of the subject property is a 8.035-acre parcel of land (i.e. *Lot 7, Block A, Rockwall Technology Park Addition*) which is zoned Light Industrial (LI) District and is currently owned by the Rockwall Economic Development Corporation (REDC). Beyond this is a four (4) acre parcel of land (i.e. *Lot 1, Block A, Rockwall Technology Park Addition*) currently developed with a 29,520 SF Office Building (i.e. *L3 Technologies*). Beyond this is Research Circle, which is classified as a R2 (i.e. *residential, two (2) lane, undivided 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 *Light-Manufacturing Facility* is permitted *by-right* in a Light Industrial (LI) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the variances and exceptions outline in the *Variances and Exceptions by the Applicant* section below. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>12,500 SF</i>	<i>X= 463,889 SF; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>125-Feet</i>	<i>X≥756-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X≥667-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>50-Feet</i>	<i>X≥-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>20-Feet</i>	<i>X&gt;10-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>15-Feet</i>	<i>X≥13.7-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=29' 8"; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=40.93%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1/500 SF or 0.75/Employee</i>	<i>X=166; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>	<i>X=19.15%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>90-95%</i>	<i>C=72.65%; In Conformance</i>

**CONFORMANCE WITH THE CITY'S CODES**

Based on Subsection 02.02, *Land Use Standards*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the applicant is requesting the approval of a *Light Manufacturing Facility*, which conforms to the land uses listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for a property situated in a Light Industrial (LI) District. The proposed site plan generally conforms to the *General Overlay District Standards* and the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances and exceptions being requested in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

## **VARIANCES AND EXCEPTIONS BY THE APPLICANT**

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions and variances:

### Exceptions.

- (1) Secondary Building Facades. According to Subsection 04.01(C)(2) of Article 05, *Development Standards*, of the Unified Development Code (UDC) secondary facades require projections associated with architectural elements and wall lengths. Specifically, secondary architectural elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building does not incorporate vertical and horizontal projections that meet the requirements established by the Unified Development Code (UDC) for secondary building façades; however, this variance is not atypical for larger industrial buildings.
- (2) Primary Building Materials. According to Subsection 05.01(A)(1)(a) of Article 05, *Development Standards*, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry materials. In this case, the applicant is requesting an exception to utilize tilt-wall. This is not an atypical request for larger industrial buildings.

### Variances.

- (1) Stone. According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades." In this case the applicant has not provided any natural or quarried stone, but is proposing to utilize a cultured stone in the amount of 17% - 27%. This will require a variance from the Planning and Zoning Commission.
- (2) Four (4) Sided Architecture. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC) all building 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 shall be planted along perimeter of the subject property to the rear of the building. This will require a variance from the Planning and Zoning Commission.
- (3) Landscape Buffer along Corporate Crossing (FM-549). According to Subsection 06.01(E)(h) of Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), the minimum landscape buffer along FM-549 for an *Industrial/Office/Technology Land Uses* is 50-feet. The subject property only has a 37-foot buffer for the majority of the adjacency of Corporate Crossing but incorporates the 50' buffer along the corner sections of both Discovery Boulevard and Springer Road. This will require a variance 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 exceptions and variances 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 would create an undue hardship. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] increased architectural elements [2] additional landscaping along around the building [3] higher caliper trees for 21 Live Oaks (*i.e. five [5] caliper inch trees in lieu of the required four [4] caliper inch trees*), [4] an increased landscape buffer along Discovery Boulevard, [5] an increased landscape buffer along Springer Road, and [6] a six (6) foot wide berm along Corporate Crossing. Requests for exceptions and variances 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 an 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 Technology District and is designated for Technology/Employment Center land uses. According to the plan, the Technology/Employment Center "...should be preserved for larger clean industrial businesses that can help diversify the City's tax base" Currently, the areas within the Technology District especially those within the City's Technology Park are

developed with industrial land uses. In addition, the applicant is proposing to construct a 189,000 SF *Light Manufacturing Facility* on the subject property, which is situated within the City's Technology Park. Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

### **ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION**

On June 28, the Architecture Review Board (ARB) reviewed the proposed building elevations, and requested changes from the applicant. Specifically, the ARB requested that the applicant provide a secondary entryway on the west elevation adjacent to Corporate Crossing. The applicant has provided updated building elevations that appears to meet the ARB's request. These will be reviewed by the ARB at the meeting on July 12, 2022.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the construction of the 189,000 SF *Light Manufacturing 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) The applicant will need to provide an updated landscape plan showing conformance to the requirements of the Unified Development Code (UDC) prior to submitting engineering plans. Specifically, the landscape plan needs to show conformance to the planting requirements for landscape buffers and detention ponds.
- (3) 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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			
SUBDIVISION	Rockwall Technology Park, Phase II	LOT	1
		BLOCK	B
GENERAL LOCATION	Southeast corner of Discovery Blvd & Corporate Crossing		

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	unimproved
PROPOSED ZONING	Light Industrial with PD for factory store	PROPOSED USE	manufacturing/warehouse/office/factory store
ACREAGE	10.649	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]

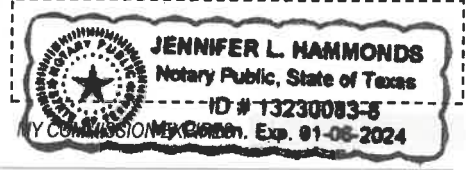
<input type="checkbox"/> OWNER	Rockwall Economic Development Corporation	<input checked="" type="checkbox"/> APPLICANT	db constructors
CONTACT PERSON	Matt Wavering	CONTACT PERSON	Matthew Peterson, AIA
ADDRESS	2610 Observation Trl, Suite 104	ADDRESS	2400 Great Southwest Parkway
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Fort Worth, TX 76106
PHONE	972-772-0025	PHONE	817-626-7300
E-MAIL	mwavering@rockwalledc.com	E-MAIL	matthew@dbconstructors.com

### NOTARY VERIFICATION [REQUIRED]

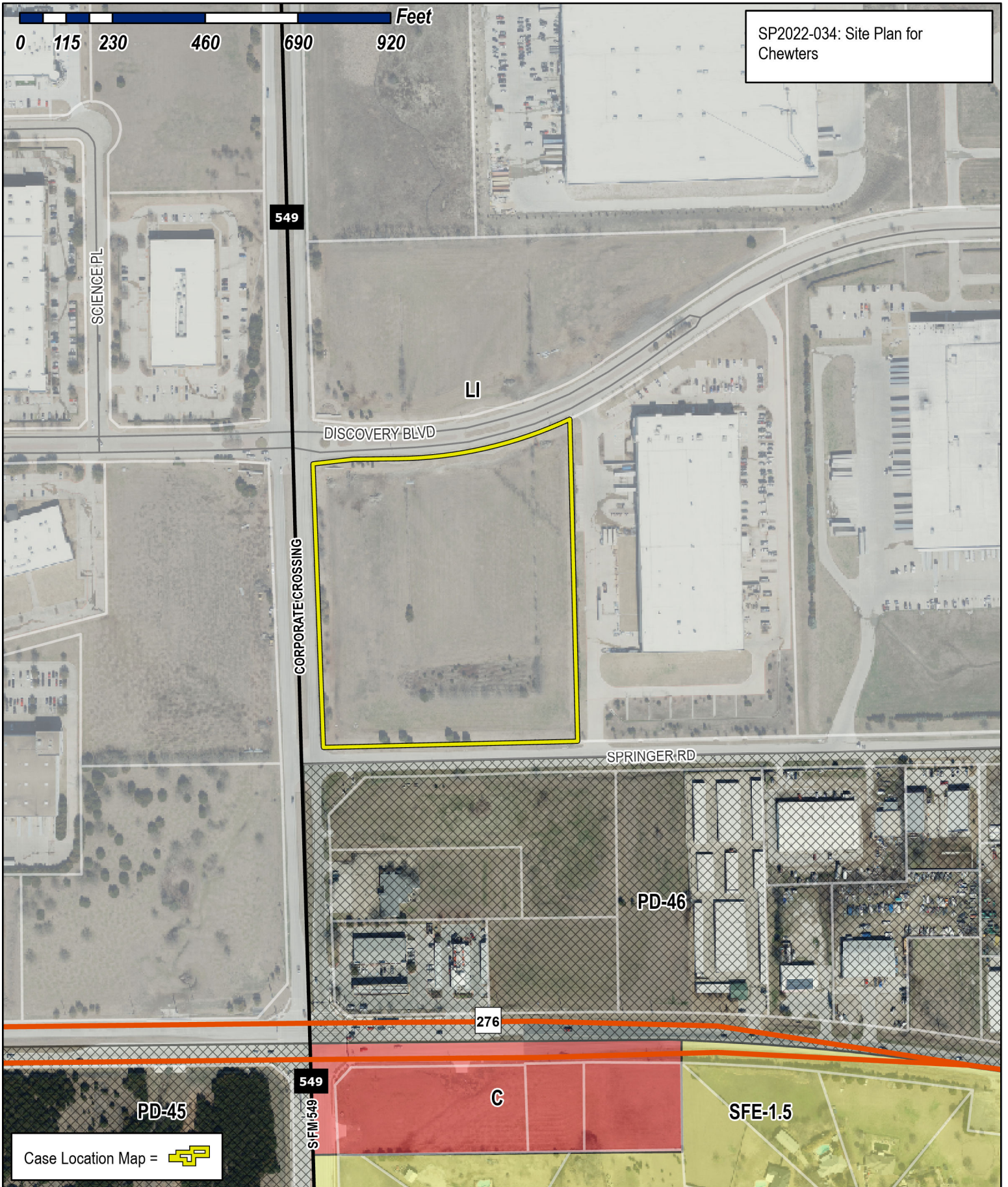
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 462.98 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17<sup>th</sup> DAY OF June, 2022. 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 14<sup>th</sup> DAY OF June, 2022  
OWNER'S SIGNATURE [Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]







SP2022-034: Site Plan for Chewters

Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.







Bethany Ross  
Planner  
City of Rockwall  
[bross@rockwall.com](mailto:bross@rockwall.com)  
972.772.6488

RE : Site Plan Submittal : Chewters Chocolates  
Discovery Boulevard  
Lot 1, Block B Rockwall Technology Park

Ms. Ross,

First, we want to thank you for all of the assistance you have given us as we have been putting this together. We can't tell you how much we have appreciated it!

Enclosed within this package is the following :

1. Development Application
2. Civil Site Plan
3. Landscape Design Plans
4. Building Plan and Elevation Design Plans
5. 3D Rendering Boards
6. Photometric
7. Physical Sample Board
8. Email from David Scott (NTMWB) discussing the easement
9. Letter from Chewters Chocolates discussing their employee head count

We look forward to working through the process with the City of Rockwall on this project!

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew J Peterson', with a long horizontal flourish extending to the right.

Matthew J Peterson, AIA  
Vice-President of Design & Development



Chewters Chocolates  
1648 Derwent Way  
Delta, BC  
V3M 6R9

Att: Matthew Peterson  
DB Constructors, Inc  
2400 Great Southwest Parkway  
Fort Worth, TX  
76106

Subject: Parking Spaces – Rockwall, TX Facility

Matthew,

In response to your request regarding the number of full-time employees forecasted to be working at the new Chewters Chocolates facility in Rockwall, TX, we anticipate the following based on our current business growth forecast.

The production schedule for the facility will be based on a 3 shift rotation, so the hourly head count will be spread across the 3 production shifts. During shift change, at 7:00am, 3:00pm, and 11:00pm, we will have overlap of employees. Salaried employees will predominantly be working during the day shift, with overlap onto the afternoon and midnight shift.

	<b>Total Employees</b>	<b>Salaried</b>	<b>Hourly</b>	<b>Max Per Day Shift</b>
Year 1	19 employees	5 employees	14 employees	12 employees
Year 2	31 employees	5 employees	26 employees	20 employees
Year 3	43 employees	7 employees	36 employees	24 employees
Year 4	60 employees	10 employees	50 employees	30 employees
Year 5	90 employees	20 employees	70 employees	45 employees
Year 6	90 employees	20 employees	70 employees	55 employees
Year 7	110 employees	25 employees	85 employees	60 employees
Year 8	110 employees	25 employees	85 employees	60 employees
Year 9	110 employees	25 employees	85 employees	60 employees
Year 10	120 employees	30 employees	90 employees	65 employees

We anticipate a total of 120 full-time employees will work at the Rockwall facility. The maximum number of employees working on the day shift will be 65. The number of employee parking spaces requires to support day shift employees, plus shift change over-lap is 125 parking spaces.

Please contact me if have any questions or require additional information.

Regards,

John Oucharek  
Vice President, Operations



## Matthew Peterson

---

**From:** David Scott <dscott@NTMWD.COM> on behalf of David Scott  
**Sent:** Friday, 13 May, 2022 08:16  
**To:** Cameron Ehn  
**Cc:** Matthew Peterson  
**Subject:** RE: Chewters - New Development Coor.

Shrubs or Crepe Myrtles are okay

---

**From:** Cameron Ehn <cameron@dbconstructors.com>  
**Sent:** Thursday, May 12, 2022 4:57 PM  
**To:** David Scott <dscott@NTMWD.COM>  
**Cc:** Matthew Peterson <matthew@dbconstructors.com>  
**Subject:** RE: Chewters - New Development Coor.

Thanks David. Appreciate the quick turnaround.

Also to confirm, we are allowed to plan shrubs and ornamental trees within the easement correct?



**Cameron Ehn, PE**  
Director of Engineering  
**O:** 817-626-7300 x110  
**M:** 940-597-5146  
**E:** [cameron@dbconstructors.com](mailto:cameron@dbconstructors.com)  
2400 Great Southwest Parkway  
Fort Worth, TX 76106  
[www.dbconstructors.com](http://www.dbconstructors.com)

*Top 50 North Texas General Contractors – Dallas Business Journal 2020*

---

**From:** David Scott <[dscott@NTMWD.COM](mailto:dscott@NTMWD.COM)>  
**Sent:** Thursday, May 12, 2022 4:50 PM  
**To:** Cameron Ehn <[cameron@dbconstructors.com](mailto:cameron@dbconstructors.com)>  
**Cc:** Matthew J. Peterson <[matthew@dbconstructors.com](mailto:matthew@dbconstructors.com)>  
**Subject:** RE: Chewters - New Development Coor.

Cameron, Here's our waterline plans and notes for your drwgs. There are several above ground appurtenances in this area as noted on plans.

Notes and instructions below:

**The following NTMWD notes shall be included on the cover sheet, grading, paving, storm sewer, water and sewer, illumination and landscaping plan sheets or referenced by note.**

“NTMWD NOTES”

- A. North Texas Municipal Water District (NTMWD) 84-inch water transmission pipeline is located within limits of construction.

- B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.
- C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD Engineering at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.
- D. A minimum of 4.5 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 4.5 feet, then a thickened pavement section is required.
- E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.
- F. Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.
- G. Unless otherwise shown or required, a minimum of two-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.
- H. "The contractor shall contact NTMWD Line Locates at (469) 626-4569 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

Regards

**David Scott**

Program Manager

North Texas Municipal Water District

[505 E. Brown Street | Wylie, Texas 75098](#)

Direct: 469.626.4712 | Cell: 214.733.4986

[dscott@ntmwd.com](mailto:dscott@ntmwd.com)

---

**From:** Cameron Ehn <[cameron@dbconstructors.com](mailto:cameron@dbconstructors.com)>

**Sent:** Thursday, May 12, 2022 3:48 PM

**To:** David Scott <[dscott@NTMWD.COM](mailto:dscott@NTMWD.COM)>

**Cc:** Matthew J. Peterson <[matthew@dbconstructors.com](mailto:matthew@dbconstructors.com)>

**Subject:** Chewters - New Development Coor.

Afternoon Scott,

Appreciate you taking my call earlier. Per our discussion I've attached our Conceptual Site Plan. We have some tweaks to make, but we don't expect things to change drastically. As it relates to your line, we plan on putting standard car parking over the top of it as well as a drive isle/fire lane.

Please review the attached at your earliest convenience. We're still in the conceptual design phase, but we hope to have more robust plans to share in the coming weeks. We will forward those along as soon as they're ready. In the meantime, if you have any questions or need additional information do not hesitate to ask.

Sincerely,





**Cameron Ehn, PE**  
Director of Engineering

**O:** 817-626-7300 x110

**M:** 940-597-5146

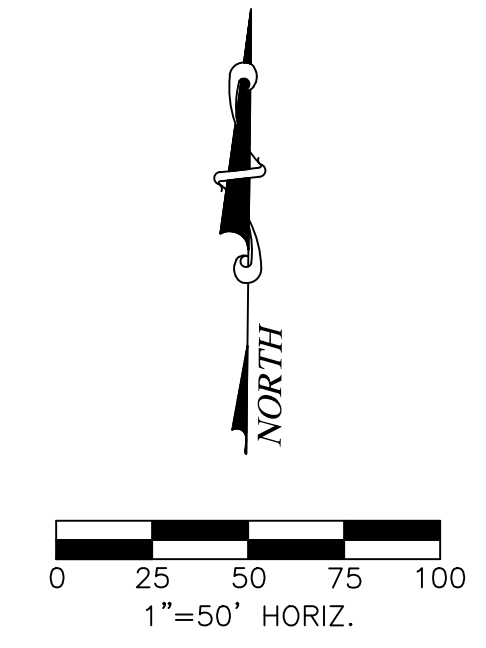
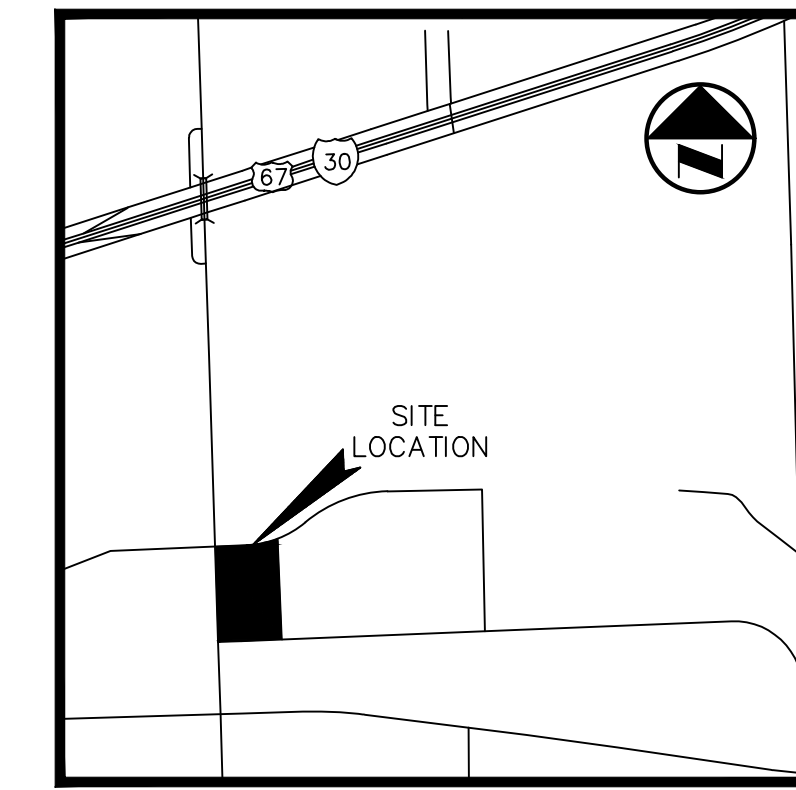
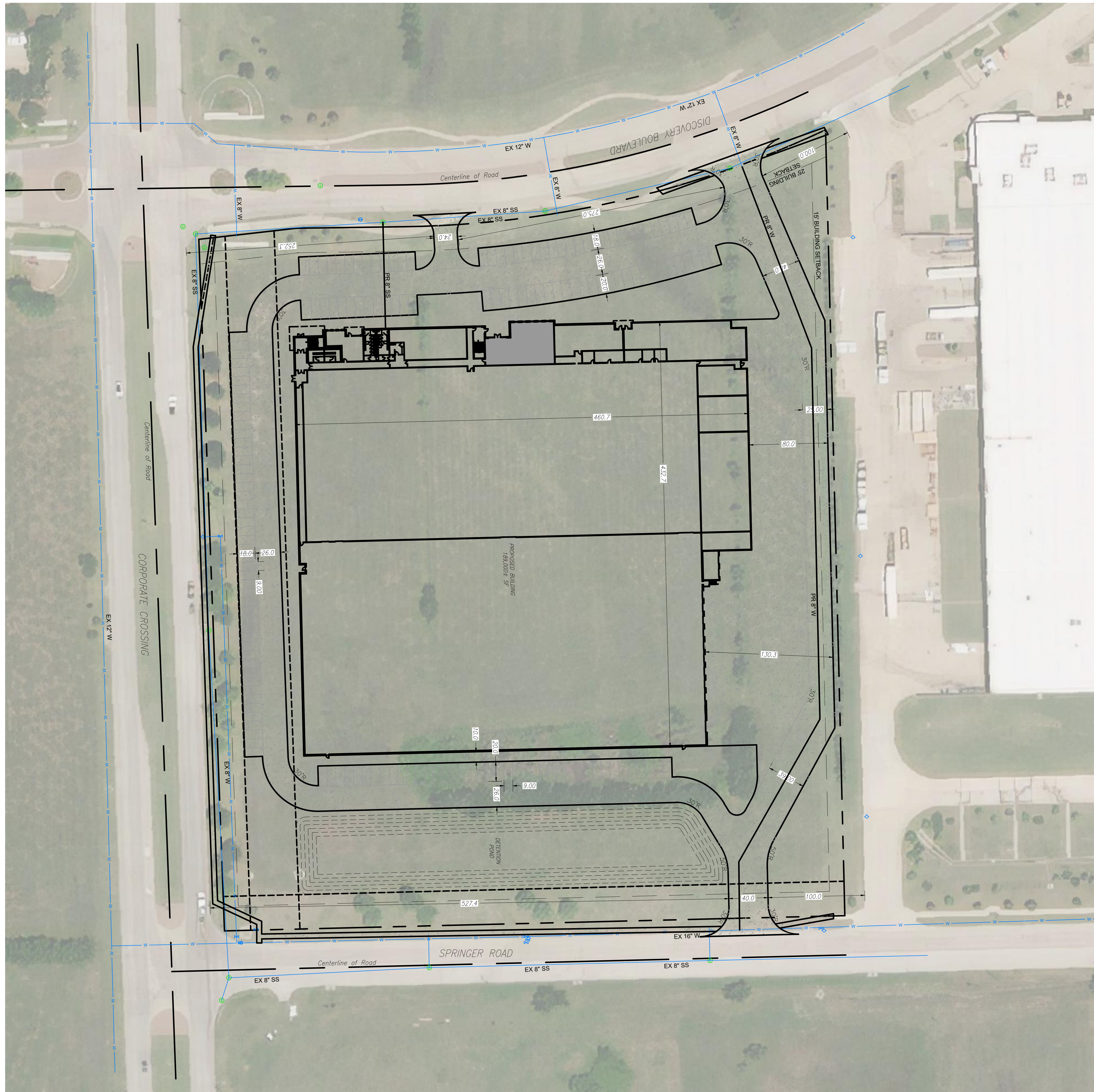
**E:** [cameron@dbconstructors.com](mailto:cameron@dbconstructors.com)

2400 Great Southwest Parkway  
Fort Worth, TX 76106

[www.dbconstructors.com](http://www.dbconstructors.com)

*Top 50 North Texas General Contractors – Dallas Business Journal 2020*





**CHEWTERS CHOCOLATE**

16-Jun-22

**SITE TABULATIONS :**

<b>TOTAL SITE AREA :</b>	463,889 SF	10.65 AC
<b>TOTAL IMPERVIOUS :</b>	336,997 SF	7.74 AC

<b>ROADS + PARKING :</b>	128,231 SF	2.944 AC
<b>BUILDING :</b>	189,853 SF	4.358 AC
<b>BUILDING SIDEWALKS :</b>	8,234 SF	0.189 AC
<b>EXISTING SIDEWALKS :</b>	3,586 SF	0.082 AC
<b>ROW SIDEWALKS :</b>	7,093 SF	0.163 AC

**REQUIRED PARKING :**

<b>OFFICE :</b>	7925 SF	1/300	26 SPACES
<b>RETAIL :</b>	2700 SF	1/250	11 SPACES
<b>WAREHOUSE :</b>	90500 SF	1/1000*	91 SPACES
<b>MANUFACTURING :</b>	85161 SF	1/500*	170 SPACES

\*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

**TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):** 298 SPACES

**PARKING PROVIDED :**

<b>OFFICE :</b>	26 SPACES
<b>RETAIL :</b>	12 SPACES
<b>WAREHOUSE :</b>	20 SPACES
<b>MANUFACTURING :</b>	108 SPACES

166 SPACES

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

**Notes:**

1. Parking adjacent to building are 9'x20'
2. Parking not adjacent to building are 9'x18'
3. Site is utilizing trash compactors. See building architecture.
4. We are not anticipating pad mounted utilities.
5. All HVAC units will be mounted on the roof.
6. Detention will be provided. Maximum slope on pond shown is 4:1
7. Variance requested for driveway spacing as part of the application.

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

**DCG ENGINEERING**

DCG E n g i n e e r i n g  
1668 K r P r S 100  
K r, TX 76248  
P : (817) 874-2941 r (817) 201-4477  
E n g i n e e r i n g  
E r F r R r N r F-21947

**PRELIMINARY FOR REVIEW ONLY**

N r c r r P r r

Engineer: \_\_\_\_\_ ENGINEER  
P.E. No. \_\_\_\_\_ PE# \_\_\_\_\_ Date \_\_\_\_\_ DATE

**CHEWTERS CHOCOLATE**  
2911 DISCOVERY BLVD / LOT 1 BLOCK B  
ROCKWALL TECH PARK, PH II  
ROCKWALL, TEXAS



db constructors, inc.  
2400 GREAT SOUTHWEST PARKWAY  
FORT WORTH, TX  
817.626.7300  
INFO@DBCONSTRUCTORS.COM

**OWNER :**  
ROCKWALL EDC +  
2610 OBSERVATION TRAIL  
ROCKWALL, TX  
972.772.0025

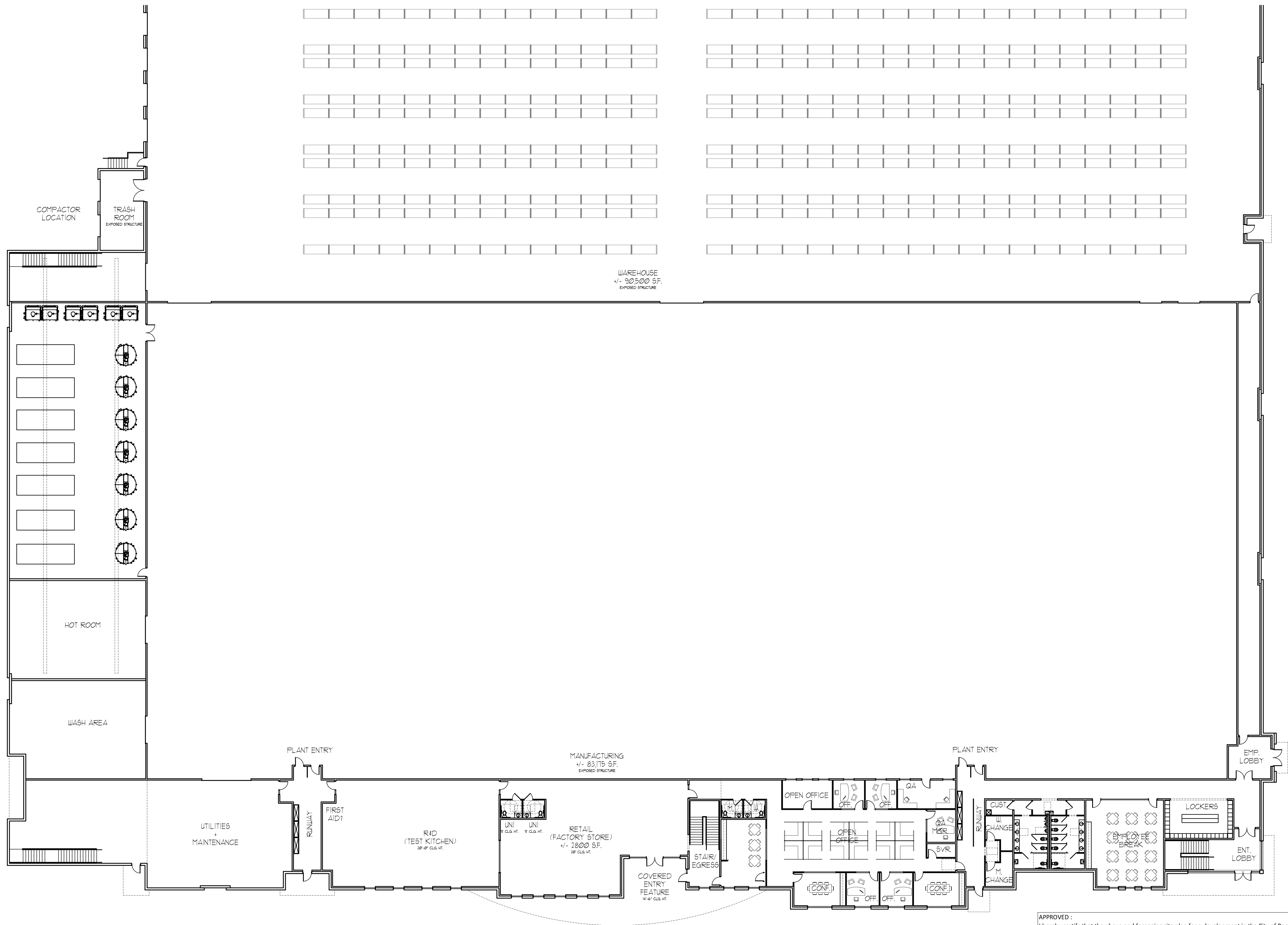
**CHEWTERS CHOCOLATE**  
1648 DERWENT WAY  
DELTA, BC  
604.515.7117

**APPLICANT :**  
DB CONSTRUCTORS, INC  
MATTHEW J PETERSON  
972.837.6244  
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP
<b>CHEWTERS CHOCOLATE</b>		
Case No.	SP2022-34	
DATE:	2022.06.15	

REV.	DATE	CHANGE	BY
-	06-17-2022	SITE PLAN SUBMITTAL	MP
-	07-06-2022	SP RESUBMITTAL	MP





1 BUILDING PLAN OVERALL

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

APPROVED :  
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WITNESS OUR HAND, this \_\_\_\_ day of \_\_\_\_, 2022

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

REV.	DATE	CHANGE	BY
-	06.17.2022	SITE PLAN SUBMITTAL	MP
-	07.06.2022	SP RESUBMITTAL	MP

**CHEWTERS CHOCOLATE**  
 2911 DISCOVERY BLVD / LOT 1 BLOCK B  
 ROCKWALL TECH PARK, PH II  
 ROCKWALL, TEXAS

  
 db constructors, inc.  
 2400 GREAT SOUTHWEST PARKWAY  
 FORT WORTH, TX  
 817.626.7300  
 INFO@DBCSTRUCTORS.COM

**OWNER :**  
 ROCKWALL EDC +  
 2610 OBSERVATION TRAIL  
 ROCKWALL, TX  
 972.772.0025

**CHEWTERS CHOCOLATE**  
 1648 DERWENT WAY  
 DELTA, BC  
 604.515.7117

**APPLICANT :**  
 DB CONSTRUCTORS, INC  
 MATTHEW J PETERSON  
 972.837.6244  
 MATTHEW@DBCSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

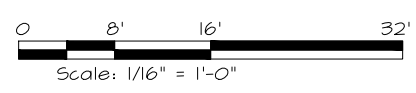
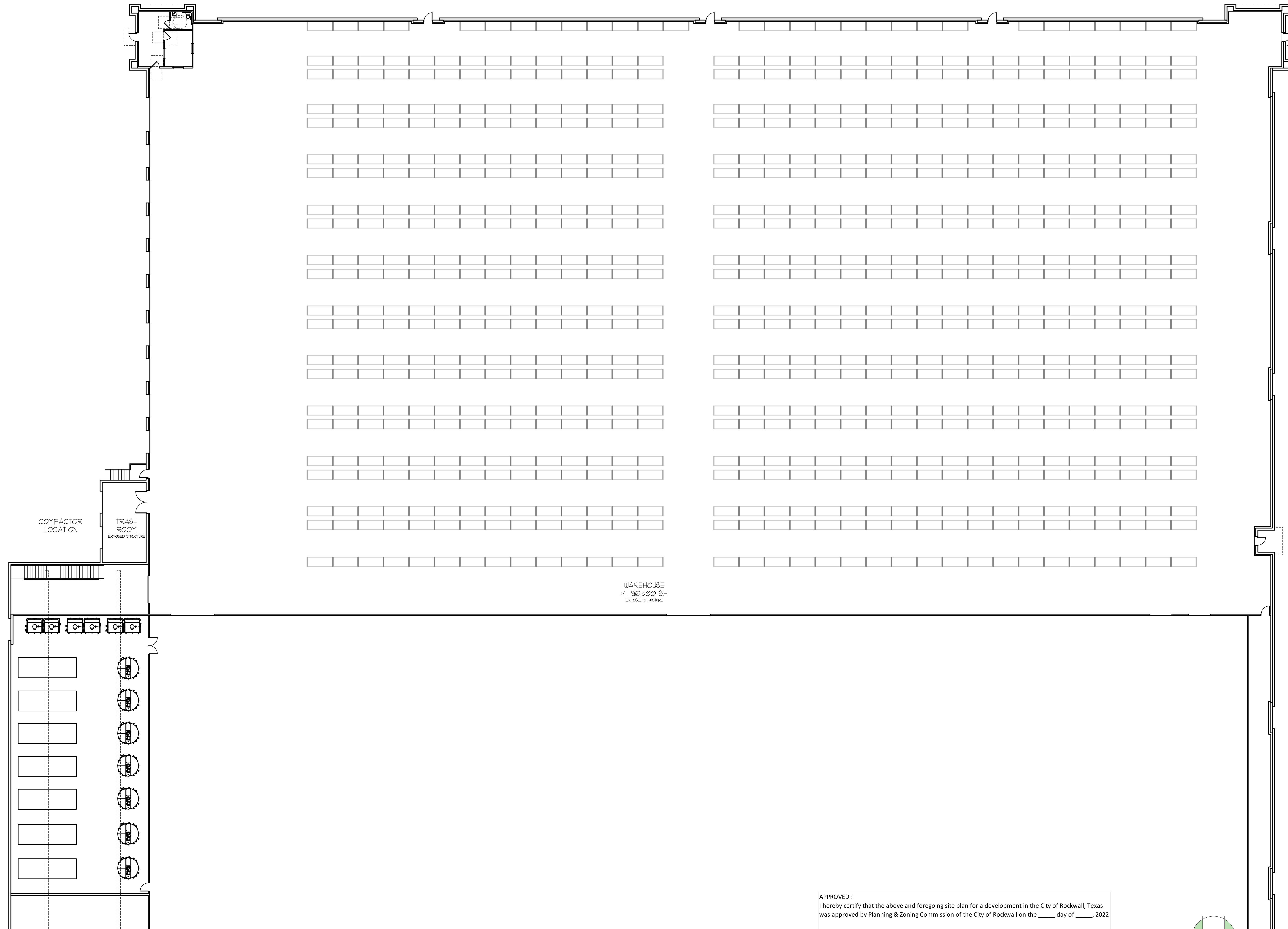
**CHEWTERS CHOCOLATE**

Case No. SP2022-34

DATE: 2022.06.15

BLDG. PLAN  
 A-1A





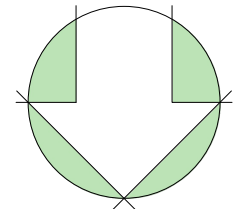
1 BUILDING PLAN OVERALL - MATCH FROM PREVIOUS  
SCALE: 1/16" = 1'-0"

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CHEWTERS CHOCOLOATE		
Case No.	SP2022-34	
DATE:	2022.06.15	
BLDG. PLAN A-1B		



**CHEWTERS CHOCOLATE**

15-Jun-22  
01-Jul-22 REVISED

FRONT ELEVATION :  
(DISCOVERY BLVD)

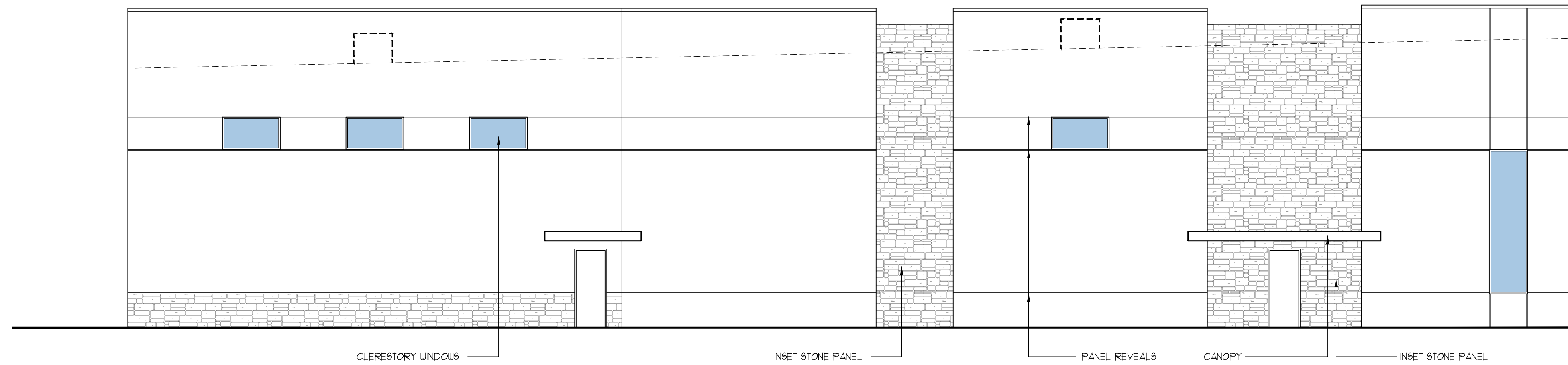
TOTAL FRONT ELEVATION AREA :	15793 SF
DOORS & GLAZING :	2762 SF
DOOR & GLAZING PERCENTAGE :	17%
NET FRONT ELEVATION AREA :	13031 SF
STONE :	3466 SF
STONE PERCENTAGE :	27%
PAINTED TILT PANEL :	73%

RIGHT ELEVATION :  
(CORPORATE CROSSING)

TOTAL FRONT ELEVATION AREA :	13960 SF
DOORS & GLAZING :	482 SF
DOOR & GLAZING PERCENTAGE :	3%
NET FRONT ELEVATION AREA :	13478 SF
STONE :	2686 SF
STONE PERCENTAGE :	20%
PAINTED TILT PANEL :	80%

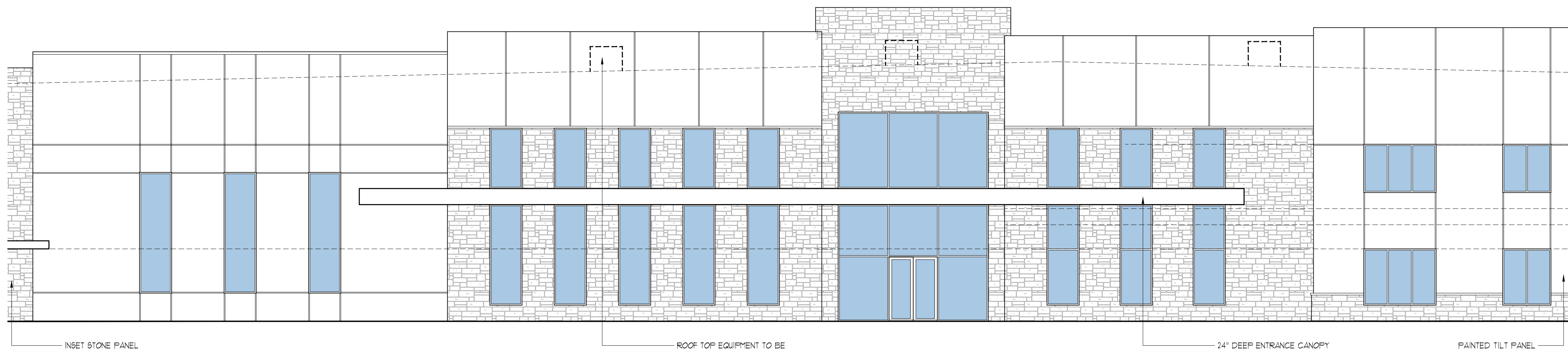
REAR ELEVATION :  
(SPRINGER LANE)

TOTAL FRONT ELEVATION AREA :	15400 SF
DOORS & GLAZING :	24 SF
DOOR & GLAZING PERCENTAGE :	0.2%
NET FRONT ELEVATION AREA :	15376 SF
STONE :	2610 SF
STONE PERCENTAGE :	17%
PAINTED TILT PANEL :	83%



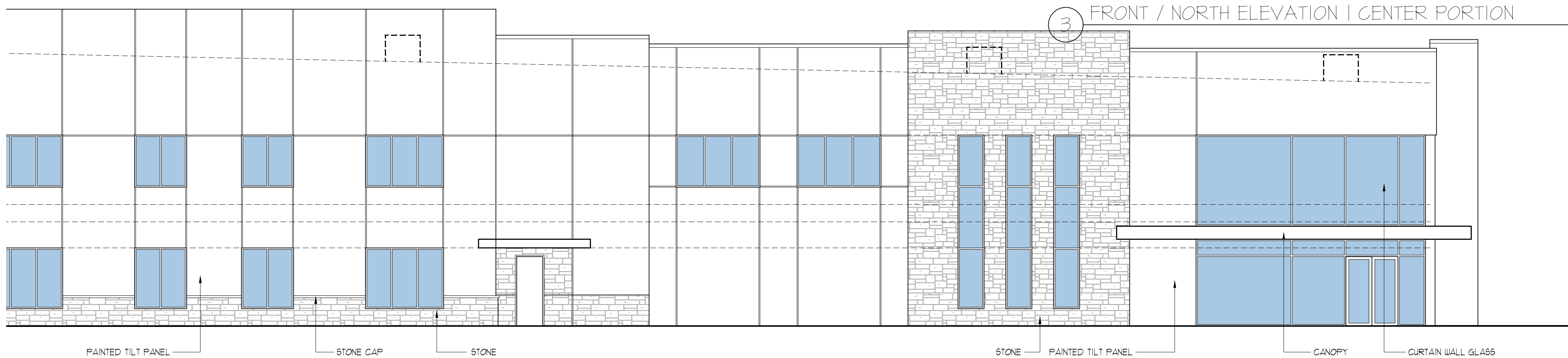
4 FRONT / NORTH ELEVATION | EAST PORTION

SCALE: 1/8" = 1'-0"



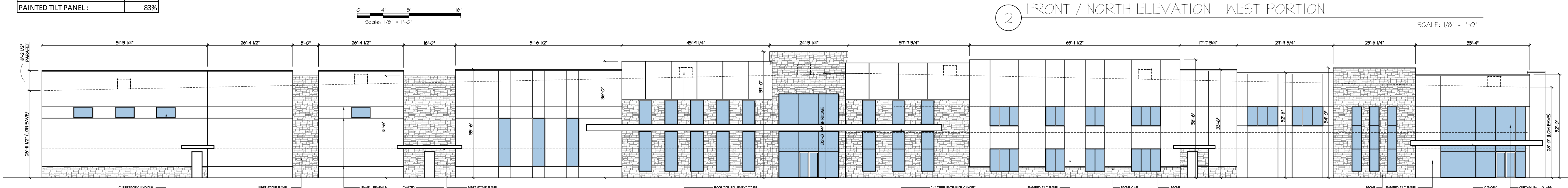
3 FRONT / NORTH ELEVATION | CENTER PORTION

SCALE: 1/8" = 1'-0"



2 FRONT / NORTH ELEVATION | WEST PORTION

SCALE: 1/8" = 1'-0"



1 FRONT / NORTH ELEVATION | DISCOVERY BLVD

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

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DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLATE

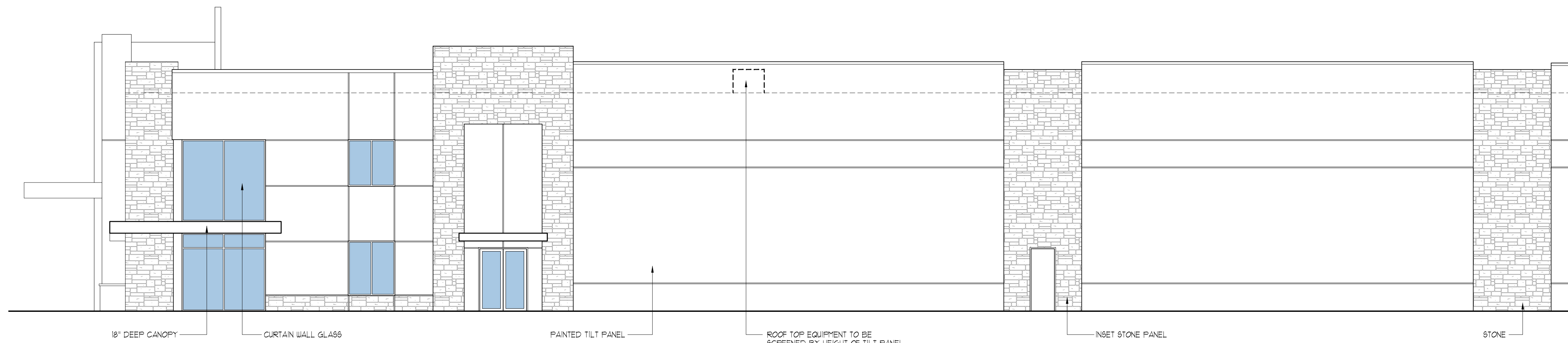
Case No. SP2022-34

DATE: 2022.06.15

FRONT ELEV.

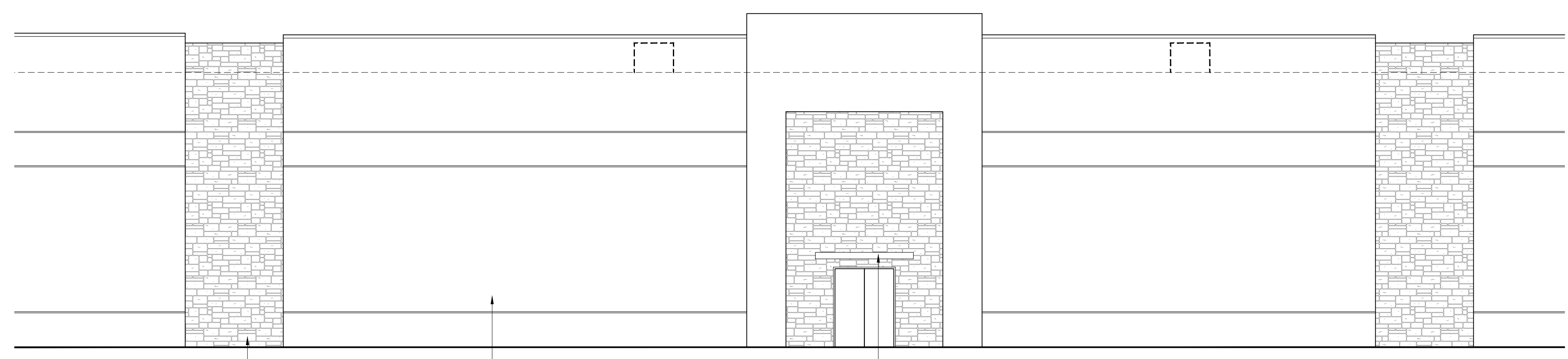
A-2





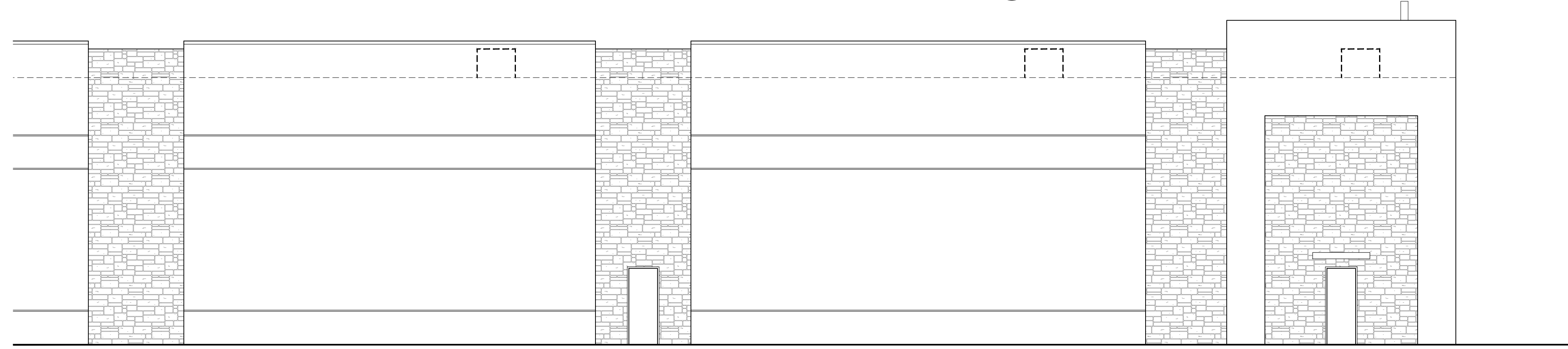
4 RIGHT / WEST ELEVATION | NORTH PORTION

SCALE: 1/8" = 1'-0"



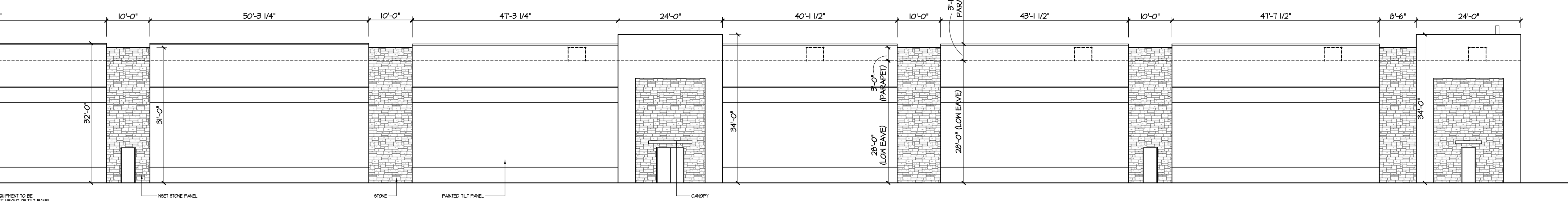
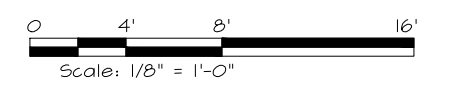
3 RIGHT / WEST ELEVATION | CENTER PORTION

SCALE: 1/8" = 1'-0"



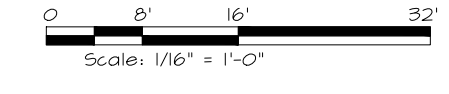
2 RIGHT / WEST ELEVATION | SOUTH PORTION

SCALE: 1/8" = 1'-0"



1 RIGHT SIDE / WEST ELEVATION | CORPORATE CROSSING

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



**CHEWTERS CHOCOLATE**

15-Jun-22  
01-Jul-22 REVISED

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(DISCOVERY BLVD)

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\_\_\_\_\_  
Director of Planning and Zoning

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-	07.06.2022	MP	SP RESUBMITTAL

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DESIGN	DRAWN	CHKD
MP	MP	MP

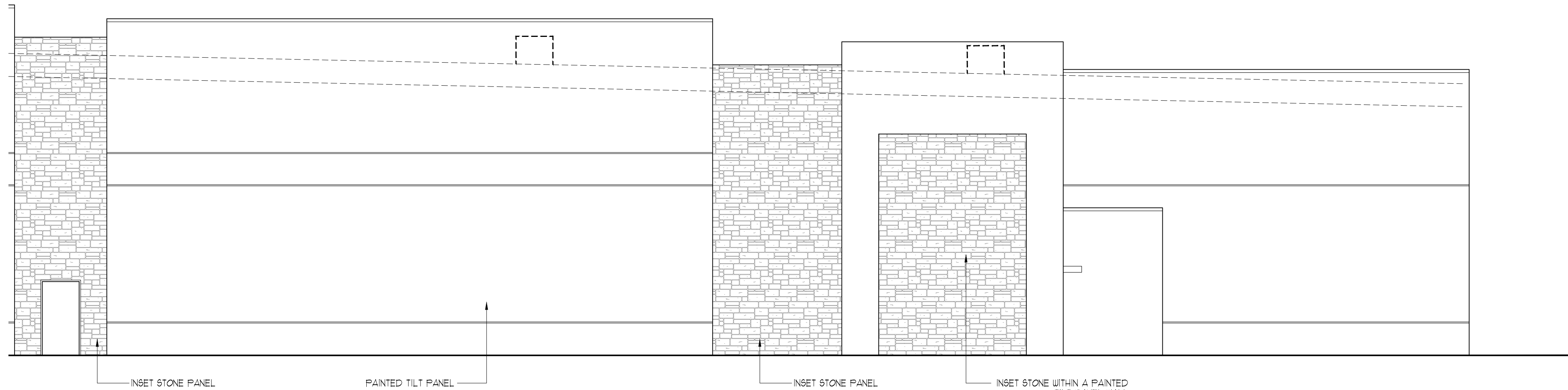
**CHEWTERS CHOCOLATE**

Case No. SP2022-34

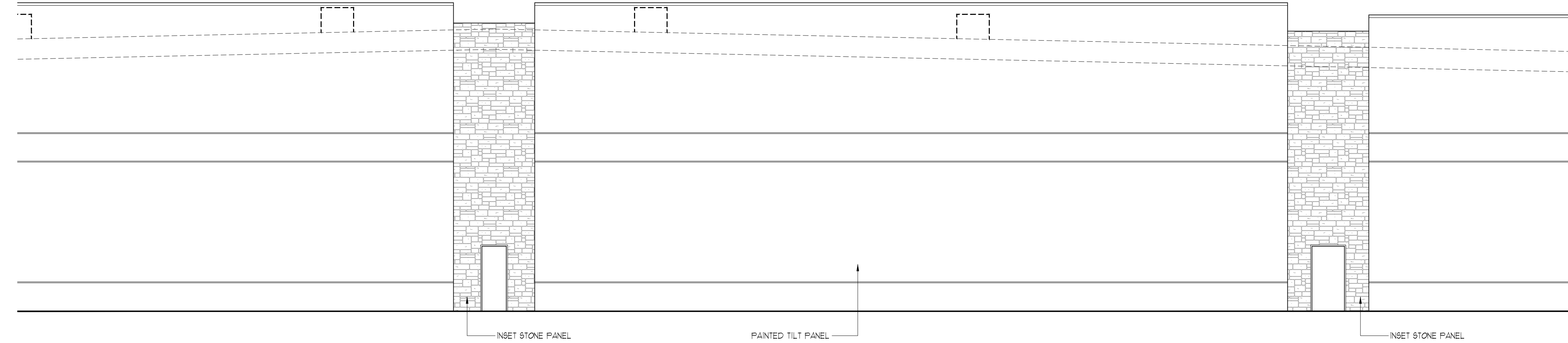
DATE: 2022.06.15

SIDE ELEV.  
A-3

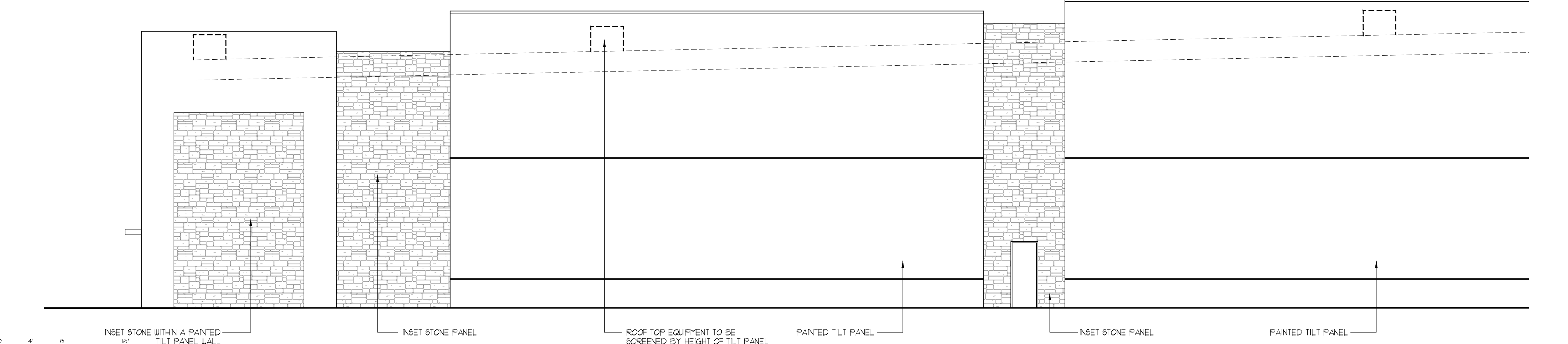




4 REAR / SOUTH ELEVATION | SPRINGER LANE - EAST PORTION  
SCALE: 1/8" = 1'-0"



3 REAR / SOUTH ELEVATION | SPRINGER LANE - CENTER PORTION  
SCALE: 1/8" = 1'-0"



2 REAR / SOUTH ELEVATION | SPRINGER LANE - WEST PORTION  
SCALE: 1/8" = 1'-0"

**CHEWTERS CHOCOLATE**  
15-Jun-22  
01-Jul-22 REVISED  
FRONT ELEVATION :  
(DISCOVERY BLVD)

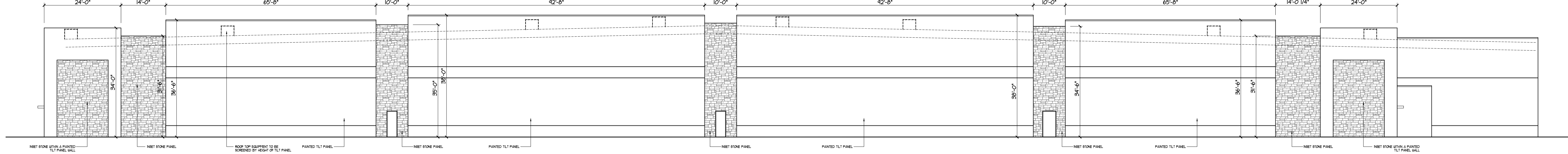
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1 REAR / SOUTH ELEVATION | SPRINGER LANE  
SCALE: 1/16" = 1'-0"

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Planning & Zoning Commission, Chairman      Director of Planning and Zoning

REV.	DATE	PLAN STATUS	CHANGE BY
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ROCKWALL, TEXAS

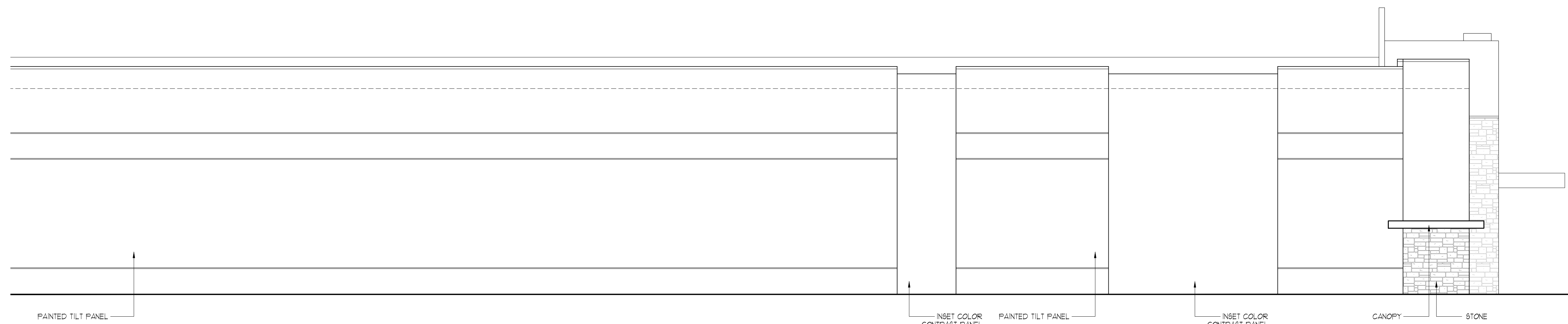
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DESIGN	DRAWN	CHKD
MP	MP	MP

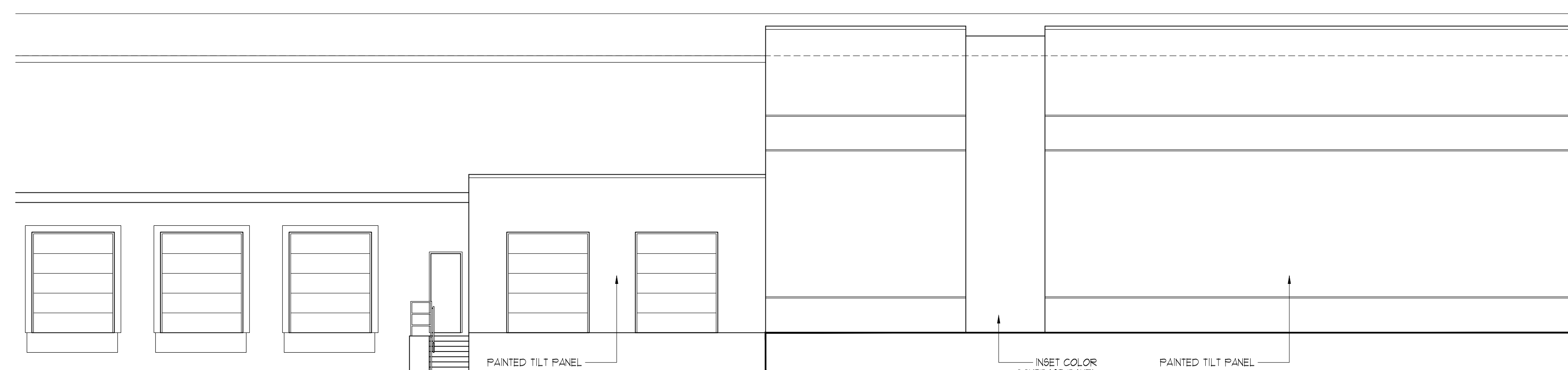
CHEWTERS CHOCOLATE  
Case No. SP2022-34  
DATE: 2022.06.15  
REAR ELEV.  
A-4





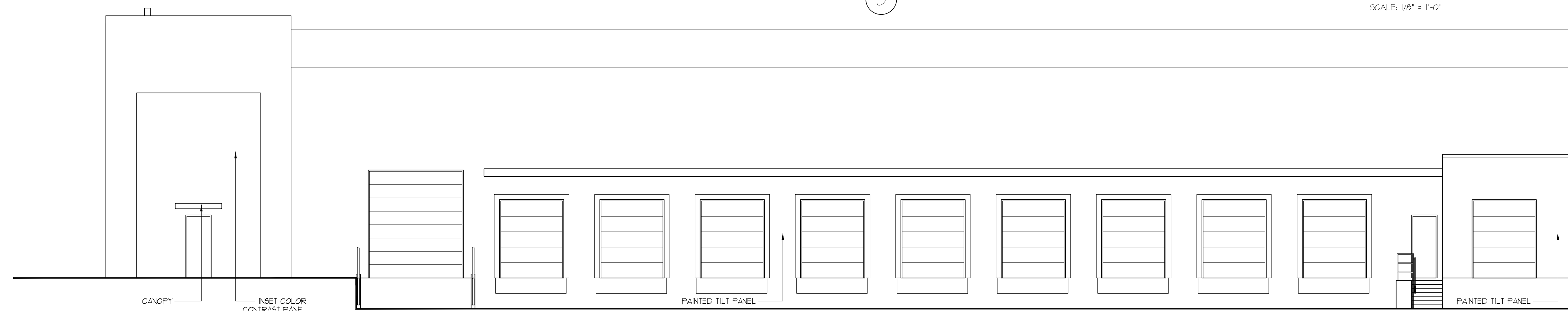
4 LEFT / EAST ELEVATION | NORTH PORTION

SCALE: 1/8" = 1'-0"



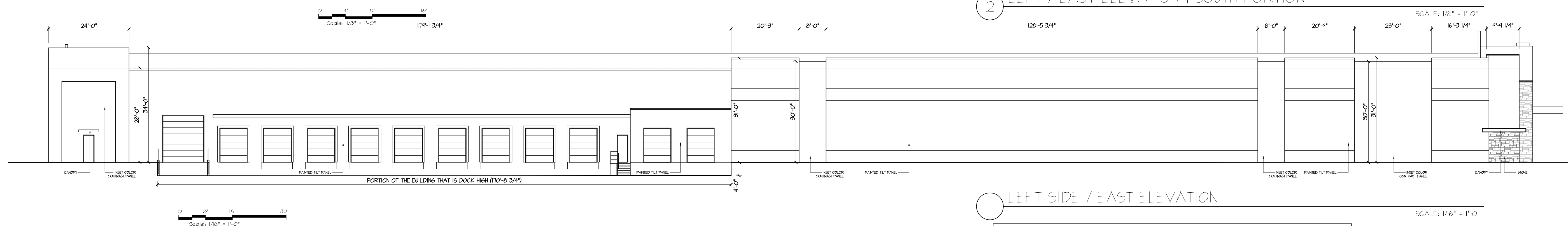
3 LEFT / EAST ELEVATION | CENTER PORTION

SCALE: 1/8" = 1'-0"



2 LEFT / EAST ELEVATION | SOUTH PORTION

SCALE: 1/8" = 1'-0"



1 LEFT SIDE / EAST ELEVATION

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

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DESIGN	DRAWN	CHKD
MP	MP	MP

**CHEWTERS CHOCOLATE**

Case No. SP2022-34

DATE: 2022.06.15

SIDE ELEV.  
A-5





**CHEWTERS CHOCOLATES  
ELEVATION AESTHETICS**







**CHEWTERS CHOCOLATES  
DISCOVERY BLVD ELEVATION**







**CHEWTERS CHOCOLATES  
CORPORATE CROSSING ELEVATION**







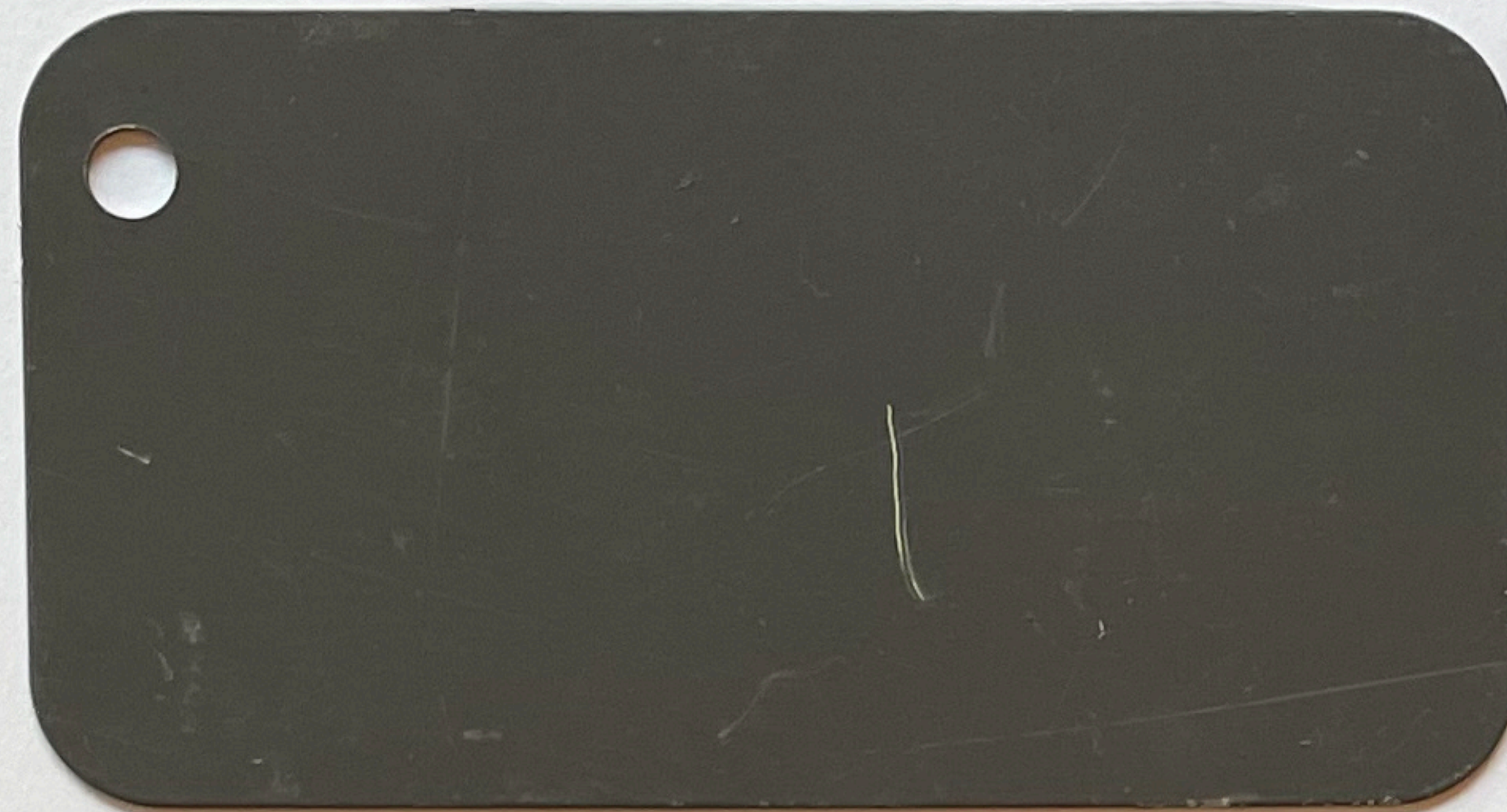
**CHEWTERS CHOCOLATES  
SPRINGER ROAD ELEVATION**







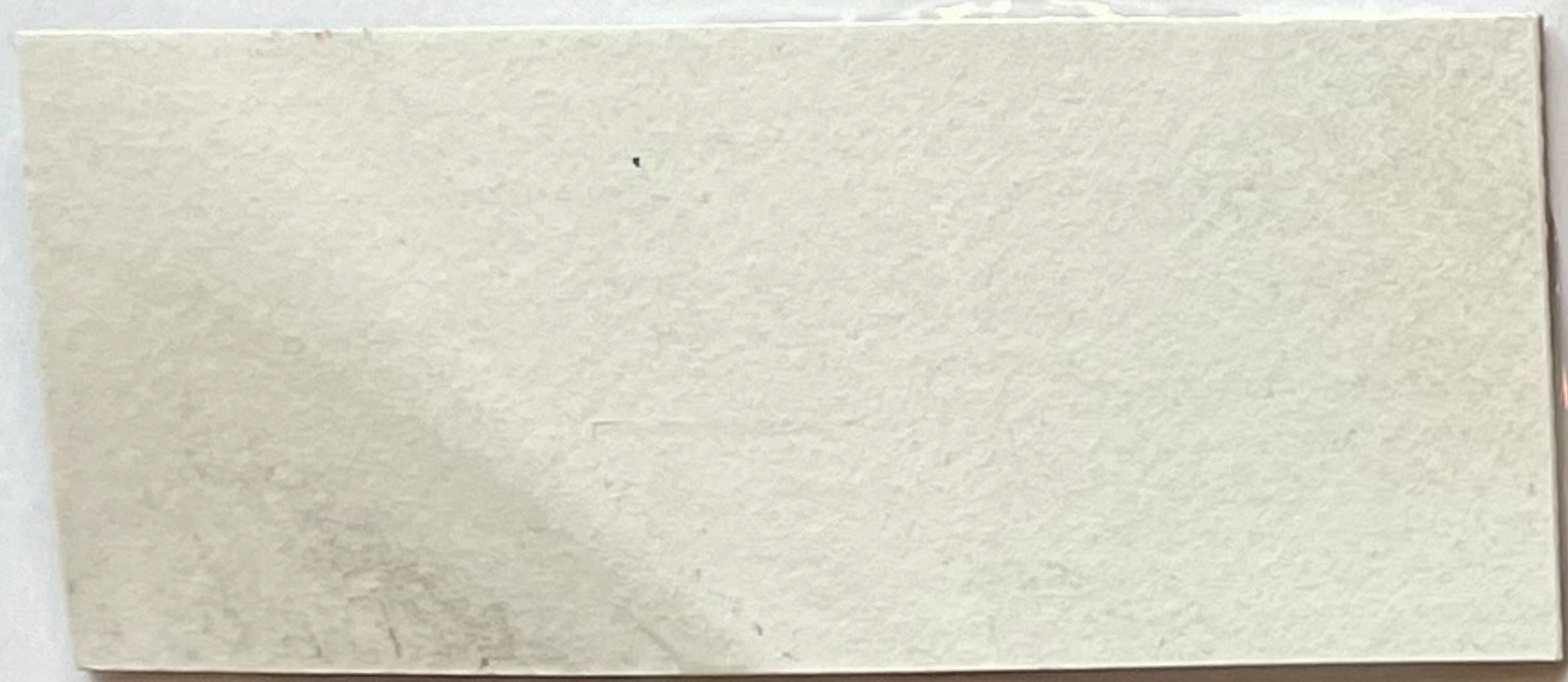
6. low e glass, neutral tint (slight gray/blue tone)



4. charcoal aluminum (awning)



5. dark bronze (window/door frames)



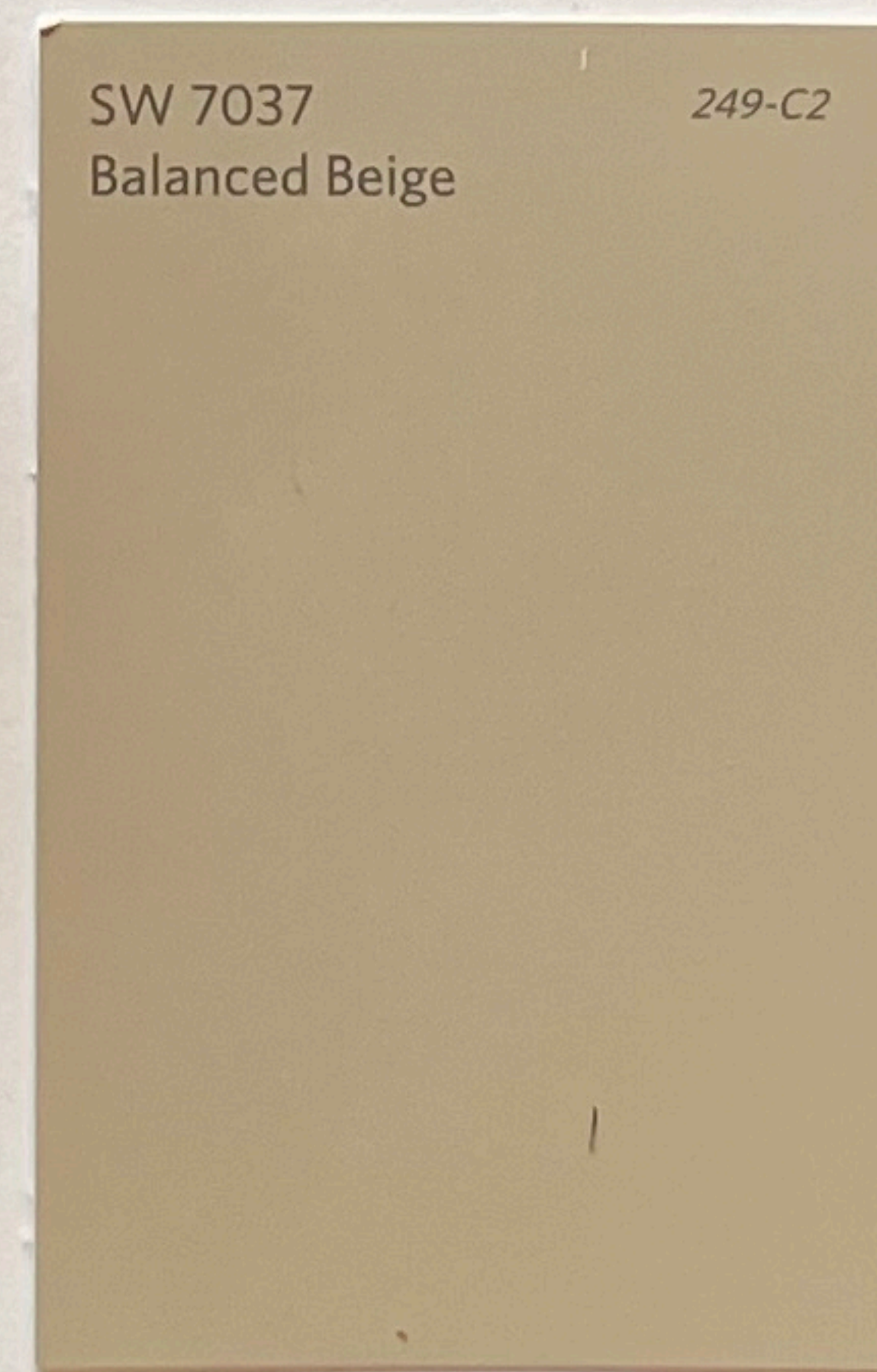
7. white tpo membrane roof (not shown in rendering)



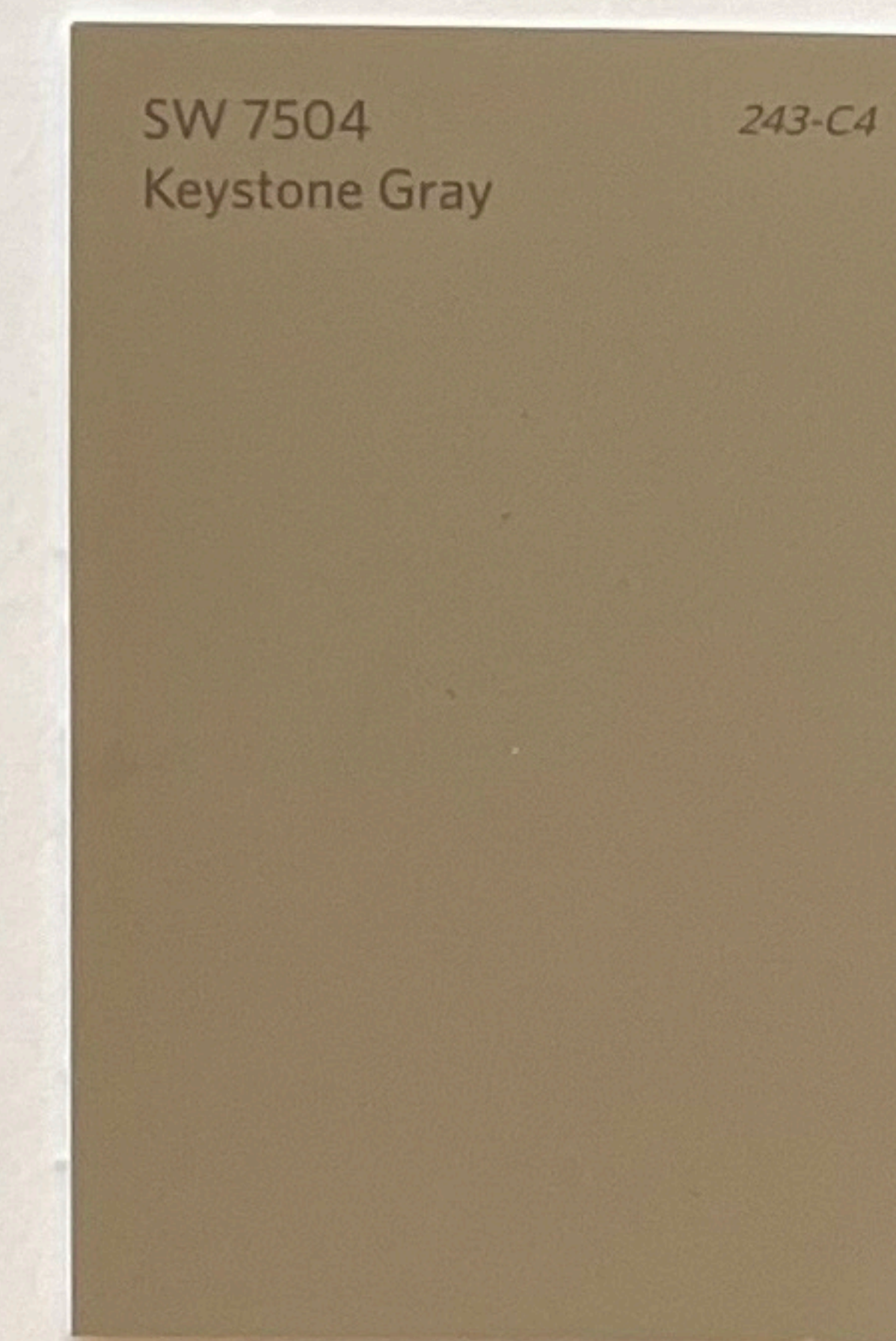
artist rendering depicting desired color scheme



1. stone : equivalent to marble stack stone by texas stone designs, inc



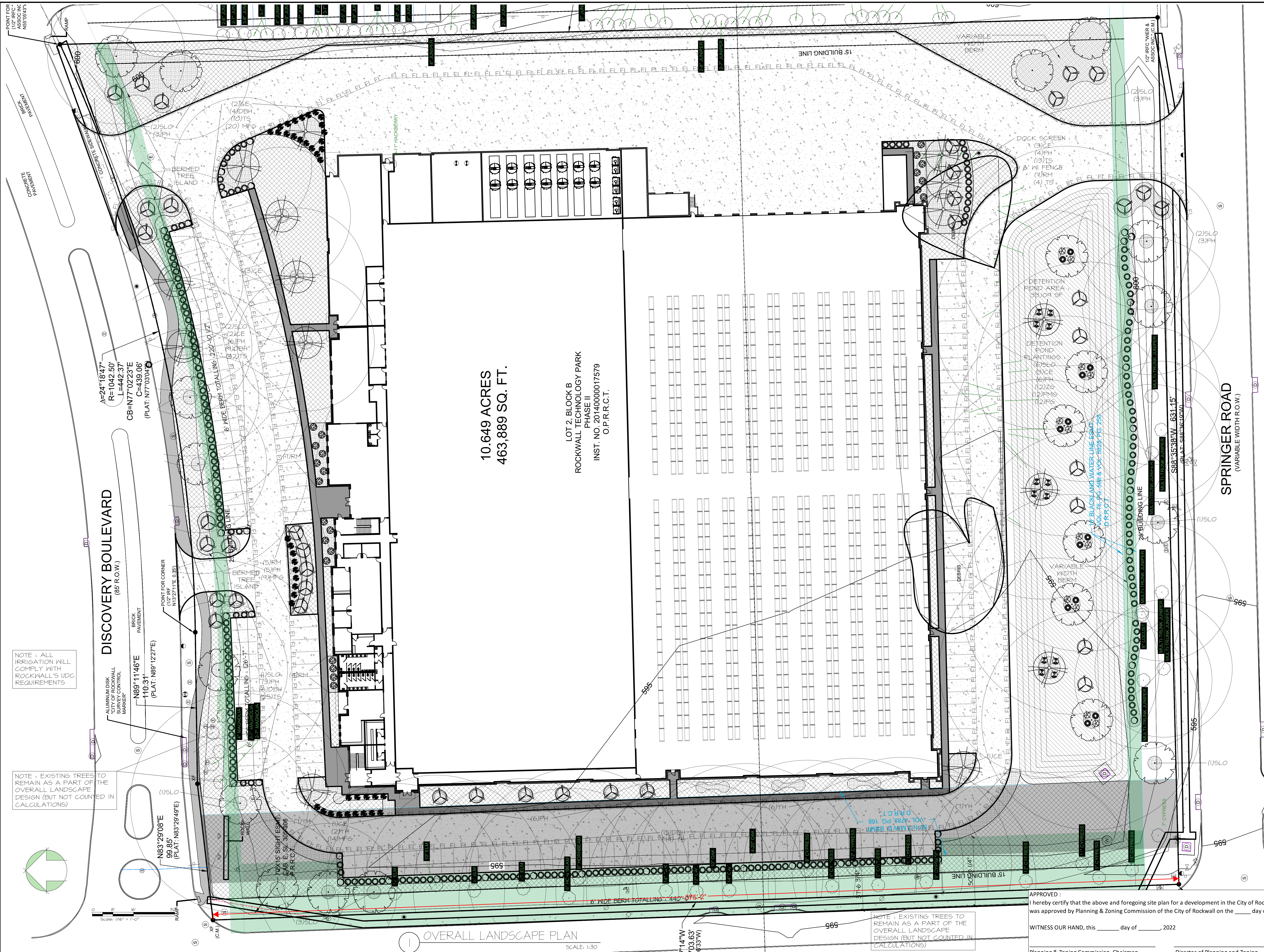
2. main body panel color : sw7037 balanced beige



3. accent panel color : sw7504 keystone gray







10.649 ACRES  
463,889 SQ. FT.

LOT 2, BLOCK B  
ROCKWALL TECHNOLOGY PARK  
PHASE II  
INST. NO. 2014000017579  
O.P.R.R.C.T.

OVERALL LANDSCAPE PLAN  
SCALE: 1:30

NOTE: ALL IRRIGATION WILL COMPLY WITH ROCKWALL'S UDC REQUIREMENTS

NOTE: EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN (BUT NOT COUNTED IN CALCULATIONS)

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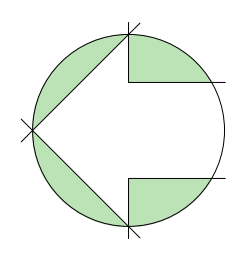
DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLATE

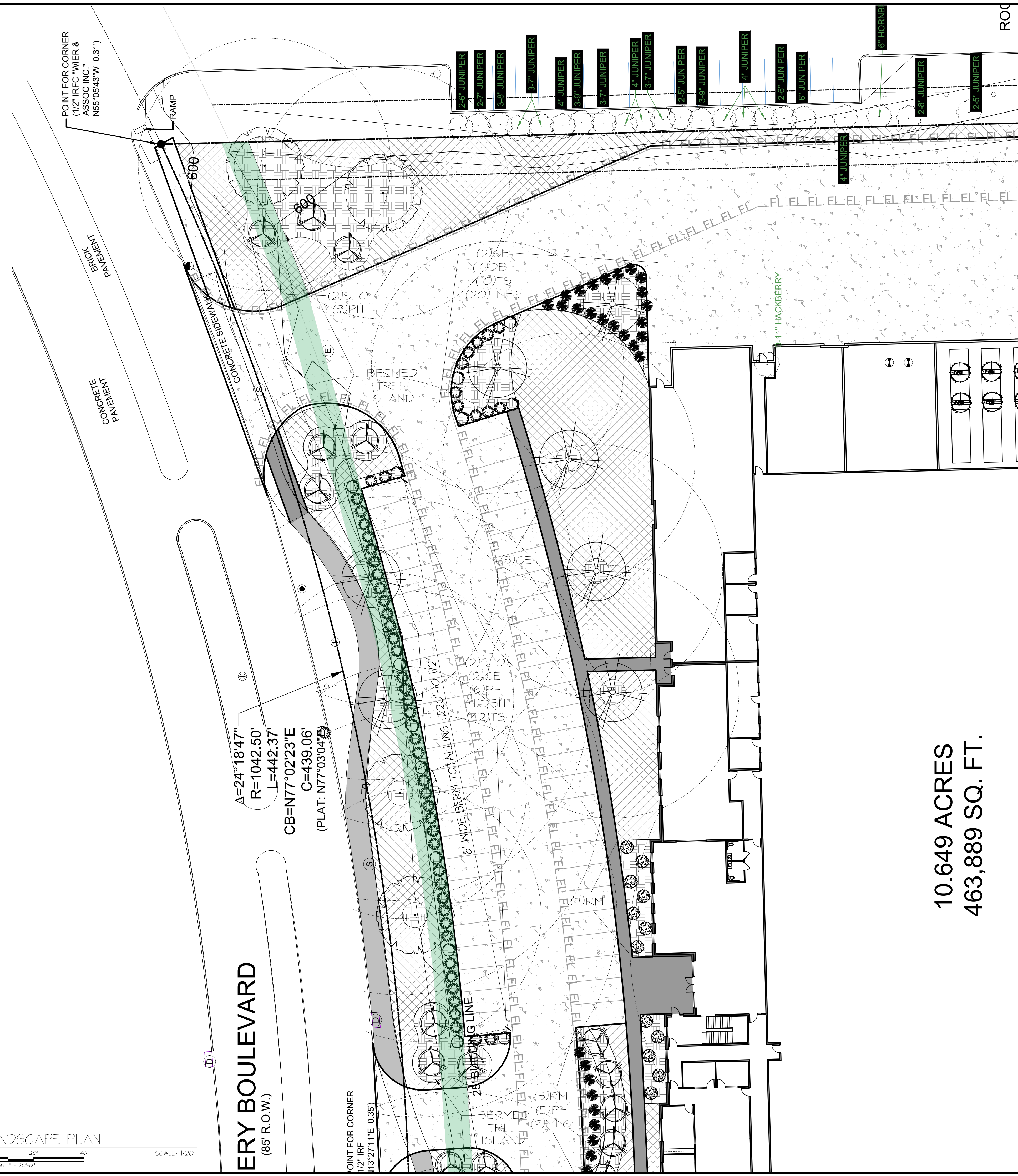
Case No. SP2022-34  
DATE: 2022.06.15

LANDSCAPE  
L-1





LANDSCAPE PLAN  
SCALE: 1:20  
Scale: 1" = 20'-0"



**ERY BOULEVARD**  
(85' R.O.W.)

$\Delta=24^{\circ}18'47''$   
 $R=1042.50'$   
 $L=442.37'$   
 $CB=N77^{\circ}02'23''E$   
 $C=439.06'$   
(PLAT: N77^{\circ}03'04'')

**10.649 ACRES**  
**463,889 SQ. FT.**

**CHEWTERS CHOCOLATE**

16-Jun-22  
Revised: 01-Jul-22

**SITE TABULATIONS :**

TOTAL SITE AREA :	463,889 SF	10.65 AC
TOTAL IMPERVIOUS :	336,997 SF	7.74 AC

ROADS + PARKING :	128,231 SF	2.94 AC
BUILDING :	189,853 SF	4.35 AC
BUILDING SIDEWALKS :	8,234 SF	0.18 AC
EXISTING SIDEWALKS :	3,586 SF	0.08 AC
ROW SIDEWALKS :	7,093 SF	0.16 AC

REQUIRED LANDSCAPE :	15% OF TOTAL AREA
	69,583 SF 1.60 AC

PROPOSED LANDSCAPE :	
TURF / GRASS AREA :	31,831 SF 0.73 AC
MULCHED BEDS :	25,176 SF 0.57 AC
GRASSED PORTION OF DETENTION :	31,827 SF 0.73 AC

LANDSCAPE PROVIDED :	88,834 SF* 2.03 AC
----------------------	--------------------

\*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

**REQUIRED PARKING :**

OFFICE :	7925 SF	1/300	26 SPACES
RETAIL :	2700 SF	1/250	11 SPACES
WAREHOUSE :	90500 SF	1/1000*	91 SPACES
MANUFACTURING :	85161 SF	1/500*	170 SPACES

\*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE  
TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION): **298 SPACES**

**PARKING PROVIDED :**

OFFICE :		26 SPACES
RETAIL :		12 SPACES
WAREHOUSE :		20 SPACES
MANUFACTURING :		108 SPACES

**166 SPACES**  
NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

SYMBOL	QTY	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	21	SOUTHERN LIVE OAK	SLO	Quercus Virginiana	5" CALIPER MINIMUM, 12' HT.; 4' SPREAD; 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.G.
	14	CEDAR ELM	CE	Ulmus Crassifolia	4" CALIPER MINIMUM, 9' HT.; 3' SPREAD; 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.G.
	37	POSSUMHAW HOLLY	PH	Ignatia Speciosa	MULTI-TRUNK, MIN. 4" HT, FULL / EVEN BRANCHING	± 10'
	22	YAPON HOLLY	YH	Ilex Vomitoria (Yaupon)	5 GAL., 48" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	44	DWARF BURFORD HOLLY	DBH	Ilex cornuta burfordii nana	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	221	TEXAS SAGE	TS	Leucophyllum sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	23	ROSEMARY	CTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	43	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GAL.	± 3'-5'
	12	ZEBRAGRASS	ZG	Miscanthus Sinensis "Zelkovicus"	3 GAL.	REF. PLAN
	12	PINK MILLEY GRASS	PMG	Muhlenbergia Capillaris	3 GAL.	REF. PLAN
	12	PAMPASGRASS	PG	Cortaderia selloana	3 GAL.	REF. PLAN
		BERMUDA GRASS		Cynodon Dactylon	ALL TURF GRASS TO BE BERMUDA	

APPROVED :  
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WITNESS OUR HAND, this \_\_\_\_ day of \_\_\_\_, 2022

\_\_\_\_\_  
Planning & Zoning Commission, Chairman  
\_\_\_\_\_  
Director of Planning and Zoning

REV.	DATE	CHANGE	BY
-	06.17.2022	SITE PLAN SUBMITTAL	MP
-	07.06.2022	SP RESUBMITTAL	MP

**CHEWTERS CHOCOLATE**  
2911 DISCOVERY BLVD / LOT 1 BLOCK B  
ROCKWALL TECH PARK, PH II  
ROCKWALL, TEXAS

db constructors, inc.  
2400 GREAT SOUTHWEST PARKWAY  
FORT WORTH, TX  
817.626.7300  
INFO@DBCONSTRUCTORS.COM

**OWNER :**  
ROCKWALL EDC +  
2610 OBSERVATION TRAIL  
ROCKWALL, TX  
972.772.0025

**CHEWTERS CHOCOLATE**  
1648 DERWENT WAY  
DELTA, BC  
604.515.7117

**APPLICANT :**  
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MATTHEW J PETERSON  
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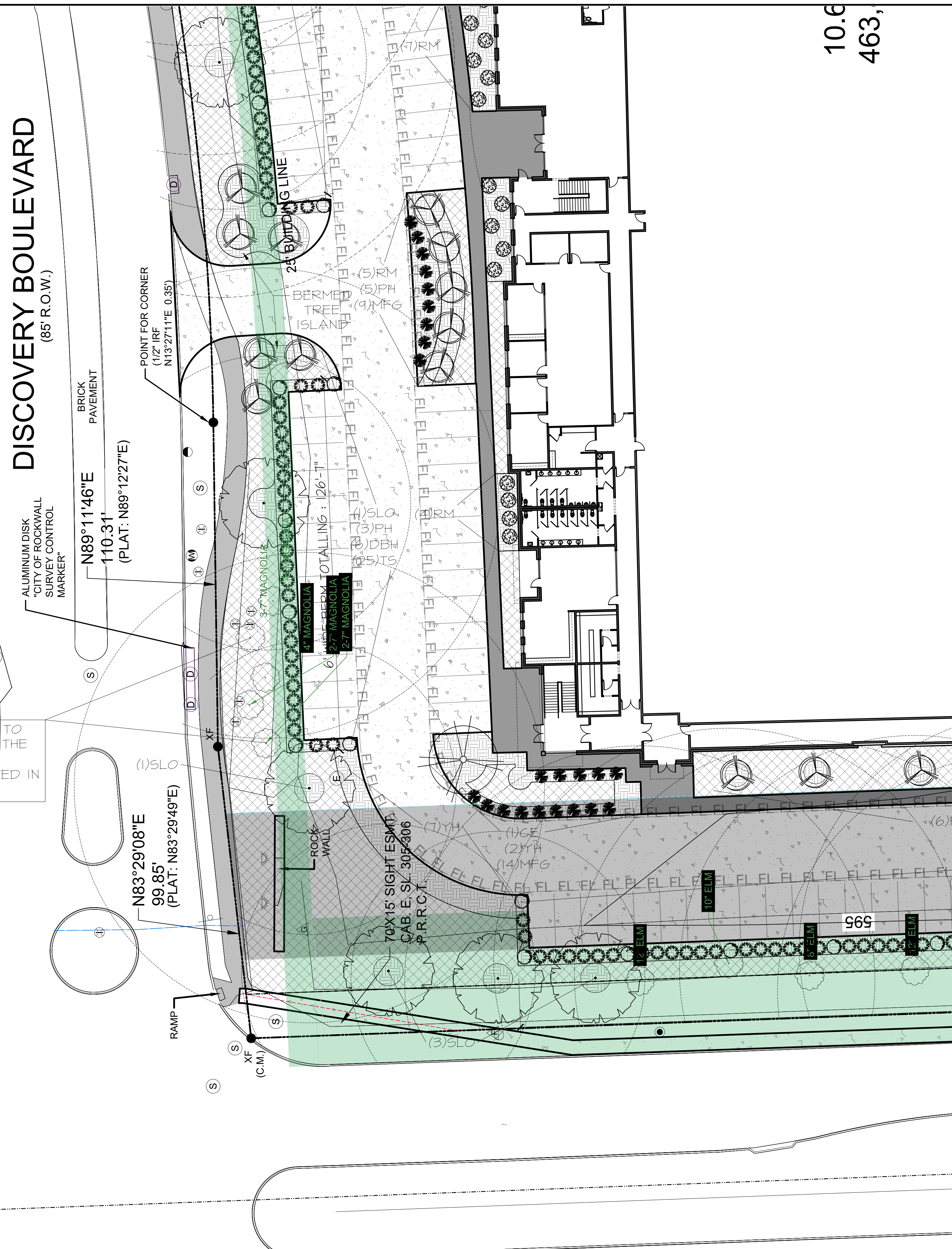
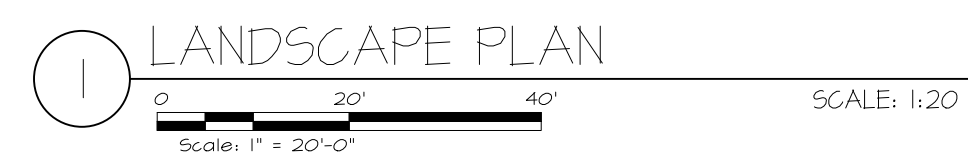
DESIGN	DRAWN	CHKD
MP	MP	MP

**CHEWTERS CHOCOLATE**  
Case No. SP2022-34  
DATE: 2022.06.15  
LANDSCAPE  
L-2



NOTE : ALL IRRIGATION WILL COMPLY WITH ROCKWALL'S UDC REQUIREMENTS

NOTE : EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN (BUT NOT COUNTED IN CALCULATIONS)



**CHEWTERS CHOCOLATE**

16-Jun-22  
Revised: 01-Jul-22

**SITE TABULATIONS :**

TOTAL SITE AREA :	463,889 SF	10.65 AC
TOTAL IMPERVIOUS :	336,997 SF	7.74 AC
ROADS + PARKING :	128,231 SF	2.944 AC
BUILDING :	189,853 SF	4.358 AC
BUILDING SIDEWALKS :	8,234 SF	0.189 AC
EXISTING SIDEWALKS :	3,586 SF	0.082 AC
ROW SIDEWALKS :	7,093 SF	0.163 AC

**REQUIRED LANDSCAPE :** 15% OF TOTAL AREA  
69583 SF 1.60 AC

PROPOSED LANDSCAPE :		
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MULCHED BEDS :	25,176 SF	0.578 AC
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LANDSCAPE PROVIDED :

	88,834 SF*	2.039 AC
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	37	POSSUMHAW HOLLY	PH	Uniguardia Speciosa	MULTI-TRUNK MIN. 4' HT. FULL / EVEN BRANCHING	± 10'
	22	YAPON HOLLY	YH	Ilex Vomitoria (Yaupon)	5 GAL., 48" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
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	12	PINK HIBBLEY GRASS	PM6	Muhlenbergia Capillaris	3 GAL.	REF. PLAN
	12	PAMPASGRASS	PG	Cortaderia selloana	3 GAL.	REF. PLAN
		BERMUDA GRASS		Cynodon Dactylon	ALL TURF GRASS TO BE BERMUDA	

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WITNESS OUR HAND, this \_\_\_\_ day of \_\_\_\_, 2022

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

REV.	DATE	CHANGE	BY
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-	07-06-2022	SP RESUBMITTAL	MP

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**CHEWTERS CHOCOLATE**  
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**APPLICANT :**  
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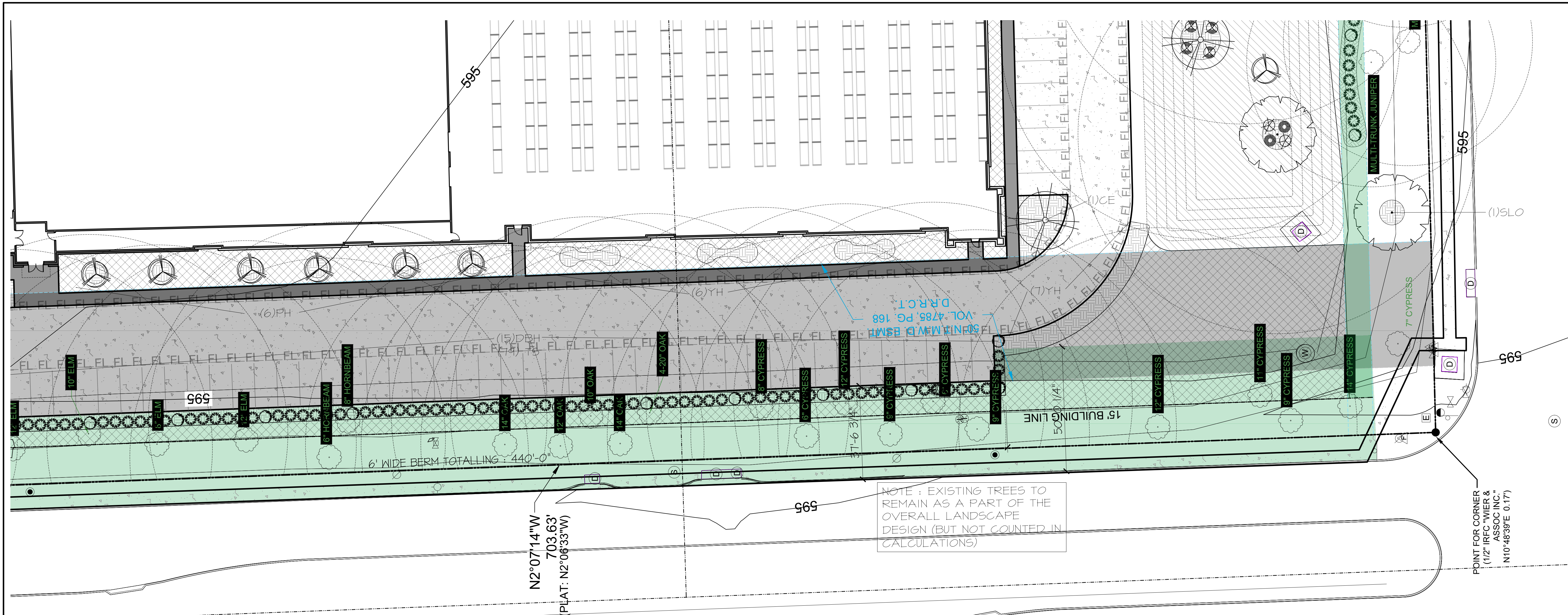
DESIGN	DRAWN	CHKD
MP	MP	MP

**CHEWTERS CHOCOLATE**  
Case No. SP2022-34  
DATE: 2022.06.15  
LANDSCAPE  
L-3

10.6  
463,

GNISSC





REV.	DATE	CHANGE	BY
-	06.17.2022	SITE PLAN SUBMITTAL	MP
-	07.06.2022	SP RESUBMITTAL	MP

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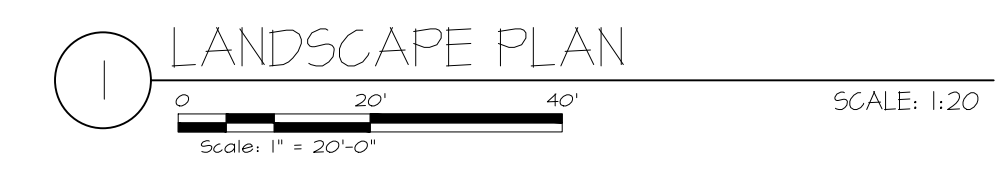
DESIGN	DRAWN	CHKD
MP	MP	MP

**CHEWTERS CHOCOLATE**

Case No. SP2022-34  
 DATE: 2022.06.15

LANDSCAPE  
 L-4

**CORPORATE CROSSING (110' R.O.W.)**



**CHEWTERS CHOCOLATE**

16-Jun-22  
 Revised: 01-Jul-22

**SITE TABULATIONS :**

<b>TOTAL SITE AREA :</b>	463,889 SF	10.65 AC
<b>TOTAL IMPERVIOUS :</b>	336,997 SF	7.74 AC
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<b>BUILDING SIDEWALKS :</b>	8,234 SF	0.189 AC
<b>EXISTING SIDEWALKS :</b>	3,586 SF	0.082 AC
<b>ROW SIDEWALKS :</b>	7,093 SF	0.163 AC

<b>REQUIRED LANDSCAPE :</b>	15% OF TOTAL AREA
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<b>PROPOSED LANDSCAPE :</b>	
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<b>MULCHED BEDS :</b>	25,176 SF 0.578 AC
<b>GRASSED PORTION OF DETENTION :</b>	31,827 SF 0.731 AC

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**166 SPACES**

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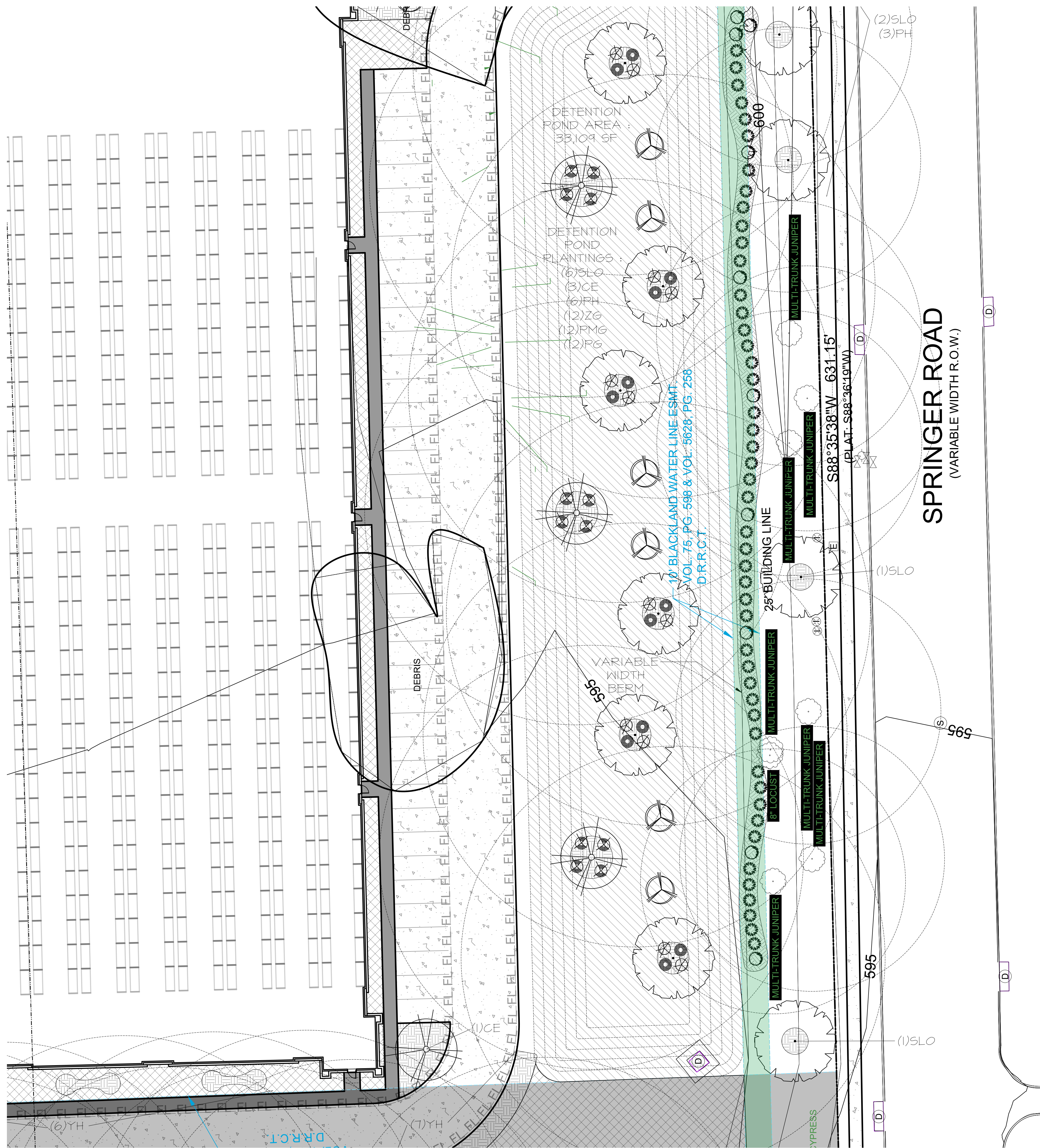
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\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning





**CHEWTERS CHOCOLATE**

16-Jun-22  
Revised: 01-Jul-22

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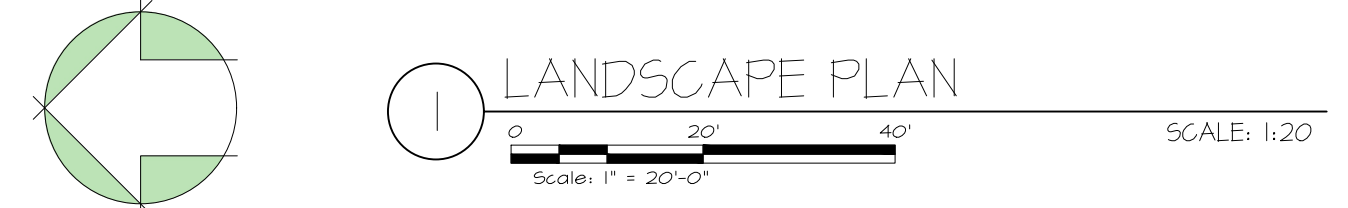
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Planning & Zoning Commission, Chairman      Director of Planning and Zoning



**PLAN STATUS**

REV.	DATE	CHANGE	BY
-	06-17-2022	SITE PLAN SUBMITTAL	MP
-	07-06-2022	SP RESUBMITTAL	MP

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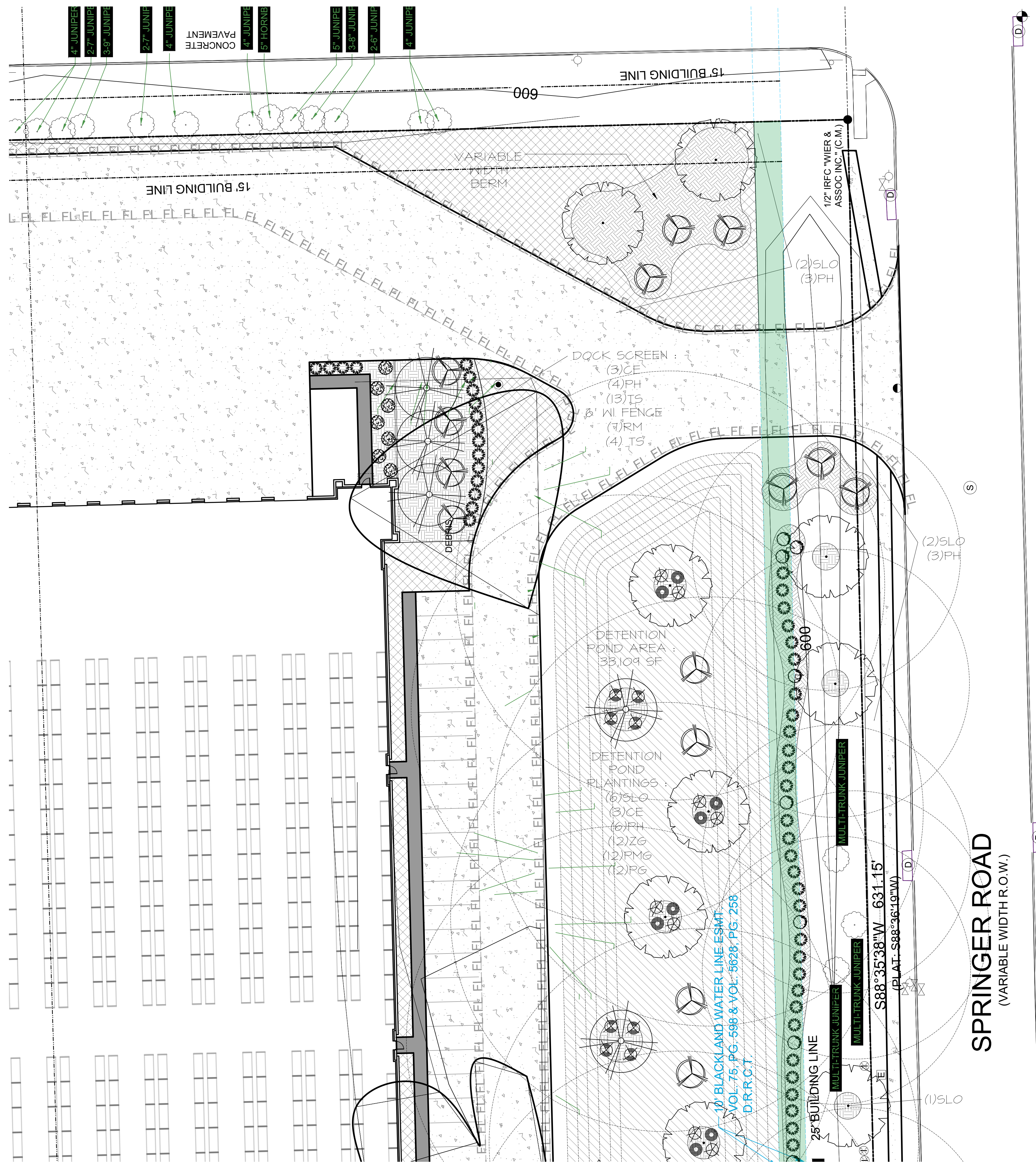
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DESIGN	DRAWN	CHKD
MP	MP	MP

**CHEWTERS CHOCOLATE**  
Case No. SP2022-34  
DATE: 2022.06.15  
LANDSCAPE  
L-5





**CHEWTERS CHOCOLATE**

16-Jun-22  
Revised: 01-Jul-22

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Planning & Zoning Commission, Chairman      Director of Planning and Zoning

REV.	DATE	CHANGE	BY
-	06-17-2022	SITE PLAN SUBMITTAL	MP
-	07-06-2022	SP RESUBMITTAL	MP

**CHEWTERS CHOCOLATE**  
2911 DISCOVERY BLVD / LOT 1 BLOCK B  
ROCKWALL TECH PARK, PH II  
ROCKWALL, TEXAS

db constructors, inc.  
2400 GREAT SOUTHWEST PARKWAY  
FORT WORTH, TX  
817.626.7300  
INFO@DBCONSTRUCTORS.COM

**OWNER :**  
ROCKWALL EDC +  
2610 OBSERVATION TRAIL  
ROCKWALL, TX  
972.772.0025

**CHEWTERS CHOCOLATE**  
1648 DERWENT WAY  
DELTA, BC  
604.515.7117

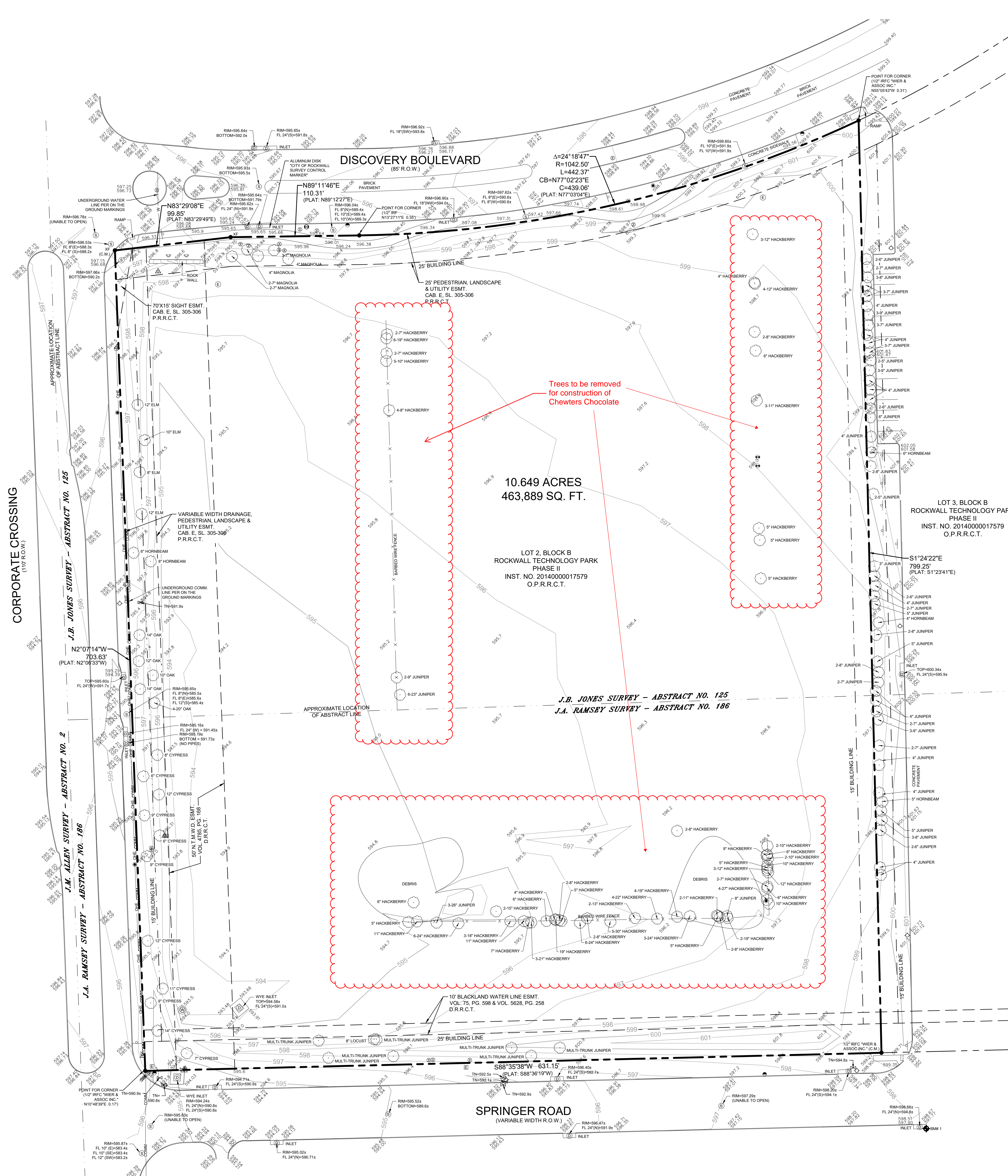
**APPLICANT :**  
DB CONSTRUCTORS, INC  
MATTHEW J PETERSON  
972.837.6244  
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

**CHEWTERS CHOCOLATE**

Case No. SP2022-34  
DATE: 2022.06.15  
LANDSCAPE  
L-6





**BENCH MARK LIST**

BM# 1	□ *CUT SET ON THE SOUTHEAST CORNER OF A CURB INLET ON THE SOUTH LINE OF SPRINGER ROAD.	ELEV=598.77
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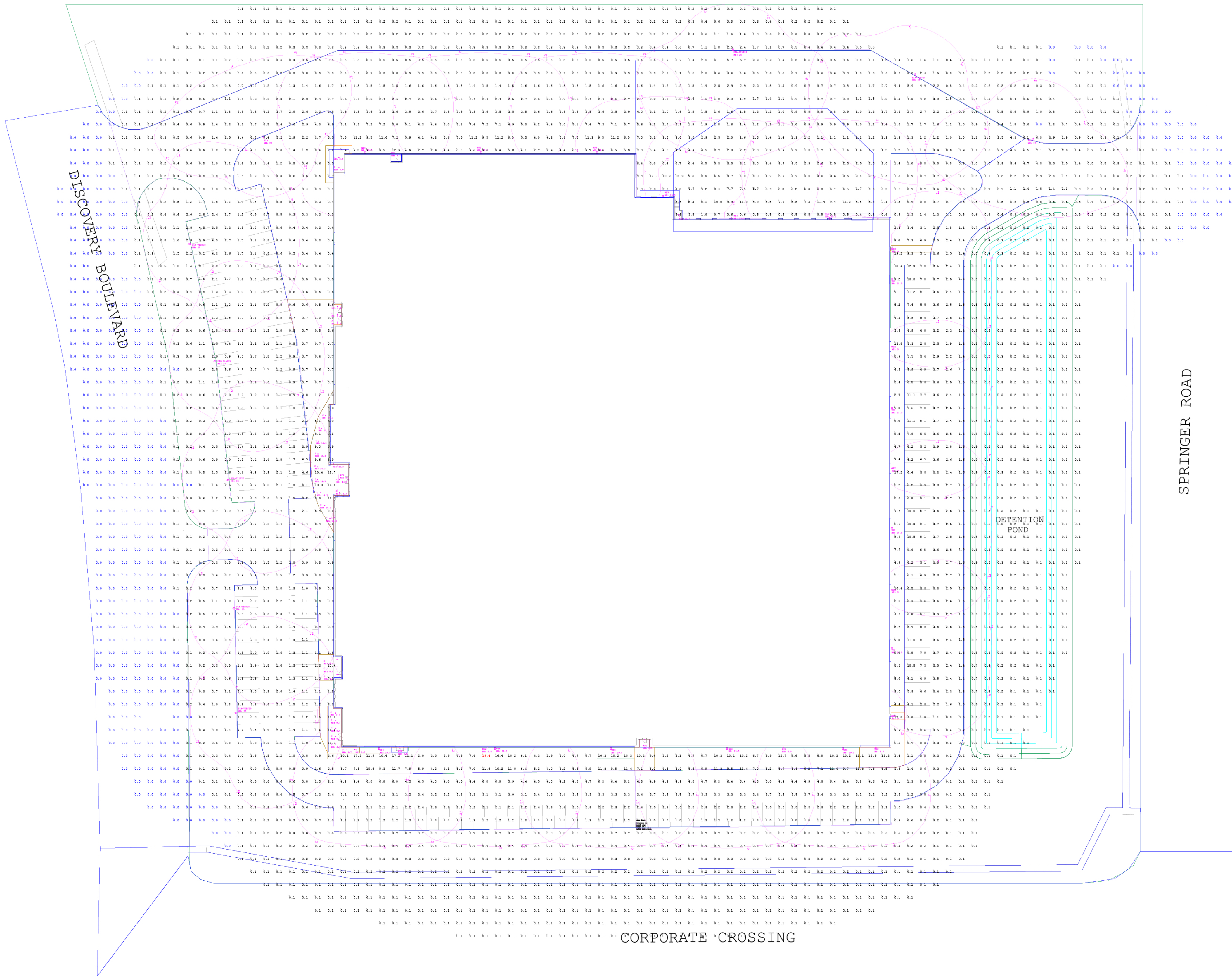
- NOTES:**
- The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment realization 2011.
  - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48397C0045 L, Community Panel No. 480547 0045 L, effective date: September 26, 2008. All of the subject property is shown to be located in "Zone X" on said map. Relevant zones are defined on said map as follows:  
 \*Zone X\* - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
  - There are no existing buildings on the surveyed property.
  - All building lines and easements shown hereon are per the Replat of Lots 2 & 3, Block B, Rockwall Technology Park, Phase II recorded in Instrument No. 20140000017579, Official Public Records, Rockwall County, Texas, unless otherwise noted.
  - The survey abstract lines shown hereon are approximate and are not located on the ground.
  - This survey was done without the benefit of a title commitment. There may be easements and other matters of record affecting this property that are not shown hereon.

**LEGEND**

- |   |                         |   |                               |
|---|-------------------------|---|-------------------------------|
| ⊕ | ELEVATION BENCHMARK     | ⊕ | STORM SEWER MANHOLE           |
| ⊕ | FIBER OPTIC MARKER SIGN | ⊕ | TREE                          |
| ⊕ | GAS SIGN                | ⊕ | FIRE HYDRANT                  |
| ⊕ | GAS VALVE               | ⊕ | WATER MANHOLE                 |
| ⊕ | ELECTRIC BOX            | ⊕ | WATER VALVE                   |
| ⊕ | FLOOD LIGHT             | ⊕ | WATER MARKER SIGN             |
| ⊕ | ELECTRIC MANHOLE        | ⊕ | FLOWLINE                      |
| ⊕ | LIGHT STANDARD          | ⊕ | TOP OF NUT ELEVATION          |
| ⊕ | UTILITY POLE            | ⊕ | O.H.E. OVERHEAD ELECTRIC LINE |
| ⊕ | SIGN                    | ⊕ | C.M. CONTROLLING MONUMENT     |
| ⊕ | WOOD POST               | ⊕ | IRON ROD WITH CAP FOUND       |
| ⊕ | METAL POST              | ⊕ | IRON ROD FOUND                |
| ⊕ | IRRIGATION VALVE        | ⊕ | "X" CUT IN CONCRETE FOUND     |
| ⊕ | SANITARY SEWER MANHOLE  |   |                               |

10.649 ACRES  
**BOUNDARY & TOPOGRAPHIC SURVEY**  
 LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE II  
 SITUATED IN THE  
 JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 &  
 JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 SCALE: 1"=40' DATE: APRIL 12, 2022  
 PROJECT NO. 2022-018





Luminaire Schedule	Symbol	Qty	Label	Description	LLF	Lumens	Total Watts
	○	28	C	LIGHTOLIER # 6RN / P6R-DL-15-840-CD-P-Z10-U	0.950	1,500	(15) 420
	□	2	PIA	ADVANTAGE LIGHTING SOLUTIONS # ALV-150-17,235-40-T3-DB-UNVD-MOUNT ALV-SR-SHIELD-ALV / SSS22-B-5-4-D190-BM	0.950	17,235	(150) 300
	□	7	PIA-TILT20	ADVANTAGE LIGHTING SOLUTIONS # ALV-150-17,235-40-T3-DB-UNVD-MOUNT ALV-SF-SHIELD-ALV / SSS22-B-5-4-D190-BM	0.950	17,235	(150) 1050
	□	12	WP2	ADVANTAGE LIGHTING SOLUTIONS # WFA-3/23-3,634-SC/4000K-DB-UD	0.950	4065.1	(23) 305.04
	□	13	WP3	ADVANTAGE LIGHTING SOLUTIONS # ALV-200-30,000-40-T4-DB-UNVD-MOUNT ALV-WM	0.950	30,000	(200) 2600
	□	2	WP4	ADVANTAGE LIGHTING SOLUTIONS # ALV-185-27,750-40-T4-DB-UNVD-MOUNT ALV-WM	0.950	27,750	(185) 370

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.61	19.4	0.0	N.A.	N.A.
PAVED SURFACE	Illuminance	Fc	2.78	12.9	0.1	27.80	129.00

**LIGHTOLIER**  
by @ignify

Downlighting  
LyteProfile  
P6R / P6R-DL-15-840-CD-P-Z10-U

REVISION #1

Client: CHEWTERS CHOCOLATE  
Project: 19A  
Type: PIA  
Quantity: 2

**ALS**  
ALV SERIES AREA LIGHT

CONSTRUCTION  
The sleek design single piece die-cast ADC12 aluminum housing has integral heat sink for maximum thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the housing for effective heat dissipation to provide low operating temps and long life. Housing is completely sealed against moisture and environmental contaminants (IP65, Ultra low EPM (0.85) 10'

OPTICS (PROTABLE)  
UV-resistant acrylic optics, available in Type I, II, III, IV distributions. Silicone gasket ensures a weather-proof seal around each individual optic. Optics available 90° (standard) and 120° (optional). Full cutoff (FC) when mounted with non-adjustable pole mount (PM) or 0 degree (0°) with adjustable (AJ) (0°) means Dark Sky requirement. Optional backlight cover for optics available.

ELECTRICAL  
18V-CR Sampling LED  
40°C up to 50°C (40W up to 120W) maximum operating temperature.  
Lamp life greater than 100,000 hr at 40°C.  
Standard driver operates at 120-277V input, 0-10V dimmable driver, down to 10V.  
800MHZ, <math>C\_{EMC}</math> 100, 0.1A power factor, Standard 100 surge protection.  
Optional 100V surge protection.  
Optional DALI/0-10V input.

REVISION #1

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Type: PIA  
Quantity: 2

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REVISION #1

Client: CHEWTERS CHOCOLATE  
Project: 19A  
Type: PIA  
Quantity: 2

**ALS**  
WFA SERIES FULL CUTOFF SELECTABLE WALL PACK

CONSTRUCTION  
Sleek and modern design, die-cast aluminum housing, rugged design protects internal components and provides excellent thermal management.  
Hinge door assembly hinges on the side, cast aluminum housing with 1/2" conductive extrusion (top and side) for surface contact.

OPTICS  
Full-cutoff distribution conforms to dark sky requirement - individual acrylic LED optics provide 0° Type IV distribution.  
Light engines are selectable between 3000K, 4000K, and 5000K (plus CR) configurations.

REVISION #1

Client: CHEWTERS CHOCOLATE  
Project: WFA  
Type: WFA  
Quantity: 12

**ALS**  
ALV SERIES AREA LIGHT

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The sleek design single piece die-cast ADC12 aluminum housing has integral heat sink for maximum thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the housing for effective heat dissipation to provide low operating temps and long life. Housing is completely sealed against moisture and environmental contaminants (IP65, Ultra low EPM (0.85) 10'

OPTICS (PROTABLE)  
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REVISION #1

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Project: WFA  
Type: WFA  
Quantity: 12

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REVISION #1

Client: CHEWTERS CHOCOLATE  
Project: WFA  
Type: WFA  
Quantity: 12

APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_, 2022.

WITNESS OUR HAND, this \_\_\_\_ day of \_\_\_\_, 2022

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

REV.	DATE	BY	PLAN STATUS	
			CHANGE	MP
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1	07.06.2022		SP RESUBMITTAL	MP

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DESIGN	DRAWN	CHKD
		MP

**CHEWTERS CHOCOLATE**

Case No. SP2022-34

DATE: 2022.06.15

**PHOTOMETRIC 1**