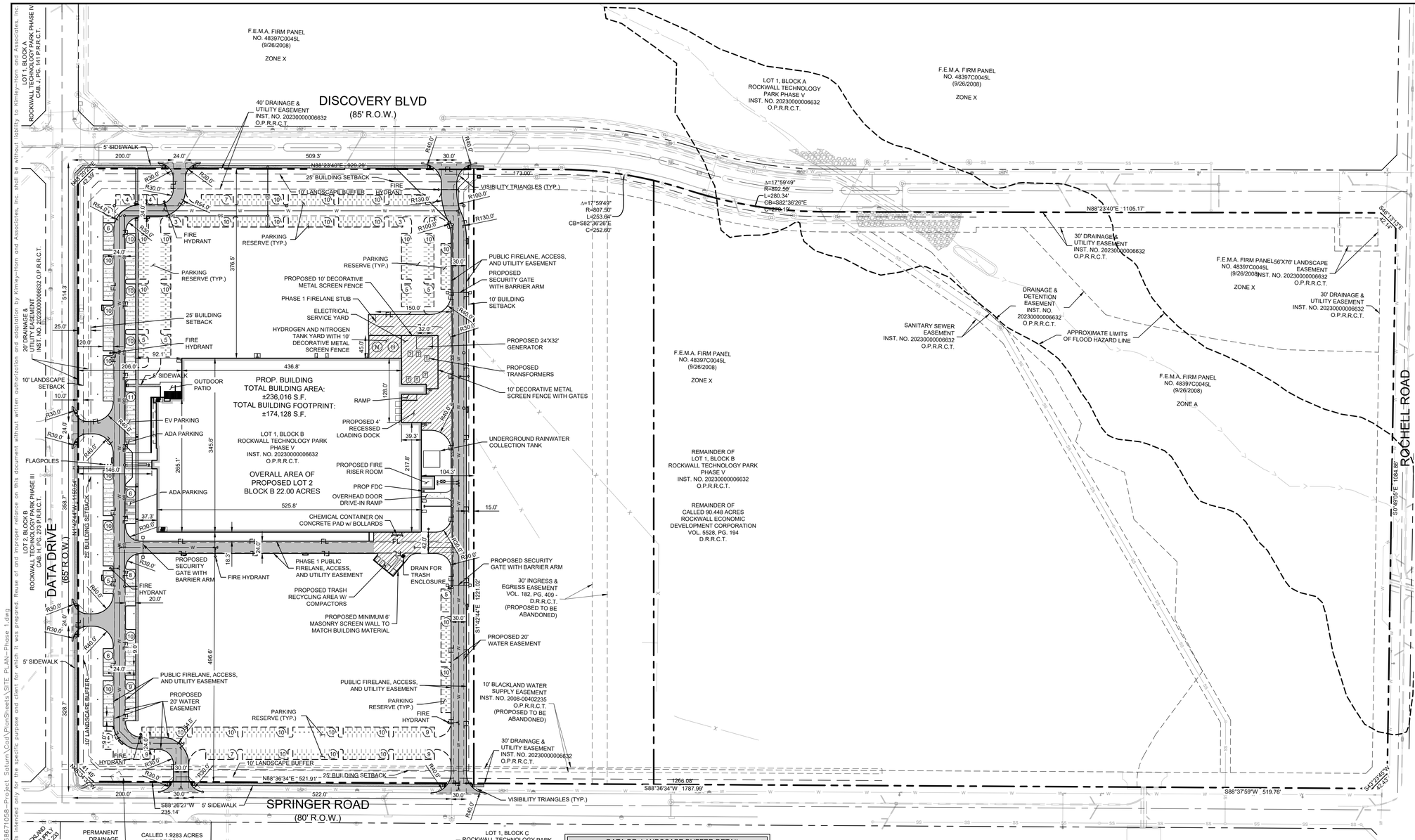
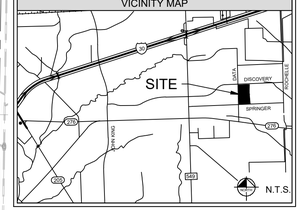


GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

VICINITY MAP



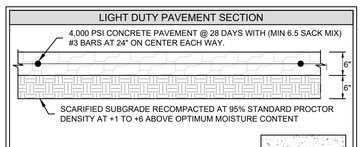
LEGEND

PROPERTY LINE	
PROPOSED WATER	W
EXISTING WATER	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
PROPOSED UNDERGROUND ELECTRIC LINE	UGE
EXISTING UNDERGROUND ELECTRIC LINE	UGE
PROPOSED NATURAL GAS LINE	GAS
EXISTING NATURAL GAS LINE	GAS
PROPOSED WATER VALVE	
EXISTING WATER VALVE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED WATER METER	
EXISTING WATER METER	
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING SANITARY SEWER CLEANOUT	
PROPOSED SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER MANHOLE	S

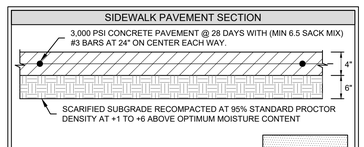
SITE SUMMARY TABLE

ZONING	SUP S-320
PROPOSED USE	HEAVY MANUFACTURING
PROPOSED MAX BUILDING HEIGHT	46'-0"
PROPOSED TOTAL BUILDING AREA	236,016 SF
PROPOSED BUILDING FOOTPRINT	174,128 SF
TOTAL LAND AREA	958,322 SF/22.000 AC.
BUILDING COVERAGE	25%

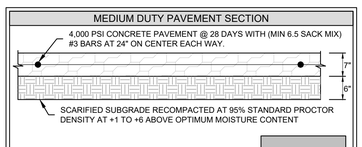
LIGHT DUTY PAVEMENT SECTION



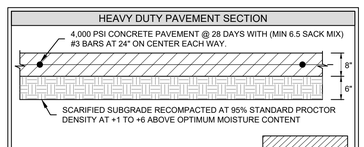
SIDEWALK PAVEMENT SECTION



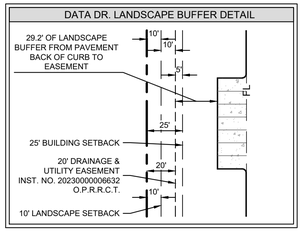
MEDIUM DUTY PAVEMENT SECTION



HEAVY DUTY PAVEMENT SECTION



DATA DR. LANDSCAPE BUFFER DETAIL



PARKING DATA TABLE

PARKING RATIO	1 SPACE PER 0.75 EMPLOYEES 1 SPACE PER 500 SF
PHASE 1 EMPLOYEE COUNT (TOTAL)	198
PHASE 1 REQUIRED PARKING	**149 TOTAL SPACES (PER EMPLOYEE RATIO)*** 144 STANDARD SPACES 5 ADA SPACES
PHASE 1 PROVIDED PARKING	**151 TOTAL SPACES SPACES** 135 STANDARD SPACES 10 EV SPACES 6 ADA SPACES
FUTURE PROVIDED PARKING	333 STANDARD SPACES

*NOTE: PER BUILDING SQUARE FOOTAGE A TOTAL OF 472 SPACES ARE REQUIRED. PLEASE REFER TO PARKING VARIANCE LETTER FOR ADDITIONAL INFORMATION

NOTES

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.

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

SITE PLAN
ROCKWALL TECHNOLOGY PARK PHASE V
PART OF LOT 2, BLOCK B

TOTAL ACREAGE: 22.000 ACRES

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT NO. SP2024-031
SUBMITTED JULY 2, 2024

ENGINEER / SURVEYOR / APPLICANT:
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: NEDA HOSSEINY, P.E.

OWNER:
BALLARD US INC.
2495 NE 4TH STREET
BEND, OR. 97701
PH. (541) 797-0521
CONTACT: LEE SWEETLAND

DEVELOPER:
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX. 75032
PH. (972) 772-0025
CONTACT: PHIL WAGNER

No.	REVISIONS	DATE	BY

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

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer NEDA M. HOSSEINY
P.E. No. 126707
Date 07/02/2024

KHA PROJECT 068671058	SCALE AS SHOWN	DESIGNED BY TAD	DRAWN BY AKA	CHECKED BY NMH
DATE 07/02/2024				

PROJECT SATURN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN
PHASE 1

SHEET NUMBER
C-003

Plotted By: Schwartz, Peyton Date: July 02, 2024 02:22:36pm File Path: K:\DAL_Civil\068671058-Project Saturn\Civil\PlanSheets\SITE PLAN-Phase 1.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.