PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-024 **P&Z DATE** 09/14/21 **CC DATE**____________ **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_________ **HPAB DATE**_________ **PARK BOARD DATE**_________

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_________)
- ☑ APPLICATIONS
- ☑ RECEIPT
- ☑ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE__________
  - ☐ CABINET #__________
  - ☐ SLIDE #__________

NOTES:____________________

ZONING MAP UPDATED____________

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1515 Corporate Crossing				
SUBDIVISION	Unplatted - John Lockhard Survey Abstract No. 134	LOT	N/A (unplatted)	BLOCK	N/A
GENERAL LOCATION	West of intersection of Corporate Crossing and Capital Blvd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI		CURRENT USE	Undeveloped	
PROPOSED ZONING			PROPOSED USE	Warehouse	
ACREAGE	43.237 AC	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	1

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

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

☐ OWNER	Hitt Family, L.P.	☒ APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	L.R. Tipton	CONTACT PERSON	Dan Gallagher, P.E.
ADDRESS	3412 S. FM 548	ADDRESS	13455 Noel Road
			Suite 700
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	Dallas, TX 75240
PHONE	214-213-5087	PHONE	972-776-1780
E-MAIL	lrtip@yahoo.com	E-MAIL	dan.gallagher@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Lyndel R Tipton [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 $________, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 3 DAY OF August, 2021. 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."

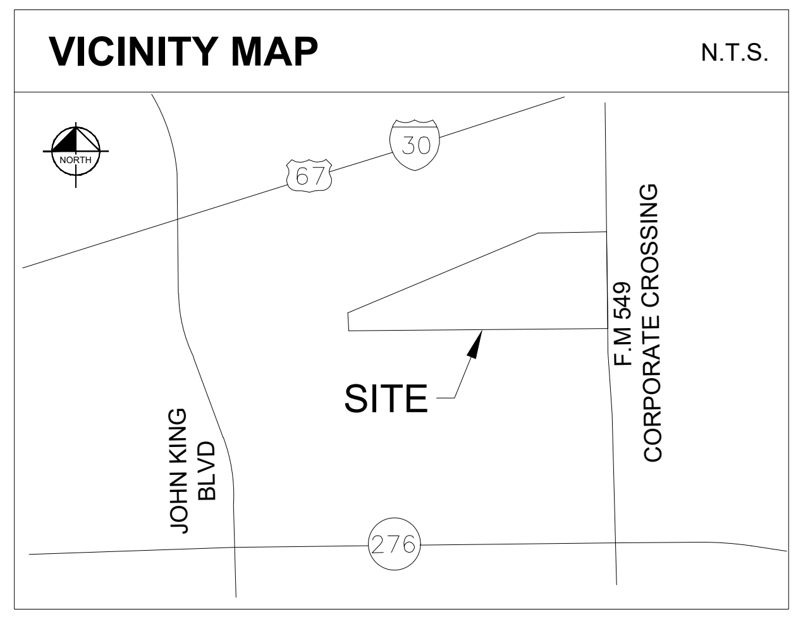
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3rd *DAY OF* August, *20*21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

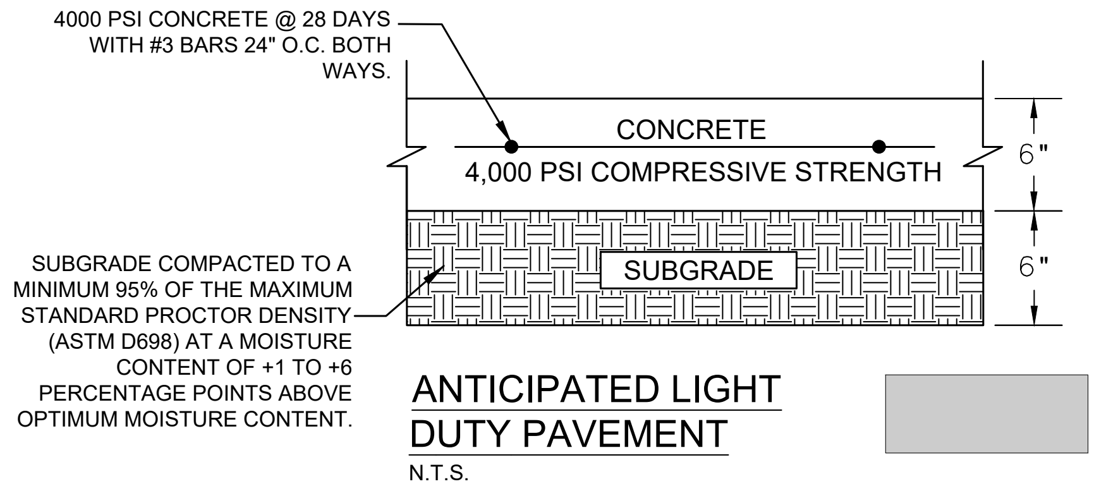
MY COMMISSION EXPIRES

ANDRES F YEPEZ
Notary ID #130049865
My Commission Expires
December 10, 2022



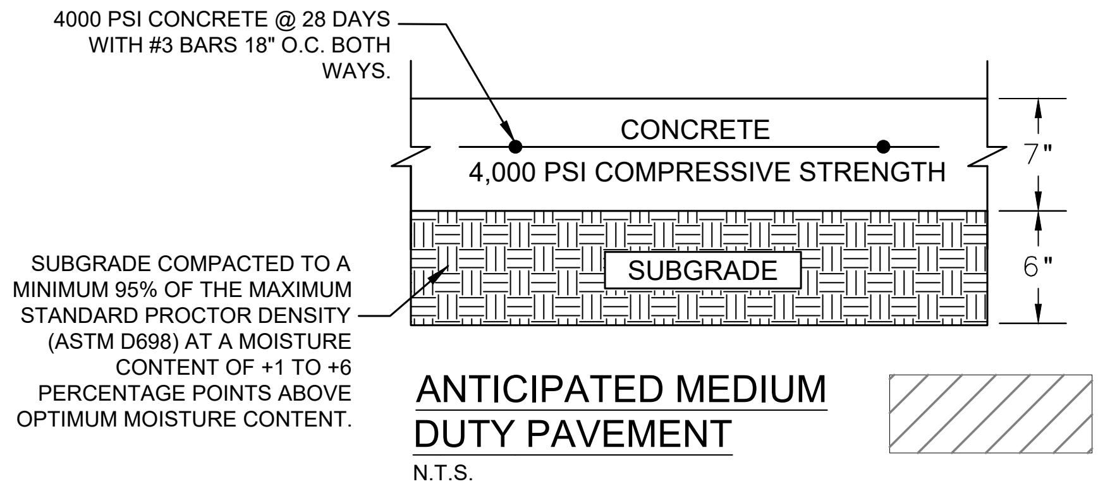
VICINITY MAP

N.T.S.



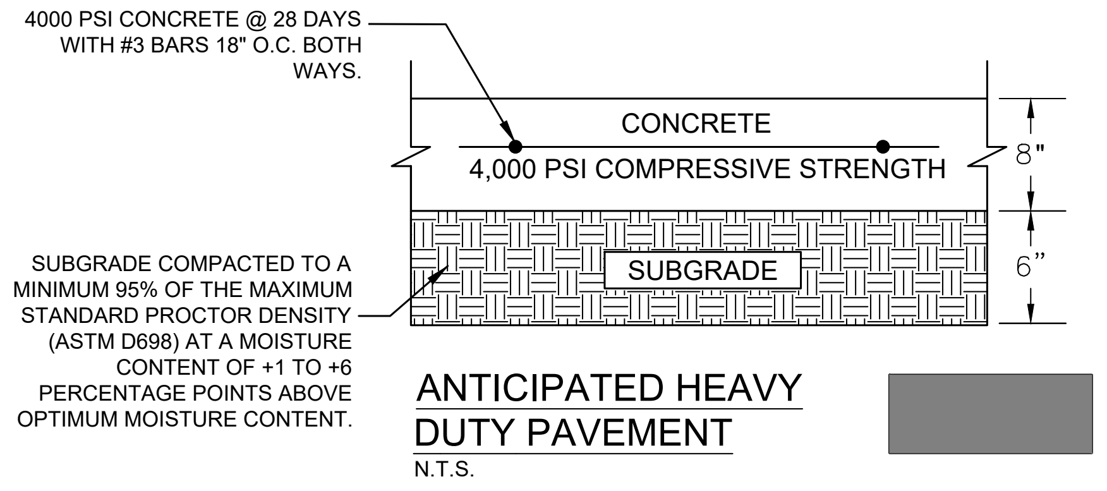
4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 24" O.C. BOTH WAYS.
CONCRETE
4,000 PSI COMPRESSIVE STRENGTH
6"
SUBGRADE
6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

ANTICIPATED LIGHT DUTY PAVEMENT
N.T.S.



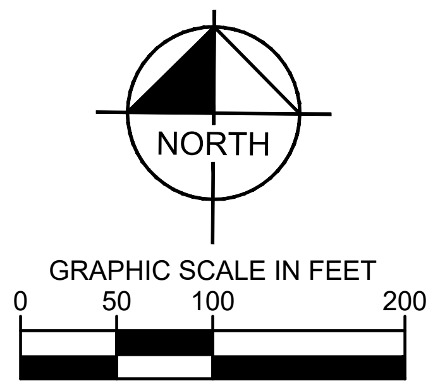
4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 18" O.C. BOTH WAYS.
CONCRETE
4,000 PSI COMPRESSIVE STRENGTH
7"
SUBGRADE
6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

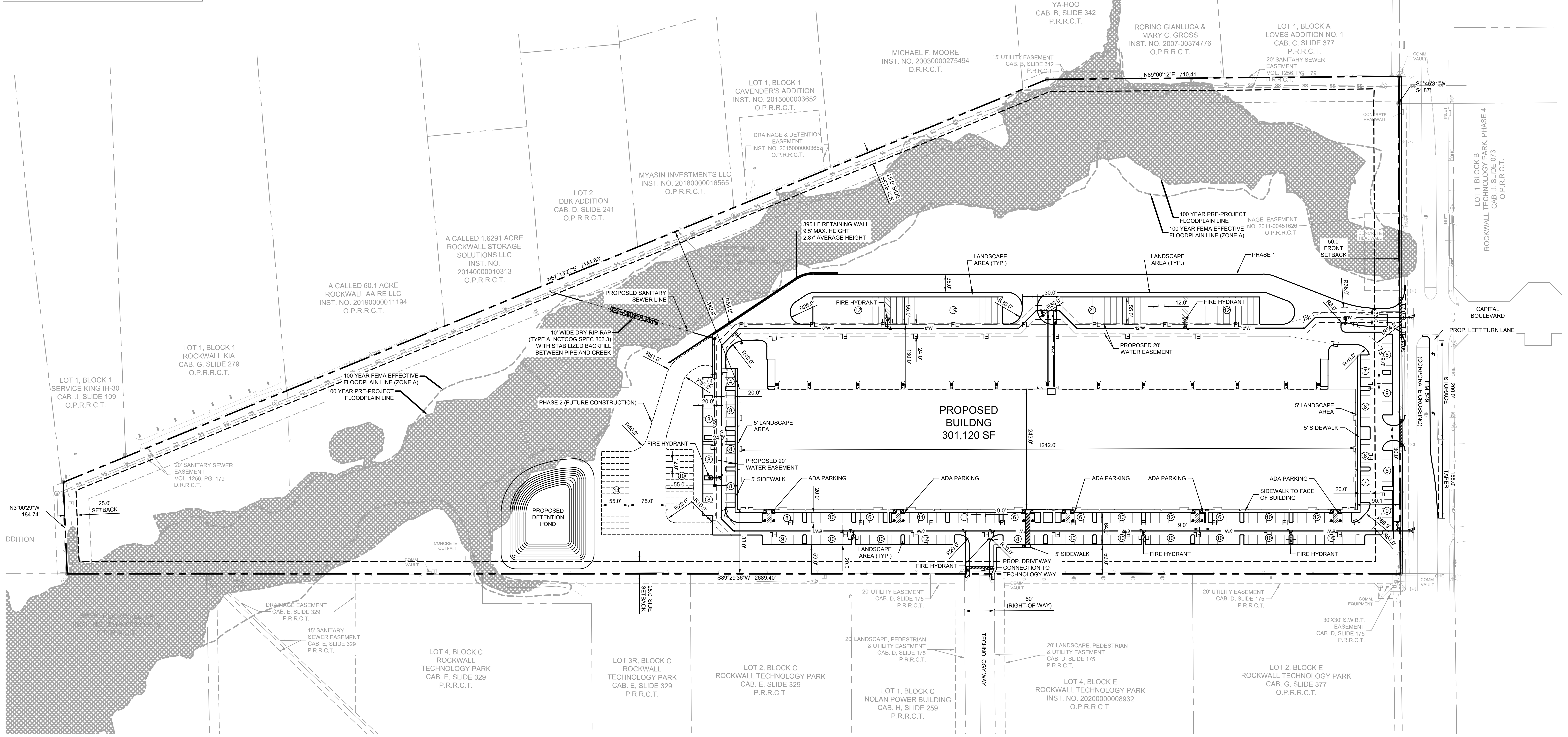
ANTICIPATED MEDIUM DUTY PAVEMENT
N.T.S.



4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 18" O.C. BOTH WAYS.
CONCRETE
4,000 PSI COMPRESSIVE STRENGTH
8"
SUBGRADE
6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

ANTICIPATED HEAVY DUTY PAVEMENT
N.T.S.





LOT 1, BLOCK 1 YA-HOO CAB. B, SLIDE 342 P.R.R.C.T.
ROBINO GIANLUCA & MARY C. GROSS INST. NO. 2007-00374776 O.P.R.R.C.T.
LOT 1, BLOCK A LOVES ADDITION NO. 1 CAB. C, SLIDE 377 P.R.R.C.T.
MICHAEL F. MOORE INST. NO. 20030000275494 D.R.R.C.T.
15' UTILITY EASEMENT CAB. B, SLIDE 342 P.R.R.C.T.
20' SANITARY SEWER EASEMENT VOL. 1256, PG. 179 D.R.R.C.T.
N89°00'12"E 710.41'
S0°45'31"W 54.87'
LOT 1, BLOCK 1 CAVENDER'S ADDITION INST. NO. 2015000003652 O.P.R.R.C.T.
DRAINAGE & DETENTION EASEMENT INST. NO. 2015000003652 O.P.R.R.C.T.
CONCRETE HEADWALL
LOT 1, BLOCK B ROCKWALL TECHNOLOGY PARK, PHASE 4 CAB. J, SLIDE 073 O.P.R.R.C.T.
MYASIN INVESTMENTS LLC INST. NO. 20180000016565 O.P.R.R.C.T.
25.0' SIDE SETBACK
LOT 2 DBK ADDITION CAB. D, SLIDE 241 O.P.R.R.C.T.
100 YEAR PRE-PROJECT FLOODPLAIN LINE
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
DRAINAGE EASEMENT INST. NO. 2011-00451626 O.P.R.R.C.T.
50.0' FRONT SETBACK
395 LF RETAINING WALL 9.5' MAX. HEIGHT 2.87' AVERAGE HEIGHT
A CALLED 1.6291 ACRE ROCKWALL STORAGE SOLUTIONS LLC INST. NO. 20140000010313 O.P.R.R.C.T.
LANDSCAPE AREA (TYP.)
LANDSCAPE AREA (TYP.)
PHASE 1
N67°13'27"E 2144.85'
A CALLED 60.1 ACRE ROCKWALL AA RE LLC INST. NO. 20190000011194 O.P.R.R.C.T.
PROPOSED SANITARY SEWER LINE
10' WIDE DRY RIP-RAP (TYPE A, NCTCOG SPEC 803.3) WITH STABILIZED BACKFILL BETWEEN PIPE AND CREEK
FIRE HYDRANT
FIRE HYDRANT
CAPITAL BOULEVARD
PROP. LEFT TURN LANE
PROPOSED 20' WATER EASEMENT
LOT 1, BLOCK 1 ROCKWALL KIA CAB. G, SLIDE 279 O.P.R.R.C.T.
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
100 YEAR PRE-PROJECT FLOODPLAIN LINE
PHASE 2 (FUTURE CONSTRUCTION)
PROPOSED BUILDING 301,120 SF
1242.0'
243.0'
F.M. 549 (CORPORATE CROSSING)
200.0' STORAGE
100.0' TAPER
LOT 1, BLOCK 1 SERVICE KING IH-30 CAB. J, SLIDE 109 O.P.R.R.C.T.
5' LANDSCAPE AREA
5' SIDEWALK
5' LANDSCAPE AREA
FIRE HYDRANT
PROPOSED 20' WATER EASEMENT
5' SIDEWALK
ADA PARKING
ADA PARKING
ADA PARKING
ADA PARKING
ADA PARKING
SIDEWALK TO FACE OF BUILDING
20' SANITARY SEWER EASEMENT VOL. 1256, PG. 179 D.R.R.C.T.
N3°00'29"W 184.74'
25.0' SETBACK
PROPOSED DETENTION POND
CONCRETE OUTFALL
LANDSCAPE AREA (TYP.)
5' SIDEWALK
PROP. DRIVEWAY CONNECTION TO TECHNOLOGY WAY
FIRE HYDRANT
FIRE HYDRANT
FIRE HYDRANT
S89°29'36"W 2689.40'
25.0' SIDE SETBACK
DRAINAGE EASEMENT CAB. E, SLIDE 329 P.R.R.C.T.
15' SANITARY SEWER EASEMENT CAB. E, SLIDE 329 P.R.R.C.T.
20' UTILITY EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
60' (RIGHT-OF-WAY)
20' UTILITY EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
30'X30' S.W.B.T. EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
COMM. EQUIPMENT
20' LANDSCAPE, PEDESTRIAN & UTILITY EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
TECHNOLOGY WAY
20' LANDSCAPE, PEDESTRIAN & UTILITY EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
LOT 4, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 3R, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 1, BLOCK C NOLAN POWER BUILDING CAB. H, SLIDE 259 P.R.R.C.T.
LOT 4, BLOCK E ROCKWALL TECHNOLOGY PARK INST. NO. 20200000008932 O.P.R.R.C.T.
LOT 2, BLOCK E ROCKWALL TECHNOLOGY PARK CAB. G, SLIDE 377 O.P.R.R.C.T.
DDITION

LEGEND	
PROPERTY LINE	━━ ━ ━ ━━
PROPOSED FIRE LANE	—FL—FL—
BUILDING SETBACK	— · — · —
EXISTING EASEMENT	- - - -
PROPOSED EASEMENT	– – – –
PROPOSED WATER LINE	—W—W—
PROPOSED SANITARY SEWER LINE	—SS—SS—
EXISTING FENCE LINE	—X—X—
EXISTING WATER LINE	—W—W—
EXISTING SANITARY SEWER LINE	—8"SS—
EXISTING STORM DRAIN LINE	═══
EXISTING OVERHEAD ELECTRIC LINE	—OHE—OHE—
EXISTING UNDERGROUND ELECTRIC LINE	—UGE—UGE—
100 YEAR FLOOD PLANE	▨

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
REQUESTED MAX BUILDING HEIGHT	46.0'
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	331
REQUIRED AUTO PARKING	302
PHASE I TRUCK PARKING	64
PHASE II TRUCK PARKING	24
PROPOSED ACCESSIBLE PARKING	8
REQUIRED ACCESSIBLE PARKING	8

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS ___ DAY OF ____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

DEVELOPER

STREAM INDUSTRIAL DEVELOPMENT SERVICES
CONTACT: BATES ARNOT
2001 ROSS AVENUE, SUITE 400
DALLAS, TEXAS 75201
PHONE NUMBER: (214) 560-2433
EMAIL: BATES.ARNOT@STREAMREALTY.COM

OWNER

HITT FAMILY, L.P.
CONTACT: L.R. TIPTON
3412 S. FM 548
ROYSE CITY, TX 75189
PHONE NUMBER: (241) 213-5087
EMAIL: LRTIP@YAHOO.COM

NOTES

1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's **below.** **Call** before you dig.

IMAGES
XREFS xTtlb : xBndy : xSite : xAerial : xPave : xTree : xSswr : xWatr : xEsmt
LAST SAVED 8/20/2021 9:19 AM
PLOTTED BY ADAME, DYLAN 8/20/2021 9:23 AM
DWG PATH K:\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\Exhibits
DWG NAME SITE PLAN EXHIBIT.dwg

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer DANIEL P. GALLAGHER
P.E. No. 120260 Date AUGUST 2021

KHA PROJECT 068213060	
DATE AUGUST 2021	
SCALE	AS SHOWN
DESIGNED BY	DPG
DRAWN BY	DSA
CHECKED BY	DFG

STREAM ROCKWALL

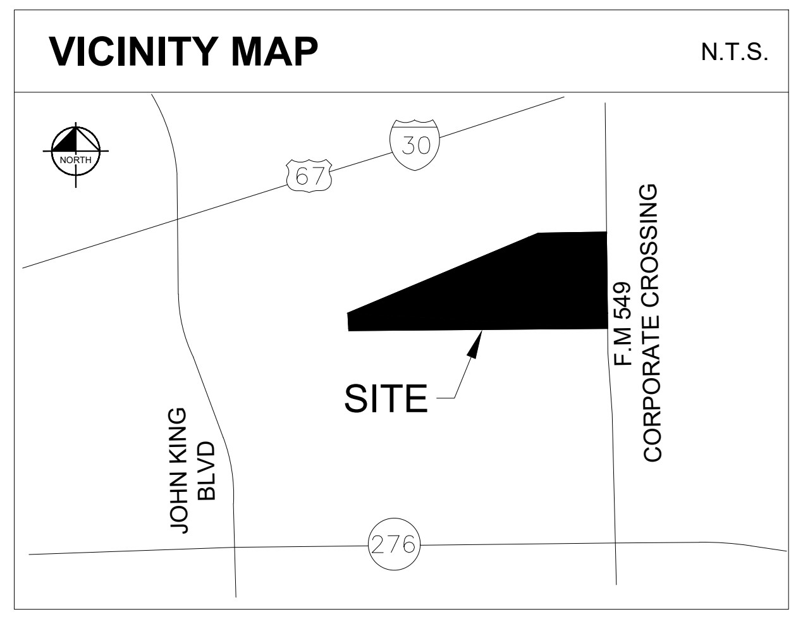
PREPARED FOR
STREAM REALTY
GRAND PRARIE TEXAS

SITE PLAN

SHEET NUMBER
SP-1

VICINITY MAP

N.T.S.



PLANT SCHEDULE

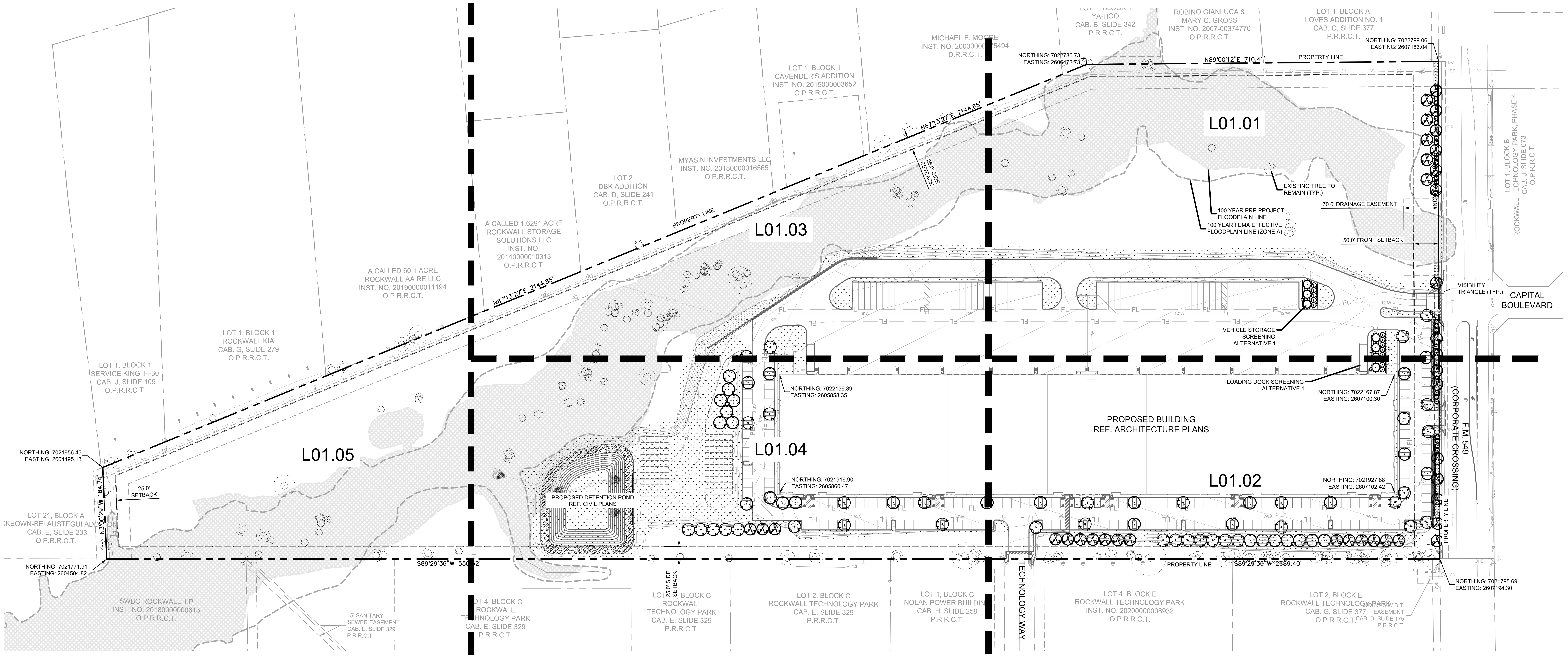
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	REMARKS
	UA	36	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC	33	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CL	20	CHILOPSIS LINEARIS / DESERT WILLOW	CONT.	2" CAL.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	JE	7	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QS	37	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
✳	HP	78	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA	3 GAL MIN.	18" HT. X 18" W.	24" O.C.	FULL AND MATCHING
	IC	108	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	3 GAL MIN.	36" HT.	36" O.C.	FULL AND MATCHING
	IR	13	ILEX X `NELLIE R STEVENS` / NELLIE R STEVENS	15 GAL	42" HT. X 24" W.	48" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SEED	228,130 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
▨	SOD	6,664 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
▨	DM	12,036 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200


L01.01
L01.02
L01.03
L01.04
L01.05
PROPOSED BUILDING
REF. ARCHITECTURE PLANS
PROPOSED DETENTION POND
REF. CIVIL PLANS
CAPITAL BOULEVARD
F.M. 549 (CORPORATE CROSSING)
TECHNOLOGY WAY
PROPERTY LINE
N67°13'27"E 2144.85'
N89°00'12"E 710.41'
S89°29'36"W 2689.40'
S89°29'36"W 558.42'
N3°00'29"W 184.74'
25.0' SETBACK
25.0' SIDE SETBACK
50.0' FRONT SETBACK
70.0' DRAINAGE EASEMENT
EXISTING TREE TO REMAIN (TYP.)
100 YEAR PRE-PROJECT FLOODPLAIN LINE
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
VISIBILITY TRIANGLE (TYP.)
VEHICLE STORAGE SCREENING ALTERNATIVE 1
LOADING DOCK SCREENING ALTERNATIVE 1
NORTHING: 7022786.73
EASTING: 2606472.73
NORTHING: 7022799.06
EASTING: 2607183.04
NORTHING: 7022156.89
EASTING: 2605858.35
NORTHING: 7022167.87
EASTING: 2607100.30
NORTHING: 7021916.90
EASTING: 2605860.47
NORTHING: 7021927.88
EASTING: 2607102.42
NORTHING: 7021956.45
EASTING: 2604495.13
NORTHING: 7021771.91
EASTING: 2604504.82
NORTHING: 7021795.69
EASTING: 2607194.30
MICHAEL F. MOORE INST. NO. 2003000075494 D.R.R.C.T.
LOT 1, BLOCK 1 YA-HOO CAB. B, SLIDE 342 P.R.R.C.T.
ROBINO GIANLUCA & MARY C. GROSS INST. NO. 2007-00374776 O.P.R.R.C.T.
LOT 1, BLOCK A LOVES ADDITION NO. 1 CAB. C, SLIDE 377 P.R.R.C.T.
LOT 1, BLOCK 1 CAVENDER'S ADDITION INST. NO. 2015000003652 O.P.R.R.C.T.
MYASIN INVESTMENTS LLC INST. NO. 20180000016565 O.P.R.R.C.T.
LOT 2 DBK ADDITION CAB. D, SLIDE 241 O.P.R.R.C.T.
A CALLED 1.6291 ACRE ROCKWALL STORAGE SOLUTIONS LLC INST. NO. 20140000010313 O.P.R.R.C.T.
A CALLED 60.1 ACRE ROCKWALL AA RE LLC INST. NO. 20190000011194 O.P.R.R.C.T.
LOT 1, BLOCK 1 ROCKWALL KIA CAB. G, SLIDE 279 O.P.R.R.C.T.
LOT 1, BLOCK 1 SERVICE KING IH-30 CAB. J, SLIDE 109 O.P.R.R.C.T.
LOT 21, BLOCK A KEOWN-BELAUSTEGUI ADD. CAB. E, SLIDE 233 O.P.R.R.C.T.
SWBC ROCKWALL, LP INST. NO. 20180000000613 O.P.R.R.C.T.
15' SANITARY SEWER EASEMENT CAB. E, SLIDE 329 P.R.R.C.T.
LOT 4, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 3, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 1, BLOCK C NOLAN POWER BUILDIN CAB. H, SLIDE 259 P.R.R.C.T.
LOT 4, BLOCK E ROCKWALL TECHNOLOGY PARK INST. NO. 20200000008932 O.P.R.R.C.T.
LOT 2, BLOCK E ROCKWALL TECHNOLOGY PARK CAB. G, SLIDE 377 O.P.R.R.C.T.
30'X30' S.W.B.T. EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
LOT 1, BLOCK B ROCKWALL TECHNOLOGY PARK, PHASE 4 CAB. J, SLIDE 073 O.P.R.R.C.T.

City of Rockwall Landscape Requirements - Article 08		
TOTAL SITE AREA: 1,887,324 SF (43.3 ACRES)		
ZONED LIGHT INDUSTRIAL		
LANDSCAPE AND FENCE STANDARDS		
Landscape Buffers	**Required**	**Provided**
Abutting a Public ROW a minimum of 10' wide landscape buffer shall be required along the entire length of the property. All landscape buffers adjacent to a public ROW shall incorporate ground cover, a built-up berm and shrubbery along the entire length of frontage. Berms and shrubbery shall have a total minimum height of 30-inches.	10' wide landscape buffer	10' wide landscape buffer
A minimum of 1 canopy tree and 1 accent tree shall be incorporated into the landscape buffer per 50 linear feet of frontage. *F.M. 549 (Corporate Crossing)* *1,003 LF / 50 LF = 20 Canopy & Accent trees*	20 Canopy Trees 20 Accent Trees	20 Canopy Trees 20 Accent Trees
Landscape Screening	**Required**	**Provided**
Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with *Subsection 01.05 Screening Standards, of Article 5, District Development Standards.*	Yes	Yes
Alternative #1. A wrought iron fence and three tiered screening (small-medium sized shrubs, large shrubs or accent trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed 20 foot on center.		
Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate.	N/A	N/A
Head in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas	2' Minimum Berm & Mature Evergreen Shrubs	2' Minimum Berm & Mature Evergreen Shrubs

Landscape Requirements	**Required**	**Provided**
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages. 1,887,324 sf x 15% = 283,099 SF of Required landscaping	15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
Detention Basins	**Required**	**Provided**
Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree per 750 sf and 1 accent tree per 1,500 sf.	No	No
Xeriscaping/smartscaping Standards: Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the above detention basin tree requirement. Instead, a shrub or ornamental grass per every 750 sf of dry land shall be required to be planted on the site around the detention area. 25,665 sf dry land/ 750 sf = 35 shrubs	Yes Native Grasses & 35 Shrubs	Yes Native Grasses & 35 Shrubs
Parking Lot Landscaping	**Required**	**Provided**
If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking areas 344 of parking spaces / 10 = 35 of trees	35 Trees	35 Trees
No required parking space may be located more than 80 feet from the trunk of a canopy tree	Yes	Yes

NOTE:

1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date AUGUST 2021

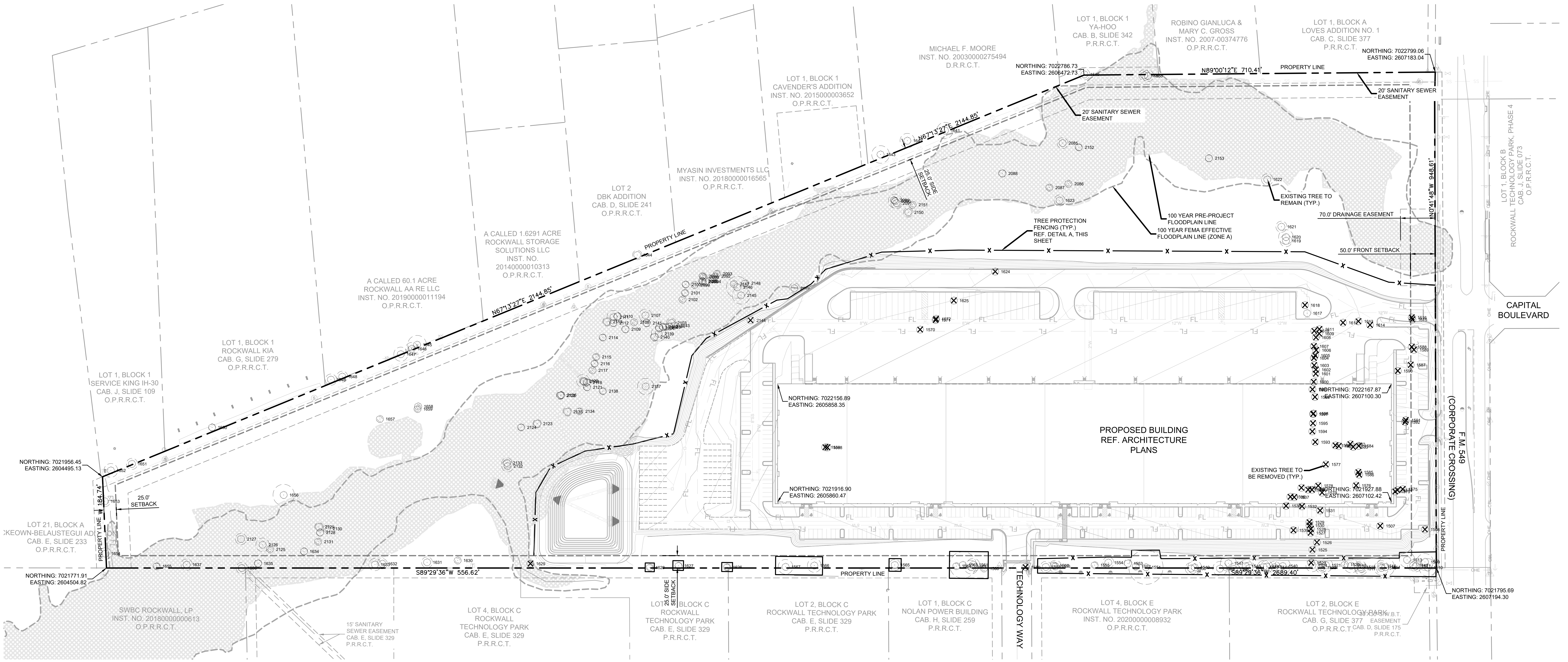
KHA PROJECT 068213100
DATE AUGUST 2021
SCALE AS SHOWN
DESIGNED BY AMS
DRAWN BY AMS
CHECKED BY AMP

STREAM ROCKWALL

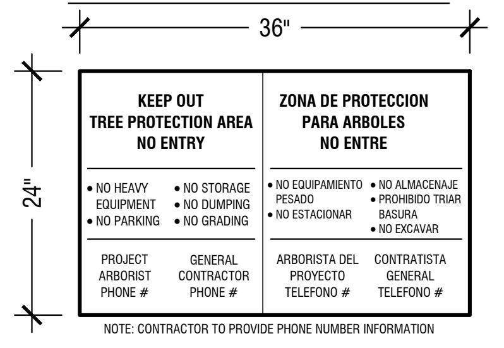
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

OVERALL LANDSCAPE PLAN

SHEET NUMBER
L01.00



TREE PROTECTION SIGN ENLARGEMENT



KEEP OUT
TREE PROTECTION AREA
NO ENTRY

- NO HEAVY EQUIPMENT
- NO PARKING
- NO STORAGE
- NO DUMPING
- NO GRADING

PROJECT ARBORIST PHONE #
GENERAL CONTRACTOR PHONE #

ZONA DE PROTECCION
PARA ARBOLES
NO ENTRE

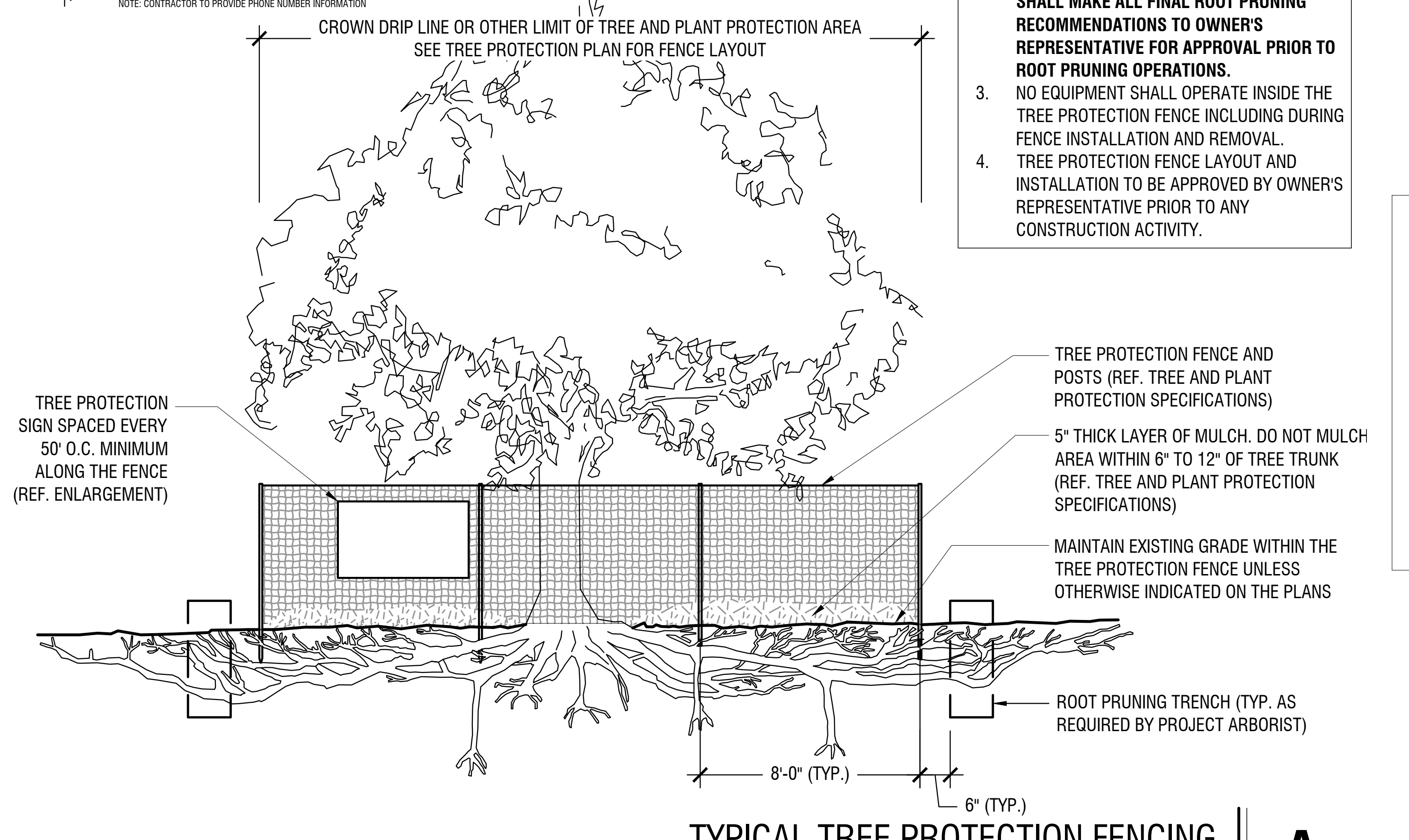
- NO EQUIPAMIENTO PESADO
- NO ESTACIONAR
- NO ALMACENAJE
- PROHIBIDO TRIAR BASURA
- NO EXCAVAR

ARBORISTA DEL PROYECTO TELEFONO #
CONTRATISTA GENERAL TELEFONO #

NOTE: CONTRACTOR TO PROVIDE PHONE NUMBER INFORMATION

NOTES:

1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.


CROWN DRIP LINE OR OTHER LIMIT OF TREE AND PLANT PROTECTION AREA
SEE TREE PROTECTION PLAN FOR FENCE LAYOUT
TREE PROTECTION SIGN SPACED EVERY 50' O.C. MINIMUM ALONG THE FENCE (REF. ENLARGEMENT)
TREE PROTECTION FENCE AND POSTS (REF. TREE AND PLANT PROTECTION SPECIFICATIONS)
5" THICK LAYER OF MULCH. DO NOT MULCH AREA WITHIN 6" TO 12" OF TREE TRUNK (REF. TREE AND PLANT PROTECTION SPECIFICATIONS)
MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS
ROOT PRUNING TRENCH (TYP. AS REQUIRED BY PROJECT ARBORIST)
8'-0" (TYP.)
6" (TYP.)

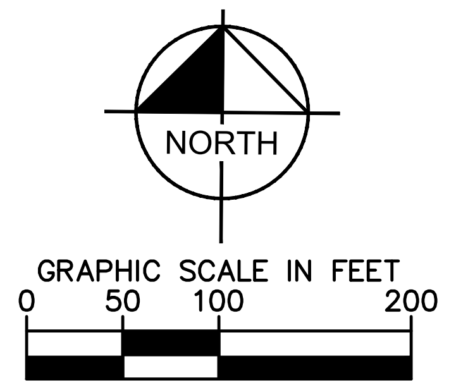
TYPICAL TREE PROTECTION FENCING

A

Scale: NTS

LEGEND

☒	EXISTING TREE TO BE REMOVED
○	EXISTING TREE TO BE PROTECTED
— x —	TREE PROTECTION FENCING
– – –	EXISTING CONTOUR
——	PROPOSED CONTOUR



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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date AUGUST 2021

KHA PROJECT	068213100
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

TREESCAPE PLAN & DETAIL

SHEET NUMBER
T01.00

IMAGES
XREFS xBndy : xSite : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr : Tree Fence Details
LAST SAVED 8/19/2021 3:14 PM
PLOTTED BY PARKS, ALLISON 8/19/2021 5:28 PM
DWG PATH K:\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\PlanSheets\Landscape
DWG NAME T 1.00 - TREE PRESERVATION PLAN.dwg

Rockwall Industrial - City of Rockwall

Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
1507	23.1	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	23.1
1508	30.9	Pecan	*Carya illinoinensis*	Declining	Forked	Remove	Unprotected	N/A	N/A
1509	16.9	Pecan	*Carya illinoinensis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1510	17.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1511	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1512	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1513	15.5	Eastern Redcedar	*Juniperus virginiana*	Hazard	Single	Preserve	Unprotected	N/A	N/A
1514	18.4	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1515	14.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1516	4.7	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Preserve	Primary	1:1	N/A
1517	12.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1518	12.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1519	14.2	Hackberry	*Celtis laevigata*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1520	4.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1521	13.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1522	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1523	31.2	Hackberry	*Celtis laevigata*	Hazard	Multi	Remove	Unprotected	N/A	N/A
1524	12.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1525	18.0	Hackberry	*Celtis laevigata*	Hazard	Single	Remove	Unprotected	N/A	N/A
1526	16.3	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1527	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.9
1528	18.3	Hackberry	*Celtis laevigata*	Declining	Multi	Remove	Unprotected	N/A	N/A
1529	13.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.6
1530	12.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.3
1531	20.9	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1532	18.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1533	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.9
1534	12.0	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1535	15.6	Hackberry	*Celtis laevigata*	Declining	Forked	Remove	Unprotected	N/A	N/A
1536	14.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.2
1537	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
1538	24.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	12.1
1539	23.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1540	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1541	12.1	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1542	12.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1543	12.9	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1544	11.7	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1545	12.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1546	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1547	16.3	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1548	14.4	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1549	13.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1550	11.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1551	34.7	Hackberry	*Celtis laevigata*	Hazard	Single	Preserve	Unprotected	N/A	N/A
1552	6.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1553	8.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
1554	11.2	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1555	5.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1556	12.2	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1557	5.2	Hercules-Club	*Zanthoxylum clava-herculis*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1558	11.3	Hackberry	*Celtis laevigata*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1559	13.3	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1560	4.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1561	13.9	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1562	13.2	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1563	26.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Feature	2:1	N/A
1564	5.1	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1565	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1566	13.1	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1567	14.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1568	14.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Multi	Remove	Unprotected	N/A	N/A
1569	15.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	7.7
1570	14.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	7.2
1571	13.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	6.6
1572	11.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	5.7
1573	4.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	4.3
1574	10.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Remove	Primary	1:1	10.5
1575	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	6.3
1576	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	7.9
1577	23.7	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	23.7
1578	16.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.1
1579	5.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	5.5
1580	13.3	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1581	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.9
1582	12.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.3
1583	13.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.0
1584	12.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.5
1585	16.5	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1586	29.2	Hackberry	*Celtis laevigata*	Hazard	Forked	Remove	Unprotected	N/A	N/A
1587	11.3	Hackberry	*Celtis laevigata*	Healthy	Multi	Remove	Secondary	.5:1	5.7
1588	13.5	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	6.8
1589	11.6	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.8
1590	20.6	Hackberry	*Celtis laevigata*	Declining	Forked	Remove	Unprotected	N/A	N/A
1591	13.3	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1592	11.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1593	27.7	Hackberry	*Celtis laevigata*	Declining	Multi	Remove	Unprotected	N/A	N/A
1594	16.1	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.1
1595	13.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.8
1596	13.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1597	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.9
1598	13.3	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	6.7
1599	18.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	9.1
1600	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
1601	22.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	11.5
1602	16.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Single	Remove	Unprotected	N/A	N/A
1603	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	7.9
1604	15.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	7.9

Rockwall Industrial - City of Rockwall

Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
1605	15.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.0
1606	11.9	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1607	15.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.8
1608	12.8	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.4
1609	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
1610	17.6	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	8.8
1611	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.5
1612	21.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	10.7
1613	12.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Remove	Secondary	.5:1	6.4
1614	4.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	4.0
1615	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.5
1616	8.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	8.4
1617	9.6	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	9.6
1618	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	7.9
1619	12.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1620	14.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1621	11.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1622	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1623	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1624	12.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	6.3
1625	11.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	5.9
1626	5.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1627	6.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1628	5.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1629	5.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	5.0
1630	4.8	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1631	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1632	10.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
1633	12.5	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1634	7.3	Chinese Tallow	*Sapium sebiferum*	Healthy	Single	Preserve	Primary	1:1	N/A
1635	7.6	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
1636	11.2	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
1637	11.6	Slippery Elm	*Ulmus rubra*	Healthy	Forked	Preserve	Primary	1:1	N/A
1638	11.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1639	11.0	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
1640	11.1	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1641	16.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1642	14.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1643	17.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1644	9.6	Slippery Elm	*Ulmus rubra*	Healthy	Multi	Preserve	Primary	1:1	N/A
1645	18.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1646	12.9	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1647	14.3	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1648	11.1	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1649	11.4	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1650	6.8	Chinese elm	*Ulmus parvifolia*	Healthy	Forked	Preserve	Primary	1:1	N/A
1651	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1652	13.9	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
1653	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1654	11.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1655	5.9	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
1656	21.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1657	4.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
1658	4.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
1659	5.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2085	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2086	4.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2087	5.1	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2088	7.6	Slippery Elm	*Ulmus rubra*	Healthy	Multi	Preserve	Primary	1:1	N/A
2089	6.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2090	14.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2091	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2092	5.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2093	5.5	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2094	9.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2095	6.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2096	4.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2097	5.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2098	4.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2099	4.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2100	6.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2101	5.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2102	4.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2103	5.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2104	5.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2105	5.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2106	8.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2107	12.7	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2108	4.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2109	7.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2110	7.7	Pecan	*Carya illinoinensis*	Healthy	Single	Preserve	Primary	1:1	N/A
2111	13.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2112	7.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2113	8.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2114	6.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2115	5.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2116	5.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2117	4.1	Hercules-Club	*Zanthoxylum clava-herculis*	Declining	Single	Preserve	Unprotected	N/A	N/A
2118	6.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2119	8.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2120	13.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2121	7.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2122	7.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2123	8.6	Slippery Elm	*Ulmus rubra*	Healthy	Forked	Preserve	Primary	1:1	N/A
2124	6.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2125	4.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2126	13.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2127	11.5	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2128	7.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2129	8.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Multi	Preserve	Primary	1:1	N/A
2130	4.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A

Rockwall Industrial - City of Rockwall

Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
2131	4.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Multi	Preserve	Primary	1:1	N/A
2132	11.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2133	10.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2134	5.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2135	9.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2136	6.9	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	Preserve	Unprotected	N/A	N/A
2137	16.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2138	6.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2139	14.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2140	8.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
2141	7.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2142	6.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2143	4.4	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2144	5.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	5.7
2145	17.8	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
2146	22.0	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
2147	4.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2148	5.6	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2149	10.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Preserve	Primary	1:1	N/A
2150	9.7	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2151	4.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2152	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Forked	Preserve	Primary	1:1	N/A
2153	7.1	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A

Kimley-Horn red tree tag series: 1507-1659; 2085-2153. Primary protected trees measuring 4-inches or larger at DBH and secondary protected trees measuring 11-inches or larger at DBH were tagged, in accordance with the City of Rockwall Tree Ordinance.

Tree Inches Being Removed	**Tree Inches**	**Mitigation Inches**
Total tree inches being removed - Primary - 1:1	129.8	129.8
Total tree inches being removed - Secondary - 0.5:1	586.1	293.1
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	715.9	422.85
Mitigation Inches	**422.85**	
Proposed Tree Inches Per Planting Plan	**424**	
NET TOTAL	(1.15)	

TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

NOTE:
THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.
DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FLUX, OR BARK SLOUGHING) OR DIEBACK.
HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date AUGUST 2021

KHA PROJECT 068213100
DATE AUGUST 2021
SCALE AS SHOWN
DESIGNED BY AMS
DRAWN BY AMS
CHECKED BY AMP

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

TREE INVENTORY

SHEET NUMBER
T02.00

IMAGES
XREFS xBndy : xSite : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr : Tree Fence Details
LAST SAVED 8/19/2021 3:14 PM
PLOTTED BY PARKS, ALLISON 8/19/2021 5:28 PM
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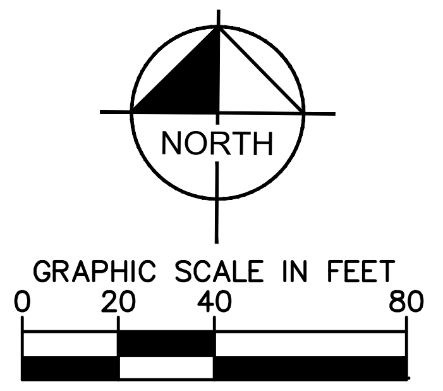

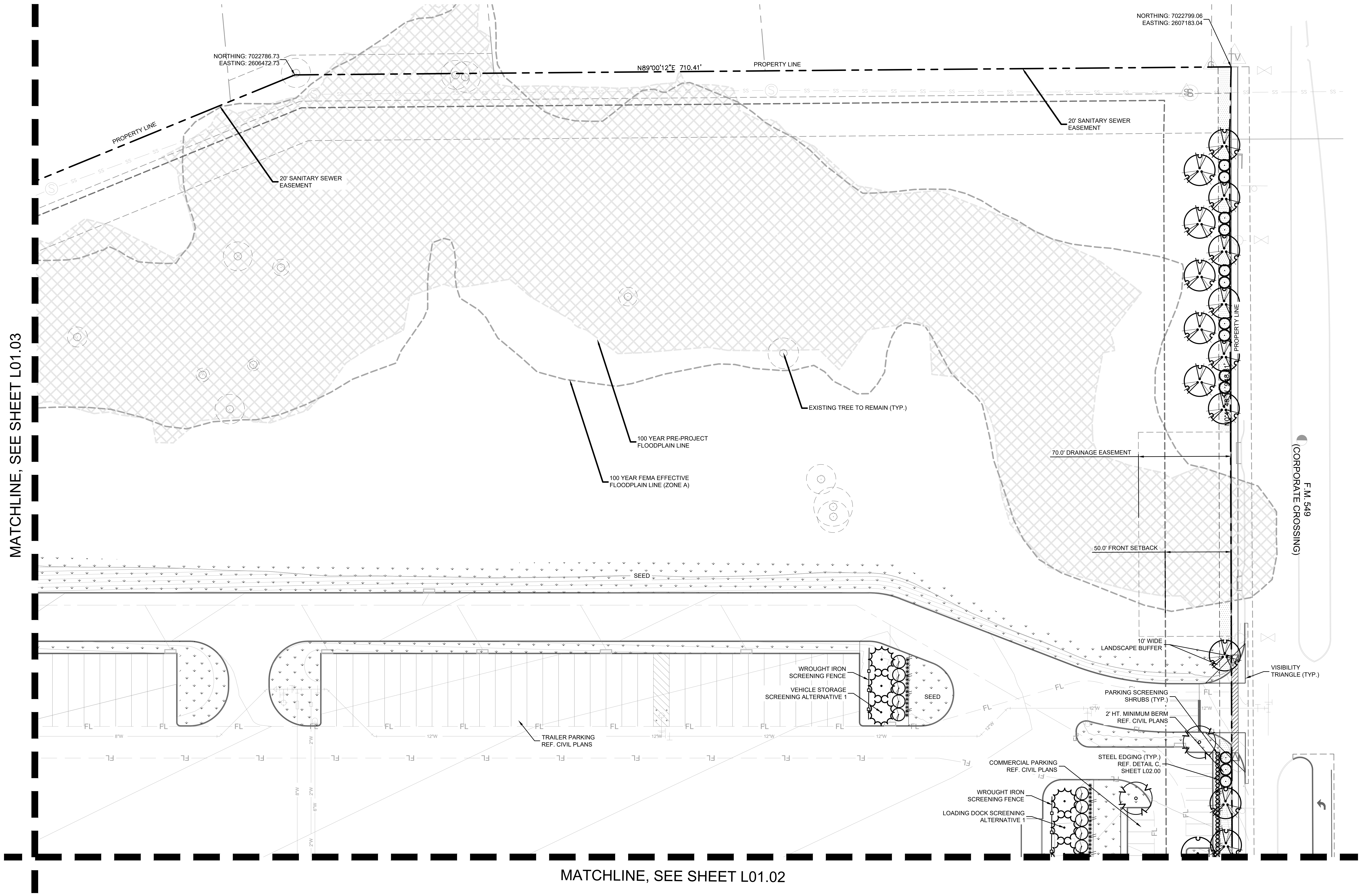
MATCHLINE, SEE SHEET L01.03
MATCHLINE, SEE SHEET L01.02
NORTHING: 7022786.73
EASTING: 2606472.73
NORTHING: 7022799.06
EASTING: 2607183.04
N89°00'12"E 710.41'
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
20' SANITARY SEWER EASEMENT
20' SANITARY SEWER EASEMENT
EXISTING TREE TO REMAIN (TYP.)
100 YEAR PRE-PROJECT FLOODPLAIN LINE
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
70.0' DRAINAGE EASEMENT
50.0' FRONT SETBACK
F.M. 549 (CORPORATE CROSSING)
SEED
SEED
10' WIDE LANDSCAPE BUFFER
VISIBILITY TRIANGLE (TYP.)
WROUGHT IRON SCREENING FENCE
VEHICLE STORAGE SCREENING ALTERNATIVE 1
PARKING SCREENING SHRUBS (TYP.)
2' HT. MINIMUM BERM REF. CIVIL PLANS
TRAILER PARKING REF. CIVIL PLANS
STEEL EDGING (TYP.) REF. DETAIL C, SHEET L02.00
COMMERCIAL PARKING REF. CIVIL PLANS
WROUGHT IRON SCREENING FENCE
LOADING DOCK SCREENING ALTERNATIVE 1
FL
12"W
8"W

PLANT SCHEDULE

REF. SHEET L01.00 FOR FULL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
✳	HP	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	IR	ILEX X `NELLIE R STEVENS` / NELLIE R STEVENS
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
▨	DM	DRAINFIELD MIX / DRAINFIELD MIX

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

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L.A. No. 3486 Date AUGUST 2021

KHA PROJECT	068213100
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(1 OF 5)

SHEET NUMBER
L01.01

IMAGES
XREFS xBndy : xSite : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
LAST SAVED 8/19/2021 5:25 PM
PLOTTED BY PARKS, ALLISON 8/19/2021 5:28 PM
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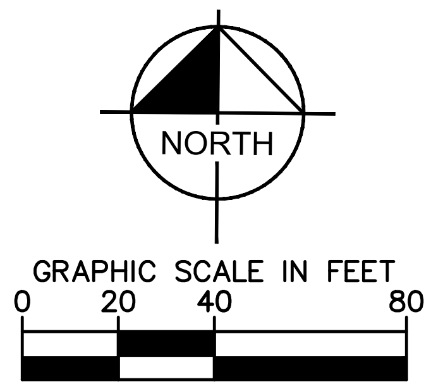
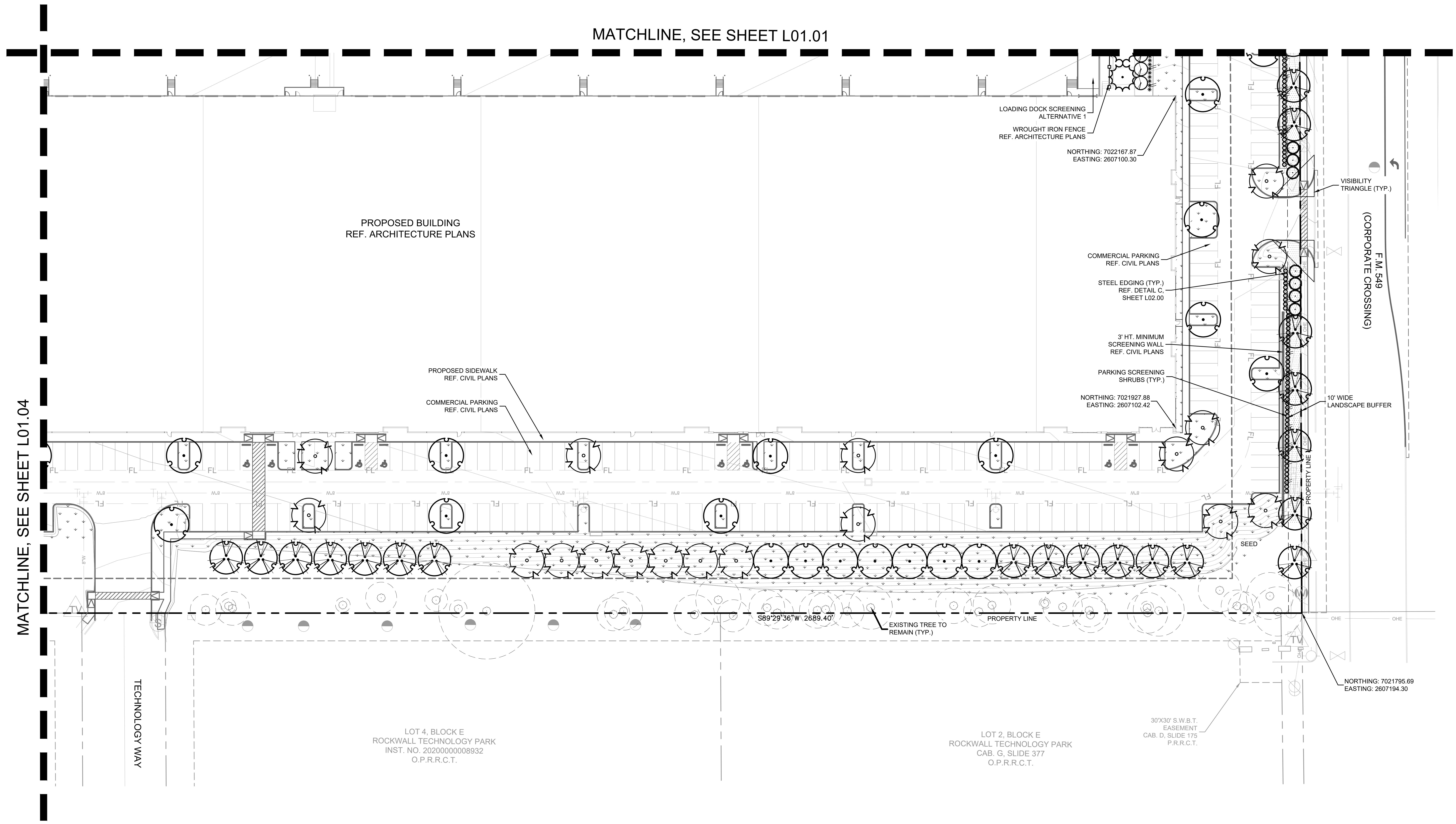
DWG NAME LP 1.00 - LANDSCAPE PLAN - NEW.dwg




MATCHLINE, SEE SHEET L01.01
MATCHLINE, SEE SHEET L01.04
LOADING DOCK SCREENING ALTERNATIVE 1
WROUGHT IRON FENCE REF. ARCHITECTURE PLANS
NORTHING: 7022167.87
EASTING: 2607100.30
PROPOSED BUILDING
REF. ARCHITECTURE PLANS
VISIBILITY TRIANGLE (TYP.)
F.M. 549
(CORPORATE CROSSING)
COMMERCIAL PARKING REF. CIVIL PLANS
STEEL EDGING (TYP.) REF. DETAIL C, SHEET L02.00
3' HT. MINIMUM SCREENING WALL REF. CIVIL PLANS
PROPOSED SIDEWALK REF. CIVIL PLANS
PARKING SCREENING SHRUBS (TYP.)
NORTHING: 7021927.88
EASTING: 2607102.42
10' WIDE LANDSCAPE BUFFER
COMMERCIAL PARKING REF. CIVIL PLANS
PROPERTY LINE
SEED
FL
S89°29'36"W 2689.40'
EXISTING TREE TO REMAIN (TYP.)
PROPERTY LINE
OHE
NORTHING: 7021795.69
EASTING: 2607194.30
TECHNOLOGY WAY
LOT 4, BLOCK E
ROCKWALL TECHNOLOGY PARK
INST. NO. 20200000008932
O.P.R.R.C.T.
LOT 2, BLOCK E
ROCKWALL TECHNOLOGY PARK
CAB. G, SLIDE 377
O.P.R.R.C.T.
30'X30' S.W.B.T. EASEMENT
CAB. D, SLIDE 175
P.R.R.C.T.

PLANT SCHEDULE

REF. SHEET L01.00 FOR FULL PLANT SCHEDULE

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STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(2 OF 5)

SHEET NUMBER
L01.02

IMAGES
XREFS xBrdy : xSite : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
LAST SAVED 8/19/2021 5:25 PM
PLOTTED BY PARKS, ALLISON 8/19/2021 5:28 PM
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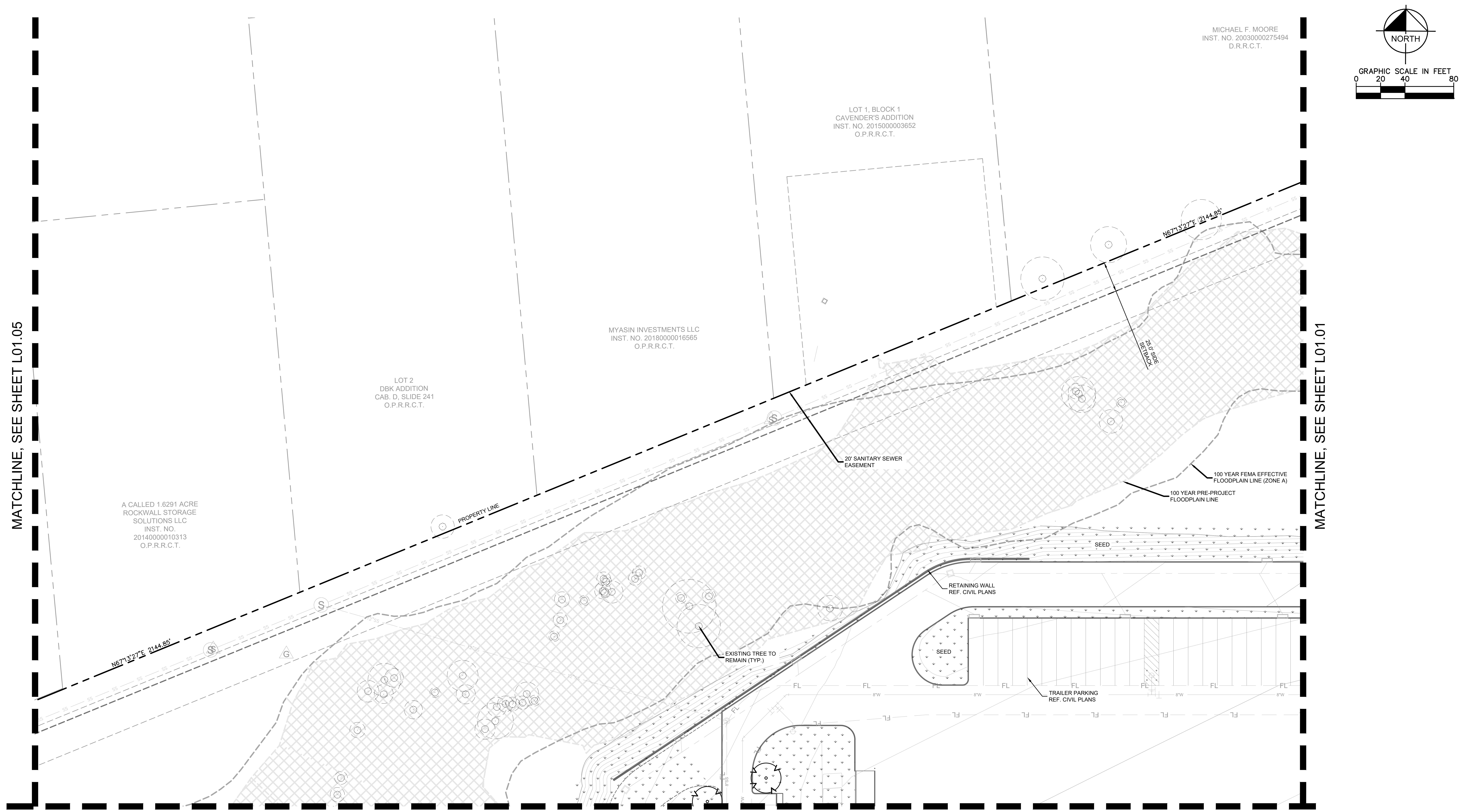
DWG NAME LP 1.00 - LANDSCAPE PLAN - NEW.dwg



PLANT SCHEDULE

REF. SHEET L01.00 FOR FULL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK

SHRUBS	CODE	BOTANICAL / COMMON NAME
✳	HP	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	IR	ILEX X `NELLIE R STEVENS` / NELLIE R STEVENS

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
▨	DM	DRAINFIELD MIX / DRAINFIELD MIX

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's **below.**
Call before you dig.

No.	REVISIONS	DATE

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date AUGUST 2021

KHA PROJECT
068213100
DATE
AUGUST 2021
SCALE AS SHOWN
DESIGNED BY AMS
DRAWN BY AMS
CHECKED BY AMP

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(3 OF 5)

SHEET NUMBER
L01.03

IMAGES
XREFS xBndy : xSite : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
LAST SAVED 8/19/2021 5:25 PM
PLOTTED BY PARKS, ALLISON 8/19/2021 5:28 PM
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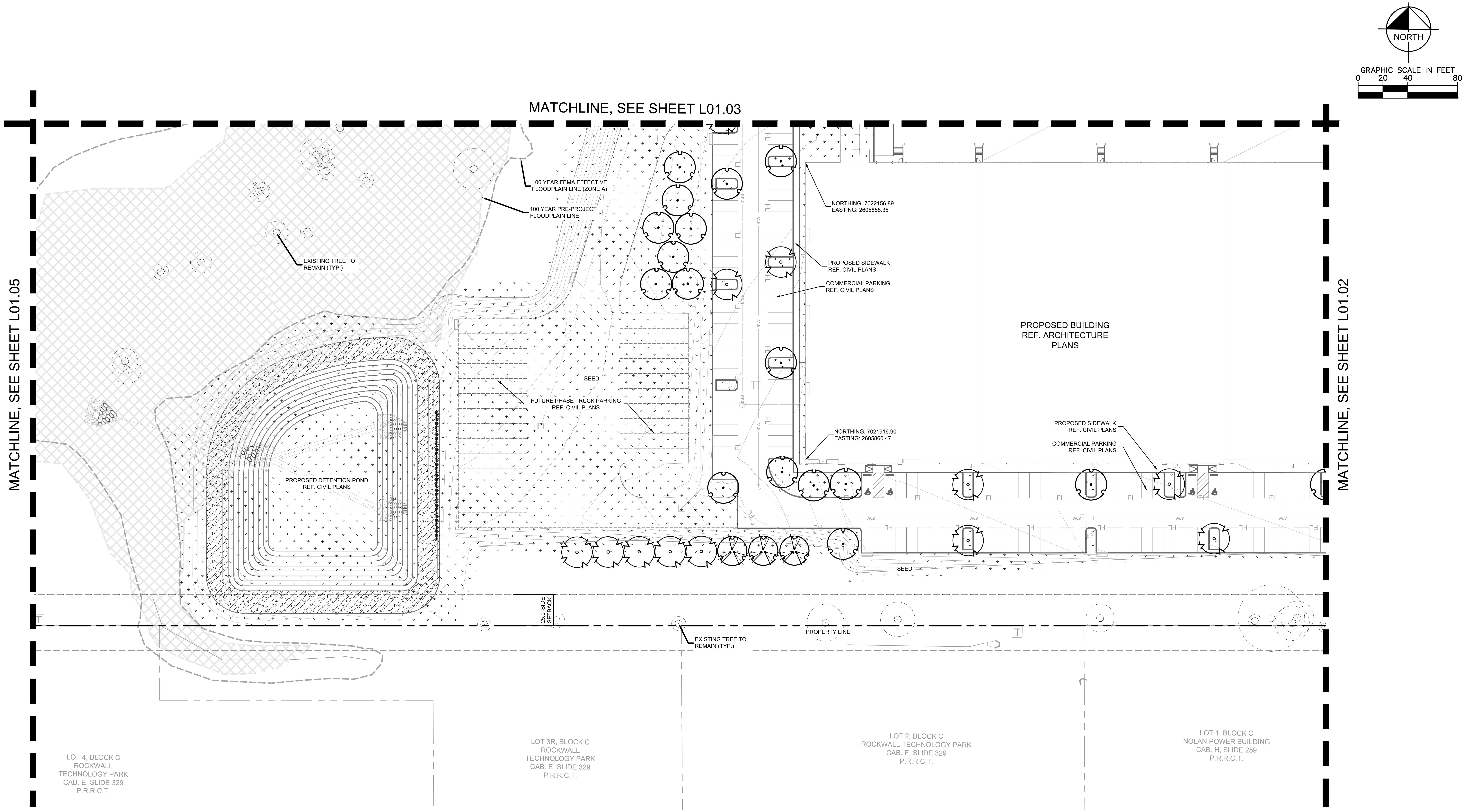
DWG NAME LP 1.00 - LANDSCAPE PLAN - NEW.dwg


NORTH
GRAPHIC SCALE IN FEET
0
20
40
80
MATCHLINE, SEE SHEET L01.03
MATCHLINE, SEE SHEET L01.05
MATCHLINE, SEE SHEET L01.02
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
100 YEAR PRE-PROJECT FLOODPLAIN LINE
EXISTING TREE TO REMAIN (TYP.)
NORTHING: 7022156.89
EASTING: 2605858.35
PROPOSED SIDEWALK REF. CIVIL PLANS
COMMERCIAL PARKING REF. CIVIL PLANS
PROPOSED BUILDING REF. ARCHITECTURE PLANS
SEED
FUTURE PHASE TRUCK PARKING REF. CIVIL PLANS
NORTHING: 7021916.90
EASTING: 2605860.47
PROPOSED SIDEWALK REF. CIVIL PLANS
COMMERCIAL PARKING REF. CIVIL PLANS
PROPOSED DETENTION POND REF. CIVIL PLANS
FL
SEED
25.0' SIDE SETBACK
EXISTING TREE TO REMAIN (TYP.)
PROPERTY LINE
LOT 4, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 3R, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 1, BLOCK C NOLAN POWER BUILDING CAB. H, SLIDE 259 P.R.R.C.T.

PLANT SCHEDULE **REF. SHEET L01.00 FOR FULL PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA \`ALLEE\` / ALLEE LACEBARK ELM
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	IC	ILEX CORNUTA \`DWARF BURFORD\` / DWARF BURFORD HOLLY
	IR	ILEX X \`NELLIE R STEVENS\` / NELLIE R STEVENS
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
▨	DM	DRAINFIELD MIX / DRAINFIELD MIX

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IMAGES
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No.	REVISIONS	DATE

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date AUGUST 2021

KHA PROJECT
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DATE
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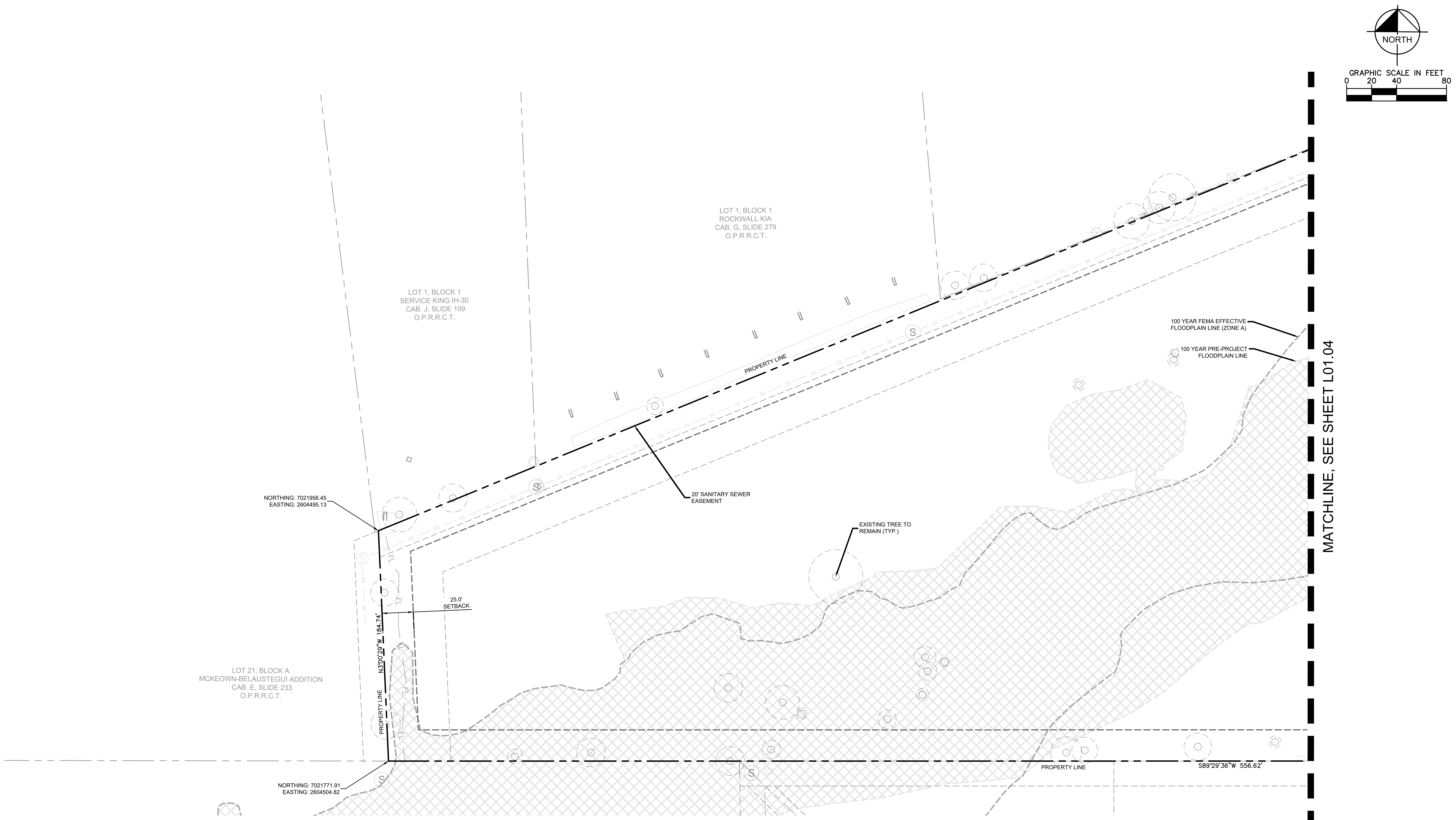
SCALE AS SHOWN
DESIGNED BY AMS
DRAWN BY AMS
CHECKED BY AMP

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(4 OF 5)

SHEET NUMBER
L01.04



PLANT SCHEDULE

REF. SHEET L01.00 FOR FULL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
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	IR	ILEX X `NELLIE R STEVENS` / NELLIE R STEVENS
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**
☐	SEED	CYNODON DACTYLON / BERMUDA GRASS
▨	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
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STREAM ROCKWALL

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ROCKWALL TEXAS

LANDSCAPE PLAN (5 OF 5)

SHEET NUMBER
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IMAGES
XREFS xBndy : xSite : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
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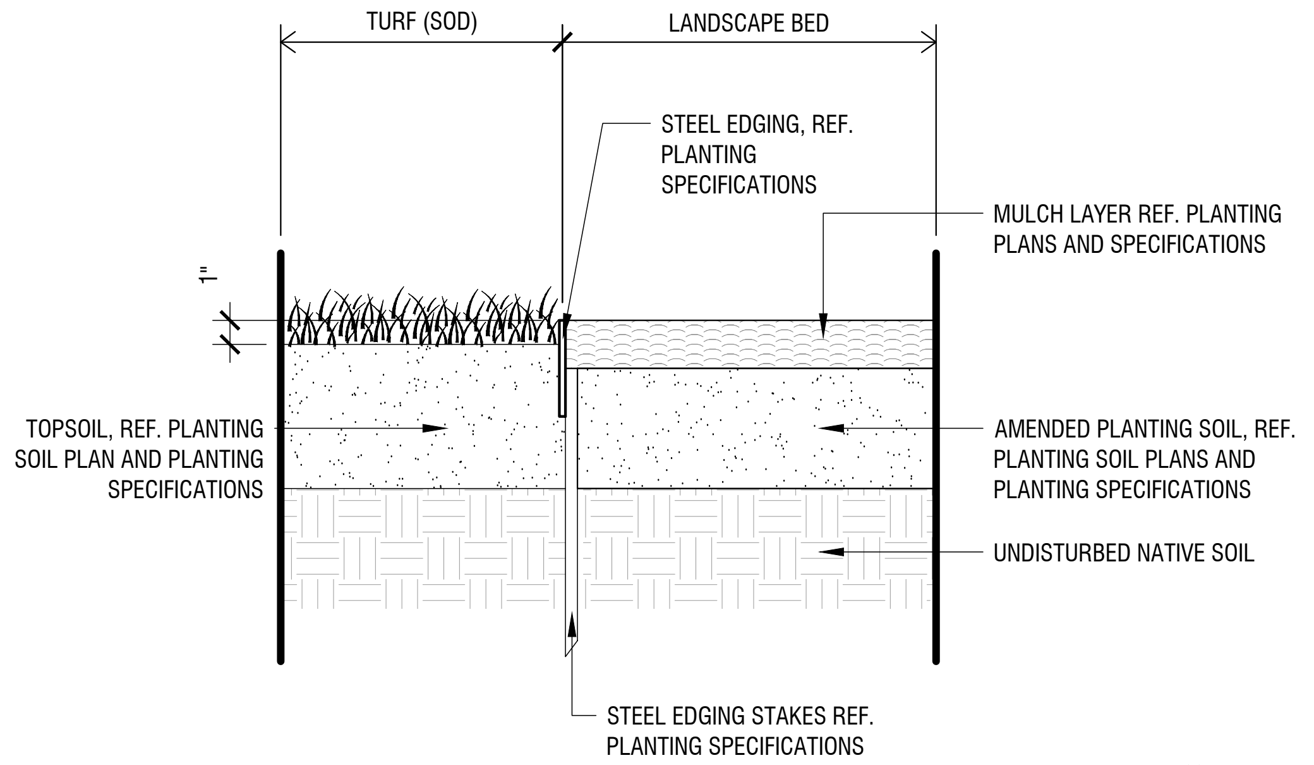
DWG NAME LP 1.00 - LANDSCAPE PLAN - NEW.dwg

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

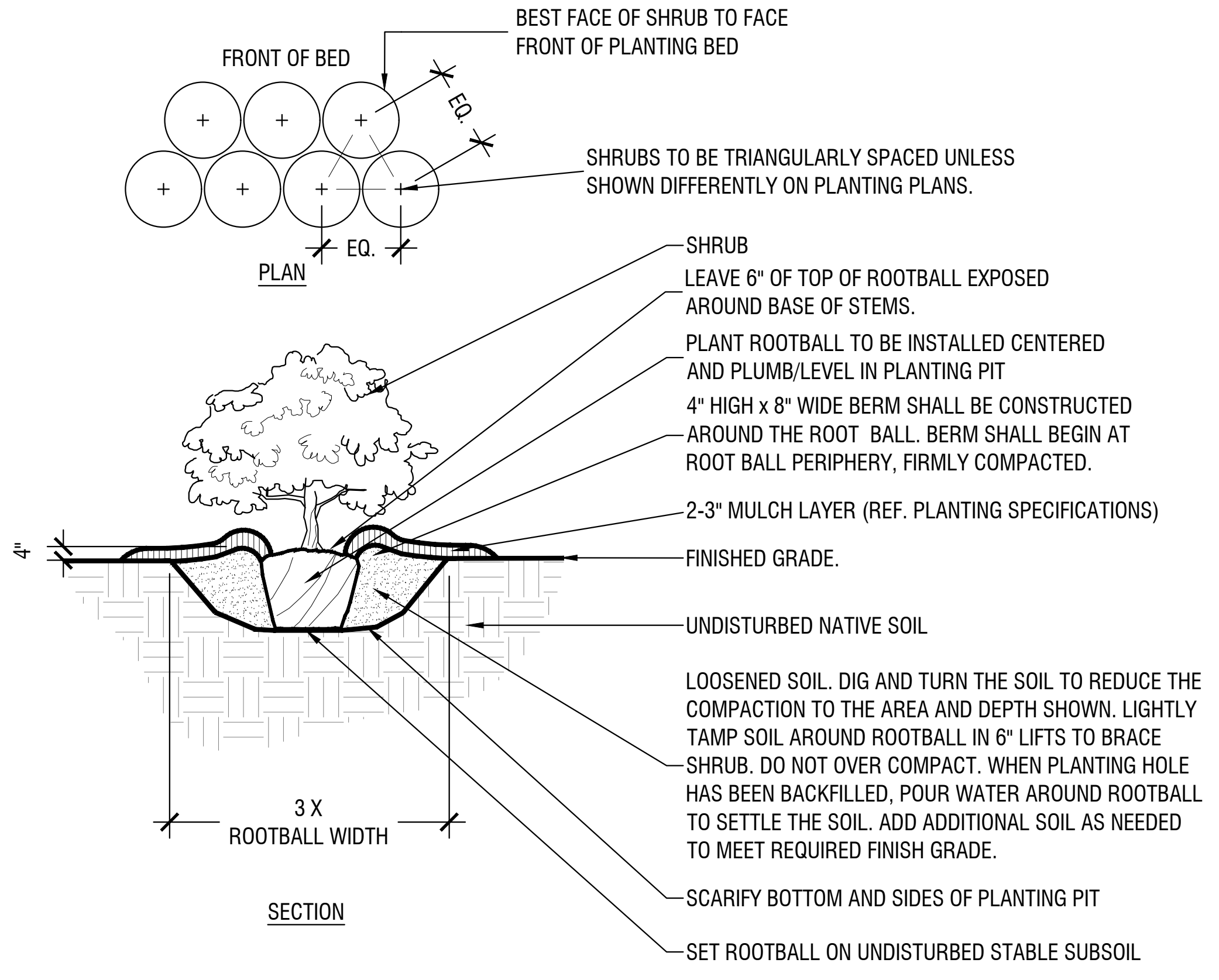

TURF (SOD)
LANDSCAPE BED
1"
STEEL EDGING, REF. PLANTING SPECIFICATIONS
MULCH LAYER REF. PLANTING PLANS AND SPECIFICATIONS
TOPSOIL, REF. PLANTING SOIL PLAN AND PLANTING SPECIFICATIONS
AMENDED PLANTING SOIL, REF. PLANTING SOIL PLANS AND PLANTING SPECIFICATIONS
UNDISTURBED NATIVE SOIL
STEEL EDGING STAKES REF. PLANTING SPECIFICATIONS

STEEL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

C

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.


FRONT OF BED
BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED
EQ.
SHRUBS TO BE TRIANGULARLY SPACED UNLESS SHOWN DIFFERENTLY ON PLANTING PLANS.
EQ.
PLAN
SHRUB
LEAVE 6" OF TOP OF ROOTBALL EXPOSED AROUND BASE OF STEMS.
PLANT ROOTBALL TO BE INSTALLED CENTERED AND PLUMB/LEVEL IN PLANTING PIT
4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY, FIRMLY COMPACTED.
2-3" MULCH LAYER (REF. PLANTING SPECIFICATIONS)
4"
FINISHED GRADE.
UNDISTURBED NATIVE SOIL
LOOSENED SOIL. DIG AND TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN. LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL. ADD ADDITIONAL SOIL AS NEEDED TO MEET REQUIRED FINISH GRADE.
3 X ROOTBALL WIDTH
SECTION
SCARIFY BOTTOM AND SIDES OF PLANTING PIT
SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL

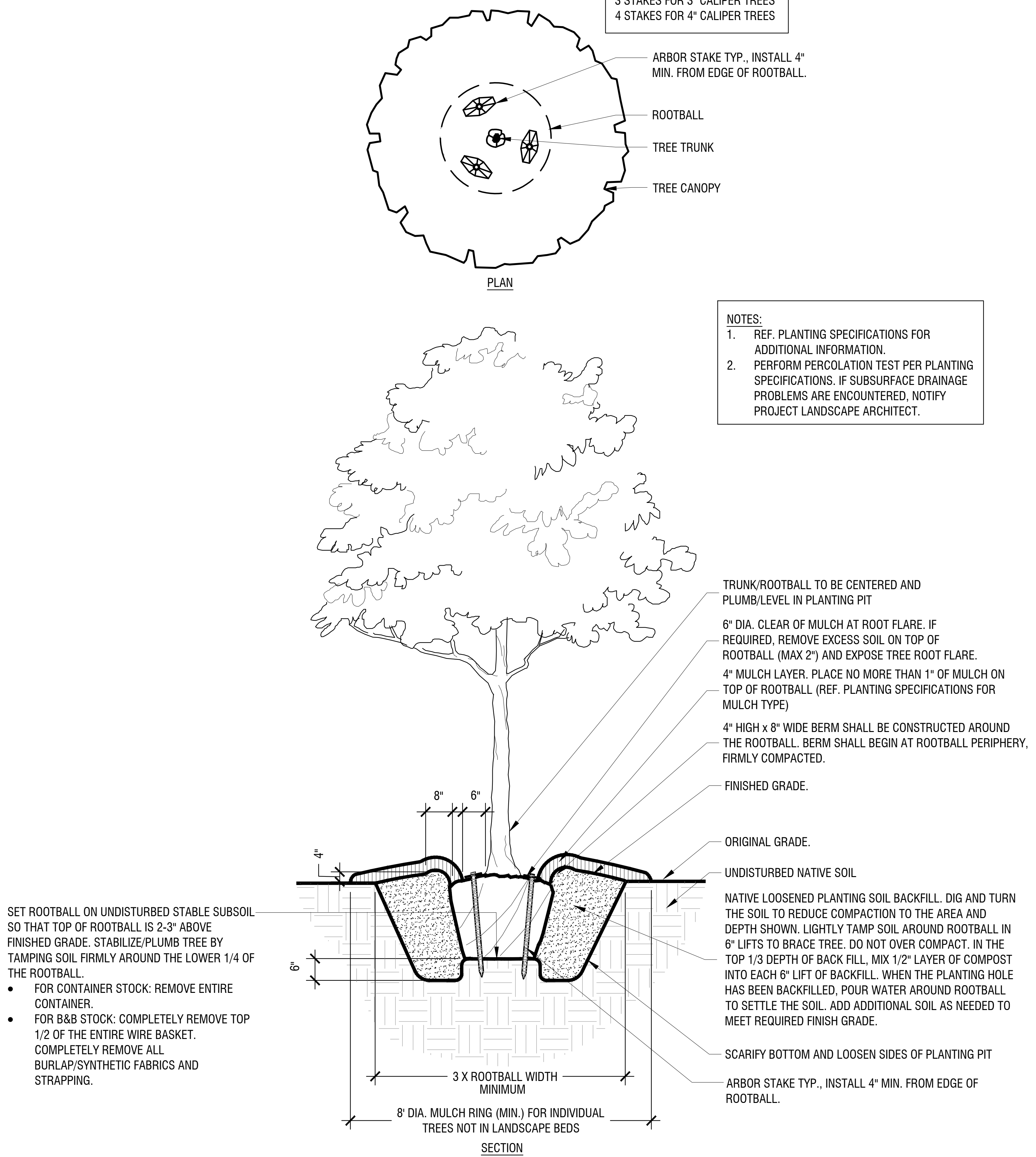
TYPICAL SHRUB PLANTING

Scale: NTS

B

NOTE:
3 STAKES FOR 3" CALIPER TREES
4 STAKES FOR 4" CALIPER TREES

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.


ARBOR STAKE TYP., INSTALL 4" MIN. FROM EDGE OF ROOTBALL.
ROOTBALL
TREE TRUNK
TREE CANOPY
PLAN
TRUNK/ROOTBALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT
6" DIA. CLEAR OF MULCH AT ROOT FLARE. IF REQUIRED, REMOVE EXCESS SOIL ON TOP OF ROOTBALL (MAX 2") AND EXPOSE TREE ROOT FLARE.
4" MULCH LAYER. PLACE NO MORE THAN 1" OF MULCH ON TOP OF ROOTBALL (REF. PLANTING SPECIFICATIONS FOR MULCH TYPE)
4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND THE ROOTBALL. BERM SHALL BEGIN AT ROOTBALL PERIPHERY, FIRMLY COMPACTED.
FINISHED GRADE.
8"
6"
4"
ORIGINAL GRADE.
UNDISTURBED NATIVE SOIL
SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
• FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
• FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.
6"
NATIVE LOOSENED PLANTING SOIL BACKFILL. DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN. LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. IN THE TOP 1/3 DEPTH OF BACK FILL, MIX 1/2" LAYER OF COMPOST INTO EACH 6" LIFT OF BACKFILL. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL. ADD ADDITIONAL SOIL AS NEEDED TO MEET REQUIRED FINISH GRADE.
SCARIFY BOTTOM AND LOOSEN SIDES OF PLANTING PIT
ARBOR STAKE TYP., INSTALL 4" MIN. FROM EDGE OF ROOTBALL.
3 X ROOTBALL WIDTH MINIMUM
8' DIA. MULCH RING (MIN.) FOR INDIVIDUAL TREES NOT IN LANDSCAPE BEDS
SECTION

TYPICAL TREE PLANTING

Scale: NTS

A

No.	REVISIONS	DATE

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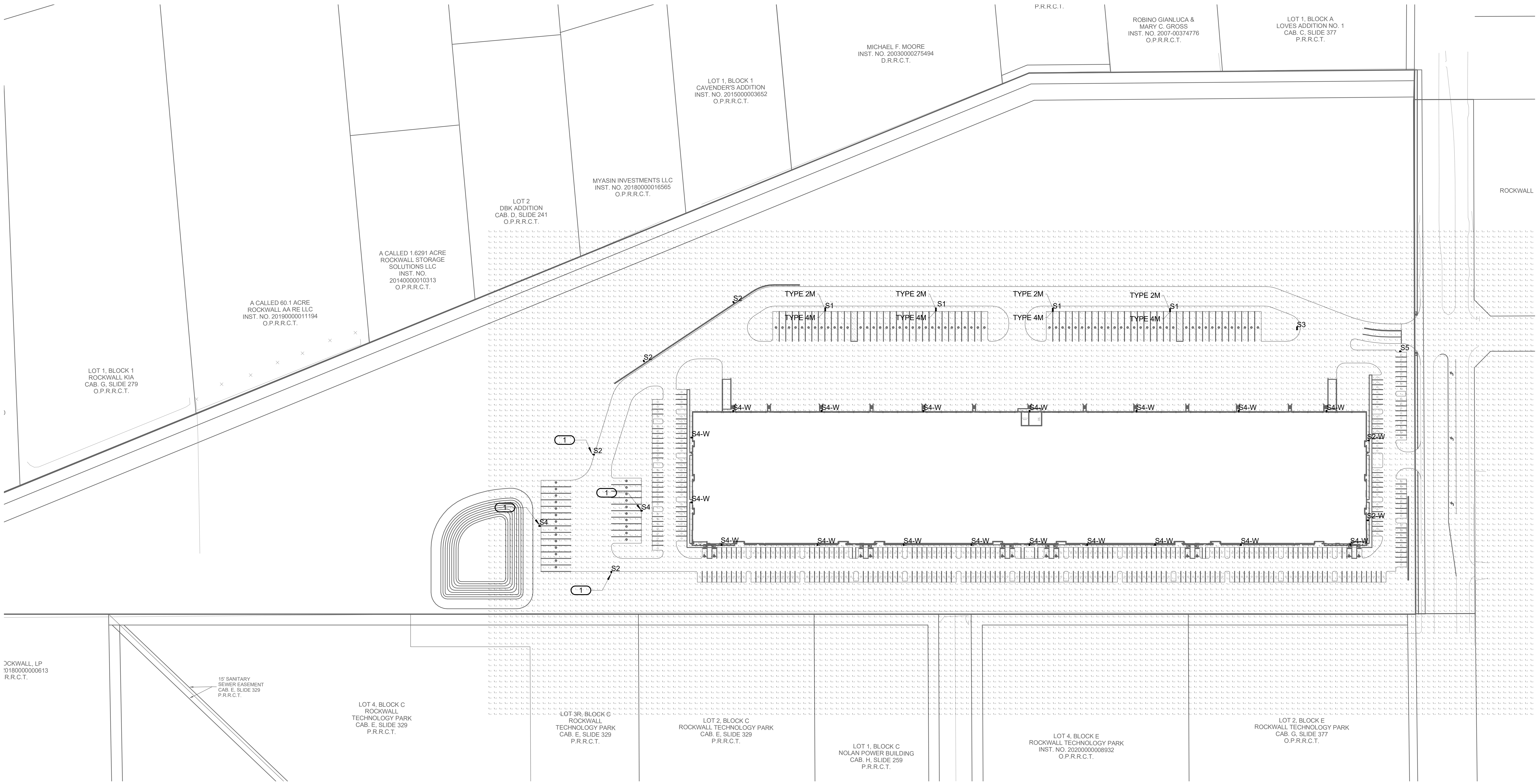
STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE DETAILS

SHEET NUMBER
L02.00

IMAGES	
XREFS	067771662 decomposed granite : Shrub Planting Details : Steel edge @ landscape : Tree Planting Details : Steel edge @ Rock Cobble : xTtlb - LA
LAST SAVED	8/4/2021 1:54 PM
PLOTTED BY	PARKS, ALLISON 8/19/2021 5:28 PM
DWG PATH	K:\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\PlanSheets\Landscape
DWG NAME	L-200 - DETAILS.dwg


P.R.R.C.T.
ROBINO GIANLUCA & MARY C. GROSS INST. NO. 2007-00374776 O.P.R.R.C.T.
LOT 1, BLOCK A LOVES ADDITION NO. 1 CAB. C, SLIDE 377 P.R.R.C.T.
MICHAEL F. MOORE INST. NO. 20030000275494 D.R.R.C.T.
LOT 1, BLOCK 1 CAVENDER'S ADDITION INST. NO. 20150000003652 O.P.R.R.C.T.
MYASIN INVESTMENTS LLC INST. NO. 20180000016565 O.P.R.R.C.T.
LOT 2 DBK ADDITION CAB. D, SLIDE 241 O.P.R.R.C.T.
A CALLED 1.6291 ACRE ROCKWALL STORAGE SOLUTIONS LLC INST. NO. 20140000010313 O.P.R.R.C.T.
A CALLED 60.1 ACRE ROCKWALL AA RE LLC INST. NO. 20190000011194 O.P.R.R.C.T.
LOT 1, BLOCK 1 ROCKWALL KIA CAB. G, SLIDE 279 O.P.R.R.C.T.
ROCKWALL
TYPE 2M
TYPE 4M
S1
S2
S3
S4
S5
S2-W
S4-W
1
15' SANITARY SEWER EASEMENT CAB. E, SLIDE 329 P.R.R.C.T.
LOT 4, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 3R, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 1, BLOCK C NOLAN POWER BUILDING CAB. H, SLIDE 259 P.R.R.C.T.
LOT 4, BLOCK E ROCKWALL TECHNOLOGY PARK INST. NO. 20200000008932 O.P.R.R.C.T.
LOT 2, BLOCK E ROCKWALL TECHNOLOGY PARK CAB. G, SLIDE 377 O.P.R.R.C.T.
OCKWALL, LP 20180000000613 R.R.C.T.

NORTH

1 SITE PLAN - PHOTOMETRICS

1" = 100'-0"

NOTES BY SYMBOL "⬭"

1. FUTURE LIGHTS SHOWN FOR CALCULATION PURPOSES ONLY.

LIGHTING FIXTURE SCHEDULE					
TYPE	DESCRIPTION	LAMPS	MANUFACTURER/CATALOG NUMBER	BUG RATING	NOTES
S1	2 HEAD LED AREA LIGHT WITH (1) TYPE T4M DISTRIBUTION HEAD AND (1) TYPE 2M DISTRIBUTION HEAD MOUNTED AT 180 DEGREES ON 25' STRAIGHT SQUARE STEEEL POLE.	642W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DDBXD LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-25-40-7-AB-DB-D28-BC	B4-U0-G4 B3-U0-G5	1
S2	LED AREA LIGHT WITH TYPE 2M DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B4-U0-G4	
S2-W	SIMILAR TO TYPE 'S2' EXCEPT BUILDING MOUNTED AT 30' ABOVE FINISHED GRADE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-WBA-PIRH-DDBXD	B4-U0-G4	
S3	(2) HEAD LED AREA LIGHT WITH (2) TYPE 2M DISTRIBUTION HEADS MOUNTED AT 180 DEGREES ON 25' STRAIGHT SQUARE STEEL POLE.	642W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-25-40-7-AB-DB-D28-BC	B2-U0-G5	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B4-U0-G5	
S4-W	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DDBXD	B4-U0-G5	
S5	LED AREA LIGHT WITH TYPE BLC DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-BLC-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B5-U0-G5	

NOTES: 1. REFER TO PLANS FOR ORIENTATION OF HEADS.

DATE
REVISIONS
No.

gsr | andrade
ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
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STREAM

GGRA PROJECT	2966
DATE	AUG 2021
SCALE	AS SHOWN
DESIGNED BY	SK
DRAWN BY	SK
CHECKED BY	MA

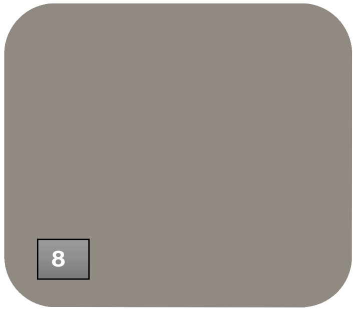
ROCKWALL DISTRIBUTION CENTER

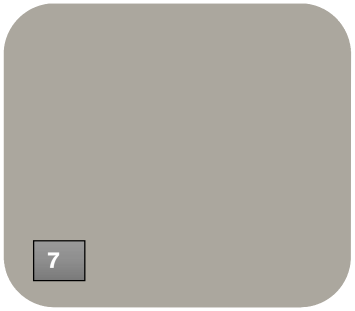
PREPARED FOR
STREAM REALTY

1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

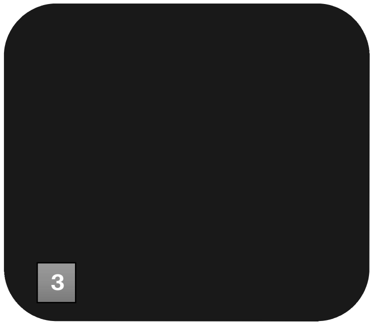
DAVID A. SMITH
129382
08/17/21

SHEET NUMBER
E100





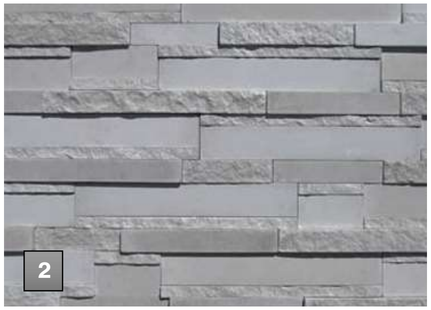
PAINTS

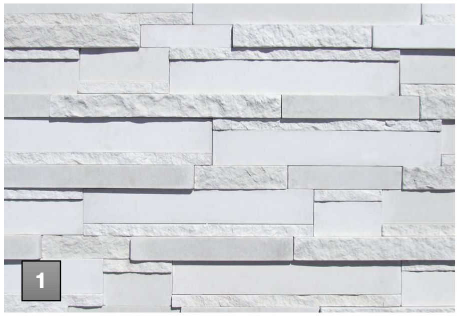


FRAMES & WINDOWS

DIGITAL FINISHES LEGEND:

1. STONE ST-1: COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: WHITE
2. STONE ST-2: COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: SILVER ASH
3. FRAMES AS ALTERNATE: BLACK ANODIZED AL-2
4. VITRO – SOLARGRAY GL-1
5. PAINT 1– FIELD COLOR TO MATCH SW 7005 (255-C1): PURE WHITE
6. PAINT 2– ACCENT COLOR TO MATCH SW 6168 (258-C6) MODERNE WHITE
7. PAINT 3– ACCENT COLOR TO MATCH SW 7017 (244-C3) DORIAN GRAY.
8. PAINT 4– ACCENT COLOR TO MATCH SW 7018 (244-C5) DOVETAIL





WALLS

EXTERIOR

STREAM

STREAM REALTY
ROCKWALL DISTRIBUTION CENTER

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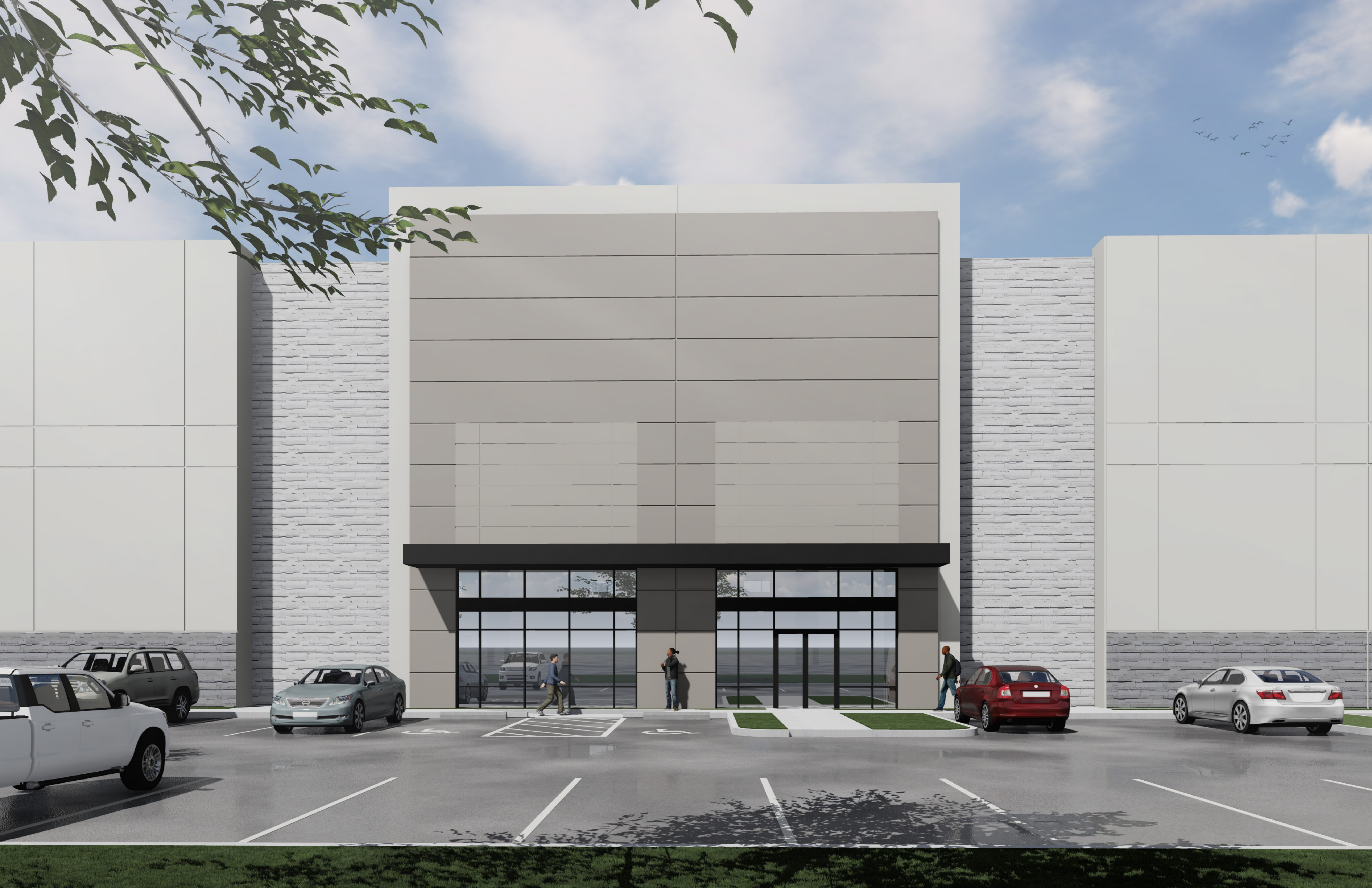
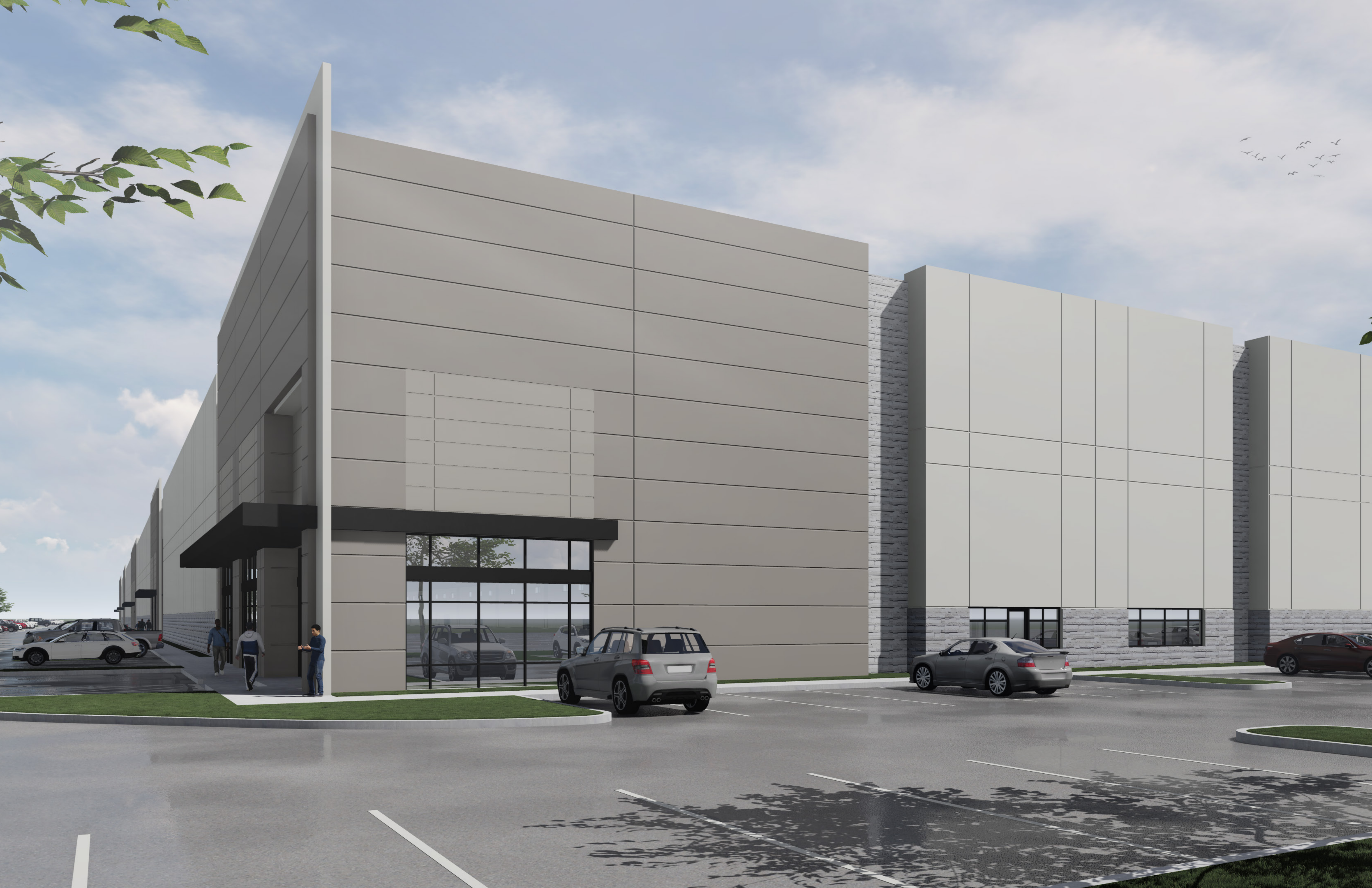
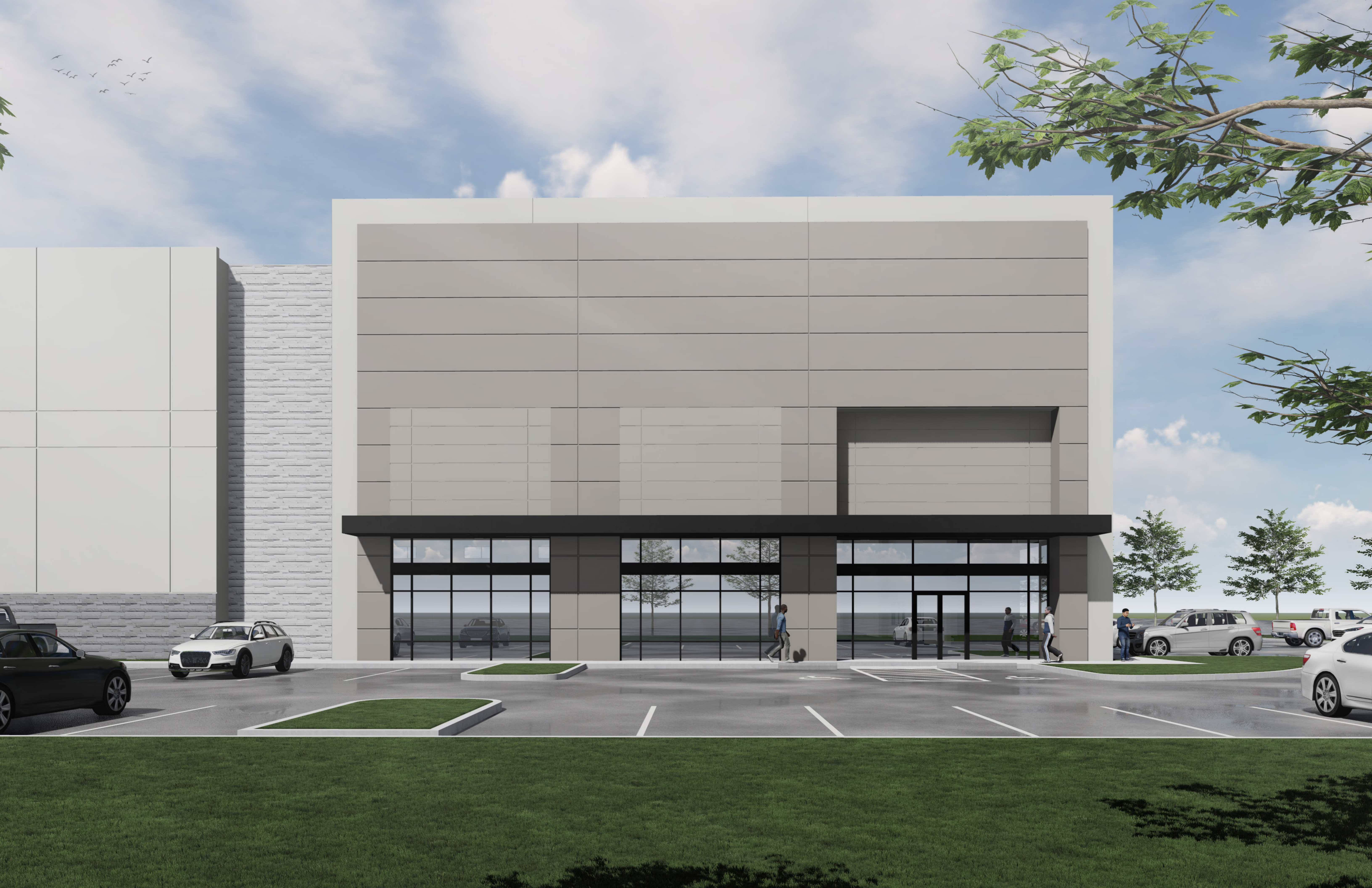
ARCHITECTS







ELEVATION FINISHES:

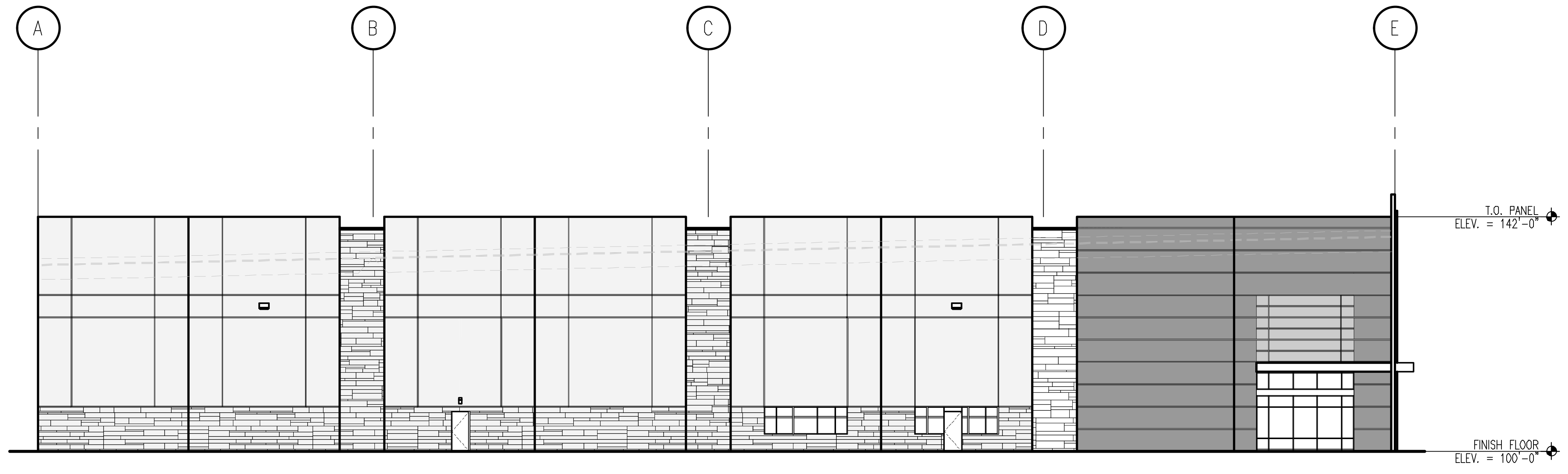
☐	PAINT 1 COLOR TO MATCH SW 7005 (255-C1): "PURE WHITE"
☐	PAINT 2 COLOR TO MATCH SW 6168 (258-C6): "MODERNE WHITE"
▨	PAINT 3 COLOR TO MATCH SW 7017 (244-C3): "DORIAN GRAY"
■	PAINT 4 COLOR TO MATCH SW 7018 (244-C5): "DOVETAIL"
▤	STONE 1 COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: "WHITE"
▤	STONE 2 COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: "SILVER ASH"

FINISH AREA CALCULATIONS (WEST):

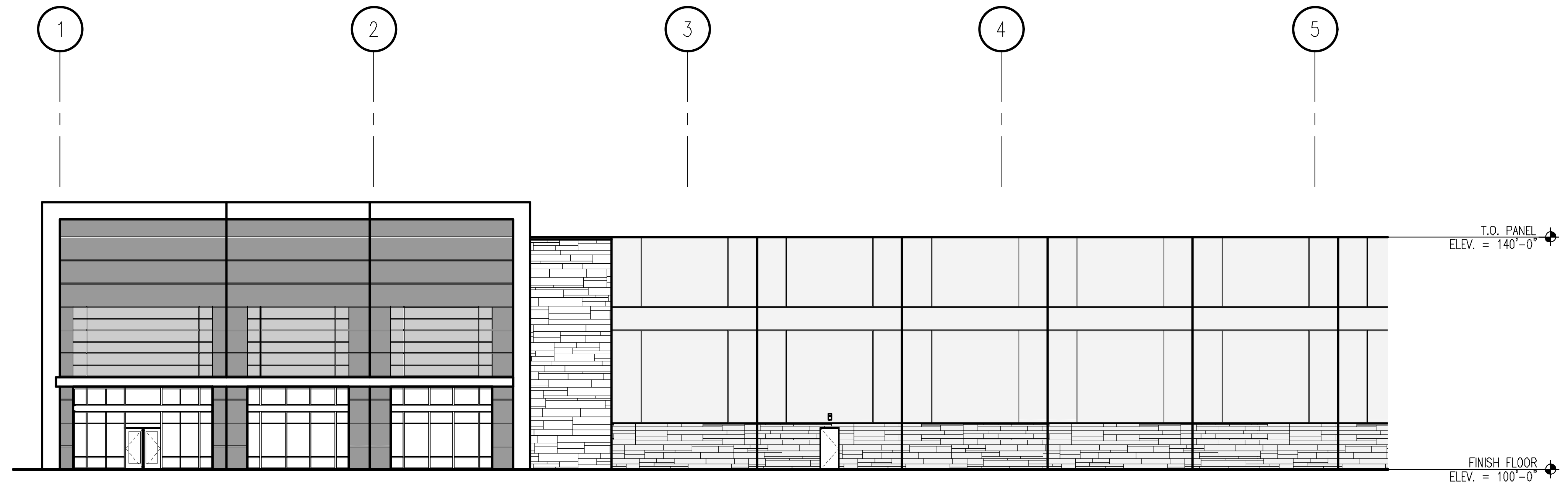
PAINTED TILT WALL – 7,686sf
STONE – 2,059sf
OPENINGS – 432sf
TOTAL AREA – 10,177sf

2,059 / 7,686 = .2679

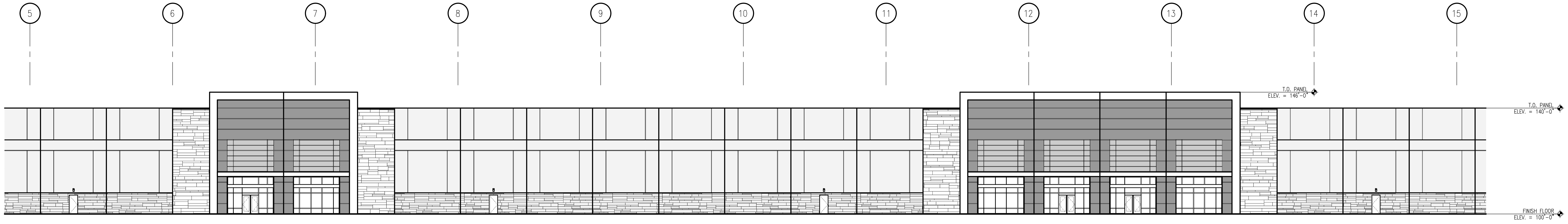
STONE PERCENTAGE = 26.79%



02 **WEST ELEVATION**
SCALE: 1" = 20'-0"



01 **SOUTH ELEVATION cont'd**
SCALE: 1" = 20'-0"



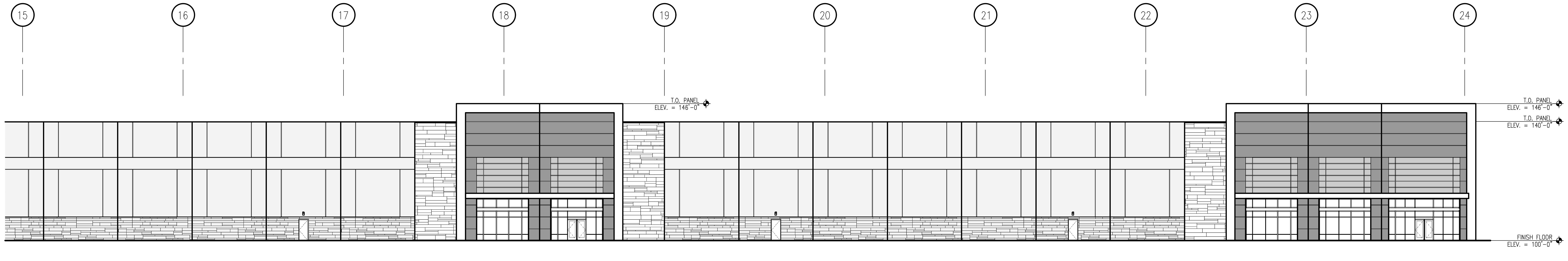
01 **SOUTH ELEVATION cont'd**
SCALE: 1" = 20'-0"

FINISH AREA CALCULATIONS (SOUTH):

PAINTED TILT WALL – 38,148sf
STONE – 10,188sf
OPENINGS – 3,846sf
TOTAL AREA – 52,182sf

10,188 / 38,148 = .2671

STONE PERCENTAGE = 26.71%



01 **SOUTH ELEVATION**
SCALE: 1" = 20'-0"

No.	REVISIONS	DATE

gsr | andrade
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Dallas, Texas 75226
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STREAM

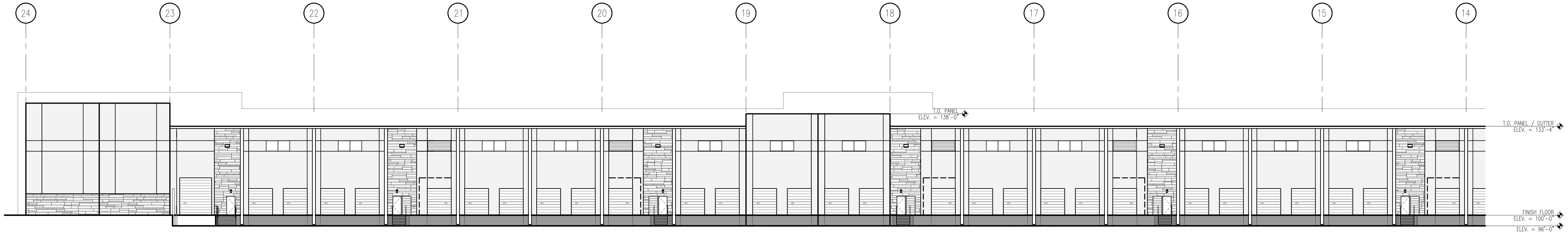
GGRA PROJECT	2966
DATE	AUG 2021
SCALE	AS SHOWN
DESIGNED BY	JR
DRAWN BY	MJE
CHECKED BY	SA

ROCKWALL DISTRIBUTION CENTER
PREPARED FOR
STREAM REALTY
1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

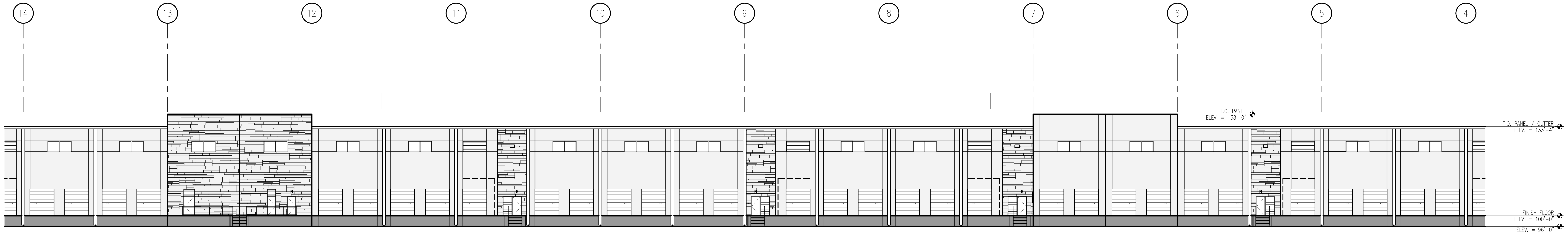
SHEET NUMBER
A4.10

ELEVATION FINISHES:

☐	PAINT 1 COLOR TO MATCH SW 7005 (255-C1): "PURE WHITE"
☐	PAINT 2 COLOR TO MATCH SW 6168 (258-C6): "MODERNE WHITE"
▒	PAINT 3 COLOR TO MATCH SW 7017 (244-C3): "DORIAN GRAY"
▓	PAINT 4 COLOR TO MATCH SW 7018 (244-C5): "DOVETAIL"
▤	STONE 1 COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: "WHITE"
▦	STONE 2 COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: "SILVER ASH"



02 NORTH ELEVATION cont'd
SCALE: 1" = 20'-0"



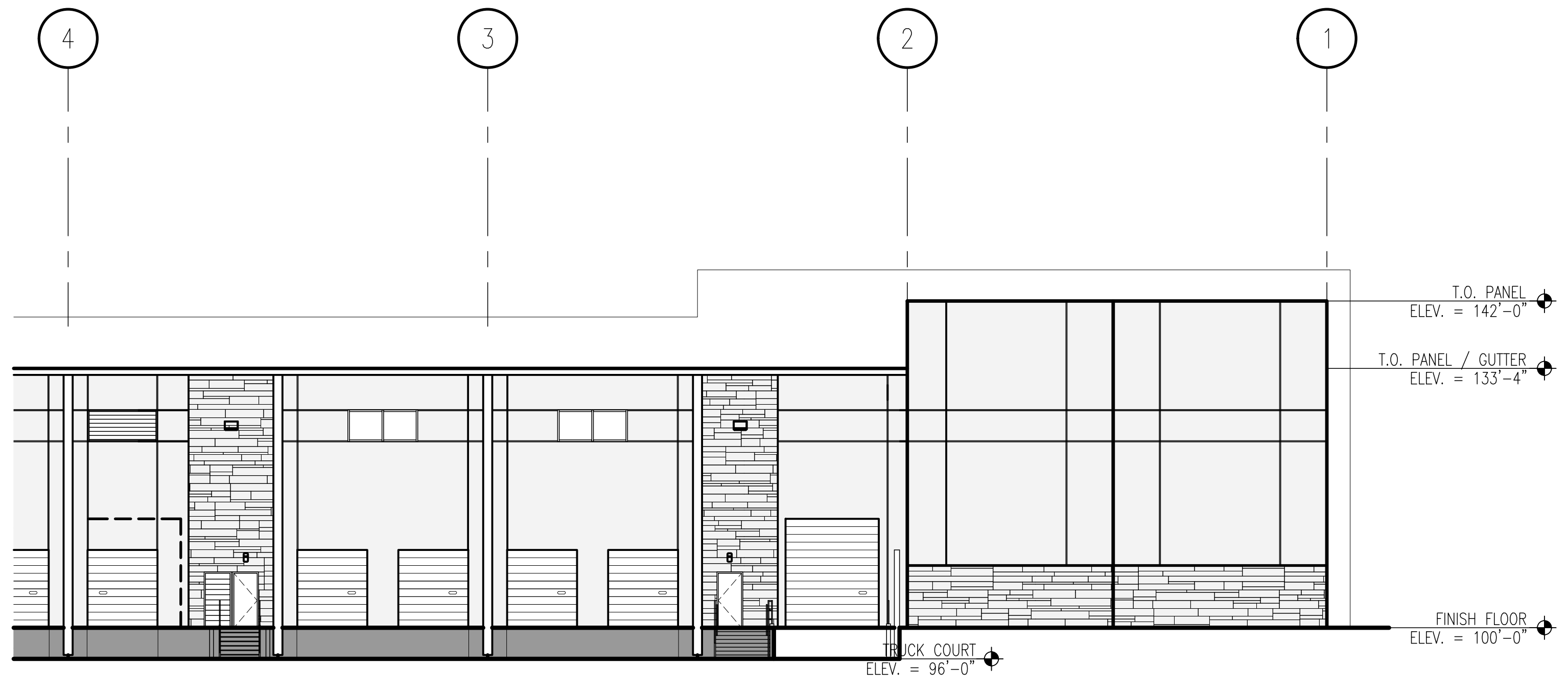
02 NORTH ELEVATION cont'd
SCALE: 1" = 20'-0"

FINISH AREA CALCULATIONS (NORTH):

PAINTED TILT WALL – 28,322sf
STONE – 6,412sf
OPENINGS – 8,389sf
TOTAL AREA – 43,123sf

6,412 / 28,322 = .2264

STONE PERCENTAGE = 22.64%



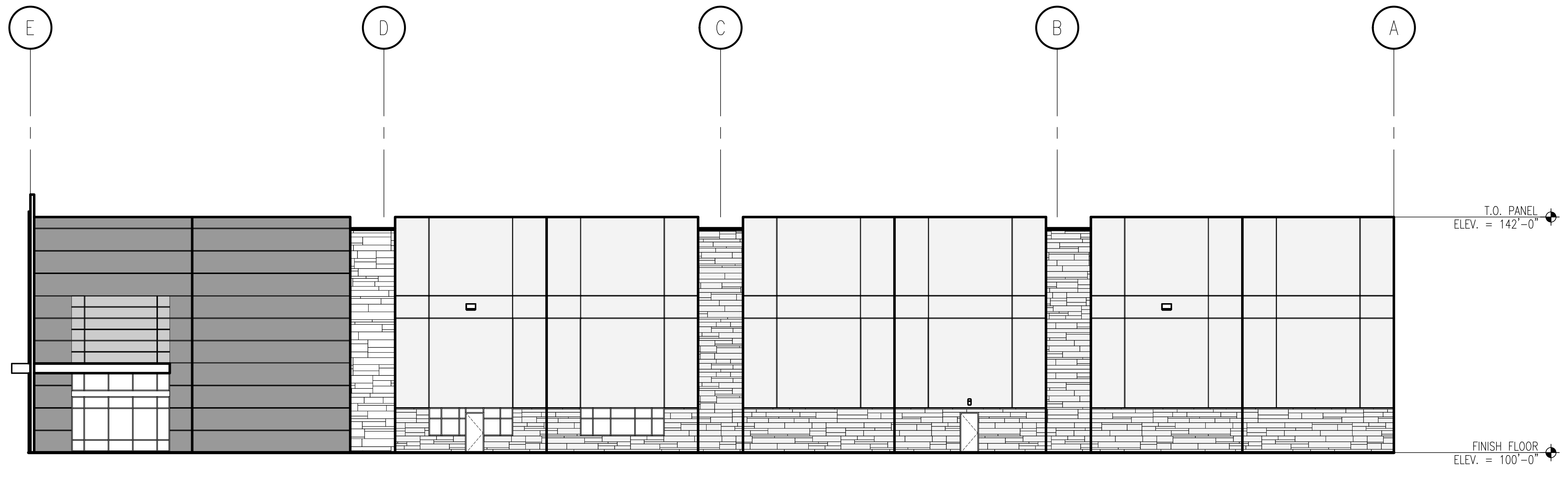
02 NORTH ELEVATION
SCALE: 1" = 20'-0"

FINISH AREA CALCULATIONS (EAST):

PAINTED TILT WALL – 7,686sf
STONE – 2,059sf
OPENINGS – 432sf
TOTAL AREA – 10,177sf

2,059 / 7,686 = .2679

STONE PERCENTAGE = 26.79%



01 EAST ELEVATION
SCALE: 1" = 20'-0"

No.	REVISIONS	DATE

gsr | andrade
ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0559

STREAM

GGRA PROJECT
2966
DATE
AUG 2021

SCALE	AS SHOWN
DESIGNED BY	JR
DRAWN BY	MJE
CHECKED BY	SA

ROCKWALL DISTRIBUTION CENTER

PREPARED FOR
STREAM REALTY

1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

SHEET NUMBER
A4.11

EXTERIOR ELEVATIONS

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 8/26/2021

PROJECT NUMBER:	SP2021-024	CASE MANAGER:	David Gonzales
PROJECT NAME:	Site Plan for STREAM Rockwall	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	1351 CORPORATE CROSSING	CASE MANAGER EMAIL:	dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Dan Gallagher, PE of Kimley-Horn and Associates, Inc. on behalf of L. R. Tipton of the Hitt Family, LP for the approval of a Site Plan for a warehouse/distribution center facility on a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	08/25/2021	Needs Review

08/25/2021: SP2021-024; Site Plan for Stream Rockwall Distribution Center
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a warehouse/distribution center facility on a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2021-024) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the FM-549 Overlay (FM-549 OV) District, and the Development Standards of Article 05 that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan, landscape plan, treescape plan, and building elevations) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (§03.04.A, Art. 11, UDC)

I.6 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, all comments must be addressed prior to an approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.7 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City’s boards and commissions (§01.02, Art. 11, UDC):

1) Provide a fence detail (i.e. height and type) for all proposed and existing fencing for the development. Will there be a fence for the subject property? (§08.02.F, Art. 08, UDC)
2) All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Engineering Department).
3) Outside storage of materials or vehicles shall be screened from all public streets, any residential zoning district (i.e. PD-83 & agriculturally zoned properties) or residentially used property...The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 05.02, Landscape Screening Standards, of Article 08, Landscape Standards. Additional screening required for the residential zoning districts and agricultural properties. The proposed three (3)-tiered screening requires approval by the Planning and Zoning Commission. (§01.05.E, Art. 05, UDC) & Residential Adjacency Standards (§01.06, Art. 05, UDC)
4) Based on the building footprint, an exception to the horizontal articulation standards will be required. Please provided a letter of explanation for the associated exception(s) and the compensatory measures justifying these exceptions/variances as required by the UDC for consideration. (§04.01.C.1, Art. 05, UDC)
5) Indicate all utilities both existing and proposed for the subject property. (§03.04.B, Art. 11, UDC)
6) Indicate and label the widths of all sidewalks existing and proposed for the site along Justin Road. (§03.04.B, Art. 11, UDC)
7) Indicate the street centerline for all existing and proposed streets. (§03.04.B, Art. 11, UDC)Verify the parking count on the site plan with the parking table for total number of spaces. (§05.01, Art. 06, UDC)
8) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure. Indicate on plans where these units are located and provide detail for screening of units. (§01.05.C, Art. 05, UDC)
9) All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. Dash-in RTU's on building elevations. (§01.05.C, Art. 05, UDC)
10) The landscape buffer for a property zoned Light Industrial (LI) District within the FM-549 Overlay (FM-549 OV) District requires a minimum 50-feet for the Industrial/Office/Technology Land Uses. Currently indicates a 10-foot landscape buffer. Make adjustments to site plan. (§06.02.E.1.h, Art. 05, UDC)
M.9 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) The landscape buffer for a property zoned Light Industrial (LI) District within the FM-549 Overlay (FM-549 OV) District requires a minimum 50-feet for the Industrial/Office/Technology Land Uses. Currently indicates a 10-foot landscape buffer. Correct Table for Landscape Buffers and make adjustments to site plan. (§06.02.E.1.h, Art. 05, UDC)
2) A minimum of two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the Primary Roadway. In the E. SH-66 Overlay (E SH-66 OV), FM549 Overlay (FM-549 OV), and SH-205 By-Pass Overlay (SH205 BY OV) Districts the required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the Primary Roadway. Correct Table for Landscape Buffers to indicate a minimum of 40 accent trees and a minimum of 10 Cedar Trees. (§06.02.E.1, Art. 05, UDC)
3) All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass prior to the issuance of a Certificate of Occupancy (CO) -- hydro mulch/seed shall be prohibited in these areas. (§05.03.G, Art. 08, UDC)
4) Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree and one (1) Accent Tree per 750 SF of detention area. (§05.03.D, Art. 08, UDC)
5) The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City. (Section 4.2, Engineering Standards of Design and Construction)
6) Correct Plant Schedule to indicate a minimum of 5-gallons for all shrubs. (§06.02.E.2.c, Art. 05, UDC)
7) Correct plans to include screening details where applicable for truck dock, outside storage areas, and residential adjacency (i.e. PD-83 & agriculturally zoned properties). [(§01.05(A)&(E), Art. 05, & Residential Adjacency Standards (§01.06, Art. 05, UDC)]
8) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe. Add a note to plans meeting these requirements. (§05.03.E, Art. 08, UDC)
9) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree. The parking spaces to the north do not meet this condition. Please include trees. (§05.03.E.4, Art. 08, UDC)

M.10 Treescape Plan.

1) Indicate all site elevations, grades, major contours, and the limits of construction. (§03.01.C, Art. 09, UDC)
2) As a note, the mitigation is considered to be satisfied with new plantings; however, this requires approval by the Planning and Zoning Commission. (§03.03.A, Art. 07, UDC)

M.11 Photometric Plan. Please make the following clarifications and changes to the photometric plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

1) No light pole, pole base or combination thereof shall exceed 20-feet -- General Overlay District Standards. Provide detail. (§06.02.G, Art. 05, UDC)
2) Provide cut sheets for all exterior lighting fixtures.

M.12 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

The following are located within the General Industrial District standards of Subsection 05.01, of Article 05, of the Unified Development Code (UDC):

1) Requires an exception to the horizontal articulation standards as listed below.
2) Provide each exterior material's percentage calculation for each façade, less window and doors.
3) A minimum of 20% natural stone or quarried stone required on building facades. Coronado stone is not a natural stone product; however, the Planning and Zoning Commission, upon recommendation from the Architectural Review Board (ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building.
4) Projecting elements and parapets walls are to be finished on the interior using the same materials as the exterior façade (i.e. no exposed TPO).
5) RTU's are to be screened from adjacent properties and rights-of-way. Dash-in RTU's on building elevations.
6) An exception is required to allow for tilt-up wall construction.

Based on the building elevation submittal, staff has identified the following that require approval of exceptions to the Unified Development Code (UDC) for development within the LI District:

1) Stone. The proposed building does not meet the stone requirement established by the UDC and requires approval of an exception the use of form-liner. (§05.01.A.1.a.1, Art. 05, UDC)
2) Tilt-Up Wall Construction. The proposed building does not meet the masonry standards established by the UDC and requires approval of an exception for the use of tilt-up wall construction. (§05.01.A.1.a.2, Art. 05, UDC)
3) Roof Design Standards. The proposed building does not meet the roof design standards by not finishing the interior side of the projecting elements and parapet walls with the same materials as the exterior as established by the UDC and requires approval of an exception for the use of exposed TPO. (§05.01.A.2, Art. 05, UDC)
4) Building Articulation. The proposed building does not meet the articulation standards established by the UDC and requires approval of an exception. (§05.01.C.1, Art. 05, UDC)

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant will need to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly off-sets the impact of the exception being requested. Please also note that all of the requested exceptions require approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

- Please provided a letter of explanation for all of the associated exceptions and variances, and the compensatory measures justifying the exceptions being requested for consideration.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on September 7, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 7, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 14, 2021 Planning & Zoning Meeting.

I.15 The Architectural Review Board (ARB) meeting will be held on August 31, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.16 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on August 31, 2021.
2) Architectural Review Board (ARB) meeting will be held on August 31, 2021.

3) Planning & Zoning regular meeting will be held on September 14, 2021.
4) Architectural Review Board (ARB) meeting will be held on September 14, 2021

I.17 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/26/2021	Needs Review

08/26/2021: M - Wall to have a traffic rated guardrail.
M - All fire hydrants to have 5' clearance around (bollards to be 5' in every direction from fire hydrant). All medians with fire hydrants to be a min 10' (b-b) wide.
M - Detention isn't allowed in floodplain.
M - 200' Min driveway spacing along Corporate Crossing.

The following items are informational for the engineering design phase.
General Items:
- 4% Engineering Fees
- Engineering Review fees apply.
- Impact Fees
- All retaining walls must be rock or stone faced.
- Any walls 3' and over must be designed by a licensed engineer.
- No walls allowed in or across easements
- Must meet all City of Rockwall Standards of Design.
-10' utility easement along all street frontage.

Paving Items:
- All paving to be reinforced concrete.
- If building is 30' or taller, the fire lane radii must be 30' min for the large truck.
- Parking to be a min. 20'x9'
- Construct 5' sidewalk along Corporate Crossing the length of the property

Utility Items:
- No structures in easements. Min. easement is 20'
- Sewer existing to north of property.

- Sewer Pro-Rata of $2773.07/acre.
- May tie into the 16" water line in Corporate Crossing.
- Must loop line into the 8" in Technology Way.
- Depending on use, site may require an infrastructure study to prove no up-sizing of the public lines is necessary.
- Full concrete panel replacement is required if "cutting" a roadway

Detention Items:
- Must have detention on site. Drainage "c" value is per zoning. Detention cannot be in Floodplain.
- Detention ponds catching 20 acres or more must be analyzed with the Unit Hydrograph method. Review fees apply.
- Show floodplain and cross-sections.
- Show the Erosion Hazard Setback.
- Will need a Flood Study and LOMR if "touching" the floodplain. (includes a review retainer.)
- No detention allowed in floodplain
- Where is the dumpster? Dumpster area to drain to oil/water separator prior to discharging into storm system
- No vertical walls allowed in detention easement(s).

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/23/2021	Needs Review

08/23/2021: Two means of fire apparatus access shall be provided for the buildings exceeding 30-feet in height. Currently, only show the access to extend to Corporate Crossing, provide access to Technology Way to meet this requirement.

All fire lanes shall have an inside turning radius of 30-feet for buildings 30-feet or above in height, including the access to Technology way.

The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/23/2021	Approved w/ Comments

08/23/2021: Assigned address will be *1351 CORPORATE CROSSING, ROCKWALL, TX 75032*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	08/26/2021	Approved w/ Comments

08/26/2021: Recommend the developer/owner consider meeting to discuss external and internal crime prevention measures prior to construction.
EMF#902

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/23/2021	Approved w/ Comments

08/23/2021: 1. Detention Pond Landscaping is required please add it to the landscape plan
2. Tree mitigation looks good
3. Landscape looks good

General Items:

- 4% Engineering Fees
- Engineering Review fees apply.
- Impact Fees
- All retaining walls must be rock or stone faced.
- Any walls 3' and over must be designed by a licensed engineer.
- No walls allowed in or across easements
- Must meet all City of Rockwall Standards of Design.
-10' utility easement along all street frontage.

Paving Items:

- All paving to be reinforced concrete.
- If building is 30' or taller, the fire lane radii must be 30' min for the large truck.
- Parking to be a min. 20'x9'
- Construct 5' sidewalk along Corporate Crossing the length of the property

Utility Items:

- No structures in easements. Min. easement is 20'
- Sewer existing to north of property.
- Sewer Pro-Rata of $2773.07/acre.
- May tie into the 16" water line in Corporate Crossing.
- Must loop line into the 8" in Technology Way.
- Depending on use, site may require an infrastructure study to prove no up-sizing of the public lines is necessary.
- Full concrete panel replacement is required if "cutting" a roadway

Detention Items:

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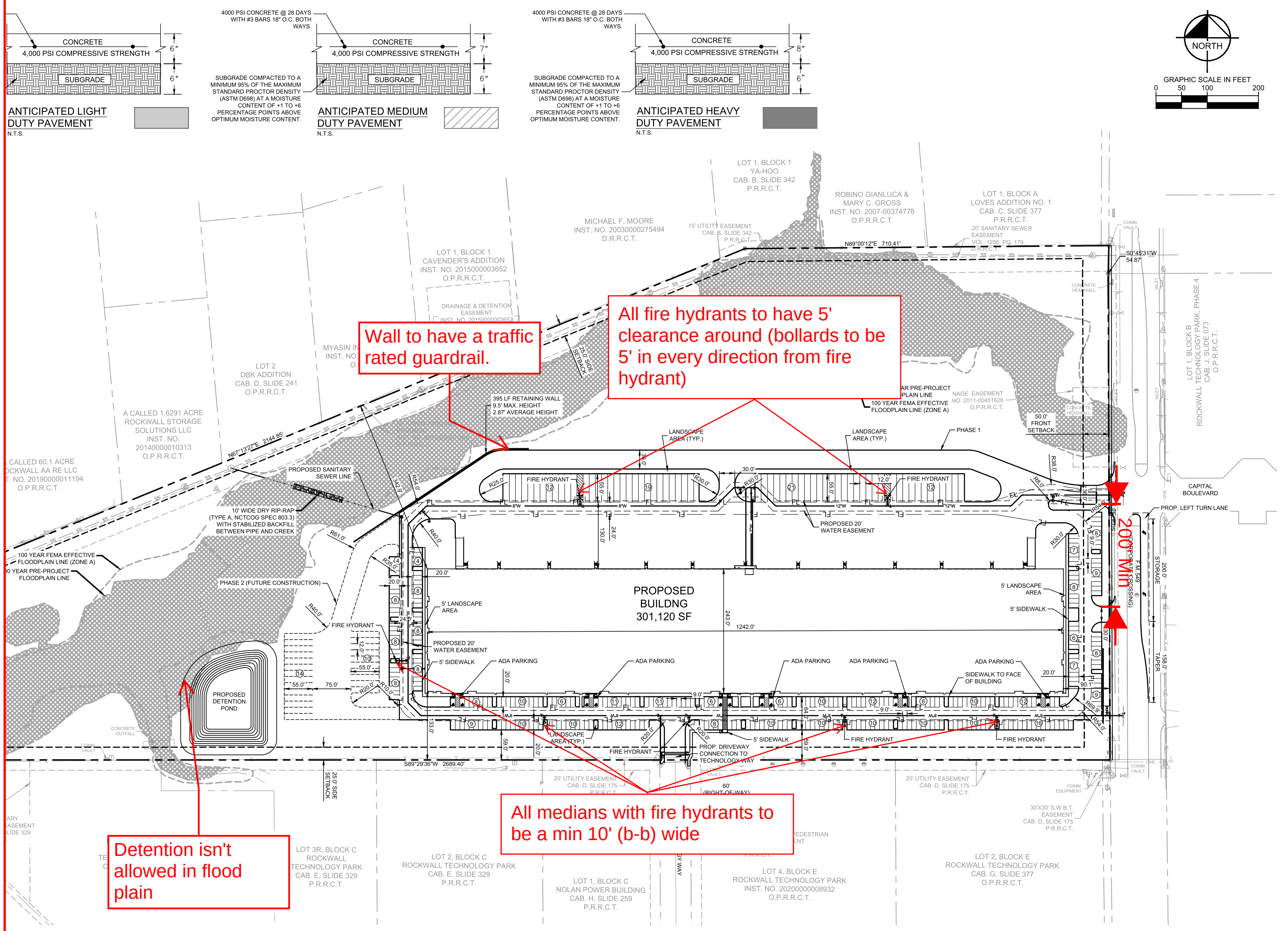


4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 18" O.C. BOTH WAYS.
CONCRETE
4,000 PSI COMPRESSIVE STRENGTH
SUBGRADE
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.
ANTICIPATED LIGHT DUTY PAVEMENT
ANTICIPATED MEDIUM DUTY PAVEMENT
ANTICIPATED HEAVY DUTY PAVEMENT
N.T.S.
NORTH
GRAPHIC SCALE IN FEET
0 50 100 200
PROPOSED BUILDING 301,120 SF
PROPOSED DETENTION POND
PHASE 2 (FUTURE CONSTRUCTION)
PHASE 1
395 LF RETAINING WALL 9.5' MAX. HEIGHT 2.87' AVERAGE HEIGHT
PROPOSED SANITARY SEWER LINE
10' WIDE DRY RIP-RAP (TYPE A, NCTCOG SPEC 803.3) WITH STABILIZED BACKFILL BETWEEN PIPE AND CREEK
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
100 YEAR PRE-PROJECT FLOODPLAIN LINE
FIRE HYDRANT
ADA PARKING
5' SIDEWALK
5' LANDSCAPE AREA
LANDSCAPE AREA (TYP.)
PROPOSED 20' WATER EASEMENT
SIDEWALK TO FACE OF BUILDING
PROP. DRIVEWAY CONNECTION TO TECHNOLOGY WAY
CAPITAL BOULEVARD
PROP. LEFT TURN LANE
200' STORAGE
200' Min
S89°29'36"W 2689.40'
N89°00'12"E 710.41'
LOT 1, BLOCK 1 YA-HOO CAB. B, SLIDE 342 P.R.R.C.T.
ROBINO GIANLUCA & MARY C. GROSS INST. NO. 2007-00374776 O.P.R.R.C.T.
LOT 1, BLOCK A LOVES ADDITION NO. 1 CAB. C, SLIDE 377 P.R.R.C.T.
MICHAEL F. MOORE INST. NO. 20030000275494 D.R.R.C.T.
LOT 1, BLOCK 1 CAVENDER'S ADDITION INST. NO. 2015000003652 O.P.R.R.C.T.
LOT 2 DBK ADDITION CAB. D, SLIDE 241 O.P.R.R.C.T.
A CALLED 1.6291 ACRE ROCKWALL STORAGE SOLUTIONS LLC INST. NO. 20140000010313 O.P.R.R.C.T.
LOT 1, BLOCK B ROCKWALL TECHNOLOGY PARK, PHASE 4 CAB. J, SLIDE 073 O.P.R.R.C.T.
LOT 3R, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 1, BLOCK C NOLAN POWER BUILDING CAB. H, SLIDE 259 P.R.R.C.T.
LOT 4, BLOCK E ROCKWALL TECHNOLOGY PARK INST. NO. 20200000008932 O.P.R.R.C.T.
LOT 2, BLOCK E ROCKWALL TECHNOLOGY PARK CAB. G, SLIDE 377 O.P.R.R.C.T.
20' UTILITY EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
30'X30' S.W.B.T. EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
50.0' FRONT SETBACK
25.0' SIDE SETBACK

Wall to have a traffic rated guardrail.

All fire hydrants to have 5' clearance around (bollards to be 5' in every direction from fire hydrant)

Detention isn't allowed in flood plain

All medians with fire hydrants to be a min 10' (b-b) wide

SITE SUMMARY TABLE	
	LIGHT INDUSTRIAL
	WAREHOUSE
X BUILDING HEIGHT	46.0'
AL BUILDING AREA	301,120 SF
EA	1,887,324 SF/43.3 AC
RAGE	16%
O PARKING	331
) PARKING	302
PARKING	64
PARKING	24
ESSIBLE PARKING	8
ESSIBLE PARKING	8

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, _____.

WITNESS OUR HANDS, THIS ___ DAY OF ____, ____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

DEVELOPER

STREAM INDUSTRIAL DEVELOPMENT SERVICES
CONTACT: BATES ARNOT
2001 ROSS AVENUE, SUITE 400
DALLAS, TEXAS 75201
PHONE NUMBER: (214) 560-2433
EMAIL: BATES.ARNOT@STREAMREALTY.COM

OWNER

HITT FAMILY, L.P.
CONTACT: L.R. TIPTON
3412 S. FM 548
ROYSE CITY, TX 75189
PHONE NUMBER: (241) 213-5087
EMAIL: LRTIP@YAHOO.COM

NOTES

1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer DANIEL P. GALLAGHER
P.E. No. 120260 Date AUGUST 2021

KHA PROJECT	068213060
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	DPG
DRAWN BY	DSA
CHECKED BY	DFG

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY

GRAND PRARIE TEXAS

SITE PLAN

SHEET NUMBER
SP-1

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP 2021-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:

☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:

☐ TREE REMOVAL ($75.00)
☐ VARIANCE REQUEST ($100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1515 Corporate Crossing				
SUBDIVISION	Unplatted - John Lockhard Survey Abstract No. 134	LOT	N/A (unplatted)	BLOCK	N/A
GENERAL LOCATION	West of intersection of Corporate Crossing and Capital Blvd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI		CURRENT USE	Undeveloped	
PROPOSED ZONING			PROPOSED USE	Warehouse	
ACREAGE	43.237 AC	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	1

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

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

☐ OWNER	Hitt Family, L.P.	☒ APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	L.R. Tipton	CONTACT PERSON	Dan Gallagher, P.E.
ADDRESS	3412 S. FM 548	ADDRESS	13455 Noel Road Suite 700
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	Dallas, TX 75240
PHONE	214-213-5087	PHONE	972-776-1780
E-MAIL	lrtip@yahoo.com	E-MAIL	dan.gallagher@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Lyndel R Tipton [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 $________, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 3 DAY OF August, 2021. 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."

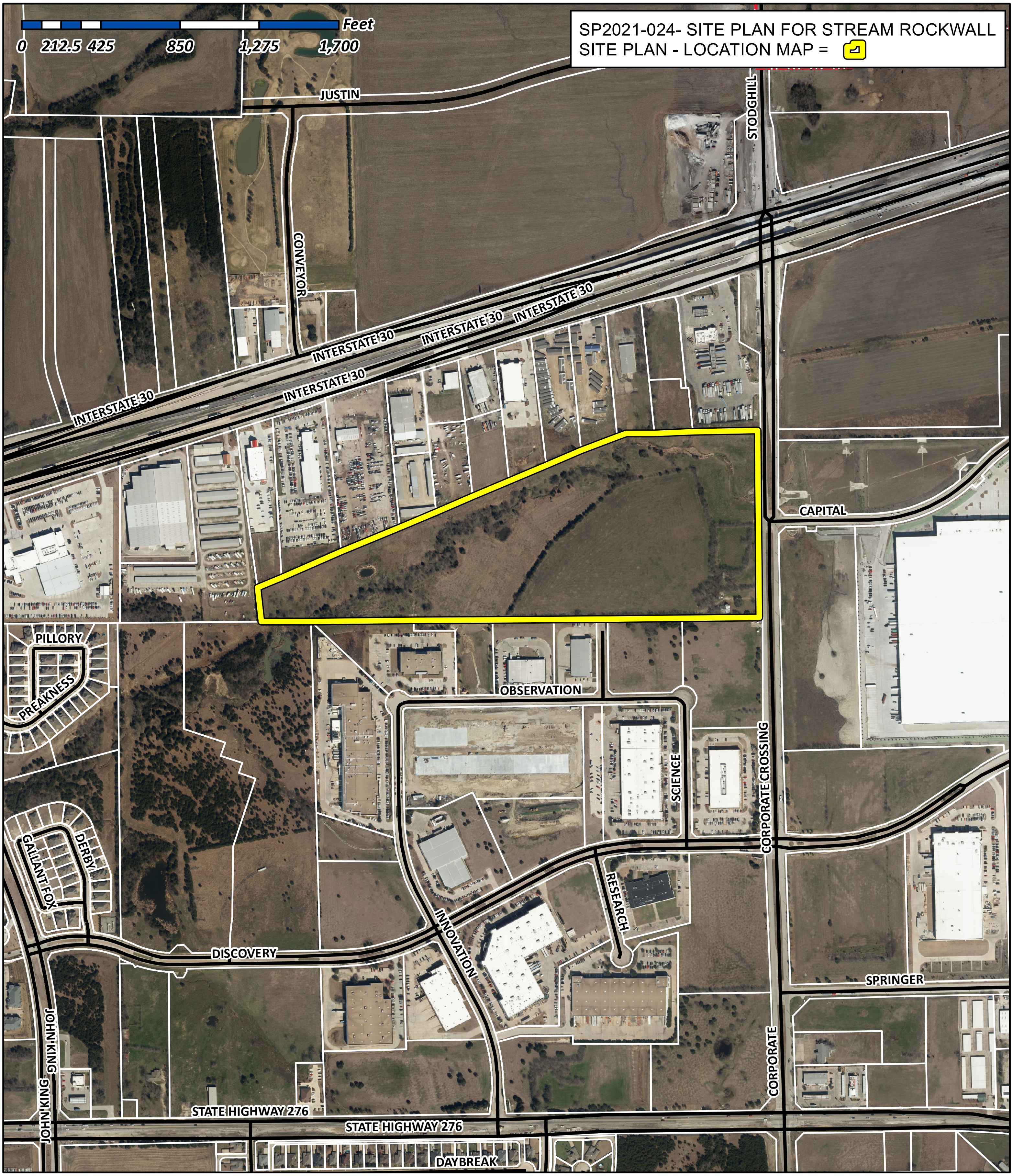
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3rd *DAY OF* August, 20 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

ANDRES F YEPEZ
Notary ID #130049865
My Commission Expires
December 10, 2022



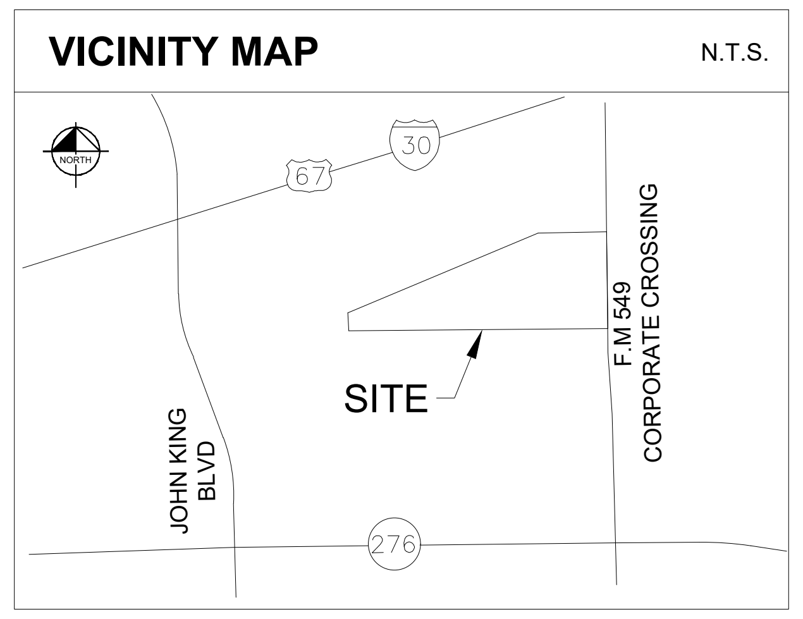
City of Rockwall

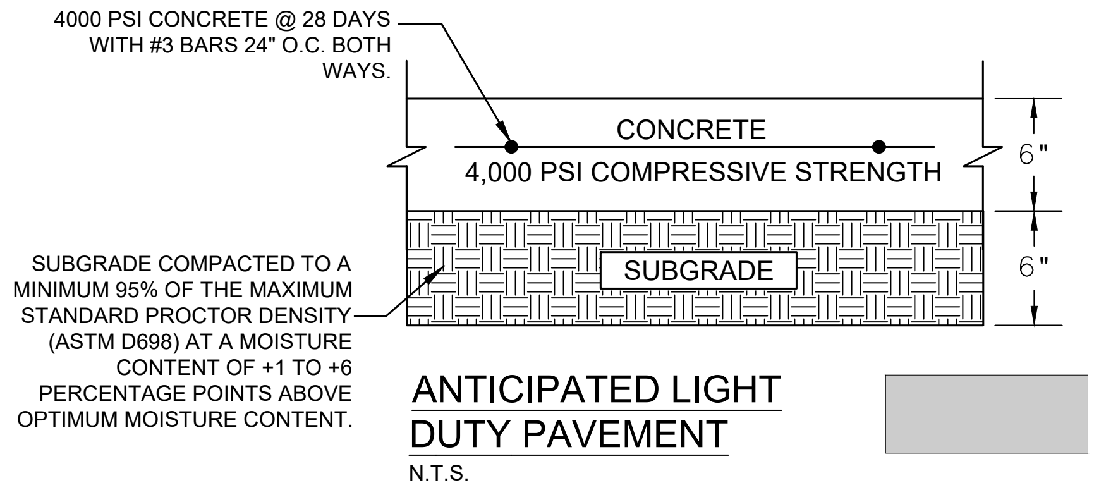
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

VICINITY MAP

N.T.S.

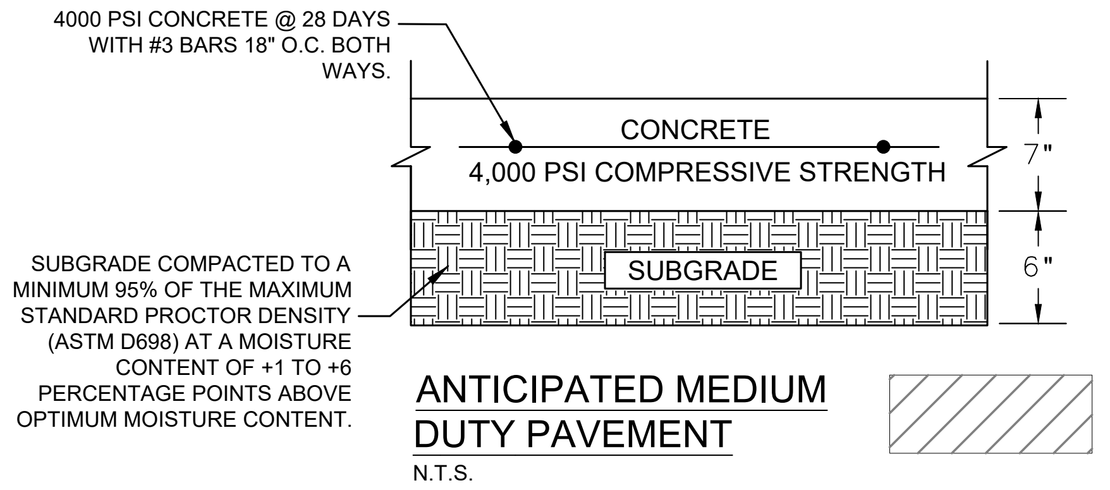




4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 24" O.C. BOTH WAYS.
CONCRETE
4,000 PSI COMPRESSIVE STRENGTH
6"
SUBGRADE
6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

ANTICIPATED LIGHT DUTY PAVEMENT

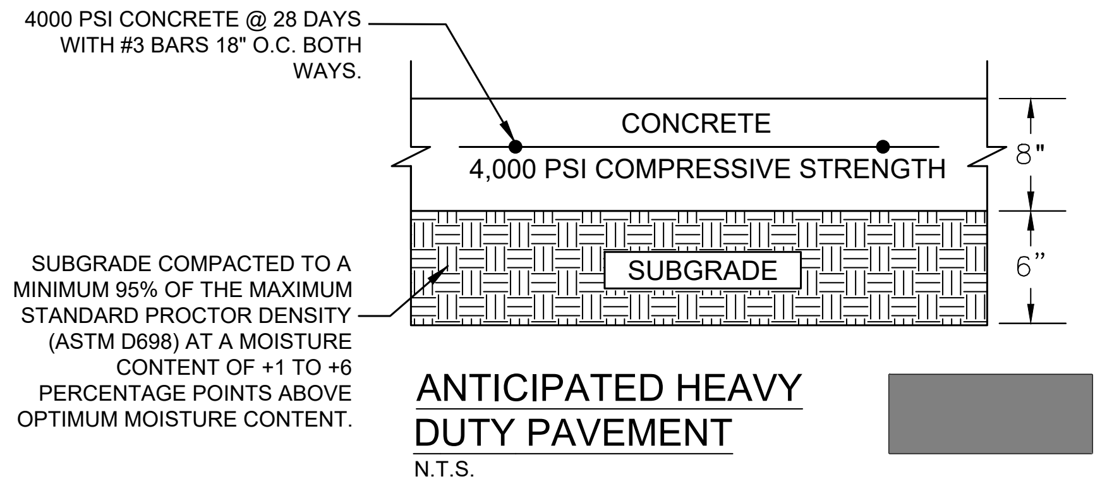
N.T.S.



4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 18" O.C. BOTH WAYS.
CONCRETE
4,000 PSI COMPRESSIVE STRENGTH
7"
SUBGRADE
6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

ANTICIPATED MEDIUM DUTY PAVEMENT

N.T.S.



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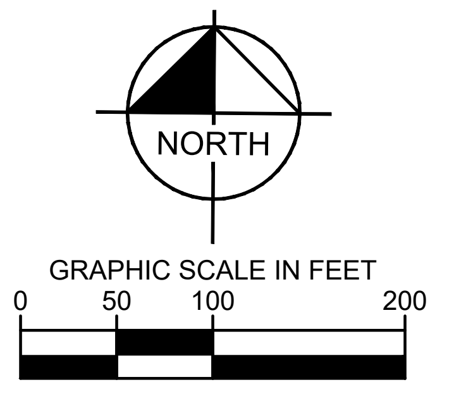
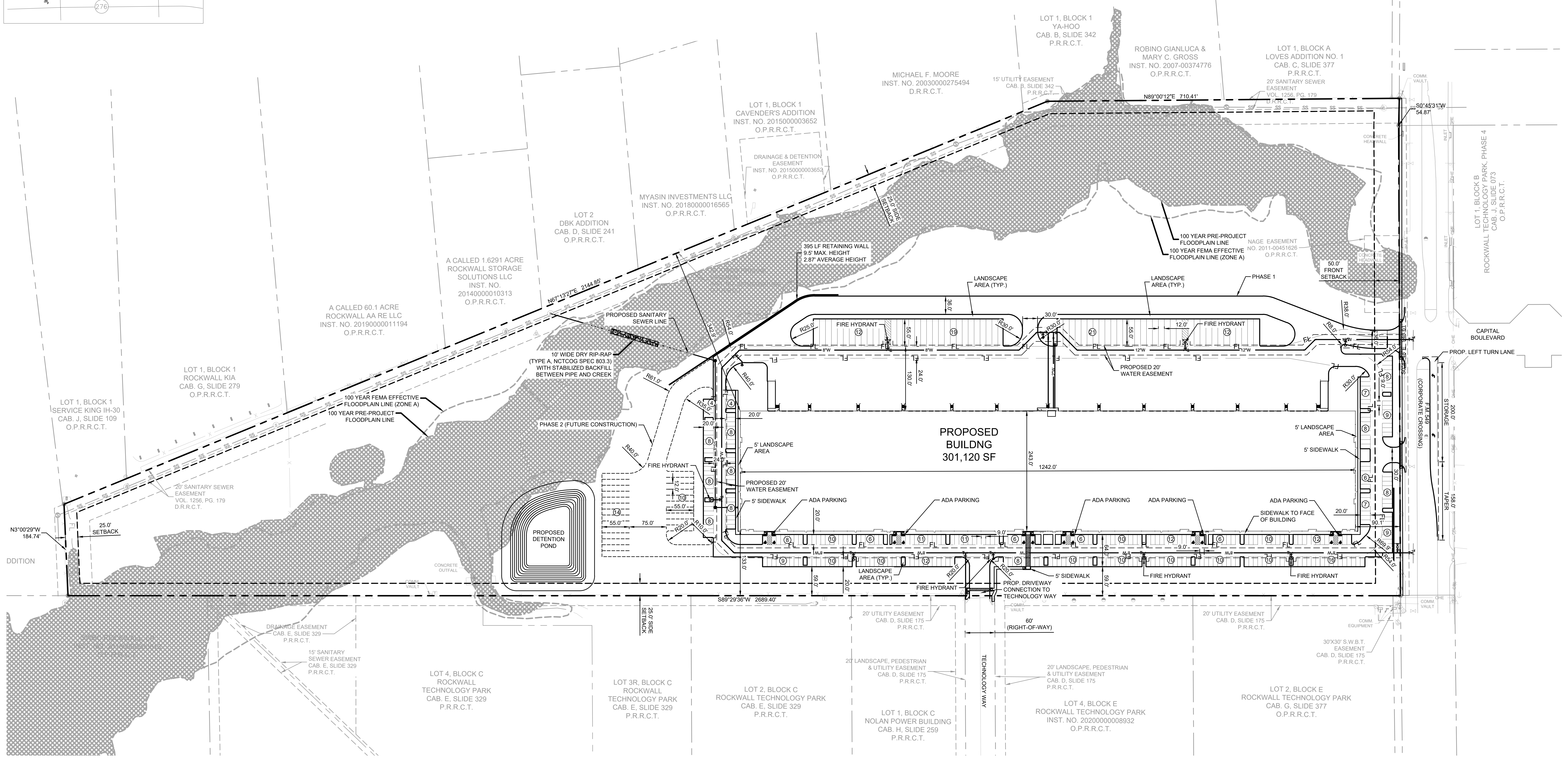
CONCRETE
4,000 PSI COMPRESSIVE STRENGTH
8"
SUBGRADE
6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

ANTICIPATED HEAVY DUTY PAVEMENT

N.T.S.





LOT 1, BLOCK 1 YA-HOO CAB. B, SLIDE 342 P.R.R.C.T.
ROBINO GIANLUCA & MARY C. GROSS INST. NO. 2007-00374776 O.P.R.R.C.T.
LOT 1, BLOCK A LOVES ADDITION NO. 1 CAB. C, SLIDE 377 P.R.R.C.T.
MICHAEL F. MOORE INST. NO. 20030000275494 D.R.R.C.T.
15' UTILITY EASEMENT CAB. B, SLIDE 342 P.R.R.C.T.
20' SANITARY SEWER EASEMENT VOL. 1256, PG. 179 D.R.R.C.T.
N89°00'12"E 710.41'
S0°45'31"W 54.87'
COMM. VAULT
CONCRETE HEADWALL
LOT 1, BLOCK 1 CAVENDER'S ADDITION INST. NO. 2015000003652 O.P.R.R.C.T.
DRAINAGE & DETENTION EASEMENT INST. NO. 2015000003652 O.P.R.R.C.T.
LOT 1, BLOCK B ROCKWALL TECHNOLOGY PARK, PHASE 4 CAB. J, SLIDE 073 O.P.R.R.C.T.
MYASIN INVESTMENTS LLC INST. NO. 20180000016565 O.P.R.R.C.T.
25.0' SIDE SETBACK
100 YEAR PRE-PROJECT FLOODPLAIN LINE
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
NAGE EASEMENT NO. 2011-00451626 O.P.R.R.C.T.
50.0' FRONT SETBACK
LOT 2 DBK ADDITION CAB. D, SLIDE 241 O.P.R.R.C.T.
395 LF RETAINING WALL 9.5' MAX. HEIGHT 2.87' AVERAGE HEIGHT
A CALLED 1.6291 ACRE ROCKWALL STORAGE SOLUTIONS LLC INST. NO. 20140000010313 O.P.R.R.C.T.
LANDSCAPE AREA (TYP.)
LANDSCAPE AREA (TYP.)
PHASE 1
N67°13'27"E 2144.85'
A CALLED 60.1 ACRE ROCKWALL AA RE LLC INST. NO. 20190000011194 O.P.R.R.C.T.
PROPOSED SANITARY SEWER LINE
10' WIDE DRY RIP-RAP (TYPE A, NCTCOG SPEC 803.3) WITH STABILIZED BACKFILL BETWEEN PIPE AND CREEK
FIRE HYDRANT
FIRE HYDRANT
R25.0'
R30.0'
R30.0'
36.0'
30.0'
55.0'
12.0'
R38.0'
R8.0'
36.0'
R54.0'
CAPITAL BOULEVARD
PROP. LEFT TURN LANE
PROPOSED 20' WATER EASEMENT
130.0'
24.0'
342.9'
R54.0'
R61.0'
R40.0'
R30.0'
LOT 1, BLOCK 1 ROCKWALL KIA CAB. G, SLIDE 279 O.P.R.R.C.T.
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
100 YEAR PRE-PROJECT FLOODPLAIN LINE
LOT 1, BLOCK 1 SERVICE KING IH-30 CAB. J, SLIDE 109 O.P.R.R.C.T.
PHASE 2 (FUTURE CONSTRUCTION)
R35.0'
20.0'
20.0'
PROPOSED BUILDNG 301,120 SF
243.0'
1242.0'
5' LANDSCAPE AREA
5' LANDSCAPE AREA
5' SIDEWALK
F.M. 549 (CORPORATE CROSSING)
STORAGE 200.0'
TAPER 158.0'
R40.0'
FIRE HYDRANT
PROPOSED 20' WATER EASEMENT
5' SIDEWALK
ADA PARKING
ADA PARKING
ADA PARKING
ADA PARKING
ADA PARKING
SIDEWALK TO FACE OF BUILDING
20.0'
90.1'
20.0'
9.0'
9.0'
64.0'
R69.9'
R54.0'
12.0'
55.0'
75.0'
R20.0'
R10.0'
20' SANITARY SEWER EASEMENT VOL. 1256, PG. 179 D.R.R.C.T.
25.0' SETBACK
N3°00'29"W 184.74'
DDITION
PROPOSED DETENTION POND
CONCRETE OUTFALL
COMM. VAULT
133.0'
59.0'
20.0'
R20.0'
R20.0'
LANDSCAPE AREA (TYP.)
FIRE HYDRANT
5' SIDEWALK
PROP. DRIVEWAY CONNECTION TO TECHNOLOGY WAY
FIRE HYDRANT
FIRE HYDRANT
59.0'
S89°29'36"W 2689.40'
25.0' SIDE SETBACK
COMM. VAULT
60' (RIGHT-OF-WAY)
20' UTILITY EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
20' UTILITY EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
COMM. EQUIPMENT
30'X30' S.W.B.T. EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
COMM. VAULT
DRAINAGE EASEMENT CAB. E, SLIDE 329 P.R.R.C.T.
15' SANITARY SEWER EASEMENT CAB. E, SLIDE 329 P.R.R.C.T.
LOT 4, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 3R, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
20' LANDSCAPE, PEDESTRIAN & UTILITY EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
TECHNOLOGY WAY
LOT 1, BLOCK C NOLAN POWER BUILDING CAB. H, SLIDE 259 P.R.R.C.T.
20' LANDSCAPE, PEDESTRIAN & UTILITY EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
LOT 4, BLOCK E ROCKWALL TECHNOLOGY PARK INST. NO. 20200000008932 O.P.R.R.C.T.
LOT 2, BLOCK E ROCKWALL TECHNOLOGY PARK CAB. G, SLIDE 377 O.P.R.R.C.T.

LEGEND	
PROPERTY LINE	▬ ▬ ▬
PROPOSED FIRE LANE	FL FL
BUILDING SETBACK	— · — · —
EXISTING EASEMENT	- - - -
PROPOSED EASEMENT	- - - -
PROPOSED WATER LINE	W W
PROPOSED SANITARY SEWER LINE	SS SS
EXISTING FENCE LINE	X X
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER LINE	8"SS
EXISTING STORM DRAIN LINE	═══
EXISTING OVERHEAD ELECTRIC LINE	OHE OHE
EXISTING UNDERGROUND ELECTRIC LINE	UGE UGE
100 YEAR FLOOD PLANE	▨

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
REQUESTED MAX BUILDING HEIGHT	46.0'
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	331
REQUIRED AUTO PARKING	302
PHASE I TRUCK PARKING	64
PHASE II TRUCK PARKING	24
PROPOSED ACCESSIBLE PARKING	8
REQUIRED ACCESSIBLE PARKING	8

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS ___ DAY OF ____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

DEVELOPER

STREAM INDUSTRIAL DEVELOPMENT SERVICES
CONTACT: BATES ARNOT
2001 ROSS AVENUE, SUITE 400
DALLAS, TEXAS 75201
PHONE NUMBER: (214) 560-2433
EMAIL: BATES.ARNOT@STREAMREALTY.COM

OWNER

HITT FAMILY, L.P.
CONTACT: L.R. TIPTON
3412 S. FM 548
ROYSE CITY, TX 75189
PHONE NUMBER: (241) 213-5087
EMAIL: LRTIP@YAHOO.COM

NOTES

1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's **below.** **Call** before you dig.

IMAGES
XREFS xTtlb : xBndy : xSite : xAerial : xPave : xTree : xSswr : xWatr : xEsmt
LAST SAVED 8/20/2021 9:19 AM
PLOTTED BY ADAME, DYLAN 8/20/2021 9:23 AM
DWG PATH K:\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\Exhibits
DWG NAME SITE PLAN EXHIBIT.dwg

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer DANIEL P. GALLAGHER
P.E. No. 120260 Date AUGUST 2021

KHA PROJECT
068213060
DATE
AUGUST 2021
SCALE AS SHOWN
DESIGNED BY DPG
DRAWN BY DSA
CHECKED BY DFG

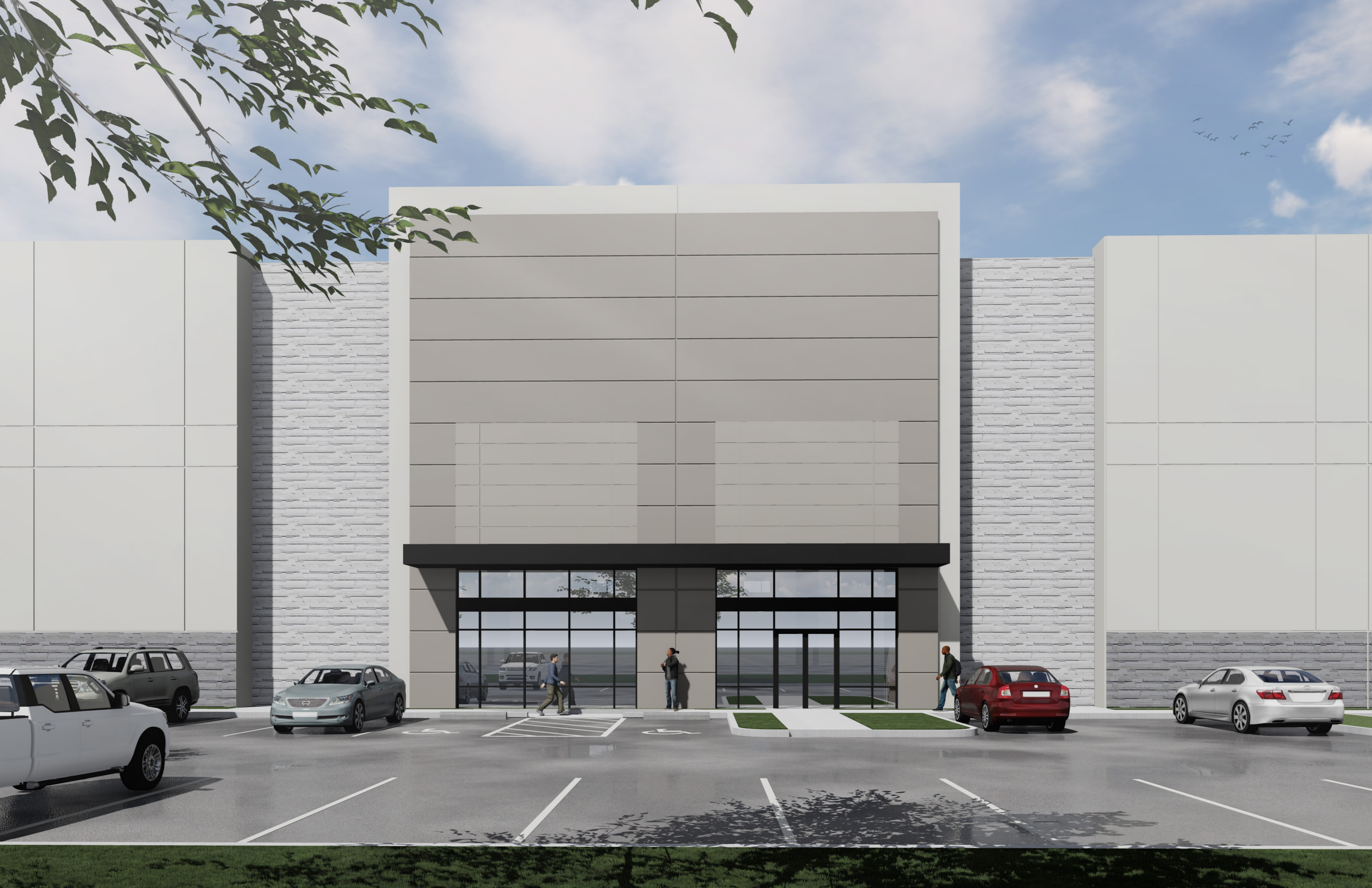
STREAM ROCKWALL

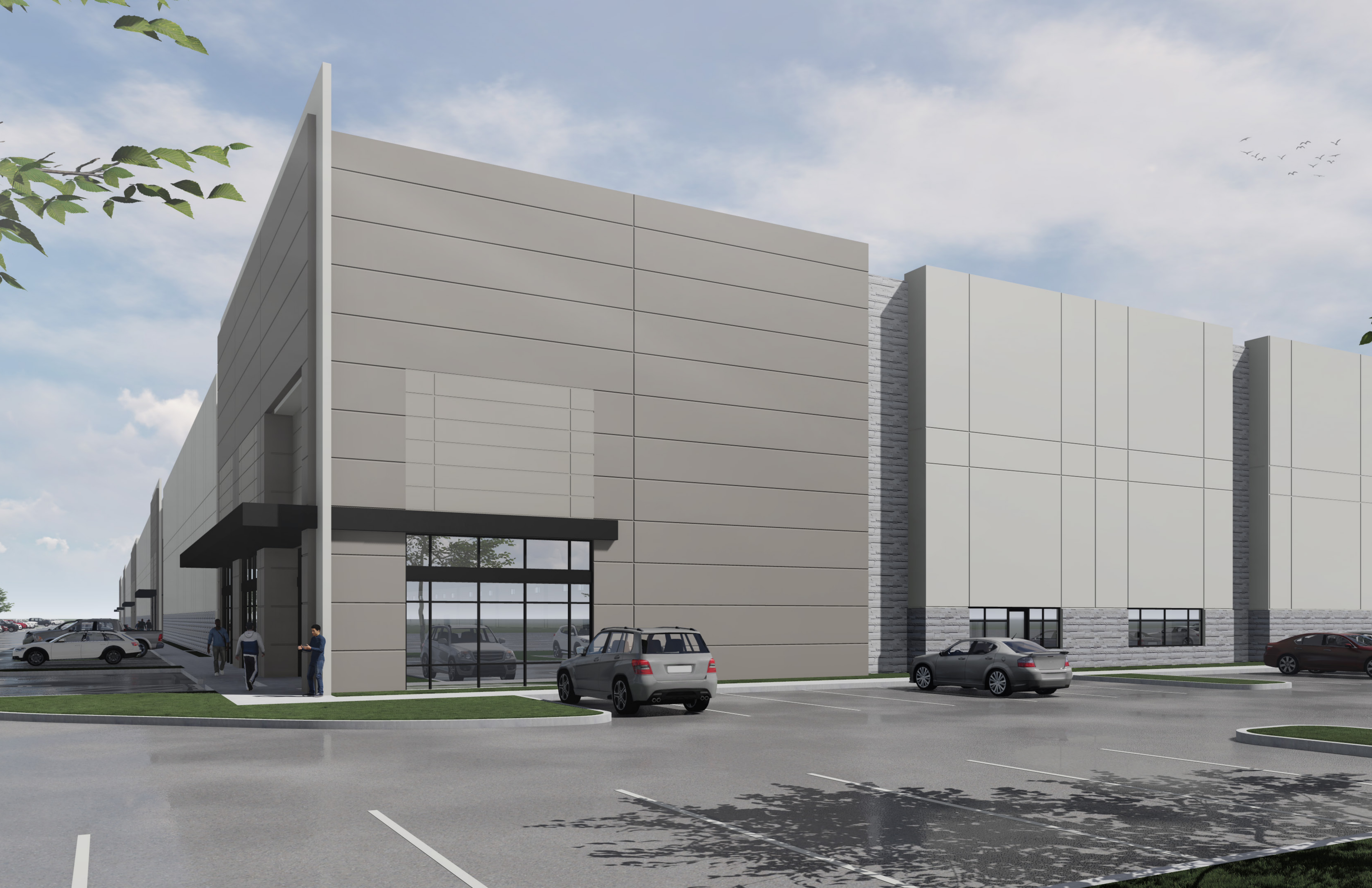
PREPARED FOR
STREAM REALTY

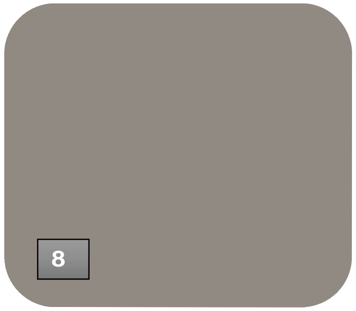
GRAND PRARIE TEXAS

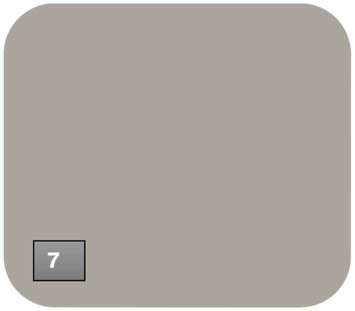
SITE PLAN

SHEET NUMBER
SP-1

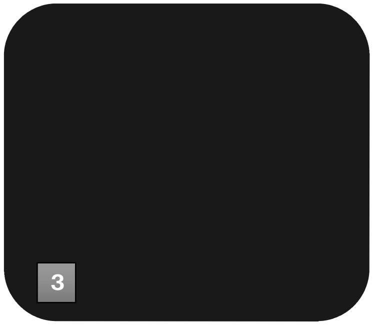








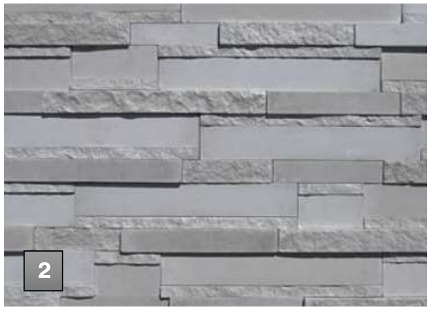
PAINTS

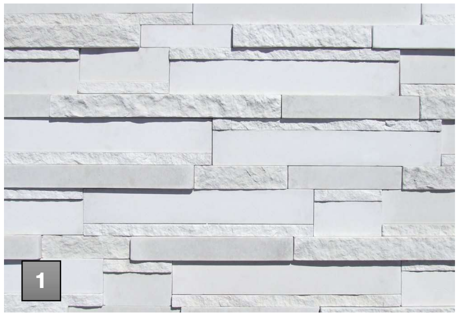


FRAMES & WINDOWS

DIGITAL FINISHES LEGEND:

1. STONE ST-1: COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: WHITE
2. STONE ST-2: COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: SILVER ASH
3. FRAMES AS ALTERNATE: BLACK ANODIZED AL-2
4. VITRO – SOLARGRAY GL-1
5. PAINT 1– FIELD COLOR TO MATCH SW 7005 (255-C1): PURE WHITE
6. PAINT 2– ACCENT COLOR TO MATCH SW 6168 (258-C6) MODERNE WHITE
7. PAINT 3– ACCENT COLOR TO MATCH SW 7017 (244-C3) DORIAN GRAY.
8. PAINT 4– ACCENT COLOR TO MATCH SW 7018 (244-C5) DOVETAIL





WALLS

EXTERIOR

STREAM **STREAM REALTY**
ROCKWALL DISTRIBUTION CENTER

gsr | andrade
ARCHITECTS

ELEVATION FINISHES:

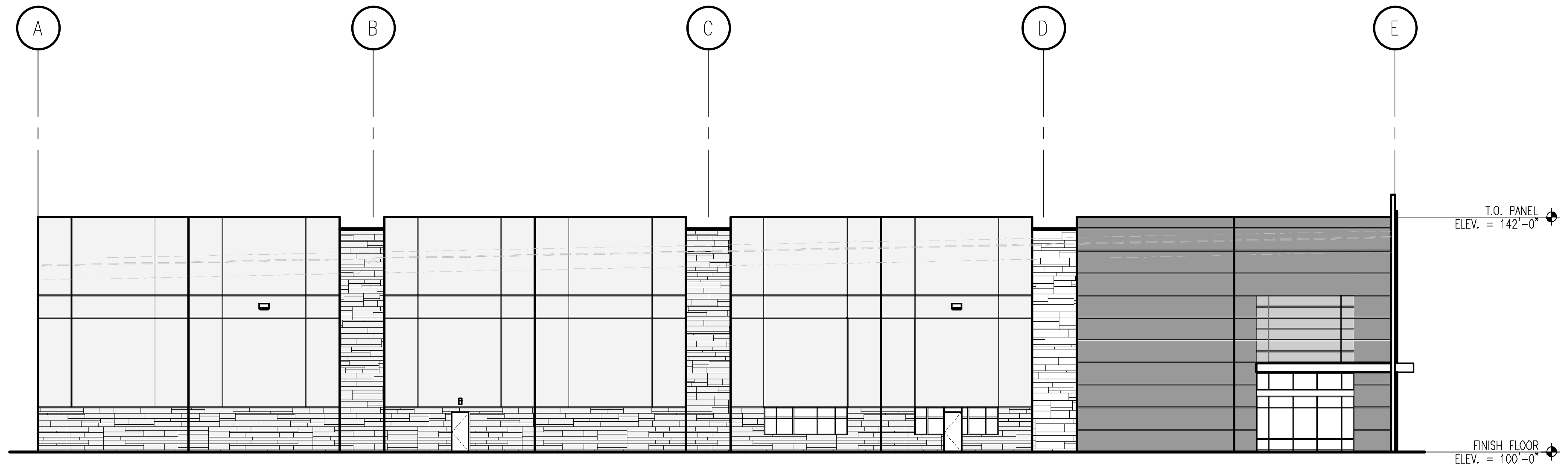
☐	PAINT 1 COLOR TO MATCH SW 7005 (255-C1): "PURE WHITE"
☐	PAINT 2 COLOR TO MATCH SW 6168 (258-C6): "MODERNE WHITE"
▒	PAINT 3 COLOR TO MATCH SW 7017 (244-C3): "DORIAN GRAY"
▓	PAINT 4 COLOR TO MATCH SW 7018 (244-C5): "DOVETAIL"
▤	STONE 1 COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: "WHITE"
▤	STONE 2 COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: "SILVER ASH"

FINISH AREA CALCULATIONS (WEST):

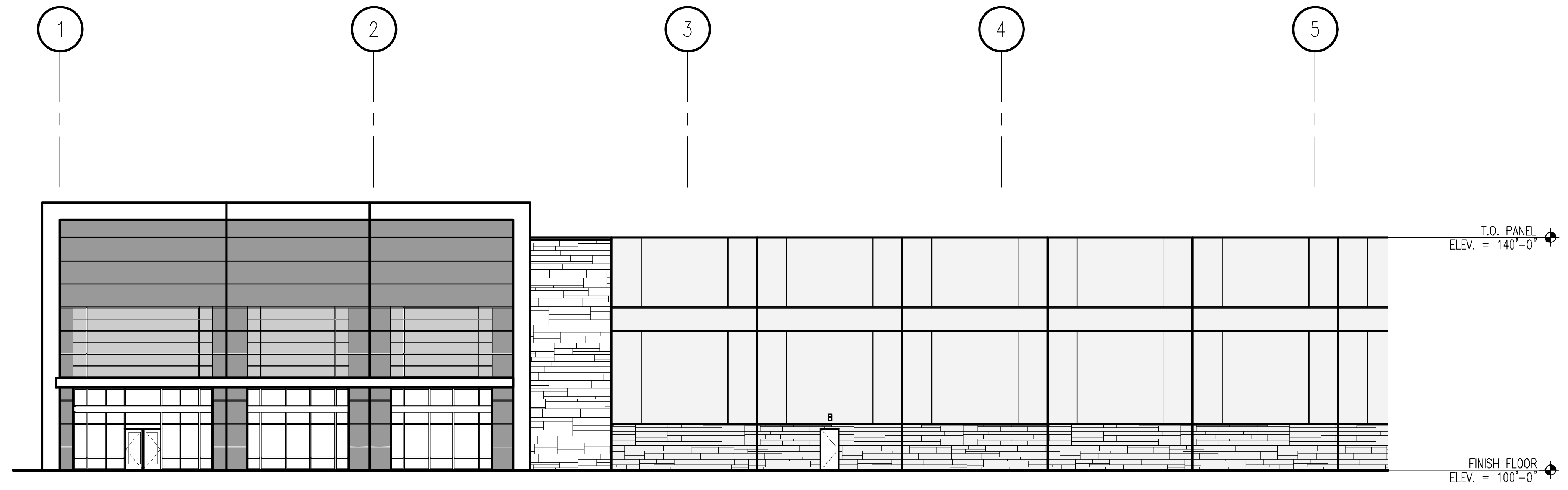
PAINTED TILT WALL – 7,686sf
STONE – 2,059sf
OPENINGS – 432sf
TOTAL AREA – 10,177sf

2,059 / 7,686 = .2679

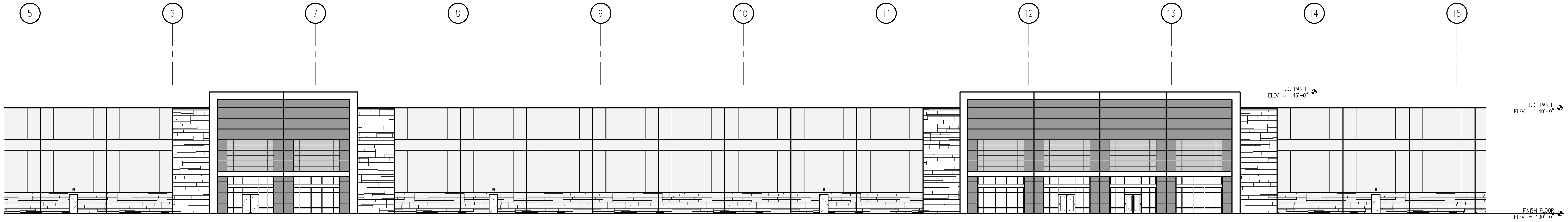
STONE PERCENTAGE = 26.79%



02 WEST ELEVATION
SCALE: 1" = 20'-0"



01 SOUTH ELEVATION cont'd
SCALE: 1" = 20'-0"



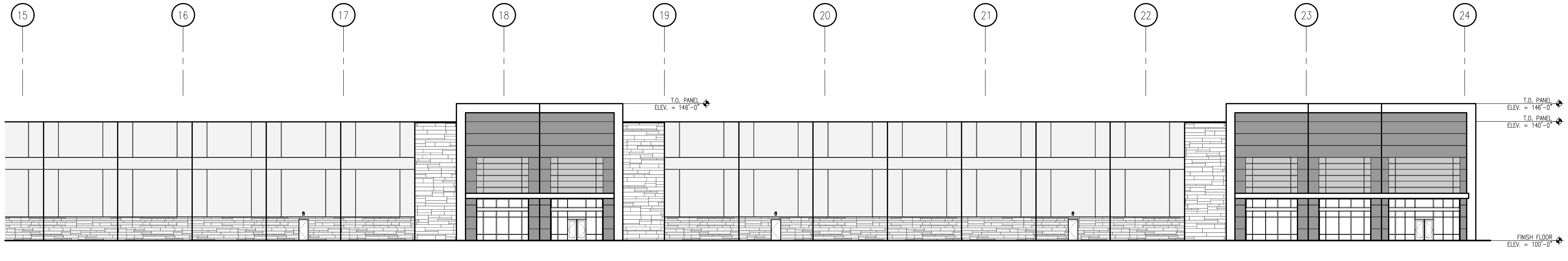
01 SOUTH ELEVATION cont'd
SCALE: 1" = 20'-0"

FINISH AREA CALCULATIONS (SOUTH):

PAINTED TILT WALL – 38,148sf
STONE – 10,188sf
OPENINGS – 3,846sf
TOTAL AREA – 52,182sf

10,188 / 38,148 = .2671

STONE PERCENTAGE = 26.71%



01 SOUTH ELEVATION
SCALE: 1" = 20'-0"

No.	REVISIONS	DATE

gsr | andrade
ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0559

STREAM

GGRA PROJECT
2966
DATE
AUG 2021
SCALE AS SHOWN
DESIGNED BY JR
DRAWN BY MJE
CHECKED BY SA

ROCKWALL DISTRIBUTION
CENTER
PREPARED FOR
STREAM REALTY
1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

SHEET NUMBER
A4.10

ELEVATION FINISHES:

□	PAINT 1 COLOR TO MATCH SW 7005 (255-C1): "PURE WHITE"
□	PAINT 2 COLOR TO MATCH SW 6168 (258-C6): "MODERNE WHITE"
▒	PAINT 3 COLOR TO MATCH SW 7017 (244-C3): "DORIAN GRAY"
▓	PAINT 4 COLOR TO MATCH SW 7018 (244-C5): "DOVETAIL"
▤	STONE 1 COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: "WHITE"
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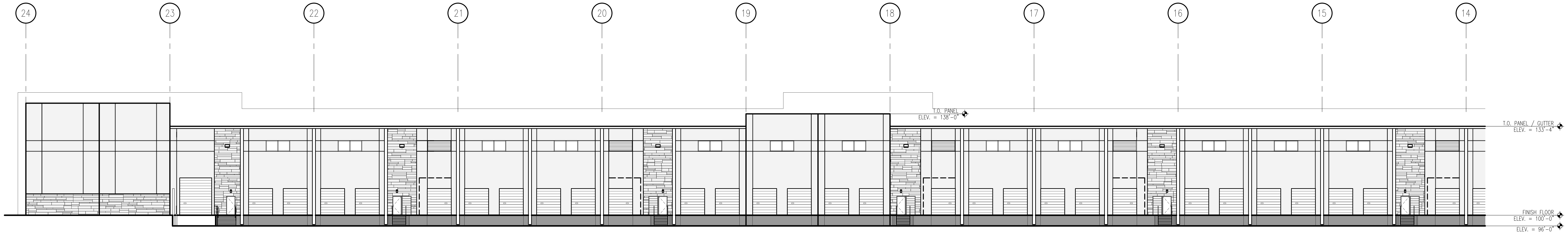
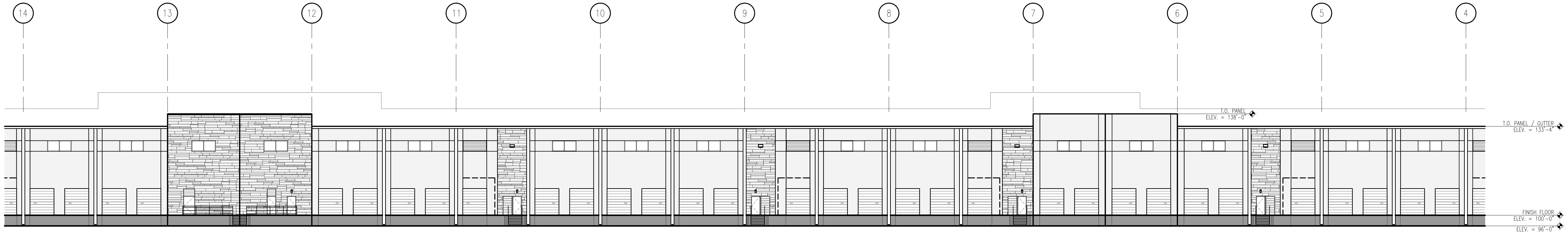


02 NORTH ELEVATION cont'd
SCALE: 1" = 20'-0"



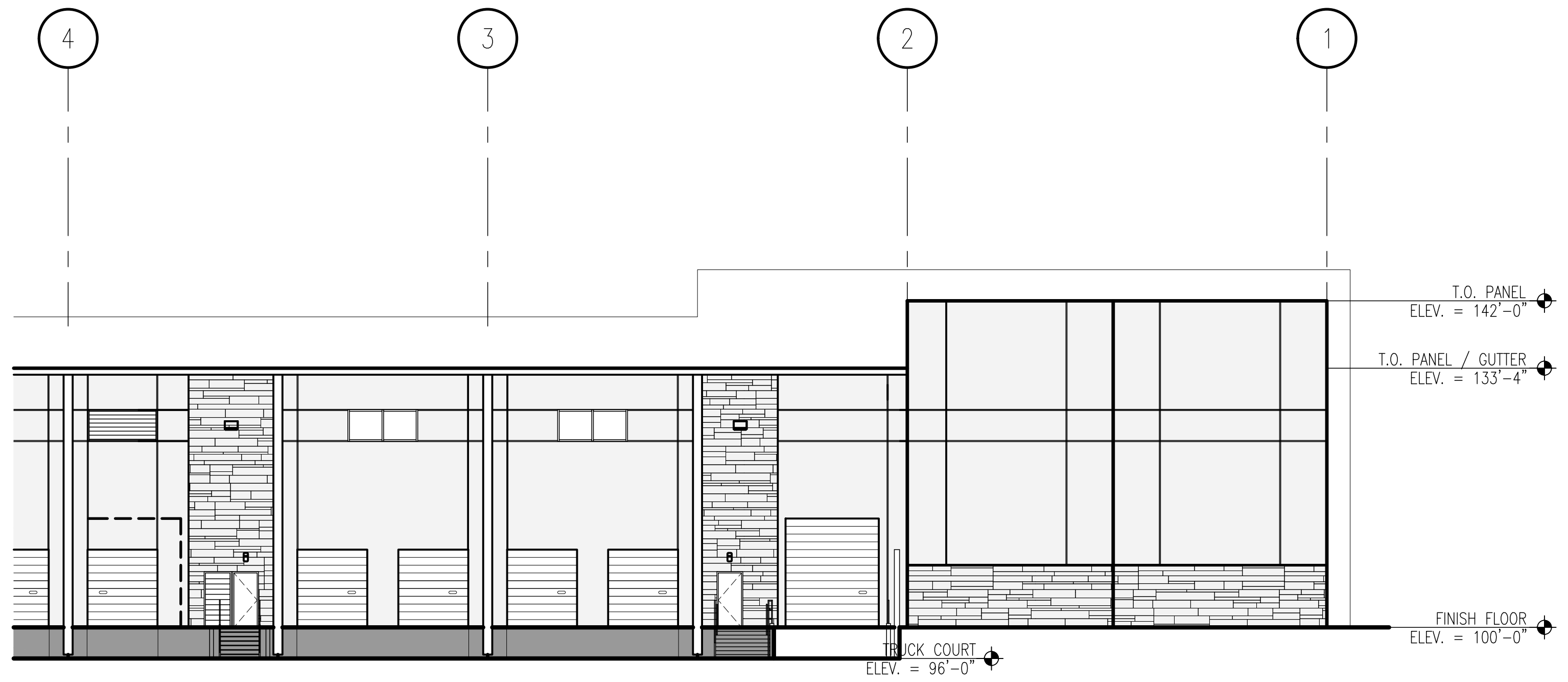
02 NORTH ELEVATION cont'd
SCALE: 1" = 20'-0"

FINISH AREA CALCULATIONS (NORTH):

PAINTED TILT WALL – 28,322sf
STONE – 6,412sf
OPENINGS – 8,389sf
TOTAL AREA – 43,123sf

6,412 / 28,322 = .2264

STONE PERCENTAGE = 22.64%



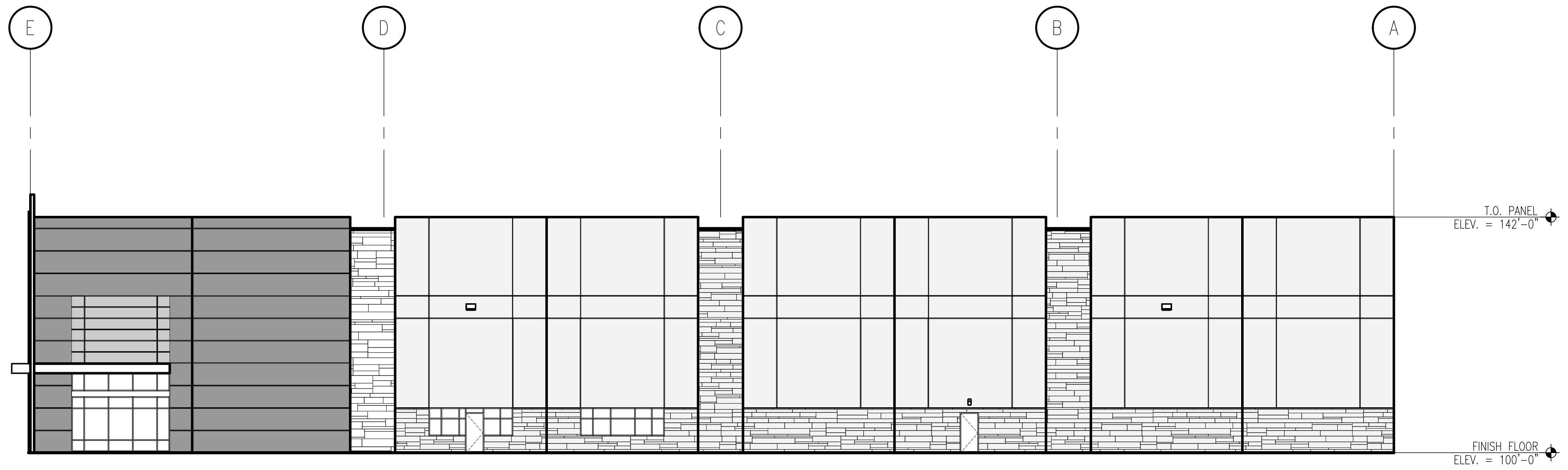
02 NORTH ELEVATION
SCALE: 1" = 20'-0"

FINISH AREA CALCULATIONS (EAST):

PAINTED TILT WALL – 7,686sf
STONE – 2,059sf
OPENINGS – 432sf
TOTAL AREA – 10,177sf

2,059 / 7,686 = .2679

STONE PERCENTAGE = 26.79%



01 EAST ELEVATION
SCALE: 1" = 20'-0"

No.	REVISIONS	DATE

gsr | andrade
ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0559

STREAM

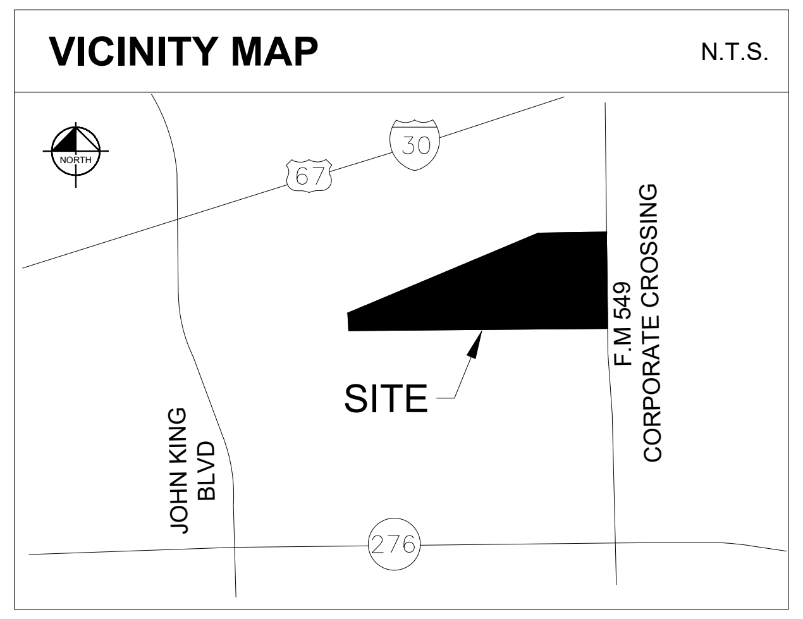
GGRA PROJECT
2966
DATE
AUG 2021
SCALE AS SHOWN
DESIGNED BY JR
DRAWN BY MJE
CHECKED BY SA

ROCKWALL DISTRIBUTION CENTER
PREPARED FOR
STREAM REALTY
1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

SHEET NUMBER
A4.11

VICINITY MAP

N.T.S.

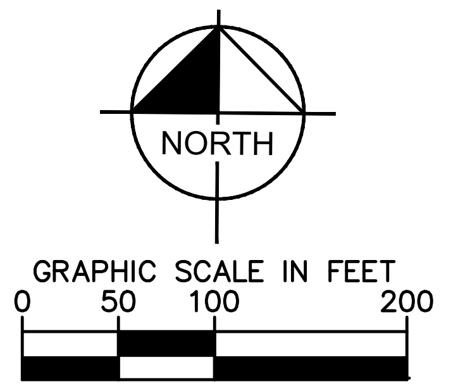


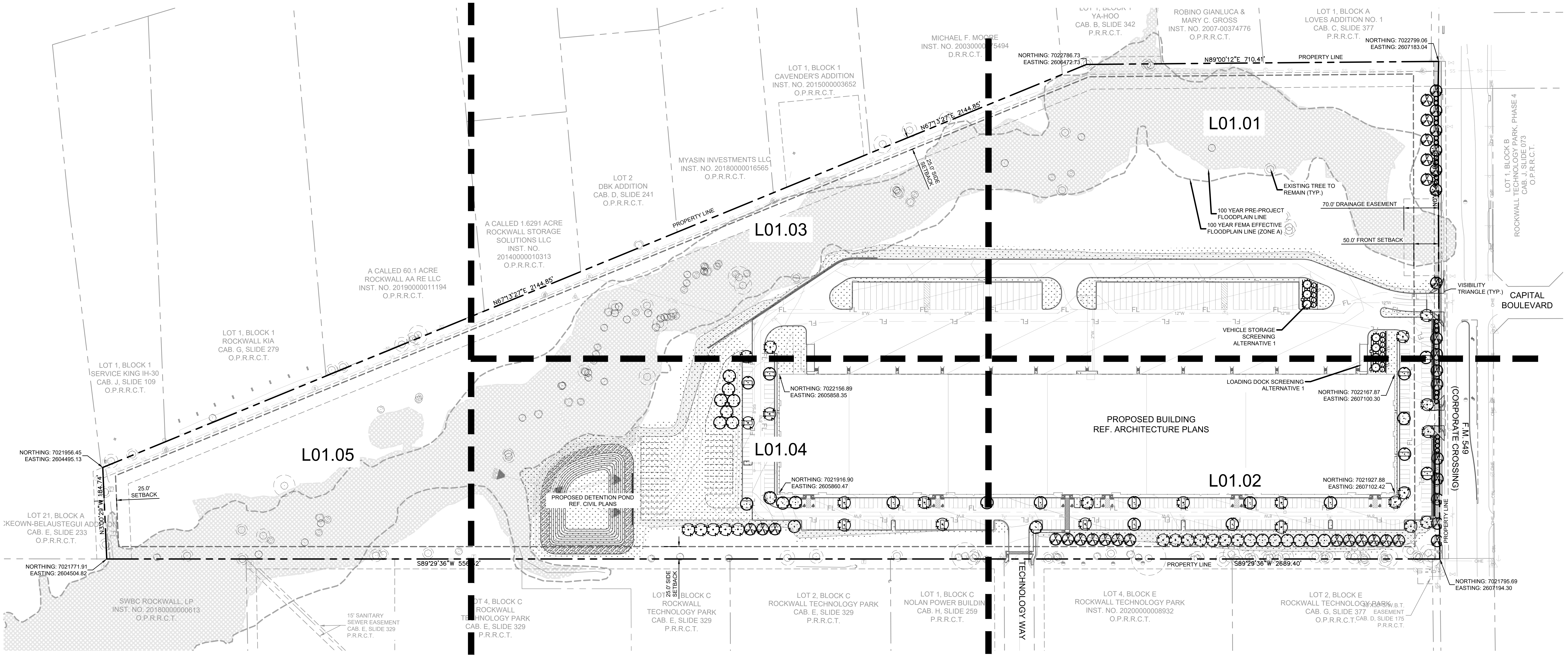
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	REMARKS
	UA	36	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC	33	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CL	20	CHILOPSIS LINEARIS / DESERT WILLOW	CONT.	2" CAL.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	JE	7	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QS	37	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
✳	HP	78	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA	3 GAL MIN.	18" HT. X 18" W.	24" O.C.	FULL AND MATCHING
☼	IC	108	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	3 GAL MIN.	36" HT.	36" O.C.	FULL AND MATCHING
◷	IR	13	ILEX X `NELLIE R STEVENS` / NELLIE R STEVENS	15 GAL	42" HT. X 24" W.	48" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
☐	SEED	228,130 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
▒	SOD	6,664 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
▨	DM	12,036 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.





City of Rockwall Landscape Requirements - Article 08		
TOTAL SITE AREA: 1,887,324 SF (43.3 ACRES)		
ZONED LIGHT INDUSTRIAL		
LANDSCAPE AND FENCE STANDARDS		
Landscape Buffers	**Required**	**Provided**
Abutting a Public ROW a minimum of 10' wide landscape buffer shall be required along the entire length of the property. All landscape buffers adjacent to a public ROW shall incorporate ground cover, a built-up berm and shrubbery along the entire length of frontage. Berms and shrubbery shall have a total minimum height of 30-inches.	10' wide landscape buffer	10' wide landscape buffer
A minimum of 1 canopy tree and 1 accent tree shall be incorporated into the landscape buffer per 50 linear feet of frontage. *F.M. 549 (Corporate Crossing)* *1,003 LF / 50 LF = 20 Canopy & Accent trees*	20 Canopy Trees 20 Accent Trees	20 Canopy Trees 20 Accent Trees
Landscape Screening	**Required**	**Provided**
Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with *Subsection 01.05 Screening Standards, of Article 5, District Development Standards.*	Yes	Yes
Alternative #1. A wrought iron fence and three tiered screening (small-medium sized shrubs, large shrubs or accent trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed 20 foot on center.		
Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate.	N/A	N/A
Head in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas	2' Minimum Berm & Mature Evergreen Shrubs	2' Minimum Berm & Mature Evergreen Shrubs

Landscape Requirements	**Required**	**Provided**
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages. 1,887,324 sf x 15% = 283,099 SF of Required landscaping	15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
Detention Basins	**Required**	**Provided**
Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree per 750 sf and 1 accent tree per 1,500 sf.	No	No
Xeriscaping/smartscaping Standards: Drainage or detention areas that utilize native grasses in lieu of turf shall be exempt from the above detention basin tree requirement. Instead, a shrub or ornamental grass per every 750 sf of dry land shall be required to be planted on the site around the detention area. 25,665 sf dry land/ 750 sf = 35 shrubs	Yes Native Grasses & 35 Shrubs	Yes Native Grasses & 35 Shrubs
Parking Lot Landscaping	**Required**	**Provided**
If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking areas 344 of parking spaces / 10 = 35 of trees	35 Trees	35 Trees
No required parking space may be located more than 80 feet from the trunk of a canopy tree	Yes	Yes

NOTE:

1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

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No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. / L.A. No. 3486 BLAINE D. MIKULIK Date AUGUST 2021

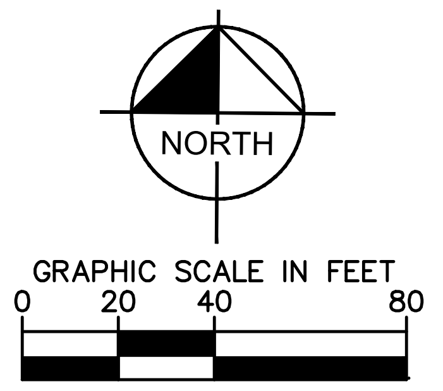
KHA PROJECT	068213100
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

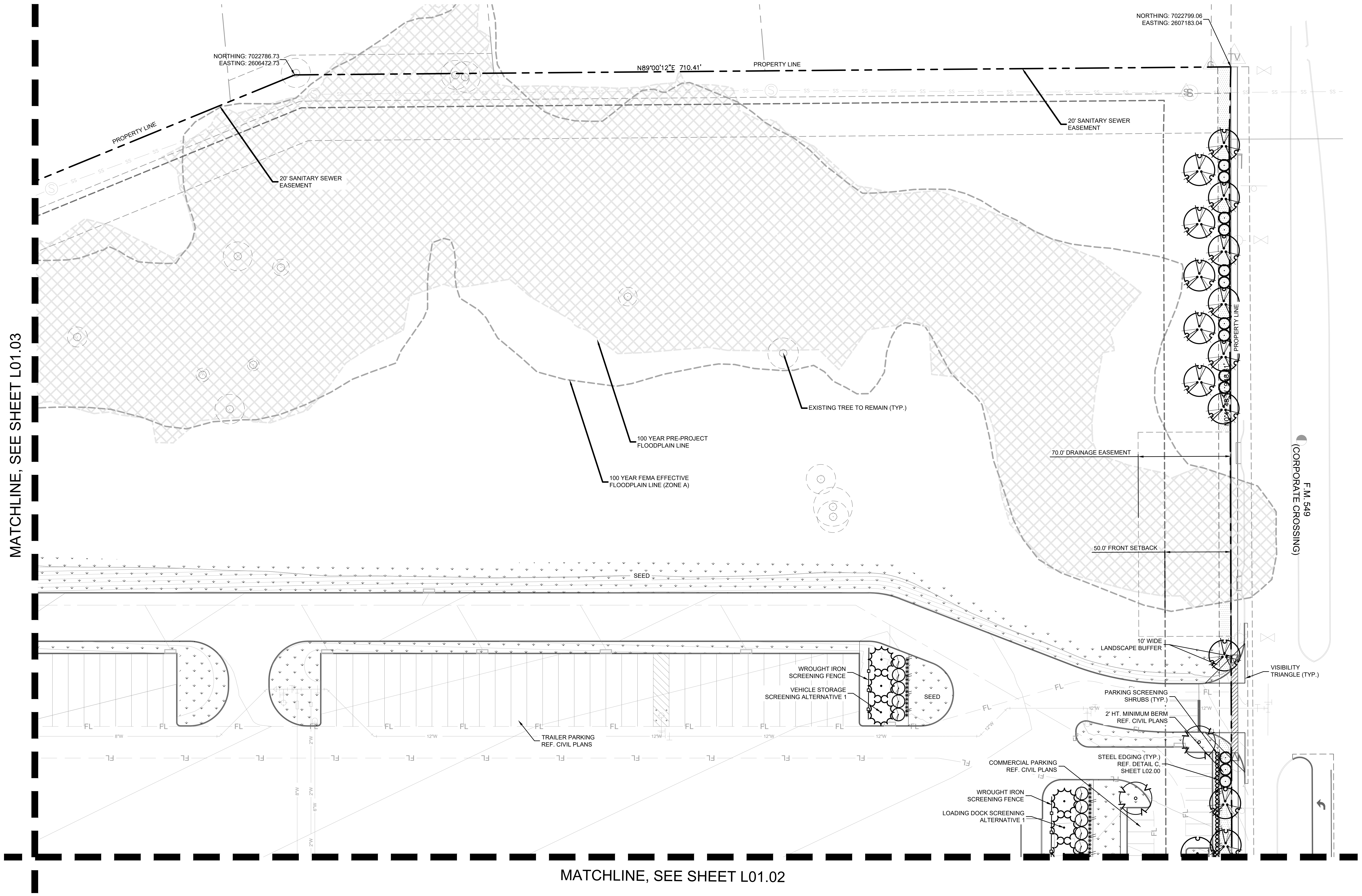
STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

OVERALL LANDSCAPE PLAN

SHEET NUMBER
L01.00




NORTHING: 7022786.73
EASTING: 2606472.73
N89°00'12"E 710.41'
PROPERTY LINE
NORTHING: 7022799.06
EASTING: 2607183.04
PROPERTY LINE
20' SANITARY SEWER EASEMENT
20' SANITARY SEWER EASEMENT
EXISTING TREE TO REMAIN (TYP.)
100 YEAR PRE-PROJECT FLOODPLAIN LINE
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
PROPERTY LINE
70.0' DRAINAGE EASEMENT
50.0' FRONT SETBACK
F.M. 549 (CORPORATE CROSSING)
MATCHLINE, SEE SHEET L01.03
SEED
10' WIDE LANDSCAPE BUFFER
VISIBILITY TRIANGLE (TYP.)
WROUGHT IRON SCREENING FENCE
VEHICLE STORAGE SCREENING ALTERNATIVE 1
SEED
PARKING SCREENING SHRUBS (TYP.)
2' HT. MINIMUM BERM REF. CIVIL PLANS
TRAILER PARKING REF. CIVIL PLANS
STEEL EDGING (TYP.) REF. DETAIL C, SHEET L02.00
COMMERCIAL PARKING REF. CIVIL PLANS
WROUGHT IRON SCREENING FENCE
LOADING DOCK SCREENING ALTERNATIVE 1
FL
12"W
8"W
MATCHLINE, SEE SHEET L01.02

PLANT SCHEDULE

REF. SHEET L01.00 FOR FULL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
✳	HP	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	IR	ILEX X `NELLIE R STEVENS` / NELLIE R STEVENS
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
▨	DM	DRAINFIELD MIX / DRAINFIELD MIX

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

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Call before you dig.

IMAGES
XREFS xBndy : xSite : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
LAST SAVED 8/19/2021 5:25 PM
PLOTTED BY PARKS, ALLISON 8/19/2021 5:28 PM
DWG PATH K:\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\PlanSheets\Landscape
DWG NAME LP 1.00 - LANDSCAPE PLAN - NEW.dwg

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date AUGUST 2021

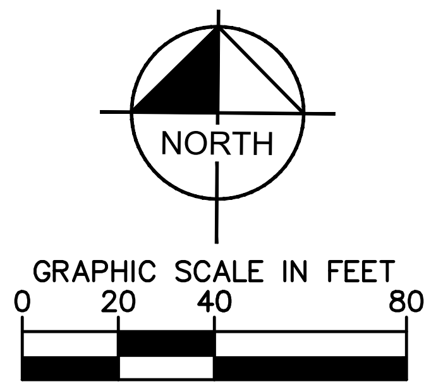
KHA PROJECT	068213100
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

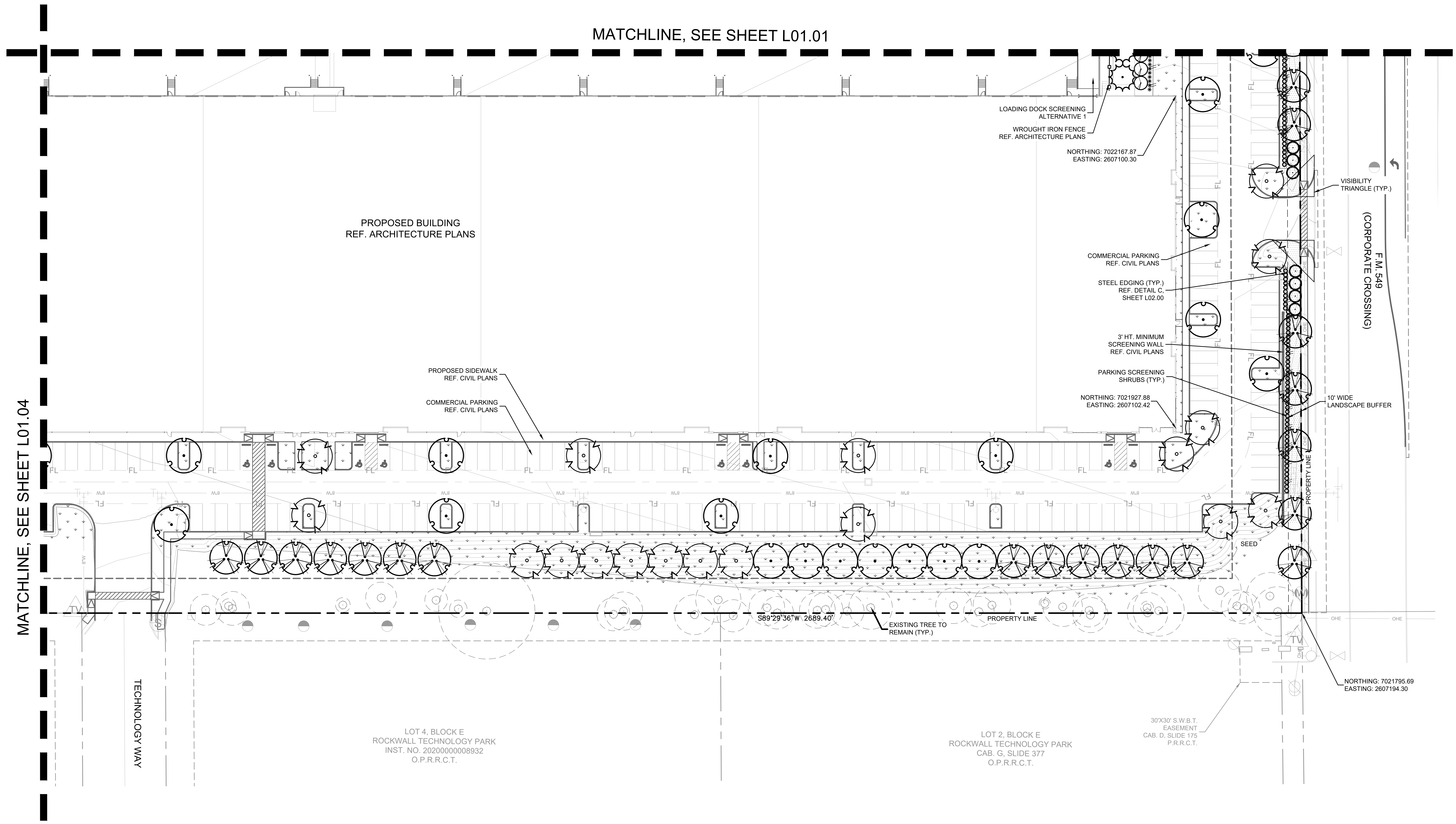
STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(1 OF 5)

SHEET NUMBER
L01.01





PLANT SCHEDULE

REF. SHEET L01.00 FOR FULL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK

SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	IR	ILEX X `NELLIE R STEVENS` / NELLIE R STEVENS

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
▨	DM	DRAINFIELD MIX / DRAINFIELD MIX

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's **below.**
Call before you dig.

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date AUGUST 2021

KHA PROJECT	068213100
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(2 OF 5)

SHEET NUMBER
L01.02

IMAGES
XREFS xBndy : xSite : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
LAST SAVED 8/19/2021 5:25 PM
PLOTTED BY PARKS, ALLISON 8/19/2021 5:28 PM
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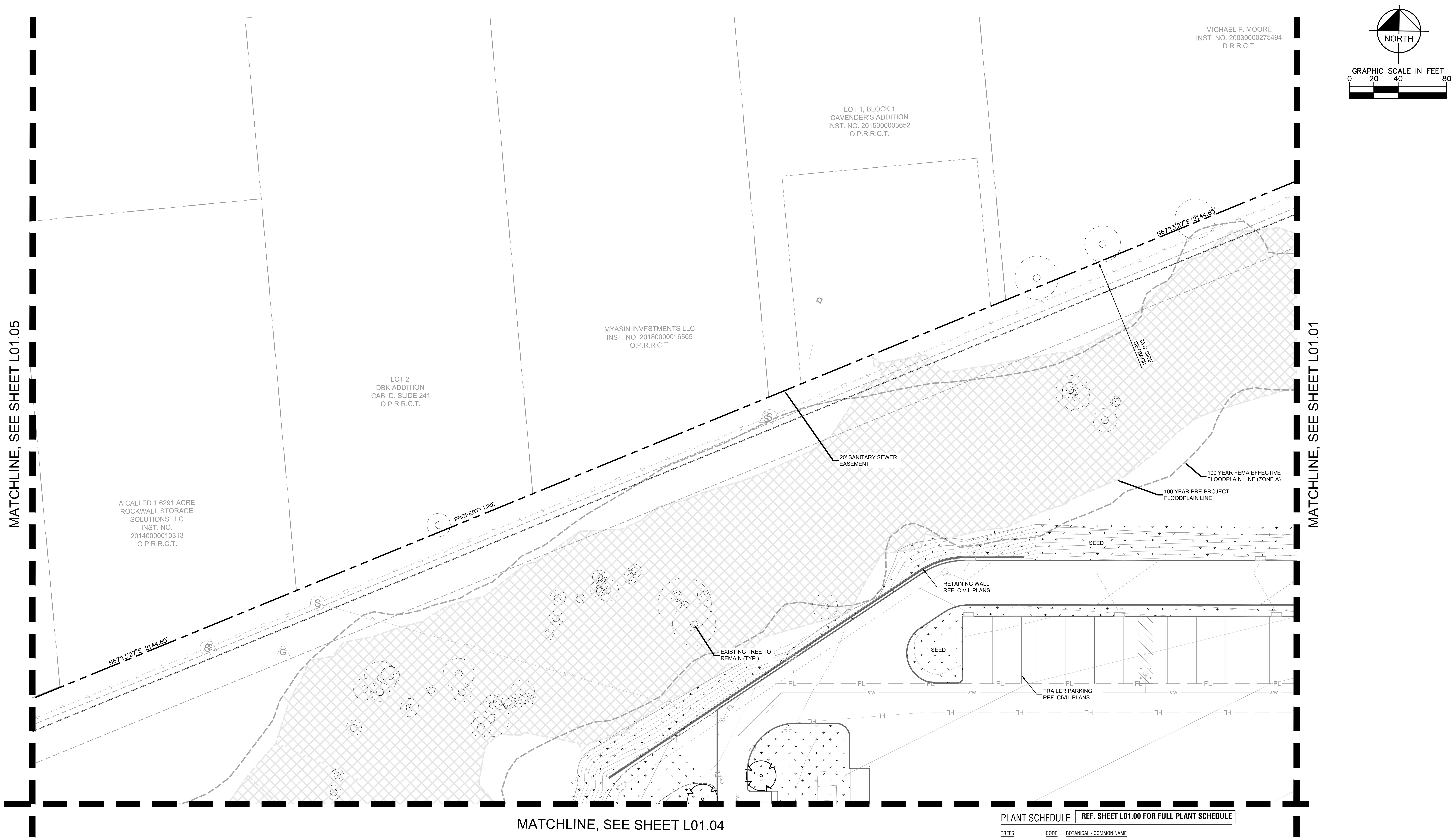
DWG NAME LP 1.00 - LANDSCAPE PLAN - NEW.dwg



PLANT SCHEDULE

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TREES	CODE	BOTANICAL / COMMON NAME
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	IR	ILEX X `NELLIE R STEVENS` / NELLIE R STEVENS
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX

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SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(3 OF 5)

SHEET NUMBER
L01.03

IMAGES
XREFS xBrdy : xSite : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
LAST SAVED 8/19/2021 5:25 PM
PLOTTED BY PARKS, ALLISON 8/19/2021 5:28 PM
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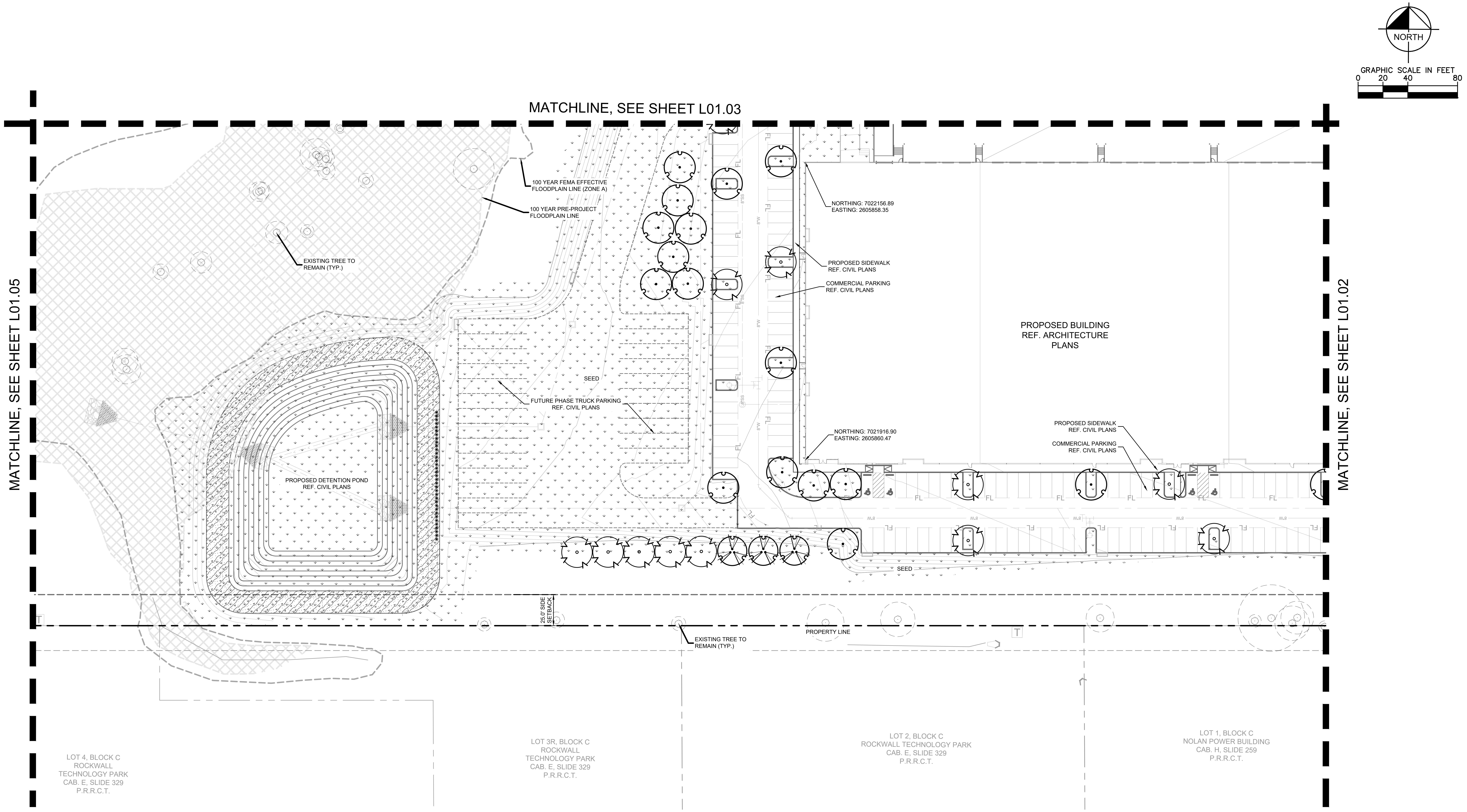
DWG NAME LP 1.00 - LANDSCAPE PLAN - NEW.dwg


NORTH
GRAPHIC SCALE IN FEET
0
20
40
80
MATCHLINE, SEE SHEET L01.03
MATCHLINE, SEE SHEET L01.05
MATCHLINE, SEE SHEET L01.02
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
100 YEAR PRE-PROJECT FLOODPLAIN LINE
EXISTING TREE TO REMAIN (TYP.)
NORTHING: 7022156.89 EASTING: 2605858.35
PROPOSED SIDEWALK REF. CIVIL PLANS
COMMERCIAL PARKING REF. CIVIL PLANS
PROPOSED BUILDING REF. ARCHITECTURE PLANS
SEED
FUTURE PHASE TRUCK PARKING REF. CIVIL PLANS
NORTHING: 7021916.90 EASTING: 2605860.47
PROPOSED SIDEWALK REF. CIVIL PLANS
COMMERCIAL PARKING REF. CIVIL PLANS
PROPOSED DETENTION POND REF. CIVIL PLANS
SEED
25.0' SIDE SETBACK
EXISTING TREE TO REMAIN (TYP.)
PROPERTY LINE
LOT 4, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 3R, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 1, BLOCK C NOLAN POWER BUILDING CAB. H, SLIDE 259 P.R.R.C.T.

PLANT SCHEDULE

REF. SHEET L01.00 FOR FULL PLANT SCHEDULE

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	IR	ILEX X `NELLIE R STEVENS` / NELLIE R STEVENS
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DRAWN BY	AMS
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STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(4 OF 5)

SHEET NUMBER
L01.04

IMAGES
XREFS xBndy : xSite : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
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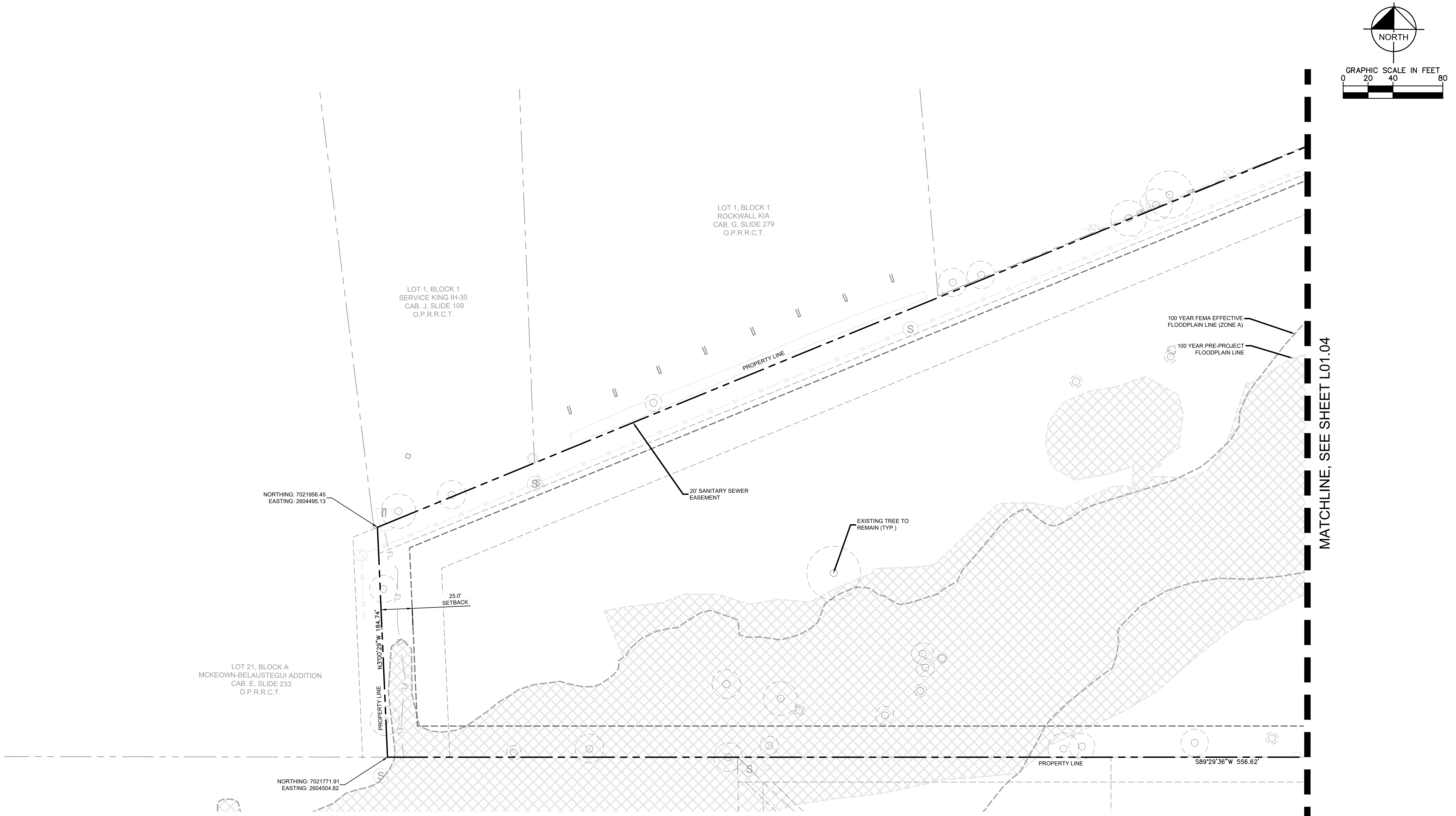

PLANT SCHEDULE

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DWG NAME LP 1.00 - LANDSCAPE PLAN - NEW.dwg

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DATE
AUGUST 2021
SCALE AS SHOWN
DESIGNED BY AMS
DRAWN BY AMS
CHECKED BY AMP

STREAM ROCKWALL

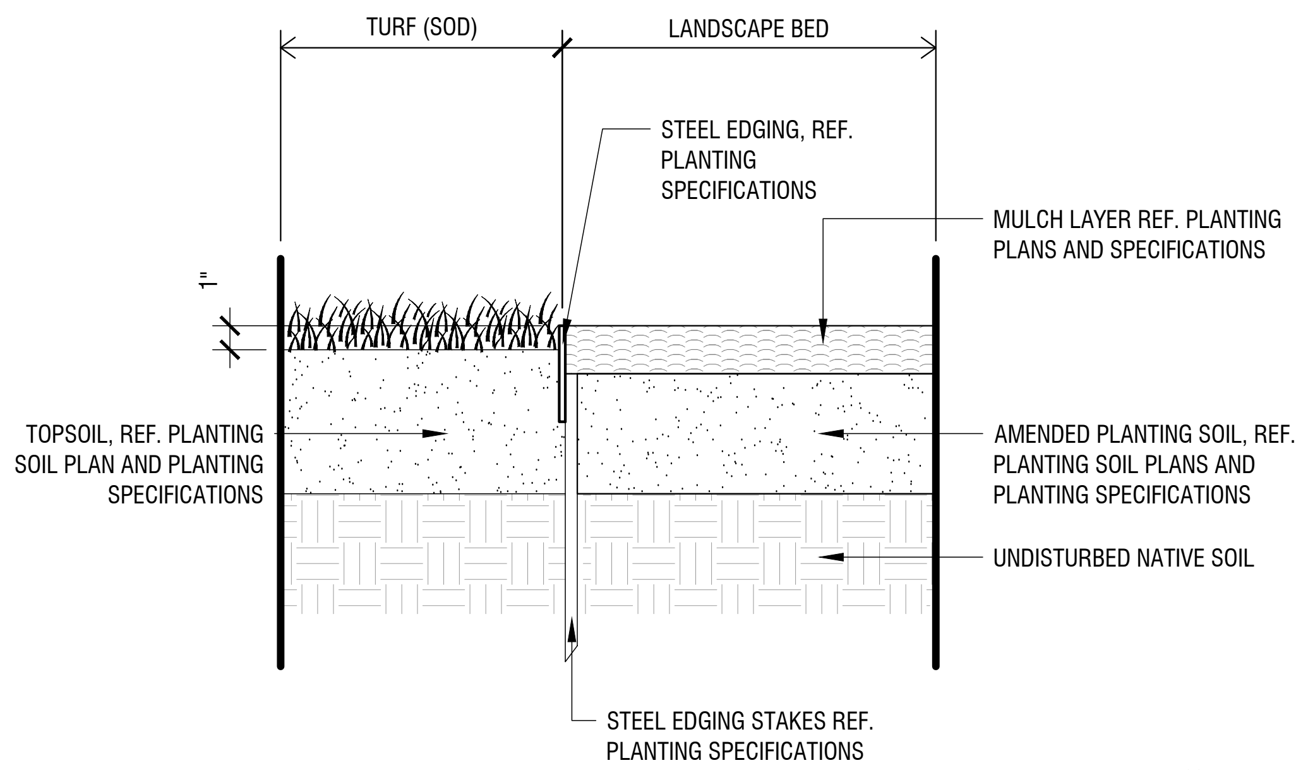
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN (5 OF 5)

SHEET NUMBER
L01.05

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24” UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6” (80” MIN.) AFF.
18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

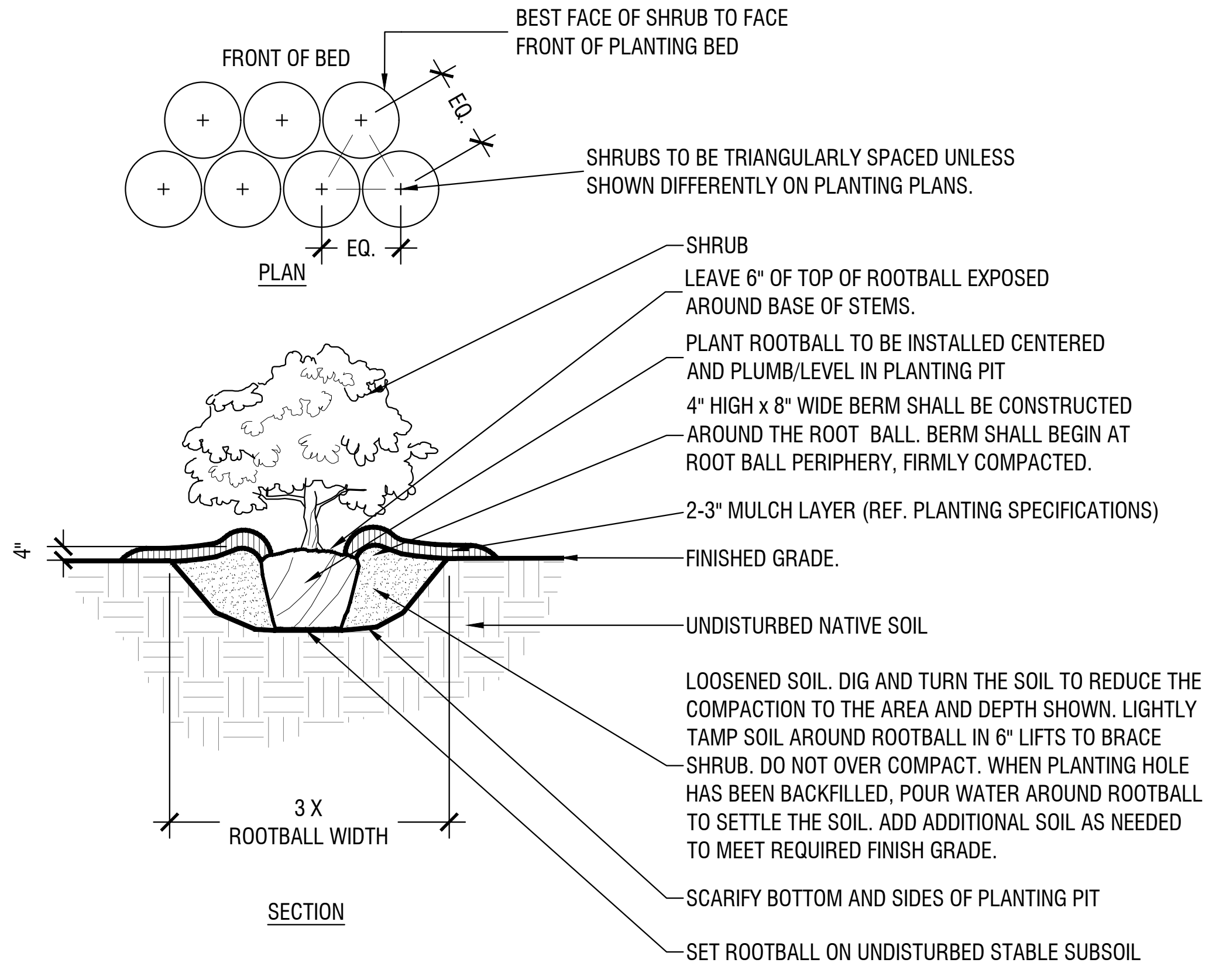

TURF (SOD)
LANDSCAPE BED
1"
STEEL EDGING, REF. PLANTING SPECIFICATIONS
MULCH LAYER REF. PLANTING PLANS AND SPECIFICATIONS
TOPSOIL, REF. PLANTING SOIL PLAN AND PLANTING SPECIFICATIONS
AMENDED PLANTING SOIL, REF. PLANTING SOIL PLANS AND PLANTING SPECIFICATIONS
UNDISTURBED NATIVE SOIL
STEEL EDGING STAKES REF. PLANTING SPECIFICATIONS

STEEL EDGING (AT TURF & LANDSCAPE BED)

C

Scale: 1 1/2" = 1'-0"

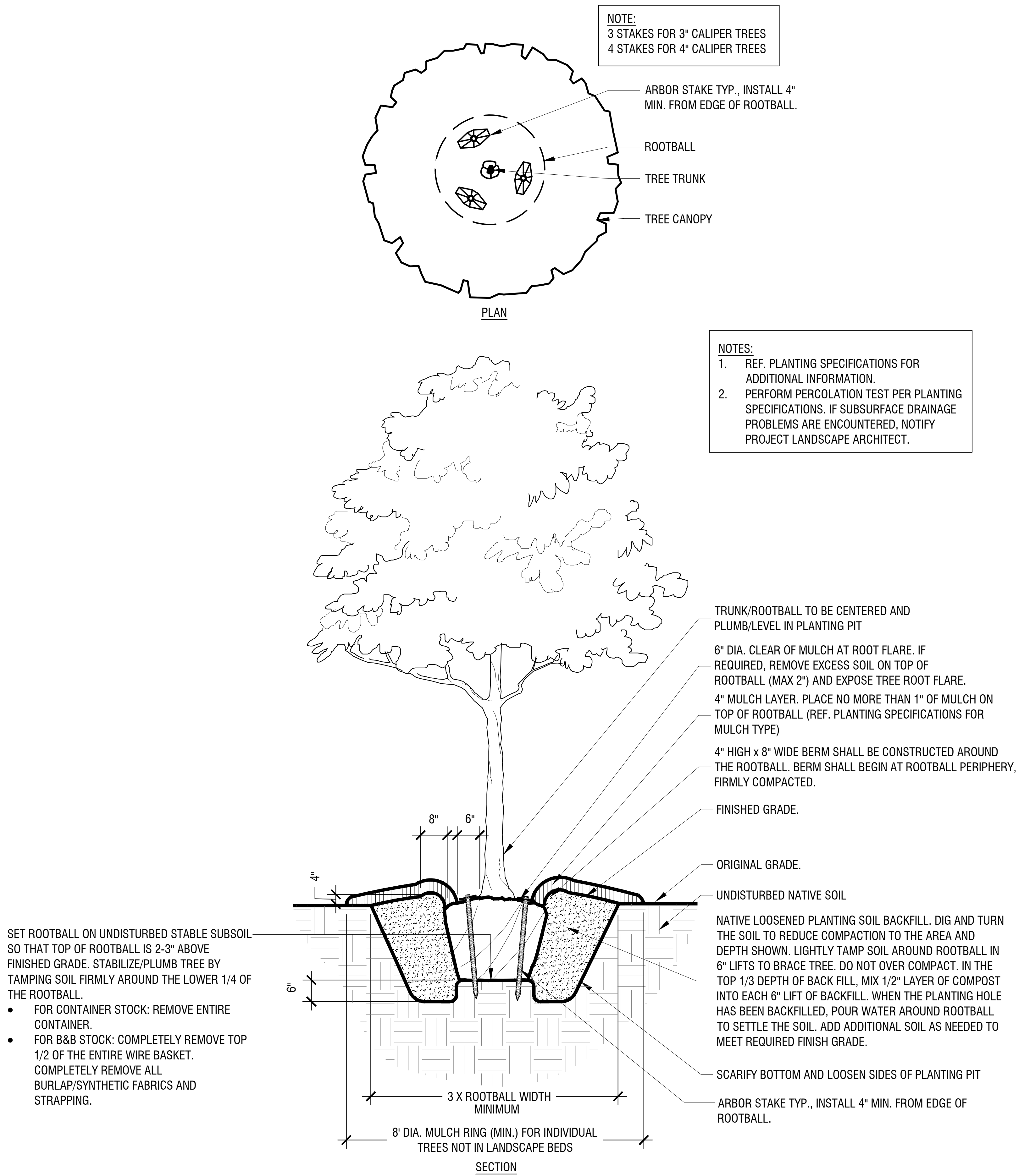
NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.


FRONT OF BED
BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED
EQ.
SHRUBS TO BE TRIANGULARLY SPACED UNLESS SHOWN DIFFERENTLY ON PLANTING PLANS.
EQ.
PLAN
SHRUB
LEAVE 6" OF TOP OF ROOTBALL EXPOSED AROUND BASE OF STEMS.
PLANT ROOTBALL TO BE INSTALLED CENTERED AND PLUMB/LEVEL IN PLANTING PIT
4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY, FIRMLY COMPACTED.
2-3" MULCH LAYER (REF. PLANTING SPECIFICATIONS)
4"
FINISHED GRADE.
UNDISTURBED NATIVE SOIL
LOOSENED SOIL. DIG AND TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN. LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL. ADD ADDITIONAL SOIL AS NEEDED TO MEET REQUIRED FINISH GRADE.
3 X ROOTBALL WIDTH
SECTION
SCARIFY BOTTOM AND SIDES OF PLANTING PIT
SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL

TYPICAL SHRUB PLANTING

B

Scale: NTS


NOTE:
3 STAKES FOR 3" CALIPER TREES
4 STAKES FOR 4" CALIPER TREES

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.

ARBOR STAKE TYP., INSTALL 4" MIN. FROM EDGE OF ROOTBALL.
ROOTBALL
TREE TRUNK
TREE CANOPY
PLAN
TRUNK/ROOTBALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT
6" DIA. CLEAR OF MULCH AT ROOT FLARE. IF REQUIRED, REMOVE EXCESS SOIL ON TOP OF ROOTBALL (MAX 2") AND EXPOSE TREE ROOT FLARE.
4" MULCH LAYER. PLACE NO MORE THAN 1" OF MULCH ON TOP OF ROOTBALL (REF. PLANTING SPECIFICATIONS FOR MULCH TYPE)
4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND THE ROOTBALL. BERM SHALL BEGIN AT ROOTBALL PERIPHERY, FIRMLY COMPACTED.
FINISHED GRADE.
8"
6"
4"
ORIGINAL GRADE.
UNDISTURBED NATIVE SOIL
SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
• FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
• FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.
6"
NATIVE LOOSENED PLANTING SOIL BACKFILL. DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN. LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. IN THE TOP 1/3 DEPTH OF BACK FILL, MIX 1/2" LAYER OF COMPOST INTO EACH 6" LIFT OF BACKFILL. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL. ADD ADDITIONAL SOIL AS NEEDED TO MEET REQUIRED FINISH GRADE.
SCARIFY BOTTOM AND LOOSEN SIDES OF PLANTING PIT
3 X ROOTBALL WIDTH MINIMUM
ARBOR STAKE TYP., INSTALL 4" MIN. FROM EDGE OF ROOTBALL.
8' DIA. MULCH RING (MIN.) FOR INDIVIDUAL TREES NOT IN LANDSCAPE BEDS
SECTION

TYPICAL TREE PLANTING

A

Scale: NTS

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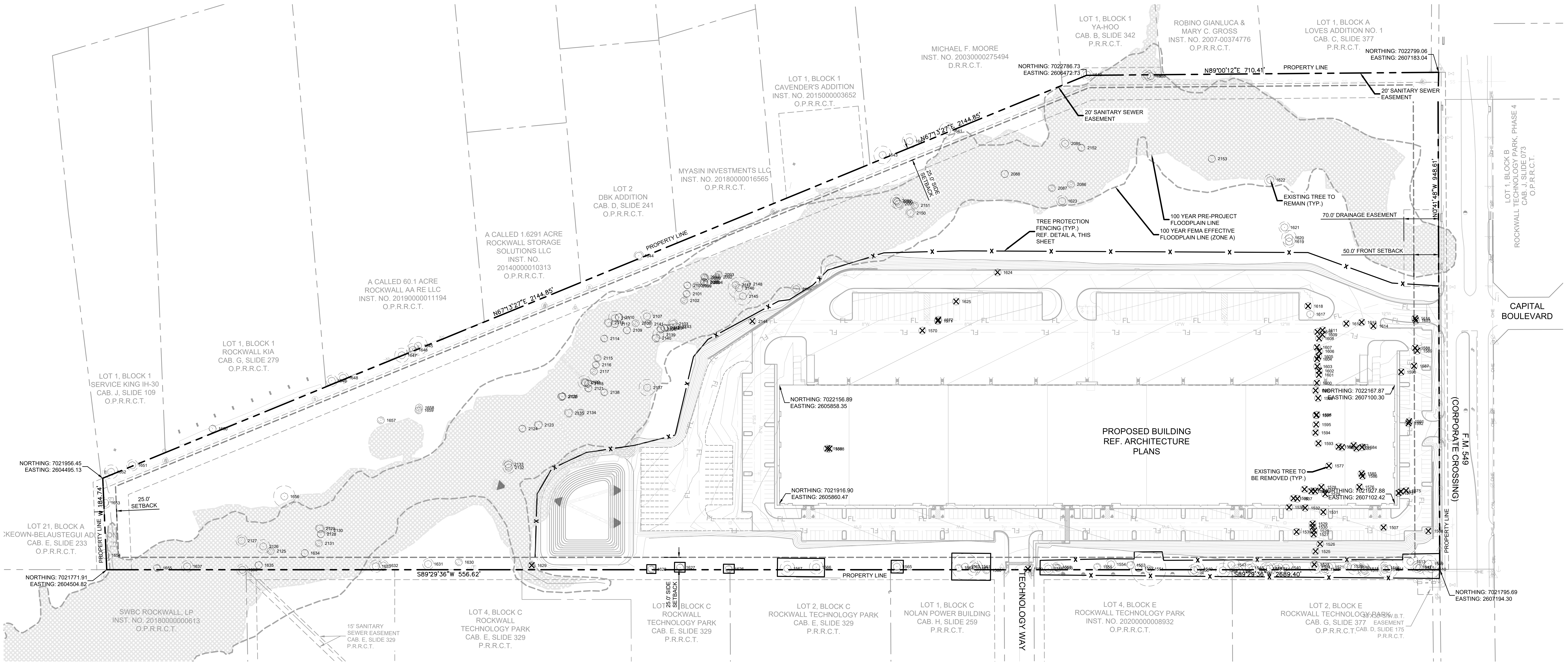
DESIGNED BY AMS
DRAWN BY AMS
CHECKED BY AMP

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

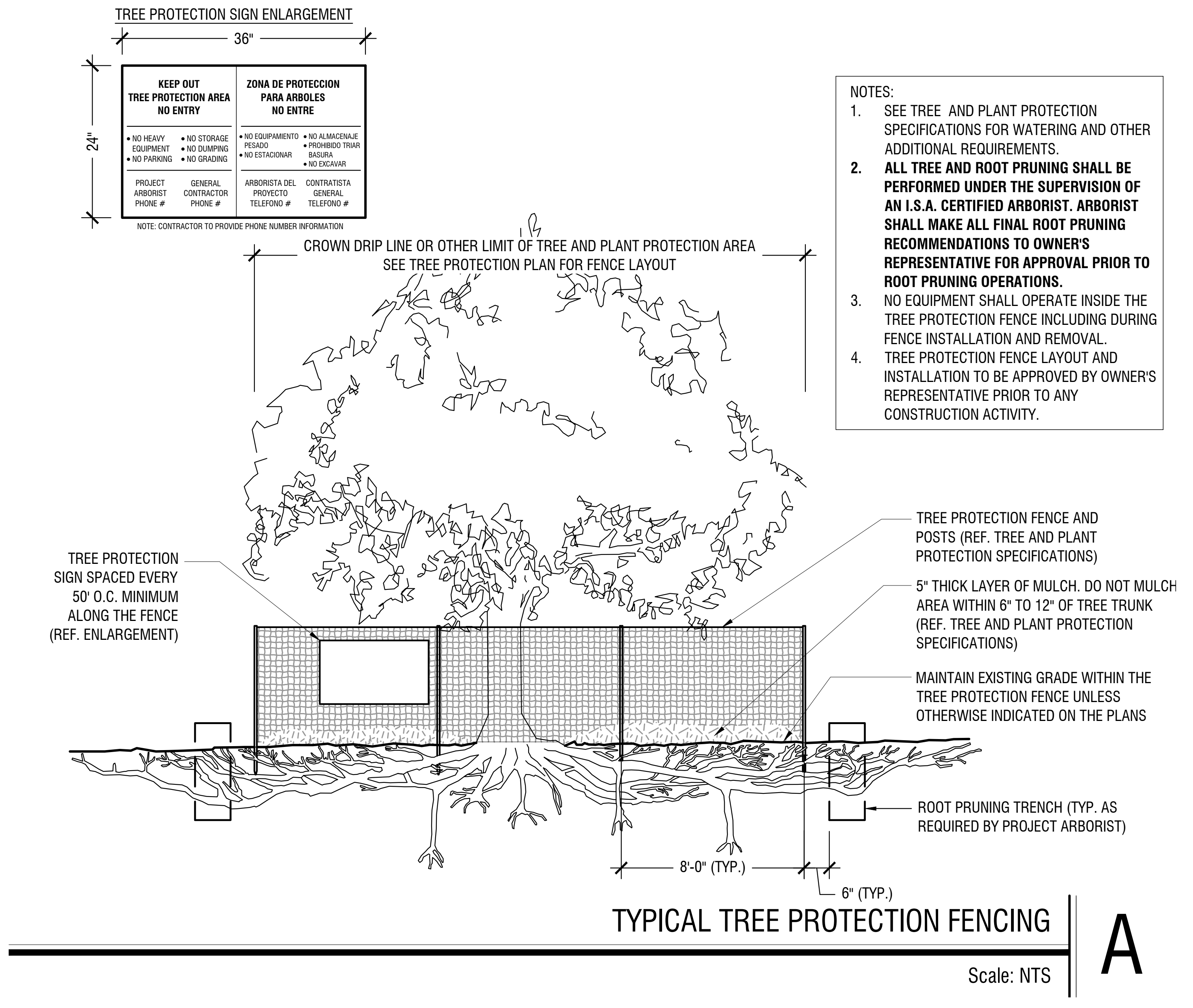
LANDSCAPE DETAILS

SHEET NUMBER
L02.00

IMAGES
XREFS 067771662 decomposed granite : Shrub Planting Details : Steel edge @ landscape : Tree Planting Details : Steel edge @ Rock Cobble : xTtlb - LA
LAST SAVED 8/4/2021 1:54 PM
PLOTTED BY PARKS, ALLISON 8/19/2021 5:28 PM
DWG PATH K:\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\PlanSheets\Landscape
DWG NAME L-200 - DETAILS.dwg


LOT 1, BLOCK 1 YA-HOO CAB. B, SLIDE 342 P.R.R.C.T.
ROBINO GIANLUCA & MARY C. GROSS INST. NO. 2007-00374776 O.P.R.R.C.T.
LOT 1, BLOCK A LOVES ADDITION NO. 1 CAB. C, SLIDE 377 P.R.R.C.T.
MICHAEL F. MOORE INST. NO. 20030000275494 D.R.R.C.T.
LOT 1, BLOCK 1 CAVENDER'S ADDITION INST. NO. 2015000003652 O.P.R.R.C.T.
MYASIN INVESTMENTS LLC INST. NO. 20180000016565 O.P.R.R.C.T.
LOT 2 DBK ADDITION CAB. D, SLIDE 241 O.P.R.R.C.T.
A CALLED 1.6291 ACRE ROCKWALL STORAGE SOLUTIONS LLC INST. NO. 20140000010313 O.P.R.R.C.T.
A CALLED 60.1 ACRE ROCKWALL AA RE LLC INST. NO. 20190000011194 O.P.R.R.C.T.
LOT 1, BLOCK 1 ROCKWALL KIA CAB. G, SLIDE 279 O.P.R.R.C.T.
LOT 1, BLOCK 1 SERVICE KING IH-30 CAB. J, SLIDE 109 O.P.R.R.C.T.
LOT 21, BLOCK A MCKEOWN-BELAUSTEGUI ADD. CAB. E, SLIDE 233 O.P.R.R.C.T.
SWBC ROCKWALL, LP INST. NO. 20180000000613 O.P.R.R.C.T.
15' SANITARY SEWER EASEMENT CAB. E, SLIDE 329 P.R.R.C.T.
LOT 4, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 3, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 1, BLOCK C NOLAN POWER BUILDING CAB. H, SLIDE 259 P.R.R.C.T.
TECHNOLOGY WAY
LOT 4, BLOCK E ROCKWALL TECHNOLOGY PARK INST. NO. 20200000008932 O.P.R.R.C.T.
LOT 2, BLOCK E ROCKWALL TECHNOLOGY PARK CAB. G, SLIDE 377 O.P.R.R.C.T.
15' S.W.B.T. EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
LOT 1, BLOCK B ROCKWALL TECHNOLOGY PARK, PHASE 4 CAB. J, SLIDE 073 O.P.R.R.C.T.
CAPITAL BOULEVARD
F.M. 549 (CORPORATE CROSSING)
PROPOSED BUILDING REF. ARCHITECTURE PLANS
NORTHING: 7022786.73 EASTING: 2606472.73
NORTHING: 7022799.06 EASTING: 2607183.04
NORTHING: 7022156.89 EASTING: 2605858.35
NORTHING: 7022167.87 EASTING: 2607100.30
NORTHING: 7021916.90 EASTING: 2605860.47
NORTHING: 7021927.88 EASTING: 2607102.42
NORTHING: 7021956.45 EASTING: 2604495.13
NORTHING: 7021771.91 EASTING: 2604504.82
NORTHING: 7021795.69 EASTING: 2607194.30
N89°00'12"E 710.41'
N67°13'27"E 2144.85'
N0°41'48"W 948.61'
S89°29'36"W 556.62'
S89°29'36"W 2689.40'
184.74'
PROPERTY LINE
20' SANITARY SEWER EASEMENT
25' SIDE SETBACK
25.0' SETBACK
25.0' SIDE SETBACK
70.0' DRAINAGE EASEMENT
50.0' FRONT SETBACK
100 YEAR PRE-PROJECT FLOODPLAIN LINE
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
TREE PROTECTION FENCING (TYP.) REF. DETAIL A, THIS SHEET
EXISTING TREE TO REMAIN (TYP.)
EXISTING TREE TO BE REMOVED (TYP.)

TREE PROTECTION SIGN ENLARGEMENT


36"
24"
KEEP OUT TREE PROTECTION AREA NO ENTRY
ZONA DE PROTECCION PARA ARBOLES NO ENTRE
NO HEAVY EQUIPMENT
NO STORAGE
NO DUMPING
NO PARKING
NO GRADING
PROJECT ARBORIST PHONE #
GENERAL CONTRACTOR PHONE #
ARBORISTA DEL PROYECTO TELEFONO #
CONTRATISTA GENERAL TELEFONO #
NOTE: CONTRACTOR TO PROVIDE PHONE NUMBER INFORMATION
CROWN DRIP LINE OR OTHER LIMIT OF TREE AND PLANT PROTECTION AREA SEE TREE PROTECTION PLAN FOR FENCE LAYOUT
TREE PROTECTION SIGN SPACED EVERY 50' O.C. MINIMUM ALONG THE FENCE (REF. ENLARGEMENT)
TREE PROTECTION FENCE AND POSTS (REF. TREE AND PLANT PROTECTION SPECIFICATIONS)
5" THICK LAYER OF MULCH. DO NOT MULCH AREA WITHIN 6" TO 12" OF TREE TRUNK (REF. TREE AND PLANT PROTECTION SPECIFICATIONS)
MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS
ROOT PRUNING TRENCH (TYP. AS REQUIRED BY PROJECT ARBORIST)
8'-0" (TYP.)
6" (TYP.)

TYPICAL TREE PROTECTION FENCING

A

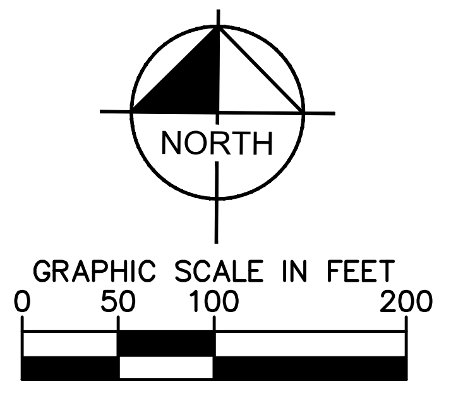
Scale: NTS

NOTES:

1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

LEGEND

⊗	EXISTING TREE TO BE REMOVED
○	EXISTING TREE TO BE PROTECTED
— · —	TREE PROTECTION FENCING
- - -	EXISTING CONTOUR
——	PROPOSED CONTOUR



No.	REVISIONS
	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date AUGUST 2021

KHA PROJECT	068213100
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

TREESCAPE PLAN & DETAIL

SHEET NUMBER
T01.00

Rockwall Industrial - City of Rockwall

Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
1507	23.1	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	23.1
1508	30.9	Pecan	*Carya illinoinensis*	Declining	Forked	Remove	Unprotected	N/A	N/A
1509	16.9	Pecan	*Carya illinoinensis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1510	17.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1511	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1512	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1513	15.5	Eastern Redcedar	*Juniperus virginiana*	Hazard	Single	Preserve	Unprotected	N/A	N/A
1514	18.4	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1515	14.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1516	4.7	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Preserve	Primary	1:1	N/A
1517	12.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1518	12.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1519	14.2	Hackberry	*Celtis laevigata*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1520	4.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1521	13.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1522	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1523	31.2	Hackberry	*Celtis laevigata*	Hazard	Multi	Remove	Unprotected	N/A	N/A
1524	12.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1525	18.0	Hackberry	*Celtis laevigata*	Hazard	Single	Remove	Unprotected	N/A	N/A
1526	16.3	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1527	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.9
1528	18.3	Hackberry	*Celtis laevigata*	Declining	Multi	Remove	Unprotected	N/A	N/A
1529	13.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.6
1530	12.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.3
1531	20.9	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1532	18.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1533	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.9
1534	12.0	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1535	15.6	Hackberry	*Celtis laevigata*	Declining	Forked	Remove	Unprotected	N/A	N/A
1536	14.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.2
1537	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
1538	24.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	12.1
1539	23.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1540	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1541	12.1	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1542	12.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1543	12.9	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1544	11.7	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1545	12.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1546	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1547	16.3	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1548	14.4	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1549	13.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1550	11.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1551	34.7	Hackberry	*Celtis laevigata*	Hazard	Single	Preserve	Unprotected	N/A	N/A
1552	6.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1553	8.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
1554	11.2	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1555	5.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1556	12.2	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1557	5.2	Hercules-Club	*Zanthoxylum clava-herculis*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1558	11.3	Hackberry	*Celtis laevigata*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1559	13.3	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1560	4.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1561	13.9	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1562	13.2	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1563	26.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Feature	2:1	N/A
1564	5.1	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1565	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1566	13.1	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1567	14.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1568	14.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Multi	Remove	Unprotected	N/A	N/A
1569	15.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	7.7
1570	14.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	7.2
1571	13.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	6.6
1572	11.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	5.7
1573	4.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	4.3
1574	10.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Remove	Primary	1:1	10.5
1575	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	6.3
1576	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	7.9
1577	23.7	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	23.7
1578	16.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.1
1579	5.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	5.5
1580	13.3	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1581	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.9
1582	12.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.3
1583	13.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.0
1584	12.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.5
1585	16.5	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1586	29.2	Hackberry	*Celtis laevigata*	Hazard	Forked	Remove	Unprotected	N/A	N/A
1587	11.3	Hackberry	*Celtis laevigata*	Healthy	Multi	Remove	Secondary	.5:1	5.7
1588	13.5	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	6.8
1589	11.6	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.8
1590	20.6	Hackberry	*Celtis laevigata*	Declining	Forked	Remove	Unprotected	N/A	N/A
1591	13.3	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1592	11.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1593	27.7	Hackberry	*Celtis laevigata*	Declining	Multi	Remove	Unprotected	N/A	N/A
1594	16.1	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.1
1595	13.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.8
1596	13.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1597	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.9
1598	13.3	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	6.7
1599	18.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	9.1
1600	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
1601	22.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	11.5
1602	16.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Single	Remove	Unprotected	N/A	N/A
1603	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	7.9
1604	15.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	7.9
1605	15.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.0
1606	11.9	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1607	15.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.8
1608	12.8	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.4
1609	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
1610	17.6	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	8.8
1611	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.5
1612	21.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	10.7
1613	12.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Remove	Secondary	.5:1	6.4
1614	4.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	4.0
1615	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.5
1616	8.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	8.4
1617	9.6	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	9.6
1618	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	7.9
1619	12.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1620	14.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1621	11.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1622	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1623	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1624	12.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	6.3
1625	11.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	5.9
1626	5.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1627	6.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1628	5.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1629	5.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	5.0
1630	4.8	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1631	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1632	10.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
1633	12.5	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1634	7.3	Chinese Tallow	*Sapium sebiferum*	Healthy	Single	Preserve	Primary	1:1	N/A
1635	7.6	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
1636	11.2	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
1637	11.6	Slippery Elm	*Ulmus rubra*	Healthy	Forked	Preserve	Primary	1:1	N/A
1638	11.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1639	11.0	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
1640	11.1	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1641	16.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1642	14.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1643	17.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1644	9.6	Slippery Elm	*Ulmus rubra*	Healthy	Multi	Preserve	Primary	1:1	N/A
1645	18.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1646	12.9	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1647	14.3	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1648	11.1	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1649	11.4	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1650	6.8	Chinese elm	*Ulmus parvifolia*	Healthy	Forked	Preserve	Primary	1:1	N/A
1651	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1652	13.9	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
1653	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1654	11.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1655	5.9	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
1656	21.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1657	4.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
1658	4.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
1659	5.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2085	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2086	4.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2087	5.1	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2088	7.6	Slippery Elm	*Ulmus rubra*	Healthy	Multi	Preserve	Primary	1:1	N/A
2089	6.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2090	14.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2091	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2092	5.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2093	5.5	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2094	9.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2095	6.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2096	4.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2097	5.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2098	4.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2099	4.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2100	6.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2101	5.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2102	4.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2103	5.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2104	5.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2105	5.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2106	8.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2107	12.7	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2108	4.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2109	7.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2110	7.7	Pecan	*Carya illinoinensis*	Healthy	Single	Preserve	Primary	1:1	N/A
2111	13.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2112	7.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2113	8.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2114	6.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2115	5.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2116	5.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2117	4.1	Hercules-Club	*Zanthoxylum clava-herculis*	Declining	Single	Preserve	Unprotected	N/A	N/A
2118	6.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2119	8.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2120	13.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2121	7.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2122	7.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2123	8.6	Slippery Elm	*Ulmus rubra*	Healthy	Forked	Preserve	Primary	1:1	N/A
2124	6.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2125	4.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2126	13.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2127	11.5	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2128	7.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2129	8.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Multi	Preserve	Primary	1:1	N/A
2130	4.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2131	4.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Multi	Preserve	Primary	1:1	N/A
2132	11.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2133	10.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2134	5.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2135	9.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2136	6.9	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	Preserve	Unprotected	N/A	N/A
2137	16.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2138	6.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2139	14.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2140	8.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
2141	7.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2142	6.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2143	4.4	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2144	5.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	5.7
2145	17.8	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
2146	22.0	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
2147	4.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2148	5.6	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2149	10.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Preserve	Primary	1:1	N/A
2150	9.7	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2151	4.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2152	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Forked	Preserve	Primary	1:1	N/A
2153	7.1	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A

Kimley-Horn red tree tag series: 1507-1659; 2085-2153. Primary protected trees measuring 4-inches or larger at DBH and secondary protected trees measuring 11-inches or larger at DBH were tagged, in accordance with the City of Rockwall Tree Ordinance.

Tree Inches Being Removed	**Tree Inches**	**Mitigation Inches**
Total tree inches being removed - Primary - 1:1	129.8	129.8
Total tree inches being removed - Secondary - 0.5:1	586.1	293.1
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	715.9	422.85
Mitigation Inches	**422.85**	
Proposed Tree Inches Per Planting Plan	**424**	
NET TOTAL	(1.15)	

TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

NOTE:
THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.
DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FLUX, OR BARK SLOUGHING) OR DIEBACK.
HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date AUGUST 2021

KHA PROJECT
068213100
DATE
AUGUST 2021
SCALE AS SHOWN
DESIGNED BY AMS
DRAWN BY AMS
CHECKED BY AMP

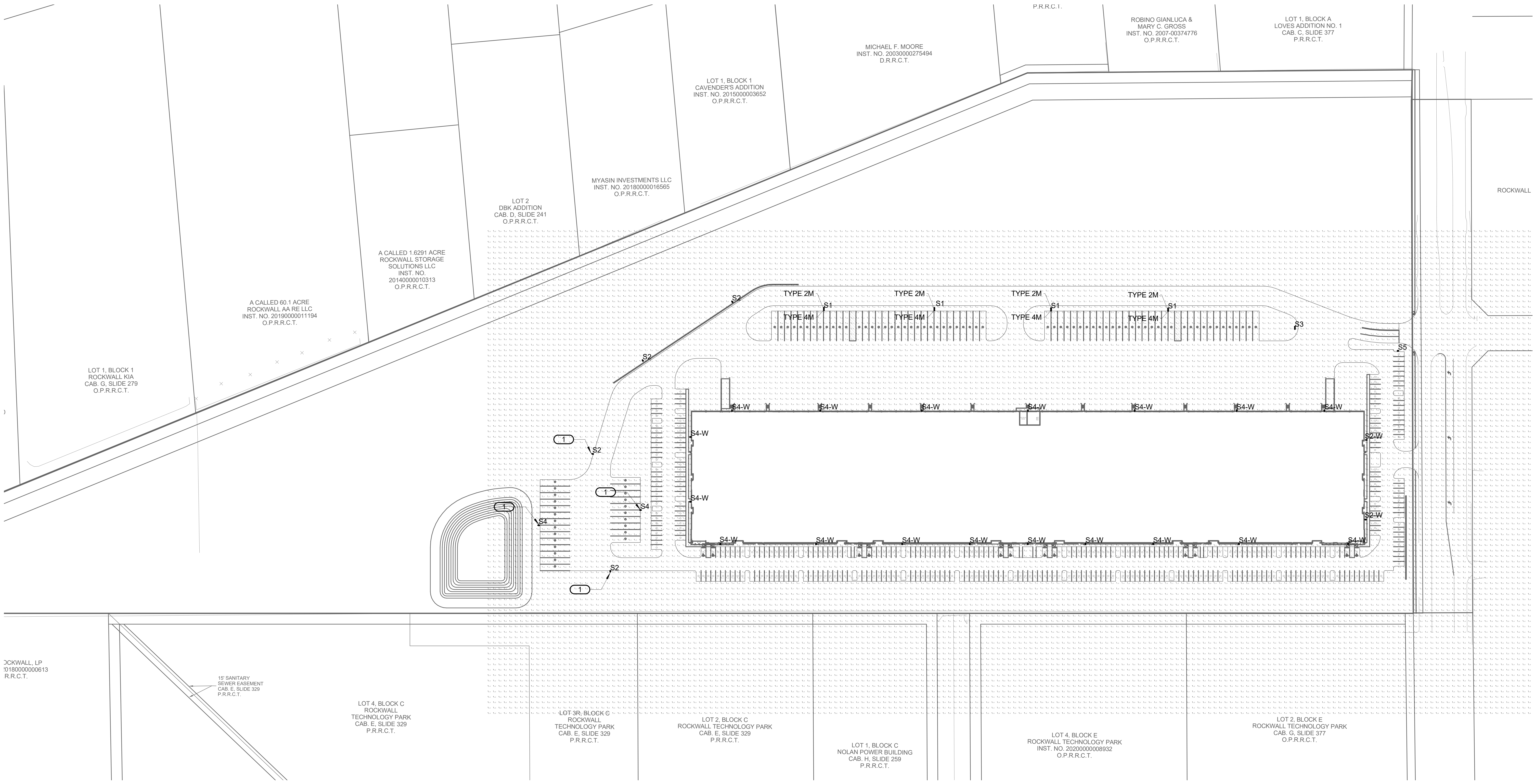
STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

TREE INVENTORY

SHEET NUMBER
T02.00

IMAGES
XREFS xBndy : xSite : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr : Tree Fence Details
LAST SAVED 8/19/2021 3:14 PM
PLOTTED BY PARKS, ALLISON 8/19/2021 5:28 PM
DWG PATH K:\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\PlanSheets\Landscape
DWG NAME T 1.00 - TREE PRESERVATION PLAN.dwg


P.R.R.C.T.
ROBINO GIANLUCA & MARY C. GROSS INST. NO. 2007-00374776 O.P.R.R.C.T.
LOT 1, BLOCK A LOVES ADDITION NO. 1 CAB. C, SLIDE 377 P.R.R.C.T.
MICHAEL F. MOORE INST. NO. 20030000275494 D.R.R.C.T.
LOT 1, BLOCK 1 CAVENDER'S ADDITION INST. NO. 20150000003652 O.P.R.R.C.T.
MYASIN INVESTMENTS LLC INST. NO. 20180000016565 O.P.R.R.C.T.
LOT 2 DBK ADDITION CAB. D, SLIDE 241 O.P.R.R.C.T.
A CALLED 1.6291 ACRE ROCKWALL STORAGE SOLUTIONS LLC INST. NO. 20140000010313 O.P.R.R.C.T.
A CALLED 60.1 ACRE ROCKWALL AA RE LLC INST. NO. 20190000011194 O.P.R.R.C.T.
LOT 1, BLOCK 1 ROCKWALL KIA CAB. G, SLIDE 279 O.P.R.R.C.T.
ROCKWALL
TYPE 2M
TYPE 4M
S1
S2
S3
S4
S5
S2-W
S4-W
1
OCKWALL, LP 20180000000613 R.R.C.T.
15' SANITARY SEWER EASEMENT CAB. E, SLIDE 329 P.R.R.C.T.
LOT 4, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 3R, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 1, BLOCK C NOLAN POWER BUILDING CAB. H, SLIDE 259 P.R.R.C.T.
LOT 4, BLOCK E ROCKWALL TECHNOLOGY PARK INST. NO. 20200000008932 O.P.R.R.C.T.
LOT 2, BLOCK E ROCKWALL TECHNOLOGY PARK CAB. G, SLIDE 377 O.P.R.R.C.T.

NORTH

1 SITE PLAN - PHOTOMETRICS

1" = 100'-0"

NOTES BY SYMBOL "⬭"

1. FUTURE LIGHTS SHOWN FOR CALCULATION PURPOSES ONLY.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS	MANUFACTURER/CATALOG NUMBER	BUG RATING	NOTES
S1	2 HEAD LED AREA LIGHT WITH (1) TYPE T4M DISTRIBUTION HEAD AND (1) TYPE 2M DISTRIBUTION HEAD MOUNTED AT 180 DEGREES ON 25' STRAIGHT SQUARE STEEEL POLE.	642W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DDBXD LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-25-40-7-AB-DB-D28-BC	B4-U0-G4 B3-U0-G5	1
S2	LED AREA LIGHT WITH TYPE 2M DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B4-U0-G4	
S2-W	SIMILAR TO TYPE 'S2' EXCEPT BUILDING MOUNTED AT 30' ABOVE FINISHED GRADE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-WBA-PIRH-DDBXD	B4-U0-G4	
S3	(2) HEAD LED AREA LIGHT WITH (2) TYPE 2M DISTRIBUTION HEADS MOUNTED AT 180 DEGREES ON 25' STRAIGHT SQUARE STEEL POLE.	642W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T2M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-25-40-7-AB-DB-D28-BC	B2-U0-G5	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B4-U0-G5	
S4-W	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DDBXD	B4-U0-G5	
S5	LED AREA LIGHT WITH TYPE BLC DISTRIBUTION MOUNTED ON 25' STRAIGHT SQUARE STEEEL POLE.	321W 4000K-LED	LITHONIA DSX2 LED-P5-40K-BLC-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-25-40-7-AB-DB-D19-BC	B5-U0-G5	

NOTES: 1. REFER TO PLANS FOR ORIENTATION OF HEADS.

No.	REVISIONS	DATE

gsr | andrade ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0559

STREAM

GGRA PROJECT 2966
DATE AUG 2021
SCALE AS SHOWN
DESIGNED BY SK
DRAWN BY SK
CHECKED BY MA

ROCKWALL DISTRIBUTION CENTER
PREPARED FOR STREAM REALTY
1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

DAVID A. SMITH
129382
08/17/21

SHEET NUMBER
E100

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:	September 14, 2021
APPLICANT:	Dan Gallagher, PE; *Kimley-Horn and Associates, Inc.*
CASE NUMBER:	SP2021-024; *Site Plan for a Warehouse/Distribution Center on Corporate Crossing [FM-549] & Capital Boulevard*

SUMMARY

Discuss and consider a request by Dan Gallagher, PE of Kimley-Horn and Associates, Inc. on behalf of L. R. Tipton of the Hitt Family, LP for the approval of a *Site Plan* for a *warehouse/distribution center facility* on a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [*FM-549*] and Capital Boulevard, and take any action necessary.

BACKGROUND

The City Council approved *Ordinance No.85-69* annexing the subject property on December 3, 1985. At the time of annexation, the subject property was zoned as Agricultural (AG) District. On July 6, 2021, the City Council approved *Ordinance No. 21-27* [*Case No. Z2021-018*] changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District for the purpose of developing the subject property.

PURPOSE

On August 20, 2021, the applicant -- *Dan Gallagher, PE of Kimley-Horn and Associates, Inc.* -- submitted an application requesting the approval of a site plan for the purpose of developing a ~301,120 SF warehouse/distribution center on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located west of the intersection of Corporate Crossing [*FM-549*] and Capital Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several properties zoned Agricultural (AG) District and Light Industrial (LI) District (*i.e. Service King, Rockwall Kia, Lakeside Auto Auction, Pro Soap, Cavender's Boot City, Love's, etc.*), which are adjacent to IH-30 Frontage Road. Beyond this are the eastbound frontage roads for IH-30, followed by the main lanes for IH-30, and the westbound frontage roads for IH-30.

South: Directly south of the subject property is the Phase 1 of the Rockwall Technology Park Addition, which is zoned Light Industrial (LI) District. This area includes several existing industrial and manufacturing businesses (*e.g. Rockwall Economic Development Corporation [REDC], Pegasus Foods, Interstate Wire Company, Lime Media, L-3 Communications, and etc.*). Adjacent to this portion of the Phase 1 of the Rockwall Technology Park Addition is Discovery Boulevard, which is identified as a *M4U (i.e. major collector, four [4] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the continuation of the Phase 1 of the Rockwall Technology Park Addition, which includes several existing industrial and manufacturing businesses (*e.g. Fine Wire, Hatfield and Company, Specialty Products, and etc.*). Following this is SH-276, which is identified as a *TXDOT6D (i.e. a Texas Department of Transportation [TXDOT],* *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 Corporate Crossing [*FM-3549*], which is identified as a *TXDOT4D (i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of and adjacent to Corporate Crossing [*FM-3594*] is Phase 4 of the Rockwall Technology Park Addition. This phase of the Technology Park includes a few tracts of vacant land and two (2) manufacturing businesses (*i.e. Lollicup and Pratt Industries*). These properties are zoned Light Industrial (LI) District. Beyond this are two (2) vacant tracts of land owned by the Rockwall Economic Development Corporation *(i.e. Tract 6 [77.148-acres] and Tract 5 [60.3-acres], of the J. H. B. Jones Survey, Abstract No. 125*) zoned Light Industrial (LI) District.

West: Directly west of the subject property is Rockwall Mini Storage (*9.90-acres*) and Park Place RV (*4.9784-acres*). Both properties are zoned Light Industrial (LI) District. Continuing east is Nissan of Rockwall (*14.70-acres*), which is zoned Commercial (C) District. Beyond this is John King Boulevard, which is identified as a *P6D (i.e. principle arterial, six [6] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Warehouse/Distribution Center* is a permitted *by-right* land use in a Light Industrial (LI) District. The subject property proposes two (2) points of ingress and egress along Corporate Crossing [FM-549]. Other than the variances being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District and within the FM-549 Overlay (FM-549 OV) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*x>43.3-acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*x> 948-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>2,689-feet; In Conformance*
Minimum Front Yard Setback	*50-Feet [FM-549 OV]*	*x>106-feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet + ½ H*	*x>650-feet; In Conformance*
Minimum Side Yard Setback	*0-Feet + ½ H*	*x=130-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=46-ft; In Conformance*
Max Building/Lot Coverage	*60%*	*x<16%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; Exception Required for Tilt-Wall*
Minimum Number of Parking Spaces	*1 Parking Space/1000 SF (302 Required)*	*x=311; In Conformance*
Minimum Stone Requirement	*20% Each Façade – Natural Stone*	*x>20%; Variance Required for Cultured Stone*
Minimum Landscaping Percentage	*15%*	*x=15%; In Conformance*
Maximum Impervious Coverage	*90-95%*	*x<90%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates a total of 715.9-caliper inches of trees are to be removed from the site, of which the majority are hackberry trees. The required tree mitigation for this site equals 422.85-caliper inches. The applicant is providing approximately 1,496 caliper inches of trees on site, which will satisfy the required tree mitigation.

CONFORMANCE WITH THE CITY'S CODES

Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that the "*Light Industrial (LI) District* is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses." The proposed warehouse/distribution center is a permitted *by-right* land use in the Light Industrial (LI) District.

According to Subsection 05.02.(B), *Screening from Residential Uses*, of Article 08, *Landscape Standards*, of the Unified Development Code (UDC), non-residential developments that have a "…side or rear contiguous to any residential zoned or used property…shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees*) along the entire length of the adjacency… (t)he canopy trees shall be placed on 20-foot centers." In addition, Subsection 01.05.(E), *Outside Storage*, of Article 05, of the Unified Development Code (UDC), states that non-residential developments with outside storage of vehicles "…shall be screened…at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 05.02, *Landscape Screening Standards*, of Article 08, *Landscape Standards…*along the entire length of the adjacency…(t)he canopy trees shall be placed on 20-foot centers."

In this case, all operations will be indoors with no outside storage of materials other than service vehicles. The vehicles will consist of large semi-trucks and trailers, which will be screened with three (3) tier screening and additional trees adjacent to the parking spaces. This should provide better screening of -- *and in a closer proximity to* -- the vehicle storage areas. In addition to the three (3) tiered screening -- *and within the 50-foot landscape buffer along Corporate Crossing* -- the applicant is providing two (2), four (4) inch caliper canopy trees, four (4) accent trees, and one (1) Cedar Tree per 100-feet of frontage. This should provide additional screening for the site. The proposed landscaping within these buffers are in compliance with the Unified Development Code (UDC). With all this being said, the proposed landscape screening is a discretionary approval for the Planning and Zoning Commission upon a determination that the provided screening will achieve the intent of the landscape ordinance. This has been included as a condition of approval in this case memo.

EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) *Building Materials*.

(a) Stone. According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the UDC, a minimum of 20% natural or quarried stone is required on all building façades. In this case, the applicant is providing a cultured stone (*i.e. Coronado Ledgestone*) in lieu of natural or quarried stone on all facades. *Staff should note that this is not an uncommon request with larger industrial buildings.*

(b) *Tilt Wall*. According to Section 05.01(A)(1)(a)(2), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the UDC, the use of concrete tilt-up walls may be permitted on a case-by-case basis by the Planning and Zoning Commission. The applicant is proposing the use of 100% tilt-up wall construction for the building. *Staff should note that this exception request is typical of larger industrial buildings.*

(2) *Articulation*.

(a) *Building Façades*. According to Subsection 05.01(C)(1), *General Industrial District Standards,* of Article 05*, District Development Standards,* of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of four (4) times the walls height without an architectural/entryway element. In this case, the proposed building does incorporate vertical and horizontal projections, but does not meet the standards established by the Unified Development Code (UDC).

According to Section 9, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), unless otherwise specified by the UDC, "(a)n applicant may request the Planning and Zoning Commission grant an exception 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…(UDC) would create an undue hardship. In cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." In this case, the applicant has provided a letter explaining the exceptions and offering compensatory measures in the form of additional landscaping. The Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set the requested exceptions. Despite the applicant's letter requesting compensatory measures and the comment response letter indicating staff has recommended the applicant make these changes, this remains a discretionary decision for the Planning and Zoning Commission. In addition, this approval will require approval by a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. 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 Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Technology District* which is…"primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base." Additionally, the *District Strategies* for the *Technology District* state that the City desires to "…preserve the current residential to non-residential land use ratio, encroachment of incompatible land uses (*e.g. residential, commercial, etc.*) should be discouraged in areas designated for *Technology/Employment Center* land uses." Additionally, the *District Strategies* go on to state "(t)hese areas should be preserved for larger clean industrial businesses that can help to diversify the City's tax base."

According to the Comprehensive Plan, industrial developments should be adequately buffered and/or screened from residential land uses. In addition, the Comprehensive Plan states that "(b)uffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land." While the adjacent properties north of the *subject property* (*i.e. 1810 E IH-30 and two [2]) tracts of land [Tract 9-07 & Tract 9-08, of the J. Lockhart Survey, Abstract No. 134]*) are zoned Agricultural (AG) District -- *which is considered to be a residential zoning district* -- the properties are considered legal non-conforming, and are developed with a non-residential land uses (*i.e. Lakeside Auto Auction & a manufactured home sales lot*). Additionally, the SWBC Rockwall Addition [PD-83], which is located adjacent to the southwestern portion of the subject property, is zoned for multi-family residential land uses. These properties are naturally screened by the floodplain and trees that bisects these land uses from the proposed development. Based on these facts, the proposed operations of the warehouse/distribution center will have a minimal visual impact on adjacent properties.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On August 31, 2021, the Architectural Review Board (ARB) reviewed the proposed building elevations for the warehouse/distribution facility and recommended the applicant extend the canopy for the east elevation, which is the primary entrance to the facility along Corporate Crossing [FM-549]. Additionally, the ARB requested the primary entrance incorporate revels above the canopy to provide an accent for the corner element. The ARB also requested the applicant increase the height of the wall elements creating symmetry with all of the taller wall elements of the facility. The applicant has provided updated elevations for the ARB to review. The ARB will provide a recommendation to the Planning and Zoning Commission at the *September 14, 2021* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for a warehouse/distribution center 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) Three (3) tiered screening as depicted on the landscape plan shall be permitted in lieu of the required six (6) foot masonry wall;

(3) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in the exceptions listed in the *Exceptions Requested by the Applicant* section of this case memo; and,

(4) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP 2021-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1515 Corporate Crossing				
SUBDIVISION	Unplatted - John Lockhard Survey Abstract No. 134	LOT	N/A (unplatted)	BLOCK	N/A
GENERAL LOCATION	West of intersection of Corporate Crossing and Capital Blvd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI		CURRENT USE	Undeveloped	
PROPOSED ZONING			PROPOSED USE	Warehouse	
ACREAGE	43.237 AC	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	1

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

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

☐ OWNER	Hitt Family, L.P.	☒ APPLICANT	Kimley-Horn and Associates, Inc.
CONTACT PERSON	L.R. Tipton	CONTACT PERSON	Dan Gallagher, P.E.
ADDRESS	3412 S. FM 548	ADDRESS	13455 Noel Road Suite 700
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	Dallas, TX 75240
PHONE	214-213-5087	PHONE	972-776-1780
E-MAIL	lrtip@yahoo.com	E-MAIL	dan.gallagher@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Lyndel R Tipton [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 $________, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 3 DAY OF August, 2021. 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."

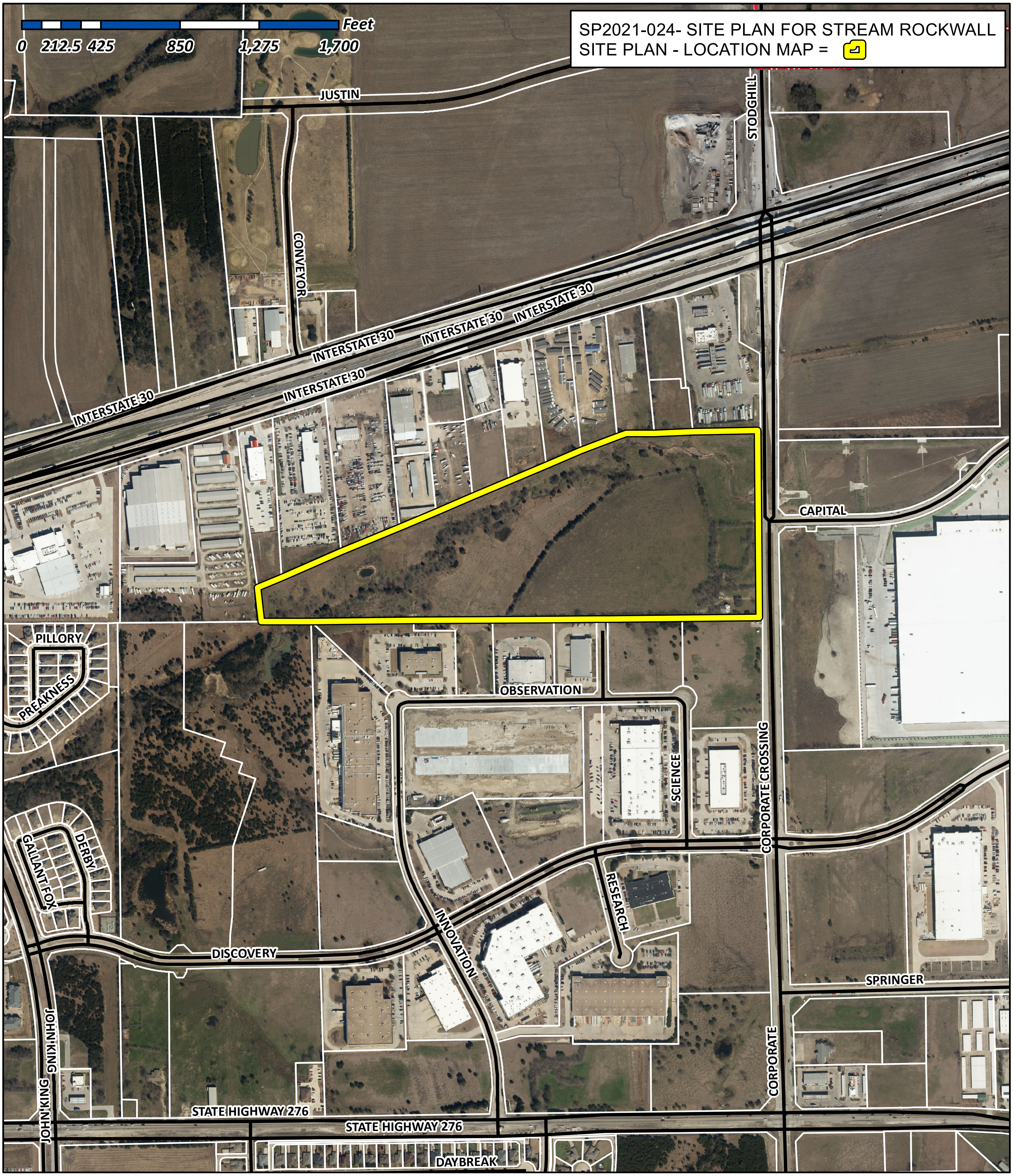
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3rd *DAY OF* August, *20*21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

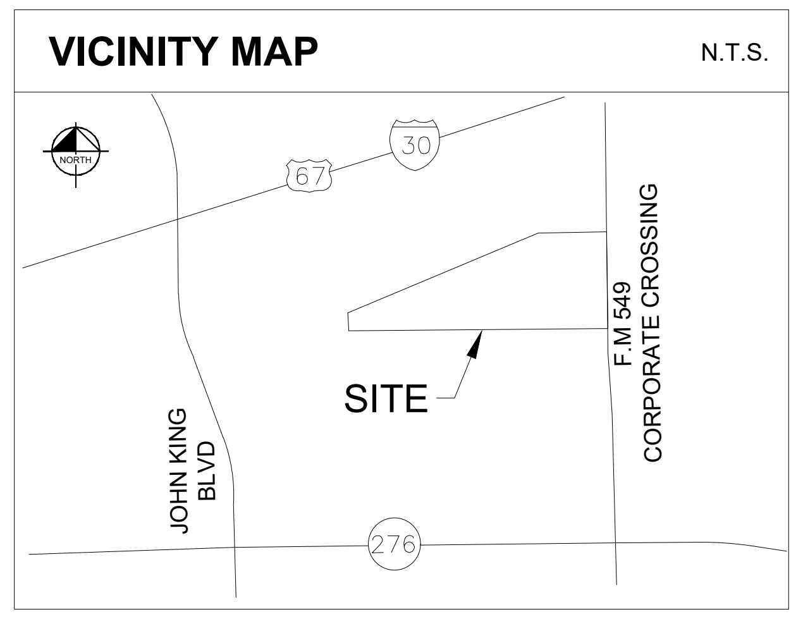
ANDRES F YEPEZ
Notary ID #130049865
My Commission Expires
December 10, 2022

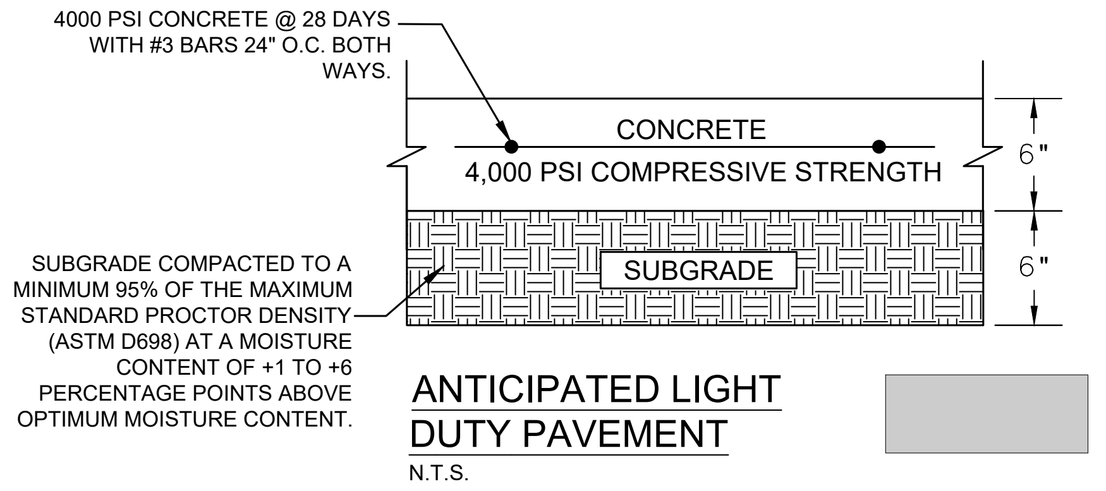

SP2021-024- SITE PLAN FOR STREAM ROCKWALL
SITE PLAN - LOCATION MAP = ▭

City of Rockwall

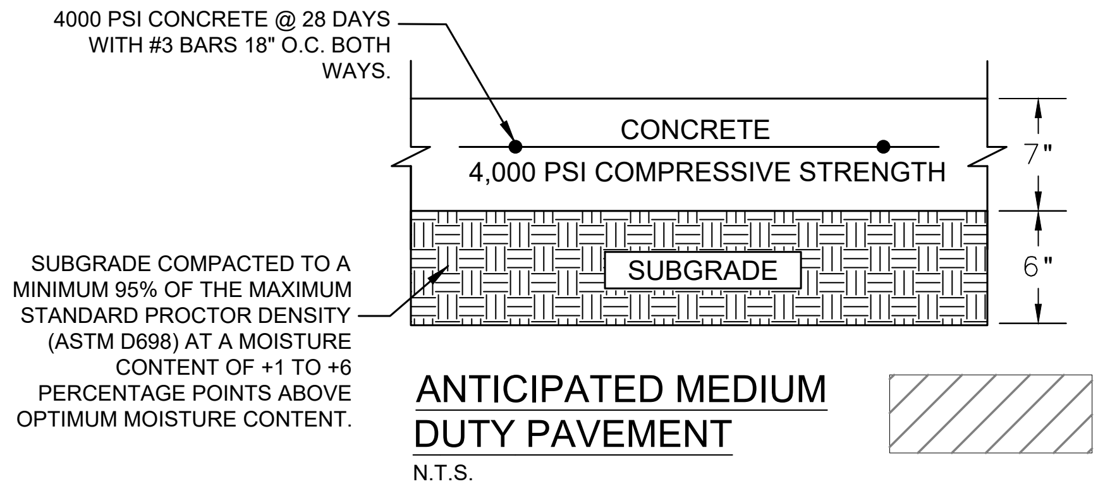
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

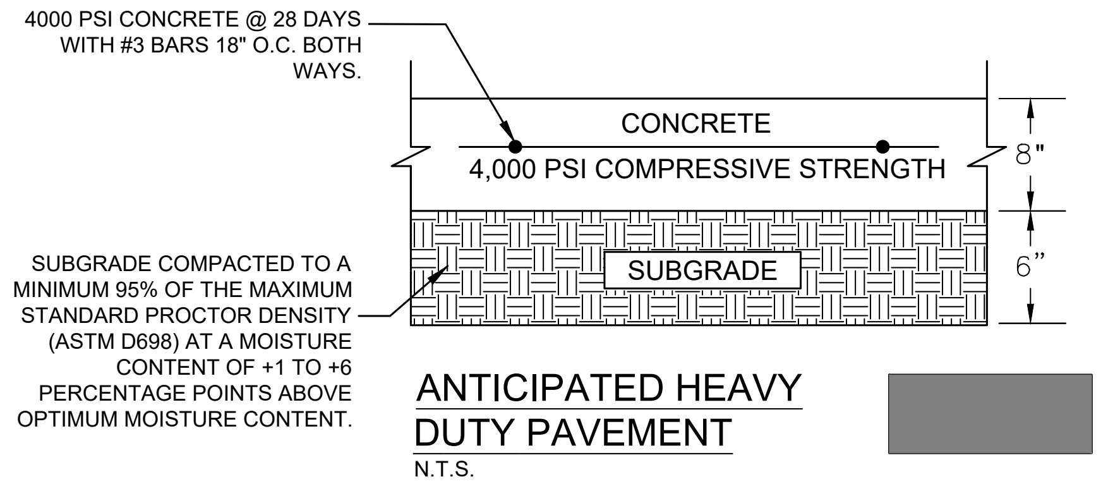



4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 24" O.C. BOTH WAYS.
CONCRETE
4,000 PSI COMPRESSIVE STRENGTH
6"
SUBGRADE
6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

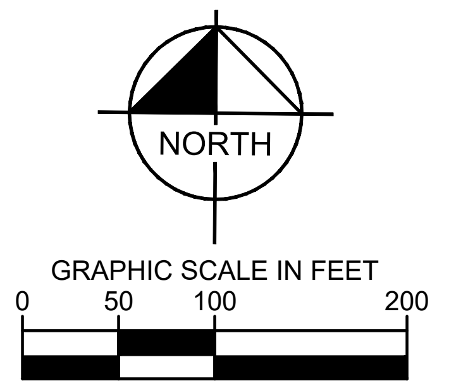
ANTICIPATED LIGHT DUTY PAVEMENT
N.T.S.

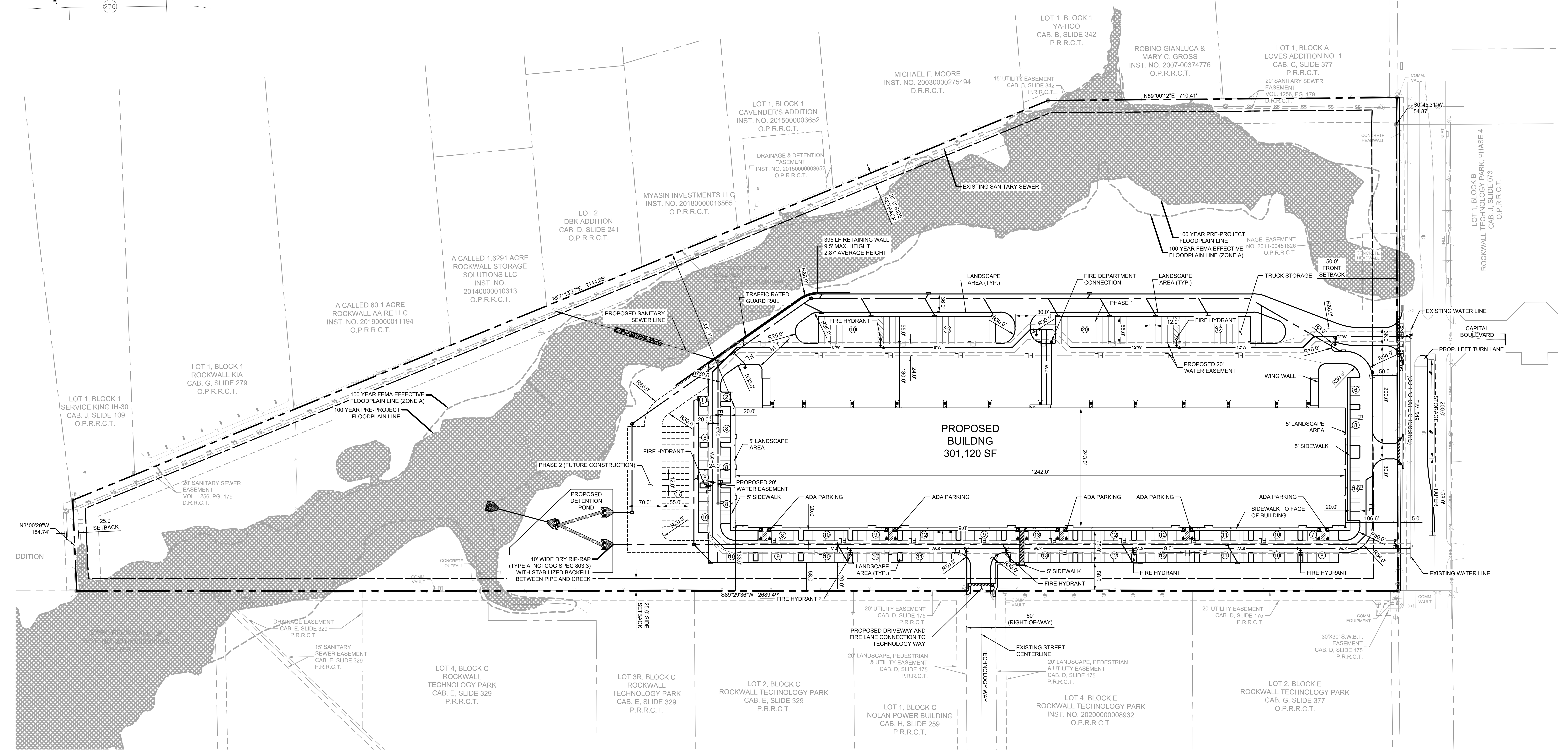

4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 18" O.C. BOTH WAYS.
CONCRETE
4,000 PSI COMPRESSIVE STRENGTH
7"
SUBGRADE
6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

ANTICIPATED MEDIUM DUTY PAVEMENT
N.T.S.


4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 18" O.C. BOTH WAYS.
CONCRETE
4,000 PSI COMPRESSIVE STRENGTH
8"
SUBGRADE
6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

ANTICIPATED HEAVY DUTY PAVEMENT
N.T.S.





LEGEND	
PROPERTY LINE	——— — — ———
PROPOSED FIRE LANE	—— FL —— FL ——
BUILDING SETBACK	— · — · — · —
EXISTING EASEMENT	– – – – – –
PROPOSED EASEMENT	— — — — — —
PROPOSED WATER LINE	—— W —— W ——
PROPOSED SANITARY SEWER LINE	—— SS —— SS ——
EXISTING FENCE LINE	—— X —— X ——
EXISTING WATER LINE	—— W —— W ——
EXISTING SANITARY SEWER LINE	—— SS —— SS ——
EXISTING STORM DRAIN LINE	═══
EXISTING OVERHEAD ELECTRIC LINE	—— OHE —— OHE ——
EXISTING UNDERGROUND ELECTRIC LINE	—— UGE —— UGE ——
100 YEAR FLOOD PLANE	▨

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
REQUESTED MAX BUILDING HEIGHT	46.0'
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	311
REQUIRED AUTO PARKING	302
PHASE I TRUCK PARKING	61
PHASE II TRUCK PARKING	17
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	8

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS ___ DAY OF ____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

DEVELOPER

STREAM INDUSTRIAL DEVELOPMENT SERVICES
CONTACT: BATES ARNOT
2001 ROSS AVENUE, SUITE 400
DALLAS, TEXAS 75201
PHONE NUMBER: (214) 560-2433
EMAIL: BATES.ARNOT@STREAMREALTY.COM

OWNER

HITT FAMILY, L.P.
CONTACT: L.R. TIPTON
3412 S. FM 548
ROYSE CITY, TX 75189
PHONE NUMBER: (241) 213-5087
EMAIL: LRTIP@YAHOO.COM

NOTES

1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811®
Know what's **below.**
Call before you dig.

IMAGES
XREFS xTtlb : xBndy : xSite ALT 2 : xAerial : xPave : xTree : xSswr : xWatr : xEsmt : xStrm
LAST SAVED 9/7/2021 11:00 AM
PLOTTED BY ADAME, DYLAN 9/7/2021 11:00 AM
DWG PATH K:\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\Exhibits
DWG NAME 20210830 - SITE PLAN EXHIBIT ALT 2.dwg

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer DYLAN ADAME
P.E. No. 138132 Date SEPTEMBER 2021

KHA PROJECT	068213100
DATE	SEPTEMBER 2021
SCALE	AS SHOWN
DESIGNED BY	DPG
DRAWN BY	DSA
CHECKED BY	DFG

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

SITE PLAN

SHEET NUMBER
SP-1

CITY FILE NO. SP2021-024

ELEVATION FINISHES:

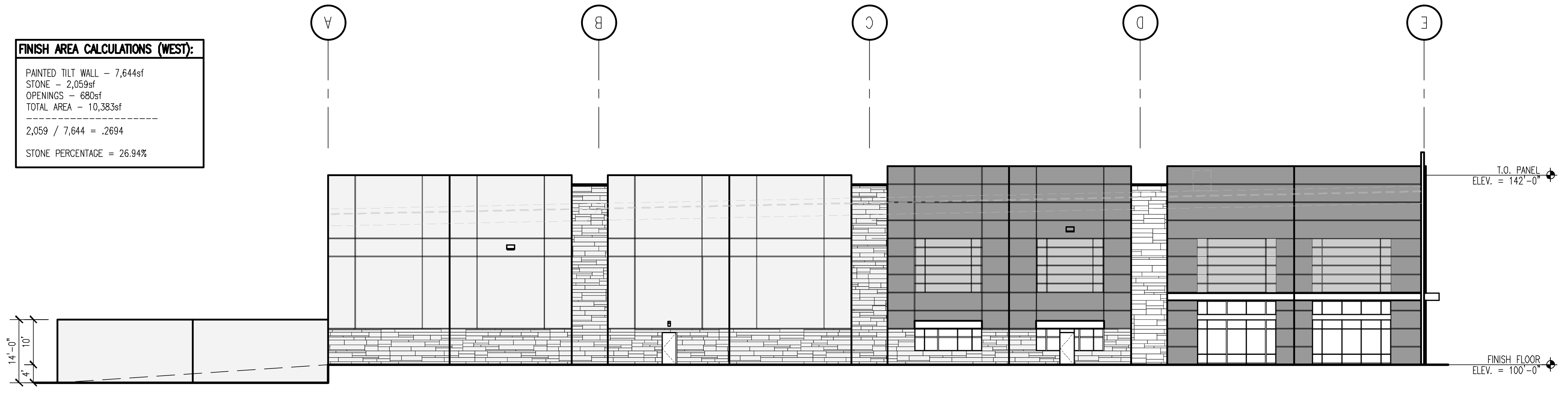
☐	PAINT 1 COLOR TO MATCH SW 7005 (255-C1): "PURE WHITE"
☐	PAINT 2 COLOR TO MATCH SW 6168 (258-C6): "MODERNE WHITE"
▨	PAINT 3 COLOR TO MATCH SW 7017 (244-C3): "DORIAN GRAY"
■	PAINT 4 COLOR TO MATCH SW 7018 (244-C5): "DOVETAIL"
▤	STONE 1 COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: "WHITE"
▤	STONE 2 COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: "SILVER ASH"

FINISH AREA CALCULATIONS (WEST):

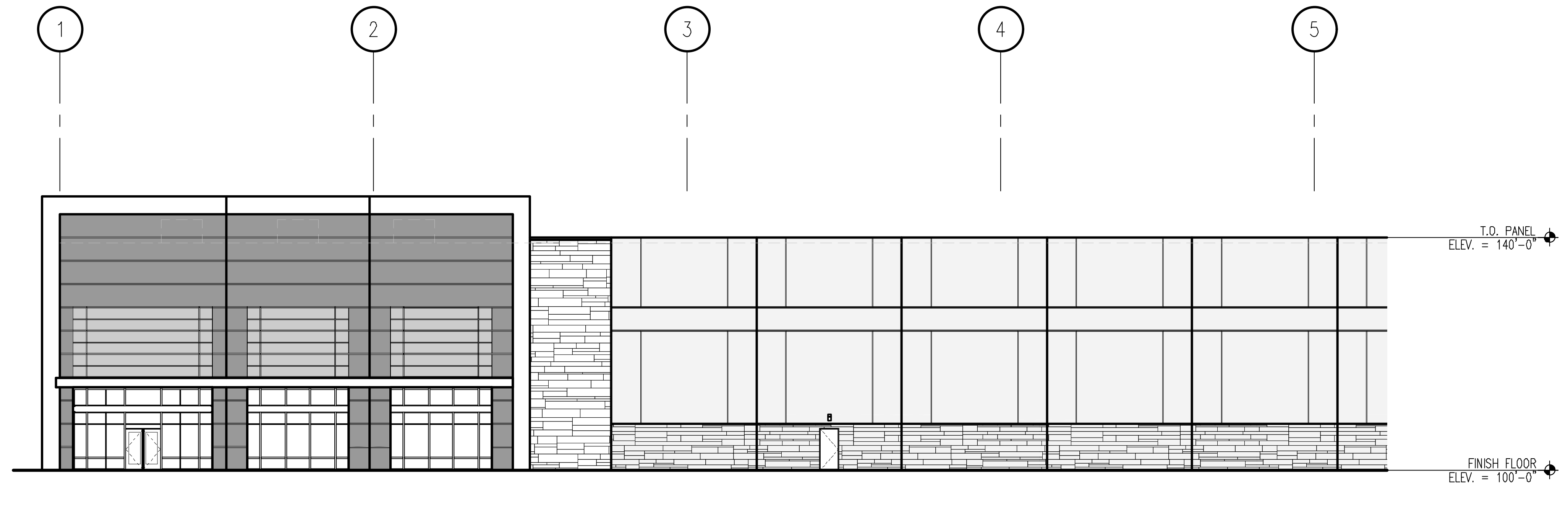
PAINTED TILT WALL – 7,644sf
STONE – 2,059sf
OPENINGS – 680sf
TOTAL AREA – 10,383sf

2,059 / 7,644 = .2694

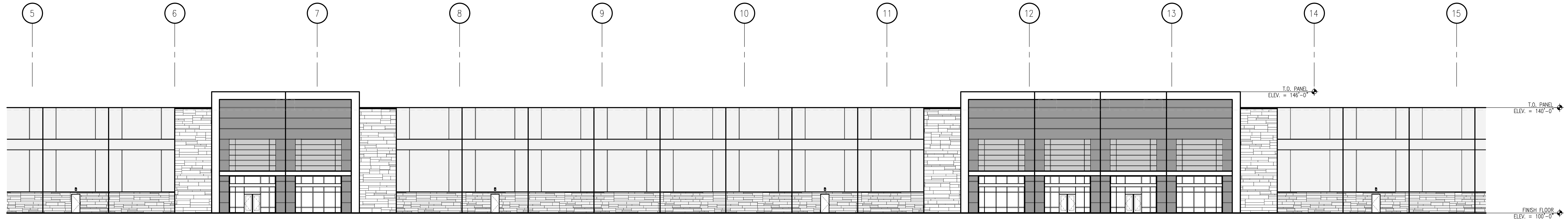
STONE PERCENTAGE = 26.94%



02 WEST ELEVATION
SCALE: 1" = 20'-0"



01 SOUTH ELEVATION cont'd
SCALE: 1" = 20'-0"



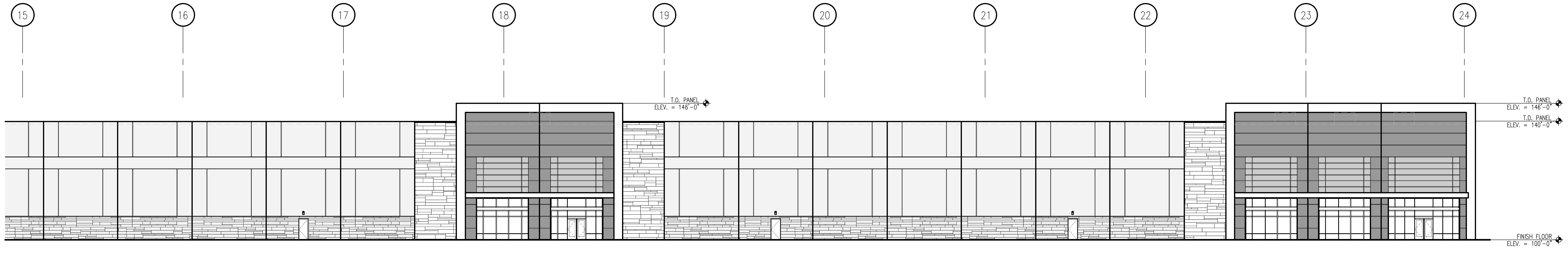
01 SOUTH ELEVATION cont'd
SCALE: 1" = 20'-0"

FINISH AREA CALCULATIONS (SOUTH):

PAINTED TILT WALL – 38,148sf
STONE – 10,188sf
OPENINGS – 3,846sf
TOTAL AREA – 52,182sf

10,188 / 38,148 = .2671

STONE PERCENTAGE = 26.71%



01 SOUTH ELEVATION
SCALE: 1" = 20'-0"

DATE
REVISIONS
No.

gsr | andrade
ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0559

STREAM

GGRA PROJECT
2966
DATE
AUG 2021
SCALE AS SHOWN
DESIGNED BY JR
DRAWN BY MJE
CHECKED BY SA

ROCKWALL DISTRIBUTION
CENTER
PREPARED FOR
STREAM REALTY
1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ______, ______.

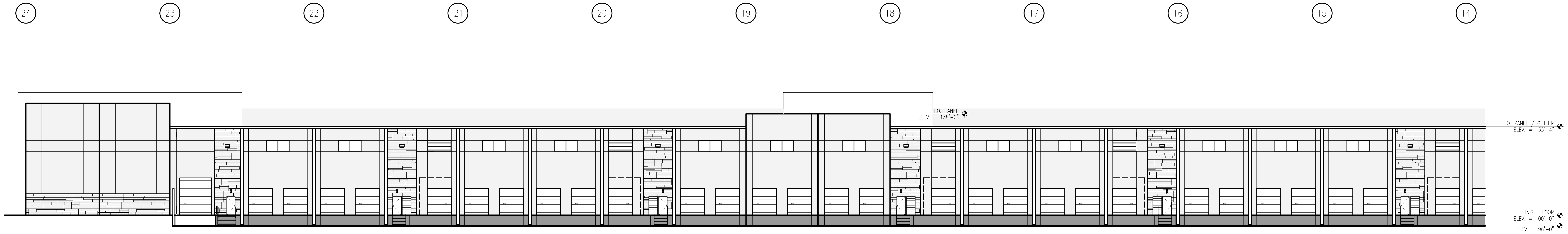
WITNESS OUR HANDS, THIS ____ DAY OF ______, ____

PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

SHEET NUMBER
A4.10

ELEVATION FINISHES:

☐	PAINT 1 COLOR TO MATCH SW 7005 (255–C1): "PURE WHITE"
☐	PAINT 2 COLOR TO MATCH SW 6168 (258–C6): "MODERNE WHITE"
▒	PAINT 3 COLOR TO MATCH SW 7017 (244–C3): "DORIAN GRAY"
▓	PAINT 4 COLOR TO MATCH SW 7018 (244–C5): "DOVETAIL"
▤	STONE 1 COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: "WHITE"
▦	STONE 2 COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: "SILVER ASH"



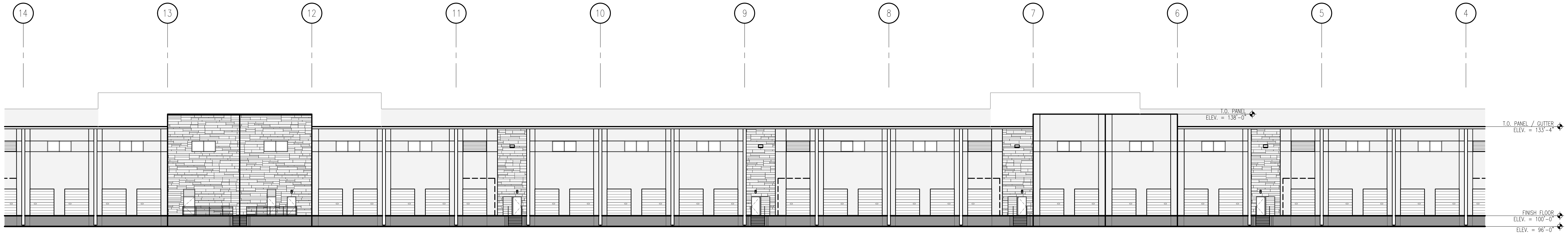
02 NORTH ELEVATION cont'd
SCALE: 1" = 20'–0"

FINISH AREA CALCULATIONS (NORTH):

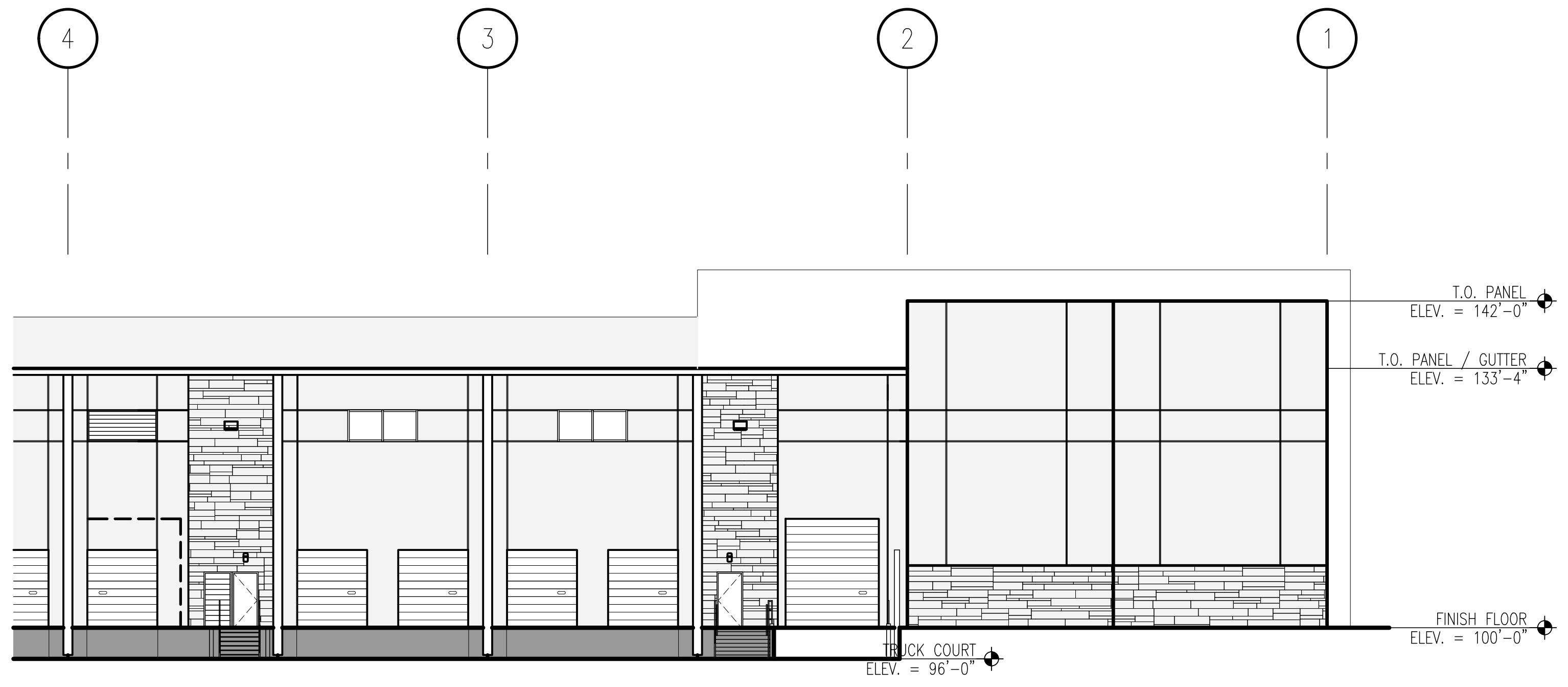
PAINTED TILT WALL – 28,322sf
STONE – 6,412sf
OPENINGS – 8,389sf
TOTAL AREA – 43,123sf

6,412 / 28,322 = .2264

STONE PERCENTAGE = 22.64%



02 NORTH ELEVATION cont'd
SCALE: 1" = 20'–0"



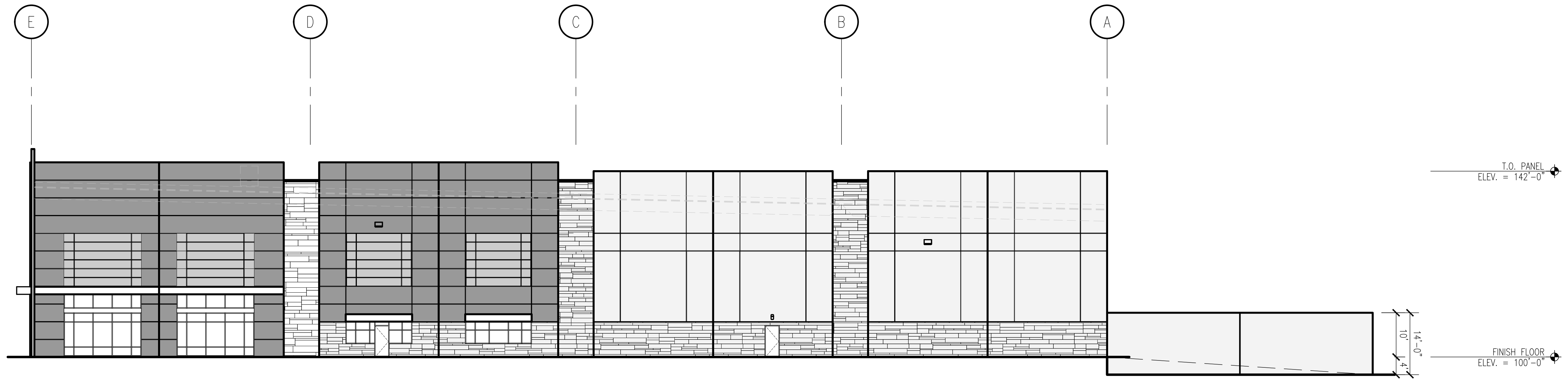
02 NORTH ELEVATION
SCALE: 1" = 20'–0"

FINISH AREA CALCULATIONS (EAST):

PAINTED TILT WALL – 7,644sf
STONE – 2,059sf
OPENINGS – 680sf
TOTAL AREA – 10,383sf

2,059 / 7,644 = .2694

STONE PERCENTAGE = 26.94%



01 EAST ELEVATION
SCALE: 1" = 20'–0"

No.	REVISIONS	DATE

gsr | andrade
ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0559

STREAM

GGRA PROJECT
2966
DATE
AUG 2021
SCALE AS SHOWN
DESIGNED BY JR
DRAWN BY MJE
CHECKED BY SA

ROCKWALL DISTRIBUTION CENTER

PREPARED FOR
STREAM REALTY

1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, _____.

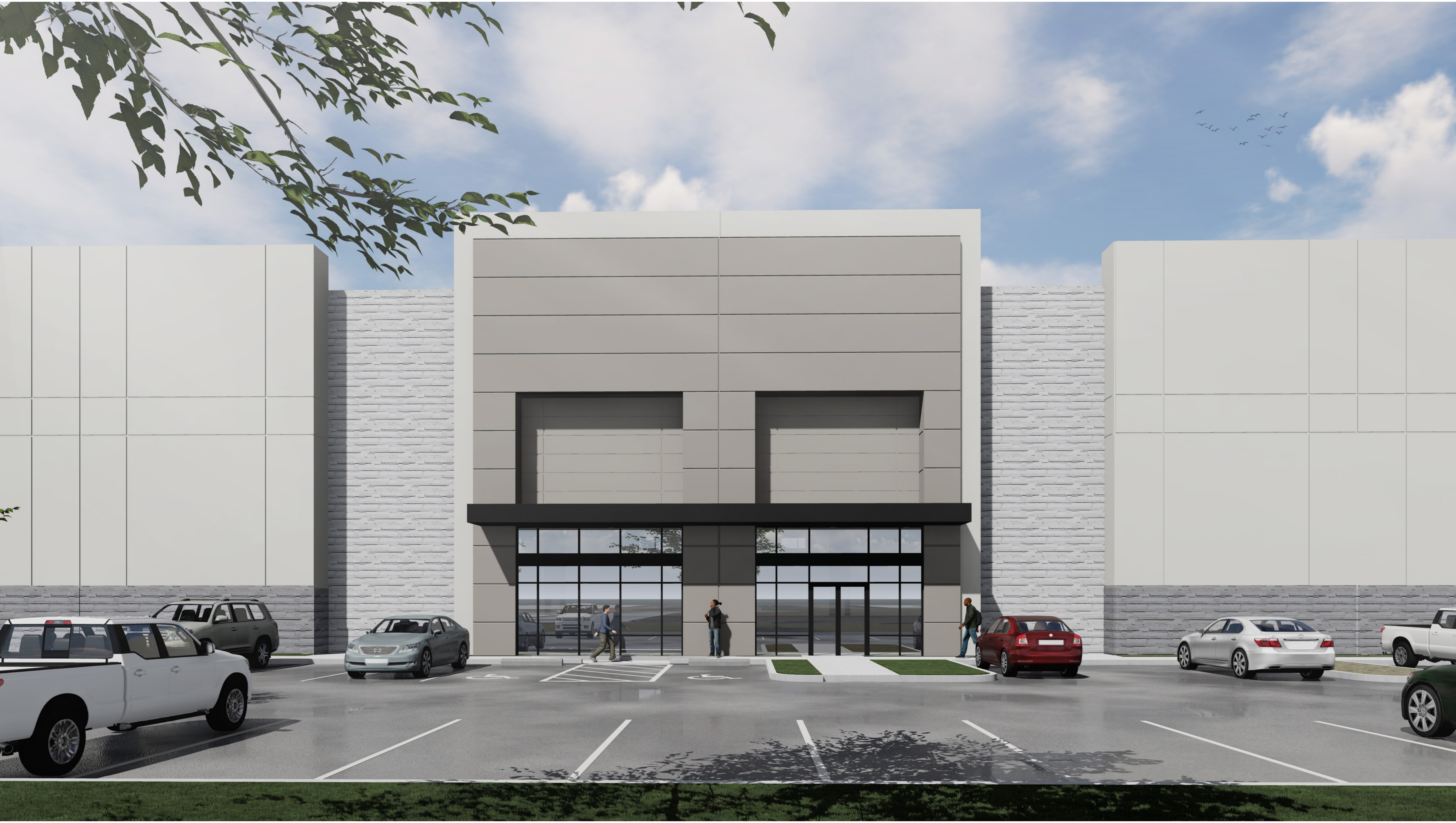
WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

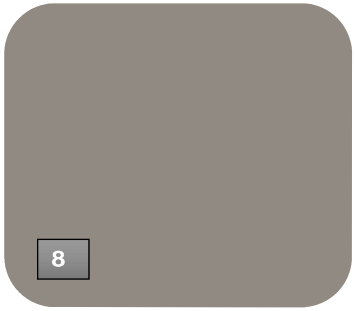
PLANNING & ZONING COMMISSION, CHAIRMAN

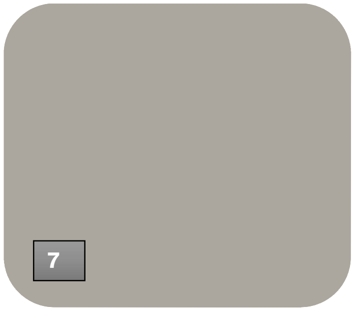
DIRECTOR OF PLANNING AND ZONING

SHEET NUMBER
A4.11

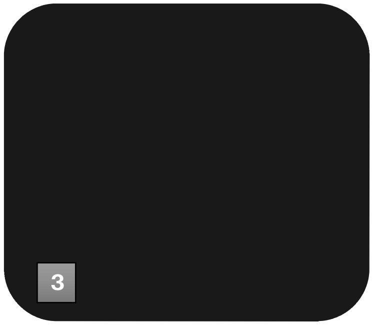
EXTERIOR ELEVATIONS







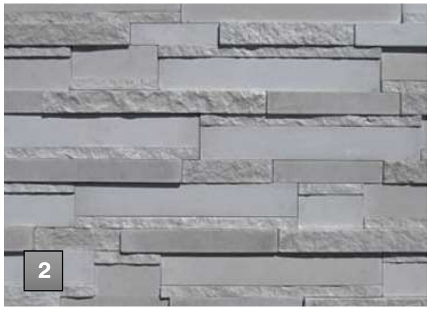
PAINTS

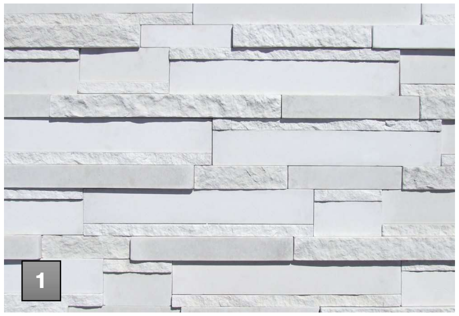


FRAMES & WINDOWS

DIGITAL FINISHES LEGEND:

1. STONE ST-1: COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: WHITE
2. STONE ST-2: COLOR & PATTERN TO MATCH CORONADO – ELEMENT LEDGESTONE: SILVER ASH
3. FRAMES AS ALTERNATE: BLACK ANODIZED AL-2
4. VITRO – SOLARGRAY GL-1
5. PAINT 1– FIELD COLOR TO MATCH SW 7005 (255-C1): PURE WHITE
6. PAINT 2– ACCENT COLOR TO MATCH SW 6168 (258-C6) MODERNE WHITE
7. PAINT 3– ACCENT COLOR TO MATCH SW 7017 (244-C3) DORIAN GRAY.
8. PAINT 4– ACCENT COLOR TO MATCH SW 7018 (244-C5) DOVETAIL





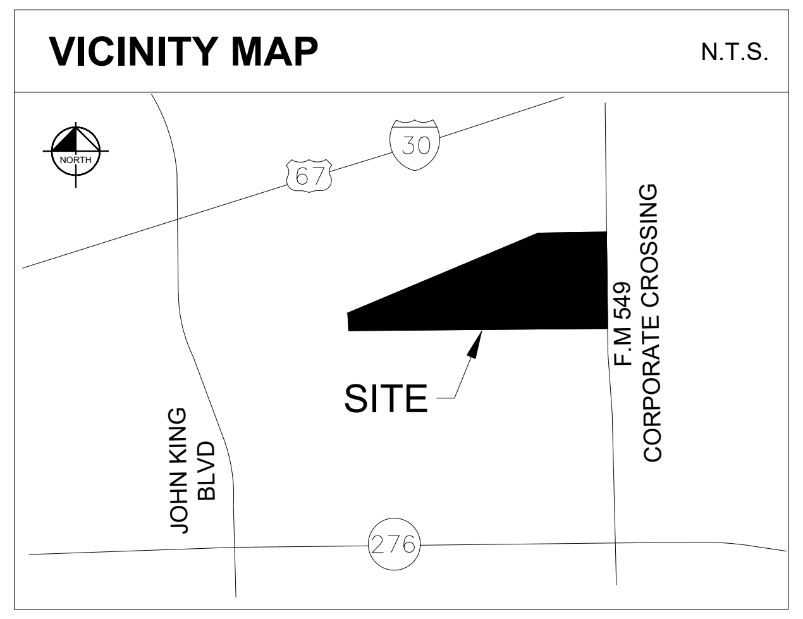
WALLS

EXTERIOR

STREAM **STREAM REALTY**
ROCKWALL DISTRIBUTION CENTER

gsr | andrade
ARCHITECTS

VICINITY MAP

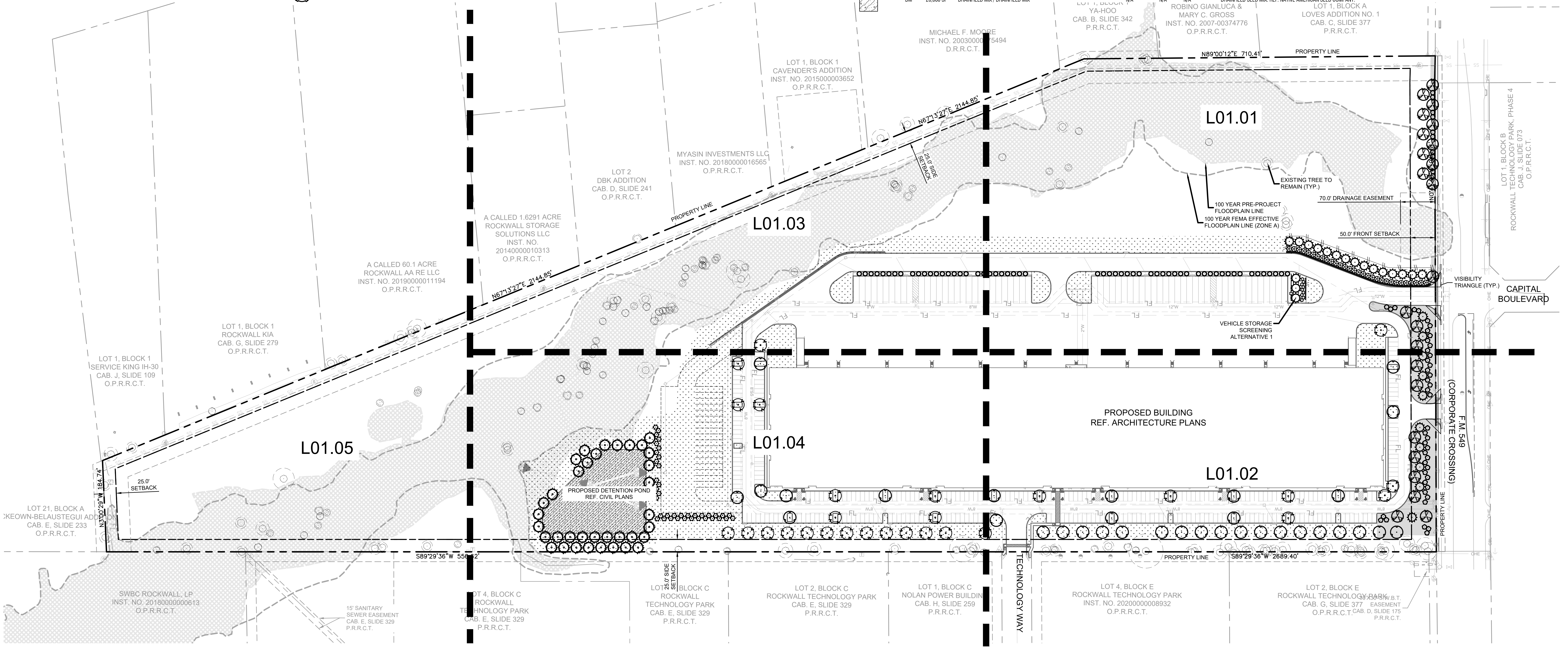


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
	UA	34	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	TD	37	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC	28	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CL	57	CHILOPSIS LINEARIS / DESERT WILLOW	CONT.	2" CAL.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	JE	28	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	US	38	UNGNADIA SPECIOSA / MEXICAN BUCKEYE	CONT.	2" CAL.	8`-10` HT.	SINGLE STEM, FULL
	QS	23	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CC	53	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD	CONT.	2" CAL.	8`-10` HT.	SINGLE STEM, FULL

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
✳	HP	15	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA	5 GAL. MIN.	18" HT.	24" O.C.	FULL AND MATCHING
	IC	102	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING
	LC	30	LOROPETALUM CHINENSE / LOROPETALUM	5 GAL. MIN.	48" HT.	60" O.C.	FULL AND MATCHING
	LF	9	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	36" HT.	48" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SEED	198,116 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
	SOD	30,811 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
▨	DM	26,080 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.


NORTH
GRAPHIC SCALE IN FEET
0
50
100
200
L01.01
L01.02
L01.03
L01.04
L01.05
PROPOSED BUILDING
REF. ARCHITECTURE PLANS
PROPOSED DETENTION POND
REF. CIVIL PLANS
PROPERTY LINE
N89°00'12"E 710.41'
N67°13'27"E 2144.85'
S89°29'36"W 2689.40'
S89°29'36"W 558.92'
N3°00'29"W 184.74'
25.0' SETBACK
25' SIDE SETBACK
25.0' SIDE SETBACK
50.0' FRONT SETBACK
70.0' DRAINAGE EASEMENT
EXISTING TREE TO REMAIN (TYP.)
100 YEAR PRE-PROJECT FLOODPLAIN LINE
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
VISIBILITY TRIANGLE (TYP.)
VEHICLE STORAGE SCREENING ALTERNATIVE 1
CAPITAL BOULEVARD
F.M. 549 (CORPORATE CROSSING)
TECHNOLOGY WAY
15' SANITARY SEWER EASEMENT CAB. E, SLIDE 329 P.R.R.C.T.
MICHAEL F. MOORE INST. NO. 20030000 75494 D.R.R.C.T.
LOT 1, BLOCK 1 YA-HOO CAB. B, SLIDE 342 P.R.R.C.T.
ROBINO GIANLUCA & MARY C. GROSS INST. NO. 2007-00374776 O.P.R.R.C.T.
LOT 1, BLOCK A LOVES ADDITION NO. 1 CAB. C, SLIDE 377 P.R.R.C.T.
LOT 1, BLOCK 1 CAVENDER'S ADDITION INST. NO. 2015000003652 O.P.R.R.C.T.
MYASIN INVESTMENTS LLC INST. NO. 20180000016565 O.P.R.R.C.T.
LOT 2 DBK ADDITION CAB. D, SLIDE 241 O.P.R.R.C.T.
A CALLED 1.6291 ACRE ROCKWALL STORAGE SOLUTIONS LLC INST. NO. 20140000010313 O.P.R.R.C.T.
A CALLED 60.1 ACRE ROCKWALL AA RE LLC INST. NO. 20190000011194 O.P.R.R.C.T.
LOT 1, BLOCK 1 ROCKWALL KIA CAB. G, SLIDE 279 O.P.R.R.C.T.
LOT 1, BLOCK 1 SERVICE KING IH-30 CAB. J, SLIDE 109 O.P.R.R.C.T.
LOT 21, BLOCK A KEOWN-BELAUSTEGUI ADDITION CAB. E, SLIDE 233 O.P.R.R.C.T.
SWBC ROCKWALL, LP INST. NO. 20180000000613 O.P.R.R.C.T.
LOT 4, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 3, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 1, BLOCK C NOLAN POWER BUILDING CAB. H, SLIDE 259 P.R.R.C.T.
LOT 4, BLOCK E ROCKWALL TECHNOLOGY PARK INST. NO. 20200000008932 O.P.R.R.C.T.
LOT 2, BLOCK E ROCKWALL TECHNOLOGY PARK CAB. G, SLIDE 377 O.P.R.R.C.T.
W.B.T. EASEMENT CAB. D, SLIDE 175 P.R.R.C.T.
LOT 1, BLOCK B ROCKWALL TECHNOLOGY PARK, PHASE 4 CAB. J, SLIDE 073 O.P.R.R.C.T.

City of Rockwall Landscape Requirements - Article 08		
TOTAL SITE AREA: 1,887,324 SF (43.3 ACRES)		
ZONED LIGHT INDUSTRIAL		
LANDSCAPE AND FENCE STANDARDS		
Landscape Buffers - FM 549 Overlay District	Required	Provided
The minimum landscape buffer adjacent to Primary Roadways shall be as follows: Industrial/Office/Technology Land Uses 50-feet	50' wide landscape buffer along FM 549	50' wide landscape buffer along FM 549
All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches.	Yes	Yes
Two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the primary roadway. The required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the Primary Roadway *F.M. 549 (Corporate Crossing)* *(1,003 LF / 100) * 2= 20 Canopy Trees* *(1,0003 LF / 100) * 4 = 40 Accent Trees* 1,003 LF / 100 = 10 Cedar Trees	20 Canopy Trees 40 Accent Trees 10 Cedar Trees	23 Canopy Trees 53 Accent Trees 10 Cedar Trees
Landscape Screening	Required	Provided
Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with *Subsection 01.05 Screening Standards, of Article 5, District Development Standards.*	Yes	Yes
Alternative #1. A wrought iron fence and three tiered screening (small-medium sized shrubs, large shrubs or accent trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed 20 foot on center.		
Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate.	N/A	N/A
Head in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas	N/A	N/A

Landscape Requirements	Required	Provided
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages. 1,887,324 sf x 15% = 283,099 SF of Required landscaping	15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
Detention Basins	Required	Provided
Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree and 1 accent tree per 750.	Yes	Yes
28,200 SF / 750 = 38 Canopy & Accent Trees	38 Canopy & Accent Trees	38 Canopy & Accent Trees
Parking Lot Landscaping	Required	Provided
If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking areas 302 parking spaces / 10 = 31 trees	31 Trees	31 Trees
No required parking space may be located more than 80 feet from the trunk of a canopy tree	Yes	Yes

NOTE:

1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.
3. CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEEDED/SODDED AREAS UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY. (SECTION 4.2, ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION).

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS ___ DAY OF ____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's **below.** **Call** before you dig.

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date 09/07/2021

KHA PROJECT	068213100
DATE	SEPTEMBER 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

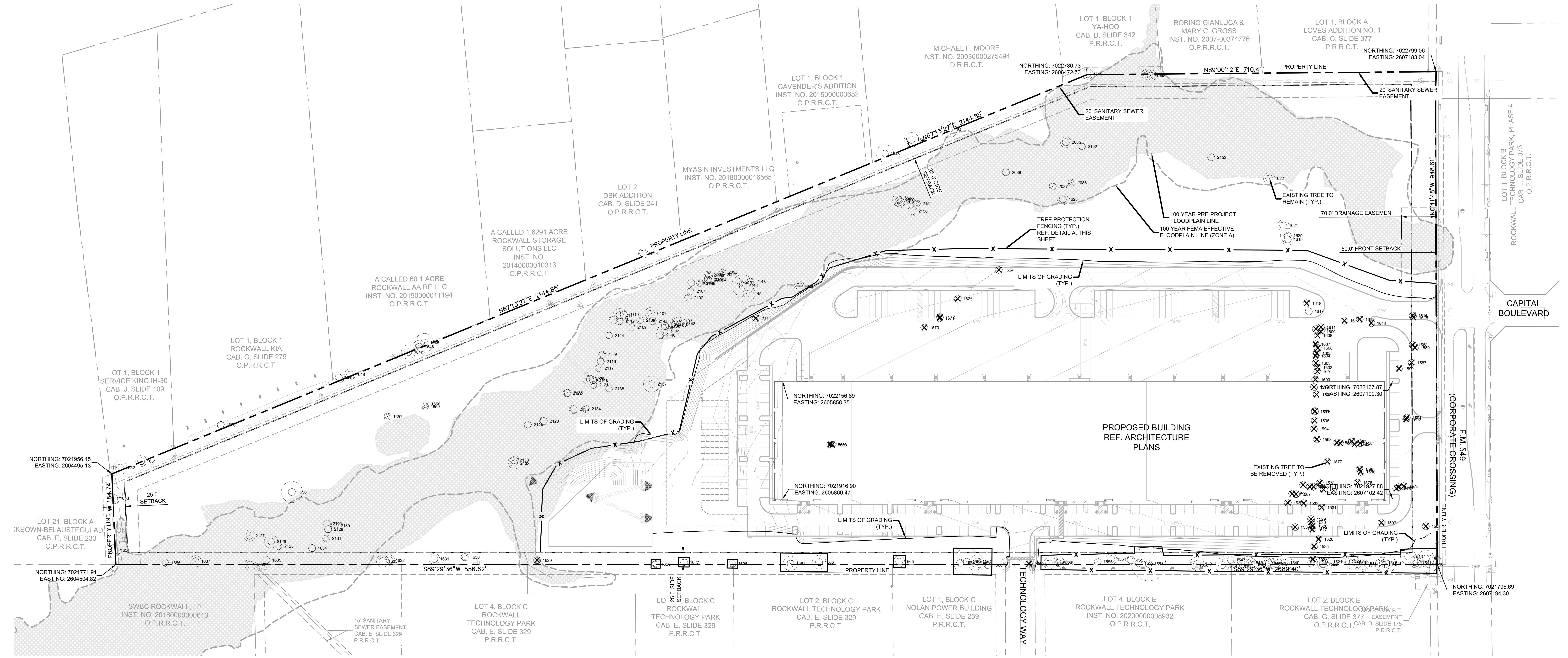
STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

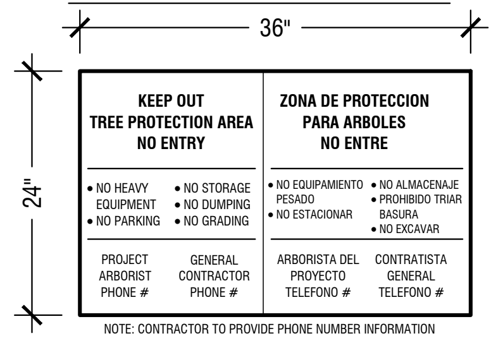
OVERALL LANDSCAPE PLAN

SHEET NUMBER
L01.00

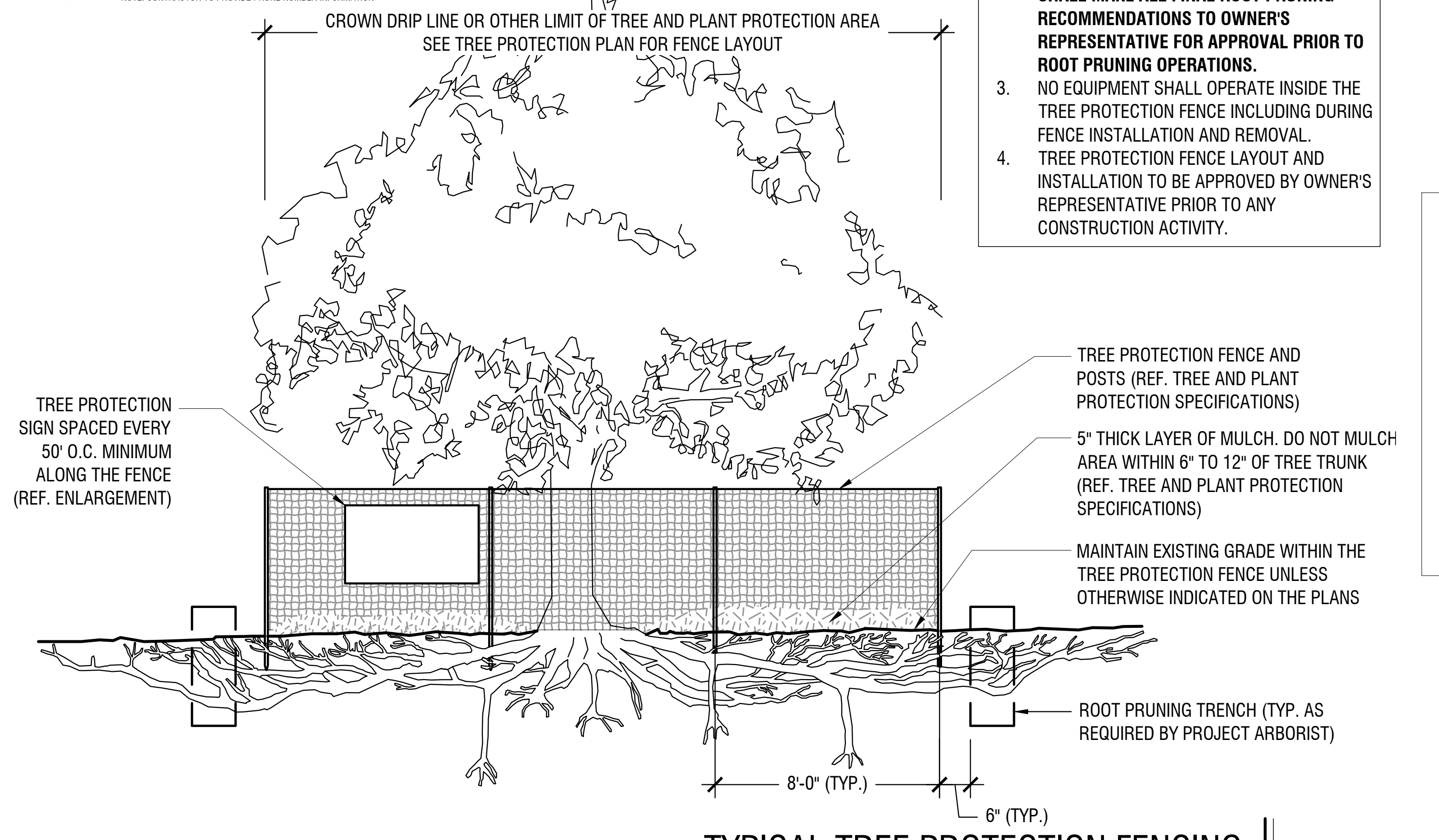
IMAGES
XREFS xBndy : xSite ALT 2 : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
LAST SAVED 9/7/2021 10:12 AM
PLOTTED BY PARKS, ALLISON 9/7/2021 10:29 AM
DWG PATH \\kimley-horn.com\TX_DAL2\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\PlanSheets\Landscape
DWG NAME LP 1.00 - LANDSCAPE PLAN - NEW.dwg



TREE PROTECTION SIGN ENLARGEMENT



NOTE: CONTRACTOR TO PROVIDE PHONE NUMBER INFORMATION



CROWN DRIP LINE OR OTHER LIMIT OF TREE AND PLANT PROTECTION AREA
SEE TREE PROTECTION PLAN FOR FENCE LAYOUT
TREE PROTECTION SIGN SPACED EVERY 50' O.C. MINIMUM ALONG THE FENCE (REF. ENLARGEMENT)
TREE PROTECTION FENCE AND POSTS (REF. TREE AND PLANT PROTECTION SPECIFICATIONS)
5" THICK LAYER OF MULCH. DO NOT MULCH AREA WITHIN 6" TO 12" OF TREE TRUNK (REF. TREE AND PLANT PROTECTION SPECIFICATIONS)
MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS
ROOT PRUNING TRENCH (TYP. AS REQUIRED BY PROJECT ARBORIST)
8'-0" (TYP.)
6" (TYP.)

TYPICAL TREE PROTECTION FENCING

A

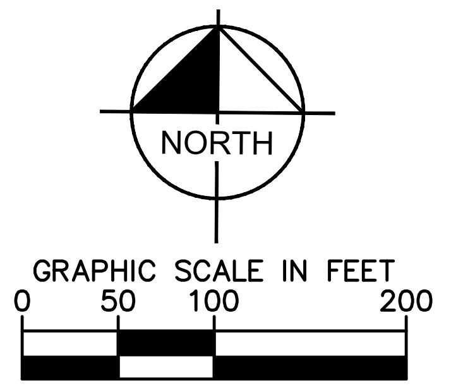
Scale: NTS

NOTES:

1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

LEGEND

⊗	EXISTING TREE TO BE REMOVED
○	EXISTING TREE TO BE PROTECTED
—x—	TREE PROTECTION FENCING
– – –	EXISTING CONTOUR
——	PROPOSED CONTOUR



No.	REVISIONS	DATE

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KHA PROJECT	068213100
DATE	SEPTEMBER 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

TREESCAPE PLAN & DETAIL

SHEET NUMBER
T01.00

Rockwall Industrial - City of Rockwall

Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
1507	23.1	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	23.1
1508	30.9	Pecan	*Carya illinoinensis*	Declining	Forked	Remove	Unprotected	N/A	N/A
1509	16.9	Pecan	*Carya illinoinensis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1510	17.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1511	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1512	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1513	15.5	Eastern Redcedar	*Juniperus virginiana*	Hazard	Single	Preserve	Unprotected	N/A	N/A
1514	18.4	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1515	14.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1516	4.7	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Preserve	Primary	1:1	N/A
1517	12.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1518	12.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1519	14.2	Hackberry	*Celtis laevigata*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1520	4.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1521	13.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1522	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1523	31.2	Hackberry	*Celtis laevigata*	Hazard	Multi	Remove	Unprotected	N/A	N/A
1524	12.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1525	18.0	Hackberry	*Celtis laevigata*	Hazard	Single	Remove	Unprotected	N/A	N/A
1526	16.3	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1527	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.9
1528	18.3	Hackberry	*Celtis laevigata*	Declining	Multi	Remove	Unprotected	N/A	N/A
1529	13.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.6
1530	12.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.3
1531	20.9	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1532	18.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1533	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.9
1534	12.0	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1535	15.6	Hackberry	*Celtis laevigata*	Declining	Forked	Remove	Unprotected	N/A	N/A
1536	14.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.2
1537	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
1538	24.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	12.1
1539	23.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1540	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1541	12.1	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1542	12.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1543	12.9	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1544	11.7	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1545	12.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1546	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1547	16.3	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1548	14.4	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1549	13.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1550	11.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1551	34.7	Hackberry	*Celtis laevigata*	Hazard	Single	Preserve	Unprotected	N/A	N/A
1552	6.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1553	8.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
1554	11.2	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1555	5.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1556	12.2	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1557	5.2	Hercules-Club	*Zanthoxylum clava-herculis*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1558	11.3	Hackberry	*Celtis laevigata*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1559	13.3	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1560	4.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1561	13.9	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1562	13.2	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1563	26.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Feature	2:1	N/A
1564	5.1	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1565	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1566	13.1	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1567	14.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1568	14.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Multi	Remove	Unprotected	N/A	N/A
1569	15.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	7.7
1570	14.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	7.2
1571	13.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	6.6
1572	11.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	5.7
1573	4.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	4.3
1574	10.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Remove	Primary	1:1	10.5
1575	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	6.3
1576	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	7.9
1577	23.7	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	23.7
1578	16.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.1
1579	5.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	5.5
1580	13.3	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1581	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.9
1582	12.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.3
1583	13.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.0
1584	12.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.5
1585	16.5	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1586	29.2	Hackberry	*Celtis laevigata*	Hazard	Forked	Remove	Unprotected	N/A	N/A
1587	11.3	Hackberry	*Celtis laevigata*	Healthy	Multi	Remove	Secondary	.5:1	5.7
1588	13.5	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	6.8
1589	11.6	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.8
1590	20.6	Hackberry	*Celtis laevigata*	Declining	Forked	Remove	Unprotected	N/A	N/A
1591	13.3	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1592	11.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1593	27.7	Hackberry	*Celtis laevigata*	Declining	Multi	Remove	Unprotected	N/A	N/A
1594	16.1	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.1
1595	13.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.8
1596	13.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1597	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.9
1598	13.3	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	6.7
1599	18.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	9.1
1600	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
1601	22.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	11.5
1602	16.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Single	Remove	Unprotected	N/A	N/A
1603	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	7.9
1604	15.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	7.9

Rockwall Industrial - City of Rockwall

Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
1605	15.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.0
1606	11.9	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1607	15.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.8
1608	12.8	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.4
1609	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
1610	17.6	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	8.8
1611	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.5
1612	21.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	10.7
1613	12.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Remove	Secondary	.5:1	6.4
1614	4.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	4.0
1615	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.5
1616	8.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	8.4
1617	9.6	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	9.6
1618	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	7.9
1619	12.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1620	14.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1621	11.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1622	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1623	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1624	12.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	6.3
1625	11.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	5.9
1626	5.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1627	6.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1628	5.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1629	5.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	5.0
1630	4.8	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1631	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1632	10.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
1633	12.5	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1634	7.3	Chinese Tallow	*Sapium sebiferum*	Healthy	Single	Preserve	Primary	1:1	N/A
1635	7.6	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
1636	11.2	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
1637	11.6	Slippery Elm	*Ulmus rubra*	Healthy	Forked	Preserve	Primary	1:1	N/A
1638	11.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1639	11.0	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
1640	11.1	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1641	16.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1642	14.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1643	17.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1644	9.6	Slippery Elm	*Ulmus rubra*	Healthy	Multi	Preserve	Primary	1:1	N/A
1645	18.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1646	12.9	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1647	14.3	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1648	11.1	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1649	11.4	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1650	6.8	Chinese elm	*Ulmus parvifolia*	Healthy	Forked	Preserve	Primary	1:1	N/A
1651	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1652	13.9	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
1653	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1654	11.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1655	5.9	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
1656	21.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1657	4.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
1658	4.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
1659	5.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2085	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2086	4.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2087	5.1	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2088	7.6	Slippery Elm	*Ulmus rubra*	Healthy	Multi	Preserve	Primary	1:1	N/A
2089	6.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2090	14.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2091	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2092	5.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2093	5.5	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2094	9.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2095	6.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2096	4.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2097	5.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2098	4.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2099	4.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2100	6.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2101	5.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2102	4.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2103	5.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2104	5.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2105	5.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2106	8.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2107	12.7	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2108	4.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2109	7.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2110	7.7	Pecan	*Carya illinoinensis*	Healthy	Single	Preserve	Primary	1:1	N/A
2111	13.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2112	7.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2113	8.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2114	6.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2115	5.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2116	5.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2117	4.1	Hercules-Club	*Zanthoxylum clava-herculis*	Declining	Single	Preserve	Unprotected	N/A	N/A
2118	6.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2119	8.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2120	13.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2121	7.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2122	7.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2123	8.6	Slippery Elm	*Ulmus rubra*	Healthy	Forked	Preserve	Primary	1:1	N/A
2124	6.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2125	4.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2126	13.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2127	11.5	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2128	7.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2129	8.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Multi	Preserve	Primary	1:1	N/A
2130	4.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A

Rockwall Industrial - City of Rockwall

Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
2131	4.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Multi	Preserve	Primary	1:1	N/A
2132	11.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2133	10.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2134	5.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2135	9.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2136	6.9	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	Preserve	Unprotected	N/A	N/A
2137	16.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2138	6.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2139	14.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2140	8.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
2141	7.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2142	6.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2143	4.4	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2144	5.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	5.7
2145	17.8	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
2146	22.0	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
2147	4.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2148	5.6	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2149	10.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Preserve	Primary	1:1	N/A
2150	9.7	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2151	4.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2152	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Forked	Preserve	Primary	1:1	N/A
2153	7.1	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A

Kimley-Horn red tree tag series: 1507-1659; 2085-2153. Primary protected trees measuring 4-inches or larger at DBH and secondary protected trees measuring 11-inches or larger at DBH were tagged, in accordance with the City of Rockwall Tree Ordinance.

Tree Inches Being Removed	Tree Inches	Mitigation Inches
Total tree inches being removed - Primary - 1:1	129.8	129.8
Total tree inches being removed - Secondary - 0.5:1	586.1	293.1
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	715.9	422.85
Mitigation Inches	**422.85**	
Proposed Tree Inches Per Planting Plan	**1,496**	
NET TOTAL	(1,073)	

TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

NOTE:
THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.
DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FLUX, OR BARK SLOUGHING) OR DIEBACK.
HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.

No.	REVISIONS	DATE

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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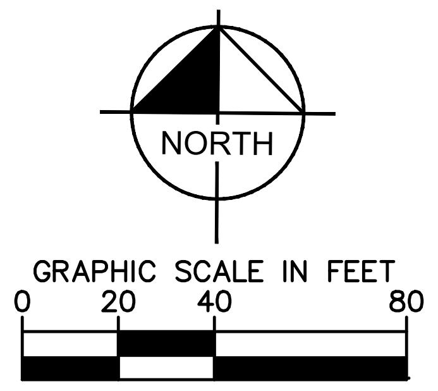
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date 09/07/2021

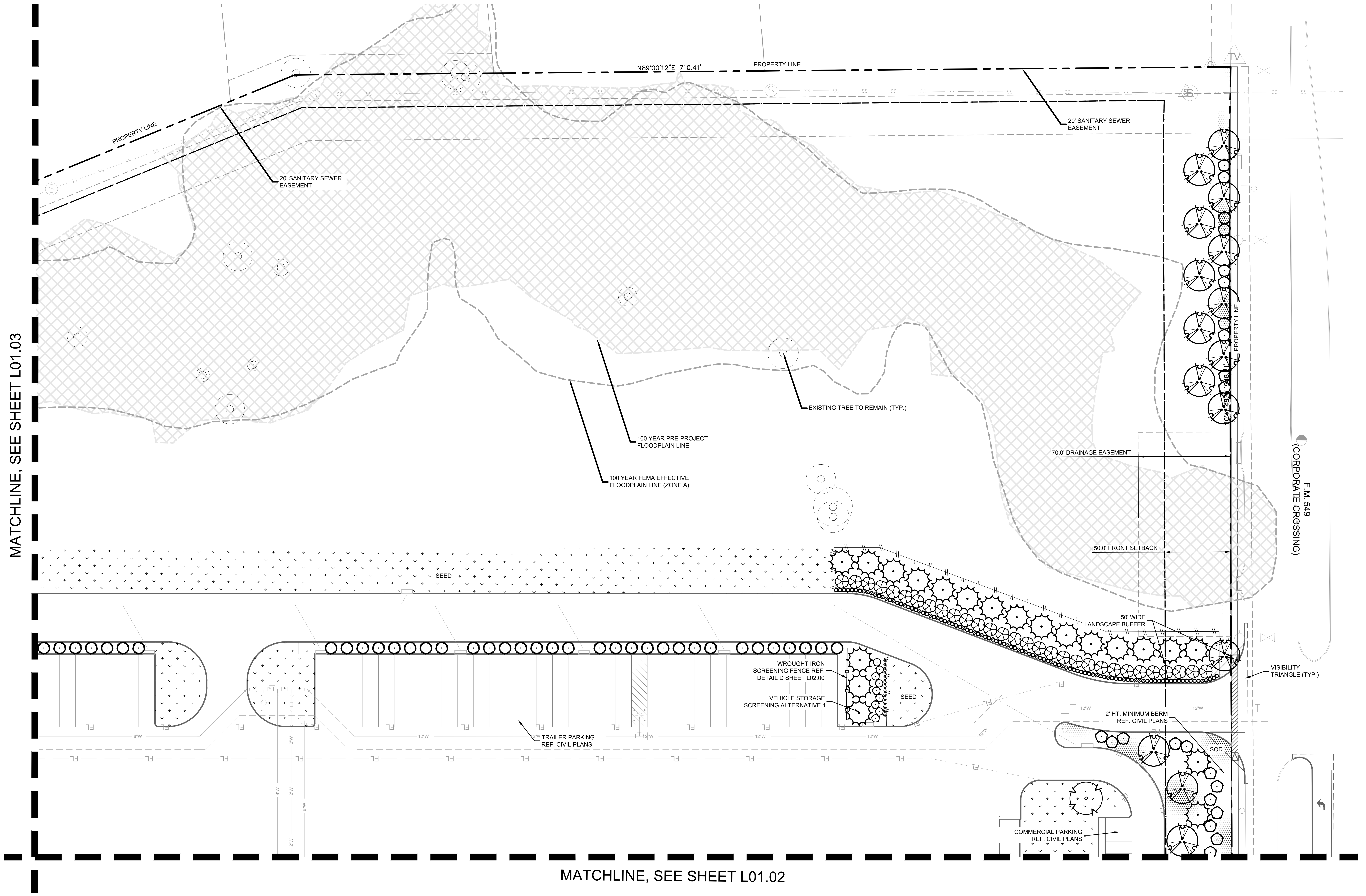
KHA PROJECT
068213100
DATE
SEPTEMBER 2021
SCALE AS SHOWN
DESIGNED BY AMS
DRAWN BY AMS
CHECKED BY AMP

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL, TEXAS

TREE INVENTORY

SHEET NUMBER
T02.00




MATCHLINE, SEE SHEET L01.03
PROPERTY LINE
N89°00'12"E 710.41'
PROPERTY LINE
20' SANITARY SEWER EASEMENT
20' SANITARY SEWER EASEMENT
EXISTING TREE TO REMAIN (TYP.)
100 YEAR PRE-PROJECT FLOODPLAIN LINE
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
70.0' DRAINAGE EASEMENT
50.0' FRONT SETBACK
PROPERTY LINE
F.M. 549 (CORPORATE CROSSING)
SEED
50' WIDE LANDSCAPE BUFFER
VISIBILITY TRIANGLE (TYP.)
WROUGHT IRON SCREENING FENCE REF. DETAIL D SHEET L02.00
VEHICLE STORAGE SCREENING ALTERNATIVE 1
SEED
TRAILER PARKING REF. CIVIL PLANS
2' HT. MINIMUM BERM REF. CIVIL PLANS
SOD
COMMERCIAL PARKING REF. CIVIL PLANS
MATCHLINE, SEE SHEET L01.02

PLANT SCHEDULE

REF. SHEET L01.00 FOR FULL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
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	TD	TAXODIUM DISTICHUM / BALD CYPRESS
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SITE PLAN SIGNATURE BLOCK

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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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KHA PROJECT
068213100
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SCALE AS SHOWN
DESIGNED BY AMS
DRAWN BY AMS
CHECKED BY AMP

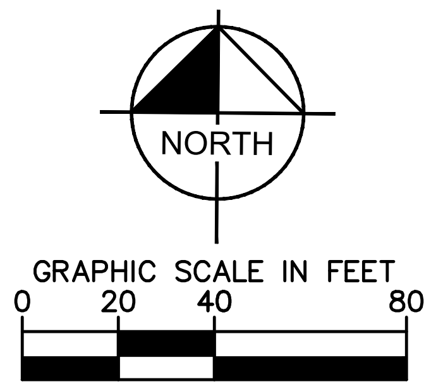
STREAM ROCKWALL

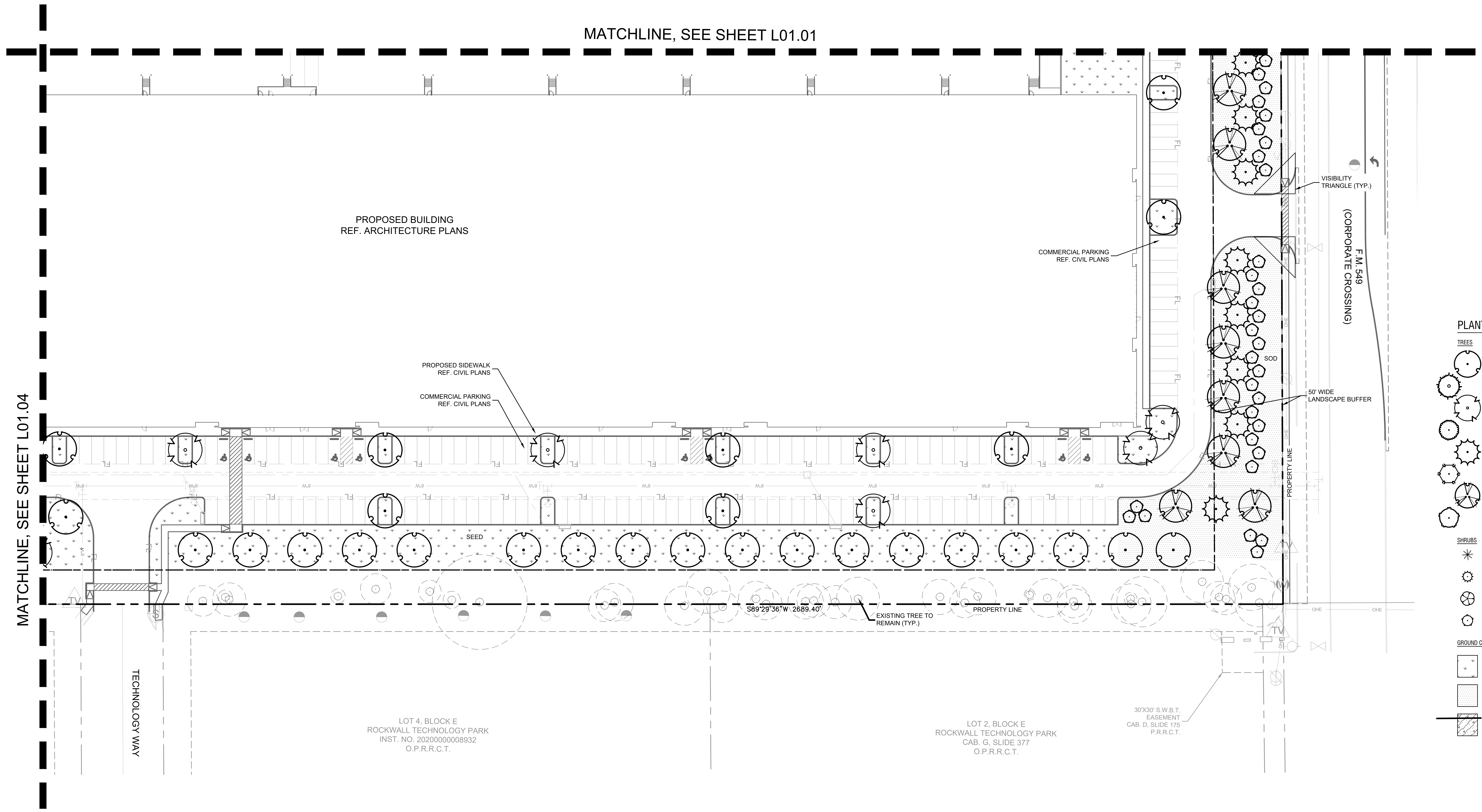
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(1 OF 5)

SHEET NUMBER
L01.01

IMAGES
XREFS xBndy : xSite ALT 2 : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
LAST SAVED 9/7/2021 10:12 AM
PLOTTED BY PARKS, ALLISON 9/7/2021 10:30 AM
DWG PATH \\kimley-horn.com\TX_DAL2\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\PlanSheets\Landscape
DWG NAME LP 1.00 - LANDSCAPE PLAN - NEW.dwg





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SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(2 OF 5)

SHEET NUMBER
L01.02

IMAGES
XREFS xBndy : xSite ALT 2 : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
LAST SAVED 9/7/2021 10:12 AM
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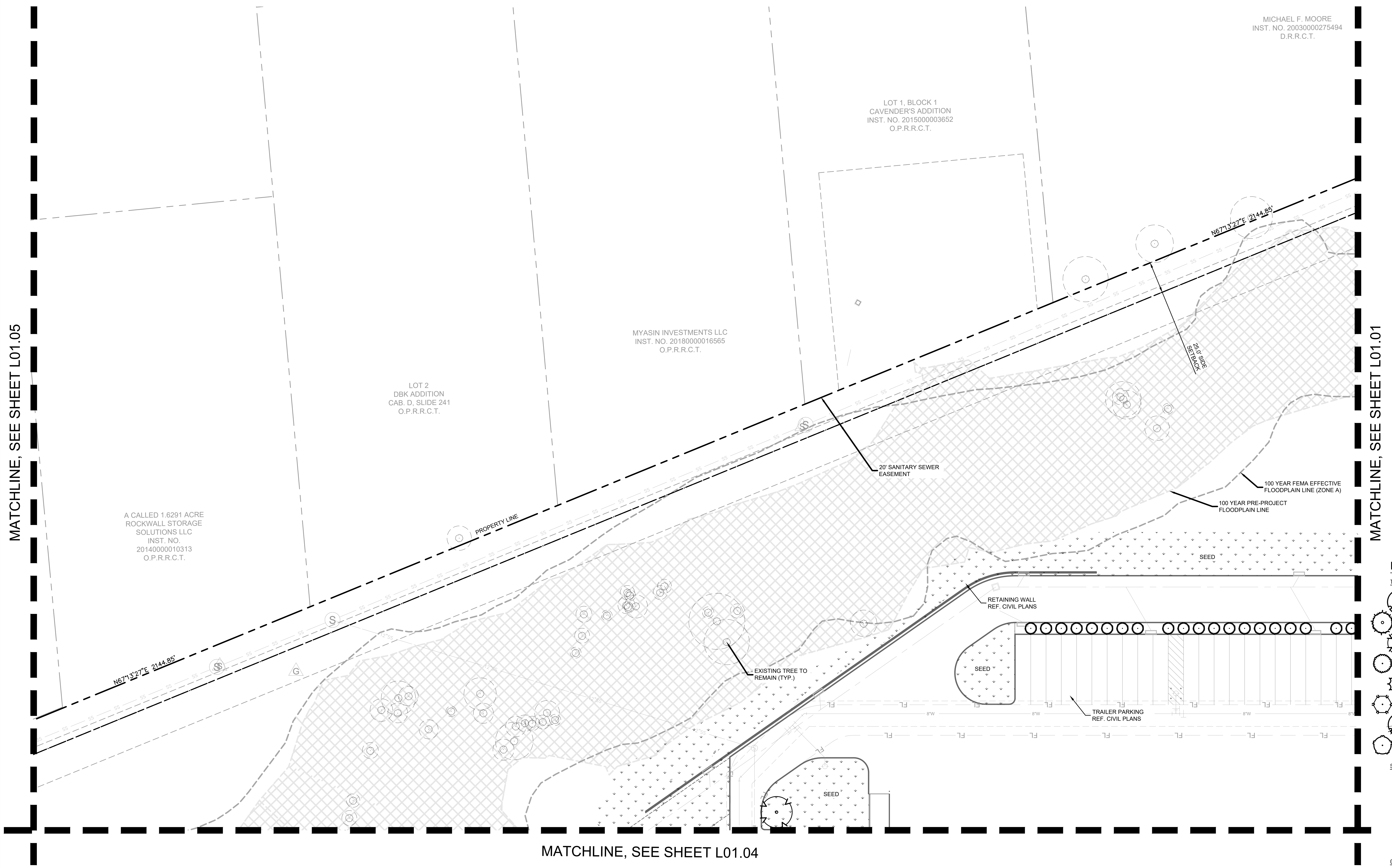

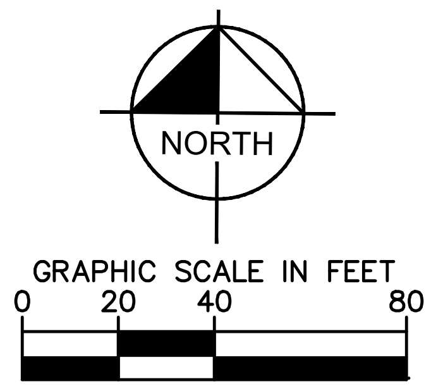

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KHA PROJECT	068213100
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SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(3 OF 5)

SHEET NUMBER
L01.03

IMAGES
XREFS xBndy : xSite ALT 2 : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
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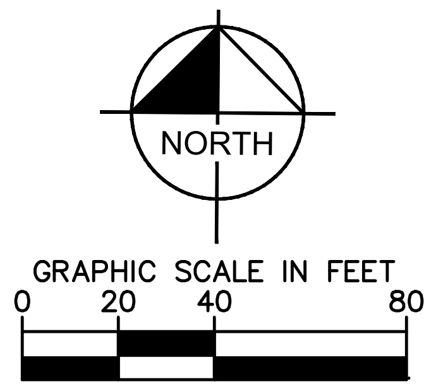

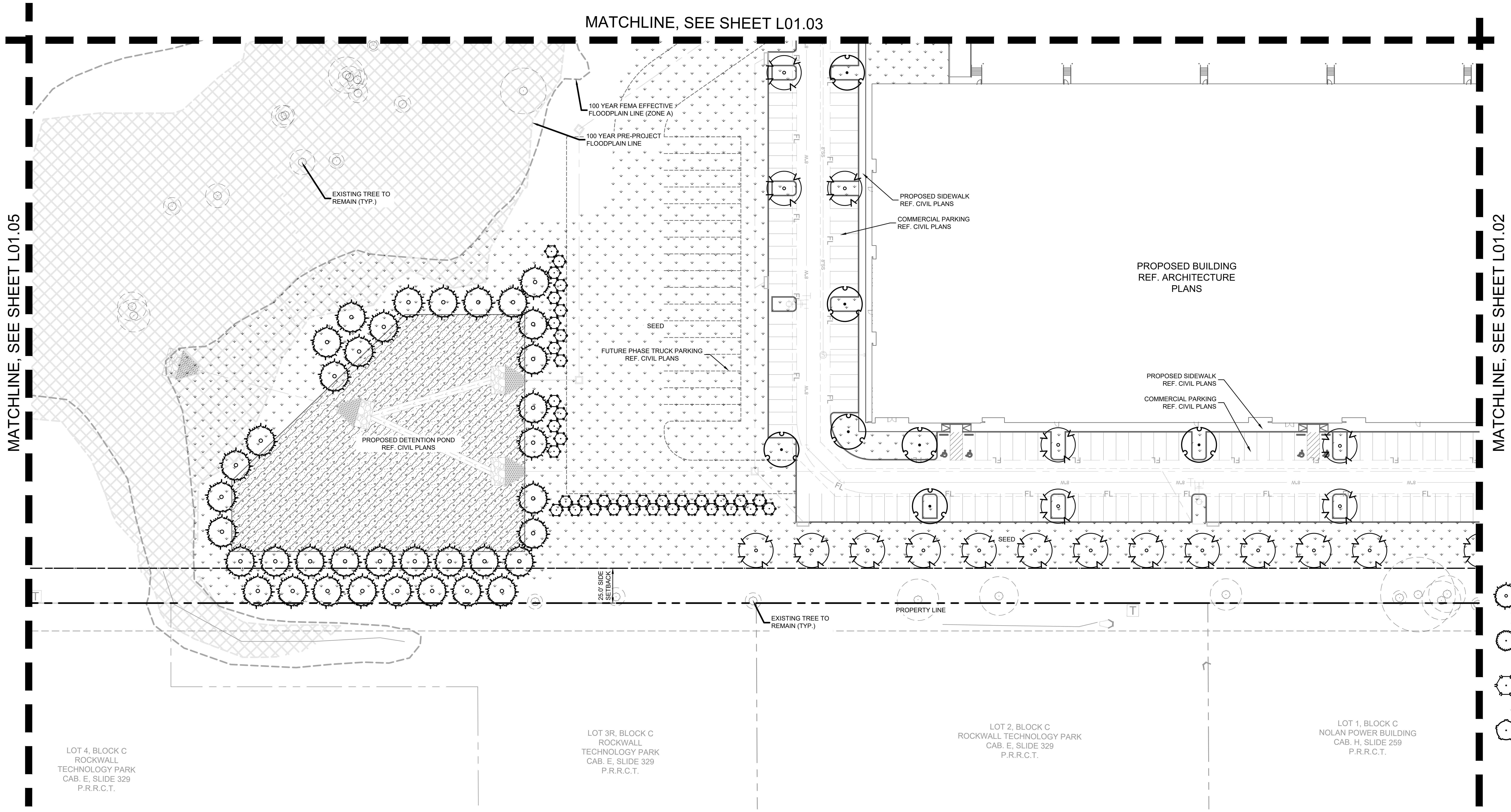
MATCHLINE, SEE SHEET L01.03
MATCHLINE, SEE SHEET L01.05
MATCHLINE, SEE SHEET L01.02
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
100 YEAR PRE-PROJECT FLOODPLAIN LINE
EXISTING TREE TO REMAIN (TYP.)
PROPOSED SIDEWALK REF. CIVIL PLANS
COMMERCIAL PARKING REF. CIVIL PLANS
PROPOSED BUILDING REF. ARCHITECTURE PLANS
SEED
FUTURE PHASE TRUCK PARKING REF. CIVIL PLANS
PROPOSED SIDEWALK REF. CIVIL PLANS
COMMERCIAL PARKING REF. CIVIL PLANS
PROPOSED DETENTION POND REF. CIVIL PLANS
SEED
25.0' SIDE SETBACK
EXISTING TREE TO REMAIN (TYP.)
PROPERTY LINE
LOT 4, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 3R, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 1, BLOCK C NOLAN POWER BUILDING CAB. H, SLIDE 259 P.R.R.C.T.

PLANT SCHEDULE

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STREAM ROCKWALL

PREPARED FOR
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ROCKWALL TEXAS

LANDSCAPE PLAN (4 OF 5)

SHEET NUMBER
L01.04

IMAGES
XREFS xBndy : xSite ALT 2 : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
LAST SAVED 9/7/2021 10:12 AM
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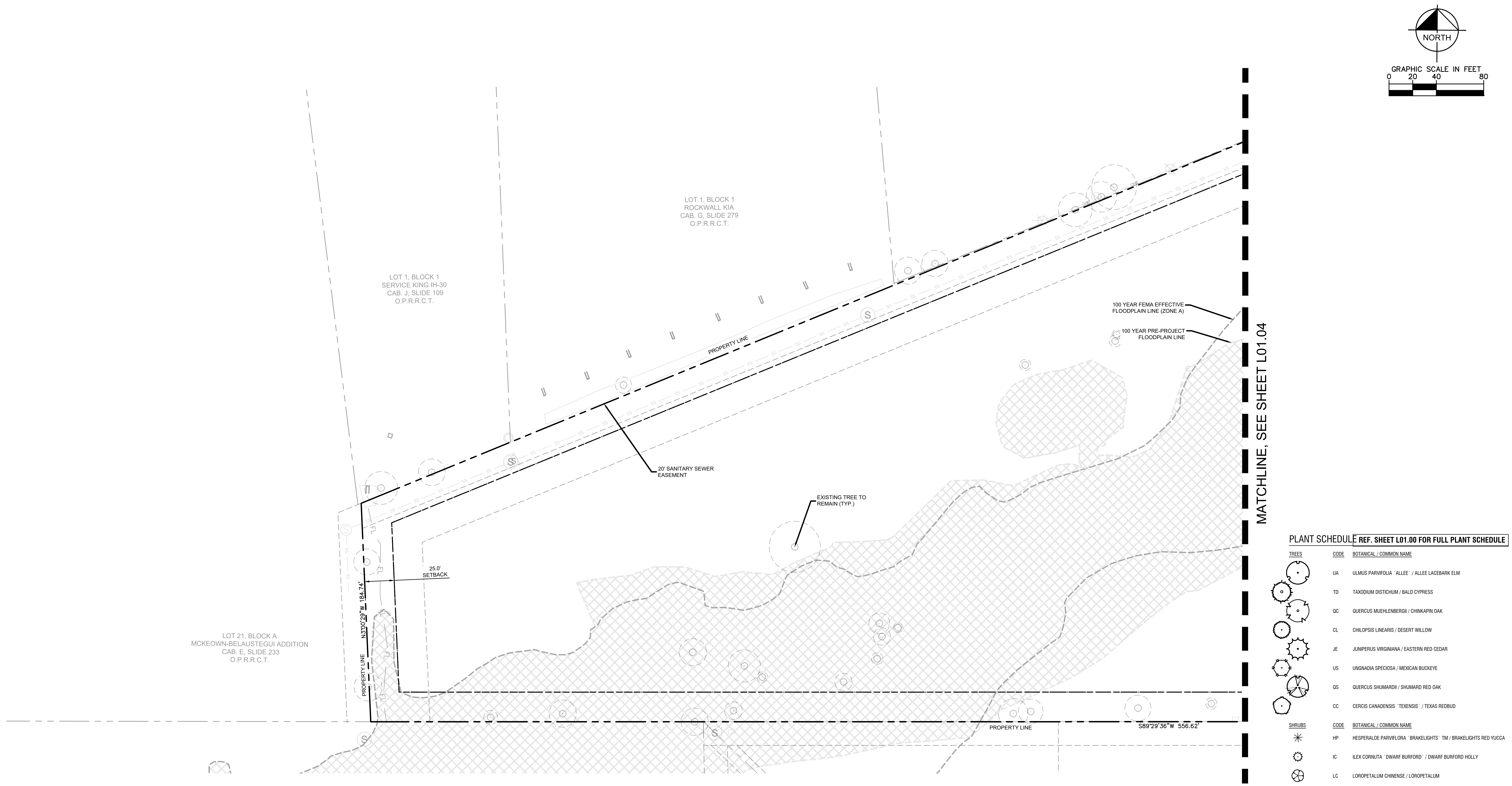

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STREAM ROCKWALL

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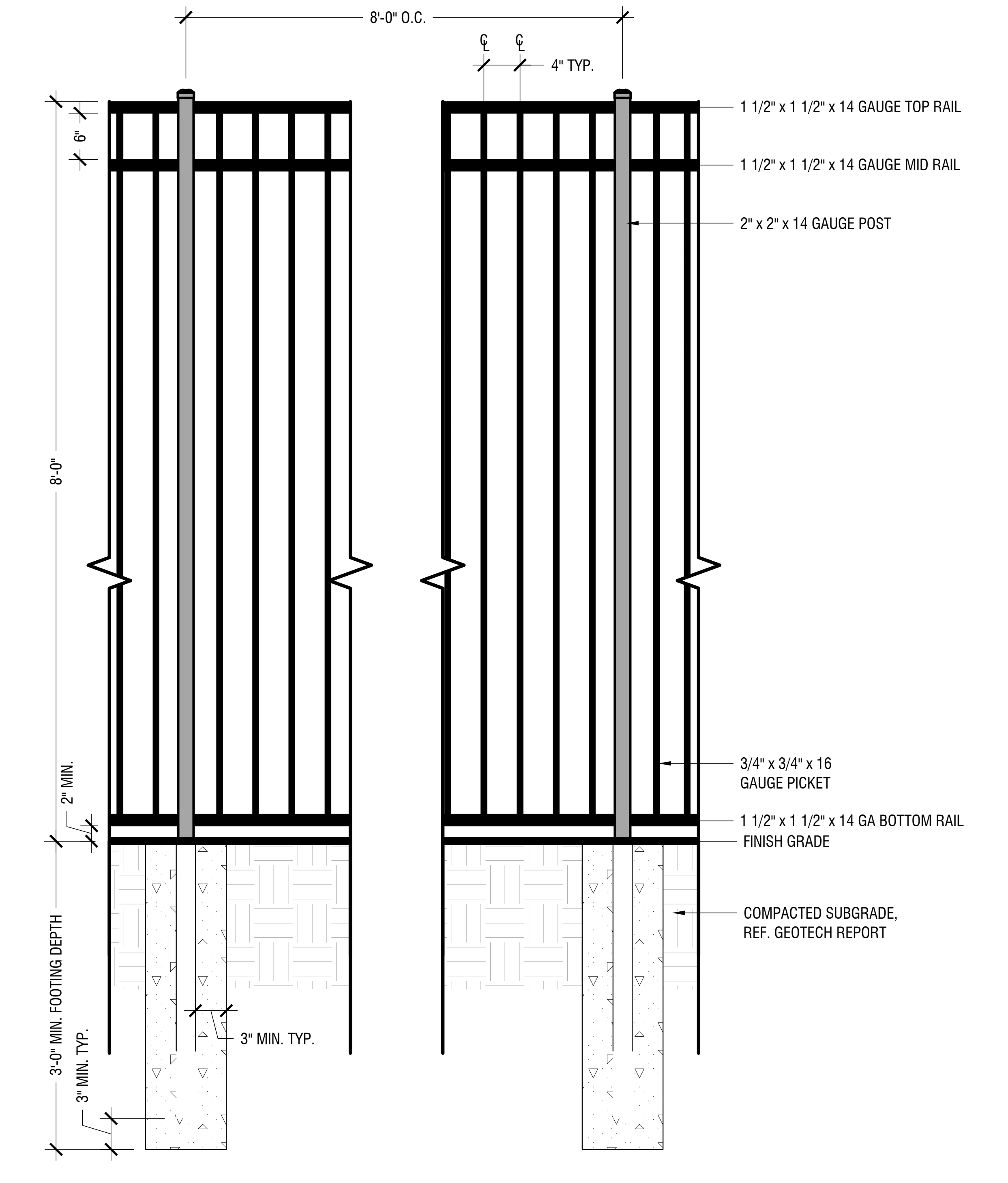
ROCKWALL TEXAS

LANDSCAPE PLAN (5 OF 5)

SHEET NUMBER
L01.05

PLANTING NOTES:

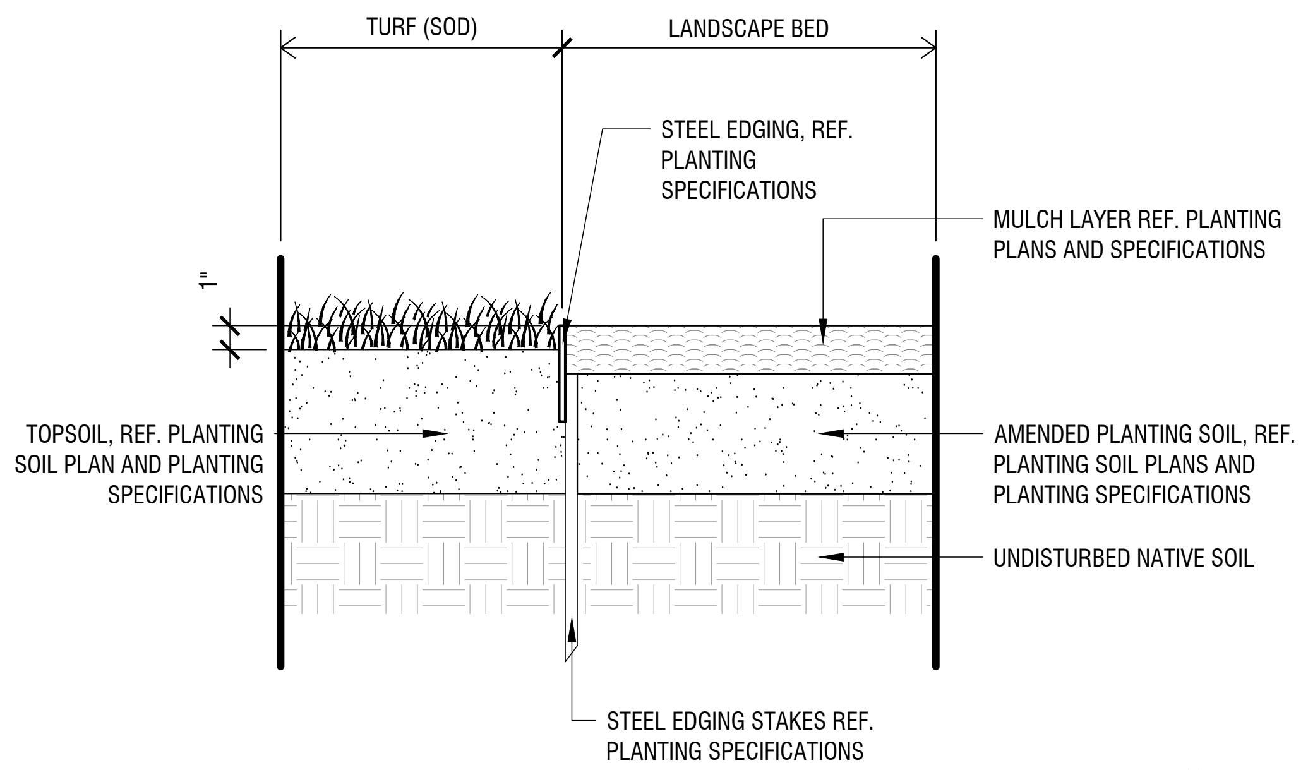
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.


8'-0" O.C.
℄
℄
4" TYP.
6"
8'-0"
2" MIN.
3'-0" MIN. FOOTING DEPTH
3" MIN. TYP.
3" MIN. TYP.
1 1/2" x 1 1/2" x 14 GAUGE TOP RAIL
1 1/2" x 1 1/2" x 14 GAUGE MID RAIL
2" x 2" x 14 GAUGE POST
3/4" x 3/4" x 16 GAUGE PICKET
1 1/2" x 1 1/2" x 14 GA BOTTOM RAIL
FINISH GRADE
COMPACTED SUBGRADE, REF. GEOTECH REPORT

8' Ht. Wrought Iron Screening Fence

Scale: 3/4"=1'-0"

D

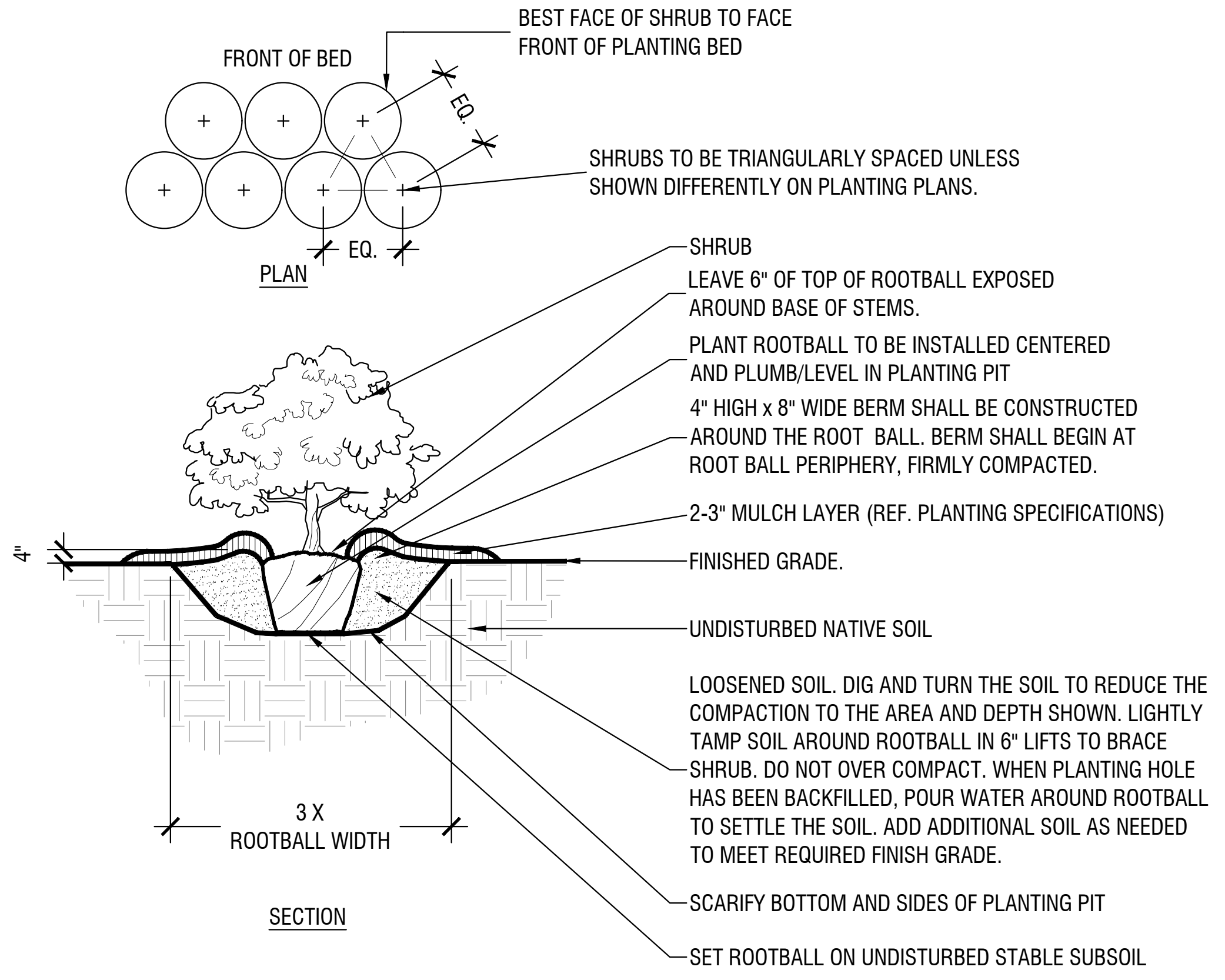

TURF (SOD)
LANDSCAPE BED
STEEL EDGING, REF. PLANTING SPECIFICATIONS
MULCH LAYER REF. PLANTING PLANS AND SPECIFICATIONS
1"
TOPSOIL, REF. PLANTING SOIL PLAN AND PLANTING SPECIFICATIONS
AMENDED PLANTING SOIL, REF. PLANTING SOIL PLANS AND PLANTING SPECIFICATIONS
UNDISTURBED NATIVE SOIL
STEEL EDGING STAKES REF. PLANTING SPECIFICATIONS

STEEL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2" = 1'-0"

C

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

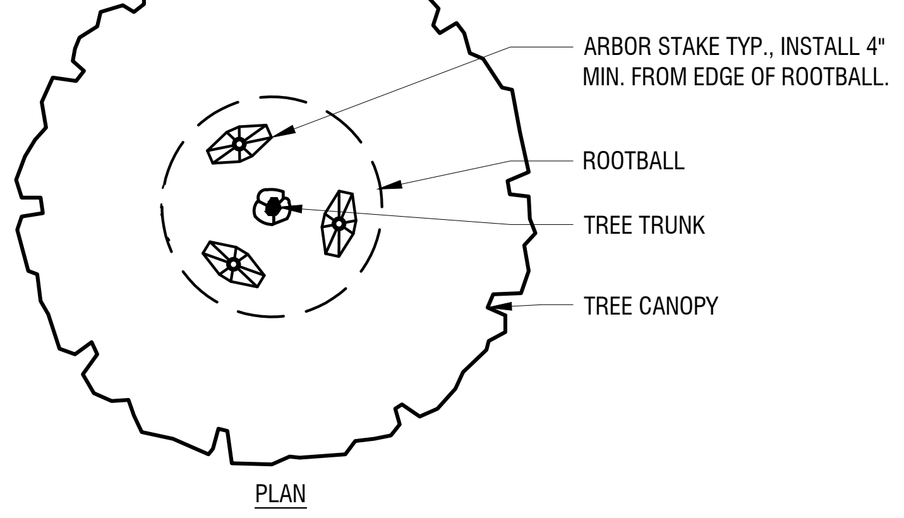

FRONT OF BED
BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED
EQ.
SHRUBS TO BE TRIANGULARLY SPACED UNLESS SHOWN DIFFERENTLY ON PLANTING PLANS.
EQ.
PLAN
SHRUB
LEAVE 6" OF TOP OF ROOTBALL EXPOSED AROUND BASE OF STEMS.
PLANT ROOTBALL TO BE INSTALLED CENTERED AND PLUMB/LEVEL IN PLANTING PIT
4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY, FIRMLY COMPACTED.
2-3" MULCH LAYER (REF. PLANTING SPECIFICATIONS)
4"
FINISHED GRADE.
UNDISTURBED NATIVE SOIL
LOOSENED SOIL. DIG AND TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN. LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL. ADD ADDITIONAL SOIL AS NEEDED TO MEET REQUIRED FINISH GRADE.
3 X ROOTBALL WIDTH
SECTION
SCARIFY BOTTOM AND SIDES OF PLANTING PIT
SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL

TYPICAL SHRUB PLANTING

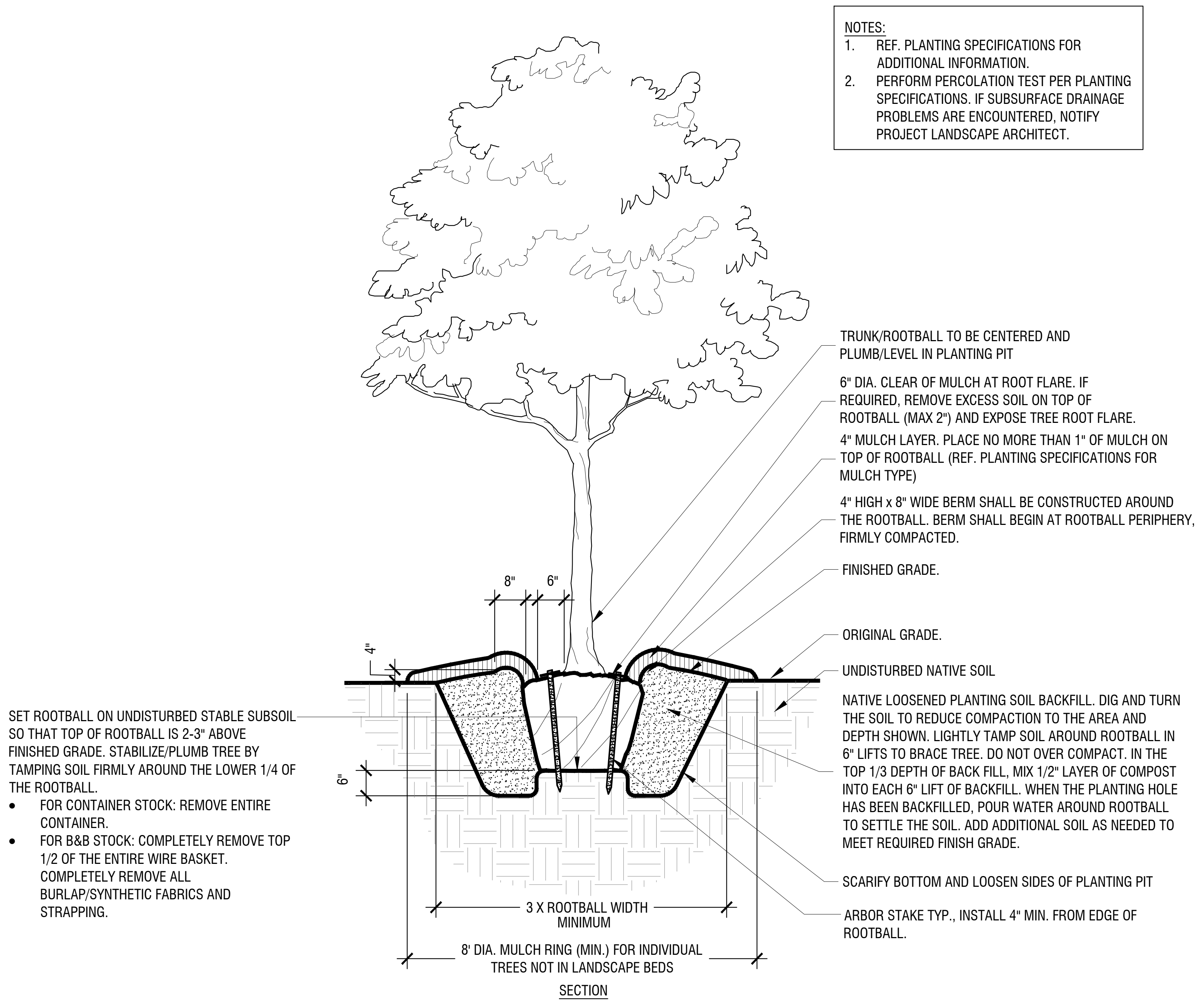
Scale: NTS

B

NOTE:
3 STAKES FOR 3" CALIPER TREES
4 STAKES FOR 4" CALIPER TREES



NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.


TRUNK/ROOTBALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT
6" DIA. CLEAR OF MULCH AT ROOT FLARE. IF REQUIRED, REMOVE EXCESS SOIL ON TOP OF ROOTBALL (MAX 2") AND EXPOSE TREE ROOT FLARE.
4" MULCH LAYER. PLACE NO MORE THAN 1" OF MULCH ON TOP OF ROOTBALL (REF. PLANTING SPECIFICATIONS FOR MULCH TYPE)
4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND THE ROOTBALL. BERM SHALL BEGIN AT ROOTBALL PERIPHERY, FIRMLY COMPACTED.
FINISHED GRADE.
8"
6"
4"
ORIGINAL GRADE.
UNDISTURBED NATIVE SOIL
SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
• FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
• FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.
6"
NATIVE LOOSENED PLANTING SOIL BACKFILL. DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN. LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. IN THE TOP 1/3 DEPTH OF BACK FILL, MIX 1/2" LAYER OF COMPOST INTO EACH 6" LIFT OF BACKFILL. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL. ADD ADDITIONAL SOIL AS NEEDED TO MEET REQUIRED FINISH GRADE.
SCARIFY BOTTOM AND LOOSEN SIDES OF PLANTING PIT
3 X ROOTBALL WIDTH MINIMUM
ARBOR STAKE TYP., INSTALL 4" MIN. FROM EDGE OF ROOTBALL.
8' DIA. MULCH RING (MIN.) FOR INDIVIDUAL TREES NOT IN LANDSCAPE BEDS
SECTION

TYPICAL TREE PLANTING

Scale: NTS

A

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date 09/07/2021

KHA PROJECT
068213100
DATE
SEPTEMBER 2021
SCALE AS SHOWN
DESIGNED BY AMS
DRAWN BY AMS
CHECKED BY AMP

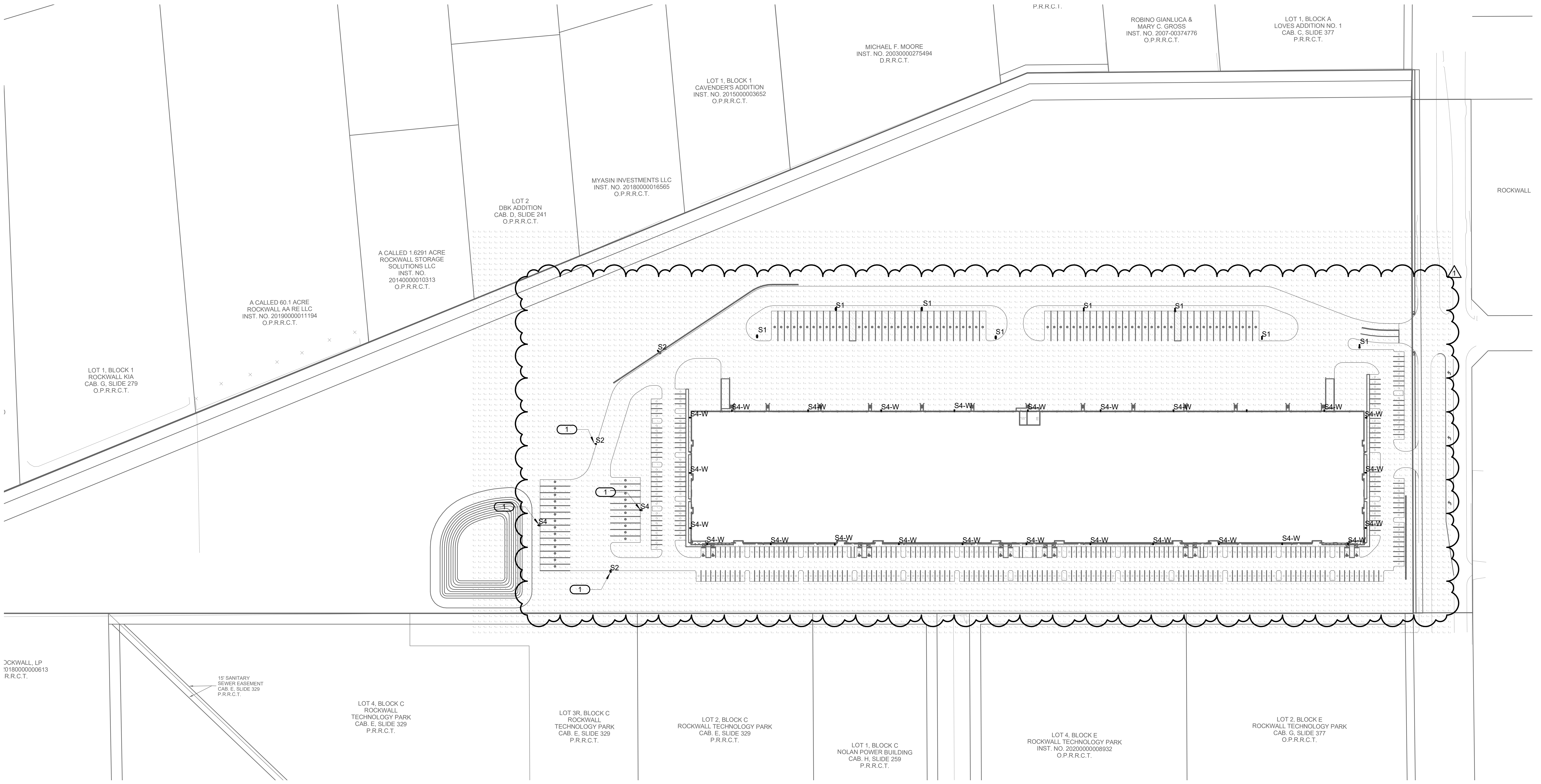
STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE DETAILS

SHEET NUMBER
L02.00

IMAGES
XREFS 067771662 decomposed granite : Shrub Planting Details : Steel edge @ landscape : Tree Planting Details : Steel edge @ Rock Cobble : xTtlb - LA : 064567600 Fencing
LAST SAVED 9/2/2021 3:37 PM
PLOTTED BY PARKS, ALLISON 9/7/2021 10:31 AM
DWG PATH \\kimley-horn.com\TX_DAL2\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\PlanSheets\Landscape
DWG NAME L-200 - DETAILS.dwg


P.R.R.C.T.
ROBINO GIANLUCA & MARY C. GROSS INST. NO. 2007-00374776 O.P.R.R.C.T.
LOT 1, BLOCK A LOVES ADDITION NO. 1 CAB. C, SLIDE 377 P.R.R.C.T.
MICHAEL F. MOORE INST. NO. 20030000275494 D.R.R.C.T.
LOT 1, BLOCK 1 CAVENDER'S ADDITION INST. NO. 2015000003652 O.P.R.R.C.T.
MYASIN INVESTMENTS LLC INST. NO. 20180000016565 O.P.R.R.C.T.
LOT 2 DBK ADDITION CAB. D, SLIDE 241 O.P.R.R.C.T.
A CALLED 1.6291 ACRE ROCKWALL STORAGE SOLUTIONS LLC INST. NO. 20140000010313 O.P.R.R.C.T.
A CALLED 60.1 ACRE ROCKWALL AA RE LLC INST. NO. 20190000011194 O.P.R.R.C.T.
LOT 1, BLOCK 1 ROCKWALL KIA CAB. G, SLIDE 279 O.P.R.R.C.T.
ROCKWALL
S1
S2
S4
S4-W
1
ОCKWALL, LP
20180000000613
R.R.C.T.
15' SANITARY SEWER EASEMENT CAB. E, SLIDE 329 P.R.R.C.T.
LOT 4, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 3R, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 1, BLOCK C NOLAN POWER BUILDING CAB. H, SLIDE 259 P.R.R.C.T.
LOT 4, BLOCK E ROCKWALL TECHNOLOGY PARK INST. NO. 20200000008932 O.P.R.R.C.T.
LOT 2, BLOCK E ROCKWALL TECHNOLOGY PARK CAB. G, SLIDE 377 O.P.R.R.C.T.

NORTH

1 SITE PLAN - PHOTOMETRICS

1" = 100'-0"

NOTES BY SYMBOL "⬭"

1. FUTURE LIGHTS SHOWN FOR CALCULATION PURPOSES ONLY.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS	MANUFACTURER/CATALOG NUMBER	BUG RATING	NOTES
S1	2 HEAD LED AREA LIGHT WITH (2) TYPE 5W DISTRIBUTION HEADS MOUNTED AT 180 DEGREES ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	326W 4000K-LED	LITHONIA DSX1 LED-P6-40K-T5W-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D28-BC	B5-U0-G3	
S2	LED AREA LIGHT WITH TYPE 2M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	163W 4000K-LED	LITHONIA DSX1 LED-P6-40K-T2M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B4-U0-G4	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	163W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B4-U0-G5	
S4-W	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	163W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DDBXD	B4-U0-G5	

No.	REVISIONS	DATE
1	CITY COMMENTS	09/03/21

GGRA PROJECT
2966

DATE
AUG 2021

SCALE	AS SHOWN
DESIGNED BY	JR
DRAWN BY	MJE
CHECKED BY	SA

ROCKWALL DISTRIBUTION CENTER

PREPARED FOR
STREAM REALTY

1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

DAVID A. SMITH
129382
09/03/21

SHEET NUMBER
E100

D-Series Size 1

LED Area Luminaire

NIGHTTIME FRIENDLY

Buy American

Catalog Number

Notes

Type

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

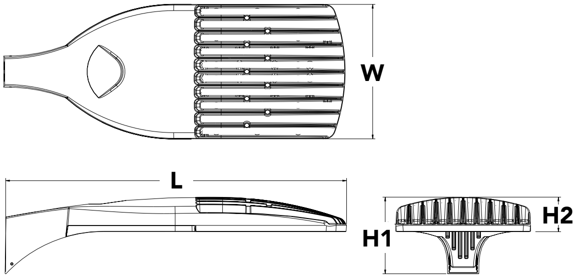
Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA:	1.01 ft^2 (0.09 m^2)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs			Color temperature		Distribution				Voltage	Mounting	
DSX1 LED	**Forward optics**			30K	3000 K	T1S	Type I short (Automotive)	T5VS	Type V very short [3]	MVOLT [5]	**Shipped included**	
	P1	P4 [1]	P7 [1]	40K	4000 K	T2S	Type II short	T5S	Type V short [3]	XVOLT (277V-480V) [6,7,8]	SPA	Square pole mounting
	P2	P5 [1]	P8	50K	5000 K	T2M	Type II medium	T5M	Type V medium [3]	120 [9]	RPA	Round pole mounting [10]
	P3	P6 [1]	P9 [1]			T3S	Type III short	T5W	Type V wide [3]	208 [9]	WBA	Wall bracket [3]
	Rotated optics					T3M	Type III medium	BLC	Backlight control [4]	240 [9]	SPUMBA	Square pole universal mounting adaptor [11]
	P10 [2]	P12 [2]				T4M	Type IV medium	LCCO	Left corner cutoff [4]	277 [9]	RPUMBA	Round pole universal mounting adaptor [9]
	P11 [2]	P13 [1,2]				TFTM	Forward throw medium	RCCO	Right corner cutoff [4]	347 [9]	**Shipped separately**	
										480 [9]	KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]

Control options				Other options		Finish *(required)*	
Shipped installed		PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [20,21]	**Shipped installed**		DDBXD	Dark bronze
NLTAIR2	nLight AIR generation 2 enabled [13]	PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [20,21]	HS	House-side shield [23]	DBLXD	Black
PIRHN	Network, high/low motion/ambient sensor [14]	PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [20,21]	SF	Single fuse (120, 277, 347V) [9]	DNAXD	Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) [15]	PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [20,21]	DF	Double fuse (208, 240, 480V) [9]	DWHXD	White
PER5	Five-pin receptacle only (controls ordered separate) [15,16]	FAO	Field adjustable output [20,21]	L90	Left rotated optics [2]	DDBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separate) [15,16]			R90	Right rotated optics [2]	DBLBXD	Textured black
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]			HA	50°C ambient operations [1]	DNATXD	Textured natural aluminum
DS	Dual switching [18,19,20]			BAA	Buy America(n) Act Compliant	DWHGXD	Textured white
				Shipped separately			
				BS	Bird spikes [24]		
				EGS	External glare shield		

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

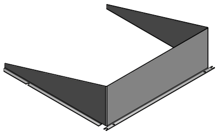
For more control options, visit DTL and ROAM online.

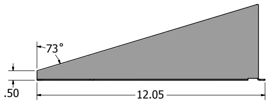
NOTES

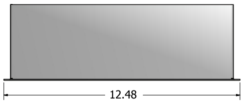
1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5” and 12” diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole’s drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8” diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole’s drill pattern is NOT Lithonia template #8.

Options

EGS - External Glare Shield

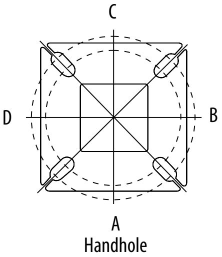


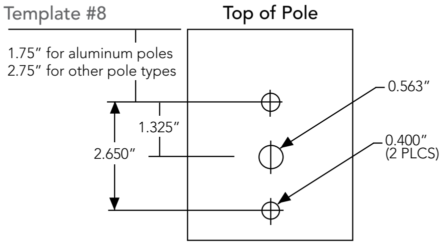




Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8”	2-7/8”	3.5”	3.5”	3”	3.5”
RPA	#8	2-7/8”	2-7/8”	3.5”	3.5”	3”	3.5”
SPUMBA	#5	2-7/8”	3”	4”	4”	3.5”	4”
RPUMBA	#5	2-7/8”	3.5”	5”	5”	3.5”	5”

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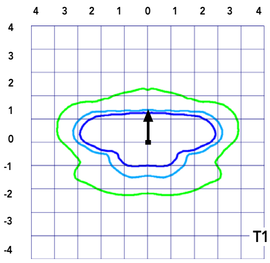
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

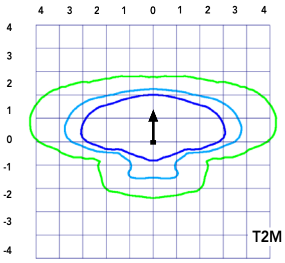
LEGEND

🟩 0.1 fc
🟩 0.5 fc
🟦 1.0 fc



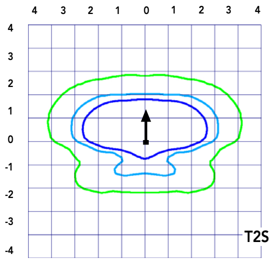
T1S

Test No. LTL23211 tested in accordance with IESNA LM-79-08.



T2M

Test No. LTL23164B tested in accordance with IESNA LM-79-08.



T2S

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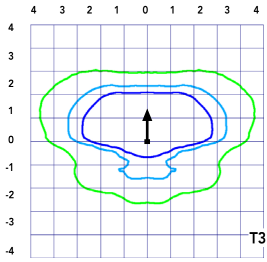

T3M

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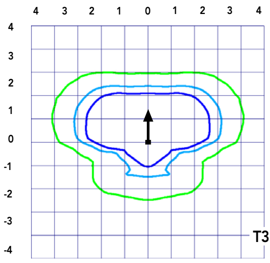
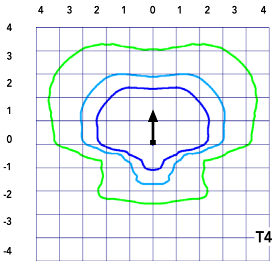


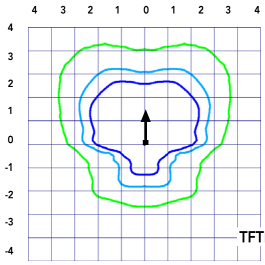
T3S

Test No. LTL23211 tested in accordance with IESNA LM-79-08.



T4M

Test No. LTL23164B tested in accordance with IESNA LM-79-08.



TFTM

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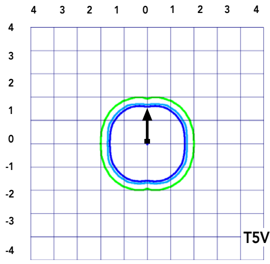

T5VS

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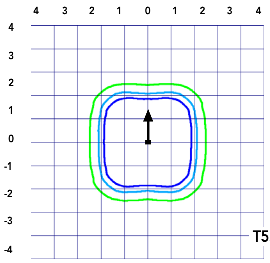

T5S

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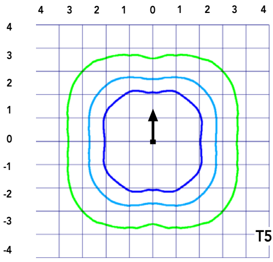

T5M

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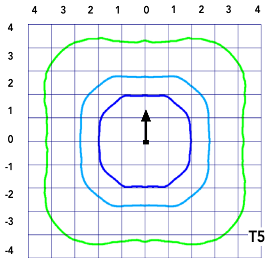

T5W

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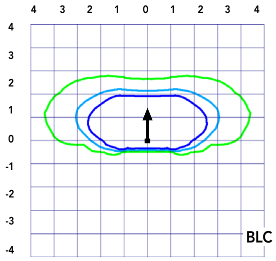
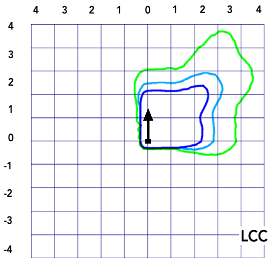


BLC

Test No. LTL23271 tested in accordance with IESNA LM-79-08.



LCCO

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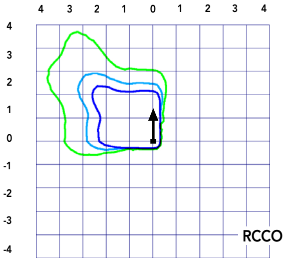

RCCO

Test No. LTL23164B tested in accordance with IESNA LM-79-08.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

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

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Lumen Output

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

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN

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

WARRANTY

5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

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

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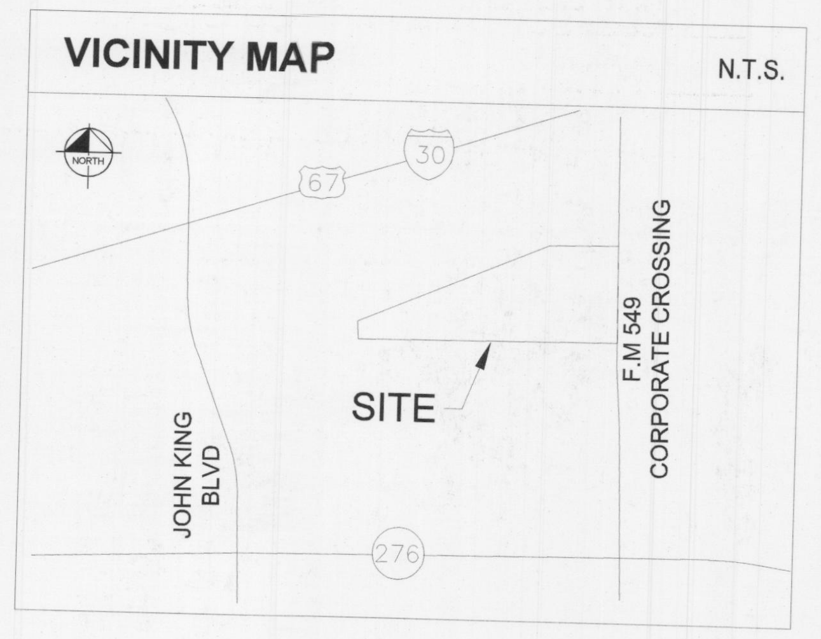
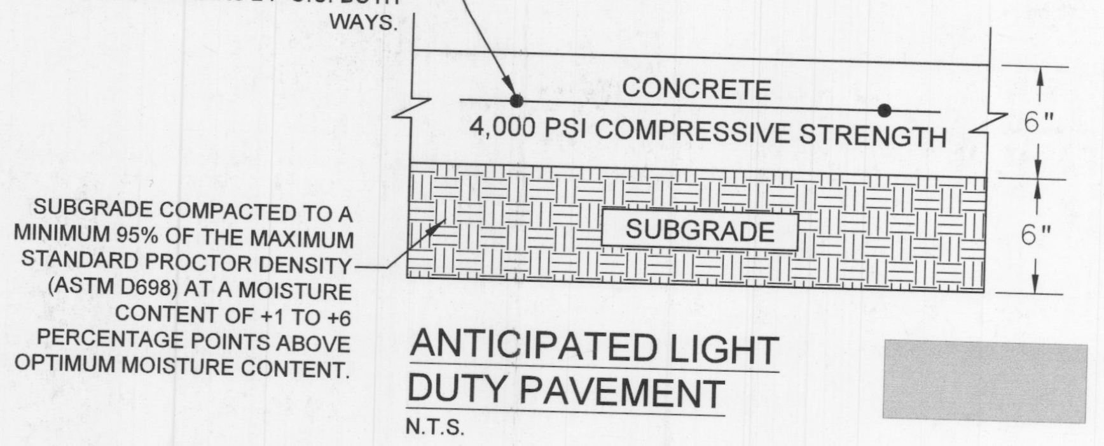
VICINITY MAP

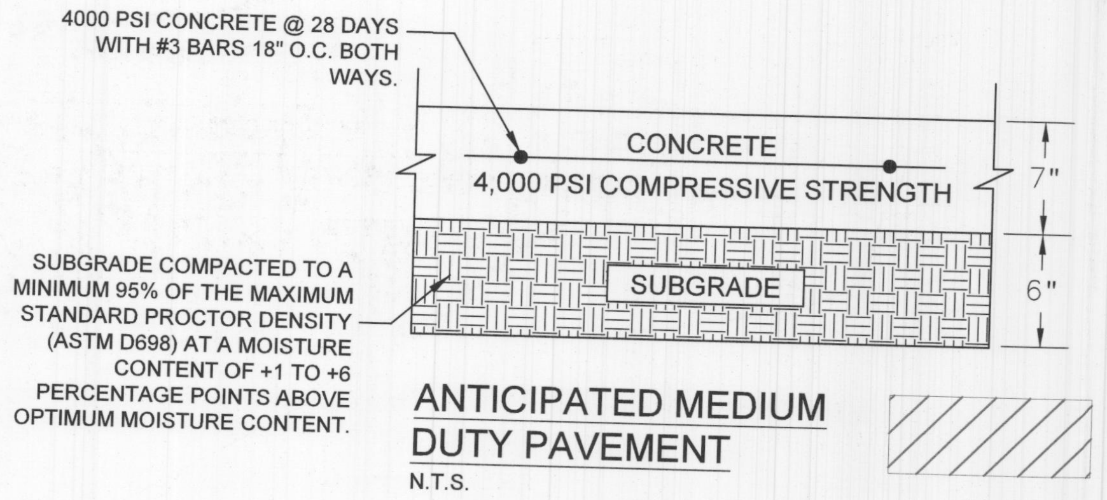
N.T.S.




4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 24" O.C. BOTH WAYS.
CONCRETE
4,000 PSI COMPRESSIVE STRENGTH
6"
SUBGRADE
6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

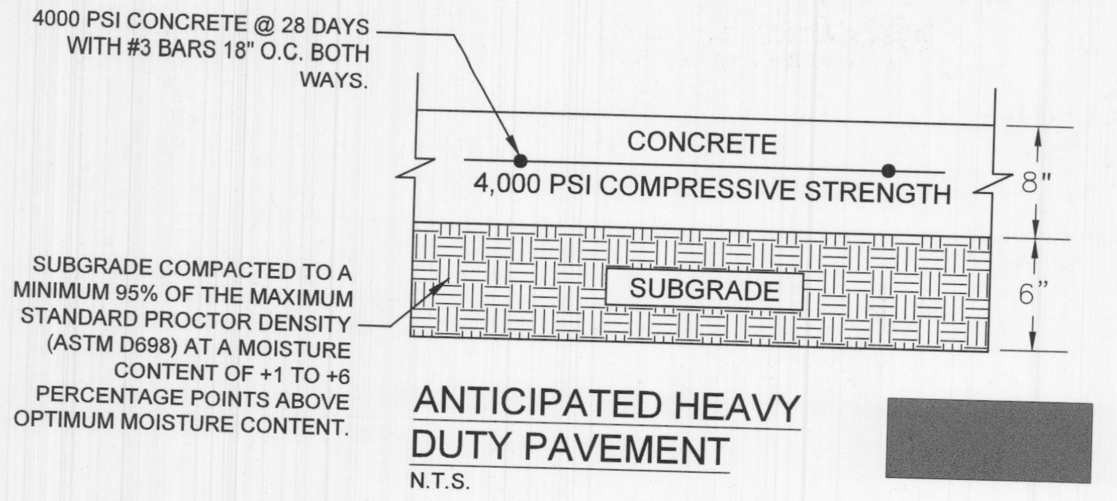
ANTICIPATED LIGHT DUTY PAVEMENT

N.T.S.


4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 18" O.C. BOTH WAYS.
CONCRETE
4,000 PSI COMPRESSIVE STRENGTH
7"
SUBGRADE
6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

ANTICIPATED MEDIUM DUTY PAVEMENT

N.T.S.


4000 PSI CONCRETE @ 28 DAYS WITH #3 BARS 18" O.C. BOTH WAYS.
CONCRETE
4,000 PSI COMPRESSIVE STRENGTH
8"
SUBGRADE
6"
SUBGRADE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT OF +1 TO +6 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT.

ANTICIPATED HEAVY DUTY PAVEMENT

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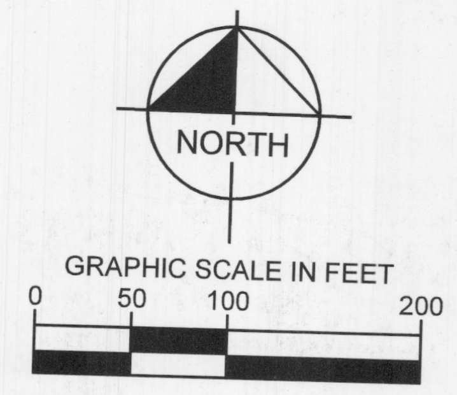
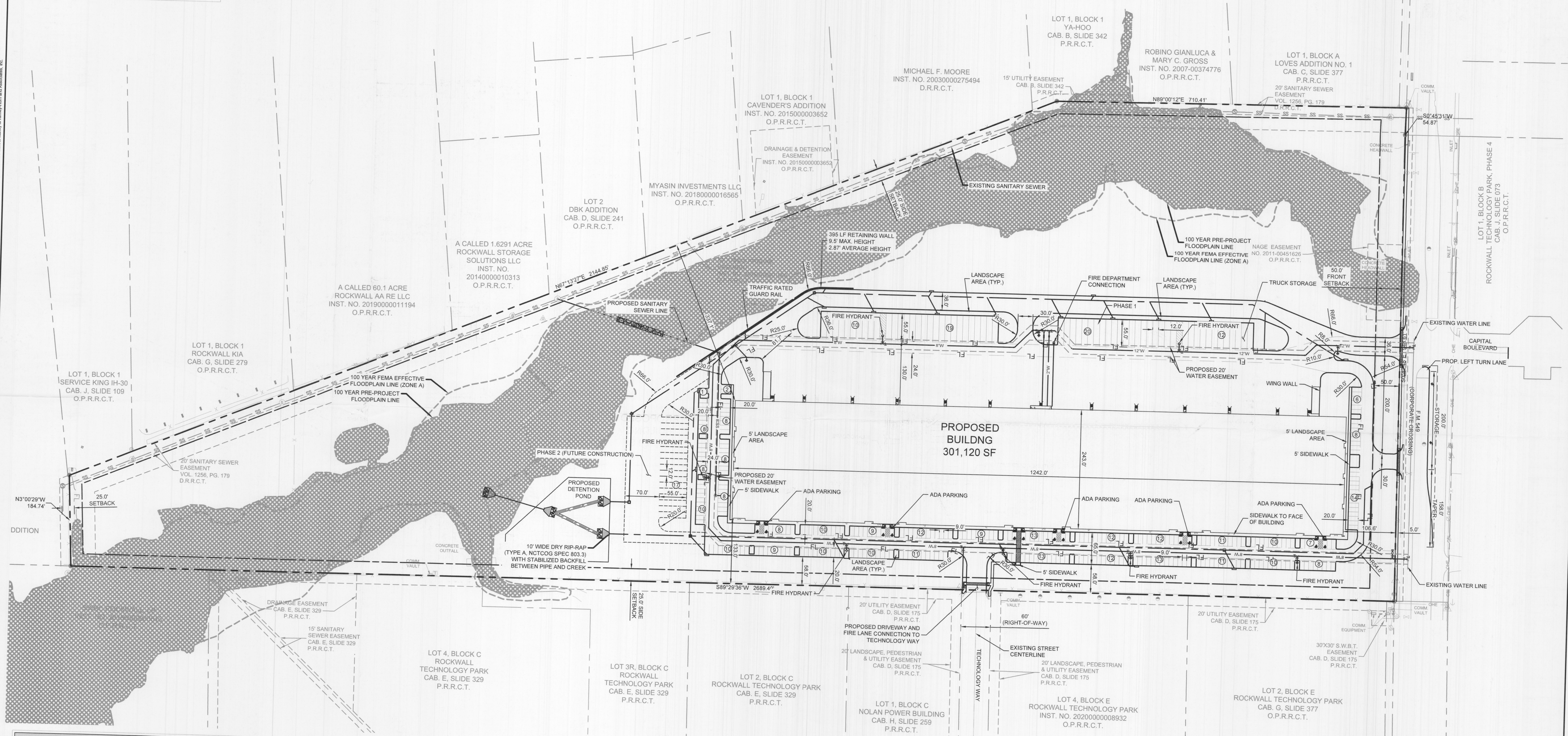




LEGEND	
PROPERTY LINE	━━ ━ ━ ━━
PROPOSED FIRE LANE	— FL — FL —
BUILDING SETBACK	— · — · — · —
EXISTING EASEMENT	– – – – – –
PROPOSED EASEMENT	— — — — —
PROPOSED WATER LINE	— W — W —
PROPOSED SANITARY SEWER LINE	— SS — SS —
EXISTING FENCE LINE	— X — X —
EXISTING WATER LINE	— W — W —
EXISTING SANITARY SEWER LINE	— SS — SS —
EXISTING STORM DRAIN LINE	═ ═ ═
EXISTING OVERHEAD ELECTRIC LINE	— OHE — OHE —
EXISTING UNDERGROUND ELECTRIC LINE	— UGE — UGE —
100 YEAR FLOOD PLANE	▨

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
REQUESTED MAX BUILDING HEIGHT	46.0'
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	311
REQUIRED AUTO PARKING	302
PHASE I TRUCK PARKING	61
PHASE II TRUCK PARKING	17
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	8

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 14 DAY OF September 2021.

WITNESS OUR HANDS, THIS 14 DAY OF Sept., 2021

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

DEVELOPER

STREAM INDUSTRIAL DEVELOPMENT SERVICES
CONTACT: BATES ARNOT
2001 ROSS AVENUE, SUITE 400
DALLAS, TEXAS 75201
PHONE NUMBER: (214) 560-2433
EMAIL: BATES.ARNOT@STREAMREALTY.COM

OWNER

HITT FAMILY, L.P.
CONTACT: L.R. TIPTON
3412 S. FM 548
ROYSE CITY, TX 75189
PHONE NUMBER: (241) 213-5087
EMAIL: LRTIP@YAHOO.COM

NOTES

1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's **below.** **Call** before you dig.

PLOTTED BY ADAME, DYLAN 9/7/2021 11:00 AM
DWG PATH K:\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\Exhibits
DWG NAME 20210830 - SITE PLAN EXHIBIT ALT 2.dwg

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer DYLAN ADAME
P.E. No. 138132 Date SEPTEMBER 2021

KHA PROJECT	068213100
DATE	SEPTEMBER 2021
SCALE	AS SHOWN
DESIGNED BY	DPG
DRAWN BY	DSA
CHECKED BY	DFG

STREAM ROCKWALL

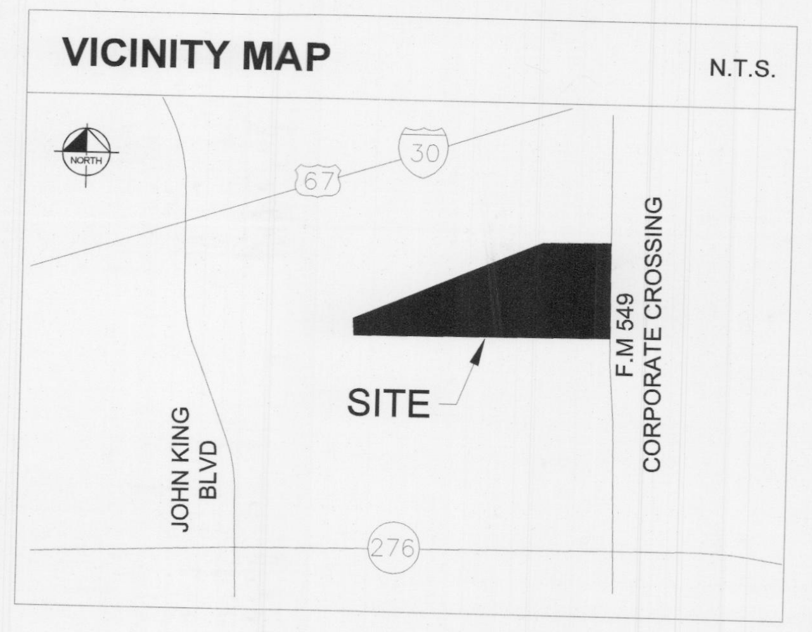
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

SITE PLAN

SHEET NUMBER
SP-1

CITY FILE NO. SP2021-024

VICINITY MAP

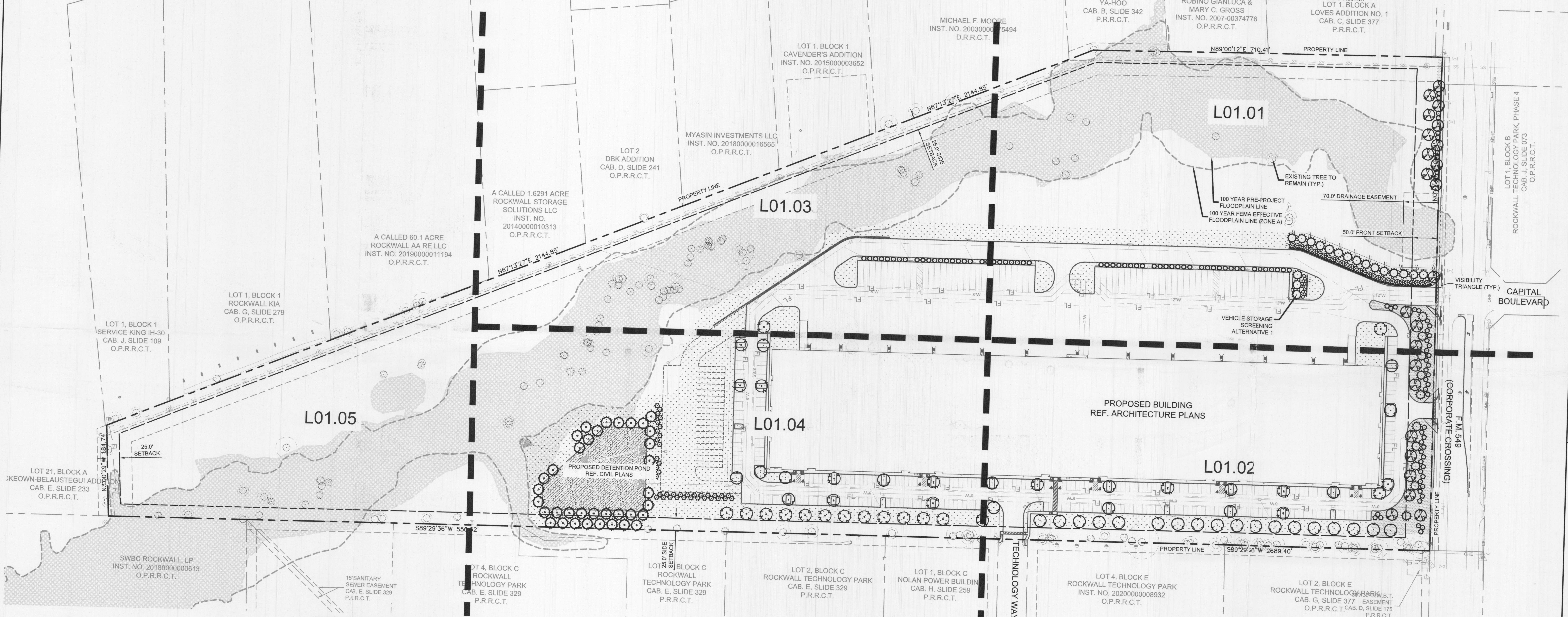


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
	UA	34	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	TD	37	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC	28	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CL	57	CHILOPSIS LINEARIS / DESERT WILLOW	CONT.	2" CAL.	8`-10` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	JE	28	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	US	38	UNGNADIA SPECIOSA / MEXICAN BUCKEYE	CONT.	2" CAL.	8`-10` HT.	SINGLE STEM, FULL
	QS	23	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16` - 18` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CC	53	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD	CONT.	2" CAL.	8`-10` HT.	SINGLE STEM, FULL

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
✳	HP	15	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA	5 GAL. MIN.	18" HT.	24" O.C.	FULL AND MATCHING
	IC	102	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING
	LC	30	LOROPETALUM CHINENSE / LOROPETALUM	5 GAL. MIN.	48" HT.	60" O.C.	FULL AND MATCHING
	LF	9	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	36" HT.	48" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SEED	198,116 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
	SOD	30,811 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
▨	DM	26,080 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.



City of Rockwall Landscape Requirements - Article 08		
TOTAL SITE AREA: 1,887,324 SF (43.3 ACRES)		
ZONED LIGHT INDUSTRIAL		
LANDSCAPE AND FENCE STANDARDS		
Landscape Buffers - FM 549 Overlay District	Required	Provided
The minimum landscape buffer adjacent to Primary Roadways shall be as follows: Industrial/Office/Technology Land Uses 50-feet	50' wide landscape buffer along FM 549	50' wide landscape buffer along FM 549
All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a conbination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches.	Yes	Yes
Two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage aong the primary roadway. The required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the Primary Roadway *F.M. 549 (Corporae Crossing)* *(1,003 LF / 100) *2= 20 Canopy Trees* *(1,0003 LF / 100) * 4 = 40 Accent Trees* 1,003 LF / 100 = 10 Cedar Trees	20 Canopy Trees 40 Accent Trees 10 Cedar Trees	23 Canopy Trees 53 Accent Trees 10 Cedar Trees
Landscape Screening	Required	Provided
Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with *Subsection 01.05 Screening Standards, of Article 5, District Development Standards.*	Yes	Yes
Alternative #1. A wrought iron fence and three tiered screening (small-medium sized shrubs, large shrubs or accent trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed 20 foot on center.		
Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate.	N/A	N/A
Head in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas	N/A	N/A

Landscape Requirements	Required	Provided
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages. 1,887,324 sf x 15% = 283,099 SF of Required landscaping	15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
Detention Basins	Required	Provided
Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree and 1 accent tree per 750.	Yes	Yes
28,200 SF / 750 = 38 Canopy & Accent Trees	38 Canopy & Accent Trees	38 Canopy & Accent Trees
Parking Lot Landscaping	Required	Provided
If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking areas 302 parking spaces / 10 = 31 trees	31 Trees	31 Trees
No required parking space may be located more than 80 feet from the trunk of a canopy tree	Yes	Yes

NOTE:

1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.
3. CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEEDED/SODDED AREAS UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY. (SECTION 4.2, ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION).

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 14 DAY OF September 2021.

WITNESS OUR HANDS, THIS 14 DAY OF Sept, 2021

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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811 Know what's **below.**
Call before you dig.

No.	REVISIONS	DATE

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date 09/07/2021

KHA PROJECT	068213100
DATE	SEPTEMBER 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

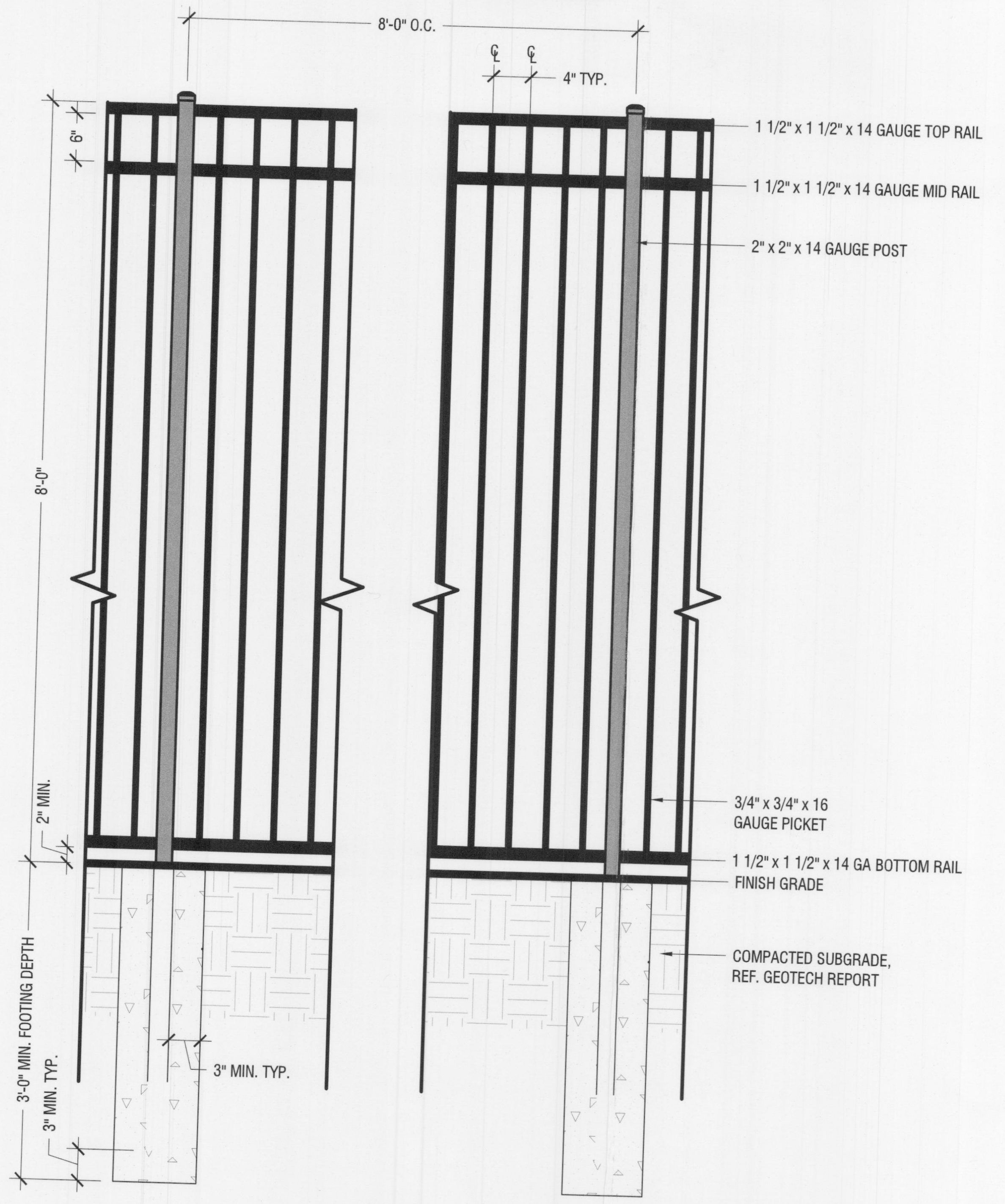
OVERALL LANDSCAPE PLAN

SHEET NUMBER
L01.00

IMAGES
XREFS xBndy : xSite ALT 2 : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
LAST SAVED 9/7/2021 10:12 AM
PLOTTED BY PARKS, ALLISON 9/7/2021 10:29 AM
DWG PATH \\kimley-horn.com\TX_DAL2\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\PlanSheets\Landscape
DWG NAME LP 1.00 - LANDSCAPE PLAN - NEW.dwg

PLANTING NOTES:

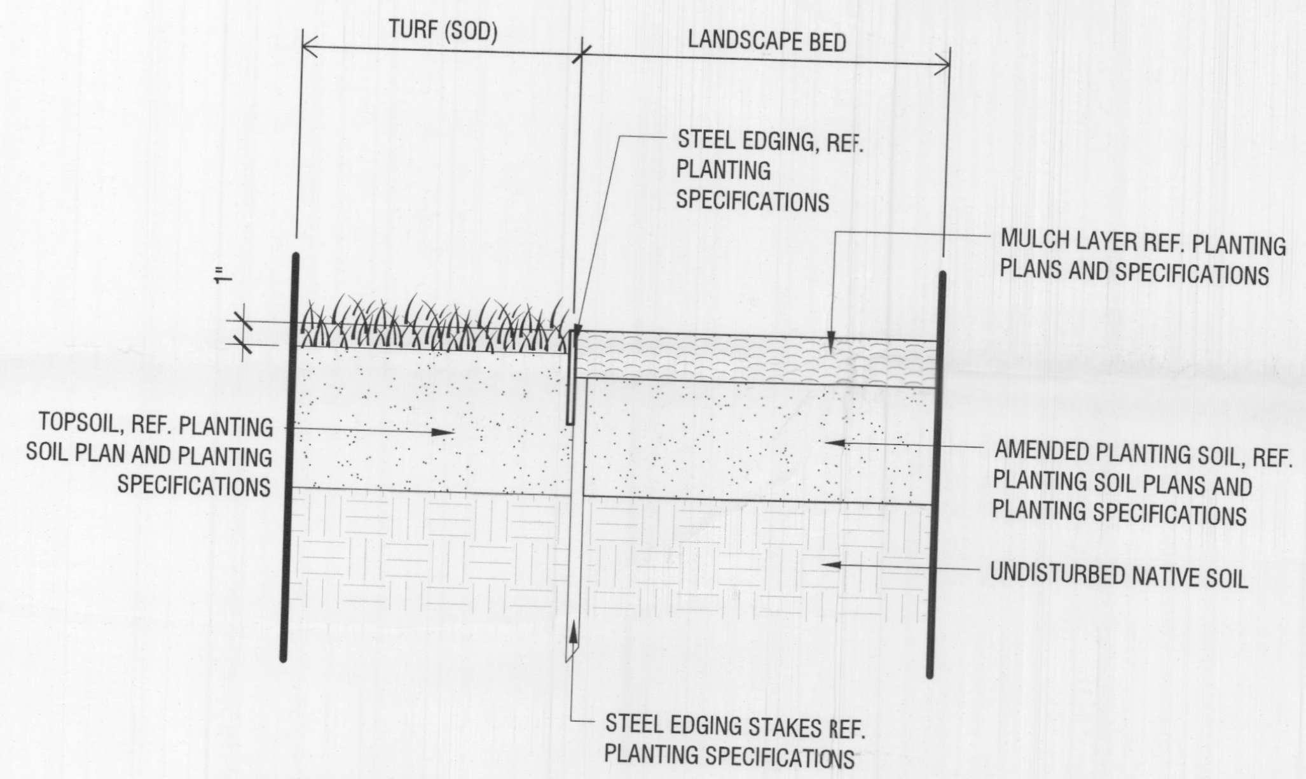
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.


8'-0" O.C.
℄
℄
4" TYP.
6"
8'-0"
2" MIN.
3'-0" MIN. FOOTING DEPTH
3" MIN. TYP.
3" MIN. TYP.
1 1/2" x 1 1/2" x 14 GAUGE TOP RAIL
1 1/2" x 1 1/2" x 14 GAUGE MID RAIL
2" x 2" x 14 GAUGE POST
3/4" x 3/4" x 16 GAUGE PICKET
1 1/2" x 1 1/2" x 14 GA BOTTOM RAIL
FINISH GRADE
COMPACTED SUBGRADE, REF. GEOTECH REPORT

8' Ht. Wrought Iron Screening Fence

D

Scale: 3/4"=1'-0"


TURF (SOD)
LANDSCAPE BED
1"
STEEL EDGING, REF. PLANTING SPECIFICATIONS
MULCH LAYER REF. PLANTING PLANS AND SPECIFICATIONS
TOPSOIL, REF. PLANTING SOIL PLAN AND PLANTING SPECIFICATIONS
AMENDED PLANTING SOIL, REF. PLANTING SOIL PLANS AND PLANTING SPECIFICATIONS
UNDISTURBED NATIVE SOIL
STEEL EDGING STAKES REF. PLANTING SPECIFICATIONS

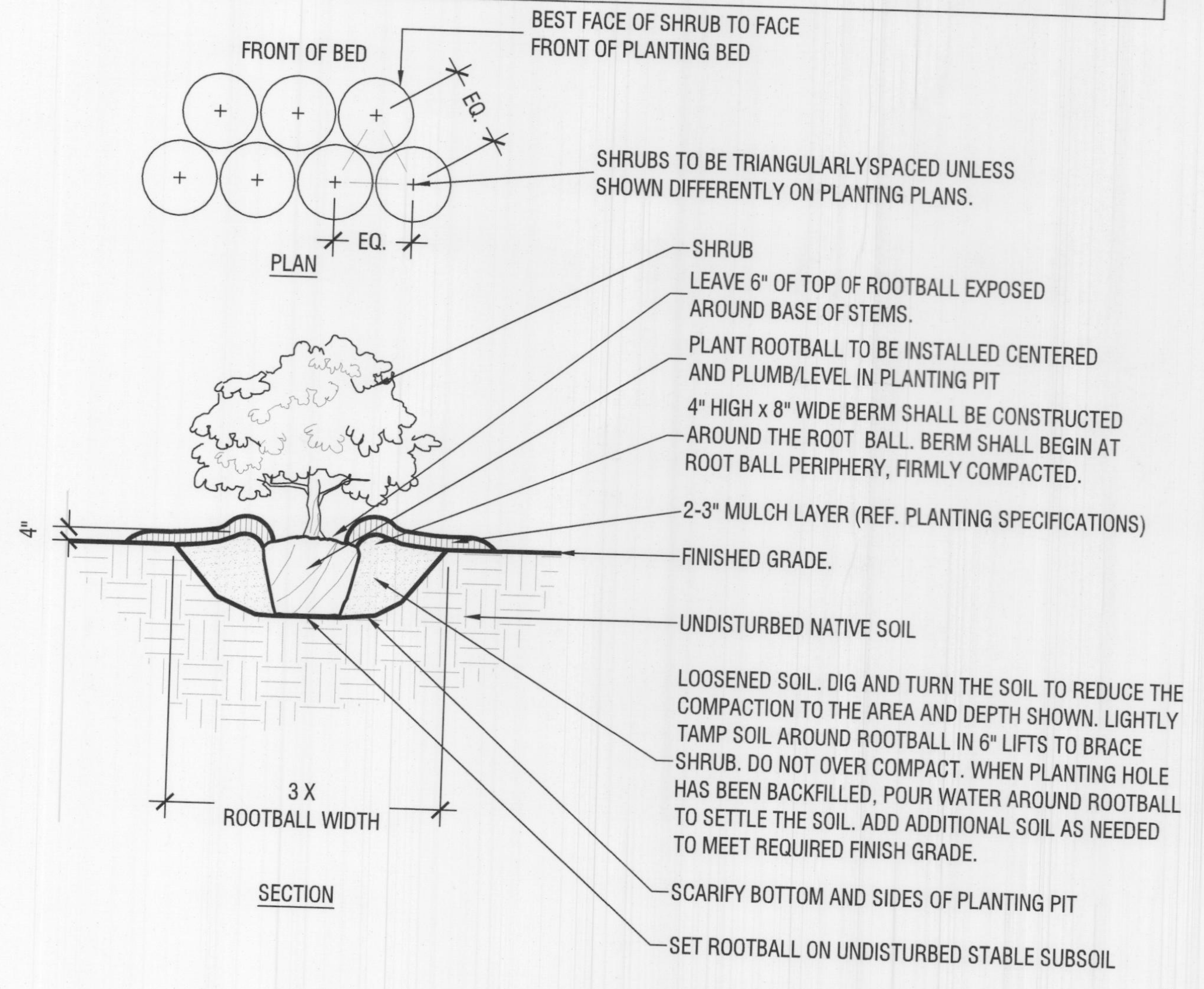
STEEL EDGING (AT TURF & LANDSCAPE BED)

C

Scale: 1 1/2" = 1'-0"

NOTES:

1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.


FRONT OF BED
BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED
EQ.
SHRUBS TO BE TRIANGULARLY SPACED UNLESS SHOWN DIFFERENTLY ON PLANTING PLANS.
EQ.
PLAN
SHRUB
LEAVE 6" OF TOP OF ROOTBALL EXPOSED AROUND BASE OF STEMS.
PLANT ROOTBALL TO BE INSTALLED CENTERED AND PLUMB/LEVEL IN PLANTING PIT
4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY, FIRMLY COMPACTED.
2-3" MULCH LAYER (REF. PLANTING SPECIFICATIONS)
FINISHED GRADE.
4"
UNDISTURBED NATIVE SOIL
LOOSENED SOIL. DIG AND TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN. LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL. ADD ADDITIONAL SOIL AS NEEDED TO MEET REQUIRED FINISH GRADE.
3 X ROOTBALL WIDTH
SECTION
SCARIFY BOTTOM AND SIDES OF PLANTING PIT
SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL

TYPICAL SHRUB PLANTING

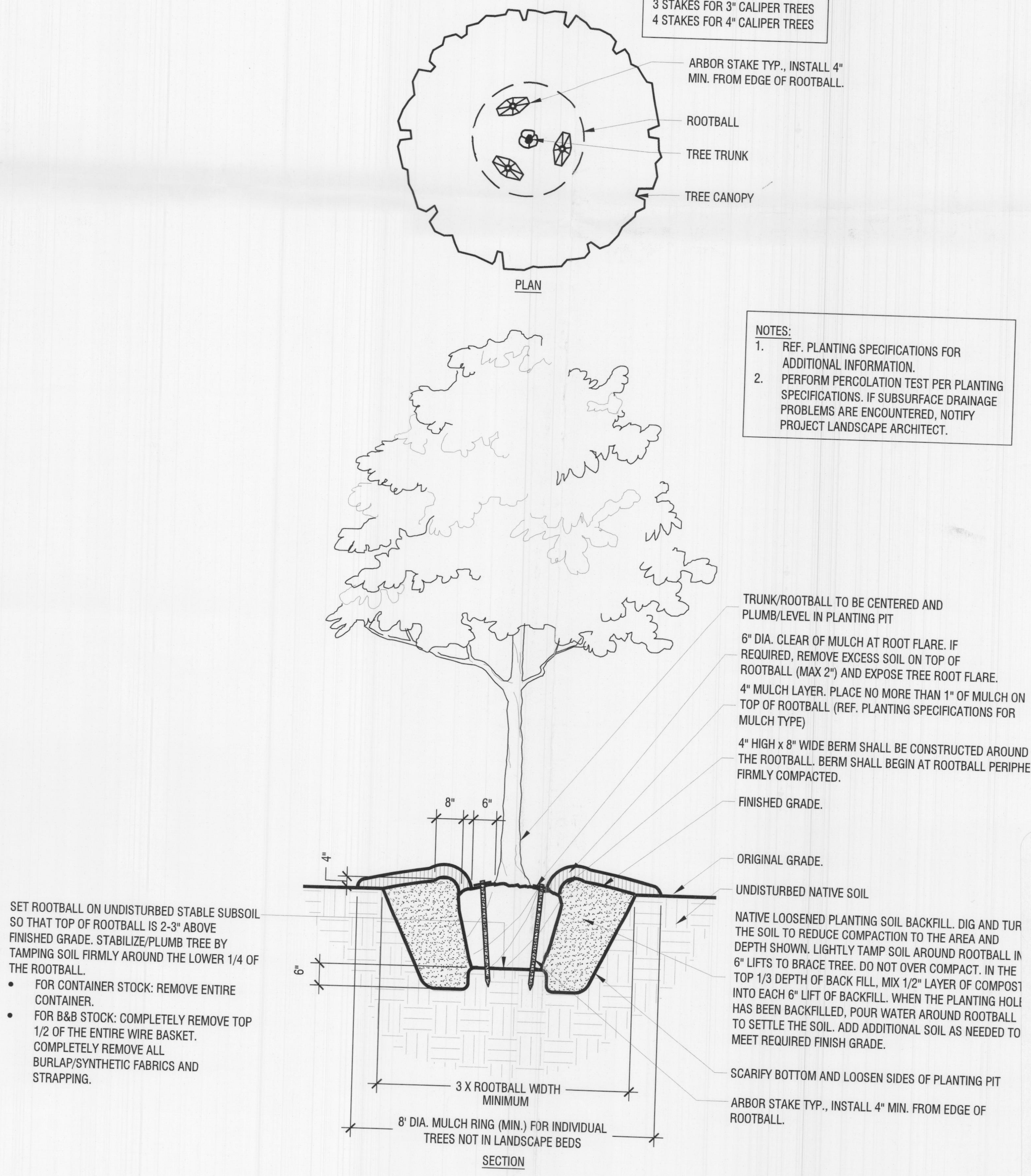
B

Scale: NTS

NOTE:
3 STAKES FOR 3" CALIPER TREES
4 STAKES FOR 4" CALIPER TREES

NOTES:

1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.


ARBOR STAKE TYP., INSTALL 4" MIN. FROM EDGE OF ROOTBALL.
ROOTBALL
TREE TRUNK
TREE CANOPY
PLAN
TRUNK/ROOTBALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT
6" DIA. CLEAR OF MULCH AT ROOT FLARE. IF REQUIRED, REMOVE EXCESS SOIL ON TOP OF ROOTBALL (MAX 2") AND EXPOSE TREE ROOT FLARE.
4" MULCH LAYER. PLACE NO MORE THAN 1" OF MULCH ON TOP OF ROOTBALL (REF. PLANTING SPECIFICATIONS FOR MULCH TYPE)
4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND THE ROOTBALL. BERM SHALL BEGIN AT ROOTBALL PERIPHERY, FIRMLY COMPACTED.
FINISHED GRADE.
8"
6"
4"
ORIGINAL GRADE.
UNDISTURBED NATIVE SOIL
6"
NATIVE LOOSENED PLANTING SOIL BACKFILL. DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN. LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. IN THE TOP 1/3 DEPTH OF BACK FILL, MIX 1/2" LAYER OF COMPOST INTO EACH 6" LIFT OF BACKFILL. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL. ADD ADDITIONAL SOIL AS NEEDED TO MEET REQUIRED FINISH GRADE.
SCARIFY BOTTOM AND LOOSEN SIDES OF PLANTING PIT
ARBOR STAKE TYP., INSTALL 4" MIN. FROM EDGE OF ROOTBALL.
3 X ROOTBALL WIDTH MINIMUM
8' DIA. MULCH RING (MIN.) FOR INDIVIDUAL TREES NOT IN LANDSCAPE BEDS
SECTION

SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.

- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

TYPICAL TREE PLANTING

A

Scale: NTS

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 14 day of September, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date 09/07/2021

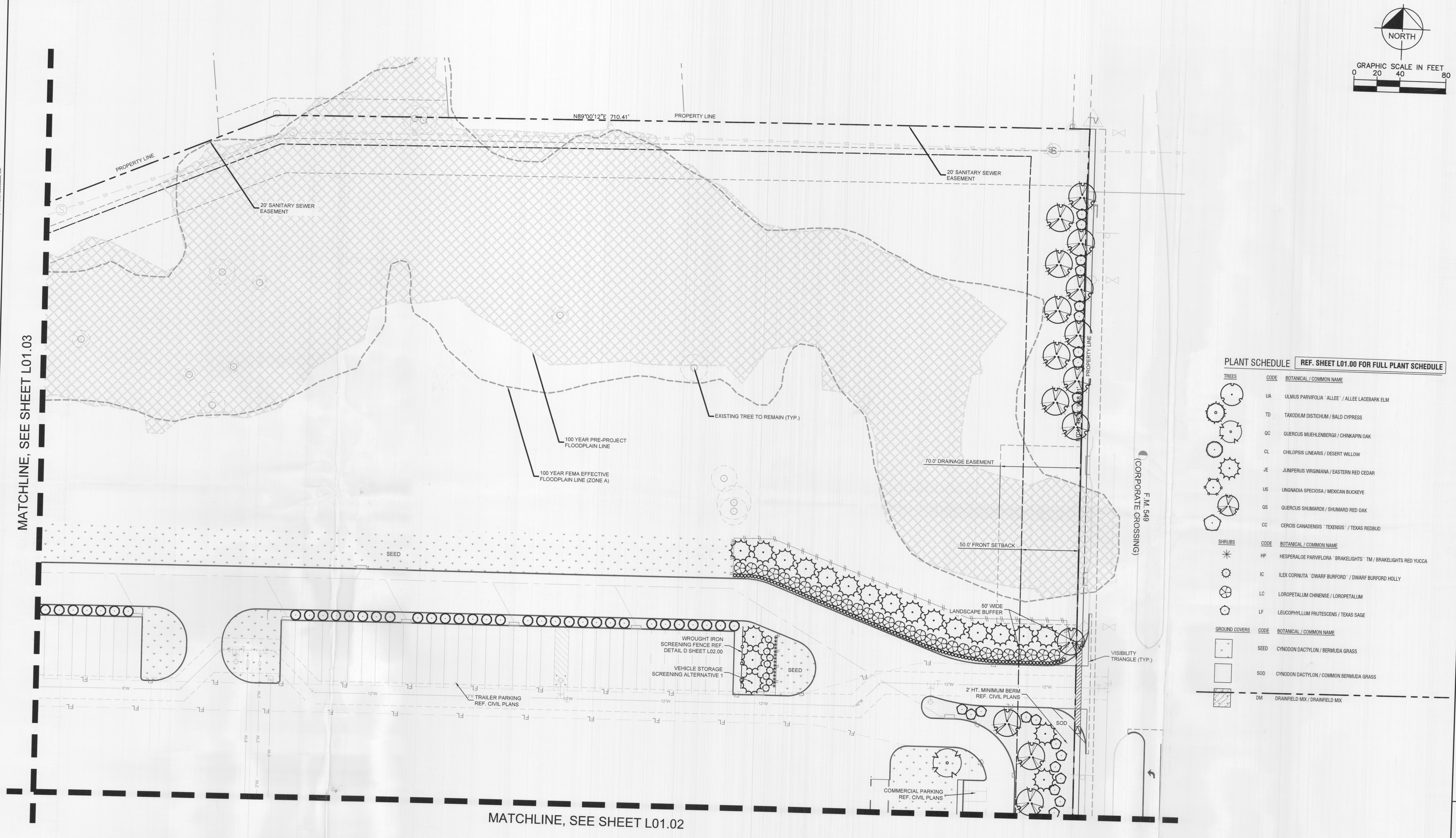
KHA PROJECT
068213100
DATE
SEPTEMBER 2021
SCALE AS SHOWN
DESIGNED BY AMS
DRAWN BY AMS
CHECKED BY AMP

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE DETAILS

SHEET NUMBER
L02.00

IMAGES
XREFS 067771662 decomposed granite : Shrub Planting Details : Steel edge @ landscape : Tree Planting Details : Steel edge @ Rock Cobble : xTtlb - LA : 064567600 Fencing
LAST SAVED 9/2/2021 3:37 PM
PLOTTED BY PARKS, ALLISON 9/7/2021 10:31 AM
DWG PATH \\kimley-horn.com\TX_DAL2\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\PlanSheets\Landscape
DWG NAME L-200 - DETAILS.dwg


NORTH
GRAPHIC SCALE IN FEET
0
20
40
80
PROPERTY LINE
N89°00'12"E 710.41'
PROPERTY LINE
PROPERTY LINE
20' SANITARY SEWER EASEMENT
20' SANITARY SEWER EASEMENT
EXISTING TREE TO REMAIN (TYP.)
100 YEAR PRE-PROJECT FLOODPLAIN LINE
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
70.0' DRAINAGE EASEMENT
50.0' FRONT SETBACK
PROPERTY LINE
F.M. 549 (CORPORATE CROSSING)
SEED
SEED
50' WIDE LANDSCAPE BUFFER
VISIBILITY TRIANGLE (TYP.)
WROUGHT IRON SCREENING FENCE REF. DETAIL D SHEET L02.00
VEHICLE STORAGE SCREENING ALTERNATIVE 1
TRAILER PARKING REF. CIVIL PLANS
2' HT. MINIMUM BERM REF. CIVIL PLANS
SOD
COMMERCIAL PARKING REF. CIVIL PLANS
MATCHLINE, SEE SHEET L01.03
MATCHLINE, SEE SHEET L01.02

PLANT SCHEDULE **REF. SHEET L01.00 FOR FULL PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGNADIA SPECIOSA / MEXICAN BUCKEYE
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD
SHRUBS	CODE	BOTANICAL / COMMON NAME
	HP	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	LC	LOROPETALUM CHINENSE / LOROPETALUM
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
	DM	DRAINFIELD MIX / DRAINFIELD MIX

SITE PLAN SIGNATURE BLOCK

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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNINGAND ZONING

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KHA PROJECT	068213100
DATE	SEPTEMBER 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(1 OF 5)

SHEET NUMBER
L01.01

IMAGES
XREFS xBndy : xSite ALT 2 : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
LAST SAVED 9/7/2021 10:12 AM
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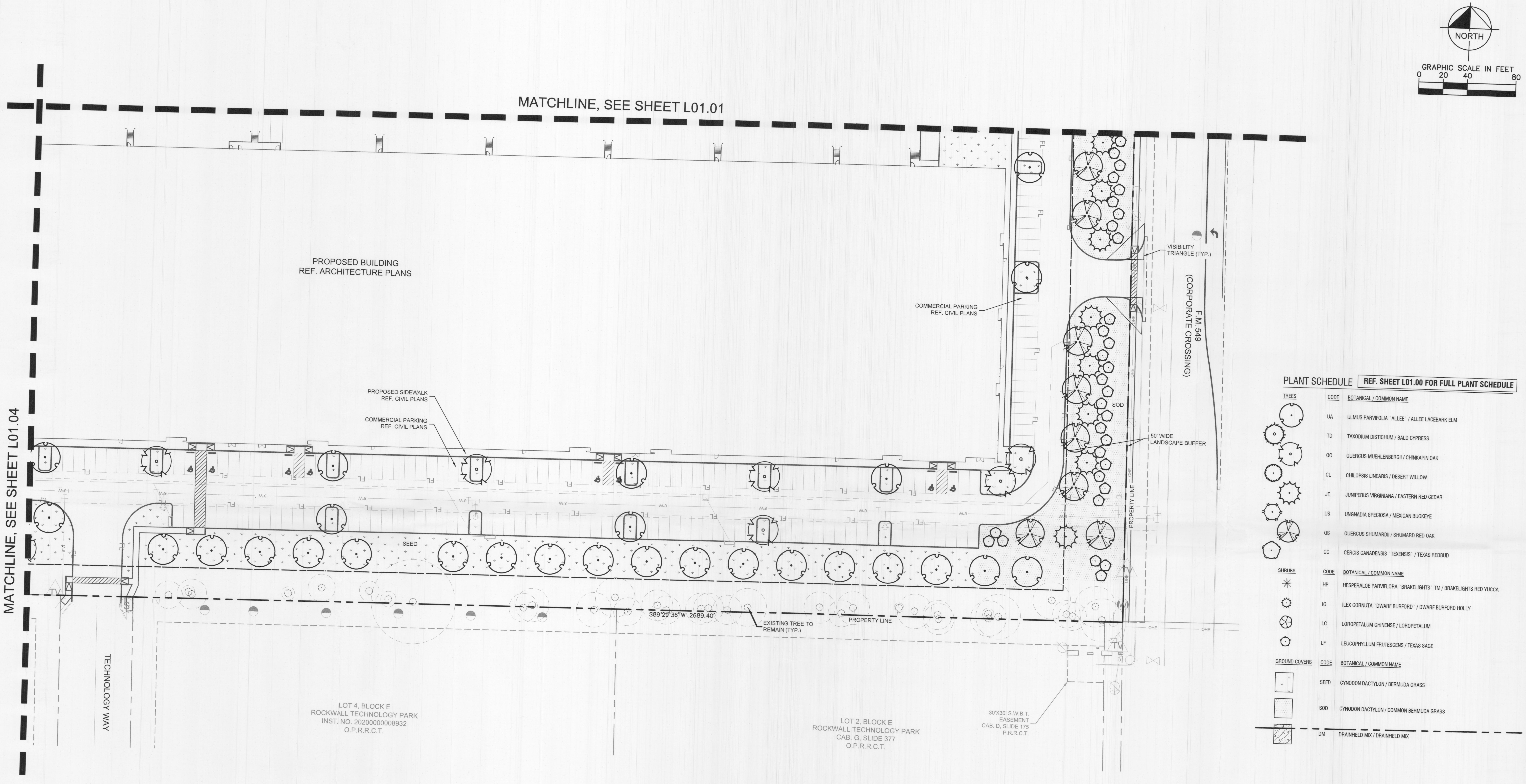
DWG NAME LP 1.00 - LANDSCAPE PLAN - NEW.dwg



PLANT SCHEDULE

REF. SHEET L01.00 FOR FULL PLANT SCHEDULE

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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date 09/07/2021

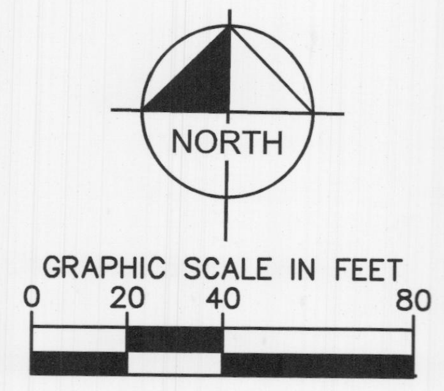
KHA PROJECT	068213100
DATE	SEPTEMBER 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

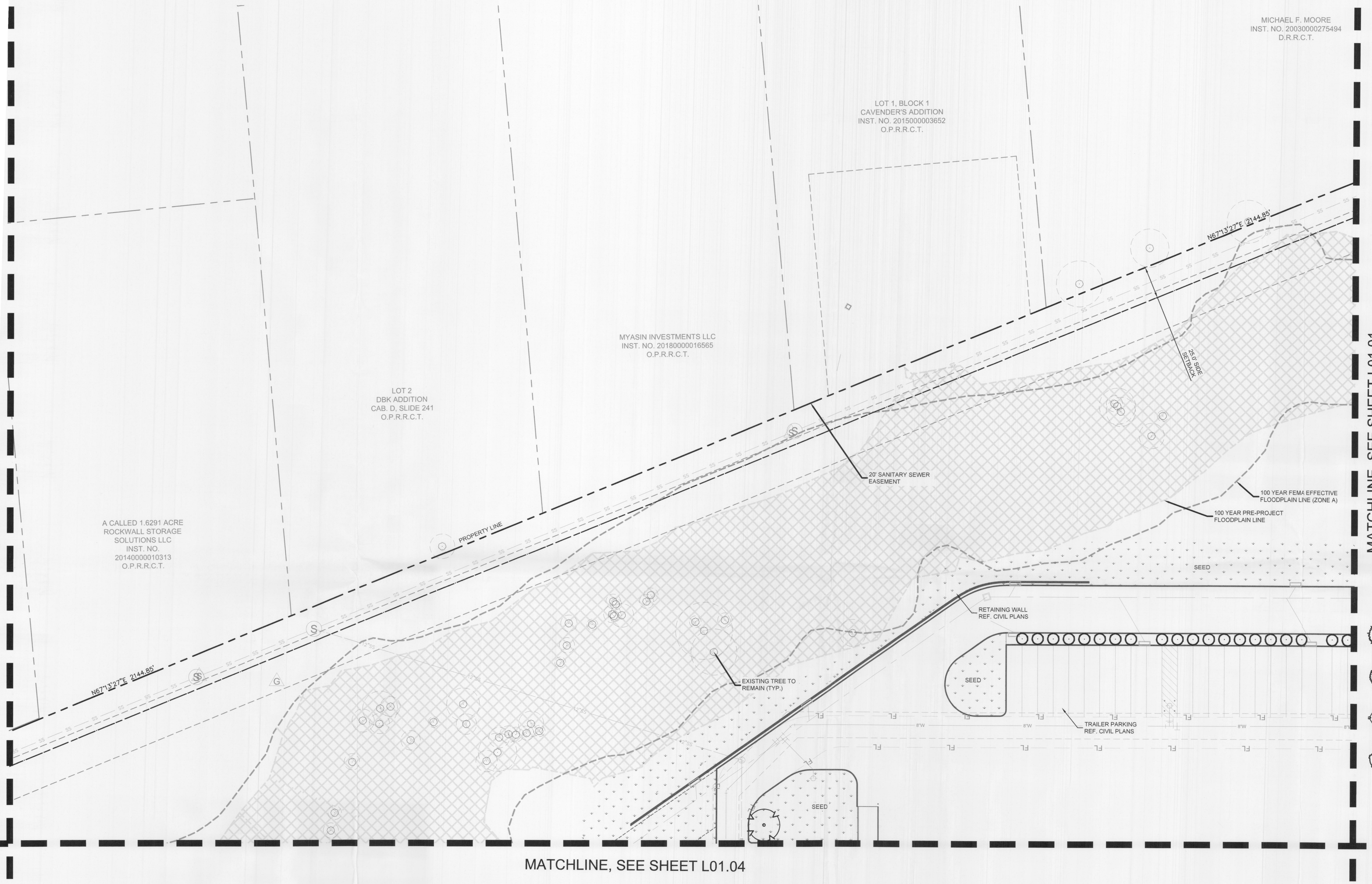
STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(2 OF 5)

SHEET NUMBER
L01.02





PLANT SCHEDULE **REF. SHEET L01.00 FOR FULL PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	US	UNGNADIA SPECIOSA / MEXICAN BUCKEYE
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	CC	CERCIS CANADENSIS `TEXENSIS` / TEXAS REDBUD
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
✳	HP	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM / BRAKELIGHTS RED YUCCA
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	LC	LOROPETALUM CHINENSE / LOROPETALUM
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
▨	DM	DRAINFIELD MIX / DRAINFIELD MIX

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SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 14 DAY OF Sept. 2021.

WITNESS OUR HANDS, THIS 14 DAY OF Sept. 2021

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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No. | REVISIONS | DATE

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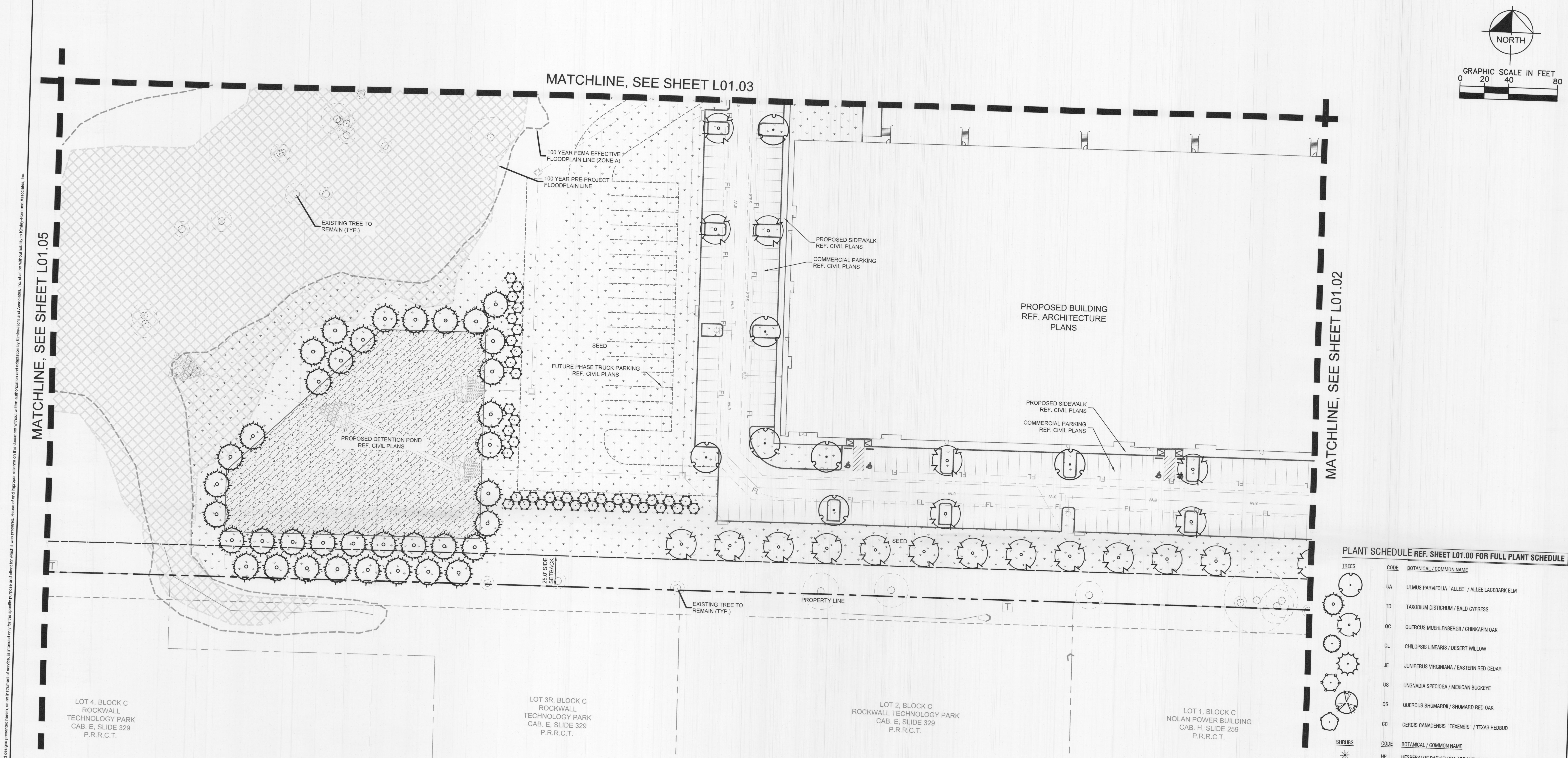
STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN
(3 OF 5)

SHEET NUMBER
L01.03


NORTH
GRAPHIC SCALE IN FEET
0
20
40
80
MATCHLINE, SEE SHEET L01.03
MATCHLINE, SEE SHEET L01.05
MATCHLINE, SEE SHEET L01.02
100 YEAR FEMA EFFECTIVE FLOODPLAIN LINE (ZONE A)
100 YEAR PRE-PROJECT FLOODPLAIN LINE
EXISTING TREE TO REMAIN (TYP.)
PROPOSED SIDEWALK REF. CIVIL PLANS
COMMERCIAL PARKING REF. CIVIL PLANS
PROPOSED BUILDING REF. ARCHITECTURE PLANS
SEED
FUTURE PHASE TRUCK PARKING REF. CIVIL PLANS
PROPOSED DETENTION POND REF. CIVIL PLANS
PROPOSED SIDEWALK REF. CIVIL PLANS
COMMERCIAL PARKING REF. CIVIL PLANS
FL
SEED
25.0' SIDE SETBACK
EXISTING TREE TO REMAIN (TYP.)
PROPERTY LINE
LOT 4, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 3R, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 1, BLOCK C NOLAN POWER BUILDING CAB. H, SLIDE 259 P.R.R.C.T.

PLANT SCHEDULE **REF. SHEET L01.00 FOR FULL PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
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	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS
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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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L.A. No. 3486 Date 09/07/2021

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SCALE	AS SHOWN
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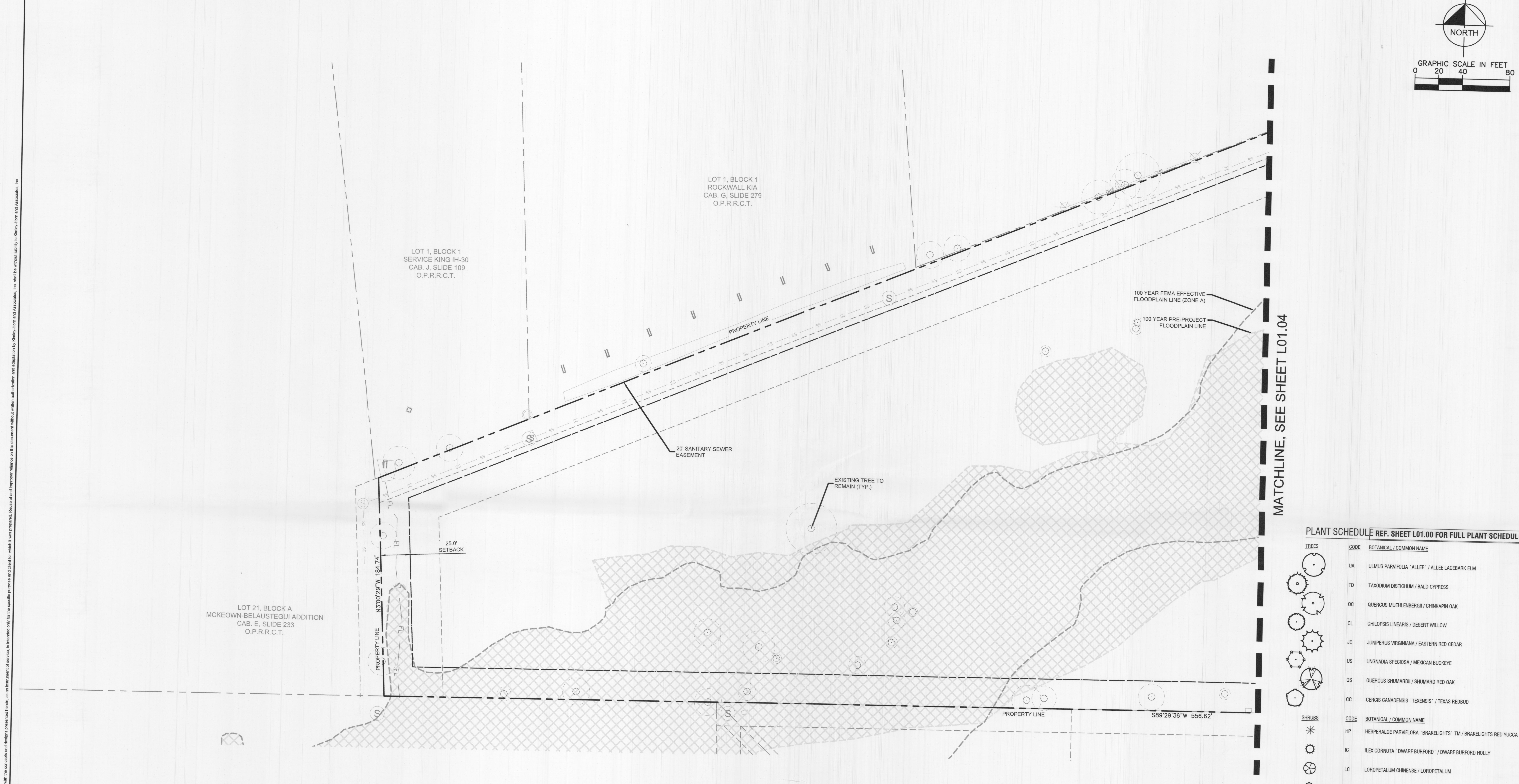
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN (4 OF 5)

SHEET NUMBER
L01.04



PLANT SCHEDULE

REF. SHEET L01.00 FOR FULL PLANT SCHEDULE

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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date 09/07/2021

KHA PROJECT	068213100
DATE	SEPTEMBER 2021
SCALE	AS SHOWN
DESIGNED BY	AMS
DRAWN BY	AMS
CHECKED BY	AMP

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

LANDSCAPE PLAN (5 OF 5)

SHEET NUMBER
L01.05

IMAGES
XREFS xBndy : xSite ALT 2 : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr
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PLOTTED BY PARKS, ALLISON 9/7/2021 10:30 AM
DWG PATH \\kimley-horn.com\TX_DAL2\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\PlanSheets\Landscape
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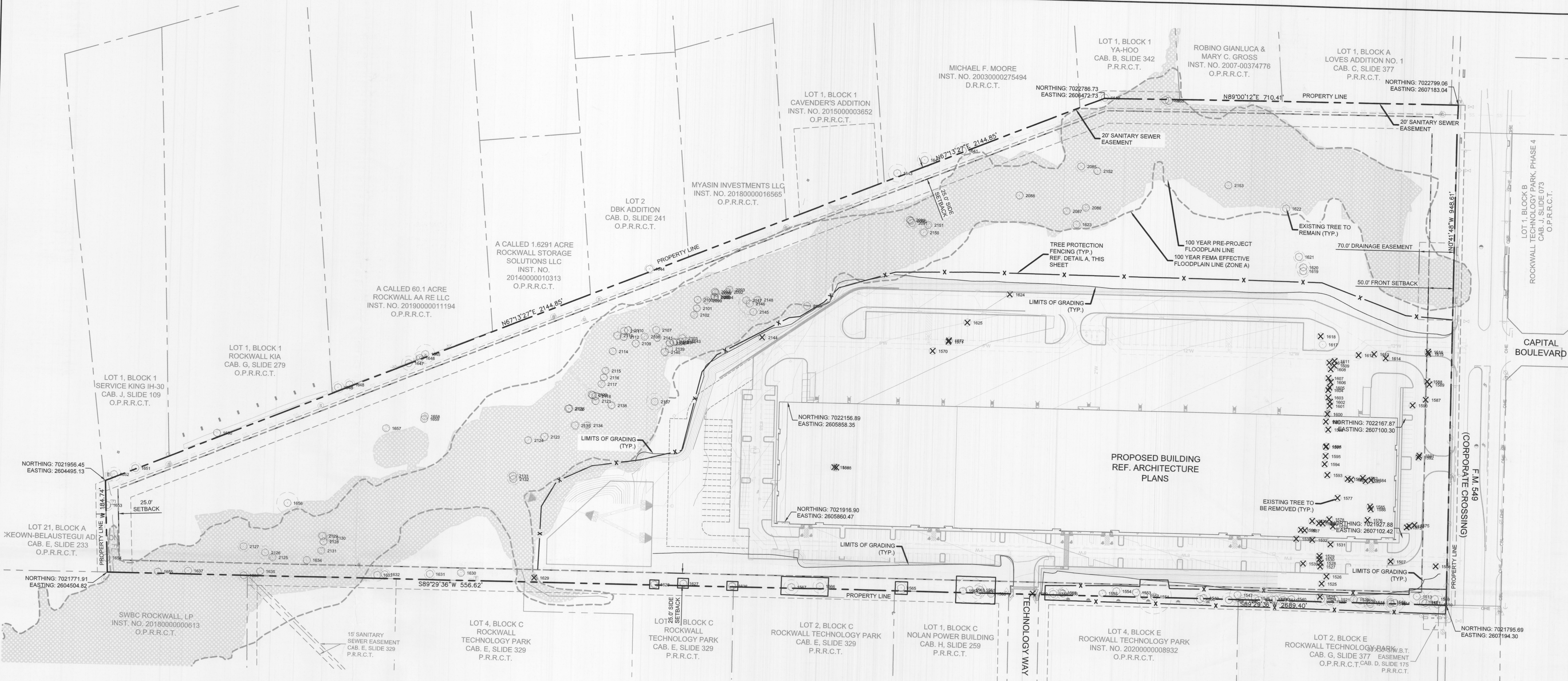


TREE PROTECTION SIGN ENLARGEMENT

36"

24"

KEEP OUT TREE PROTECTION AREA NO ENTRY		**ZONA DE PROTECCION PARA ARBOLES NO ENTRE**	
• NO HEAVY EQUIPMENT • NO PARKING	• NO STORAGE • NO DUMPING • NO GRADING	• NO EQUIPAMIENTO PESADO • NO ESTACIONAR	• NO ALMACENAJE • PROHIBIDO TRIAR BASURA • NO EXCAVAR
PROJECT ARBORIST PHONE #	GENERAL CONTRACTOR PHONE #	ARBORISTA DEL PROYECTO TELEFONO #	CONTRATISTA GENERAL TELEFONO #

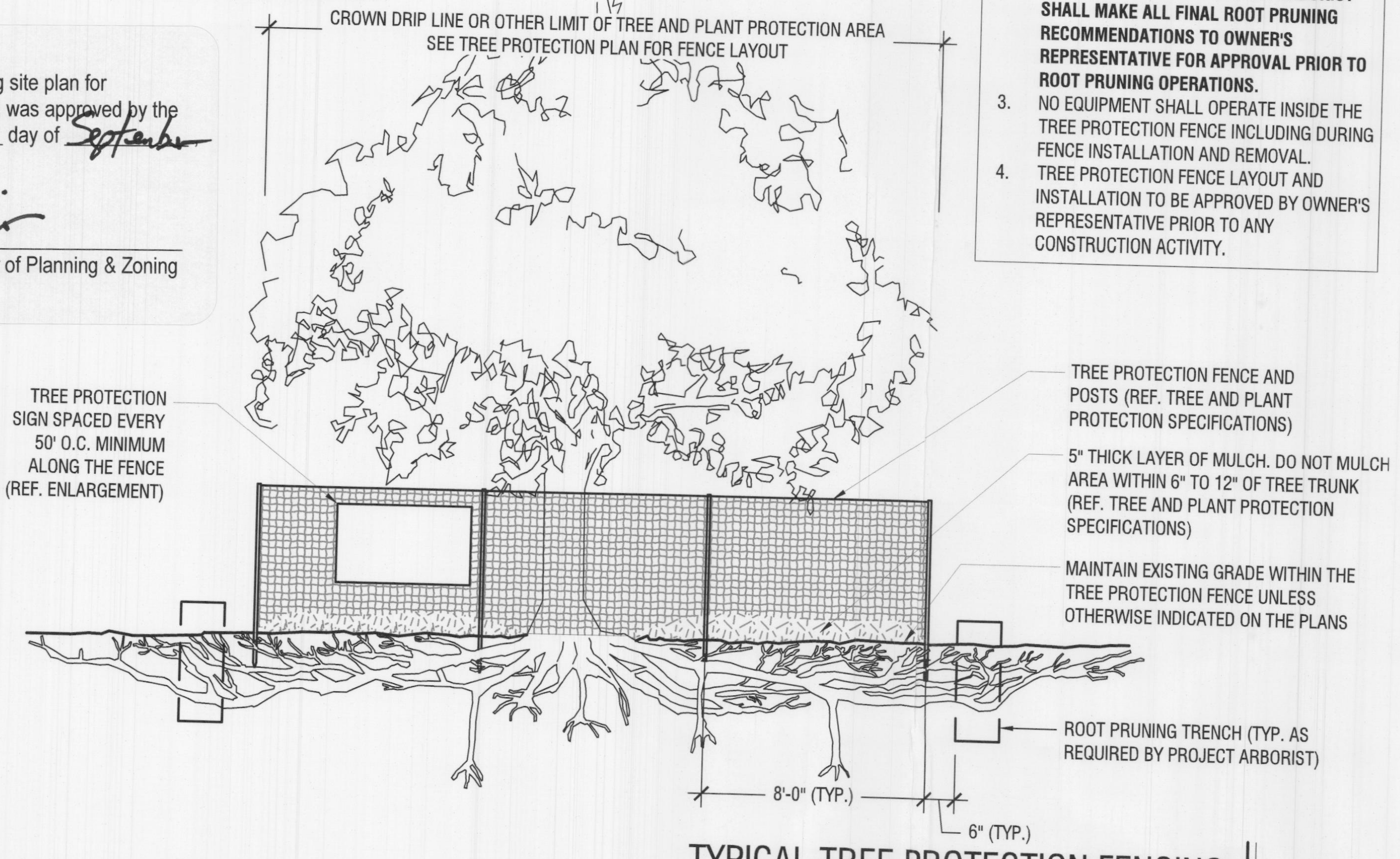
NOTE: CONTRACTOR TO PROVIDE PHONE NUMBER INFORMATION

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 14 day of September, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.


CROWN DRIP LINE OR OTHER LIMIT OF TREE AND PLANT PROTECTION AREA
SEE TREE PROTECTION PLAN FOR FENCE LAYOUT
TREE PROTECTION SIGN SPACED EVERY 50' O.C. MINIMUM ALONG THE FENCE (REF. ENLARGEMENT)
TREE PROTECTION FENCE AND POSTS (REF. TREE AND PLANT PROTECTION SPECIFICATIONS)
5" THICK LAYER OF MULCH. DO NOT MULCH AREA WITHIN 6" TO 12" OF TREE TRUNK (REF. TREE AND PLANT PROTECTION SPECIFICATIONS)
MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS
ROOT PRUNING TRENCH (TYP. AS REQUIRED BY PROJECT ARBORIST)
8'-0" (TYP.)
6" (TYP.)

TYPICAL TREE PROTECTION FENCING

A

Scale: NTS

LEGEND

☒	EXISTING TREE TO BE REMOVED
○	EXISTING TREE TO BE PROTECTED
— x —	TREE PROTECTION FENCING
— — —	EXISTING CONTOUR
———	PROPOSED CONTOUR

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

TREESCAPE PLAN & DETAIL

STREAM ROCKWALL

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

KHA PROJECT	068213100
DATE	SEPTEMBER 2021
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No.	REVISIONS	DATE

SHEET NUMBER
T01.00

```
IMAGES
XREFS        xBndy : xSite ALT 2 : xLandscape : xTtlb - LA : oSurfEG : oSurfFG : xSswr : xStrm : xTree : xWatr : Tree Fence Details
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PLOTTED BY   PARKS, ALLISON 9/7/2021 10:29 AM
DWG PATH     \\kimley-horn.com\TX_DAL2\DAL_Civil\68213100 - Stream Rockwall\4_Design\CAD\PlanSheets\Landscape
DWG NAME     T 1.00 - TREE PRESERVATION PLAN.dwg
```

Rockwall Industrial - City of Rockwall

er	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
7	23.1	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	23.1
8	30.9	Pecan	*Carya illinoinensis*	Declining	Forked	Remove	Unprotected	N/A	N/A
9	16.9	Pecan	*Carya illinoinensis*	Healthy	Forked	Preserve	Primary	1:1	N/A
0	17.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
3	15.5	Eastern Redcedar	*Juniperus virginiana*	Hazard	Single	Preserve	Unprotected	N/A	N/A
4	18.4	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
5	14.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
6	4.7	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Preserve	Primary	1:1	N/A
7	12.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
8	12.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
9	14.2	Hackberry	*Celtis laevigata*	Declining	Forked	Preserve	Unprotected	N/A	N/A
20	4.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
21	13.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
22	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
23	31.2	Hackberry	*Celtis laevigata*	Hazard	Multi	Remove	Unprotected	N/A	N/A
24	12.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
25	18.0	Hackberry	*Celtis laevigata*	Hazard	Single	Remove	Unprotected	N/A	N/A
26	16.3	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
27	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.9
528	18.3	Hackberry	*Celtis laevigata*	Declining	Multi	Remove	Unprotected	N/A	N/A
529	13.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.6
530	12.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.3
531	20.9	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
532	18.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
533	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.9
534	12.0	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
535	15.6	Hackberry	*Celtis laevigata*	Declining	Forked	Remove	Unprotected	N/A	N/A
536	14.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.2
537	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
538	24.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	12.1
539	23.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1540	15.7	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1541	12.1	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1542	12.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1543	12.9	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1544	11.7	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1545	12.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1546	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1547	16.3	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1548	14.4	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1549	13.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1550	11.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1551	34.7	Hackberry	*Celtis laevigata*	Hazard	Single	Preserve	Unprotected	N/A	N/A
1552	6.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1553	8.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
1554	11.2	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1555	5.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1556	12.2	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1557	5.2	Hercules-Club	*Zanthoxylum clava-herculis*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1558	11.3	Hackberry	*Celtis laevigata*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1559	13.3	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1560	4.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1561	13.9	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1562	13.2	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1563	26.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Feature	2:1	N/A
1564	5.1	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1565	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1566	13.1	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1567	14.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1568	14.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Multi	Remove	Unprotected	N/A	N/A
1569	15.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	7.7
1570	14.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	7.2
1571	13.1	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	6.6
1572	11.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	5.7
1573	4.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	4.3
1574	10.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Remove	Primary	1:1	10.5
1575	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	6.3
1576	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	7.9
1577	23.7	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	23.7
1578	16.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.1
1579	5.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove	Primary	1:1	5.5
1580	13.3	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1581	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.9
1582	12.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.3
1583	13.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.0
1584	12.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.5
1585	16.5	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1586	29.2	Hackberry	*Celtis laevigata*	Hazard	Forked	Remove	Unprotected	N/A	N/A
1587	11.3	Hackberry	*Celtis laevigata*	Healthy	Multi	Remove	Secondary	.5:1	5.7
1588	13.5	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	6.8
1589	11.6	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.8
1590	20.6	Hackberry	*Celtis laevigata*	Declining	Forked	Remove	Unprotected	N/A	N/A
1591	13.3	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1592	11.1	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1593	27.7	Hackberry	*Celtis laevigata*	Declining	Multi	Remove	Unprotected	N/A	N/A
1594	16.1	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.1
1595	13.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.8
1596	13.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.7
1597	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.9
1598	13.3	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	6.7
1599	18.2	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	9.1
1600	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
1601	22.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	11.5
1602	16.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Single	Remove	Unprotected	N/A	N/A
1603	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	7.9
1604	15.8	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	7.9

Rockwall Industrial - City of Rockwall

Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
1605	15.9	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	8.0
1606	11.9	Hackberry	*Celtis laevigata*	Declining	Single	Remove	Unprotected	N/A	N/A
1607	15.6	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	7.8
1608	12.8	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	6.4
1609	11.5	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.8
1610	17.6	Hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	8.8
1611	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.5
1612	21.4	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	10.7
1613	12.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Remove	Secondary	.5:1	6.4
1614	4.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	4.0
1615	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Remove	Secondary	.5:1	5.5
1616	8.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	8.4
1617	9.6	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	9.6
1618	7.9	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Remove	Primary	1:1	7.9
1619	12.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1620	14.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1621	11.2	Eastern Redcedar	*Juniperus virginiana*	Declining	Forked	Preserve	Unprotected	N/A	N/A
1622	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1623	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1624	12.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	6.3
1625	11.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	.5:1	5.9
1626	5.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
1627	6.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1628	5.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1629	5.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	5.0
1630	4.8	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
1631	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1632	10.4	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
1633	12.5	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1634	7.3	Chinese Tallow	*Sapium sebiferum*	Healthy	Single	Preserve	Primary	1:1	N/A
1635	7.6	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
1636	11.2	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
1637	11.6	Slippery Elm	*Ulmus rubra*	Healthy	Forked	Preserve	Primary	1:1	N/A
1638	11.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1639	11.0	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
1640	11.1	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1641	16.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1642	14.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1643	17.8	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1644	9.6	Slippery Elm	*Ulmus rubra*	Healthy	Multi	Preserve	Primary	1:1	N/A
1645	18.9	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1646	12.9	Hackberry	*Celtis laevigata*	Healthy	Forked	Preserve	Secondary	.5:1	N/A
1647	14.3	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1648	11.1	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1649	11.4	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1650	6.8	Chinese elm	*Ulmus parvifolia*	Healthy	Forked	Preserve	Primary	1:1	N/A
1651	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1652	13.9	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
1653	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
1654	11.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1655	5.9	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
1656	21.6	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
1657	4.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
1658	4.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
1659	5.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2085	11.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2086	4.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2087	5.1	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2088	7.6	Slippery Elm	*Ulmus rubra*	Healthy	Multi	Preserve	Primary	1:1	N/A
2089	6.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2090	14.0	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2091	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2092	5.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2093	5.5	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2094	9.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2095	6.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2096	4.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2097	5.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2098	4.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2099	4.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2100	6.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2101	5.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2102	4.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2103	5.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2104	5.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2105	5.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2106	8.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2107	12.7	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2108	4.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2109	7.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2110	7.7	Pecan	*Carya illinoinensis*	Healthy	Single	Preserve	Primary	1:1	N/A
2111	13.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2112	7.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2113	8.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2114	6.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2115	5.3	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2116	5.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2117	4.1	Hercules-Club	*Zanthoxylum clava-herculis*	Declining	Single	Preserve	Unprotected	N/A	N/A
2118	6.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2119	8.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2120	13.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2121	7.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2122	7.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2123	8.6	Slippery Elm	*Ulmus rubra*	Healthy	Forked	Preserve	Primary	1:1	N/A
2124	6.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2125	4.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2126	13.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2127	11.5	Hackberry	*Celtis laevigata*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2128	7.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	Preserve	Primary	1:1	N/A
2129	8.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Multi	Preserve	Primary	1:1	N/A
2130	4.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A

Rockwall Industrial - City of Rockwall

Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
2131	4.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Multi	Preserve	Primary	1:1	N/A
2132	11.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2133	10.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2134	5.4	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2135	9.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2136	6.9	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	Preserve	Unprotected	N/A	N/A
2137	16.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Multi	Preserve	Secondary	.5:1	N/A
2138	6.0	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2139	14.8	Hackberry	*Celtis laevigata*	Healthy	Single	Preserve	Secondary	.5:1	N/A
2140	8.3	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Multi	Preserve	Primary	1:1	N/A
2141	7.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2142	6.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	Preserve	Primary	1:1	N/A
2143	4.4	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2144	5.7	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Remove	Primary	1:1	5.7
2145	17.8	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
2146	22.0	Hackberry	*Celtis laevigata*	Declining	Single	Preserve	Unprotected	N/A	N/A
2147	4.5	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Single	Preserve	Primary	1:1	N/A
2148	5.6	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2149	10.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Preserve	Primary	1:1	N/A
2150	9.7	Slippery Elm	*Ulmus rubra*	Healthy	Single	Preserve	Primary	1:1	N/A
2151	4.2	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A
2152	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Forked	Preserve	Primary	1:1	N/A
2153	7.1	Hercules-Club	*Zanthoxylum clava-herculis*	Healthy	Forked	Preserve	Primary	1:1	N/A

Kimley-Horn red tree tag series: 1507-1659; 2085-2153. Primary protected trees measuring 4-inches or larger at DBH and secondary protected trees measuring 11-inches or larger at DBH were tagged, in accordance with the City of Rockwall Tree Ordinance.

Tree Inches Being Removed	**Tree Inches**	**Mitigation Inches**
Total tree inches being removed - Primary - 1:1	129.8	129.8
Total tree inches being removed - Secondary - 0.5:1	586.1	293.1
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	715.9	422.85
Mitigation Inches	**422.85**	
Proposed Tree Inches Per Planting Plan	**1,496**	
NET TOTAL	(1,073)	

TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:

Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

NOTE:
THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.
DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FLUX, OR BARK SLOUGHING) OR DIEBACK.
HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 14 day of September, 2024.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

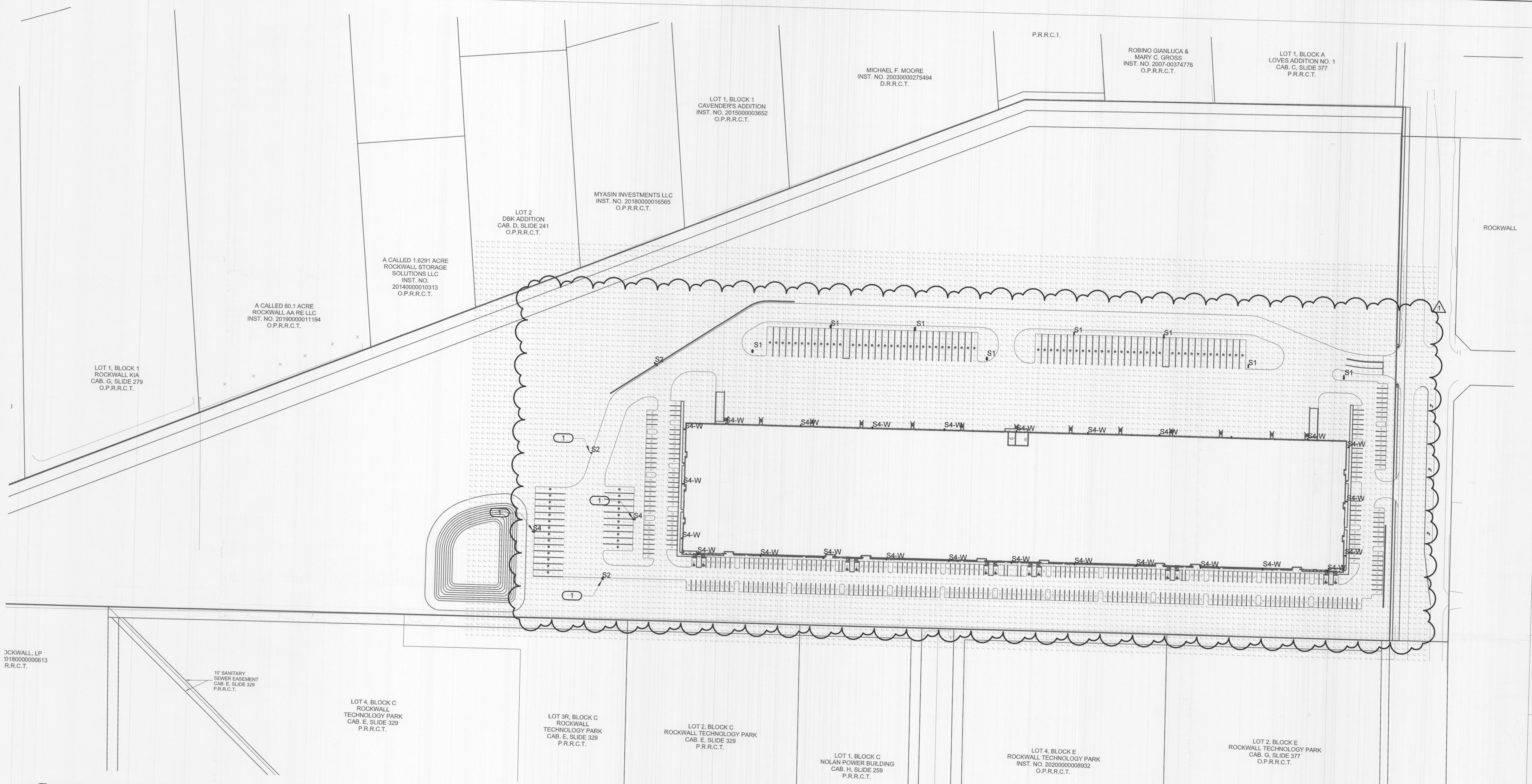
PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 Date 09/07/2021

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068213100	SEPTEMBER 2021	AS SHOWN	AMS	AMS	AMP

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL TEXAS

TREE INVENTORY

SHEET NUMBER
T02.00


P.R.R.C.T.
ROBINO GIANLUCA & MARY C. GROSS INST. NO. 2007-00374776 O.P.R.R.C.T.
LOT 1, BLOCK A LOVES ADDITION NO. 1 CAB. C, SLIDE 377 P.R.R.C.T.
MICHAEL F. MOORE INST. NO. 20030000275494 D.R.R.C.T.
LOT 1, BLOCK 1 CAVENDER'S ADDITION INST. NO. 2015000003652 O.P.R.R.C.T.
MYASIN INVESTMENTS LLC INST. NO. 20180000016565 O.P.R.R.C.T.
LOT 2 DBK ADDITION CAB. D, SLIDE 241 O.P.R.R.C.T.
A CALLED 1.6291 ACRE ROCKWALL STORAGE SOLUTIONS LLC INST. NO. 20140000010313 O.P.R.R.C.T.
A CALLED 60.1 ACRE ROCKWALL AA RE LLC INST. NO. 20190000011194 O.P.R.R.C.T.
LOT 1, BLOCK 1 ROCKWALL KIA CAB. G, SLIDE 279 O.P.R.R.C.T.
ROCKWALL
S1
S2
S4
S4-W
1
ROCKWALL, LP 20180000000613 R.R.C.T.
15' SANITARY SEWER EASEMENT CAB. E, SLIDE 329 P.R.R.C.T.
LOT 4, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 3R, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 2, BLOCK C ROCKWALL TECHNOLOGY PARK CAB. E, SLIDE 329 P.R.R.C.T.
LOT 1, BLOCK C NOLAN POWER BUILDING CAB. H, SLIDE 259 P.R.R.C.T.
LOT 4, BLOCK E ROCKWALL TECHNOLOGY PARK INST. NO. 20200000008932 O.P.R.R.C.T.
LOT 2, BLOCK E ROCKWALL TECHNOLOGY PARK CAB. G, SLIDE 377 O.P.R.R.C.T.

NORTH

① SITE PLAN - PHOTOMETRICS

1" = 100'-0"

NOTES BY SYMBOL "⬭"

1. FUTURE LIGHTS SHOWN FOR CALCULATION PURPOSES ONLY.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS	MANUFACTURER/CATALOG NUMBER	BUG RATING	NOTES
S1	2 HEAD LED AREA LIGHT WITH (2) TYPE 5W DISTRIBUTION HEADS MOUNTED AT 180 DEGREES ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	326W 4000K-LED	LITHONIA DSX1 LED-P6-40K-T5W-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D28-BC	B5-U0-G3	
S2	LED AREA LIGHT WITH TYPE 2M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	163W 4000K-LED	LITHONIA DSX1 LED-P6-40K-T2M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B4-U0-G4	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	163W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B4-U0-G5	
S4-W	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	163W 4000K-LED	LITHONIA DSX2 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DDBXD	B4-U0-G5	

No.	REVISIONS	DATE
1	CITY COMMENTS	09/03/21

ROCKWALL DISTRIBUTION CENTER
PREPARED FOR
STREAM REALTY
1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

GGRA PROJECT
2966
DATE
AUG 2021
SCALE AS SHOWN
DESIGNED BY JR
DRAWN BY MJE
CHECKED BY SA

DAVID A. SMITH
129382
09/03/21

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 14 day of September, 2021

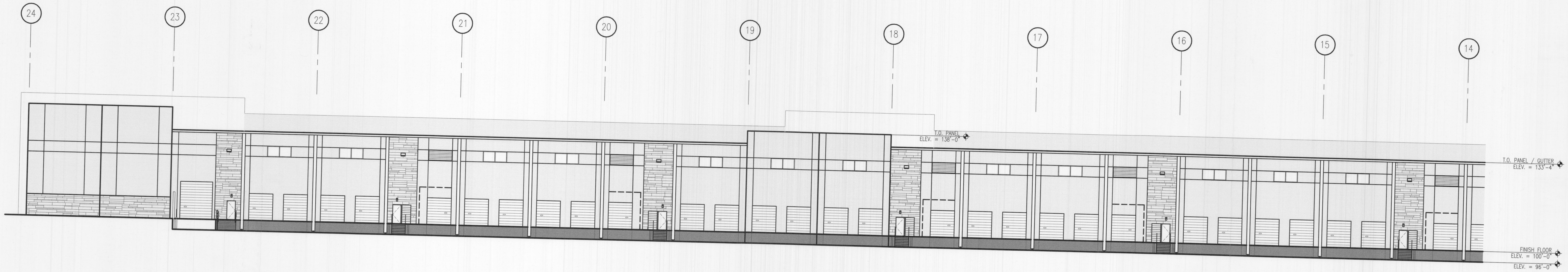
Planning & Zoning Commission, Chairman

Director of Planning & Zoning

SHEET NUMBER
E100

ELEVATION FINISHES:

- ☐ PAINT 1 COLOR TO MATCH SW 7005 (255-C1): "PURE WHITE"
- ☐ PAINT 2 COLOR TO MATCH SW 6168 (258-C6): "MODERNE WHITE"
- ▒ PAINT 3 COLOR TO MATCH SW 7017 (244-C3): "DORIAN GRAY"
- ▓ PAINT 4 COLOR TO MATCH SW 7018 (244-C5): "DOVETAIL"
- ▤ STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "WHITE"
- ▤ STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "SILVER ASH"



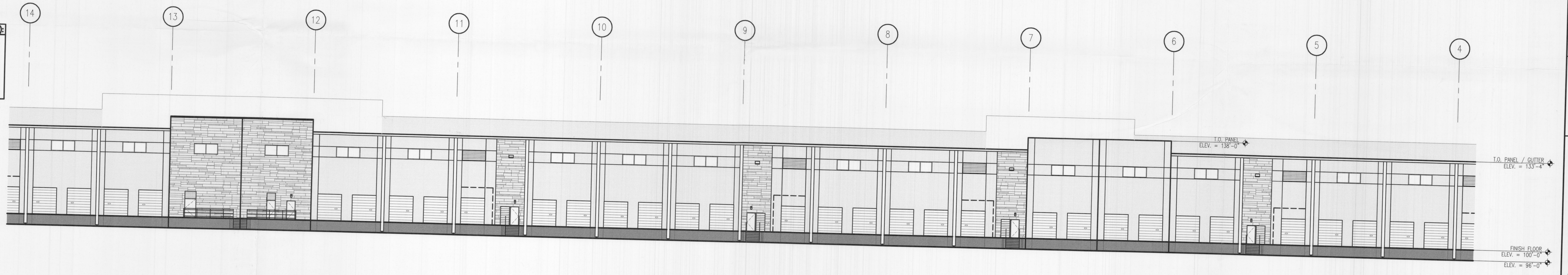
02 NORTH ELEVATION cont'd
SCALE: 1" = 20'-0"

FINISH AREA CALCULATIONS (NORTH):

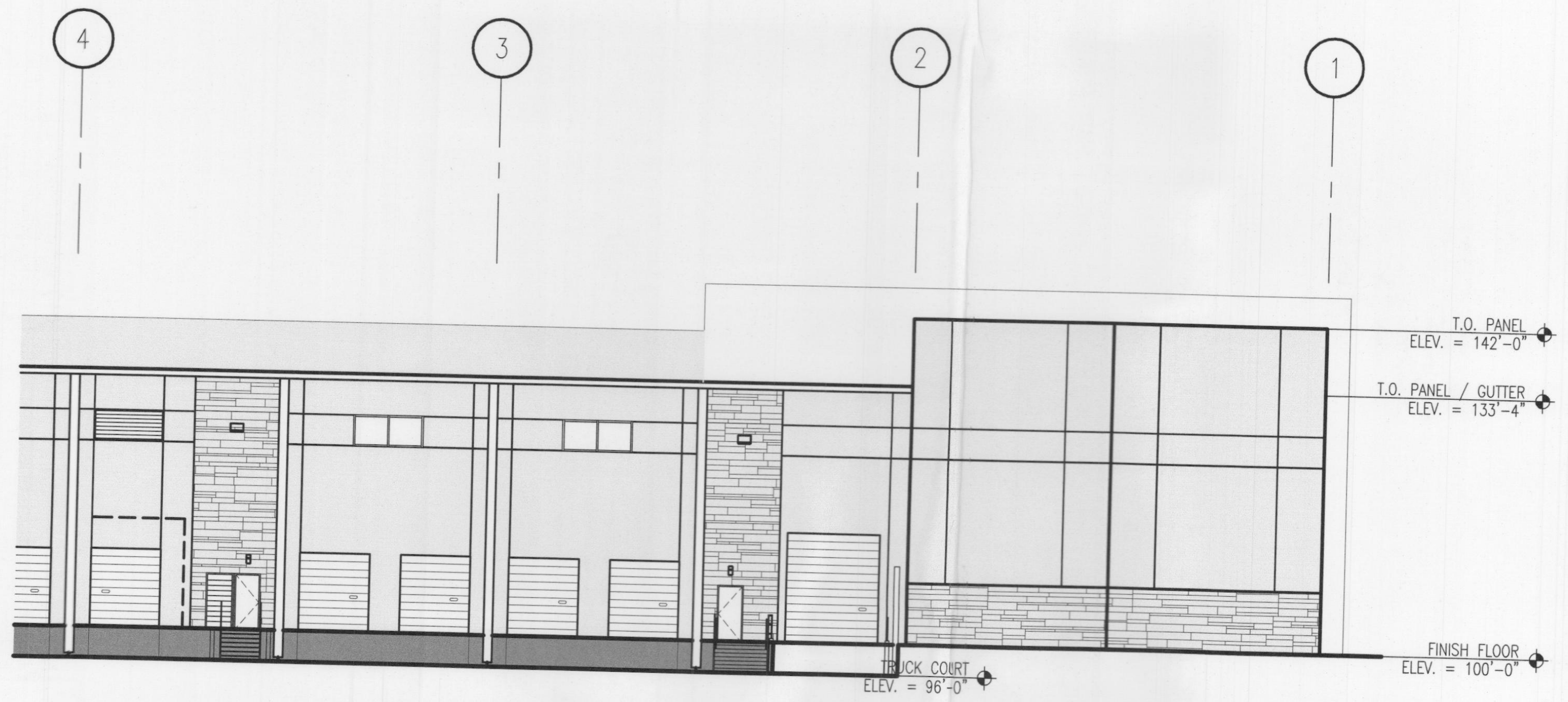
PAINTED TILT WALL - 28,322sf
STONE - 6,412sf
OPENINGS - 8,389sf
TOTAL AREA - 43,123sf

6,412 / 28,322 = .2264

STONE PERCENTAGE = 22.64%



02 NORTH ELEVATION cont'd
SCALE: 1" = 20'-0"



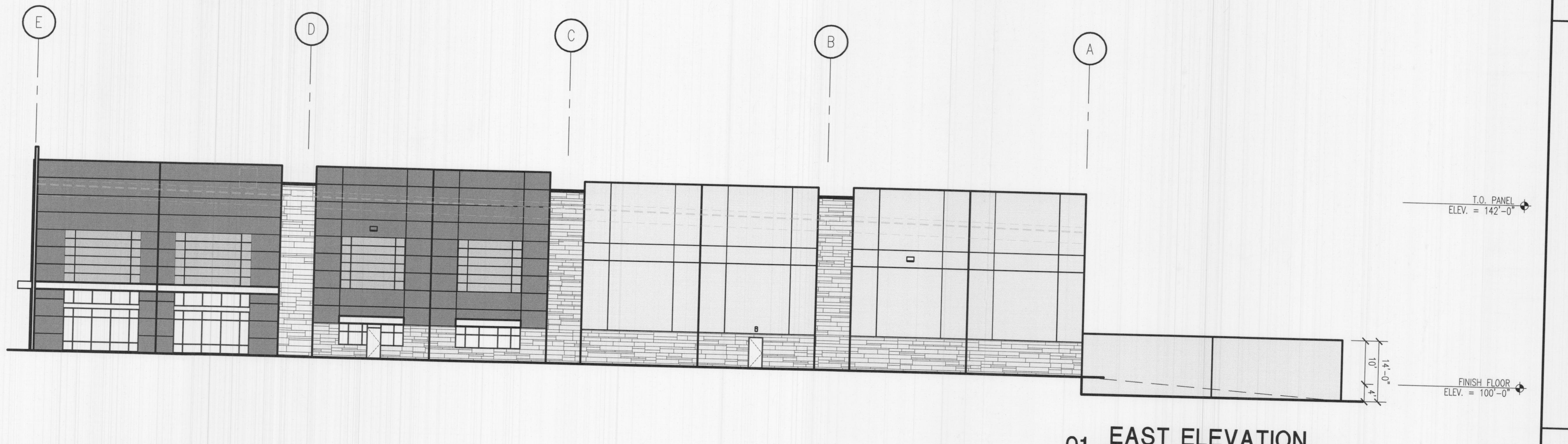
02 NORTH ELEVATION
SCALE: 1" = 20'-0"

FINISH AREA CALCULATIONS (EAST):

PAINTED TILT WALL - 7,644sf
STONE - 2,059sf
OPENINGS - 680sf
TOTAL AREA - 10,383sf

2,059 / 7,644 = .2694

STONE PERCENTAGE = 26.94%



01 EAST ELEVATION
SCALE: 1" = 20'-0"

No.	REVISIONS	DATE

gsr | andrade
ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0559

STREAM

GGRA PROJECT 2966	
DATE AUG 2021	
SCALE	AS SHOWN
DESIGNED BY	JR
DRAWN BY	MJE
CHECKED BY	SA

ROCKWALL DISTRIBUTION CENTER
PREPARED FOR
STREAM REALTY
1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 14 DAY OF Sept., 2021.

WITNESS OUR HANDS, THIS 14 DAY OF Sept. 2021

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

SHEET NUMBER
A4.11

EXTERIOR ELEVATIONS

LOR TO MATCH SW 7005
PURE WHITE"

LOR TO MATCH SW 6168
"MODERNE WHITE"

LOR TO MATCH SW 7017
"DORIAN GRAY"

LOR TO MATCH SW 7018
"DOVETAIL"

OLOR & PATTERN TO
ONADO – ELEMENT
E: "WHITE"

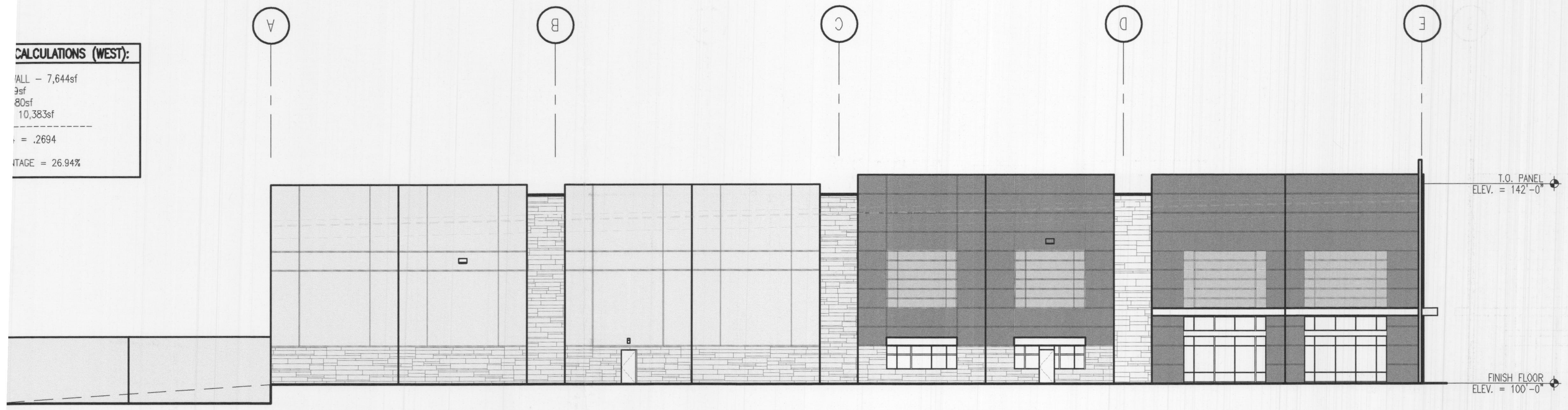
OLOR & PATTERN TO
RONADO – ELEMENT
E: "SILVER ASH"

CALCULATIONS (WEST):

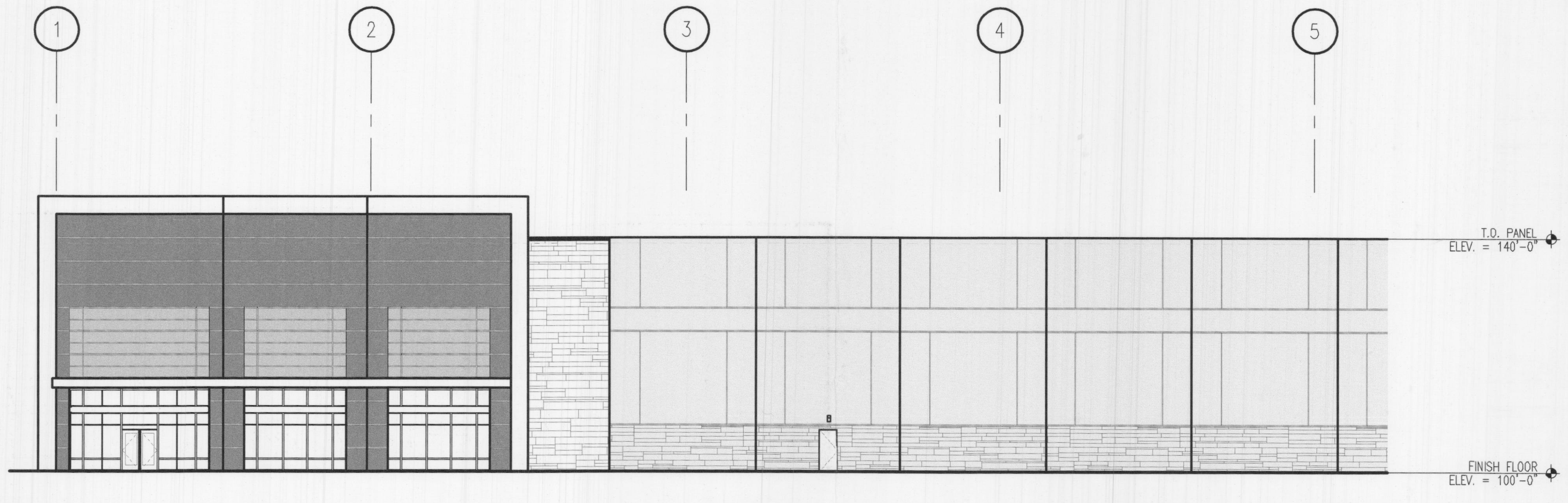
ALL – 7,644sf
9sf
80sf
10,383sf

= .2694

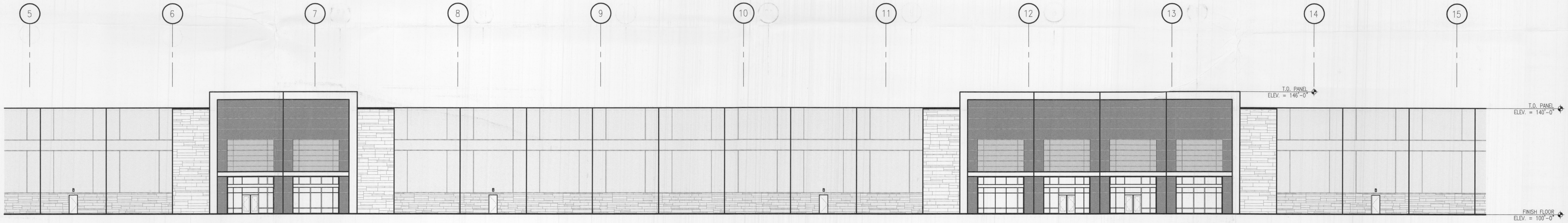
TAGE = 26.94%



02 WEST ELEVATION
SCALE: 1" = 20'-0"



01 SOUTH ELEVATION cont'd
SCALE: 1" = 20'-0"



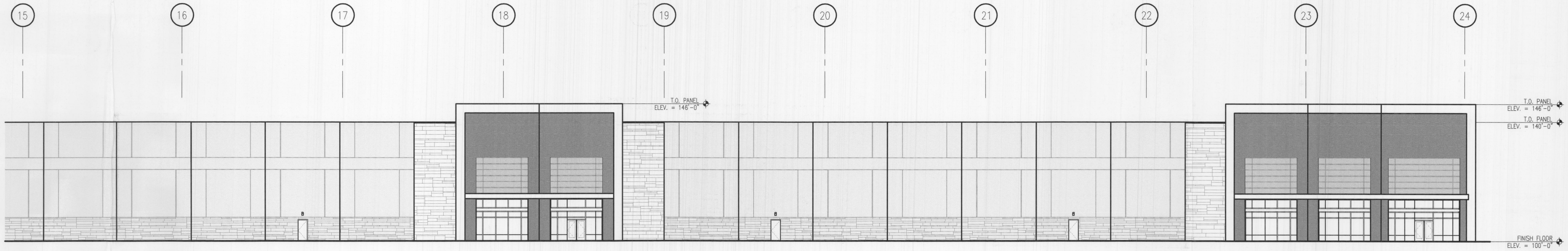
01 SOUTH ELEVATION cont'd
SCALE: 1" = 20'-0"

FINISH AREA CALCULATIONS (SOUTH):

PAINTED TILT WALL – 38,148sf
STONE – 10,188sf
OPENINGS – 3,846sf
TOTAL AREA – 52,182sf

10,188 / 38,148 = .2671

STONE PERCENTAGE = 26.71%



01 SOUTH ELEVATION
SCALE: 1" = 20'-0"

No.	REVISIONS	DATE

gsr | andrade
ARCHITECTS
4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0559

STREAM

GGRA PROJECT
2966
DATE
AUG 2021
SCALE AS SHOWN
DESIGNED BY JR
DRAWN BY MJE
CHECKED BY SA

ROCKWALL DISTRIBUTION CENTER
PREPARED FOR
STREAM REALTY
1515 CORPORATE CROSSING
ROCKWALL, TEXAS 75087

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 14 DAY OF Sept, 2021.

WITNESS OUR HANDS, THIS 14 DAY OF Sept, 2021

PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

SHEET NUMBER
A4.10

September 17, 2021

TO: Dan Gallagher, P.E.
Kimley-Horn and Associates
13455 Noel Road Suite 700
Dallas, Texas 75240

COPY: L.R. Tipton
Hitt Family, L.P.
3412 S. FM 548
Royse City, TX 75189

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2021-024; *Site Plan for a Warehouse/Distribution Center on Corporate Crossing [FM-549] & Capital Boulevard*

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on September 14th, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On September 14, 2021, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 6-0, with Commissioner Moeller absent. The motion included approval of the variances being requested for stone, tilt-up wall construction, and articulation as indicated in staffs report.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

David Gonzales, AICP
Planning and Zoning Manager

From:	Johnston, Sarah
Sent:	Wednesday, September 8, 2021 2:03 PM
To:	Gonzales, David
Subject:	RE: SP2021-024 - Revised Site Plan for Stream Rockwall Industrial

Approved.

From: Gonzales, David
Sent: Wednesday, September 8, 2021 11:07 AM
To: Johnston, Sarah ; Kistner, Ariana
Subject: SP2021-024 - Revised Site Plan for Stream Rockwall Industrial

Here are the revised plans for STREAM Rockwall [SP2021-024]. Please enter all comments in CW as soon as possible.

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Adame, Dylan [mailto:Dylan.Adame@kimley-horn.com]
Sent: Tuesday, September 7, 2021 2:44 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Stream Rockwall Industrial Site Plan Resubmittal (SP2021-024)

David – do these attachment suffice? Please advise, I have more methods of delivering PDFs!

Thank you,

-Dylan

Dylan Adame | Kimley-Horn | (O) (972)-776-1769 **| (C)** (214)-316-6598

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Tuesday, September 7, 2021 2:20 PM
To: Adame, Dylan <Dylan.Adame@kimley-horn.com>
Subject: RE: Stream Rockwall Industrial Site Plan Resubmittal (SP2021-024)

Dylan,

Can you resend the documents via PDF or some other way. The link has an agree to terms disclosure, and we do not check those boxes. You can also forward a CD.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Adame, Dylan [mailto:Dylan.Adame@kimley-horn.com]
Sent: Tuesday, September 7, 2021 2:10 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: Gallagher, Dan <dan.gallagher@kimley-horn.com>; Steve Riordan <steve.riordan@streamrealty.com>; Bates Arnot <bates.arnot@streamrealty.com>; Syed Ahmed <sahmed@gsr-andrade.com>; Mark Evans <mevans@gsr-andrade.com>; Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Stream Rockwall Industrial Site Plan Resubmittal (SP2021-024)

David,

Please find our site plan submittal in the following link. Hard copies are being delivered to your attention. Let me know if you have any questions.

https://kimley-horn.securevdr.com/d-s7536a4b2bc0e47db9e6235bf626dbb07

Thank you,

-Dylan

Dylan S. Adame, P.E.
Kimley-Horn | 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX, 75240
Direct: (972)-776-1769 | Cell: (214)-316-6598
Connect with us: Twitter | LinkedIn | Facebook | Instagram | Kimley-Horn.com

Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For

---

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, September 3, 2021 11:10 AM
To: Adame, Dylan <Dylan.Adame@kimley-horn.com>; Miller, Ryan <RMiller@rockwall.com>
Cc: Gallagher, Dan <dan.gallagher@kimley-horn.com>; Steve Riordan <steve.riordan@streamrealty.com>; Bates Arnot <bates.arnot@streamrealty.com>; Syed Ahmed <sahmed@gsr-andrade.com>; Mark Evans <mevans@gsr-andrade.com>
Subject: RE: P&Z Work Session Next Week (SP2021-024)

Yes, this appears to be on the right track. I will provide comments (if needed) on the revised plans when I receive the entire set.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: Adame, Dylan [mailto:Dylan.Adame@kimley-horn.com]
Sent: Thursday, September 2, 2021 12:50 PM
To: Gonzales, David <DGonzales@rockwall.com>; Miller, Ryan <RMiller@rockwall.com>
Cc: Gallagher, Dan <dan.gallagher@kimley-horn.com>; Steve Riordan <steve.riordan@streamrealty.com>; Bates Arnot <bates.arnot@streamrealty.com>; Syed Ahmed <sahmed@gsr-andrade.com>; Mark Evans <mevans@gsr-andrade.com>
Subject: RE: P&Z Work Session Next Week (SP2021-024)

David & Ryan,

Thank you for the follow up phone call yesterday. I've attached the following documents to this email:

1. Elevations with comments from the architect addressing comments from the City
    a. The RTU's locations are shown on yellow on the elevations for your reference
2. Site Plan Markup:
    a. Revised site plan showing 50' landscape buffer
    b. Wing wall now proposed
    c. Increased screening per staff comments along FM 549
    d. A section of 3 tiered landscape screening for the truck court
    e. Spreading out site trees to buffer the loading dock & truck storage
        i. What is staff's preference on trees between the storage and ring road?
        ii. Would moving trees out to northern open space be preferred?

I will have more detailed landscape plans to share mid-day tomorrow, but I want to get staff's thoughts ASAP on our approach to meet our 9/7 deadline.

Thank you,

-Dylan

Dylan Adame | **Kimley-Horn** | **(O)** (972)-776-1769 | **(C)** (214)-316-6598

From: Adame, Dylan
Sent: Wednesday, September 1, 2021 9:15 AM
To: DGonzales@rockwall.com
Cc: Gallagher, Dan <dan.gallagher@kimley-horn.com>; Steve Riordan <steve.riordan@streamrealty.com>; Bates Arnot <bates.arnot@streamrealty.com>; Syed Ahmed <sahmed@gsr-andrade.com>
Subject: RE: P&Z Work Session Next Week

Good morning David,

I just left you a voicemail following up on our conversation from last night's P&Z workshop. Are you available to discuss this project anytime between 11 AM and 2:30 PM today? Please let me know ASAP so I may send a Teams invite to our group, our developers (CC'd) would like to attend our call.

Thank you,

-Dylan

Dylan S. Adame, P.E.
Kimley-Horn | 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX, 75240
Direct: (972)-776-1769 | Cell: (214)-316-6598
Connect with us: Twitter | LinkedIn | Facebook | Instagram | Kimley-Horn.com

Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For

---

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, August 27, 2021 3:34 PM
To: Gallagher, Dan <dan.gallagher@kimley-horn.com>
Cc: 'lrtip@yahoo.com' <lrtip@yahoo.com>
Subject: P&Z Work Session Next Week

You don't often get email from dgonzales@rockwall.com. Learn why this is important

Dan,

Please find attached staff's project comments for your request. The Planning Commission will be conducting a work session next week on Tuesday, *August 31, 2021* in the City's Council Chambers. All meetings will begin at 6:00 p.m. The City requires that a representative(s) be present for all scheduled meetings as indicated in the project comments.

Do not hesitate to contact me should you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

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This email was scanned by Bitdefender

Reyna, Andrew

From: Gonzales, David
Sent: Friday, September 10, 2021 5:12 PM
To: Gallagher, Dan
Cc: 'ltrip@yahoo.com'
Subject: P&Z & ARB Meeting Next Week
Attachments: Packet [P&Z] (09.14.2021).pdf

Dan,

Please find attached staff's memo for your request. The Planning Commission will take action next week on Tuesday, *September 14, 2021*. The meeting will begin at 6:00 p.m. in the City's Council Chambers. Prior to the P&Z meeting, the ARB will meet to review and discuss the building elevations. This meeting will begin at 5:00 p.m.

Be sure that you and/or your representative(s) are present for both meetings to answer any questions the ARB and/or the Planning Commission may have regarding your request.

Do not hesitate to contact me should you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

Reyna, Andrew

From:	Gonzales, David
Sent:	Friday, August 27, 2021 3:34 PM
To:	'Gallagher, Dan'
Cc:	'lrtip@yahoo.com'
Subject:	P&Z Work Session Next Week
Attachments:	Packet [WS] (08.31.2021).pdf

Dan,

Please find attached staff's project comments for your request. The Planning Commission will be conducting a work session next week on Tuesday, *August 31, 2021* in the City's Council Chambers. All meetings will begin at 6:00 p.m. The City requires that a representative(s) be present for all scheduled meetings as indicated in the project comments.

Do not hesitate to contact me should you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

Reyna, Andrew

From: Adame, Dylan <Dylan.Adame@kimley-horn.com>
Sent: Wednesday, September 1, 2021 9:15 AM
To: Gonzales, David
Cc: Gallagher, Dan; Steve Riordan; Bates Arnot; Syed Ahmed
Subject: RE: P&Z Work Session Next Week
Attachments: Packet [WS] (08.31.2021).pdf

Good morning David,

I just left you a voicemail following up on our conversation from last night's P&Z workshop. Are you available to discuss this project anytime between 11 AM and 2:30 PM today? Please let me know ASAP so I may send a Teams invite to our group, our developers (CC'd) would like to attend our call.

Thank you,

-Dylan

Dylan S. Adame, P.E.
Kimley-Horn | 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX, 75240
Direct: (972)-776-1769 | Cell: (214)-316-6598
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Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For

---

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, August 27, 2021 3:34 PM
To: Gallagher, Dan <dan.gallagher@kimley-horn.com>
Cc: 'lrtip@yahoo.com' <lrtip@yahoo.com>
Subject: P&Z Work Session Next Week

You don't often get email from dgonzales@rockwall.com. Learn why this is important

Dan,

Please find attached staff's project comments for your request. The Planning Commission will be conducting a work session next week on Tuesday, ***August 31, 2021*** in the City's Council Chambers. All meetings will begin at 6:00 p.m. The City requires that a representative(s) be present for all scheduled meetings as indicated in the project comments.

Do not hesitate to contact me should you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

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Reyna, Andrew

From:	Adame, Dylan <Dylan.Adame@kimley-horn.com>
Sent:	Tuesday, September 7, 2021 2:44 PM
To:	Gonzales, David
Subject:	RE: Stream Rockwall Industrial Site Plan Resubmittal (SP2021-024)
Attachments:	20190907 - Stream Rockwall - Compensatory Letter.pdf; 20210907 - Stream Rockwall - Site Plan.pdf; 20210907 - Stream Rockwall - Site Plan Comment Response.pdf; 20210907 - Stream Rockwall - Photometrics.pdf; 20210907 - Stream Rockwall - Lighting S Series Cut Sheets.pdf; 20210907 - Stream Rockwall - Landscape Set.pdf; 20210907 - Stream Rockwall - Elevations and Renderings.pdf
Follow Up Flag:	Follow up
Flag Status:	Flagged

David – do these attachment suffice? Please advise, I have more methods of delivering PDFs!

Thank you,

-Dylan

Dylan Adame | Kimley-Horn | (O) (972)-776-1769 **| (C)** (214)-316-6598

From: Gonzales, David
Sent: Tuesday, September 7, 2021 2:20 PM
To: Adame, Dylan
Subject: RE: Stream Rockwall Industrial Site Plan Resubmittal (SP2021-024)

Dylan,

Can you resend the documents via PDF or some other way. The link has an agree to terms disclosure, and we do not check those boxes. You can also forward a CD.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

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Sent: Tuesday, September 7, 2021 2:10 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: Gallagher, Dan <dan.gallagher@kimley-horn.com>; Steve Riordan <steve.riordan@streamrealty.com>; Bates Arnot <bates.arnot@streamrealty.com>; Syed Ahmed <sahmed@gsr-andrade.com>; Mark Evans <mevans@gsr-

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https://kimley-horn.securevdr.com/d-s7536a4b2bc0e47db9e6235bf626dbb07

Thank you,

-Dylan

Dylan S. Adame, P.E.
Kimley-Horn | 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX, 75240
Direct: (972)-776-1769 | Cell: (214)-316-6598
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Cc: 'lrtip@yahoo.com' <lrtip@yahoo.com>
Subject: P&Z Work Session Next Week

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From:	Gonzales, David
Sent:	Wednesday, September 8, 2021 11:07 AM
To:	Johnston, Sarah; Kistner, Ariana
Subject:	SP2021-024 - Revised Site Plan for Stream Rockwall Industrial
Attachments:	20190907 - Stream Rockwall - Compensatory Letter.pdf; 20210907 - Stream Rockwall - Site Plan.pdf; 20210907 - Stream Rockwall - Site Plan Comment Response.pdf; 20210907 - Stream Rockwall - Photometrics.pdf; 20210907 - Stream Rockwall - Lighting S Series Cut Sheets.pdf; 20210907 - Stream Rockwall - Landscape Set.pdf; 20210907 - Stream Rockwall - Elevations and Renderings.pdf

Here are the revised plans for STREAM Rockwall [SP2021-024]. Please enter all comments in CW as soon as possible.

Let me know if you have any questions.

Thank you,

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Sent:	Wednesday, September 8, 2021 5:21 PM
To:	'Adame, Dylan'
Cc:	Steve Riordan (steve.riordan@streamrealty.com); Bates Arnot; Syed Ahmed; Mikulik, Blaine; Gallagher, Dan; Miller, Ryan
Subject:	RE: Stream Rockwall Industrial Site Plan Resubmittal (SP2021-024)

Dylan…staff's report will be sent on Friday this week as we are still working through all cases. As a note, staff does not make recommendations to the P&Z, these are variances and exceptions you are requesting approval for from the P&Z.

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Sent: Wednesday, September 8, 2021 4:58 PM
To: Gonzales, David
Cc: Steve Riordan (steve.riordan@streamrealty.com) ; Bates Arnot ; Syed Ahmed ; Mikulik, Blaine ; Gallagher, Dan
Subject: RE: Stream Rockwall Industrial Site Plan Resubmittal (SP2021-024)

Understood. Will staff's recommendation to P&Z be made available to us prior to the meeting? If so, what date will that be available for us to review?

Thanks for the quick responses,

-Dylan

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This will not be on the consent agenda due to variances and exceptions that require a ¾ majority vote of the Planning and Zoning Commission for approval.

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Good afternoon David,

Following up on our Site Plan submission yesterday, could you please confirm that the Site Plan will be heard on consent agenda for the 9/14 P&Z meeting with staff's comments sufficiently addressed?

Thank you,

-Dylan

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Have a great day,

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Cc: Gallagher, Dan <dan.gallagher@kimley-horn.com>; Steve Riordan <steve.riordan@streamrealty.com>; Bates Arnot <bates.arnot@streamrealty.com>; Syed Ahmed <sahmed@gsr-andrade.com>
Subject: RE: P&Z Work Session Next Week

Good morning David,

I just left you a voicemail following up on our conversation from last night's P&Z workshop. Are you available to discuss this project anytime between 11 AM and 2:30 PM today? Please let me know ASAP so I may send a Teams invite to our group, our developers (CC'd) would like to attend our call.

Thank you,

-Dylan

Dylan S. Adame, P.E.
Kimley-Horn | **13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX, 75240**
Direct: (972)-776-1769 | Cell: (214)-316-6598
Connect with us: Twitter | LinkedIn | Facebook | Instagram | Kimley-Horn.com

Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For

---

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, August 27, 2021 3:34 PM
To: Gallagher, Dan <dan.gallagher@kimley-horn.com>
Cc: 'lrtip@yahoo.com' <lrtip@yahoo.com>
Subject: P&Z Work Session Next Week

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Dan,

Please find attached staff's project comments for your request. The Planning Commission will be conducting a work session next week on Tuesday, *August 31, 2021* in the City's Council Chambers. All meetings will begin at 6:00 p.m. The City requires that a representative(s) be present for all scheduled meetings as indicated in the project comments.

Do not hesitate to contact me should you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Reyna, Andrew

From: Gonzales, David
Sent: Wednesday, September 8, 2021 4:41 PM
To: 'Adame, Dylan'
Cc: Steve Riordan (steve.riordan@streamrealty.com); Bates Arnot; Syed Ahmed; Mikulik, Blaine; Gallagher, Dan
Subject: RE: Stream Rockwall Industrial Site Plan Resubmittal (SP2021-024)

This will not be on the consent agenda due to variances and exceptions that require a ¾ majority vote of the Planning and Zoning Commission for approval.

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From: Adame, Dylan [mailto:Dylan.Adame@kimley-horn.com]
Sent: Wednesday, September 8, 2021 2:56 PM
To: Gonzales, David
Cc: Steve Riordan (steve.riordan@streamrealty.com) ; Bates Arnot ; Syed Ahmed ; Mikulik, Blaine ; Gallagher, Dan
Subject: RE: Stream Rockwall Industrial Site Plan Resubmittal (SP2021-024)

Good afternoon David,

Following up on our Site Plan submission yesterday, could you please confirm that the Site Plan will be heard on consent agenda for the 9/14 P&Z meeting with staff's comments sufficiently addressed?

Thank you,

-Dylan

Dylan S. Adame, P.E.
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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Tuesday, September 7, 2021 2:56 PM
To: Adame, Dylan <Dylan.Adame@kimley-horn.com>
Subject: RE: Stream Rockwall Industrial Site Plan Resubmittal (SP2021-024)

Yes, thank you Dylan.

Have a great day,

DAVID GONZALES, AICP
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From: Adame, Dylan [mailto:Dylan.Adame@kimley-horn.com]
Sent: Tuesday, September 7, 2021 2:44 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: Stream Rockwall Industrial Site Plan Resubmittal (SP2021-024)

David – do these attachment suffice? Please advise, I have more methods of delivering PDFs!

Thank you,

-Dylan

Dylan Adame | Kimley-Horn | (O) (972)-776-1769 **| (C)** (214)-316-6598

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Tuesday, September 7, 2021 2:20 PM
To: Adame, Dylan <Dylan.Adame@kimley-horn.com>
Subject: RE: Stream Rockwall Industrial Site Plan Resubmittal (SP2021-024)

Dylan,

Can you resend the documents via PDF or some other way. The link has an agree to terms disclosure, and we do not check those boxes. You can also forward a CD.

Thank you,

DAVID GONZALES, AICP
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From: Adame, Dylan [mailto:Dylan.Adame@kimley-horn.com]
Sent: Tuesday, September 7, 2021 2:10 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: Gallagher, Dan <dan.gallagher@kimley-horn.com>; Steve Riordan <steve.riordan@streamrealty.com>; Bates Arnot <bates.arnot@streamrealty.com>; Syed Ahmed <sahmed@gsr-andrade.com>; Mark Evans <mevans@gsr-

andrade.com>; Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Stream Rockwall Industrial Site Plan Resubmittal (SP2021-024)

David,

Please find our site plan submittal in the following link. Hard copies are being delivered to your attention. Let me know if you have any questions.

https://kimley-horn.securevdr.com/d-s7536a4b2bc0e47db9e6235bf626dbb07

Thank you,

-Dylan

Dylan S. Adame, P.E.
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From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, September 3, 2021 11:10 AM
To: Adame, Dylan <Dylan.Adame@kimley-horn.com>; Miller, Ryan <RMiller@rockwall.com>
Cc: Gallagher, Dan <dan.gallagher@kimley-horn.com>; Steve Riordan <steve.riordan@streamrealty.com>; Bates Arnot <bates.arnot@streamrealty.com>; Syed Ahmed <sahmed@gsr-andrade.com>; Mark Evans <mevans@gsr-andrade.com>
Subject: RE: P&Z Work Session Next Week (SP2021-024)

Yes, this appears to be on the right track. I will provide comments (if needed) on the revised plans when I receive the entire set.

Thank you,

DAVID GONZALES, AICP
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From: Adame, Dylan [mailto:Dylan.Adame@kimley-horn.com]
Sent: Thursday, September 2, 2021 12:50 PM
To: Gonzales, David <DGonzales@rockwall.com>; Miller, Ryan <RMiller@rockwall.com>
Cc: Gallagher, Dan <dan.gallagher@kimley-horn.com>; Steve Riordan <steve.riordan@streamrealty.com>; Bates Arnot <bates.arnot@streamrealty.com>; Syed Ahmed <sahmed@gsr-andrade.com>; Mark Evans <mevans@gsr-andrade.com>
Subject: RE: P&Z Work Session Next Week (SP2021-024)

David & Ryan,

Thank you for the follow up phone call yesterday. I've attached the following documents to this email:

1. Elevations with comments from the architect addressing comments from the City
    a. The RTU's locations are shown on yellow on the elevations for your reference
2. Site Plan Markup:
    a. Revised site plan showing 50' landscape buffer
    b. Wing wall now proposed
    c. Increased screening per staff comments along FM 549
    d. A section of 3 tiered landscape screening for the truck court
    e. Spreading out site trees to buffer the loading dock & truck storage
        i. What is staff's preference on trees between the storage and ring road?
        ii. Would moving trees out to northern open space be preferred?

I will have more detailed landscape plans to share mid-day tomorrow, but I want to get staff's thoughts ASAP on our approach to meet our 9/7 deadline.

Thank you,

-Dylan

Dylan Adame | **Kimley-Horn** | **(O)** (972)-776-1769 | **(C)** (214)-316-6598

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Cc: Gallagher, Dan <dan.gallagher@kimley-horn.com>; Steve Riordan <steve.riordan@streamrealty.com>; Bates Arnot <bates.arnot@streamrealty.com>; Syed Ahmed <sahmed@gsr-andrade.com>
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Subject: P&Z Work Session Next Week

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