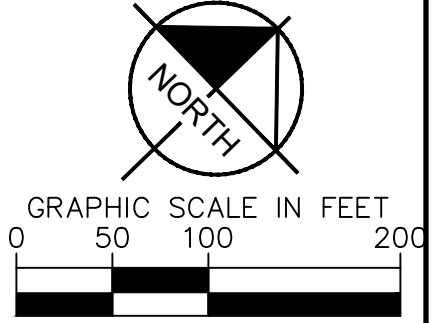




THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREAS, INCLUDING WATERING, UNTIL "PERMANENT STAND OF GRASS" IS OBTAINED, AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MIN. OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

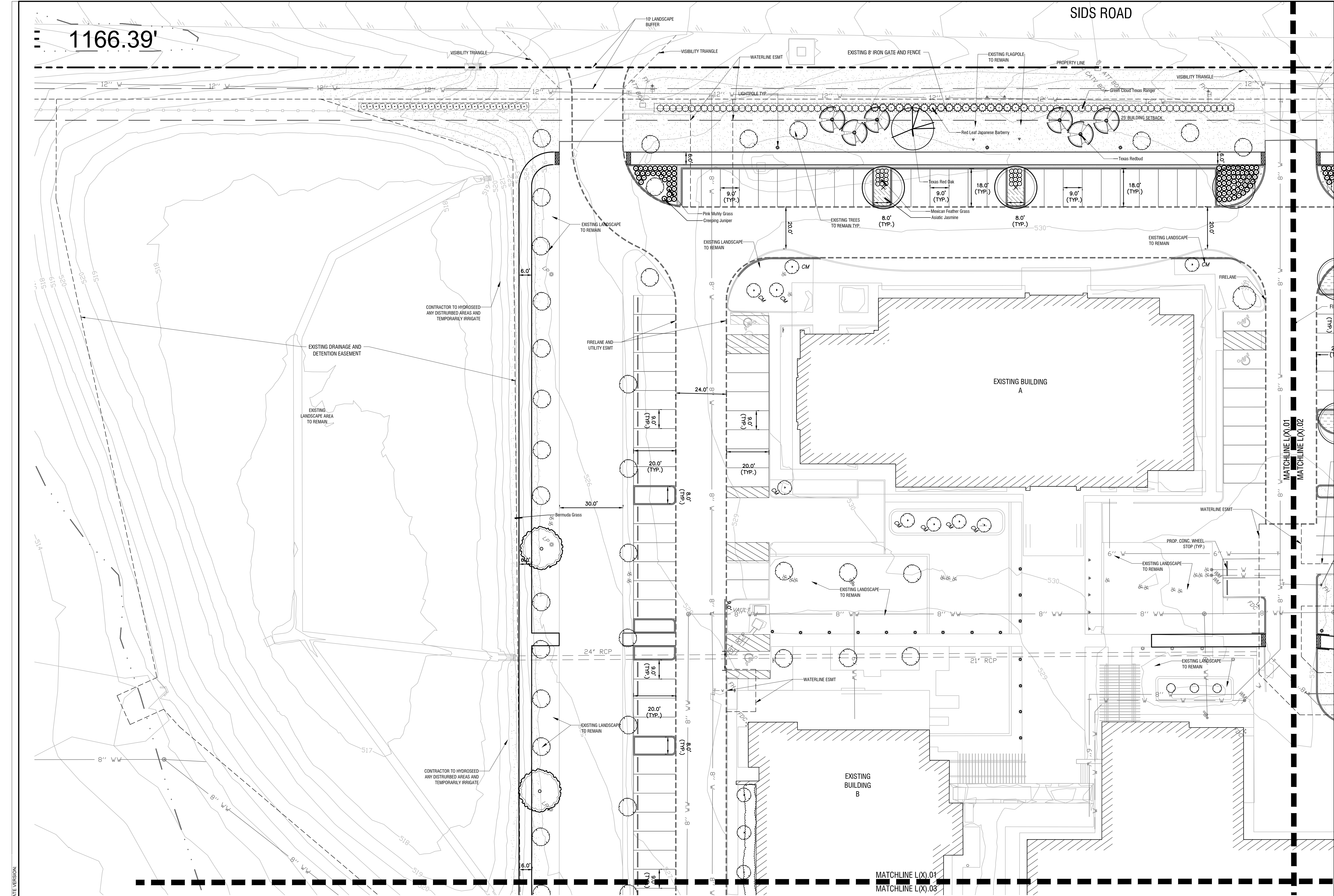
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040



L1.01

Director of Planning and Zoning

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LANDSCAPE PLAN

Scale: 1" = 20' - 0"

A

REC CAMPUS EXPANSION
REC CAMPUS ADDITION
LOTS 1-4, BLOCK A
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

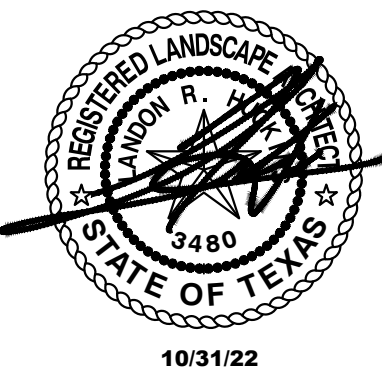
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

STRUCTURAL ENGINEER
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

MEP ENGINEERS
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040



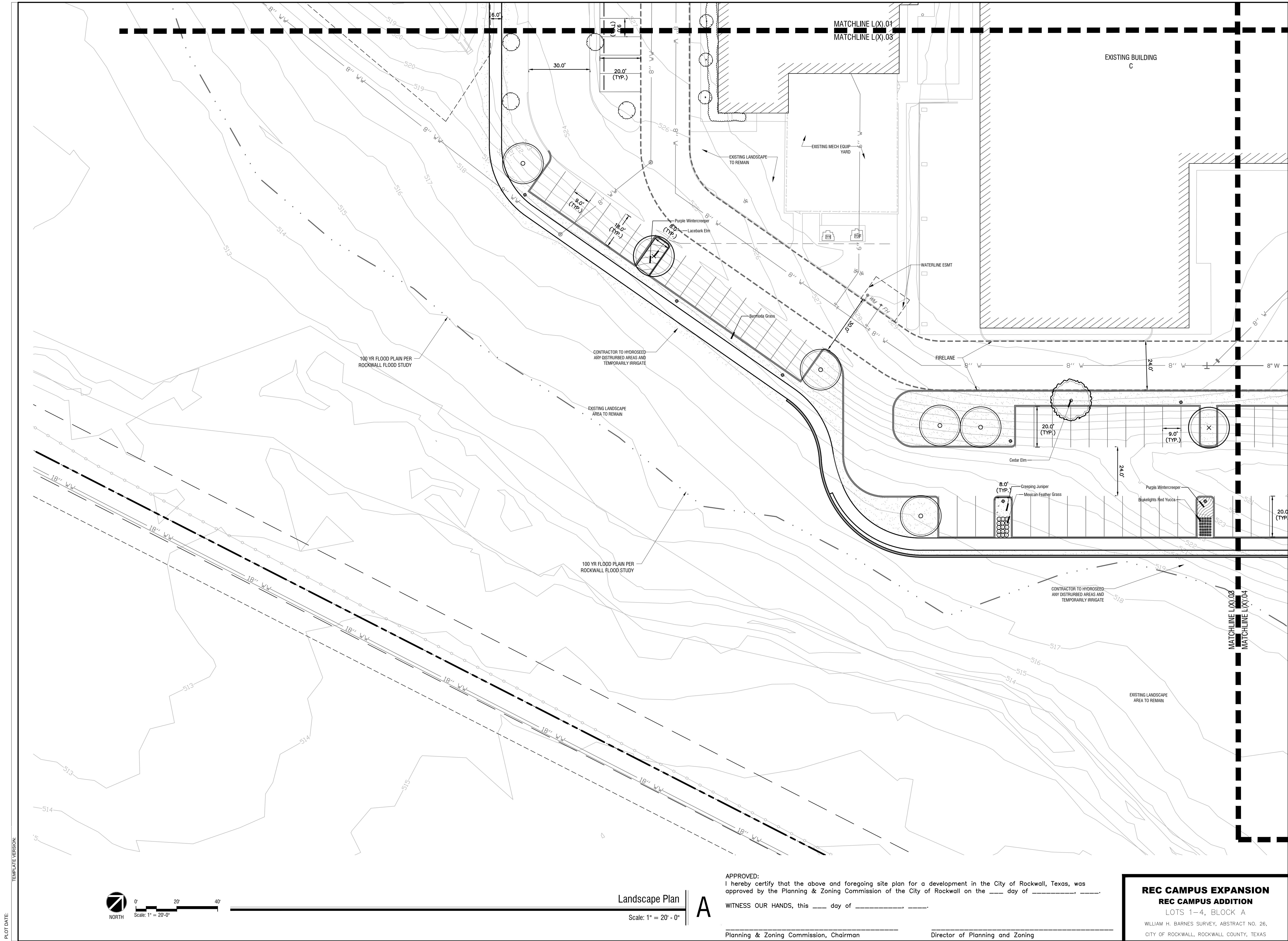
KEY PLAN

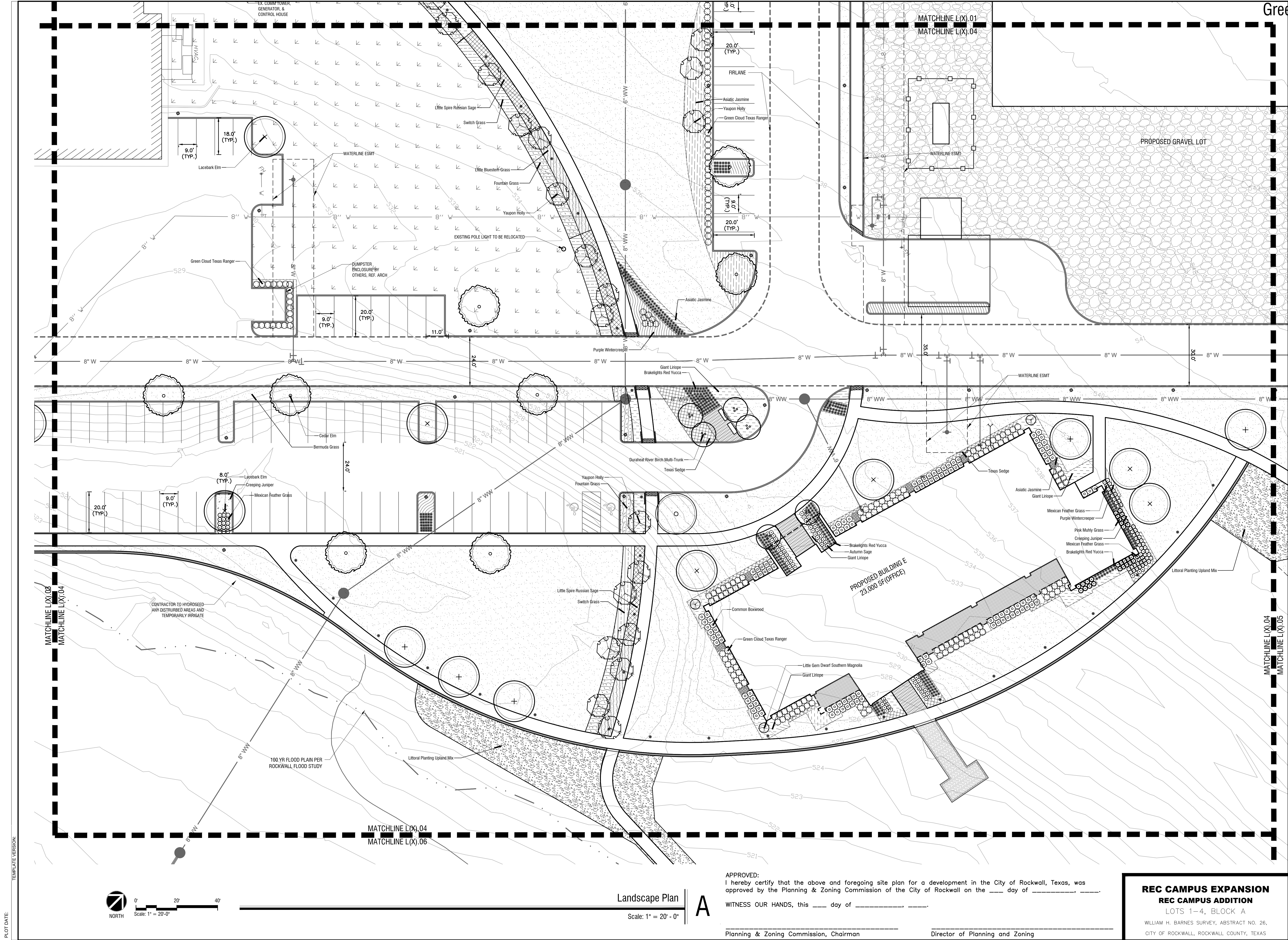
REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000
DATE
10/31/22
ISSUE
CITY SITE PLAN
SUBMITTAL
SHEET TITLE
LANDSCAPE PLAN

CASE# SP2022-058
SHEET NO.

L5.01





HKS

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HKS, INC.
350 N SAINT PAUL ST
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DALLAS, TX 75201

LANDSCAPE ARCHITECT
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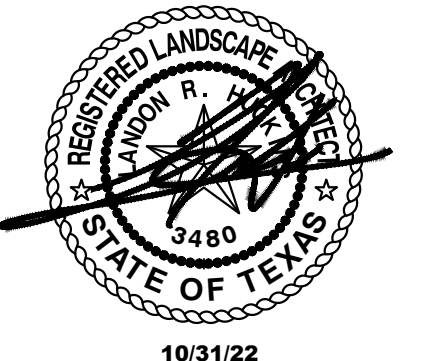
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R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040

RayburnElectric
COOPERATIVE



KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25370.000

DATE
10/31/22

ISSUE
**CITY SITE PLAN
SUBMITTAL**

SHEET TITLE
LANDSCAPE PLAN

CASE# SP2022-058
SHEET NO.

L5.04

**REC CAMPUS EXPANSION
REC CAMPUS ADDITION
LOTS 1-4, BLOCK A**

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

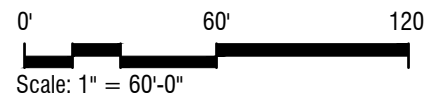
Landscape Plan

Scale: 1" = 20' - 0"

A

PLOT DATE:

TEMPLATE VERSION:



Landscape Plan

Scale: 1" = 60' - 0"

A

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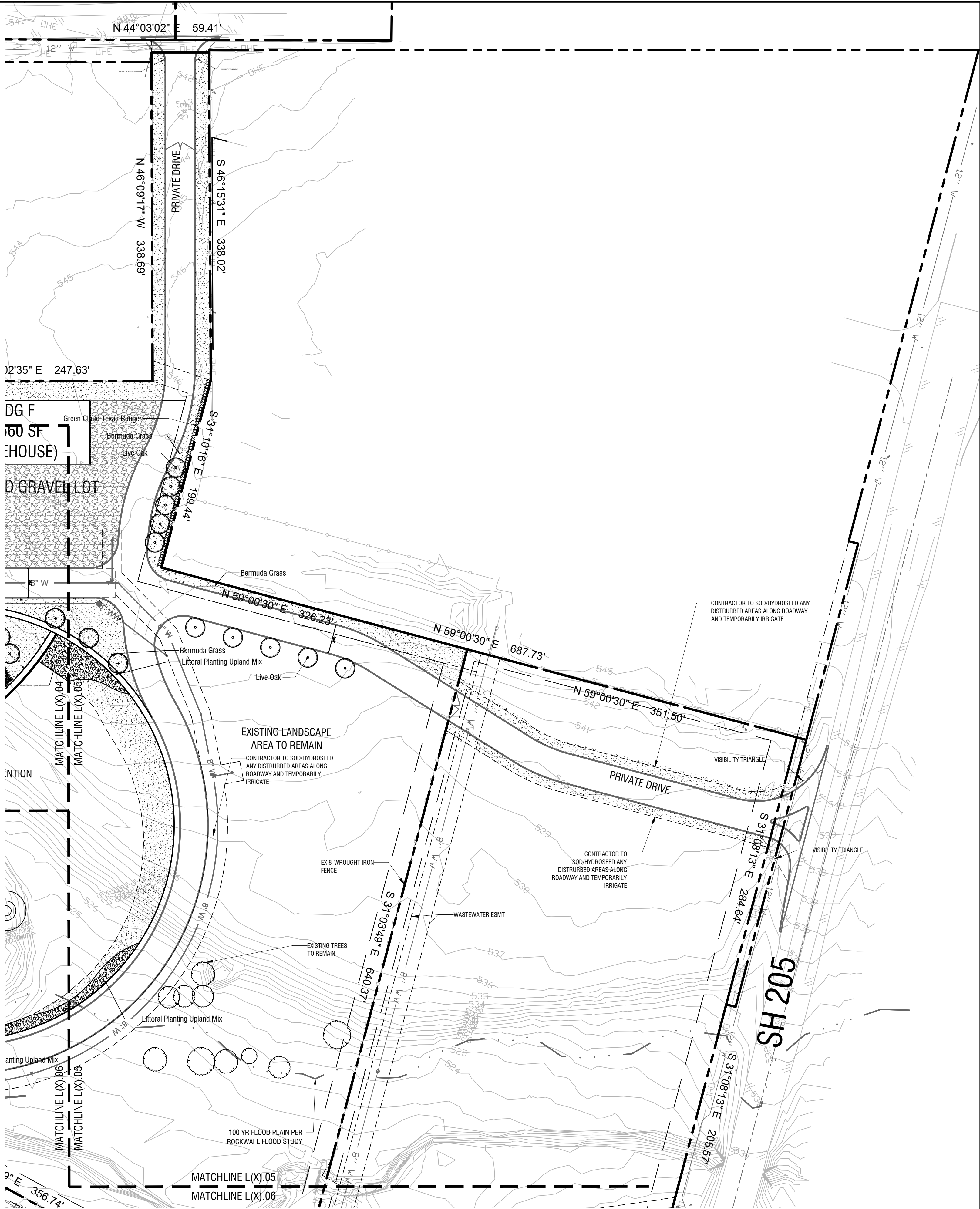
WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

REC CAMPUS EXPANSION
REC CAMPUS ADDITION
LOTS 1-4, BLOCK A

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



HKS

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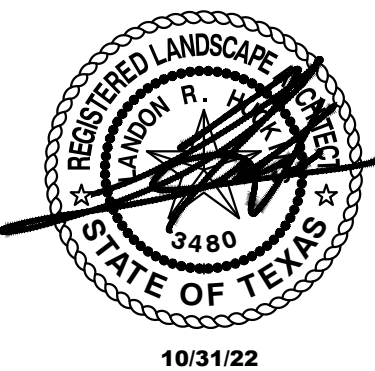
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER

RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

CIVIL ENGINEER

R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040



KEY PLAN

REVISION NO.	DESCRIPTION	DATE
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HKS PROJECT NUMBER
25370.000

DATE
10/31/22

ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
LANDSCAPE PLAN

CASE# SP2022-058
SHEET NO.

L5.05

HKS

ARCHITECT

HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

LANDSCAPE ARCHITECT

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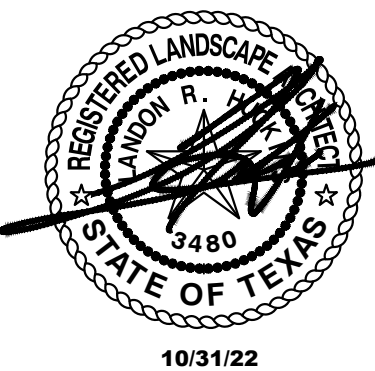
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618 MAIN STREET
GARLAND, TEXAS 75040



10/31/22
KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25370.000

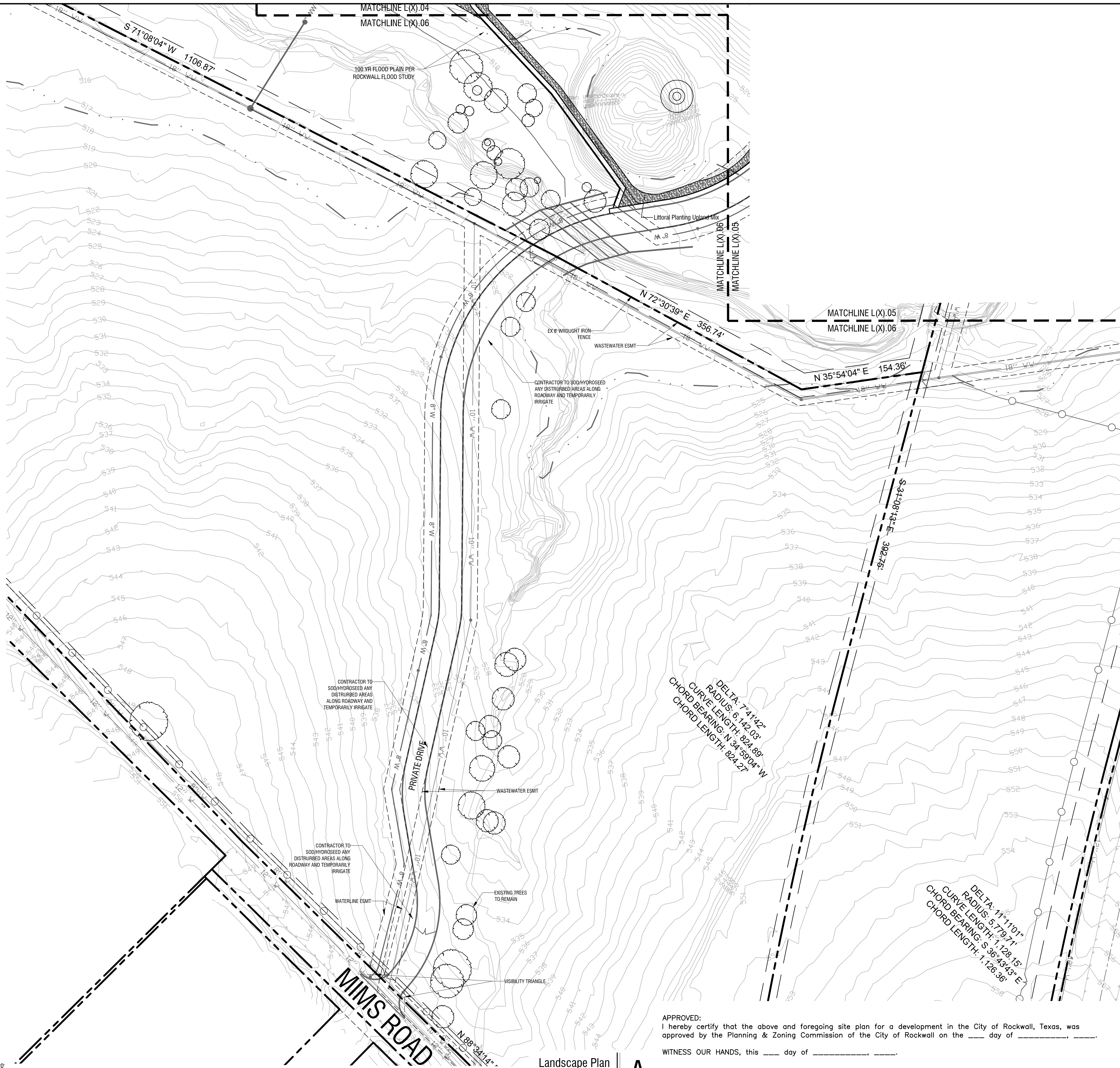
DATE
10/31/22

ISSUE
**CITY SITE PLAN
SUBMITTAL**

SHEET TITLE
LANDSCAPE PLAN

CASE# SP2022-058
SHEET NO.

L5.06



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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

**REC CAMPUS EXPANSION
REC CAMPUS ADDITION**
LOTS 1-4, BLOCK A

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLOT DATE:

TEMPLATE VERSION



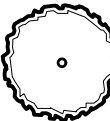
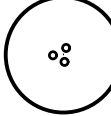
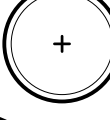
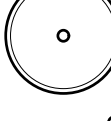
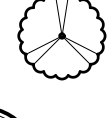
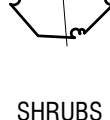
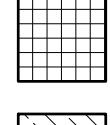
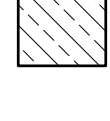
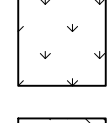
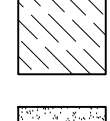
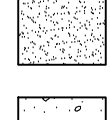
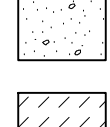
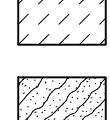
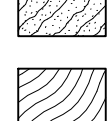
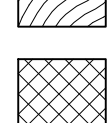
0' 60' 120'
Scale: 1" = 60'-0"

Landscape Plan

Scale: 1" = 60' - 0"

A

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS	
	Cedar Elm / Ulmus crassifolia	4" cal	12' -14'	As Shown	13	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER	
	Duraheat River Birch Multi-Trunk / Betula nigra 'Duraheat'	65 gal	10' -12' ht		18	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3-5 TRUNKS)	
	Lacebark Elm / Ulmus parvifolia	4" cal	14' -16'	As Shown	25	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER	
	Live Oak / Quercus virginana	4" cal	12' -14' ht	As Shown	22	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER	
	Specimen Live Oak Tree / Quercus virginana	5" cal	18' -20' ht.		8	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3-5 TRUNKS)	
	Texas Red Oak / Quercus texana	5" cal	16' -18'	As Shown	9	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER	
ORNAMENTAL TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS	
	Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'	65 gal	8' -10' ht	As Shown	3	CONTAINER, NURSERY GROWN, MATCHED, FULL TO BASE, WELL-BRANCHED, STRONG CENTRAL LEADER	
	Texas Redbud / Cercis canadensis texensis	45 gal	8' -10'	As Shown	16	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED	
	Yaupon Holly / Ilex vomitoria	45 Gal.	8' -10'	As Shown	22	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM	
SHRUBS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS	
	Autumn Sage / Salvia greggii	5 gal	12" h X 18" w	24" OC	205	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	
	Brakelights Red Yucca / Hesperaloe parviflora 'Brakelights'™	5 gal	12" h X 12" w	18" OC	1,237	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	
	Common Boxwood / Buxus sempervirens	5 gal	24" h x 24" w	36" OC	262	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	
	Dwarf Podocarpus / Podocarpus macrophyllus 'Pringles'	5 gal	24" h x 18" w	24" OC	257	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	
	Dwarf Yaupon / Ilex vomitoria 'Nana'	5 gal	24" h x 24" w	36" OC	102	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	
	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud'™	7 gal	36" h X 30" w	36" OC	490	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	
	Mahonia Soft Caress / Mahonia eurybracteata 'Soft Caress'	5 gal	18" h X 18" w	24" OC	125	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	
	Mexican Feather Grass / Nassella tenuissima	5 gal	12" h X 12" w	24" OC	212	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	
	Pink Muhly Grass / Muhlenbergia capillaris	5 gal	18" h X 18" w	30" OC	729	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	
	Red Leaf Japanese Barberry / Berberis thunbergii 'Atropurpurea'	7 gal	36" h X 30" w	36" OC	49	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	
SHRUB AREAS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	SPACING	QTY	REMARKS
	Littoral Planting Upland Mix	SEED				10,491 sf	
	Fountain Grass / Cenchrus advena	3 gal	12" Ht. x 12" W	24" OC	24" o.c.	305	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Little Spire Russian Sage / Perovskia atriplicifolia 'Little Spire'	1 gal	12" Ht. x 12" W	24" O.C.	24" o.c.	263	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Switch Grass / Panicum virgatum	3 gal	18" Ht. 12" Spr.	36" O.C.	36" o.c.	117	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS	
	Hydroseed	HYDROMULCH			27,926 sf	REFER TO SPECIFICATIONS	
	Asiatic Jasmine / Trachelospermum asiaticum	1 gal	8" h x 8" w	18" o.c.	1,022	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	
	Bermuda Grass / Cynodon dactylon	sod			137,859 sf	REFER TO SPECIFICATIONS	
	Creeping Juniper / Juniperus horizontalis	1 gal	8" h x 8" w	18" o.c.	272		
	Giant Liriope / Liriope gigantea	1 gal	12" h x 12" w	18" o.c.	1,130	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	
	Little Bluestem Grass / Schizachyrium scoparium	3 gal	24" h x 18" w	24" o.c.	195	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	
	Purple Wintercreeper / Euonymus fortunei 'Coloratus'	1 gal	8" h x 8" w	18" o.c.	1,482	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	
	Texas Sedge / Carex texensis	1 gal	12" h x 12" w	18" o.c.	1,072	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED	

APPR
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appro

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Rayburn Co-Op - Rockwall		
Code Calculations Chart		
Site Data	AC	SF
Total Site Area	31.38	1,366,902
Surface Parking Spaces	271	
Site Landscape Area	Required (% / SF)	Provided (% / SF)
15% of site to be landscaped (Heavy Commercial zoning district)*	15%	16%
*Developed area only	205,035	214,066
Street Frontage	Required	Provided
Side Road - 832 LF (773 LF Frontage + 59.41 LF of Drive connection)		
10' Buffer	YES	YES
1 Canopy Tree/ 50 LF (Min. 4" Cal.)	17	17 (8 Existing)
1 Accent Tree/ 50LF (4" ht. Min.)	17	17
Continuous row of shrubs (min. 36" ht.- 3 Gal.)	YES	YES*
SH 205 - Drive connection 200LF		
1 Canopy Tree/ 50 LF (Min. 4" Cal.)	N/A	N/A
Mims Road - Drive connection 78 LF		
1 Canopy Tree/ 50 LF (Min. 4" Cal.)	N/A	N/A
*36" tall shrubs provided in lieu of berm and 5" cal. trees		
Parking Lot	Required	Provided
1 Large Canopy Tree/ 10 parking space	27	35
One tree within 30' of each parking space	YES	YES
Headlight Screening (min. 2' ht. berm with evergreen shrubs)	YES	YES
Total Trees	Required	Provided
Total Canopy Trees		95
Total Trees Existing (within parking areas)		36
Total Trees (Canopy Trees only)		131

EXISTING SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
125	5	130

PROPOSED SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
262	9	271

SITE INFORMATION:

EXISTING ZONING: HEAVY COMMERCIAL (HC), COMMERCIAL (C), & AGRICULTURAL (AG)

PROPOSED ZONING: NO CHANGE

PROPOSED USE: EXPANSION OF EXISTING SITE TO INCLUDE 2 NEW OFFICE BUILDINGS, TRUCK WAREHOUSE, AND LAYDOWN STORAGE WAREHOUSE

TOTAL AREA LOT 1: 1,366,902 SQ FT 31.38 AC
TOTAL AREA LOTS 1-4: 4,146,392 SQ FT 95.19 AC

LOT 1 "HC" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 90-95%

PROPOSED MAX. BUILDING D HEIGHT: 40'
PROPOSED MAX. BUILDING E HEIGHT: 46'-4"
PROPOSED MAX. BUILDING F HEIGHT: 26'-8"
PROPOSED LOT COVERAGE: 106,281/1,366,902 = 7.8%
PROPOSED FLOOR AREA RATIO: 113,260/1,366,902 = 0.08:1
PROPOSED IMPERVIOUS PARKING: 69,510/1,366,902 = 5.1%

EXISTING PARKING:
EXISTING WAREHOUSE 23,520 SQ FT (1:1000) = 24 SPACES
EXISTING OFFICE 31,530 SQ FT (1:300) = 106 SPACES
REMOVED OFFICE 7,700 SQ FT (1:300) = -26 SPACES

EXISTING REQUIRED PARKING = 104 SPACES

REQUIRED PARKING:
PROPOSED WAREHOUSE D 12,750 SQ FT (1:1000) = 13 SPACES
PROPOSED OFFICE D 19,600 SQ FT (1:300) = 66 SPACES
PROPOSED OFFICE E 23,000 SQ FT (1:300) = 77 SPACES
PROPOSED WAREHOUSE F 10,560 SQ FT (1:1000) = 11 SPACES

TOTAL REQUIRED PARKING = 271 SPACES
TOTAL PROVIDED PARKING = 271 SPACES

REC CAMPUS EXPANSION

REC CAMPUS ADDITION

LOTS 1-4, BLOCK A

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HKS

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DALLAS, TX 75201

LANDSCAPE ARCHITECT

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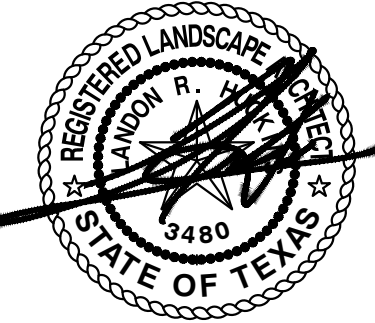
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618 MAIN STREET
GARLAND, TEXAS 75040



10/31/22

KEY PLAN

REVISION NO. DESCRIPTION DATE

HKS PROJECT NUMBER

25370.000

DATE

10/31/22

ISSUE

CITY SITE PLAN
SUBMITTAL

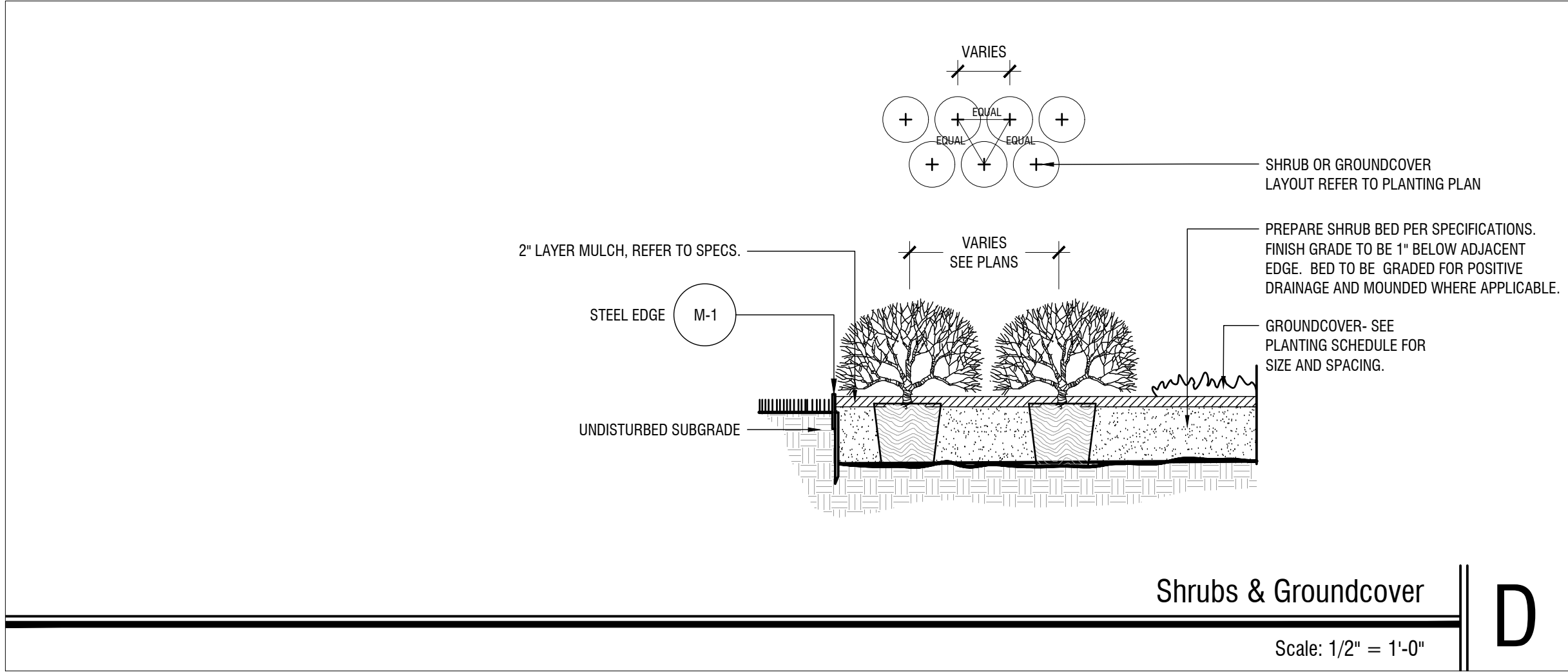
SHEET TITLE

PLANTING
SCHEDULE

CASE# SP2022-058

SHEET NO.

L5.07



Shrubs & Groundcover

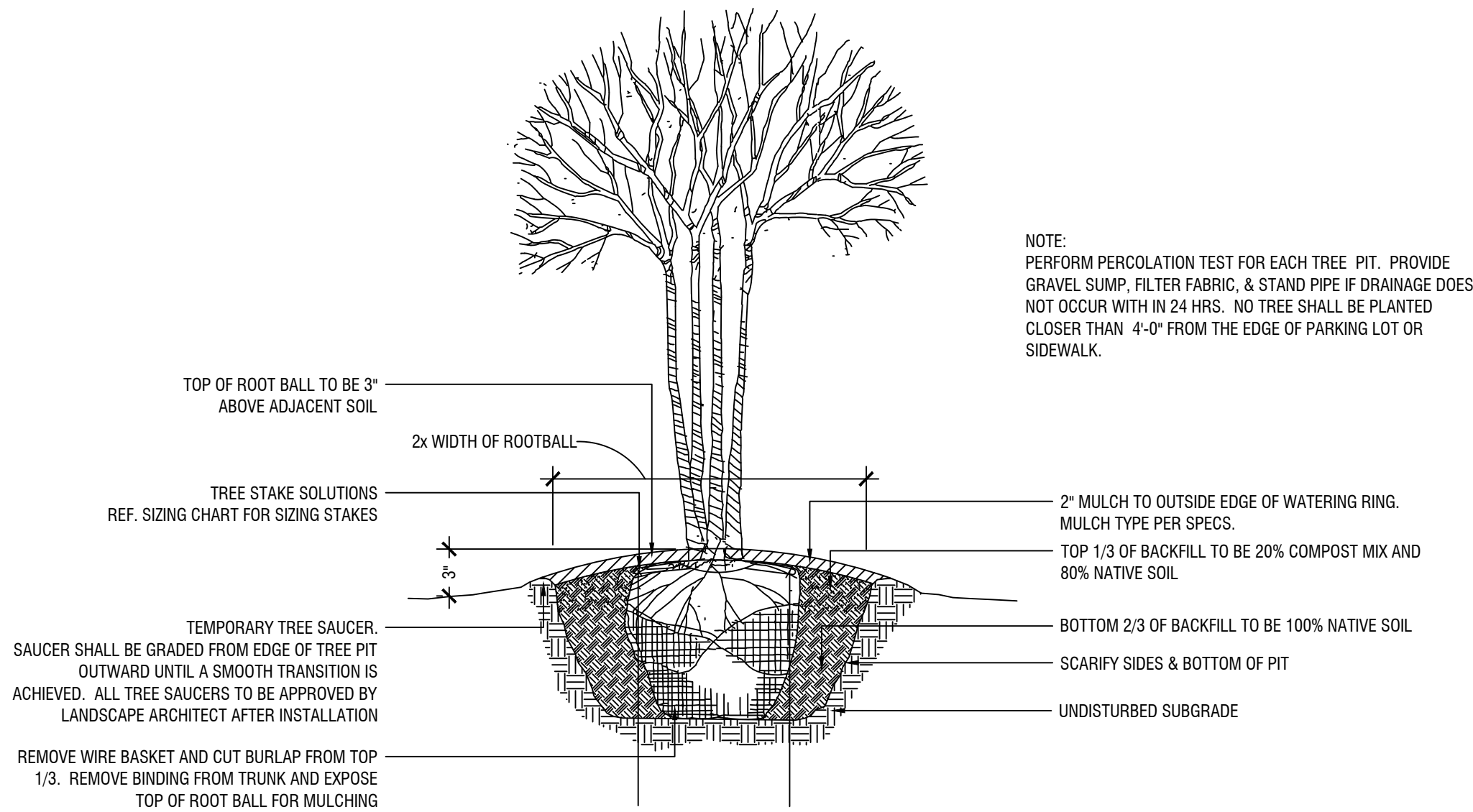
D

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

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

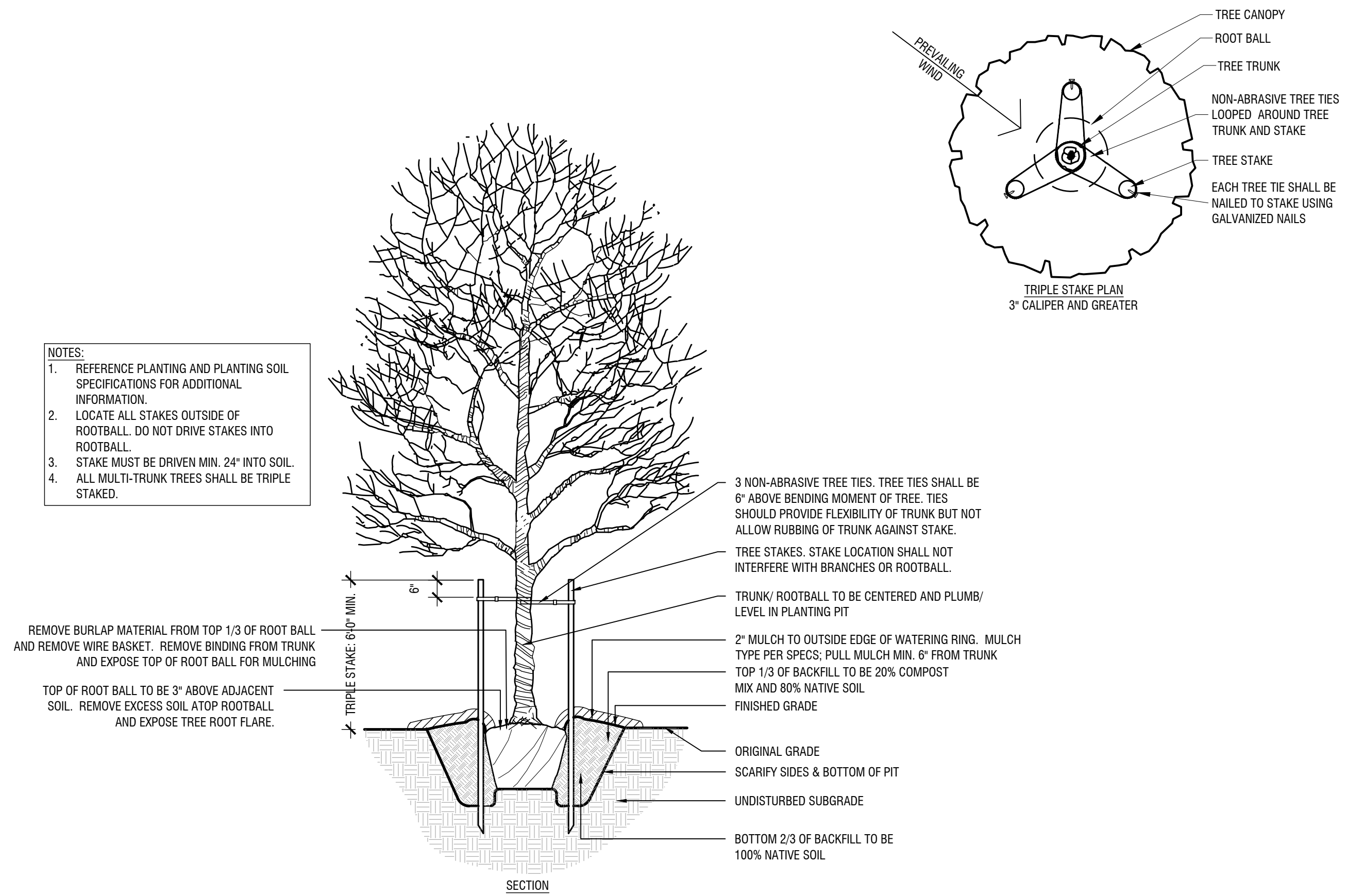
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



Multi-trunk / Ornamental Tree

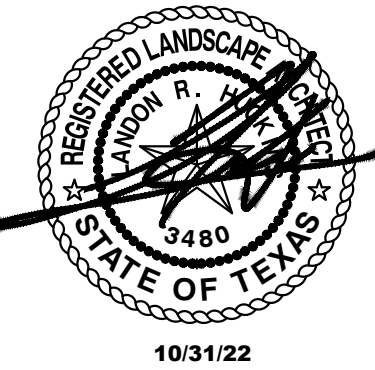
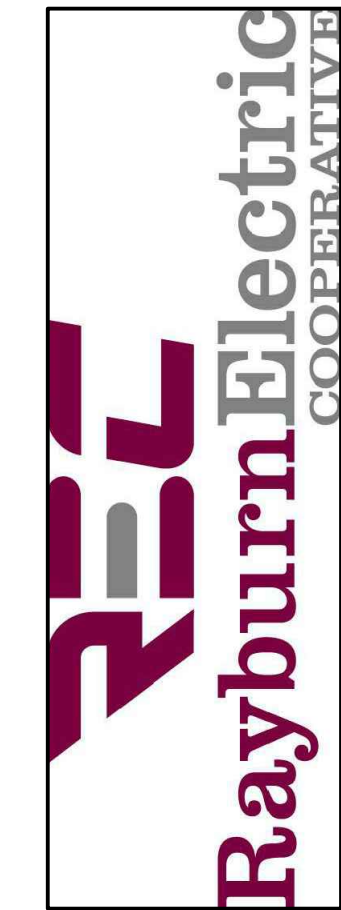
B



Canopy Tree (Above Grade Stakes)

A

REC CAMPUS EXPANSION
REC CAMPUS ADDITION
LOTS 1-4, BLOCK A
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



KEY PLAN

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000

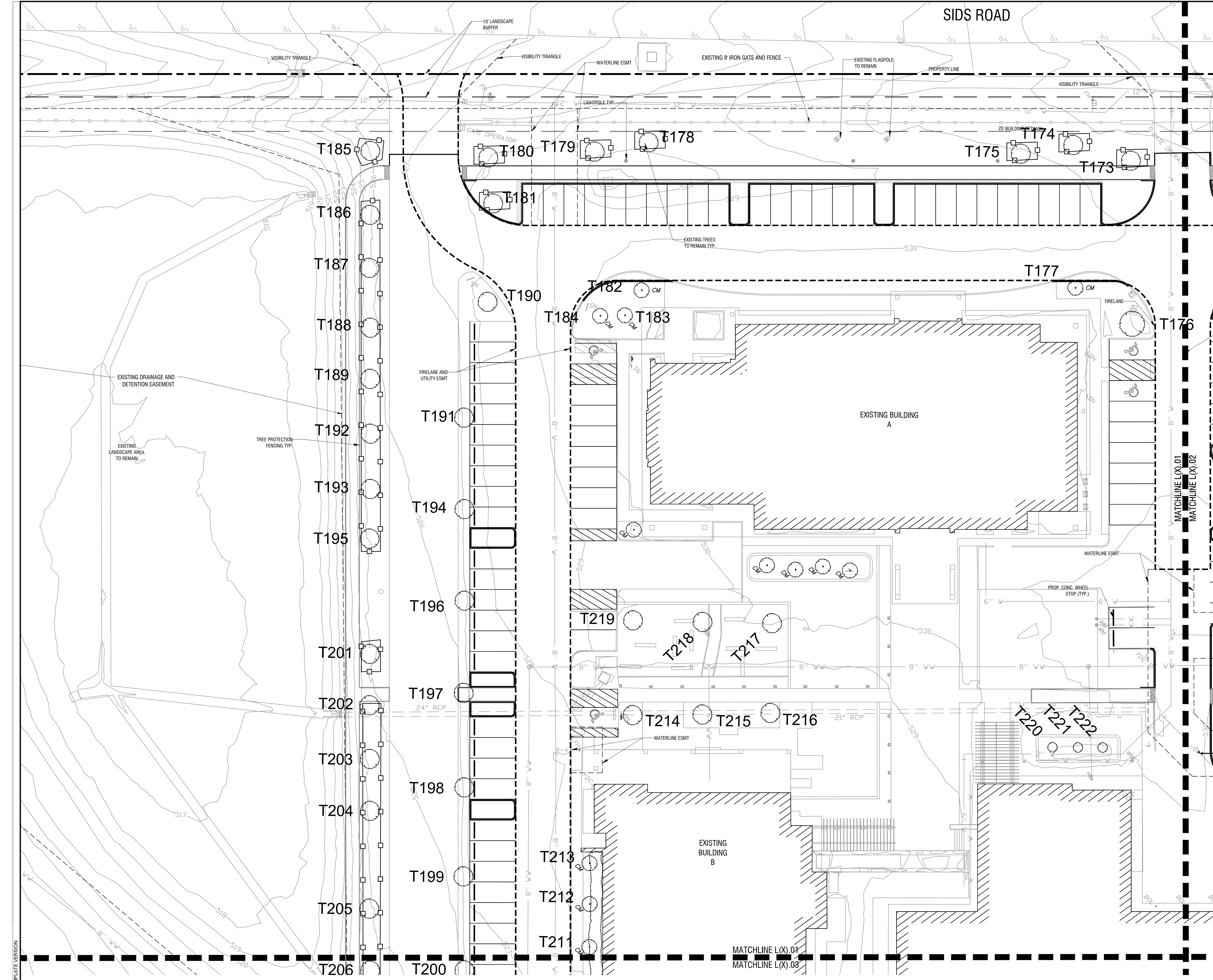
DATE
10/31/22

ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
PLANTING DETAILS

CASE# SP2022-058
SHEET NO.

L5.08



LEGEND

T40 EXISTING TREE TAG NUMBER

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

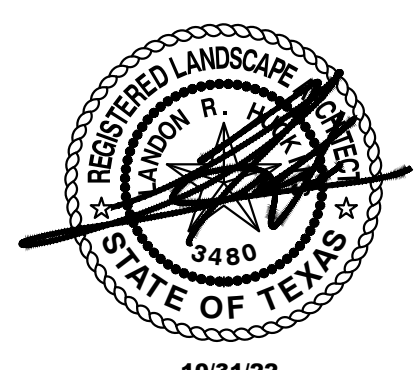
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

STRUCTURAL ENGINEER
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

MEP ENGINEERS
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040



10/31/22
KEY PLAN

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000

DATE
10/31/22

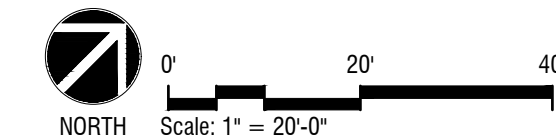
ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
TREESCAPE PLAN

CASE# SP2022-058
SHEET NO.

L7.01

TEMPLATE VERSION
PLOT DATE:



Treescape Plan
Scale: 1" = 20' - 0"

A

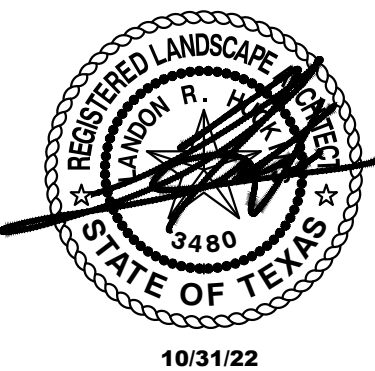
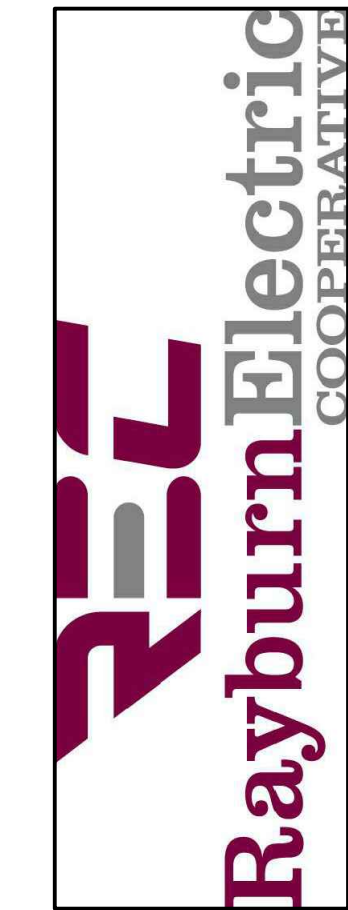
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

REC CAMPUS EXPANSION
REC CAMPUS ADDITION
LOTS 1-4, BLOCK A
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



KEY PLAN

[illegible]

HKS PROJECT NUMBER

25370.000

DATE _____

10/31/22

ISSUE

**CITY SITE PLAN
SUBMITTAL**

SHEET TITLE
TREESCAPE PLAN

CASE# SP2022-058

SHEET NO

REC CAMPUS EXPANSION
REC CAMPUS ADDITION
LOTS 1-4, BLOCK A

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPROVED: _____
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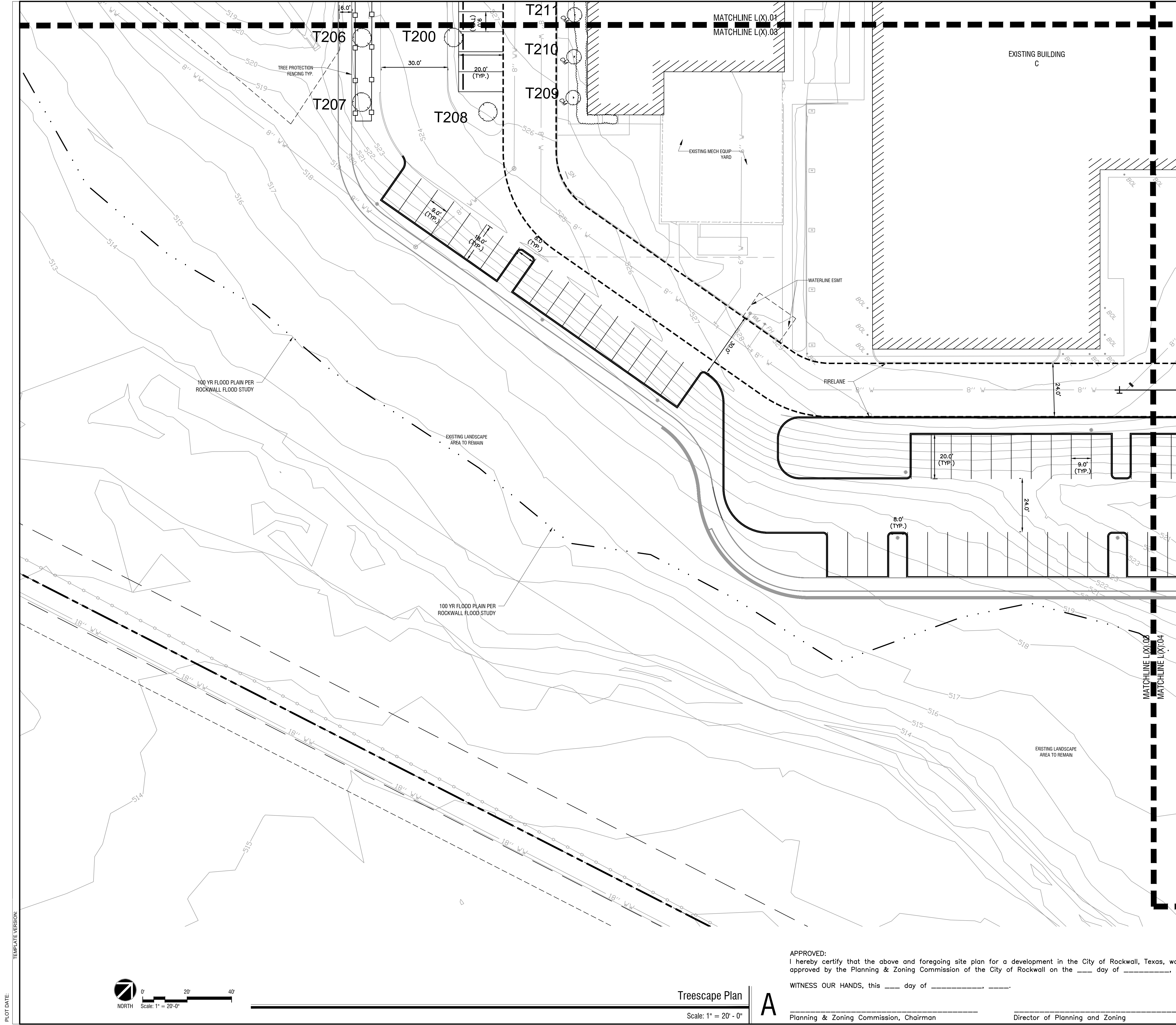
WITNESS OUR HANDS, this ____ day of _____, _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

A

L7.02



LEGEND

T40 EXISTING TREE TAG NUMBER

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

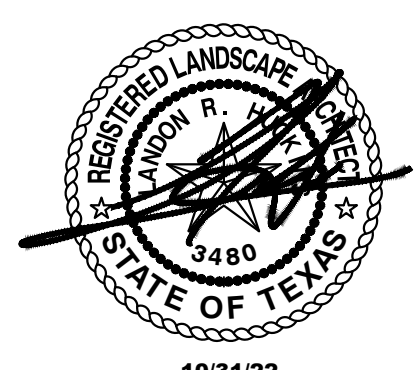
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

STRUCTURAL ENGINEER
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

MEP ENGINEERS
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040



KEY PLAN

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000

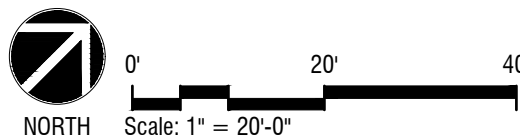
DATE
10/31/22

ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
TREESCAPE PLAN

CASE# SP2022-058
SHEET NO.

L7.03



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

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

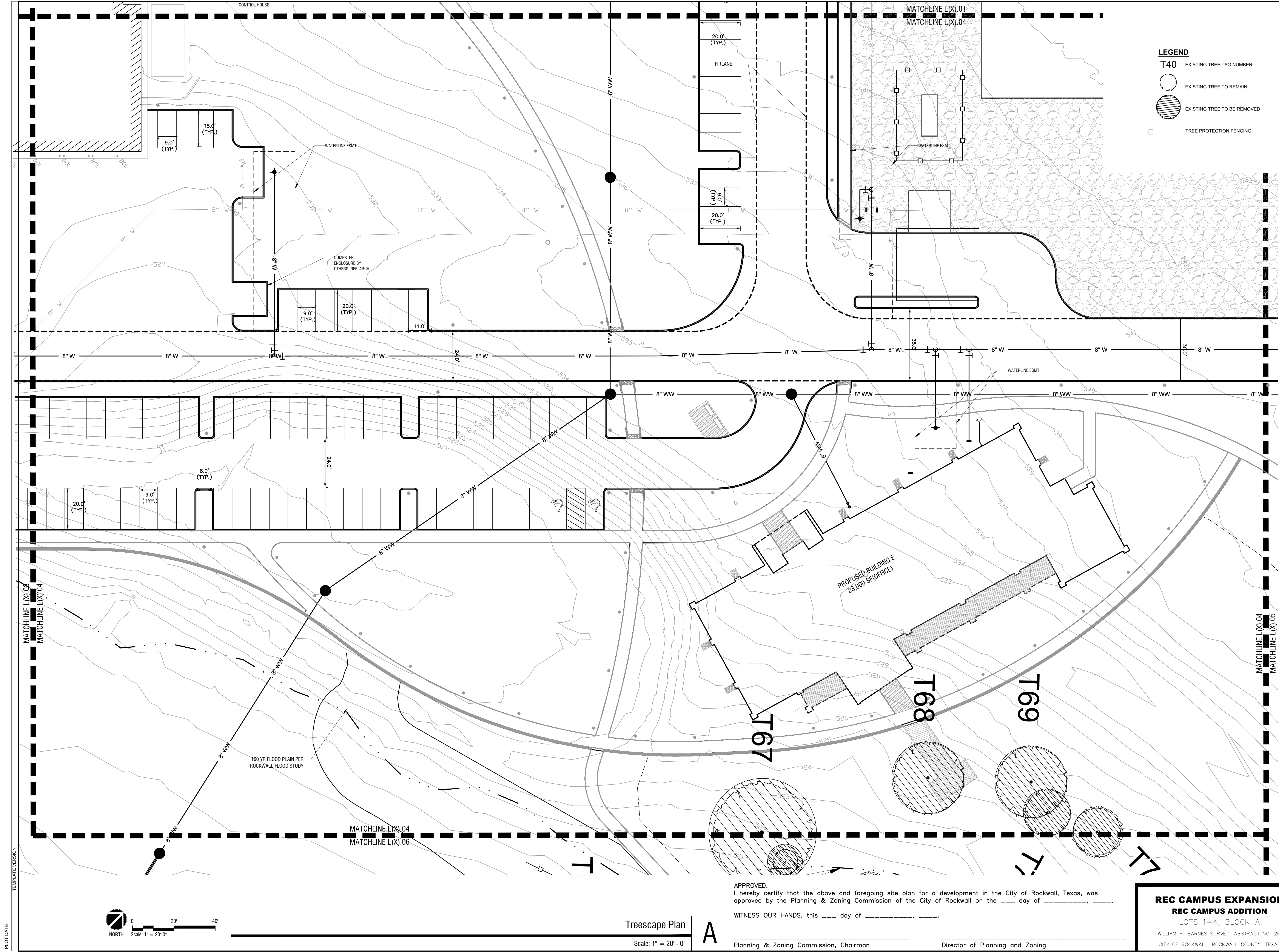
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

REC CAMPUS EXPANSION
REC CAMPUS ADDITION
LOTS 1-4, BLOCK A
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TEMPLATE VERSION

Treescape Plan
Scale: 1" = 20' - 0"



LEGEND

T40 EXISTING TREE TAG NUMBER

○ EXISTING TREE TO REMAIN

⊗ EXISTING TREE TO BE REMOVED

□ TREE PROTECTION FENCING

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

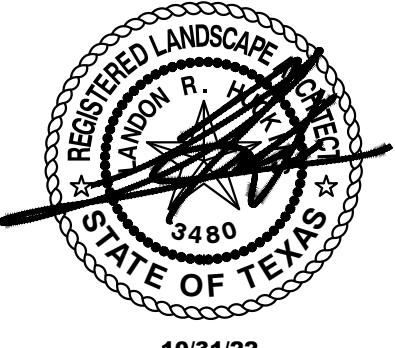
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

STRUCTURAL ENGINEER
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

MEP ENGINEERS
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040



KEY PLAN

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000

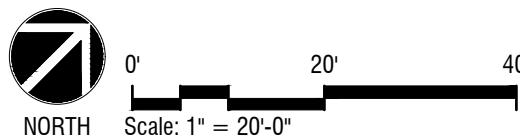
DATE
10/31/22

ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
TREESCAPE PLAN

CASE# SP2022-058
SHEET NO.

L7.04



Treescape Plan
Scale: 1" = 20' - 0"

A

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

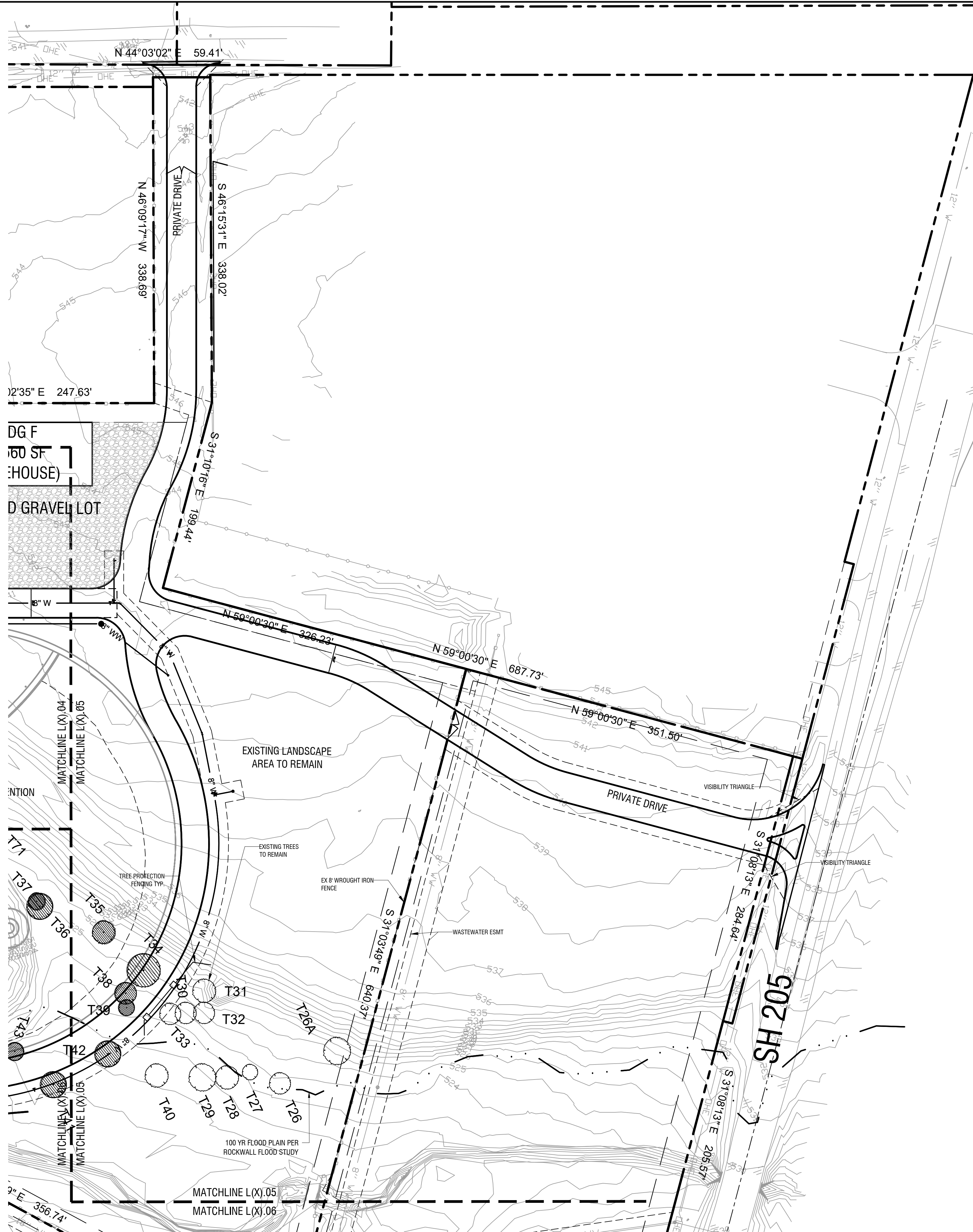
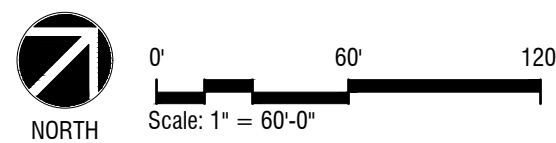
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

REC CAMPUS EXPANSION
REC CAMPUS ADDITION
LOTS 1-4, BLOCK A
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLOT DATE:

TEMPLATE VERSION:



- LEGEND**
- T40 EXISTING TREE TAG NUMBER
 - EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED
 - TREE PROTECTION FENCING

HKS

ARCHITECT

HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

STRUCTURAL ENGINEER

HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

MEP ENGINEERS

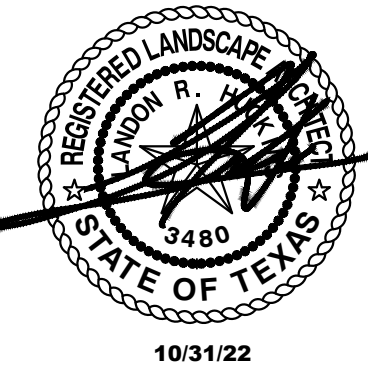
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER

RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

CIVIL ENGINEER

R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040



KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER

25370.000

DATE

10/31/22

ISSUE

**CITY SITE PLAN
SUBMITTAL**

SHEET TITLE

TREESCAPE PLAN

CASE# SP2022-058

SHEET NO.

L7.05

Landscape Plan

Scale: 1" = 60' - 0"

A

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

Planning & Zoning Commission, Chairman

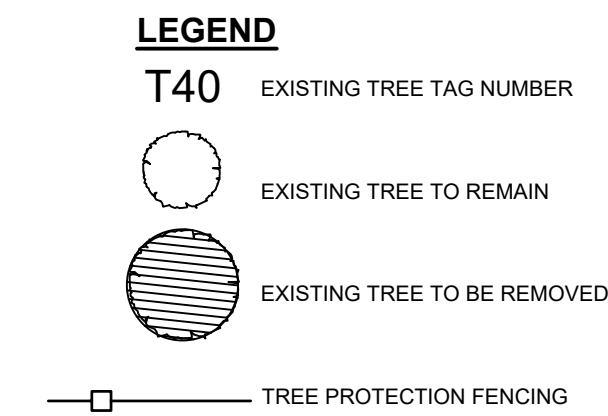
Director of Planning and Zoning

REC CAMPUS EXPANSION

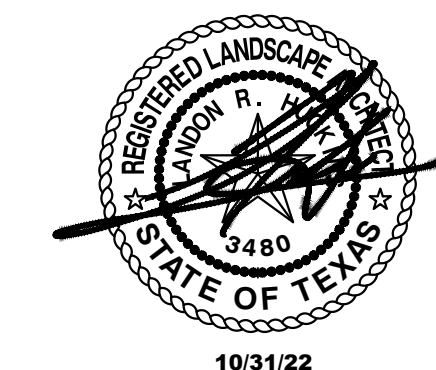
REC CAMPUS ADDITION

LOTS 1-4, BLOCK A

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040



SHEET NO.

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Director of Planning and Zoning

Scale: 1" = 60' - 0"

Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation	Removal Status	Replacement Caliper Inches
					Feature Primary Secondary Non-Protected		
T1	14	M.T.	Bois D'Arc		X		
T2	24	M.T.	Bois D'Arc		X		
T3	24		Bois D'Arc		X		
T4	16	M.T.	Hackberry		X		
T5	13		American Elm		X		
T6	12		Eastern Red Cedar		X	Removed	6
T7	12		Eastern Red Cedar		X		
T8	14		Hackberry		X		
T9	15	M.T.	Bois D'Arc		X		
T10	18	M.T.	American Elm		X		
T10A	30		Coltonwood		X	Removed	60
T11	14		Black Willow		X		
T12	16		Black Willow		X		
T13	12		Eastern Red Cedar		X		
T14	15	M.T.	Hackberry	Dying and Covered with Poison Ivy	X		
T15	14		Hackberry	Diseased Crown	X		
T15A	14	M.T.	Hackberry		X		
T16	14		Hackberry		X		
T17	15		American Elm		X		
T18	13		Hackberry		X	Removed	6.5
T19	14	M.T.	Bois D'Arc	Tagged as "20"	X	Removed	
T20	12		Eastern Red Cedar		X		
T21	13	M.T.	Eastern Red Cedar		X		
T22	12		Eastern Red Cedar		X	Removed	6
T23	12		Eastern Red Cedar		X	Removed	6
T24	12		Eastern Red Cedar		X		
T25	12		Eastern Red Cedar		X	Removed	6
T26A	9		Cedar Elm		X		
T26	11		Eastern Red Cedar		X		
T27	6		White Ash		X		
T28	13	M.T.	Eastern Red Cedar		X		
T29	14	M.T.	Eastern Red Cedar		X		
T30	11		Eastern Red Cedar		X		
T31	12		Eastern Red Cedar		X		
T32	11		Eastern Red Cedar	Branched to Ground	X		
T33	11		Eastern Red Cedar		X		
T34	17		White Ash		X	Removed	17
T35	12		Eastern Red Cedar	Only Top 1/4 of Tree is Alive	X	Removed	6
T36	13		Eastern Red Cedar	Entirely Dead	X	Removed	6.5
T37	9		White Ash		X	Removed	9
T38	11		Hackberry		X	Removed	5.5
T39	8		Slippery Elm	Entire Tree is Wilted	X	Removed	8
T40	12		Hackberry		X		
T41	13		Hackberry		X	Removed	6.5
T42	14	M.T.	Eastern Red Cedar		X	Removed	7
T43	8		Hackberry		X		
T44	10"		Bois D'Arc		X	Removed	
T45	14		American Elm		X		14
T46	7		Slippery Elm		X	Removed	7
T47	14		White Ash		X		
T48	6		Cedar Elm		X		
T49	12		Eastern Red Cedar		X		
T50	4		Bois D'Arc		X		
T51	19		Bois D'Arc		X		
T52	5		Persimmon		X		
T53	9		Persimmon		X		
T54	8		Black Willow		X		
T55	4		Persimmon		X		
T56	15		White Ash		X		
T57	18		Bois D'Arc		X		
T58	6		Bois D'Arc		X		
T59	14	M.T.	Bois D'Arc		X		
T60	21	M.T.	Bois D'Arc		X		
T61	6		Bois D'Arc	Tagged as "62"	X		
T62	6		Bois D'Arc	Tagged as "63"	X		
T63	8		American Elm		X		
T64	8	M.T.	Hackberry		X		
T65	12		White Ash		X		
T66	6		Bois D'Arc		X	Removed	
T67	24	M.T.	Bois D'Arc		X	Removed	
T68	17	M.T.	Hackberry		X	Removed	8.5
T69	15	M.T.	Hackberry		X	Removed	7.5
T70	11		Hackberry		X	Removed	5.5
T71	12		Bois D'Arc		X	Removed	
T72	14		Hackberry		X	Removed	7
T73	11		Cedar Elm		X		
T73A	9		American Elm		X		
T73B	12		Eastern Red Cedar		X		
T74	15		Eastern Red Cedar		X		
T75	15		Eastern Red Cedar		X		
T76	14		Eastern Red Cedar		X		
T77	12		Black Willow		X		
T78	13		Eastern Red Cedar		X		
T79	12		Eastern Red Cedar		X	Removed	6
T80	12		Eastern Red Cedar		X	Removed	6
T81	12	M.T.	Nalthez Grape Myrtle		X		
T81A	18		Live Oak		X	Removed	18
T82	7	M.T.	Nalthez Grape Myrtle		X		
T83	6	M.T.	Nalthez Grape Myrtle		X		
T84	11	M.T.	Nalthez Grape Myrtle		X		
T85	16	M.T.	Nalthez Grape Myrtle		X		
T86	18	M.T.	Nalthez Grape Myrtle		X		
T87	15	M.T.	Nalthez Grape Myrtle		X		
T88	11	M.T.	Nalthez Grape Myrtle		X		
T89	15		Bradford Pear		X	Removed	15
T90	11	M.T.	Nalthez Grape Myrtle		X	Removed	
T90A	20	M.T.	Nalthez Grape Myrtle		X	Removed	
T90B	9	M.T.	Watermelon Red Grape Myrtle		X	Removed	
T91	11	M.T.	Nalthez Grape Myrtle		X	Removed	
T92	11	M.T.	Nalthez Grape Myrtle		X	Removed	
T93	15	M.T.	Nalthez Grape Myrtle		X	Removed	
T94	9	M.T.	Nalthez Grape Myrtle		X	Removed	
T95	19	M.T.	Nalthez Grape Myrtle		X	Removed	

Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation	Removal Status	Replacement Caliper Inches
					Feature Primary Secondary Non-Protected		
T96	7	M.T.	Watermelon Red Grape Myrtle		X	Removed	
T97	19	M.T.	Nalthez Grape Myrtle		X	Removed	
T98	9	M.T.	Watermelon Red Grape Myrtle		X	Removed	
T99	13	M.T.	Nalthez Grape Myrtle		X	Removed	
T100	8	M.T.	Nalthez Grape Myrtle		X	Removed	
T101	11	M.T.	Nalthez Grape Myrtle		X	Removed	
T102	7	M.T.	Nalthez Grape Myrtle		X	Removed	
T103	10	M.T.	Nalthez Grape Myrtle		X	Removed	
T104	7	M.T.	Nalthez Grape Myrtle		X	Removed	
T105	11	M.T.	Nalthez Grape Myrtle		X	Removed	
T106	6	M.T.	Nalthez Grape Myrtle		X	Removed	
T107	18		Red Oak		X	Removed	18
T108	22		Bradford Pear		X	Removed	22
T109	12		Bradford Pear	Diseased	X	Removed	12
T110	15		Bradford Pear	Wind Damaged	X	Removed	15
T111	15		Live Oak		X	Removed	15
T112	17		Live Oak		X		
T113	13		Live Oak	Bad Freeze Damaged Trunk	X	Removed	13
T114	5		Magnolia		X	Removed	5
T115	9		Live Oak	Bad Freeze Damaged Trunk	X	Removed	9
T116	12		Texas Red Oak	Substantial Trunk Damage with Borer Infestation	X	Removed	12
T138	18	M.T.	Hackberry		X		
T141	12		Eastern Red Cedar		X		
T142	14		Eastern Red Cedar		X		
T143	17	M.T.	Eastern Red Cedar		X		
T144	4		Cedar Elm		X		
T145	16		Eastern Red Cedar		X		
T146	11		Eastern Red Cedar		X		
T147	14		Eastern Red Cedar		X		
T148	12		Eastern Red Cedar		X		
T149	12		Eastern Red Cedar		X		
T150	12		Eastern Red Cedar		X		
T151	12	M.T.	Eastern Red Cedar		X		
T152	15		Eastern Red Cedar		X		
T153	11		Eastern Red Cedar		X		
T155	16		Eastern Red Cedar		X		
T156	12		Eastern Red Cedar		X		
T157	14		Eastern Red Cedar		X		
T158	8		Cedar Elm		X		
T158A	7		Cedar Elm		X		
T159	8		Liquid		X		
T160	5		White Ash		X		
T161	5		Cedar Elm		X		
T162	4		White Ash		X		
T163	4		Cedar Elm		X		
T164	8		Cedar Elm		X		
T164A	7		Cedar Elm		X		
T164B	10	M.T.	Cedar Elm		X		
T164C	6		Cedar Elm		X		
T165	7		Black Willow		X		
T166	20		Black Willow		X		
T168	19	M.T.	Eastern Red Cedar		X		
T168A	23	M.T.	Eastern Red Cedar		X		
T170	8		Live Oak		X	Removed	6
T171	6		Live Oak		X		
T172	6		Bur Oak		X		
T173	6		Bur Oak		X		
T174	6		Bur Oak		X		
T175	6		Bur Oak		X		
T176	7		Live Oak		X		
T177	8	M.T.	Nalthez Grape Myrtle		X		
T178	6		Bur Oak		X		
T179	6		Bur Oak		X		
T180	6		Bur Oak		X		
T181	6		Live Oak	Stunted- Old Sapsucker Damage	X		
T182	10	M.T.	Nalthez Grape Myrtle		X		
T183	7.5	M.T.	Nalthez Grape Myrtle		X		
T184	7	M.T.	Nalthez Grape Myrtle		X		
T185	6		Bald Cypress		X		
T186	6		Bald Cypress		X		
T187	6		Bald Cypress		X		
T188	6		Bald Cypress		X		
T189	6		Bald Cypress		X		
T190	6		Live Oak	Stunted- Old Sapsucker Damage	X		
T191	6		Live Oak		X		
T192	6		Bald Cypress		X		
T193	6		Bald Cypress		X		
T194	6		Live Oak		X		
T195	6		Bald Cypress		X		
T196	6		Live Oak		X		
T197	6		Live Oak		X		
T198	6		Live Oak		X		
T199	6		Live Oak		X		
T200	6		Live Oak		X		
T201	6		Bald Cypress		X		
T202	6		Bald Cypress		X		
T203	6		Bald Cypress		X		
T204	6		Bald Cypress		X		
T205	6		Bald Cypress		X		
T207	6		Bald Cypress		X		
T208	6		Live Oak		X		
T209	-		Grape Myrtle	Dead, Coming Back From Roots			
T210	3.5	M.T.	Nalthez Grape Myrtle		X		
T211	2.5	M.T.	Nalthez Grape Myrtle		X		
T212	2.5	M.T.	Nalthez Grape Myrtle		X		
T213	3	M.T.	Nalthez Grape Myrtle		X		
T214	6		Live Oak	Weeping Habit	X		
T215	6		Live Oak	Weeping Habit	X		
T216	6		Live Oak	Weeping Habit	X		
T217	6		Live Oak	Weeping Habit	X		
T218	6		Live Oak	Weeping Habit	X		
T219	6		Live Oak	Weeping Habit	X		
T223	14		Black Willow		X		
TOTAL 2,210						377.5	
TOTAL REPLACEMENT INCHES REQUIRED:						380	
MITIGATION INCHES PROVIDED ON SITE:						-2.5	
MITIGATION INCHES (CREDITS) REMAINING:							

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE INFORMATION:

EXISTING ZONING: HEAVY COMMERCIAL (HC), COMMERCIAL (C), & AGRICULTURAL (AG)

PROPOSED ZONING: NO CHANGE

PROPOSED USE: EXPANSION OF EXISTING SITE TO INCLUDE 2 NEW OFFICE BUILDINGS, TRUCK WAREHOUSE, AND LAYDOWN STORAGE WAREHOUSE

TOTAL AREA LOT 1: 1,366,902 SQ FT 31.38 AC
TOTAL AREA LOTS 1-4: 4,146,392 SQ FT 95.19 AC

LOT 1 "HC" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 90-95%

PROPOSED MAX. BUILDING D HEIGHT: 40'
PROPOSED MAX. BUILDING E HEIGHT: 46'-4"
PROPOSED MAX. BUILDING F HEIGHT: 26'-8"
PROPOSED LOT COVERAGE: 106,281/1,366,902 = 7.8%
PROPOSED FLOOR AREA RATIO: 113,260/1,366,902 = 0.08:1
PROPOSED IMPERVIOUS PARKING: 69,510/1,366,902 = 5.1%

EXISTING PARKING:
EXISTING WAREHOUSE 23,520 SQ FT (1:1000) = 24 SPACES
EXISTING OFFICE 31,530 SQ FT (1:300) = 106 SPACES
REMOVED OFFICE 7,700 SQ FT (1:300) = -26 SPACES

EXISTING REQUIRED PARKING = 104 SPACES

REQUIRED PARKING:
PROPOSED WAREHOUSE D 12,750 SQ FT (1:1000) = 13 SPACES
PROPOSED OFFICE D 19,600 SQ FT (1:300) = 66 SPACES
PROPOSED OFFICE E 23,000 SQ FT (1:300) = 77 SPACES
PROPOSED WAREHOUSE F 10,560 SQ FT (1:1000) = 11 SPACES

TOTAL REQUIRED PARKING = 271 SPACES
TOTAL PROVIDED PARKING = 271 SPACES