DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NORTHWEST CORNER OF CORPORATE CROSSING AND STATE HWY 276				
SUBDIVISION	ROCKWALL TECHNOLOGY PARK	LOT	7/8	BLOCK	A
GENERAL LOCATION	NORTHWEST CORNER OF CORPORATE CROSSING AND STATE HWY 276				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-73		CURRENT USE	UNDEVELOPED	
PROPOSED ZONING	LI (Case #Z2022-006)		PROPOSED USE	INDUSTRIAL	
ACREAGE	16.44	LOTS [CURRENT]	2	LOTS [PROPOSED]	3

☑ ***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	ROCKWALL EDC	☑ APPLICANT	KRISS USA, INC
CONTACT PERSON	MATT WAVERING	CONTACT PERSON	CHRISTOPHE GUIGNARD
ADDRESS	2610 OBSERVATION TRAIL, SUITE 104	ADDRESS	565 W. LAMBERT ROAD SUITE F
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	BREA, CA 92821
PHONE	903-494-7943	PHONE	714-333-1988 X122
E-MAIL	MWAVERING@ROCKWALLEDC.COM	E-MAIL	CH.GUIGNARD@KRISS-USA.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 578.80 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18th *DAY OF* March, 20 22 *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."*

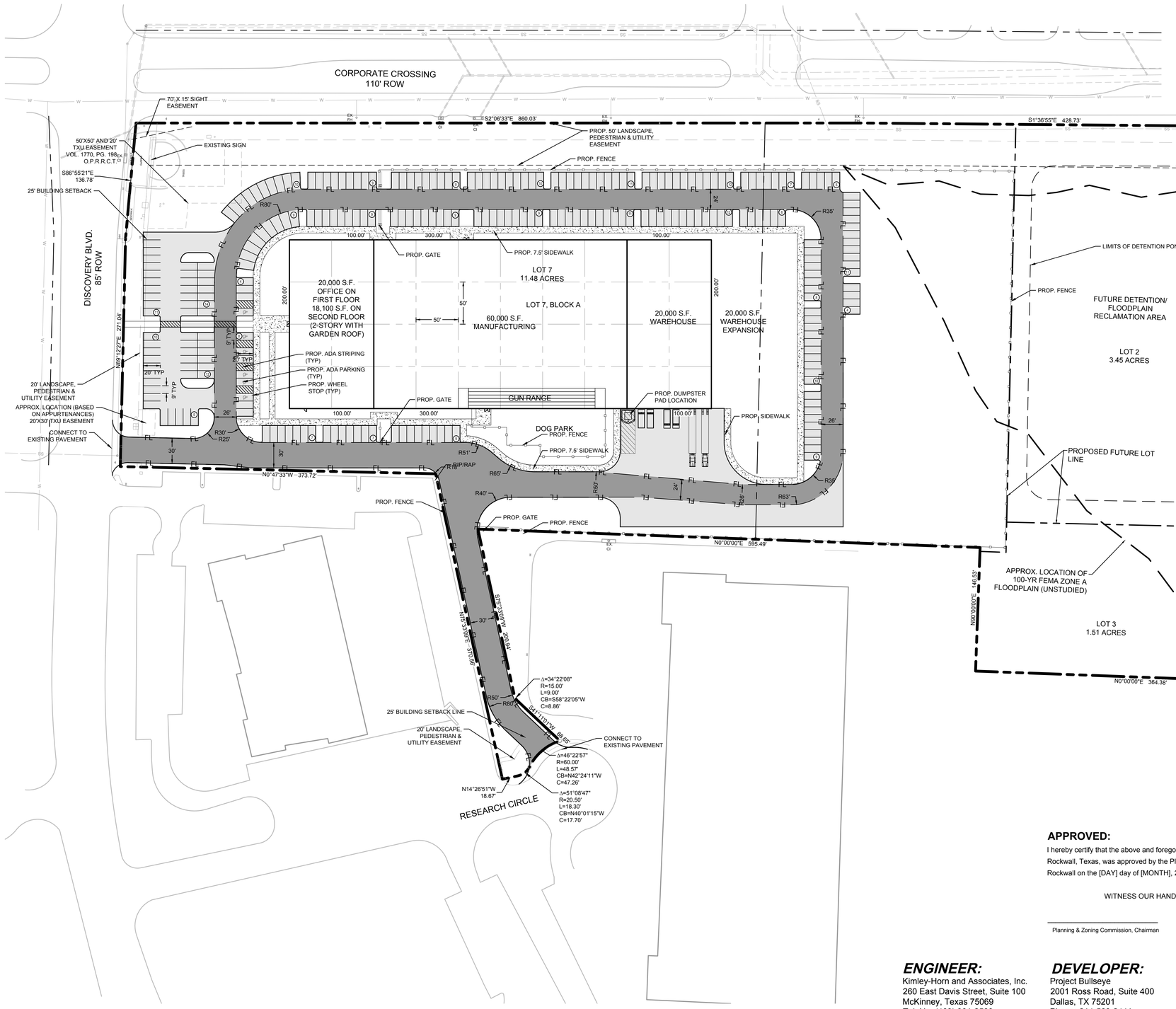
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th *DAY OF* March, 20 22.

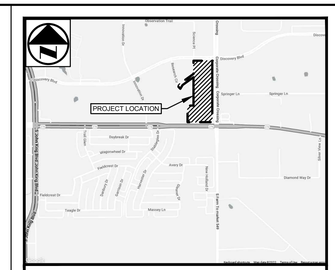
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jammonds

MY COMMISSION EXPIRES

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID #_13230083-8
My Comm. Exp. 01-06-2024





N
W E
S

0 60' 120'
GRAPHIC SCALE 60'

LEGEND

FL FL	PROPOSED FIRE LANE
	PROPOSED LIGHT DUTY PAVEMENT
	PROPSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	PROPOSED FENCE (REFERENCE LANDSCAPE)
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE
T	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

SITE DATA TABLE	
EXISTING ZONING	PD-73 and LI
PROPOSED ZONING	LI Z2021-014
LOT AREA (SQ. FT)	716,109 S.F.
LOT AREA (ACRES)	16.44 AC
MANUFACTURING	60,000 SF
WAREHOUSE	20,000 SF
OFFICE	38,100 SF
TOTAL BUILDING SQ. FT.	120,000 SF
1 STY BUILDING HEIGHT	40'
LOT COVERAGE	16.76%
FLOOR AREA RATIO	0.1676
REQUIRED PARKING	
MANUFACTURING REQUIRED PARKING	120 (1 SPACE: 500 SF)
WAREHOUSE REQUIRED PARKING	20 (1 SPACE: 1000 SF)
OFFICE REQUIRED PARKING	127 (1 SPACE: 300 SF)
TOTAL PARKING REQUIRED	267
PARKING PROVIDED	267
HANDICAP PARKING REQUIRED	7
HANDICAP PARKING PROVIDED	7

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] day of [MONTH], 2022.

WITNESS OUR HANDS, this [DAY] day of [MONTH], 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.E.

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 03/18/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580, FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
Kimley»Horn
Engineer MICHAEL T. DOGGETT
P.E. No. 98628 Date XX/XX/2022

KHA PROJECT 068213117	DATE 03/18/2022	SCALE AS SHOWN	DESIGNED BY MD	DRAWN BY MD	CHECKED BY MD

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

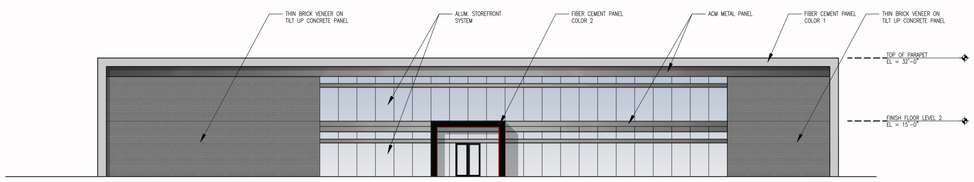
SITE PLAN

CASE NO.

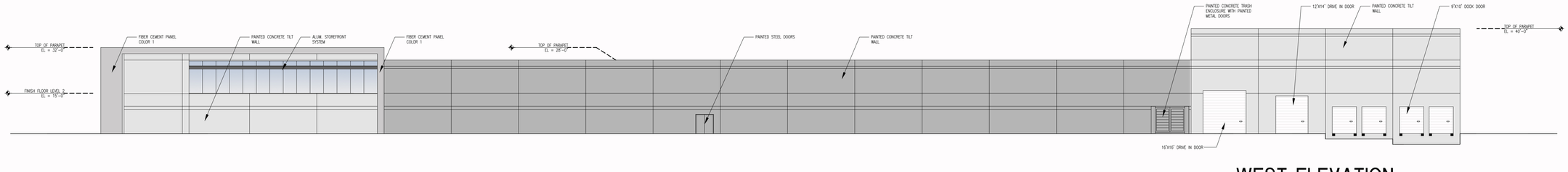
SHEET NUMBER
1 OF 1

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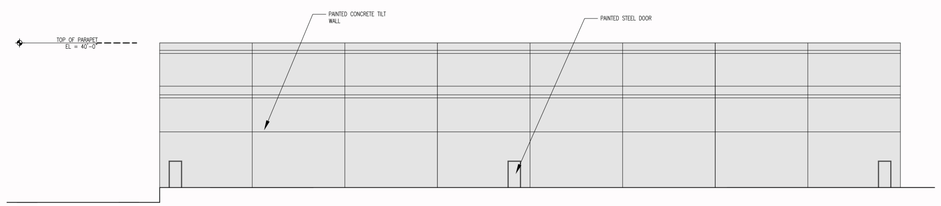
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SITE PLAN.dwg
1" = 60'



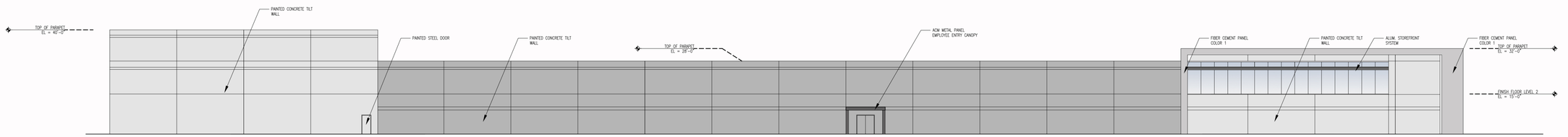
04 NORTH ELEVATION
SCALE: 1" = 20'



03 WEST ELEVATION
SCALE: 1" = 20'



02 SOUTH ELEVATION
SCALE: 1" = 20'



01 EAST ELEVATION
SCALE: 1" = 20'

INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX. #17868, 03.18.22
Not for Permit or Construction

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

GSR Andrade Architects
Architect

Civil Engineer

Structural Engineer

Mechanical Engineer

Electrical Engineer

Plumbing Engineer

Landscape Architect

STREAM

A NEW PROJECT BY KRISS USA:

'PROJECT BULLSEYE'

CORPORATE CROSSING
ROCKWALL, TEXAS 75032

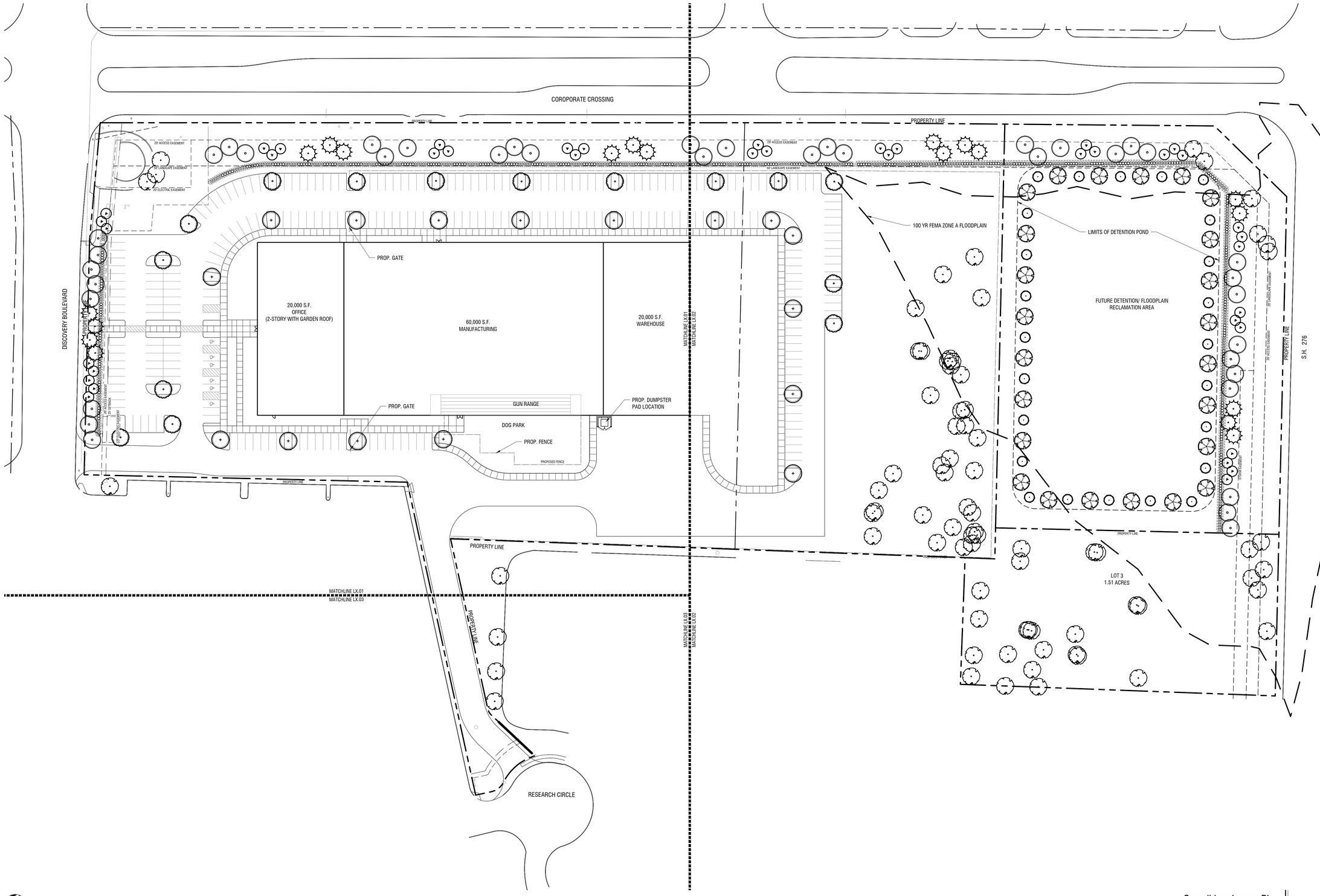
PROJECT NO.: 3040
DATE: 03.18.22
REVISIONS: -

NO.	DATE	DESCRIPTION

A4.00
EXTERIOR ELEVATIONS

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LAST SAVED
PLOTTED
DWG PATH
DWG NAME
rockwall logo - Tree Stake Solutions Chart - Above Grade - Detail_TS6 cont 5 or smaller - Detail_shrub groundcover - Detail_Tree Protection - xLandscapeDWLAS - xTrees - Detail_TS6 cont - multitrunk xm
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L1.01 CODE LANDSCAPE PLAN.DWG [L1.01]

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NORTH

0' 50' 100'
Scale: 1" = 50'-0"

Overall Landscape Plan
Scale: 1" = 50'-0"

A

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2366 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX-F-928

PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 03.18.2022

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068213117	03/18/2022	AS SHOWN	CLS	NJF	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

OVERALL LANDSCAPE PLAN

CASE NO.

SHEET NUMBER
L1.01

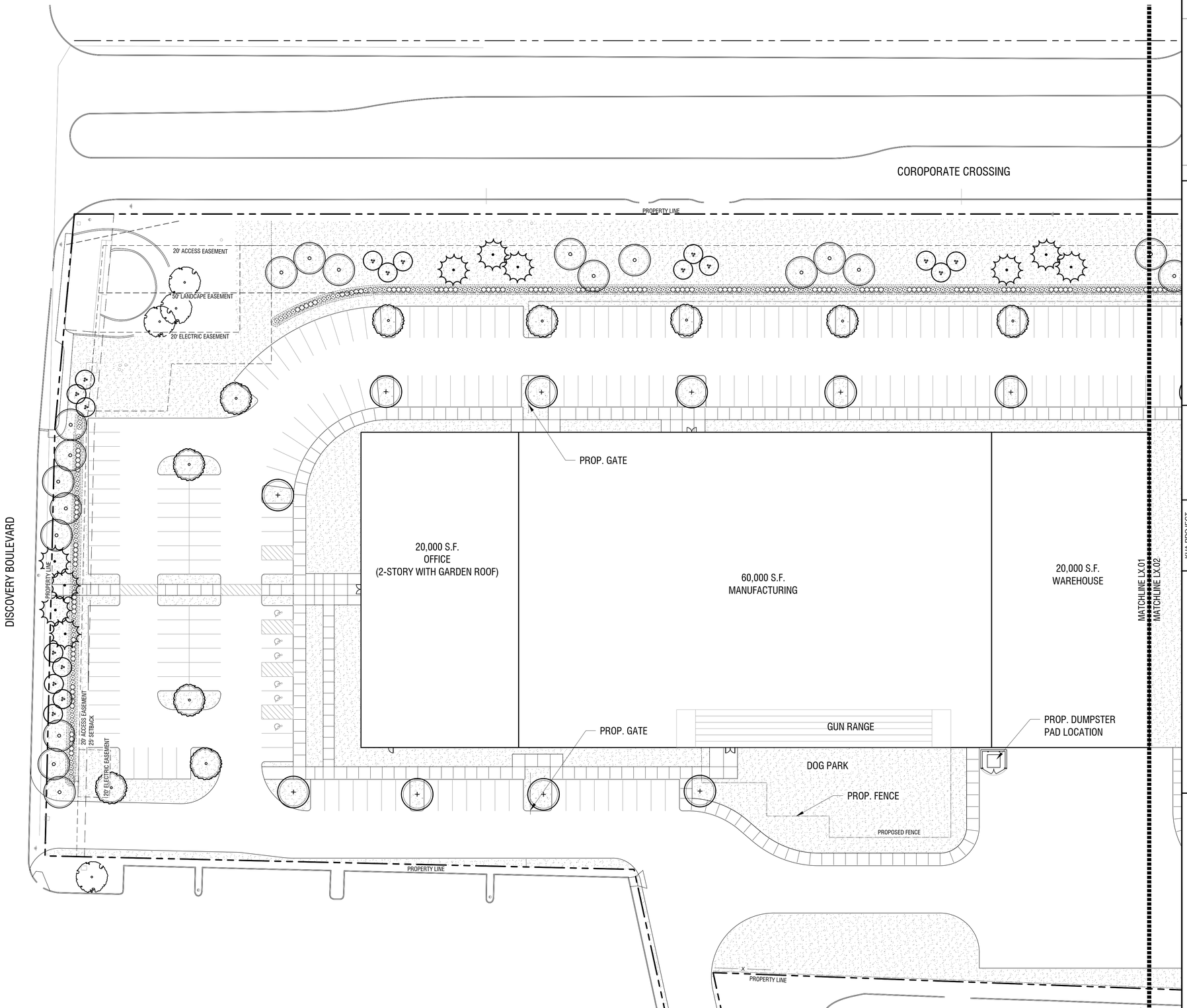
PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginana

FLOWERING TREES	COMMON / BOTANICAL NAME
	Desert Willow / Chilopsis linearis
	Texas Redbud / Cercis canadensis var. texensis

SHRUBS	COMMON / BOTANICAL NAME
	Dwarf Yaupon / Ilex vomitoria `Nana`
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM

GROUND COVERS	COMMON / BOTANICAL NAME
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'
Scale: 1" = 30'-0"

Code Landscape Plan
Scale: 1" = 30'-0"

A

No.	REVISIONS	DATE	BY

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Kimley»Horn
P.E.& L.A. No. 3323 Courtney L. Smith Date 03.18.2022

KHA PROJECT 068213117
DATE 03/18/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO.

SHEET NUMBER
L1.02

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IMAGES
xrefs: rockwall logo - Tree Status Sculpting Chart - ...
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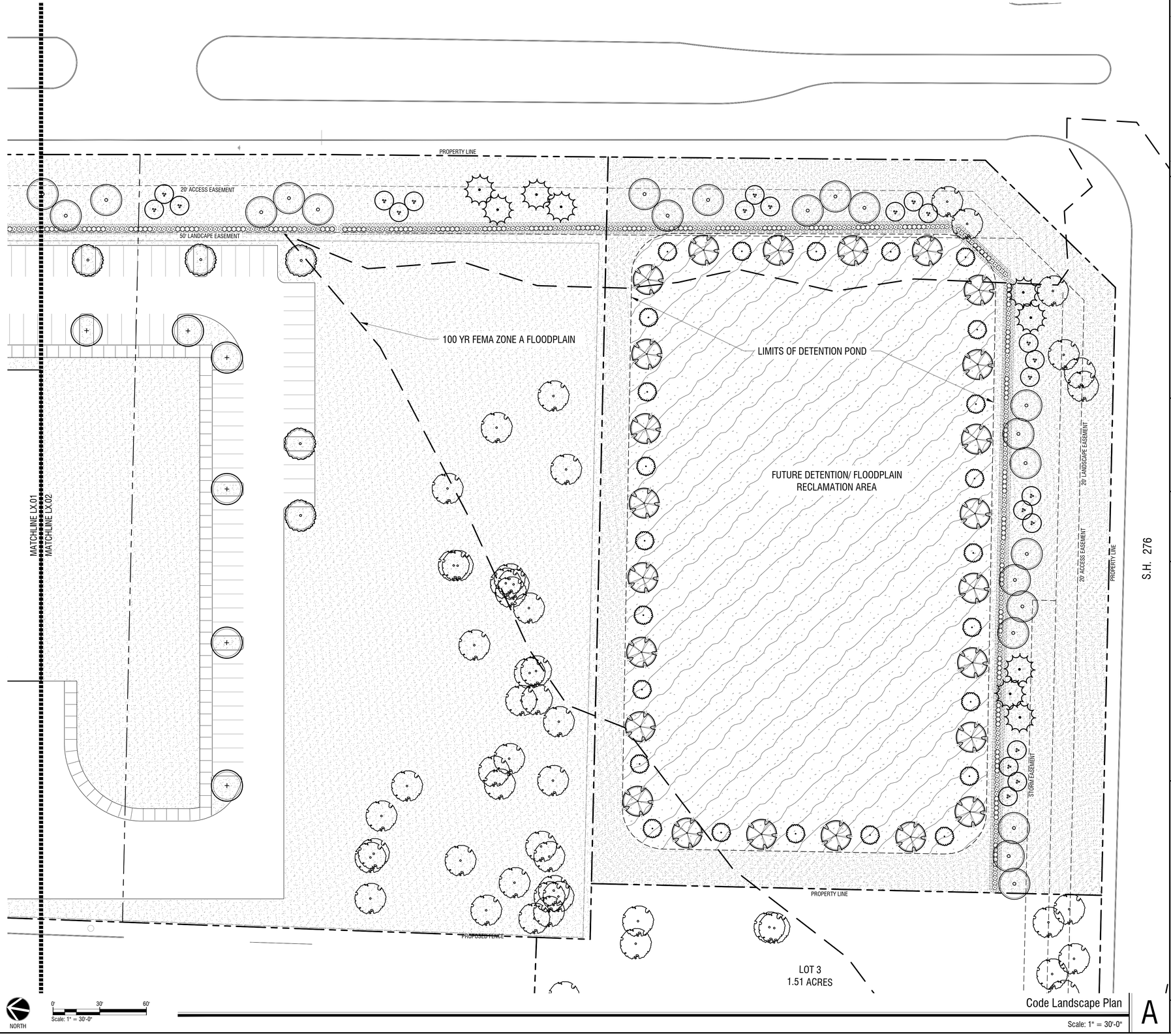
PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
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GROUND COVERS	COMMON / BOTANICAL NAME
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'

Scale: 1" = 30'-0"

Code Landscape Plan

Scale: 1" = 30'-0"

A

No.	REVISIONS	DATE	BY

Kimley»Horn

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Kimley»Horn

P.E.A. No. 3323 — Courtney L. Smith — Date 03.18.2022

KHA PROJECT	068213117
DATE	03/18/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO.

SHEET NUMBER
L1.03

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IMAGES rockwall logo · Tree Stake Solutions Chart
XREFS Plant Legend · Key Map · 4DSV · Above Grade · Detail_TS6 cont 5 or smaller · Detail_shrub groundcover · Detail_Tree Protection · xLandscapeDATA1.xls · xTrees · Detail_TS6 cont - multitrunk xm
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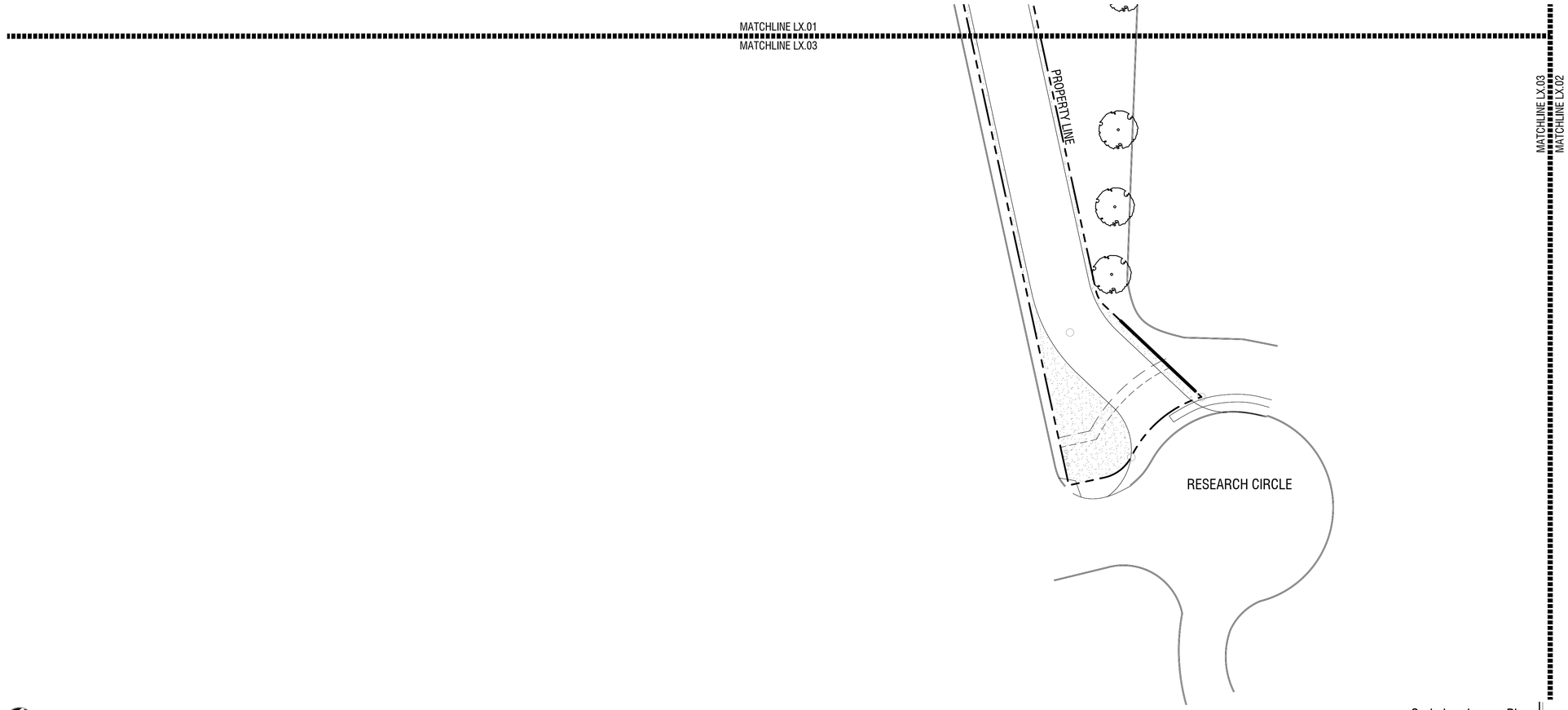
PLANT LEGEND

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	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'
Scale: 1" = 30'-0"

Code Landscape Plan
Scale: 1" = 30'-0"

A

No.	REVISIONS	DATE	BY

Kimley»Horn
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P.L.A. Courtney L. Smith
L.A. No. 3323 Date 03.18.2022

KHA PROJECT	068213117
DATE	03/18/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO.

SHEET NUMBER
L1.04

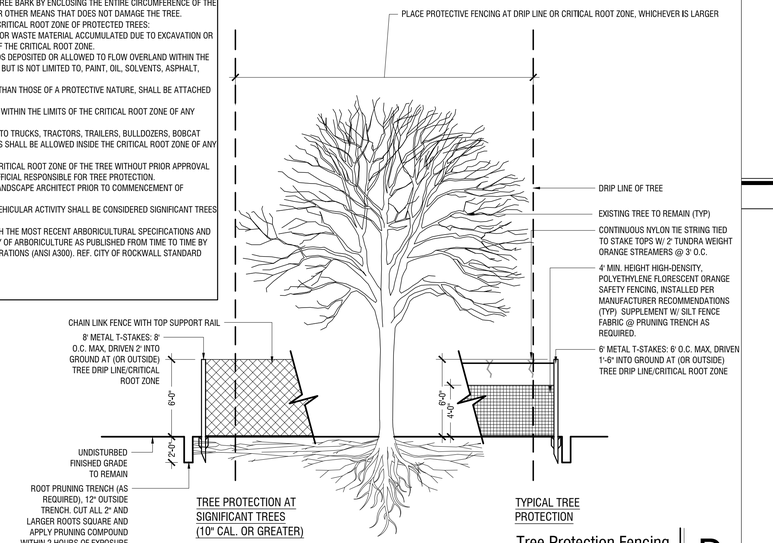
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IMAGES
rockwall logo : Tree Stake Solutions Chart :
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PLOTTED BY Nicholas.Jones PLOT SCALE 1:1
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DWG NAME L1.01 CODE LANDSCAPE PLAN.DWG [L1.04 (2)']

IMAGES
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HEIGHT
LAST SAVED
PLOTTED
DWG PATH
DWG NAME
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L1.01 CODE LANDSCAPE PLAN.DWG , [L1.05]

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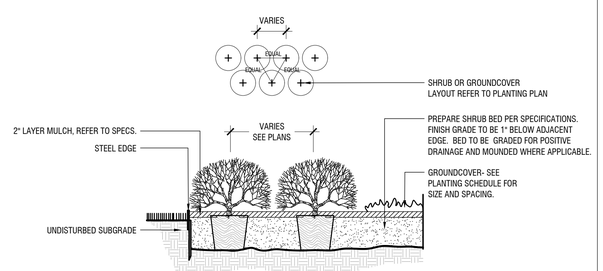
NOTES:
1. THE CRITICAL ROOT ZONE IS DEFINED AS THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A HORIZONTAL CIRCLE DRAWN AT GRADE WITH THE CENTER BEING THE CENTER OF THE TRUNK OF THE TREE AND A RADIUS EQUAL TO THE DISTANCE FROM THE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.
2. THE DRIP LINE IS DEFINED AS WHICHEVER OF THE FOLLOWING IS THE LARGEST:
   2.a. THE IRREGULAR SHAPE FORMED AROUND A TREE BY A SERIES OF VERTICAL LINES THAT RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF THE TREE AND EXTEND TO THE GROUND -OR-
   2.b. A CIRCULAR AREA WITH A RADIUS OF ONE-HALF (1/2) THE HEIGHT OF THE TREE EXTENDING OUTWARD FROM THE CENTER POINT OF THE TREE.
3. PERFORM ROOT PRUNING ON ALL EXISTING TREES WHERE CONSTRUCTION ACTIVITY WILL FALL WITHIN THE DRIP LINE/CRITICAL ROOT ZONE OF TREES.
4. ONE (1) MONTH PRIOR TO EXCAVATION AND CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A TRENCH 18"-24" DEEP BY 8" WIDE ALONG THE OUTSIDE PERIMETER OF THE TREE DRIP LINE/CRITICAL ROOT ZONE, MINIMUM. PLACE TRENCH ON THE OUTSIDE OF TREE PROTECTION FENCE.
5. BARK PROTECTION: IN SITUATIONS WHERE A PRESERVED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE TREE BARK BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2" x 4" (2x4) LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.
6. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES:
   6.a. NO MATERIAL INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIAL ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
   6.b. NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS
   6.c. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PRESERVED TREE
   6.d. NO VEHICULAR AND/OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE
   6.e. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS AND HOISTS SHALL BE ALLOWED INSIDE THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
   6.f. NO GRADE CHANGE WILL BE ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER AND CITY OFFICIAL RESPONSIBLE FOR TREE PROTECTION.
7. SIGNIFICANT TREES TO BE MARKED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
8. ALL TREES WITHIN (10) FEET OF ANY CONSTRUCTION OR VEHICULAR ACTIVITY SHALL BE CONSIDERED SIGNIFICANT TREES AND PROTECTED AS SUCH.
9. ALL PRUNING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MOST RECENT ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AS PUBLISHED FROM TIME TO TIME BY THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS (ANSI A300). REF. CITY OF ROCKWALL STANDARD TREE PROTECTION DETAILS.



Tree Protection Fencing

Scale: 3/16" = 1'-0"

D

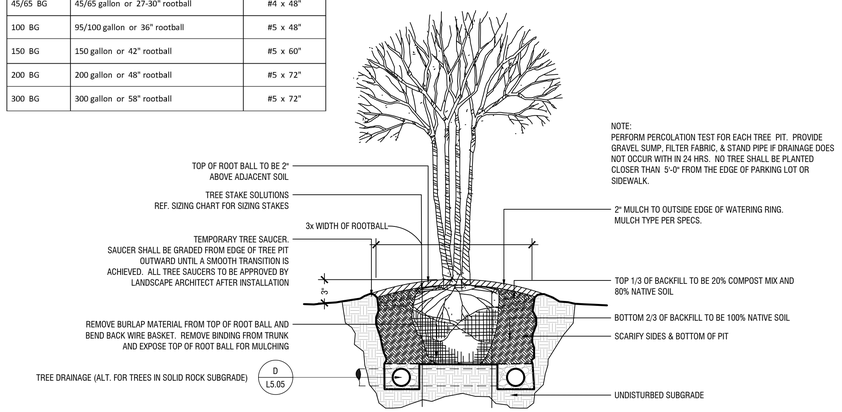


Shrubs & Groundcover

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

C

Item#	Description	Nail Length x 3 pcs (Included)
5 BG	5 gallon or 10" rootball	#4 x 24"
15 BG	10/15 gallon or 17" rootball	#4 x 36"
30 BG	20/30 gallon or 22" rootball	#4 x 36"
45/65 BG	45/65 gallon or 27-30" rootball	#4 x 48"
100 BG	95/100 gallon or 36" rootball	#5 x 48"
150 BG	150 gallon or 42" rootball	#5 x 60"
200 BG	200 gallon or 48" rootball	#5 x 72"
300 BG	300 gallon or 58" rootball	#5 x 72"

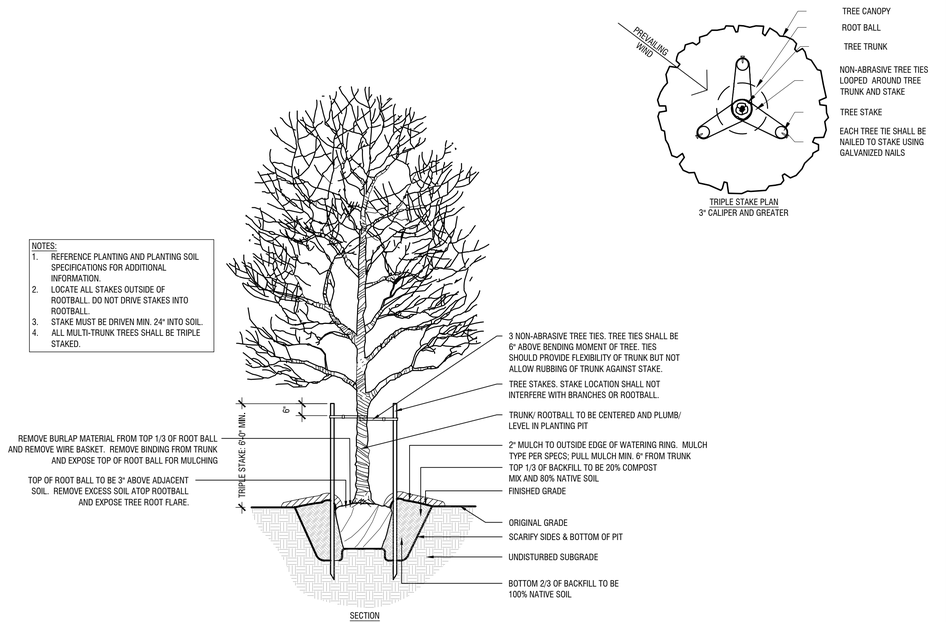


NOTE:
PERFORM PERCOLATION TEST FOR EACH TREE PIT. PROVIDE GRAVEL SUMP, FILTER FABRIC, & STAND PIPE IF DRAINAGE DOES NOT OCCUR WITH IN 24 HRS. NO TREE SHALL BE PLANTED CLOSER THAN 5'-0" FROM THE EDGE OF PARKING LOT OR SIDEWALK.

Multi-trunk / Ornamental Tree

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

B



Canopy Tree - 5" or Smaller (Above Grade Tree Stakes)

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

A

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P.L.A. Courtney L. Smith
L.A. No. 3323 Date 03.18.2022

KHA PROJECT 068213117
DATE 03/18/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE DETAILS

CASE NO.

SHEET NUMBER
L1.05

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION 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 THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT
16. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.
17. THE PROPERTY OWNER WILL MAINTAIN PLANTS AND IRRIGATION SYSTEM ON SITE.

IRRIGATION STANDARDS:

1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
2. CONTACT DEVELOPMENT SERVICES FOR IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE R.O.W.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND (5') FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND DIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS, ETC. SHALL BE LOCATED CLOSER THAN (10') FROM THE CURB AT STREET OR DRIVEWAY INTERSECTIONS.

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Bald Cypress / Taxodium distichum	4" cal	12`-14` ht		24	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Cedar Elm / Ulmus crassifolia	4" cal	12`-14` ht		15	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Eastern Redcedar / Juniperus virginiana	4" cal	12`-14` ht		19	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Existing Tree to Remain / Existing Tree to Remain	-			78	
	Lacebark Elm / Ulmus parvifolia	4" cal	12`-14` ht		16	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR
	Live Oak / Quercus virginana	4" cal	12`-14` ht		39	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
FLOWERING TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Desert Willow / Chilopsis linearis	45 gal	8`-10` ht		24	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.)
	Texas Redbud / Cercis canadensis var. texensis	45 gal	8`-10` ht		39	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
SHRUBS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Dwarf Yaupon / Ilex vomitoria `Nana`	5 gal	24" h x 24" w	36" OC	306	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	5 gal	24" h x 24" w	36" OC	294	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	
	Bermuda Grass / Cynodon dactylon	sod			336,268 sf	REFER TO SPECIFICATIONS
	Drainfield Mix / Drainfield Mix	flat			92,194 sf	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.

Kriss Rockwall
Code Calculations Chart

Site Data	AC	SF
Total Site Area	16.44	716,117
Surface Parking Spaces	267	

Site Landscape Area	Required (% / SF)	Provided (% / SF)
15% of site to be landscaped	15%	33%
	107,418	233,553

Street Frontage	Required	Provided
Discovery Boulevard (408 LF)		
1 Canopy Tree/ 50 LF	8	8
1 Accent Tree/50LF	8	8
1 Cedar Tree/100LF	4	4
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES
Corporate Crossing (1042 LF)		
1 Canopy Tree/ 50 LF	21	21
1 Accent Tree/50LF	21	21
1 Cedar Tree/100 LF	10	10
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES
SH 276 (507 LF)		
1 Canopy Tree/ 50 LF	10	10
1 Accent Tree/50LF	10	10
1 Cedar Tree/100LF	5	5
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES

Parking Lot	Required	Provided
1 Large Canopy Tree/ 10 parking spaces	27	31
One tree within 80' of each parking space	YES	YES
Headlight Screening (min. 2' ht. berm with evergreen shrubs)	YES	YES

Detention Basin Screening	Required	Provided
1 Canopy Tree/ 50LF	24	24
1 Accent Tree/50 LF	24	24

KRISS ROCKWELL - TREE MITIGATION CHART

CODE REQUIRED

COMMON NAME	SCIENTIFIC NAME	QTY	CAL.	MITIGATION
Bald Cypress	*Taxodium distichum*	**24**	**4**	**96**
Cedar Elm	*Ulmus crassifolia*	**15**	**4**	**60**
Shumard Red Oak	*Quercus shumardii*	**19**	**4**	**76**
Lacebark Elm	*Ulmus parvifolia*	**16**	**4**	**64**
Live Oak	*Quercus virginiana*	**39**	**4**	**156**
			TOTAL MITIGATION REQUIRED:	107.8
			TOTAL MITIGATION PROVIDED:	452.0
			TOTAL MITIGATION OUTSTANDING:	-344.3

NOTE: ALL MITIGATION TREES TO BE MIN. 4" CAL.

No.	REVISIONS	DATE	BY

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Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 03.18.2022

KHA PROJECT 068213117	DATE 03/18/2022	SCALE AS SHOWN	DESIGNED BY CLS	DRAWN BY NJF	CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE NOTES AND CALCULATIONS

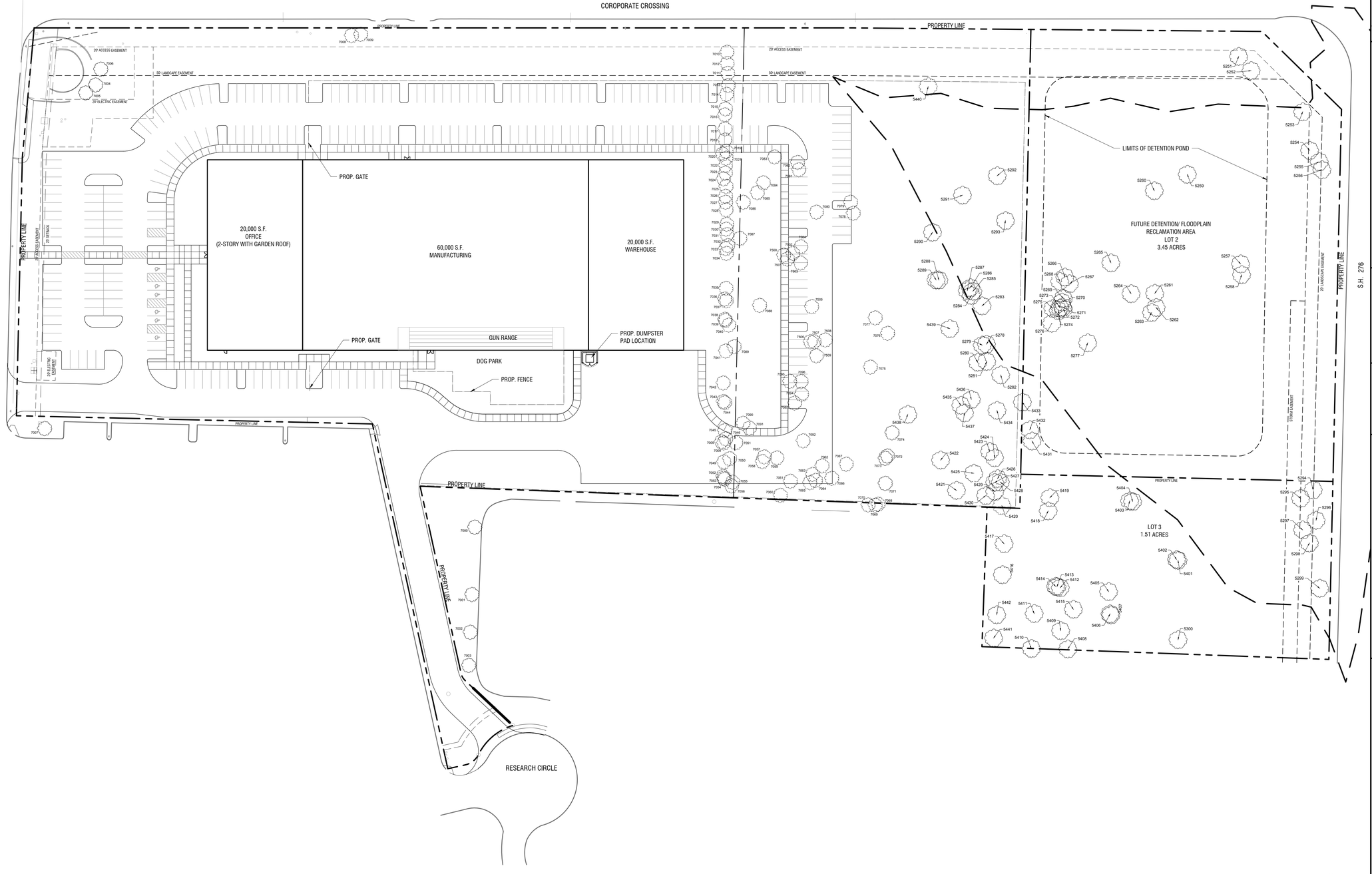
CASE NO.

SHEET NUMBER
L1.00

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IMAGES rockwall logo - Tree Stake Solutions Chart - Above Grade - Detail_TSS cont 5 yr smaller - Detail_shrub groundcover - Detail_Tree Protection - xLandscapeDALL45 - xTrees - Detail_TSS cont - multitaxa.xlsm
XREFS Above Grade - Detail_TSS cont 5 yr smaller - Detail_shrub groundcover - Detail_Tree Protection - xLandscapeDALL45 - xTrees - Detail_TSS cont - multitaxa.xlsm
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SYMBOL LEGEND:		
☆17	EXISTING TREE TO BE REMOVED	
☆2	EXISTING TREE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION



NORTH

0' 50' 100'

Scale: 1" = 50'-0"

Treescape Plan

Scale: 1" = 50'-0"

A

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L.A. No. 3323 Date 03.18.2022

KHA PROJECT	068213117
DATE	03/18/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

TREESCAPE PLAN

CASE NO.

SHEET NUMBER
L1.07

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IMAGES
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DWG PATH
DWG NAME

rockwall logo - ..\phb-3dv36 - rDev - above grade - detail_ornamental - Above Grade - Detail_TDS cont 5 or smaller - Detail_shrub groundcover - Detail_Tree Protection - xTrees
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(L1.05 TREESCAPE PLAN.DWG)
(L1.05 TREESCAPE PLAN)

Rockwall EDC (Lot 2) - City of Rockwall

Tag Number	DBH	Common Name	*Scientific Name*	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
5251	9.0	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5252	7.3	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5253	12.3	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5254	17.4	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	.5:1	N/A
5255	9.8	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5256	10.6	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5257	4.0	black willow	*Salix nigra*	Hazard	Single	Remove	Unprotected	N/A	0.00
5258	8.6	black willow	*Salix nigra*	Hazard	Single	Remove	Unprotected	N/A	0.00
5259	15.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5260	25.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5261	15.0	honey locust	*Gleditsia triacanthos*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5262	8.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5263	6.4	black willow	*Salix nigra*	Declining	Single	Remove	Unprotected	N/A	0.00
5264	5.0	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5265	7.4	honey locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected	N/A	0.00
5266	95.0	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5267	11.5	hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.75
5268	22.0	black willow	*Salix nigra*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5269	18.5	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	9.25
5270	10.6	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5271	6.6	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5272	6.7	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected	N/A	0.00
5273	11.5	hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.75
5274	8.5	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5275	8.0	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5276	4.3	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5277	8.0	honey locust	*Gleditsia triacanthos*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5278	8.3	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5279	4.8	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5280	7.6	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5281	8.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5282	6.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5283	9.0	black willow	*Salix nigra*	Healthy	Single	Protect	Unprotected	N/A	N/A
5284	6.2	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5285	7.2	American elm	*Ulmus americana*	Healthy	Forked	Protect	Primary	1:1	N/A
5286	7.7	eastern cottonwood	*Populus deltoides*	Healthy	Single	Protect	Unprotected	N/A	N/A
5287	6.1	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5288	13.7	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5289	10.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5290	8.0	honey locust	*Gleditsia triacanthos*	Declining	Single	Protect	Unprotected	N/A	N/A
5291	9.5	honey locust	*Gleditsia triacanthos*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5292	9.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5293	10.0	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5294	7.6	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5295	6.0	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5296	8.4	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5297	8.7	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5298	9.2	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5299	9.9	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5300	14.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5401	12.2	Osage-orange	*Maclura pomifera*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5402	7.7	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5403	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	0.00
5404	7.6	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	0.00
5405	14.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5406	12.3	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5407	7.2	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5408	20.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5409	14.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5410	22.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5411	15.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5412	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5413	6.8	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5414	10.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5415	10.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5416	10.6	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5417	13.0	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Secondary	N/A	N/A
5418	14.0	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5419	6.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5420	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	N/A
5421	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5422	15.0	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5423	7.4	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5424	8.7	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5425	10.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5426	6.7	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5427	11.7	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5428	7.6	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5429	7.2	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5430	4.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5431	6.1	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected	N/A	N/A
5432	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Remove	Unprotected	N/A	N/A
5433	7.0	honey locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected	N/A	N/A
5434	13.5	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5435	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A
5436	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5437	5.5	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5438	9.7	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5439	9.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5440	11.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	N/A
5441	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A
5442	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A

Kimley-Horn red tree tag series: 5251-5300; 5401-5442. Trees measuring 4-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	0	0
Total tree inches being removed - Secondary - 0.5:1	41.5	20.8
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	41.5	20.8

Mitigation Inches	**20.75**
Proposed Tree Inches Per Planting Plan	**340**
NET TOTAL	**-319.25**

Tree Inches Being Relocated	Tree Inches	Mitigation Inches
Total small tree inches being relocated - 1:1	0	0
Total large and medium trees being relocated - < 6" - 1:1	0	0
Total large and medium trees being relocated - 7"-12" - 2:1	0	0
Total large and medium trees being relocated - 12"-24" - 3:1	0	0
Total large and medium trees being relocated - > 24" - 5:1	0	0
Total tree inches being relocated	0	0

Project Bullseye (Lot 7) - City of Rockwall

Tag Number	DBH	Common Name	*Scientific Name*	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
7000	7	Live Oak	*Quercus virginiana*	Healthy	Single	Protect	Primary		
7001	12	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7002	10	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7003	12	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7004	14	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7005	14	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7006	12	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7008	8	Live Oak	*Quercus virginiana*	Healthy	Single	Remove	Primary	1:1	8
7009	7	Live Oak	*Quercus virginiana*	Healthy	Single	Remove	Primary	1:1	7
7010	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7011	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7012	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7013	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7014	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7015	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7016	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7017	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7018	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7019	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7020	10	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7021	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7022	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7023	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7024	6	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7025	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7026	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7027	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7028	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7029	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7030	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7031	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7032	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7033	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7034	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7035	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7036	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7037	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7038	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7039	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7040	10	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove			
7041	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7042	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7043	10	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7044	9	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7045	36	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:2	72
7046	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7047	8	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7048	11	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7049	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7050	8	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7051	8	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7052	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7053	7.0	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7054	7.0	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7055	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7056	13.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7057	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7058	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7059	14.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	7
7060	19.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	9.5
7061	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7062	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7063	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7064	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7065	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7066	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7067	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7068	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7069	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7070	10.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7071	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7072	12.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Protect	Secondary		
7073	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Protect	Secondary		
7074	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7075	7.0	Unknown	*Unknown*	Healthy	Single	Protect	Unprotected		
7076	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7077	10.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7078	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	
7079	11.0	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7078	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6
7079	11.0	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7080	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7081	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7082	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7083	11.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7084	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7
7085	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7086	13.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7087	15.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7.5
7088	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7
7090	10.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7091	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7092	15.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7.5
7093	11.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7094	13.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7095	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7096	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7500	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7501	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7502	19.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	9.5
7503	7.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7504	18.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	9
7505	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7506	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7507	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7508	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6
7509	14.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	7

Kimley-Horn red tree tag series: 7000-7096; 7500-7509. Trees measuring 4-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	15	15
Total tree inches being removed - Secondary - 0.5:1	317.0	0.0
Total tree inches being removed - Feature - 2:1	36	72.0
Total tree inches being removed	424.4	87

Mitigation Inches	**87**
Proposed Tree Inches Per Planting Plan	**364**
NET TOTAL	**-277**

Tree Inches Being Relocated	Tree Inches	Mitigation Inches
Total small tree inches being relocated - 1:1	0	0
Total large and medium trees being relocated - < 6" - 1:1	0	0
Total large and medium trees being relocated - 7"-12" - 2:1	0	0
Total large and medium trees being relocated - 12"-24" - 3:1	0	0
Total large and medium trees being relocated - > 24" - 5:1	0	0
Total tree inches being relocated	0	0

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.

IMAGES rockwall logo - .pbr-3kc9t - cSrv - above grade - detail_ornamental - Above Grade - Detail_TDS cont 5 or smaller - Detail_shrub_groundcover - Detail_Tree Protection - xTrees
XREFS Project Area - 3.4.2022 - 2.54 PM - KRISS.ROCKWALL.LOADSHEETS.CIVIL
LAST SAVED 3/18/2022 1:16 PM - KRISS.ROCKWALL.LOADSHEETS.CIVIL
PLOT DATE 03/18/2022 1:16 PM - KRISS.ROCKWALL.LOADSHEETS.CIVIL
DWG PATH K:\MKN_LALD_PROJECTS\069213117 - KRISS.ROCKWALL.LOADSHEETS.CIVIL
DWG NAME L1.05 TREE SURVEY [L1.05 TREE SURVEY]

No.	REVISIONS	DATE	BY

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.E./L.A. Courtney L. Smith
L.A. No. 3323 Date 03.18.2022

KHA PROJECT 068213117	SCALE AS SHOWN	DESIGNED BY CLS
DATE 03/18/2022		DRAWN BY NJF
		CHECKED BY AJB

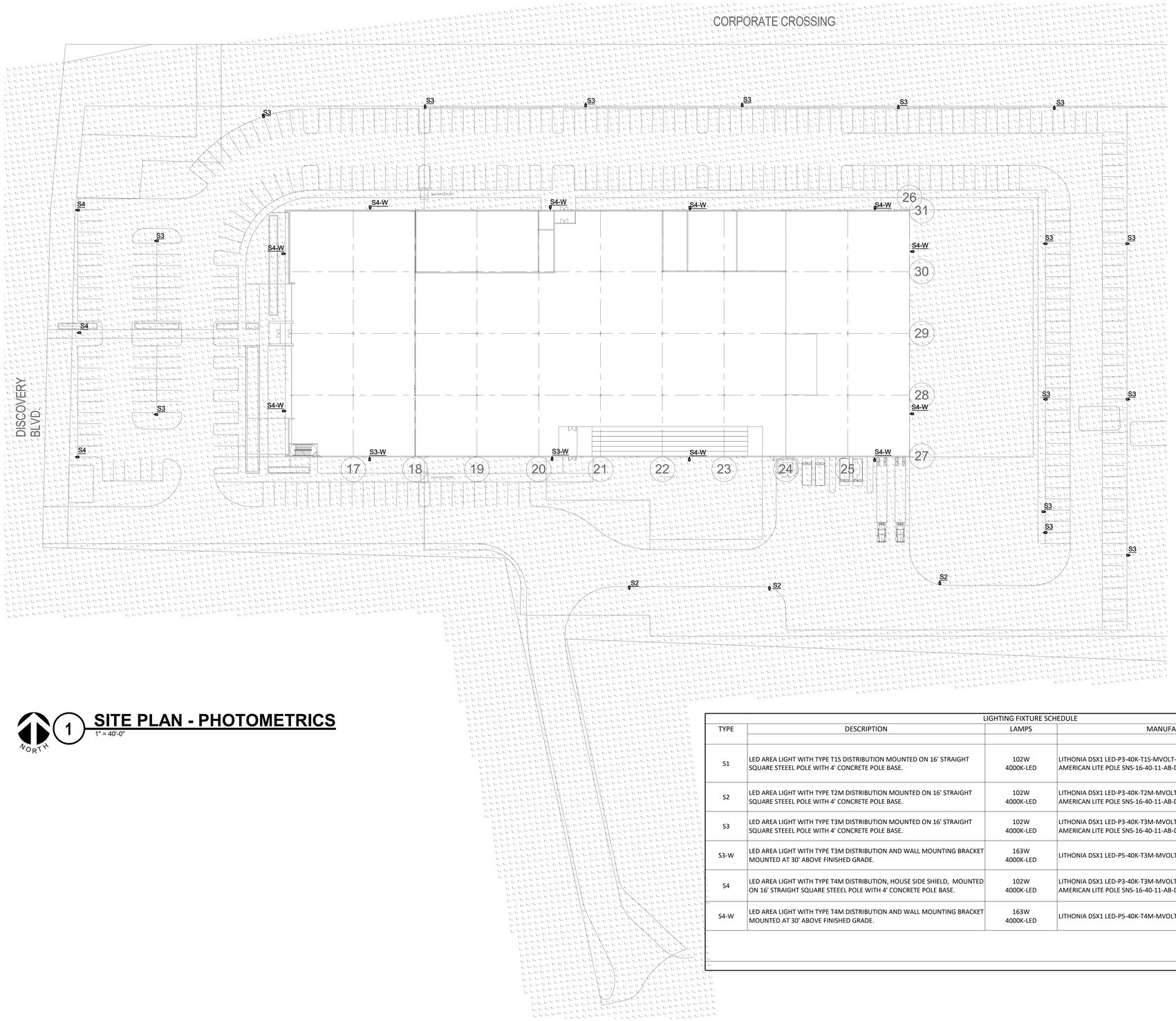
PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

TREE SURVEY

CASE NO.

SHEET NUMBER
L1.06



NORTH

1 **SITE PLAN - PHOTOMETRICS**

1" = 40'-0"

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS	MANUFACTURER/CATALOG NUMBER	BUG RATING	NOTES
S1	LED AREA LIGHT WITH TYPE T1S DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T1S-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D29-BC	B2-U0-G2	
S2	LED AREA LIGHT WITH TYPE T2M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T2M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G2	
S3	LED AREA LIGHT WITH TYPE T3M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T3M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G2	
S3-W	LED AREA LIGHT WITH TYPE T3M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	163W 4000K-LED	LITHONIA DSX1 LED-P5-40K-T3M-MVOLT-WBA-PIRH-DDBXD	B3-U0-G3	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION, HOUSE SIDE SHIELD, MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T3M-MVOLT-SPA-PIRH-HS-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G3	
S4-W	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	163W 4000K-LED	LITHONIA DSX1 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DDBXD	B2-U0-G3	

STATE OF TEXAS
DAVID A. SMITH
129382
LICENSED
PROFESSIONAL ENGINEER
03/18/2022

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Structural Engineer
Mechanical Engineer
Electrical Engineer
Plumbing Engineer
Landscape Architect

A NEW PROJECT BY KRISS USA:

'PROJECT BULLSEYE'

CORPORATE CROSSING
ROCKWALL, TEXAS 75032

PROJECT NO.: 3040
DATE: 03/18/22
REVISIONS:

NO.	DATE	DESCRIPTION

E001
SITE PLAN - ELECTRICAL

STREAM

2001 Ross Avenue
Suite 400
Dallas, TX 75201
Phone: 214.267.0400
Fax: 214.267.0404
www.streamrealty.com

March 18, 2022

Rockwall Planning Department
385 S Goliad Street
Rockwall, TX 75087

RE: Project Bullseye Site Plan Submission
NWC Corporate Crossing & FM 276

Dear Planning Staff,

On behalf of the prospective buyer of the subject tract, we are pleased to submit our application for Site Plan review. The project will consist of a purpose-built office, warehouse, manufacturing use which is an allowed use in the Light Industrial zoning district. With our site plan, we are requesting the below listed variance which are known to the Rockwall Economic Development Corporation and in return are willing to provide the also below listed upgrades:

Building Variance Requests:

- (C), (1) Materials- 90% Masonry (tilt not a masonry material) required with a mix of accent masonry all 4 sides of the building.
  - Requested Variance: Variance to accept painted Tilt Wall with reveals as Masonry.
- (C), (2) Roof Design- no flat roofs allowed in the Overlay.
  - Requested Variance: Allow Flat/Low Slope Roof
- (C), (4) Architectural Elements- we would need 7 features as listed and highlighted in the attached file and spread across the perimeter.
  - Requested Variance: No Additional Architectural Features beyond that shown in the renderings of the North Elevation of the Office Entry.
- (C), (5) Architectural finished all 4 sides.
  - Requested Variance: Clean Modern articulation/massing without ornamentation in lieu of prescribed Elements under (C), (4)

Site Variance Requests:

- Code Requirement: Double Head-In parking provided along frontage of Discovery Blvd
  - Requested Variance: The client has a higher need for parking to be located at the front entrance of the office portion of the building. Based on the configuration of the site, single head-in parking would result in employees parking far from their point of entry.

Landscape Variance Requests:

Detention Pond Planting:

- Code Requirement: We are required to plant canopy trees based on SF of the pond.

- Requested Variance: Propose we provide 1 canopy tree and 1 accent tree per 50 LF of perimeter of the pond

Landscape Buffer for Overlay District:

- Code Requirement: The overlay requirements are pretty stout (2 canopy trees and basically 5 accent trees per 100 LF, so 50' o.c. for canopy trees and 20; o.c. for the ornamentals.)
  - Requested Variance: I'd like to ask to reduce to 2 canopy trees, 2 accent trees, and 1 cedar tree per 100 LF for both the 276 Overlay district and the 549 Overlay District

Should you have any questions on the above or during the application, please feel free to contact our design team or this office.

Respectfully submitted,

Grayson K. Hughes, PE
Director
Stream Realty Partners
Industrial Development Services

CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:		**REVIEWED BY:**	
OVERLAY DISTRICT:		**REVIEW DATE:**	

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☑	☐		§03.04, of Art. 11
✓ Landscape Plan	☑	☐		-
✓ Treescape Plan	☑	☐		-
✓ Photometric Plan	☑	☐		-
✓ Building Elevations	☑	☐		-
Building Material Sample Board and Color Rendering of Building Elevations	☑	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☑	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted? In progress	☐	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☑	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☑	☐	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☑	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☑	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☐	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☑	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☑	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☑	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☑	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓Commercial	☐	☑	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☑	☐	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☑	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	☑	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☑	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	☑	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	☐	☑	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	☑	☐	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	☑	☐	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	☑	☐	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☑	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☑	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☑	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☑	☐	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	☑	☐		§03.04.B, of Art. 11
Indicate all Sidewalks	☑	☐	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	☑	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☑	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☑	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☑	☐		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☑	☐	See the comment section in *Adequate Parking and Maneuvering* below.	§05.03, of Art. 06
Parking Table	☑	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	☑	☐		§05.04, of Art. 06
Adequate Parking	☑	☐	*Reference Table 3 of Article VI.*	Table 5, Art. 06
Adequate Parking and Maneuvering	☑	☐	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 *(Check w/ the Engineering Department)*.	§05.03.C, of Art. 06
Adequate Loading Area	☑	☐	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer *(Art. VI 6.5 Loading Requirements)*.	§06.04, of Art. 06
Adequate Loading Maneuvering	☑	☐	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	☐	☐	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.*				

Proposed or Existing Signage	☑	☐	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☑	☐	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☑	☐	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.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	☑	☐	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	☐	☑	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	☑	☐	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	☐	☑		
Off-Street Loading Dock Screening	☑	☐	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	☑	☐	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference *Art. VIII 5.2*).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☑	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☑	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☑	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☑	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☑	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	☑	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	☑	☐	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	☑	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	☑	☐	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	☑	☐	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	☑	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	☑	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☑	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☑	☐	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.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☑	☐	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Buildings	☑	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☑	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	☑	☐	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	☑	☐	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☑	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☐	☑	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☑	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☑	☐	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☑	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☑	☐	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☑	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☑	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☑	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☑	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☐	☑	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☐	☑	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement *OVERLAY DISTRICTS ONLY*	☐	☑	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement *OVERLAY DISTRICTS ONLY*	☐	☑	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	☐	☑	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	☐	☑	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☐	☑		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☐	☑	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☐	☑	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	☐	☑	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	☐	☑	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☑	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 25% x **L** 4. Wall Projection = 25% x **H** 5. Primary Entry/Arch. Element Width = 2 x (25% x **L**) 6. Projection Height = 25% x **H** 7. Primary Entry/Arch. Element Length = 2 x (25% x **L**)	§04.01.C.1, of Art. 05
Secondary Facades	☐	☑	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 15% x **L** 4. Secondary Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.*				
Minimum 90% Masonry Requirement	☑	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	☑	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☑	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 4 x **H** 3. Wall Projection = 25% x **H** 4. Entry/Arch. Element Length = 33% x **L** 5. Projection Height = 25% x **H** 6. Entry/Arch. Element Width = 2 x (25% x **H**)	§05.01.C.1, of Art. 05
Secondary Facades	☑	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Entry/Arch. Element Length = 15% x **L** 4. Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§05.01.C.2, of Art. 05

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NORTHWEST CORNER OF CORPORATE CROSSING AND STATE HWY 276				
SUBDIVISION	ROCKWALL TECHNOLOGY PARK	LOT	7/8	BLOCK	A
GENERAL LOCATION	NORTHWEST CORNER OF CORPORATE CROSSING AND STATE HWY 276				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-73		CURRENT USE	UNDEVELOPED	
PROPOSED ZONING	LI (Case #Z2022-006)		PROPOSED USE	INDUSTRIAL	
ACREAGE	16.44	LOTS [CURRENT]	2	LOTS [PROPOSED]	3

☑ ***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	ROCKWALL EDC	☑ APPLICANT	KRISS USA, INC
CONTACT PERSON	MATT WAVERING	CONTACT PERSON	CHRISTOPHE GUIGNARD
ADDRESS	2610 OBSERVATION TRAIL, SUITE 104	ADDRESS	565 W. LAMBERT ROAD SUITE F
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	BREA, CA 92821
PHONE	903-494-7943	PHONE	714-333-1988 X122
E-MAIL	MWAVERING@ROCKWALLEDC.COM	E-MAIL	CH.GUIGNARD@KRISS-USA.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 578.80 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18th *DAY OF* March, 20 22 *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 11th *DAY OF* March, 20 22.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jammonds

MY COMMISSION EXPIRES

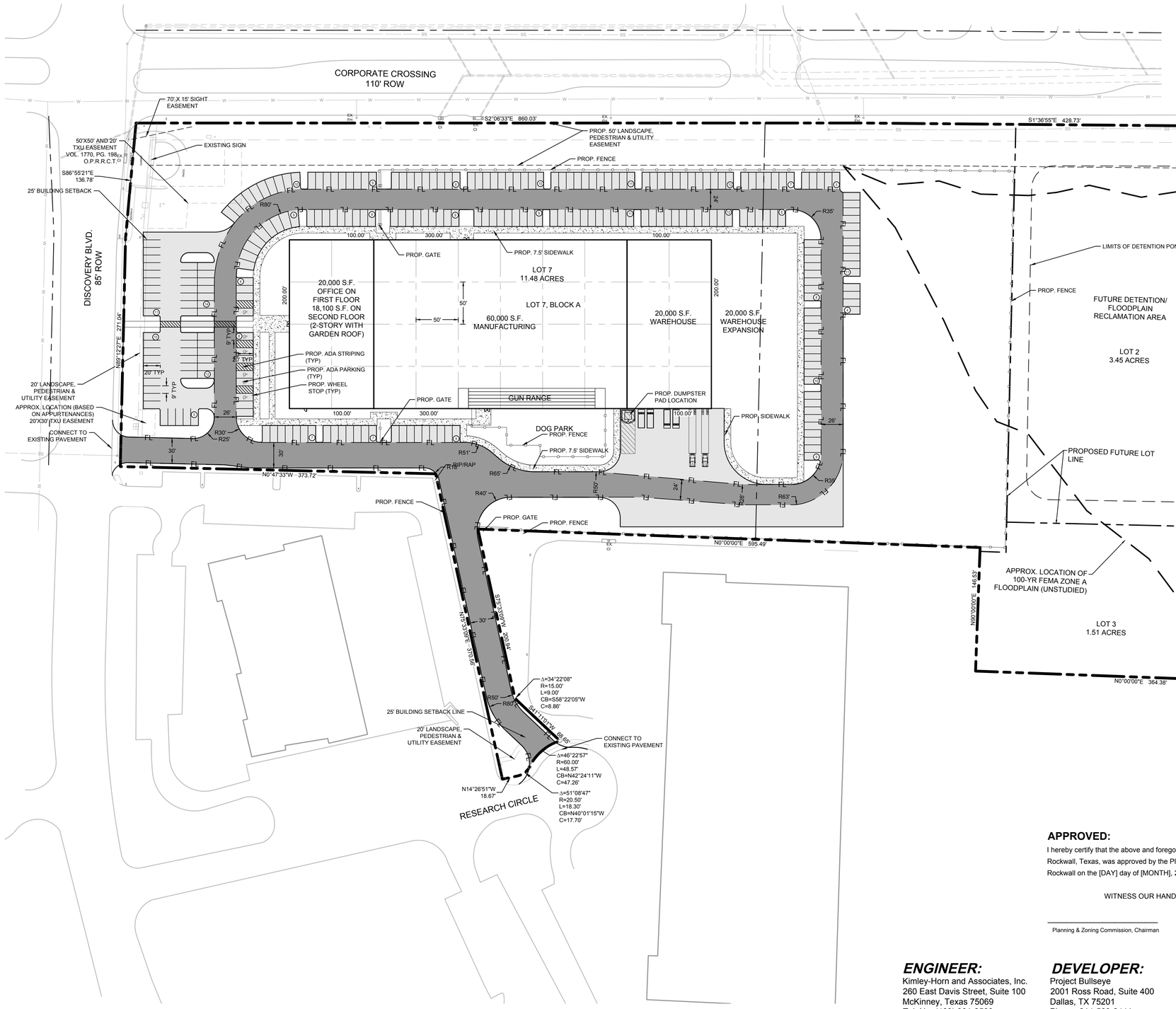
JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID #_13230083-8
My Comm. Exp. 01-06-2024

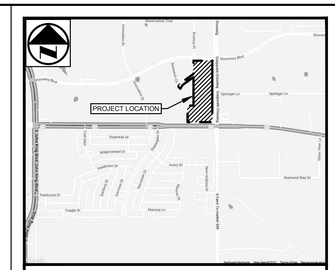


City of Rockwall

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.





N
W E
S

0 60' 120'
GRAPHIC SCALE 60'

LEGEND

FL FL	PROPOSED FIRE LANE
	PROPOSED LIGHT DUTY PAVEMENT
	PROPSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	PROPOSED FENCE (REFERENCE LANDSCAPE)
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE
T	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

SITE DATA TABLE	
EXISTING ZONING	PD-73 and LI
PROPOSED ZONING	LI Z2021-014
LOT AREA (SQ. FT)	716,109 S.F.
LOT AREA (ACRES)	16.44 AC
MANUFACTURING	60,000 SF
WAREHOUSE	20,000 SF
OFFICE	38,100 SF
TOTAL BUILDING SQ. FT.	120,000 SF
1 STY BUILDING HEIGHT	40'
LOT COVERAGE	16.76%
FLOOR AREA RATIO	0.1676
REQUIRED PARKING	
MANUFACTURING REQUIRED PARKING	120 (1 SPACE: 500 SF)
WAREHOUSE REQUIRED PARKING	20 (1 SPACE: 1000 SF)
OFFICE REQUIRED PARKING	127 (1 SPACE: 300 SF)
TOTAL PARKING REQUIRED	267
PARKING PROVIDED	267
HANDICAP PARKING REQUIRED	7
HANDICAP PARKING PROVIDED	7

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] day of [MONTH], 2022.

WITNESS OUR HANDS, this [DAY] day of [MONTH], 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.E.

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 03/18/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580, FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Not for construction, bidding, or permit purposes.
Kimley»Horn
Engineer MICHAEL T. DOGGETT
P.E. No. 98628 Date XX/XX/2022

KHA PROJECT 068213117	DATE 03/18/2022	SCALE AS SHOWN	DESIGNED BY MD	DRAWN BY MD	CHECKED BY MD

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

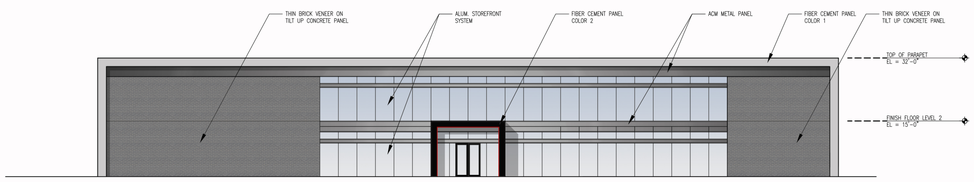
SITE PLAN

CASE NO.

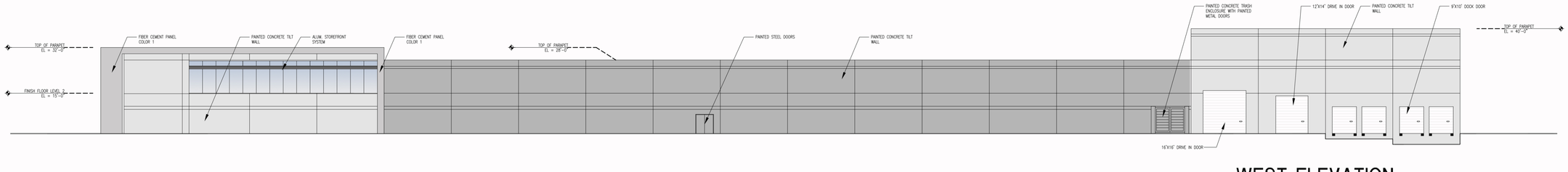
SHEET NUMBER
1 OF 1

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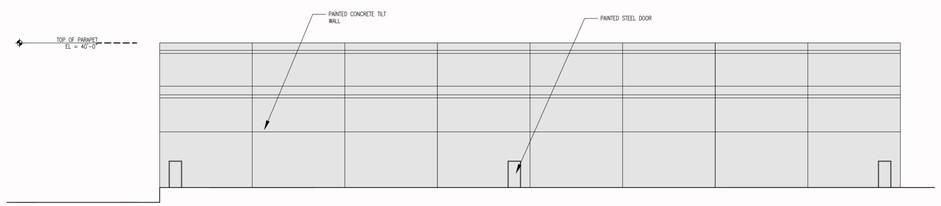
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SITE PLAN.dwg
1" = 60'



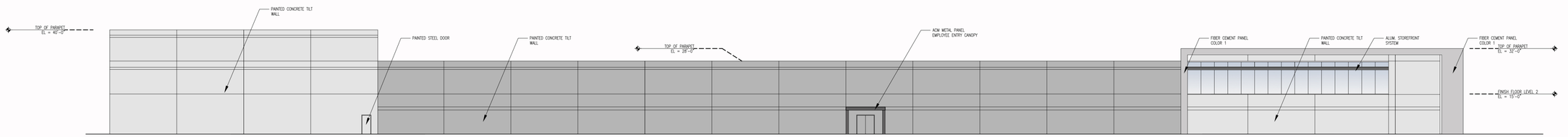
04 NORTH ELEVATION
SCALE: 1" = 20'



03 WEST ELEVATION
SCALE: 1" = 20'



02 SOUTH ELEVATION
SCALE: 1" = 20'



01 EAST ELEVATION
SCALE: 1" = 20'

INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX. #17868, 03.18.22
Not for Permit or Construction

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

GSR Andrade Architects
Architect

Civil Engineer

Structural Engineer

Mechanical Engineer

Electrical Engineer

Plumbing Engineer

Landscape Architect

STREAM

A NEW PROJECT BY KRISS USA:

'PROJECT BULLSEYE'

CORPORATE CROSSING
ROCKWALL, TEXAS 75032

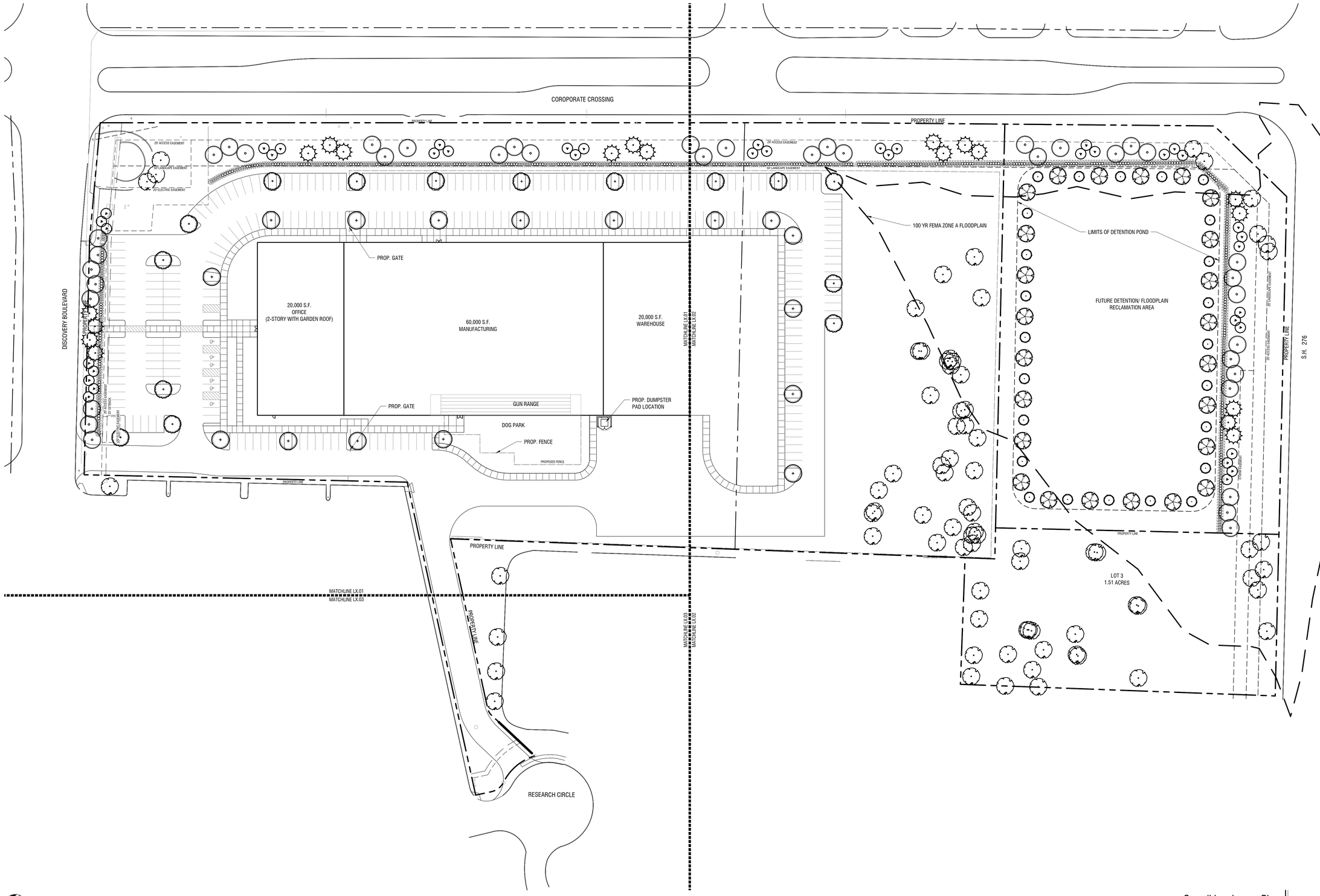
PROJECT NO.: 3040
DATE: 03.18.22
REVISIONS: -

NO.	DATE	DESCRIPTION

A4.00
EXTERIOR ELEVATIONS

IMAGES
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LAST SAVED
PLOTTED
DWG PATH
DWG NAME
rockwall logo - Tree Stake Solutions Chart - Above Grade - Detail_TS6 cont 5 or smaller - Detail_shrub groundcover - Detail_Tree Protection - xLandscapeDWLAS - xTrees - Detail_TS6 cont - multitrunk xm
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L1.01 CODE LANDSCAPE PLAN.DWG [L1.01]

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NORTH

0' 50' 100'
Scale: 1" = 50'-0"

Overall Landscape Plan
Scale: 1" = 50'-0"

A

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2366 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX-F-928

PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 03.18.2022

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068213117	03/18/2022	AS SHOWN	CLS	NJF	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

OVERALL LANDSCAPE PLAN

CASE NO.

SHEET NUMBER
L1.01

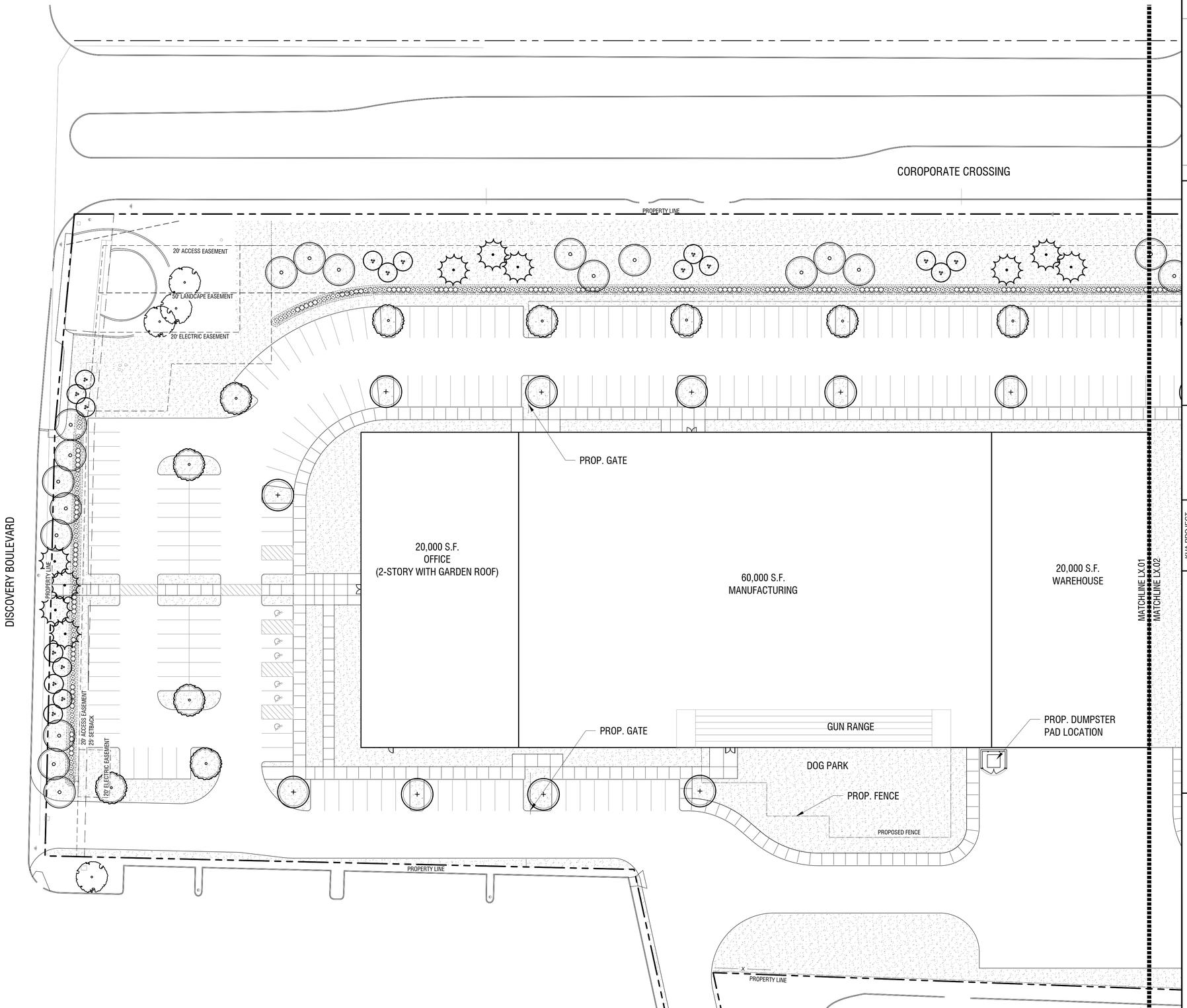
PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginana

FLOWERING TREES	COMMON / BOTANICAL NAME
	Desert Willow / Chilopsis linearis
	Texas Redbud / Cercis canadensis var. texensis

SHRUBS	COMMON / BOTANICAL NAME
	Dwarf Yaupon / Ilex vomitoria `Nana`
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM

GROUND COVERS	COMMON / BOTANICAL NAME
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'
Scale: 1" = 30'-0"

Code Landscape Plan
Scale: 1" = 30'-0"

A

No.	REVISIONS	DATE	BY

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Kimley»Horn
P.E.& L.A. No. 3323 Courtney L. Smith Date 03.18.2022

KHA PROJECT 068213117
DATE 03/18/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO.

SHEET NUMBER
L1.02

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IMAGES
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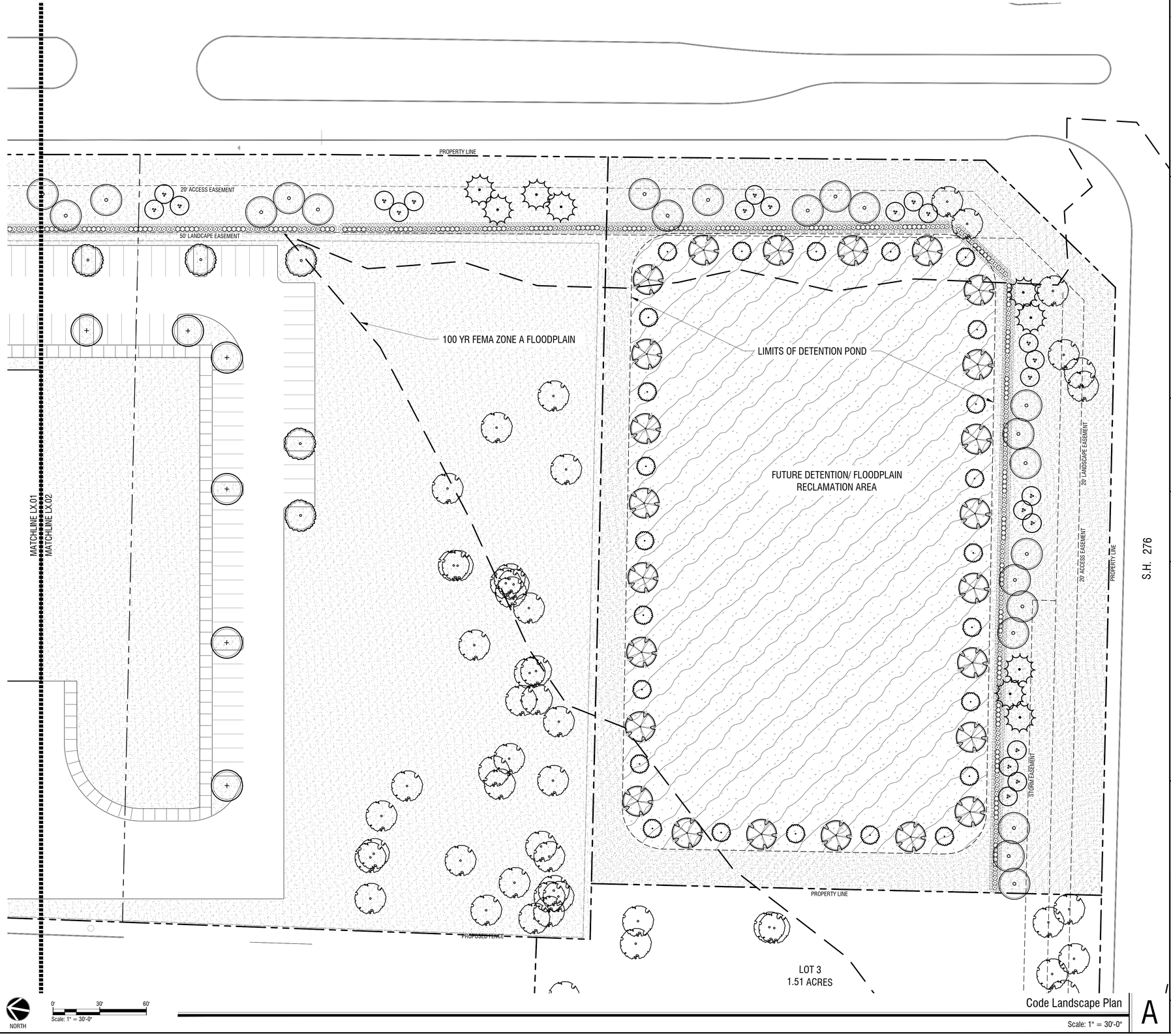
PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginana

FLOWERING TREES	COMMON / BOTANICAL NAME
	Desert Willow / Chilopsis linearis
	Texas Redbud / Cercis canadensis var. texensis

SHRUBS	COMMON / BOTANICAL NAME
	Dwarf Yaupon / Ilex vomitoria `Nana`
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM

GROUND COVERS	COMMON / BOTANICAL NAME
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'

Scale: 1" = 30'-0"

Code Landscape Plan

Scale: 1" = 30'-0"

A

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 469-301-2580 FAX: 972-239-3820
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Kimley»Horn

P.E.A. No. 3323 — Courtney L. Smith — Date 03.18.2022

KHA PROJECT	068213117
DATE	03/18/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO.

SHEET NUMBER
L1.03

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IMAGES rockwall logo · Tree Stake Solutions Chart
XREFS Plant Legend · Key Map · 4DSV · Above Grade · Detail_TS6 cont 5 or smaller · Detail_shrub groundcover · Detail_Tree Protection · xLandscapeDATA1.xls · xTrees · Detail_TS6 cont - multitrunk xm
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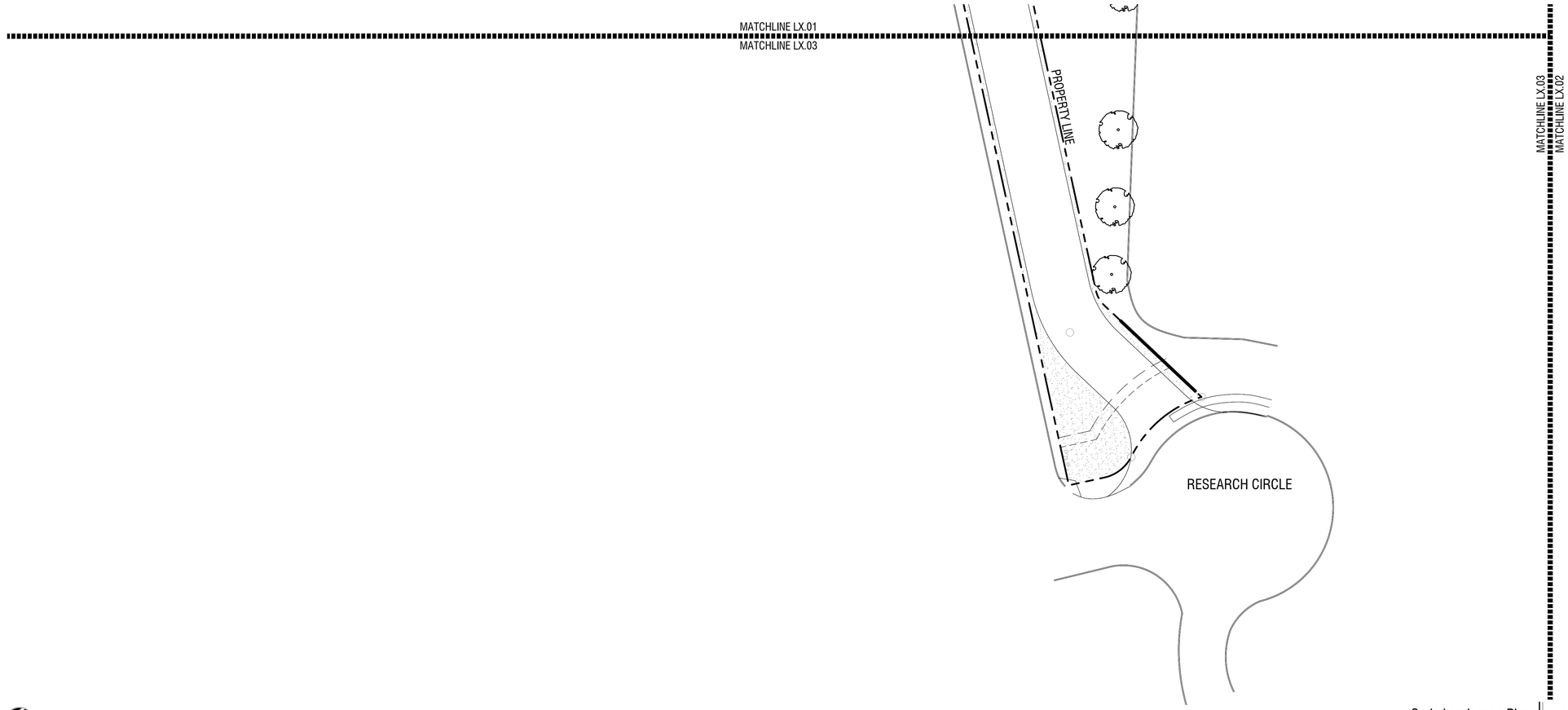
PLANT LEGEND

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	Existing Tree to Remain / Existing Tree to Remain
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	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM

GROUND COVERS	COMMON / BOTANICAL NAME
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'
Scale: 1" = 30'-0"

Code Landscape Plan
Scale: 1" = 30'-0"

A

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
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Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 03.18.2022

KHA PROJECT	068213117
DATE	03/18/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO.

SHEET NUMBER
L1.04

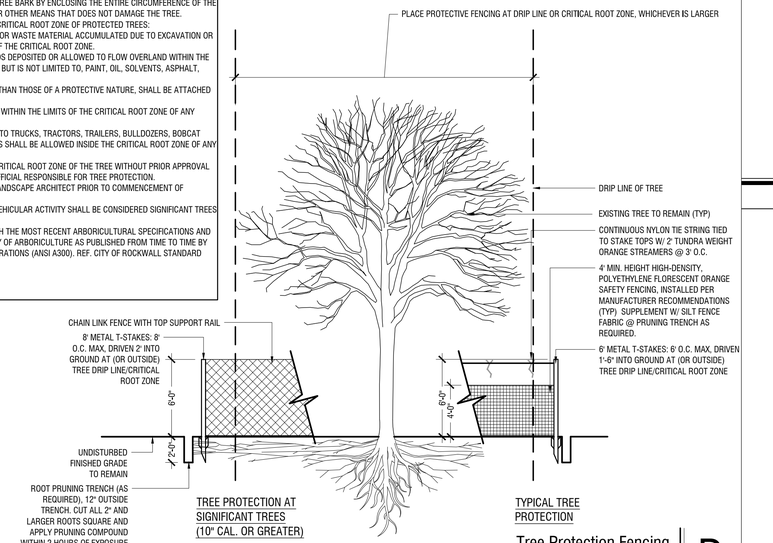
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IMAGES
rockwall logo : Tree Stake Solutions Chart :
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PLOTTED BY Nicholas.Jones PLOT SCALE 1:1
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DWG NAME L1.01 CODE LANDSCAPE PLAN.DWG [L1.04 (2)']

IMAGES
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HEIGHT
LAST SAVED
PLOTTED
DWG PATH
DWG NAME
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L1.01 CODE LANDSCAPE PLAN.DWG , [L1.05]

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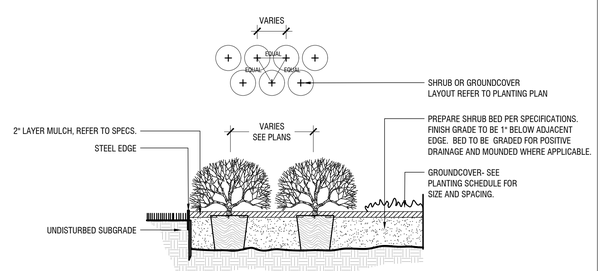
NOTES:
1. THE CRITICAL ROOT ZONE IS DEFINED AS THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A HORIZONTAL CIRCLE DRAWN AT GRADE WITH THE CENTER BEING THE CENTER OF THE TRUNK OF THE TREE AND A RADIUS EQUAL TO THE DISTANCE FROM THE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.
2. THE DRIP LINE IS DEFINED AS WHICHEVER OF THE FOLLOWING IS THE LARGEST:
   2.a. THE IRREGULAR SHAPE FORMED AROUND A TREE BY A SERIES OF VERTICAL LINES THAT RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF THE TREE AND EXTEND TO THE GROUND -OR-
   2.b. A CIRCULAR AREA WITH A RADIUS OF ONE-HALF (1/2) THE HEIGHT OF THE TREE EXTENDING OUTWARD FROM THE CENTER POINT OF THE TREE.
3. PERFORM ROOT PRUNING ON ALL EXISTING TREES WHERE CONSTRUCTION ACTIVITY WILL FALL WITHIN THE DRIP LINE/CRITICAL ROOT ZONE OF TREES.
4. ONE (1) MONTH PRIOR TO EXCAVATION AND CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A TRENCH 18"-24" DEEP BY 8" WIDE ALONG THE OUTSIDE PERIMETER OF THE TREE DRIP LINE/CRITICAL ROOT ZONE, MINIMUM. PLACE TRENCH ON THE OUTSIDE OF TREE PROTECTION FENCE.
5. BARK PROTECTION: IN SITUATIONS WHERE A PRESERVED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE TREE BARK BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2" x 4" (2x4) LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.
6. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES:
   6.a. NO MATERIAL INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIAL ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
   6.b. NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS
   6.c. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PRESERVED TREE
   6.d. NO VEHICULAR AND/OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE
   6.e. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS AND HOISTS SHALL BE ALLOWED INSIDE THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
   6.f. NO GRADE CHANGE WILL BE ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER AND CITY OFFICIAL RESPONSIBLE FOR TREE PROTECTION.
7. SIGNIFICANT TREES TO BE MARKED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
8. ALL TREES WITHIN (10) FEET OF ANY CONSTRUCTION OR VEHICULAR ACTIVITY SHALL BE CONSIDERED SIGNIFICANT TREES AND PROTECTED AS SUCH.
9. ALL PRUNING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MOST RECENT ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AS PUBLISHED FROM TIME TO TIME BY THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS (ANSI A300). REF. CITY OF ROCKWALL STANDARD TREE PROTECTION DETAILS.



Tree Protection Fencing

Scale: 3/16" = 1'-0"

D

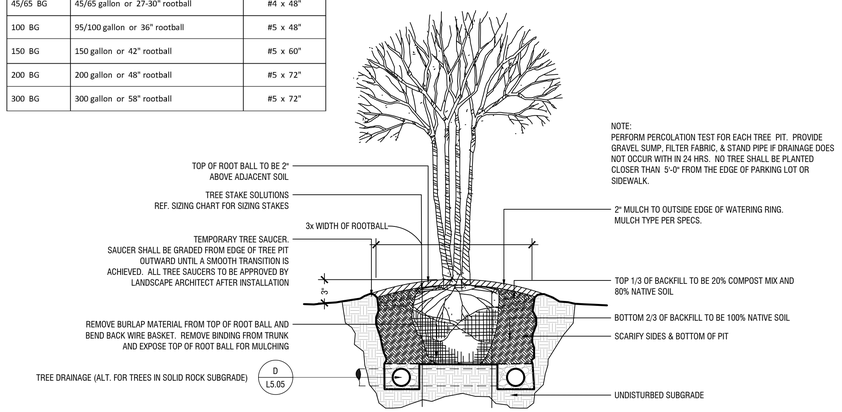


Shrubs & Groundcover

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

C

Item#	Description	Nail Length x 3 pcs (Included)
5 BG	5 gallon or 10" rootball	#4 x 24"
15 BG	10/15 gallon or 17" rootball	#4 x 36"
30 BG	20/30 gallon or 22" rootball	#4 x 36"
45/65 BG	45/65 gallon or 27-30" rootball	#4 x 48"
100 BG	95/100 gallon or 36" rootball	#5 x 48"
150 BG	150 gallon or 42" rootball	#5 x 60"
200 BG	200 gallon or 48" rootball	#5 x 72"
300 BG	300 gallon or 58" rootball	#5 x 72"

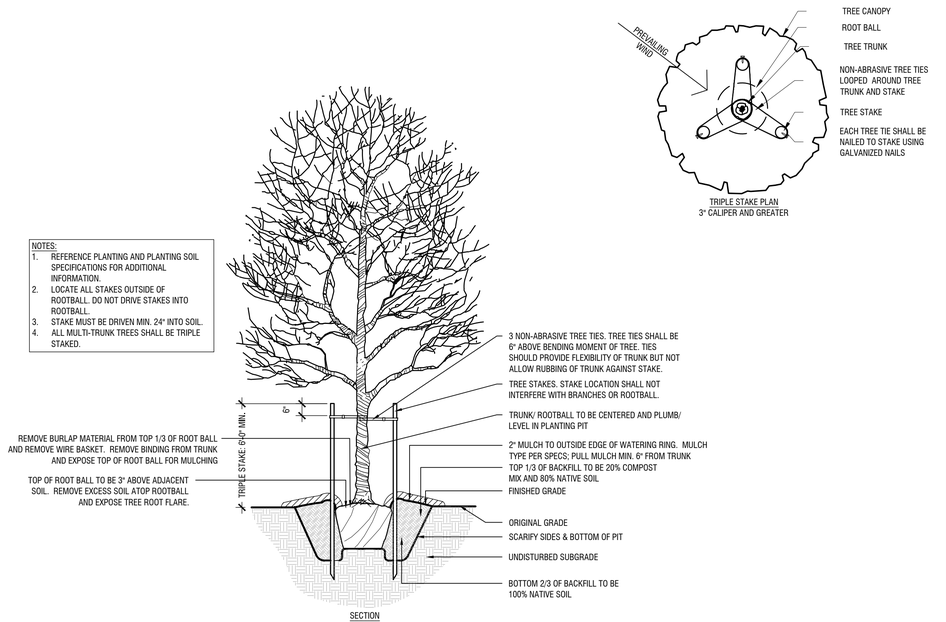


NOTE:
PERFORM PERCOLATION TEST FOR EACH TREE PIT. PROVIDE GRAVEL SUMP, FILTER FABRIC, & STAND PIPE IF DRAINAGE DOES NOT OCCUR WITH IN 24 HRS. NO TREE SHALL BE PLANTED CLOSER THAN 5'-0" FROM THE EDGE OF PARKING LOT OR SIDEWALK.

Multi-trunk / Ornamental Tree

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

B



Canopy Tree - 5" or Smaller (Above Grade Tree Stakes)

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

A

No.	REVISIONS	DATE	BY

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Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 03.18.2022

KHA PROJECT 068213117
DATE 03/18/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE DETAILS

CASE NO.

SHEET NUMBER
L1.05

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION 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 THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT
16. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.
17. THE PROPERTY OWNER WILL MAINTAIN PLANTS AND IRRIGATION SYSTEM ON SITE.

IRRIGATION STANDARDS:

1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
2. CONTACT DEVELOPMENT SERVICES FOR IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE R.O.W.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND (5') FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND DIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS, ETC. SHALL BE LOCATED CLOSER THAN (10') FROM THE CURB AT STREET OR DRIVEWAY INTERSECTIONS.

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Bald Cypress / Taxodium distichum	4" cal	12`-14` ht		24	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Cedar Elm / Ulmus crassifolia	4" cal	12`-14` ht		15	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Eastern Redcedar / Juniperus virginiana	4" cal	12`-14` ht		19	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Existing Tree to Remain / Existing Tree to Remain	-			78	
	Lacebark Elm / Ulmus parvifolia	4" cal	12`-14` ht		16	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR
	Live Oak / Quercus virginana	4" cal	12`-14` ht		39	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
FLOWERING TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Desert Willow / Chilopsis linearis	45 gal	8`-10` ht		24	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.)
	Texas Redbud / Cercis canadensis var. texensis	45 gal	8`-10` ht		39	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
SHRUBS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Dwarf Yaupon / Ilex vomitoria `Nana`	5 gal	24" h x 24" w	36" OC	306	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	5 gal	24" h x 24" w	36" OC	294	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	
	Bermuda Grass / Cynodon dactylon	sod			336,268 sf	REFER TO SPECIFICATIONS
	Drainfield Mix / Drainfield Mix	flat			92,194 sf	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.

Kriss Rockwall
Code Calculations Chart

Site Data	AC	SF
Total Site Area	16.44	716,117
Surface Parking Spaces	267	

Site Landscape Area	Required (% / SF)	Provided (% / SF)
15% of site to be landscaped	15%	33%
	107,418	233,553

Street Frontage	Required	Provided
Discovery Boulevard (408 LF)		
1 Canopy Tree/ 50 LF	8	8
1 Accent Tree/50LF	8	8
1 Cedar Tree/100LF	4	4
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES
Corporate Crossing (1042 LF)		
1 Canopy Tree/ 50 LF	21	21
1 Accent Tree/50LF	21	21
1 Cedar Tree/100 LF	10	10
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES
SH 276 (507 LF)		
1 Canopy Tree/ 50 LF	10	10
1 Accent Tree/50LF	10	10
1 Cedar Tree/100LF	5	5
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES

Parking Lot	Required	Provided
1 Large Canopy Tree/ 10 parking spaces	27	31
One tree within 80' of each parking space	YES	YES
Headlight Screening (min. 2' ht. berm with evergreen shrubs)	YES	YES

Detention Basin Screening	Required	Provided
1 Canopy Tree/ 50LF	24	24
1 Accent Tree/50 LF	24	24

KRISS ROCKWELL - TREE MITIGATION CHART

CODE REQUIRED

COMMON NAME	SCIENTIFIC NAME	QTY	CAL.	MITIGATION
Bald Cypress	*Taxodium distichum*	**24**	**4**	**96**
Cedar Elm	*Ulmus crassifolia*	**15**	**4**	**60**
Shumard Red Oak	*Quercus shumardii*	**19**	**4**	**76**
Lacebark Elm	*Ulmus parvifolia*	**16**	**4**	**64**
Live Oak	*Quercus virginiana*	**39**	**4**	**156**
			TOTAL MITIGATION REQUIRED:	107.8
			TOTAL MITIGATION PROVIDED:	452.0
			TOTAL MITIGATION OUTSTANDING:	-344.3

NOTE: ALL MITIGATION TREES TO BE MIN. 4" CAL.

No.	REVISIONS	DATE	BY

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Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 03.18.2022

KHA PROJECT 068213117	DATE 03/18/2022	SCALE AS SHOWN	DESIGNED BY CLS	DRAWN BY NJF	CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE NOTES AND CALCULATIONS

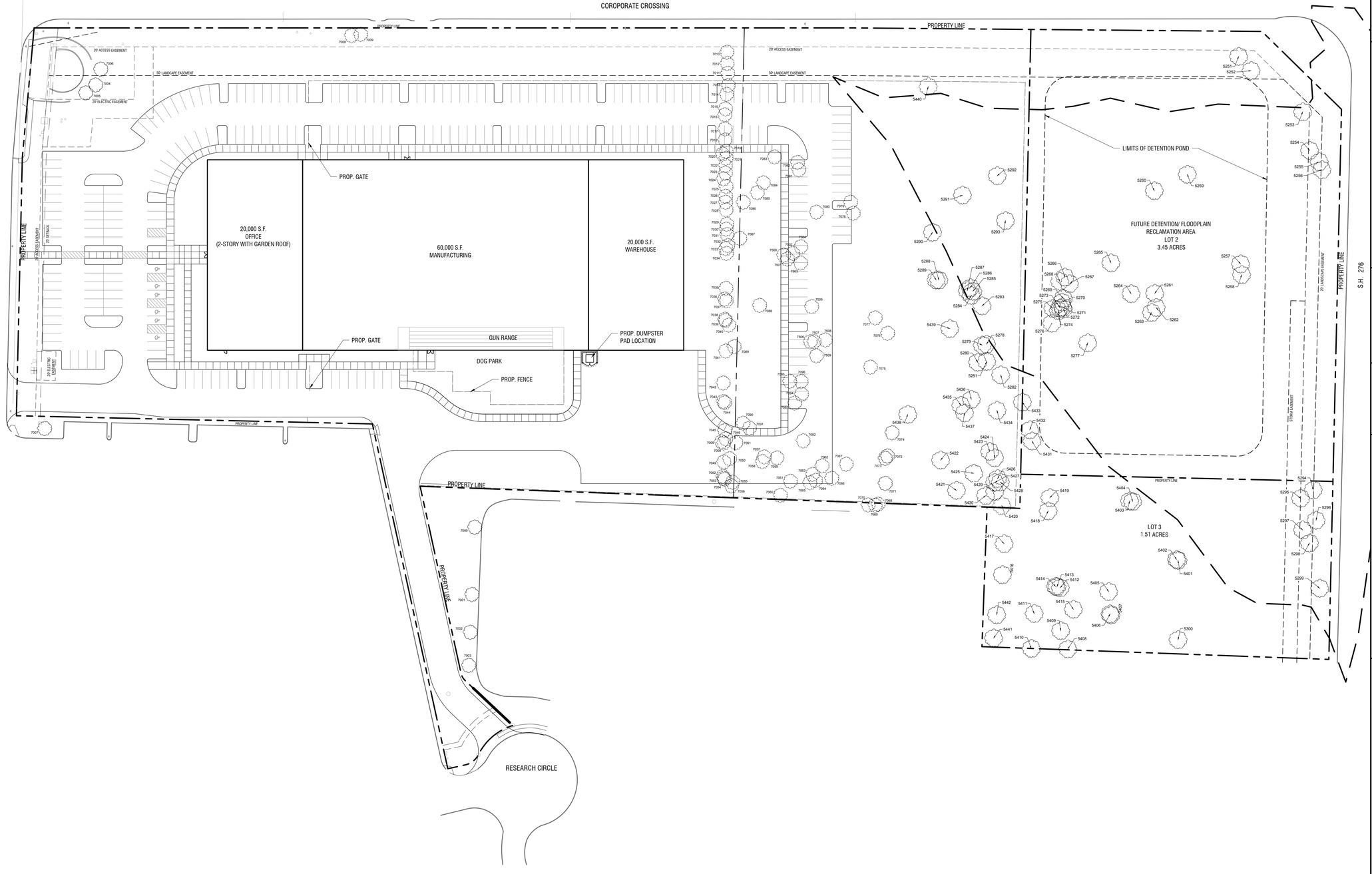
CASE NO.

SHEET NUMBER
L1.00

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IMAGES rockwall logo - Tree Stake Solutions Chart - Above Grade - Detail_TSS cont 5 yr smaller - Detail_shrub groundcover - Detail_Tree Protection - xLandscapeDALL45 - xTrees - Detail_TSS cont - multitaxa.xlsm
XREFS Above Grade - Detail_TSS cont 5 yr smaller - Detail_shrub groundcover - Detail_Tree Protection - xLandscapeDALL45 - xTrees - Detail_TSS cont - multitaxa.xlsm
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DWG NAME L1.01 CORE LANDSCAPE PLAN2.DWG , [L1.00]

SYMBOL LEGEND:		
☆17	EXISTING TREE TO BE REMOVED	
☆2	EXISTING TREE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION



NORTH

0' 50' 100'

Scale: 1" = 50'-0"

Treescape Plan

Scale: 1" = 50'-0"

A

No.	REVISIONS	DATE	BY

Kimley»Horn

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L.A. No. 3323 Date 03.18.2022

KHA PROJECT	068213117
DATE	03/18/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

TREESCAPE PLAN

CASE NO.

SHEET NUMBER
L1.07

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IMAGES
XREFS
LAST SAVED
PLOTTED
DWG PATH
DWG NAME

rockwall logo - ..\phb-3dv36 - rDev - above grade - detail_ornamental - Above Grade - Detail_TDS cont 5 or smaller - Detail_shrub groundcover - Detail_Tree Protection - xTrees
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Wednesday, March 23, 2022 2:18 PM
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(L1.05 TREESCAPE PLAN.DWG)
(L1.05 TREESCAPE PLAN)

Rockwall EDC (Lot 2) - City of Rockwall

Tag Number	DBH	Common Name	*Scientific Name*	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
5251	9.0	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5252	7.3	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5253	12.3	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5254	17.4	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	.5:1	N/A
5255	9.8	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5256	10.6	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5257	4.0	black willow	*Salix nigra*	Hazard	Single	Remove	Unprotected	N/A	0.00
5258	8.6	black willow	*Salix nigra*	Hazard	Single	Remove	Unprotected	N/A	0.00
5259	15.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5260	25.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5261	15.0	honey locust	*Gleditsia triacanthos*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5262	8.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5263	6.4	black willow	*Salix nigra*	Declining	Single	Remove	Unprotected	N/A	0.00
5264	5.0	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5265	7.4	honey locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected	N/A	0.00
5266	95.0	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5267	11.5	hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.75
5268	22.0	black willow	*Salix nigra*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5269	18.5	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	9.25
5270	10.6	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5271	6.6	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5272	6.7	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected	N/A	0.00
5273	11.5	hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.75
5274	8.5	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5275	8.0	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5276	4.3	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5277	8.0	honey locust	*Gleditsia triacanthos*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5278	8.3	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5279	4.8	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5280	7.6	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5281	8.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5282	6.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5283	9.0	black willow	*Salix nigra*	Healthy	Single	Protect	Unprotected	N/A	N/A
5284	6.2	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5285	7.2	American elm	*Ulmus americana*	Healthy	Forked	Protect	Primary	1:1	N/A
5286	7.7	eastern cottonwood	*Populus deltoides*	Healthy	Single	Protect	Unprotected	N/A	N/A
5287	6.1	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5288	13.7	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5289	10.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5290	8.0	honey locust	*Gleditsia triacanthos*	Declining	Single	Protect	Unprotected	N/A	N/A
5291	9.5	honey locust	*Gleditsia triacanthos*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5292	9.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5293	10.0	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5294	7.6	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5295	6.0	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5296	8.4	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5297	8.7	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5298	9.2	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5299	9.9	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5300	14.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5401	12.2	Osage-orange	*Maclura pomifera*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5402	7.7	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5403	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	0.00
5404	7.6	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	0.00
5405	14.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5406	12.3	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5407	7.2	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5408	20.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5409	14.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5410	22.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5411	15.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5412	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5413	6.8	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5414	10.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5415	10.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5416	10.6	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5417	13.0	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Secondary	N/A	N/A
5418	14.0	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5419	6.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5420	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	N/A
5421	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5422	15.0	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5423	7.4	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5424	8.7	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5425	10.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5426	6.7	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5427	11.7	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5428	7.6	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5429	7.2	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5430	4.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5431	6.1	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected	N/A	N/A
5432	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Remove	Unprotected	N/A	N/A
5433	7.0	honey locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected	N/A	N/A
5434	13.5	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5435	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A
5436	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5437	5.5	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5438	9.7	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5439	9.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5440	11.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	N/A
5441	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A
5442	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A

Kimley-Horn red tree tag series: 5251-5300; 5401-5442. Trees measuring 4-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	0	0
Total tree inches being removed - Secondary - 0.5:1	41.5	20.8
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	41.5	20.8

Mitigation Inches	**20.75**
Proposed Tree Inches Per Planting Plan	**340**
NET TOTAL	**-319.25**

Tree Inches Being Relocated	Tree Inches	Mitigation Inches
Total small tree inches being relocated - 1:1	0	0
Total large and medium trees being relocated - < 6" - 1:1	0	0
Total large and medium trees being relocated - 7"-12" - 2:1	0	0
Total large and medium trees being relocated - 12"-24" - 3:1	0	0
Total large and medium trees being relocated - > 24" - 5:1	0	0
Total tree inches being relocated	0	0

Project Bullseye (Lot 7) - City of Rockwall

Tag Number	DBH	Common Name	*Scientific Name*	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
7000	7	Live Oak	*Quercus virginiana*	Healthy	Single	Protect	Primary		
7001	12	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7002	10	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7003	12	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7004	14	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7005	14	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7006	12	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7008	8	Live Oak	*Quercus virginiana*	Healthy	Single	Remove	Primary	1:1	8
7009	7	Live Oak	*Quercus virginiana*	Healthy	Single	Remove	Primary	1:1	7
7010	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7011	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7012	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7013	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7014	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7015	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7016	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7017	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7018	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7019	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7020	10	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7021	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7022	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7023	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7024	6	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7025	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7026	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7027	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7028	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7029	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7030	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7031	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7032	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7033	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7034	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7035	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7036	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7037	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7038	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7039	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7040	10	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove			
7041	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7042	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7043	10	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7044	9	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7045	36	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:2	72
7046	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7047	8	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7048	11	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7049	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7050	8	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7051	8	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7052	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7053	7.0	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7054	7.0	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7055	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7056	13.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7057	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7058	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7059	14.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	7
7060	19.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	9.5
7061	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7062	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7063	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7064	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7065	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7066	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7067	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7068	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7069	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7070	10.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7071	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7072	12.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Protect	Secondary		
7073	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Protect	Secondary		
7074	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7075	7.0	Unknown	*Unknown*	Healthy	Single	Protect	Unprotected		
7076	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7077	10.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7078	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	
7079	11.0	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7078	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6
7079	11.0	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7080	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7081	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7082	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7083	11.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7084	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7
7085	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7086	13.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7087	15.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7.5
7088	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7
7090	10.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7091	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7092	15.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7.5
7093	11.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7094	13.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7095	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7096	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7500	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7501	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7502	19.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	9.5
7503	7.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7504	18.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	9
7505	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7506	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7507	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7508	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6
7509	14.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	7

Kimley-Horn red tree tag series: 7000-7096; 7500-7509. Trees measuring 4-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	15	15
Total tree inches being removed - Secondary - 0.5:1	317.0	0.0
Total tree inches being removed - Feature - 2:1	36	72.0
Total tree inches being removed	424.4	87

Mitigation Inches	**87**
Proposed Tree Inches Per Planting Plan	**364**
NET TOTAL	**-277**

Tree Inches Being Relocated	Tree Inches	Mitigation Inches
Total small tree inches being relocated - 1:1	0	0
Total large and medium trees being relocated - < 6" - 1:1	0	0
Total large and medium trees being relocated - 7"-12" - 2:1	0	0
Total large and medium trees being relocated - 12"-24" - 3:1	0	0
Total large and medium trees being relocated - > 24" - 5:1	0	0
Total tree inches being relocated	0	0

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.

IMAGES rockwall logo - .pbr-3kc9t - cSrv - above grade - detail_ornamental - Above Grade - Detail_TDS cont 5 or smaller - Detail_shrub_groundcover - Detail_Tree Protection - xTrees
XREFS Project Area - 3.4.2022 - 2.54 PM - KRISS.ROCKWALL.LOADSHEETS.CIVIL
LAST SAVED 3/18/2022 1:16 PM - KRISS.ROCKWALL.LOADSHEETS.CIVIL
PLOT DATE 03/18/2022 1:16 PM - KRISS.ROCKWALL.LOADSHEETS.CIVIL
DWG PATH K:\MKN_LALD_PROJECTS\069213117 - KRISS.ROCKWALL.LOADSHEETS.CIVIL
DWG NAME L1.05 TREE SURVEY [L1.05 TREE SURVEY]

No.	REVISIONS	DATE	BY

Kimley»Horn
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.E./L.A. Courtney L. Smith
L.A. No. 3323 Date 03.18.2022

KHA PROJECT 068213117	SCALE AS SHOWN	DESIGNED BY CLS
DATE 03/18/2022		DRAWN BY NJF
		CHECKED BY AJB

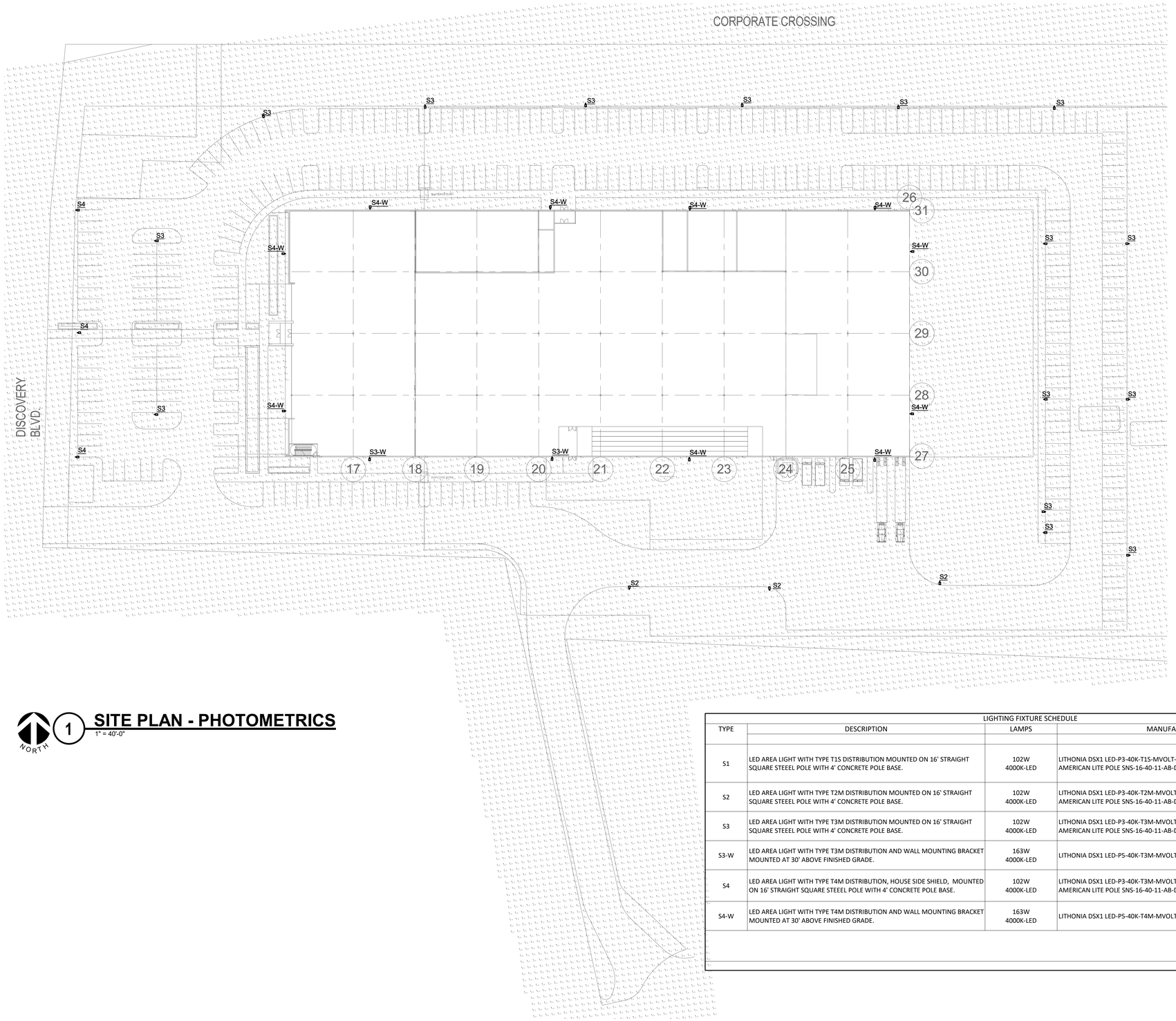
PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

TREE SURVEY

CASE NO.

SHEET NUMBER
L1.06



NORTH

1 **SITE PLAN - PHOTOMETRICS**

1" = 40'-0"

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS	MANUFACTURER/CATALOG NUMBER	BUG RATING	NOTES
S1	LED AREA LIGHT WITH TYPE T1S DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T1S-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D29-BC	B2-U0-G2	
S2	LED AREA LIGHT WITH TYPE T2M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T2M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G2	
S3	LED AREA LIGHT WITH TYPE T3M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T3M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G2	
S3-W	LED AREA LIGHT WITH TYPE T3M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	163W 4000K-LED	LITHONIA DSX1 LED-P5-40K-T3M-MVOLT-WBA-PIRH-DDBXD	B3-U0-G3	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION, HOUSE SIDE SHIELD, MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T3M-MVOLT-SPA-PIRH-HS-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G3	
S4-W	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	163W 4000K-LED	LITHONIA DSX1 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DDBXD	B2-U0-G3	

STATE OF TEXAS
DAVID A. SMITH
129382
LICENSED
PROFESSIONAL ENGINEER
03/18/2022

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Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer
Plumbing Engineer
Landscape Architect

A NEW PROJECT BY KRISS USA:

'PROJECT BULLSEYE'

CORPORATE CROSSING
ROCKWALL, TEXAS 75032

PROJECT NO.: 3040
DATE: 03/18/22
REVISIONS:

NO.	DATE	DESCRIPTION

E001
SITE PLAN - ELECTRICAL

STREAM

2001 Ross Avenue
Suite 400
Dallas, TX 75201
Phone: 214.267.0400
Fax: 214.267.0404
www.streamrealty.com

March 18, 2022

Rockwall Planning Department
385 S Goliad Street
Rockwall, TX 75087

RE: Project Bullseye Site Plan Submission
NWC Corporate Crossing & FM 276

Dear Planning Staff,

On behalf of the prospective buyer of the subject tract, we are pleased to submit our application for Site Plan review. The project will consist of a purpose-built office, warehouse, manufacturing use which is an allowed use in the Light Industrial zoning district. With our site plan, we are requesting the below listed variance which are known to the Rockwall Economic Development Corporation and in return are willing to provide the also below listed upgrades:

Building Variance Requests:

- (C), (1) Materials- 90% Masonry (tilt not a masonry material) required with a mix of accent masonry all 4 sides of the building.
  - Requested Variance: Variance to accept painted Tilt Wall with reveals as Masonry.
- (C), (2) Roof Design- no flat roofs allowed in the Overlay.
  - Requested Variance: Allow Flat/Low Slope Roof
- (C), (4) Architectural Elements- we would need 7 features as listed and highlighted in the attached file and spread across the perimeter.
  - Requested Variance: No Additional Architectural Features beyond that shown in the renderings of the North Elevation of the Office Entry.
- (C), (5) Architectural finished all 4 sides.
  - Requested Variance: Clean Modern articulation/massing without ornamentation in lieu of prescribed Elements under (C), (4)

Site Variance Requests:

- Code Requirement: Double Head-In parking provided along frontage of Discovery Blvd
  - Requested Variance: The client has a higher need for parking to be located at the front entrance of the office portion of the building. Based on the configuration of the site, single head-in parking would result in employees parking far from their point of entry.

Landscape Variance Requests:

Detention Pond Planting:

- Code Requirement: We are required to plant canopy trees based on SF of the pond.

- Requested Variance: Propose we provide 1 canopy tree and 1 accent tree per 50 LF of perimeter of the pond

Landscape Buffer for Overlay District:

- Code Requirement: The overlay requirements are pretty stout (2 canopy trees and basically 5 accent trees per 100 LF, so 50' o.c. for canopy trees and 20; o.c. for the ornamentals.)
  - Requested Variance: I'd like to ask to reduce to 2 canopy trees, 2 accent trees, and 1 cedar tree per 100 LF for both the 276 Overlay district and the 549 Overlay District

Should you have any questions on the above or during the application, please feel free to contact our design team or this office.

Respectfully submitted,

Grayson K. Hughes, PE
Director
Stream Realty Partners
Industrial Development Services

CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:		**REVIEWED BY:**	
OVERLAY DISTRICT:		**REVIEW DATE:**	

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☑	☐		§03.04, of Art. 11
✓ Landscape Plan	☑	☐		-
✓ Treescape Plan	☑	☐		-
✓ Photometric Plan	☑	☐		-
✓ Building Elevations	☑	☐		-
Building Material Sample Board and Color Rendering of Building Elevations	☑	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☑	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted? In progress	☐	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☑	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☑	☐	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☑	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☑	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☐	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☑	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☑	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☑	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☑	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓Commercial	☐	☑	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☑	☐	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☑	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	☑	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☑	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	☑	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	☐	☑	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	☑	☐	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	☑	☐	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	☑	☐	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☑	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☑	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☑	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☑	☐	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	☑	☐		§03.04.B, of Art. 11
Indicate all Sidewalks	☑	☐	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	☑	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☑	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☑	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☑	☐		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☑	☐	See the comment section in *Adequate Parking and Maneuvering* below.	§05.03, of Art. 06
Parking Table	☑	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	☑	☐		§05.04, of Art. 06
Adequate Parking	☑	☐	*Reference Table 3 of Article VI.*	Table 5, Art. 06
Adequate Parking and Maneuvering	☑	☐	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 *(Check w/ the Engineering Department)*.	§05.03.C, of Art. 06
Adequate Loading Area	☑	☐	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer *(Art. VI 6.5 Loading Requirements)*.	§06.04, of Art. 06
Adequate Loading Maneuvering	☑	☐	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	☐	☐	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.*				

Proposed or Existing Signage	☑	☐	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☑	☐	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☑	☐	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.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	☑	☐	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	☐	☑	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	☑	☐	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	☐	☑		
Off-Street Loading Dock Screening	☑	☐	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	☑	☐	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference *Art. VIII 5.2*).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☑	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☑	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☑	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☑	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☑	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	☑	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	☑	☐	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	☑	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	☑	☐	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	☑	☐	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	☑	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	☑	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☑	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☑	☐	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.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☑	☐	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Buildings	☑	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☑	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	☑	☐	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	☑	☐	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☑	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☐	☑	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☑	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☑	☐	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☑	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☑	☐	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☑	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☑	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☑	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☑	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☐	☑	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☐	☑	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement *OVERLAY DISTRICTS ONLY*	☐	☑	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement *OVERLAY DISTRICTS ONLY*	☐	☑	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	☐	☑	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	☐	☑	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☐	☑		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☐	☑	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☐	☑	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	☐	☑	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	☐	☑	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☑	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 25% x **L** 4. Wall Projection = 25% x **H** 5. Primary Entry/Arch. Element Width = 2 x (25% x **L**) 6. Projection Height = 25% x **H** 7. Primary Entry/Arch. Element Length = 2 x (25% x **L**)	§04.01.C.1, of Art. 05
Secondary Facades	☐	☑	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Secondary Entry/Arch. Element Length = 15% x **L** 4. Secondary Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.*				
Minimum 90% Masonry Requirement	☑	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	☑	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☑	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 4 x **H** 3. Wall Projection = 25% x **H** 4. Entry/Arch. Element Length = 33% x **L** 5. Projection Height = 25% x **H** 6. Entry/Arch. Element Width = 2 x (25% x **H**)	§05.01.C.1, of Art. 05
Secondary Facades	☑	☐	1. Wall Height [**H**] = **H** 2. Wall Length [**L**] = 3 x **H** 3. Entry/Arch. Element Length = 15% x **L** 4. Entry/Arch. Element Width = 15% x **H** 5. Projection Height = 15% x **H**	§05.01.C.2, of Art. 05

PROJECT COMMENTS

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

DATE: 3/25/2022

PROJECT NUMBER:	SP2022-014	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Project Bullseye	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	2851 DISCOVERY BLVD	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Chistophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Site Plan for an Office/Manufacturing Facility on a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/25/2022	Approved w/ Comments

03/25/2022: 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 an Office/Manufacturing Facility on a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com. April 5, 2022 is the deadline to have all comments; please provide staff revised plans before April 5, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-014) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be replatted after the engineering process to establish the property line and new easements.

M.5 Provide the City standard Site Plan Signature Block on all sheets of the plans. Also remove the placeholder text (i.e. [Day] [Month] [Year]).

M.6 Site Plan:

(1) Indicate the distance between the proposed building and the property lines. (Subsection 03.04. B, of Article 11)

(2) Please indicate the building setback along Corporate Crossing. (Subsection 03.04. B, of Article 11)

(3) Please dash in the proposed gates. (Subsection 03.04. B, of Article 11)

(4) Label the new fire lane as “Fire Lane and Utility Easement.” (Subsection 03.04. B, of Article 11)

(5) Indicate all existing and proposed fire hydrants. (Subsection 03.04. B, of Article 11)

(6) Please indicate the required sidewalk along Corporate Crossing and label the existing sidewalk on SH-276. Also, the sidewalk along Corporate Crossing should meander. (Subsection 03.04. B, of Article 11)

(7) Parking for the proposed building is met given the parking requirements, however the future proposed expansion will require an additional 20 parking spaces. (Table 5, of Article 06)

(8) Please label the height and type of any proposed or existing fencing. (Subsection 08.02. F, of Article 08)

(9) Will there be any above ground storage tanks? If so, please indicate the subsequent screening (Subsection 01.05. D. of Article 05)

(10) Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12’x10’. A minimum of 6” bollards will be required at potential impact zones and the pad site shall be paved to city standards. Please provide a dumpster detail showing conformance to these requirements.

(Subsection 01.05. B, of Article 05)
(11) A wing wall will be required to screen the loading docks from the adjacent Right-of-Ways. (Subsection 01.06, of Article 05)
(12) The roof mounted utility equipment must be fully screened by the parapet; please crosshatch the roof mounted equipment on the building elevations. The parapet must also be finished on both sides. (Subsection 01.05. C, of Article 05)
(13) Is there any pad mounted utility equipment? If so indicate the subsequent screening. (Subsection 01.05. C, of Article 05)
(14) Please delineate the roof garden on the site plan. (Subsection 01.05. C, of Article 05)
M.7 Landscape Plan:
(1) Indicate the percentage of pervious vs. impervious cover. (Subsection 01.01. B, of Article 05)
(2) The Code Calculation chart on the landscape plans need to be corrected to meet our landscape buffer standards; these changes will subsequently require more plantings within each landscape buffer. Below is a breakdown of the code requirements for each buffer:
a. Discovery Boulevard - 408 LF (1 Canopy and 1 Accent tree per 50 LF): 9 Canopy and 9 Accent trees required. Currently there are 12 Canopy and 8 Accent trees.
b. Corporate Crossing - 1042 LF (2 Canopy and 4 Accents trees per 100 LF: 21 Canopy and 42 Accent trees required. Currently there are 34 Canopy and 21 Accent trees.
c. SH-276 - 507 LF (2 Canopy and 4 Accent trees per 100 LF): 11 Canopy and 21 Accent trees required. Currently there are 19 Canopy and 10 Accent trees.
(3) Provide a note that all irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08)
(4) Please label the berms along Discovery Boulevard, Corporate Crossing, and SH-276. (Subsection 05.01, of Article 08)
M.8 Treescape Plan:
(1) Provide the site data table provided on the site plan (See table 2.1 of the site plan check list)
(2) Please change the symbol for either the protected trees or the removed trees. Currently the symbols match, which makes identifying the removed and protected trees difficult. (Subsection 03.01. G, of Article 09)
M.9 Photometric Plan:
(1) Provide the site data table provided on the site plan (See table 2.1 of the site plan check list)
(2) Please provide cutsheets for all light fixtures. (Subsection 03.03, of Article 07)
M.10 Building Elevations:
(1) Provide the material percentages for all materials on the building. (Subsection 05.01, of Article 05)
(2) The use of 90% masonry material is required, however this requirement is not met, which is not uncommon for large industrial building. Typically, larger buildings will cluster these materials around the entryways. This will require a variance to the Unified Development Code (UDC). (Subsection 06.02. C. of Article 05)
(3) The use of 20% natural or quarried stone is required, however this requirement is not met, which is not uncommon for large industrial building. This will require a variance to the Unified Development Code (UDC). (Subsection 06.02. C. of Article 05)
(4) The primary and secondary articulation standards are not met, which is not uncommon with large industrial buildings. The vertical articulation is not met on the NWC on the West elevation and on the NEC on the East elevation. The horizonal articulation is not met on all sides of the building. (Subsection 05.01. C.1. of Article 05)
(5) Please indicate the parapet height and provide a note that the parapet will be finished on both sides. Also, please dash in the roof line. (Subsection 04.01, of Article 05)
(6) Please crosshatch the roof mounted utility equipment to confirm conformance with the screening requirements. (Subsection 01.05.C. of Article 05)
M.11 There are currently ten (10) variances and one (1) special exception associated with this request, see below. Please provide a variance letter that outlines the variances and exception you wish to request as well as the associated compensatory measures. For each variance requested two (2) offsetting compensatory measures. In this case 20 compensatory measures would be required.

(1) Tilt-wall construction (Special Exception)
(2) Less than 20% natural stone (Variance)
(3) Less than 90% masonry material (Variance)
(4) Primary articulation (Variance)
(5) Secondary articulation (Variance)
(6) Architectural elements; seven (7) are required (Variance)
(7) 4-sided architecture (Variance)
(8) Double head-in parking (Variance)
(9) Detention pond planting (Variance)
(10) Landscape buffer (Variance)

For the compensatory measures, staff has already identified the dog park and the roof garden. To help lessen the impact of the requested variances compensatory measures that

incorporate the use of masonry material or natural stone around the entryways and dress up the façade along Corporate Crossing could go a long way.

I.12 The site plan indicates a dog park on the subject property. Make note of the requirements for dog parks within Chapter 6, Article X – Dog Parks, within the City of Rockwall Code of Ordinances.
I.13 Please note that failure to address all comments provided by staff by 3:00 PM on April 5, 2022 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 April 5, 2022; 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 April 12, 2022 Planning & Zoning Meeting.
I.15 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on March 29, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on April 12, 2022.

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/23/2022	Needs Review

03/23/2022: - Minimum driveway spacing along Discovery is 100', or a variance is required.
- Fire lane to have 30' radii.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.

Drainage Items:
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- Drainage/detention/floodplain is being worked on with a current engineering plan set with EDC. (Not approved yet)
- No grate inlets allowed. Must use, drop, wye, or curb inlet style.

Roadway Paving Items:
- Parking to be 20'x9' minimum. Label parking dimensions on site plan
- All drive isles to be 24' wide minimum.
- Fire lane radii depends on the height of the building. If the building height is 30' or more, the radii must be 30'. If shorter than 30', the radii can be 20' min.
- No dead-end parking
- Must build 5' wide sidewalk along Discovery Blvd, Corporate Crossing and Research Cir.
- Min. 100' driveway spacing on Discovery Blvd.

Water and Wastewater Items:
- Required to show water and sanitary sewer lines on site plan
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- If fire hydrants are in parking islands, the islands must be 10' in width to allow for 5' clearance around the fire hydrants
- Must loop min 8" water line on site. - Sewer pro-rata of $2,773.07/acre.

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".
- All public right-of-ways to be sodded (not seeded or hydro-mulched)
- Need to show proposed and existing water, sewer, and storm on landscape plan.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	03/25/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/22/2022	Needs Review

03/22/2022: All fire lane radius shall be a minimum of 30-ft.
FDC must be within 100-feet of a fire hydrant.
Fire hydrants (proposed and existing) shall be shown on the site plan.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2022	Approved w/ Comments

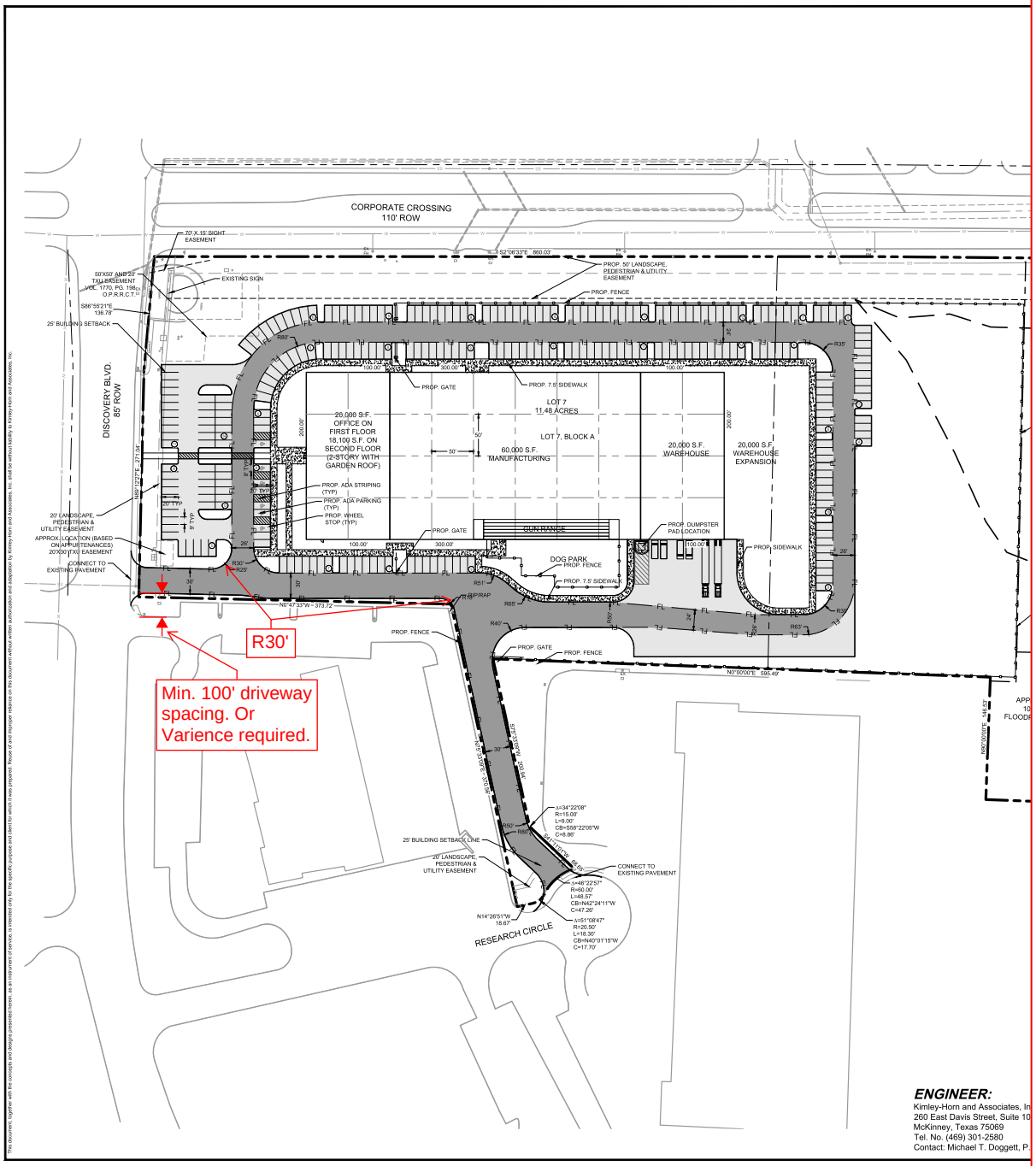
03/22/2022: Assigned address will be *2851 Discovery Blvd, Rockwall, TX 75032*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	03/23/2022	Approved w/ Comments

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	03/25/2022	N/A

No Comments



ENGINEER:
Kimley-Horn and Associates, In
260 East Davis Street, Suite 10
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.

General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.

Drainage Items:
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- Drainage/detention/floodplain is being worked on with a current engineering plan set with EDC. (Not approved yet)
- No grate inlets allowed. Must use, drop, wye, or curb inlet style.

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- 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".
- All public right-of-ways to be sodded (not seeded or hydro-mulched)
- Need to show proposed and existing water, sewer, and storm on landscape plan.

GRAPHIC SCALE 60'

LEGEND

	PROPOSED FIRE LANE
	PROPOSED LIGHT DUTY PAVEMENT
	PROPSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	PROPOSED FENCE (REFERENCE LANDSCAPE)
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
T	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

SITE DATA TABLE	
ZONING	PD-73 and LI
LD ZONING	LI 2202; -214
A (SQ. FT.)	716,109 S.F.
A (ACRES)	16.44 AC
CTURING	60,000 SF
USE	20,000 SF
	38,100 SF
UILDING SQ. FT.	120,000 SF
ILDING HEIGHT	40'
ERAGE	16.76%
REA RATIO	0.1676
ED PARKING	
CTURING REQUIRED PARKING	170 (1.5*ACP= 60D SF)
USE REQUIRED PARKING	20 (1.5*ACP= 1CDO SF)
EQUIRED PARKING	127 (1.5*ACE= 300 SF)
RKING REQUIRED	267
PROVIDED	267
P PARKING REQUIRED	7
P PARKING PROVIDED	7

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 03/18/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
Kimley»Horn
Engineer MICHAEL T. DOGGETT
P.E. No. 68828 Date XX/XX/2022

KHA PROJECT 008213117
DATE 03/18/2022
SCALE AS SHOWN
DESIGNED BY MD
DRAWN BY MD
CHECKED BY MD

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

SITE PLAN

CASE NO.

SHEET NUMBER
1 OF 1

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.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NORTHWEST CORNER OF CORPORATE CROSSING AND STATE HWY 276				
SUBDIVISION	ROCKWALL TECHNOLOGY PARK	LOT	7/8	BLOCK	A
GENERAL LOCATION	NORTHWEST CORNER OF CORPORATE CROSSING AND STATE HWY 276				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-73		CURRENT USE	UNDEVELOPED	
PROPOSED ZONING	LI (Case #Z2022-006)		PROPOSED USE	INDUSTRIAL	
ACREAGE	16.44	LOTS [CURRENT]	2	LOTS [PROPOSED]	3

☑ ***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	ROCKWALL EDC	☑ APPLICANT	KRISS USA, INC
CONTACT PERSON	MATT WAVERING	CONTACT PERSON	CHRISTOPHE GUIGNARD
ADDRESS	2610 OBSERVATION TRAIL, SUITE 104	ADDRESS	565 W. LAMBERT ROAD SUITE F
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	BREA, CA 92821
PHONE	903-494-7943	PHONE	714-333-1988 X122
E-MAIL	MWAVERING@ROCKWALLEDC.COM	E-MAIL	CH.GUIGNARD@KRISS-USA.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 578.80 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18th *DAY OF* March, 20 22 *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 11th *DAY OF* March, 20 22.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jammonds

MY COMMISSION EXPIRES

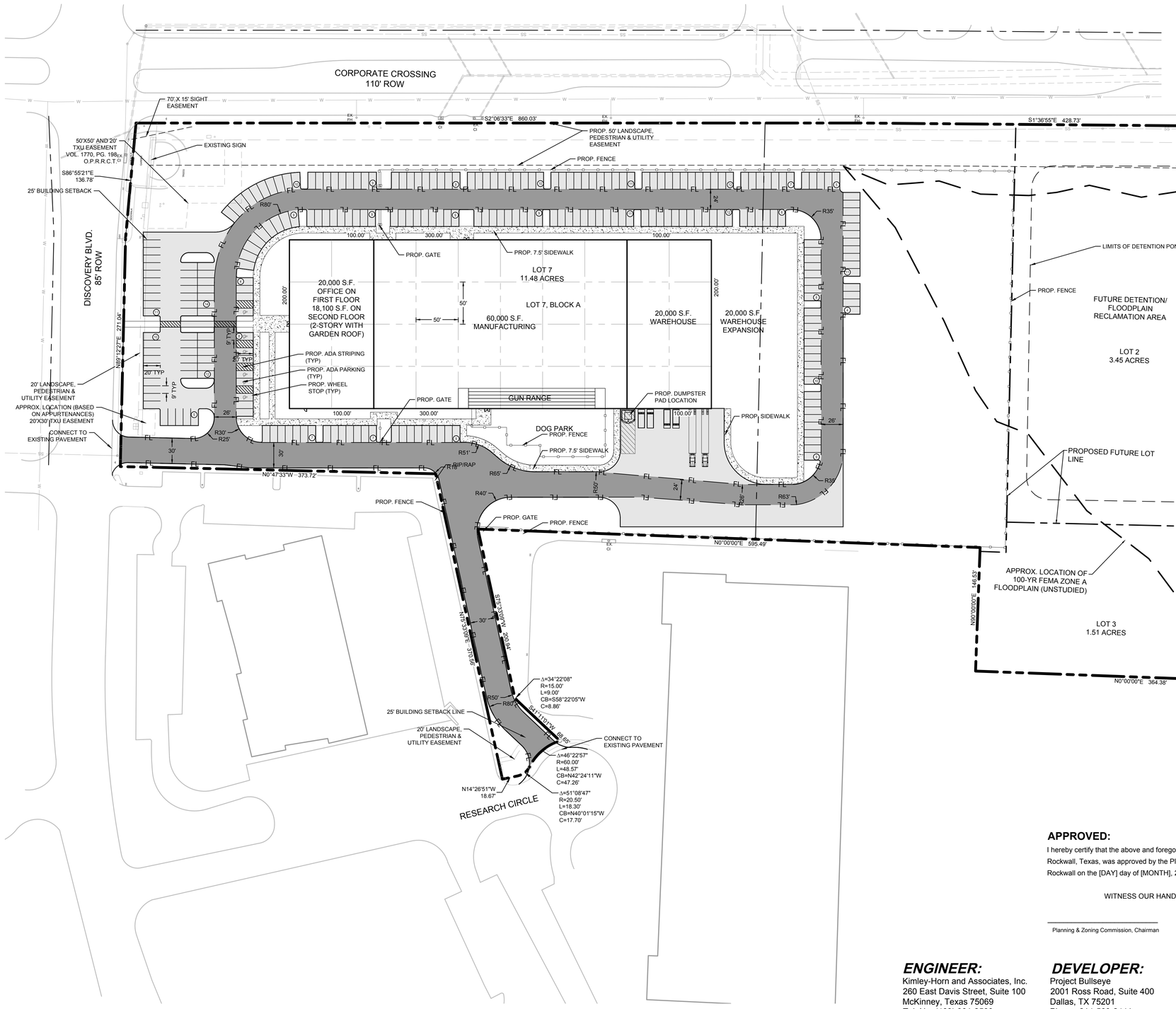
JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID #_13230083-8
My Comm. Exp. 01-06-2024

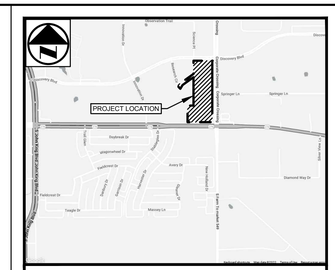


City of Rockwall

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.





N
W E
S

0 60' 120'
GRAPHIC SCALE 60'

LEGEND

FL FL	PROPOSED FIRE LANE
	PROPOSED LIGHT DUTY PAVEMENT
	PROPSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	PROPOSED FENCE (REFERENCE LANDSCAPE)
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE
T	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

SITE DATA TABLE	
EXISTING ZONING	PD-73 and LI
PROPOSED ZONING	LI Z2021-014
LOT AREA (SQ. FT)	716,109 S.F.
LOT AREA (ACRES)	16.44 AC
MANUFACTURING	60,000 SF
WAREHOUSE	20,000 SF
OFFICE	38,100 SF
TOTAL BUILDING SQ. FT.	120,000 SF
1 STY BUILDING HEIGHT	40'
LOT COVERAGE	16.76%
FLOOR AREA RATIO	0.1676
REQUIRED PARKING	
MANUFACTURING REQUIRED PARKING	120 (1 SPACE: 500 SF)
WAREHOUSE REQUIRED PARKING	20 (1 SPACE: 1000 SF)
OFFICE REQUIRED PARKING	127 (1 SPACE: 300 SF)
TOTAL PARKING REQUIRED	267
PARKING PROVIDED	267
HANDICAP PARKING REQUIRED	7
HANDICAP PARKING PROVIDED	7

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] day of [MONTH], 2022.

WITNESS OUR HANDS, this [DAY] day of [MONTH], 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.E.

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 03/18/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580, FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
Kimley»Horn
Engineer MICHAEL T. DOGGETT
P.E. No. 98628 Date XX/XX/2022

KHA PROJECT 068213117	DATE 03/18/2022	SCALE AS SHOWN	DESIGNED BY MD	DRAWN BY MD	CHECKED BY MD

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

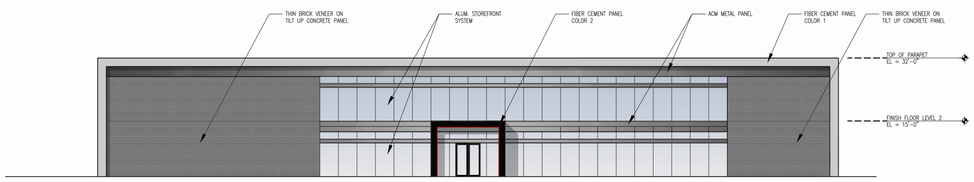
SITE PLAN

CASE NO.

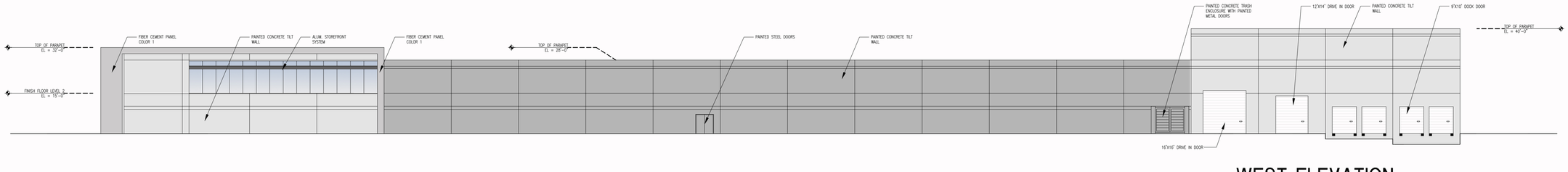
SHEET NUMBER
1 OF 1

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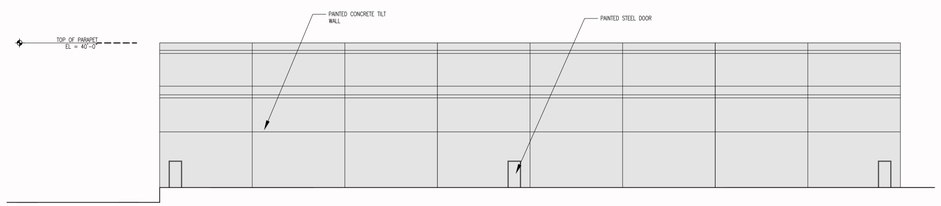
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SITE PLAN.dwg
1" = 60'



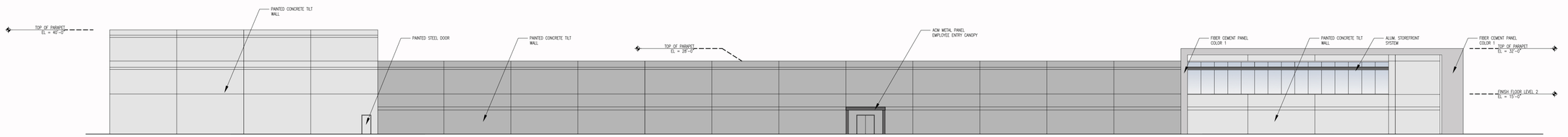
04 NORTH ELEVATION
SCALE: 1" = 20'



03 WEST ELEVATION
SCALE: 1" = 20'



02 SOUTH ELEVATION
SCALE: 1" = 20'



01 EAST ELEVATION
SCALE: 1" = 20'

INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX. #17868, 03.18.22
Not for Permit or Construction

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

GSR Andrade Architects
Architect

Civil Engineer

Structural Engineer

Mechanical Engineer

Electrical Engineer

Plumbing Engineer

Landscape Architect

STREAM

A NEW PROJECT BY KRISS USA:

'PROJECT BULLSEYE'

CORPORATE CROSSING
ROCKWALL, TEXAS 75032

PROJECT NO.: 3040
DATE: 03.18.22
REVISIONS: -

NO.	DATE	DESCRIPTION

A4.00
EXTERIOR ELEVATIONS

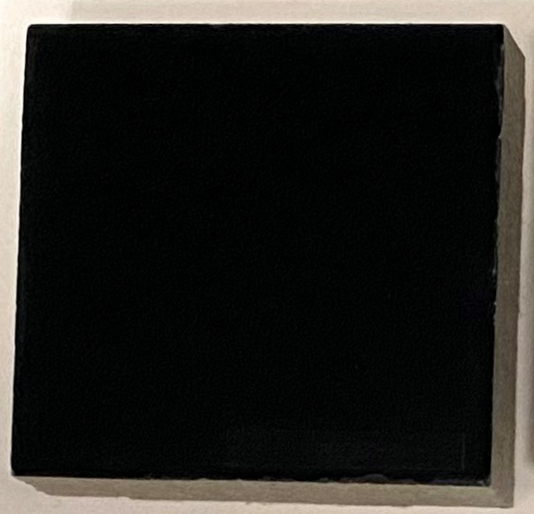









KRISS®







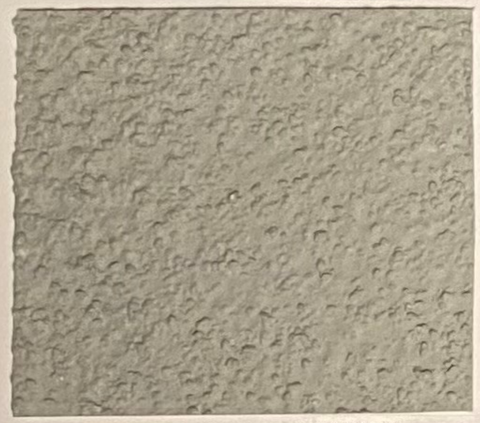


FRAMES





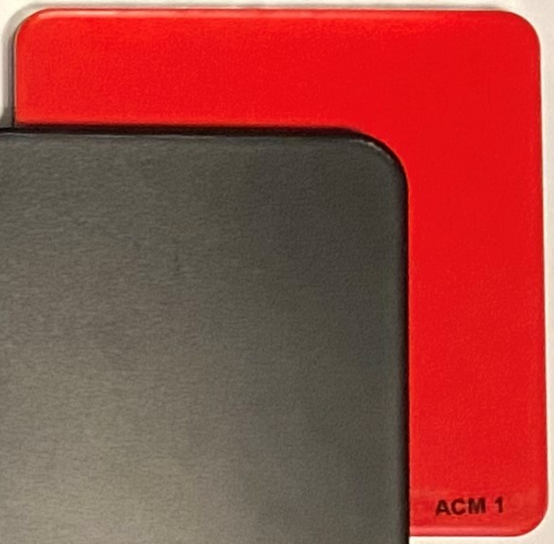
PAINT 1



PAINT 2



CONCEPT RENDERING



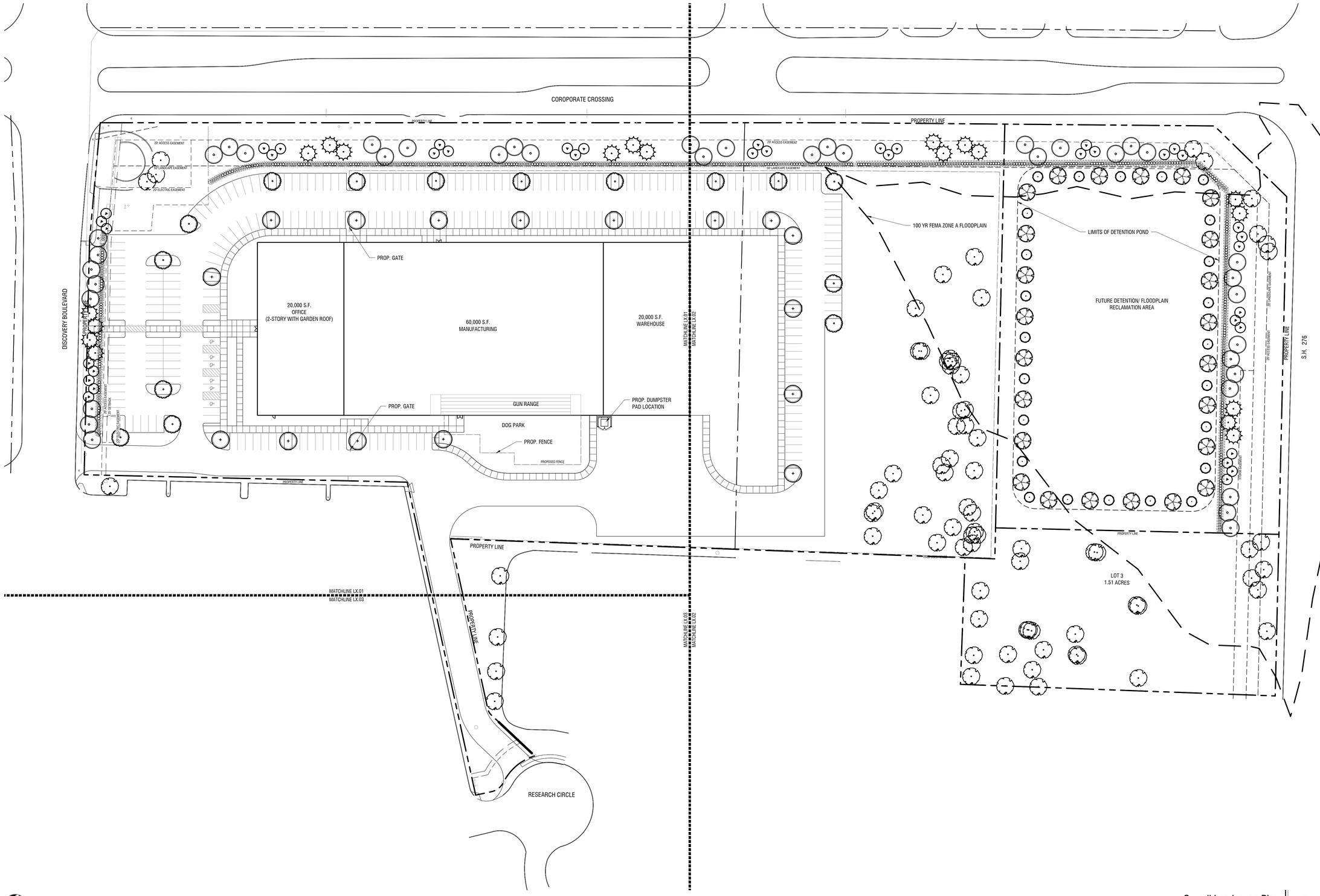
STREAM REALTY

PROJECT BULLSEYE

garlandrade ARCHITECTS

IMAGES
XREF'D
LAST SAVED
PLOTTED
DWG PATH
DWG NAME
rockwall logo - Tree Stake Solutions Chart - Above Grade - Detail_TS6 cont 5 or smaller - Detail_shrub groundcover - Detail_Tree Protection - xLandscapeDWLAS - xTrees - Detail_TS6 cont - multitrunk xm
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L1.01 CODE LANDSCAPE PLAN.DWG [L1.01]

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NORTH

0' 50' 100'
Scale: 1" = 50'-0"

Overall Landscape Plan
Scale: 1" = 50'-0"

A

No.	REVISIONS	DATE	BY

Kimley»Horn
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Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 03.18.2022

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068213117	03/18/2022	AS SHOWN	CLS	NJF	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

OVERALL LANDSCAPE PLAN

CASE NO.

SHEET NUMBER
L1.01

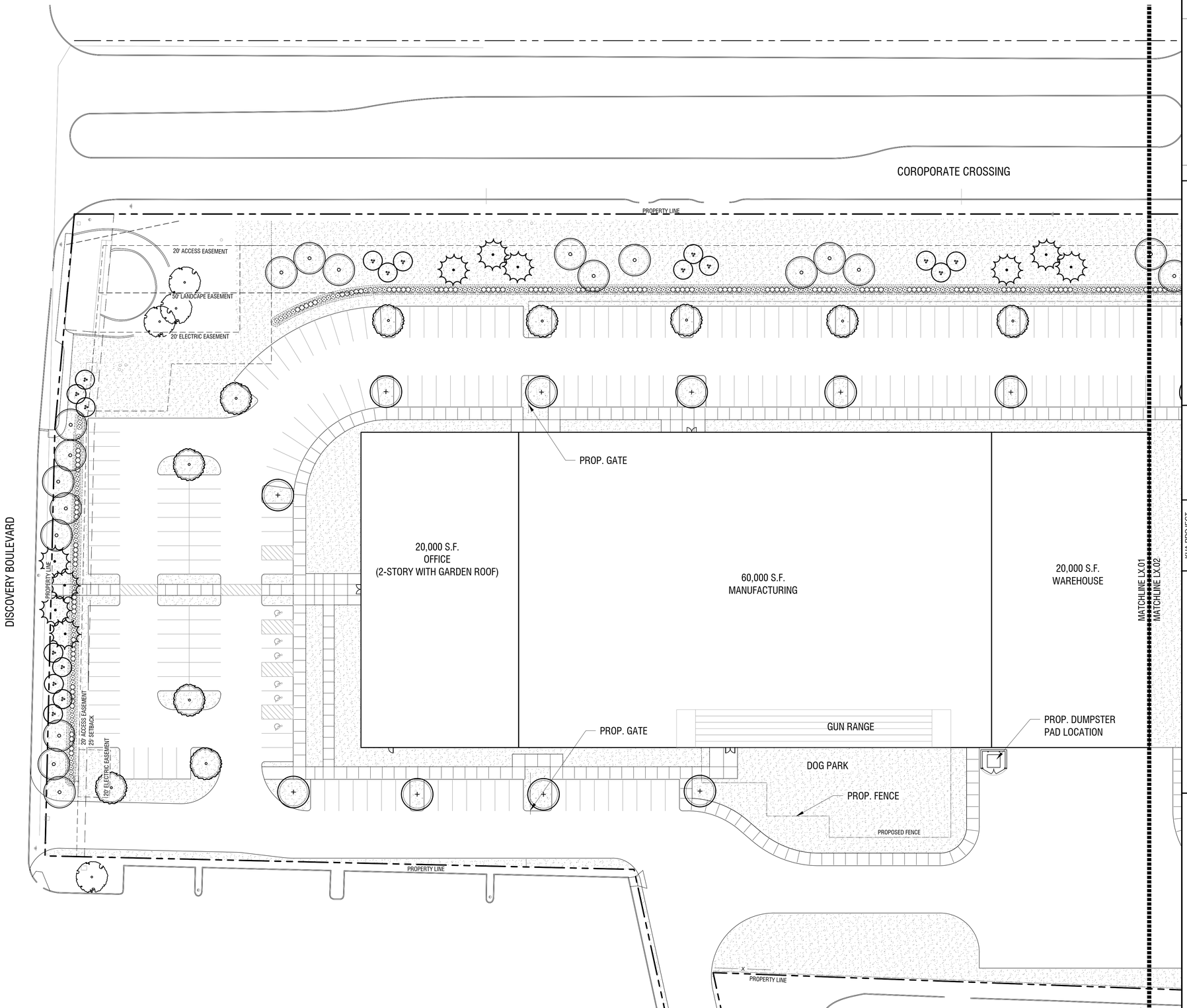
PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	Bald Cypress / Taxodium distichum
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginana

FLOWERING TREES	COMMON / BOTANICAL NAME
	Desert Willow / Chilopsis linearis
	Texas Redbud / Cercis canadensis var. texensis

SHRUBS	COMMON / BOTANICAL NAME
	Dwarf Yaupon / Ilex vomitoria `Nana`
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM

GROUND COVERS	COMMON / BOTANICAL NAME
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'
Scale: 1" = 30'-0"

Code Landscape Plan
Scale: 1" = 30'-0"

A

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P.E.& L.A. No. 3323 Courtney L. Smith Date 03.18.2022

KHA PROJECT 068213117
DATE 03/18/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO.

SHEET NUMBER
L1.02

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IMAGES
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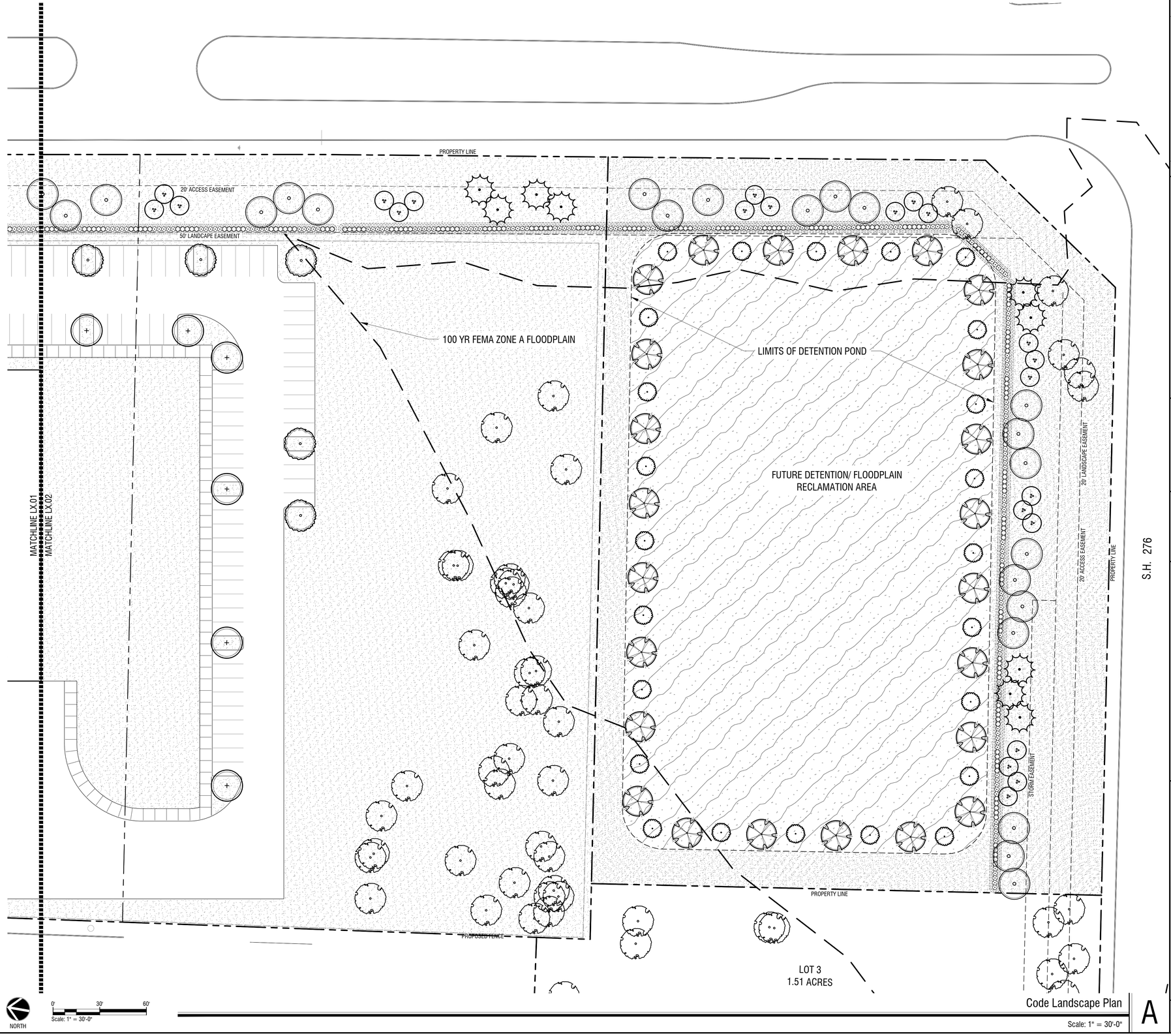
PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
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	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginana

FLOWERING TREES	COMMON / BOTANICAL NAME
	Desert Willow / Chilopsis linearis
	Texas Redbud / Cercis canadensis var. texensis

SHRUBS	COMMON / BOTANICAL NAME
	Dwarf Yaupon / Ilex vomitoria `Nana`
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM

GROUND COVERS	COMMON / BOTANICAL NAME
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'

Scale: 1" = 30'-0"

Code Landscape Plan

Scale: 1" = 30'-0"

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P.E.A. No. 3323 — Courtney L. Smith — Date 03.18.2022

KHA PROJECT	068213117
DATE	03/18/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO.

SHEET NUMBER
L1.03

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IMAGES rockwall logo · Tree Stake Solutions Chart
XREFS Plant Legend · Key Map · 4DSV · Above Grade · Detail_TS6 cont 5 or smaller · Detail_shrub groundcover · Detail_Tree Protection · xLandscapeDATA1.xls · xTrees · Detail_TS6 cont - multitrunk xm
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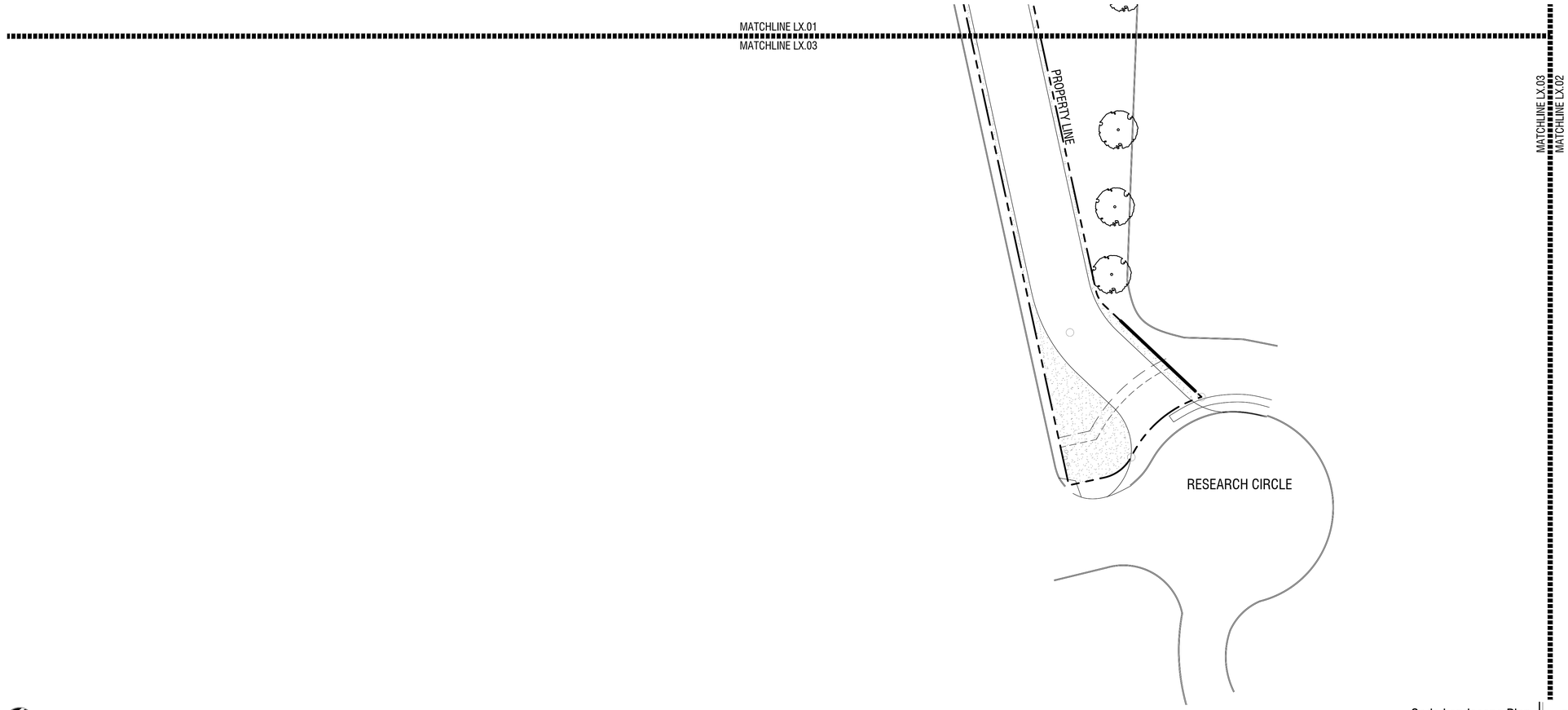
PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
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GROUND COVERS	COMMON / BOTANICAL NAME
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'
Scale: 1" = 30'-0"

Code Landscape Plan
Scale: 1" = 30'-0"

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L.A. No. 3323 Date 03.18.2022

KHA PROJECT	068213117
DATE	03/18/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO.

SHEET NUMBER
L1.04

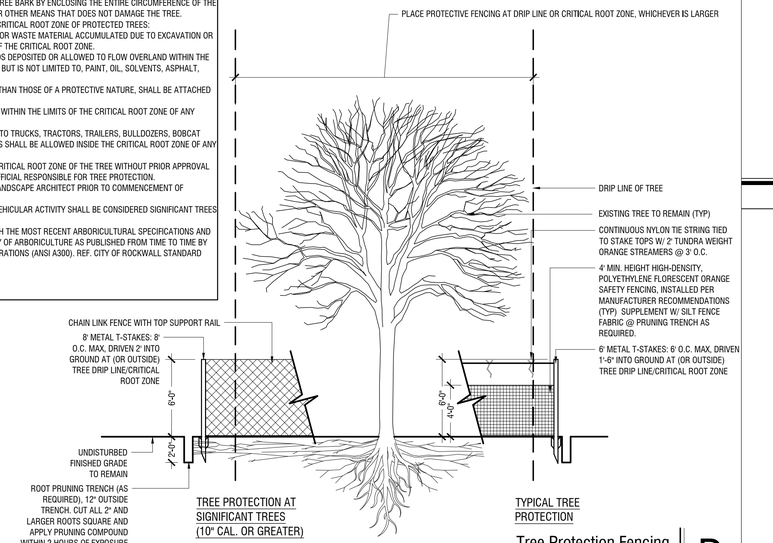
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IMAGES
rockwall logo : Tree Stake Solutions Chart :
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PLOTTED BY Nicholas.Jones PLOT SCALE 1:1
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DWG NAME L1.01 CODE LANDSCAPE PLAN.DWG [L1.04 (2)']

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HEIGHT
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DWG NAME
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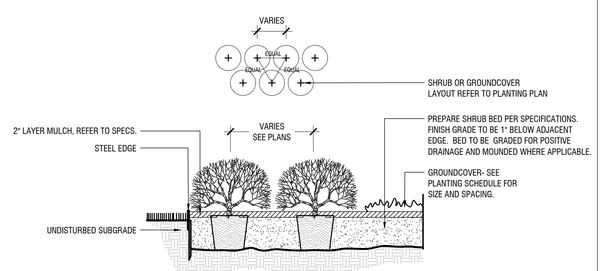
NOTES:
1. THE CRITICAL ROOT ZONE IS DEFINED AS THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A HORIZONTAL CIRCLE DRAWN AT GRADE WITH THE CENTER BEING THE CENTER OF THE TRUNK OF THE TREE AND A RADIUS EQUAL TO THE DISTANCE FROM THE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.
2. THE DRIP LINE IS DEFINED AS WHICHEVER OF THE FOLLOWING IS THE LARGEST:
   2.a. THE IRREGULAR SHAPE FORMED AROUND A TREE BY A SERIES OF VERTICAL LINES THAT RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF THE TREE AND EXTEND TO THE GROUND -OR-
   2.b. A CIRCULAR AREA WITH A RADIUS OF ONE-HALF (1/2) THE HEIGHT OF THE TREE EXTENDING OUTWARD FROM THE CENTER POINT OF THE TREE.
3. PERFORM ROOT PRUNING ON ALL EXISTING TREES WHERE CONSTRUCTION ACTIVITY WILL FALL WITHIN THE DRIP LINE/CRITICAL ROOT ZONE OF TREES.
4. ONE (1) MONTH PRIOR TO EXCAVATION AND CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A TRENCH 18"-24" DEEP BY 8" WIDE ALONG THE OUTSIDE PERIMETER OF THE TREE DRIP LINE/CRITICAL ROOT ZONE, MINIMUM. PLACE TRENCH ON THE OUTSIDE OF TREE PROTECTION FENCE.
5. BARK PROTECTION: IN SITUATIONS WHERE A PRESERVED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE TREE BARK BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2" x 4" (2x4) LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.
6. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES:
   6.a. NO MATERIAL INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIAL ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
   6.b. NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS
   6.c. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PRESERVED TREE
   6.d. NO VEHICULAR AND/OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE
   6.e. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS AND HOISTS SHALL BE ALLOWED INSIDE THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
   6.f. NO GRADE CHANGE WILL BE ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER AND CITY OFFICIAL RESPONSIBLE FOR TREE PROTECTION.
7. SIGNIFICANT TREES TO BE MARKED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
8. ALL TREES WITHIN (10) FEET OF ANY CONSTRUCTION OR VEHICULAR ACTIVITY SHALL BE CONSIDERED SIGNIFICANT TREES AND PROTECTED AS SUCH.
9. ALL PRUNING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MOST RECENT ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AS PUBLISHED FROM TIME TO TIME BY THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS (ANSI A300). REF. CITY OF ROCKWALL STANDARD TREE PROTECTION DETAILS.



Tree Protection Fencing

Scale: 3/16" = 1'-0"

D

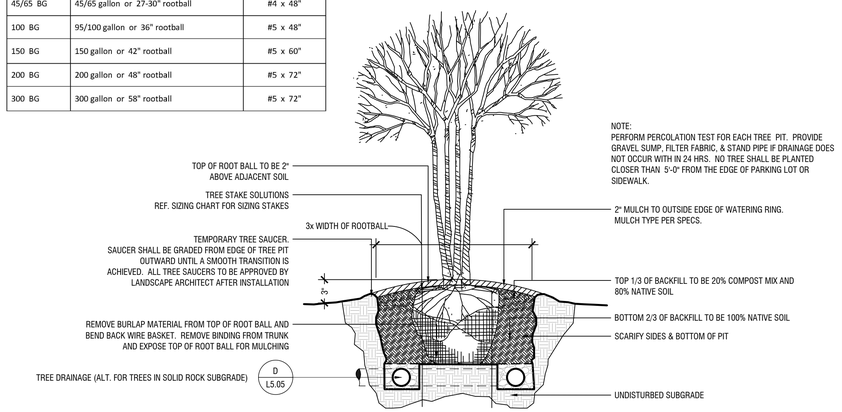


Shrubs & Groundcover

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

C

Item#	Description	Nail Length x 3 pcs (Included)
5 BG	5 gallon or 10" rootball	#4 x 24"
15 BG	10/15 gallon or 17" rootball	#4 x 36"
30 BG	20/30 gallon or 22" rootball	#4 x 36"
45/65 BG	45/65 gallon or 27-30" rootball	#4 x 48"
100 BG	95/100 gallon or 36" rootball	#5 x 48"
150 BG	150 gallon or 42" rootball	#5 x 60"
200 BG	200 gallon or 48" rootball	#5 x 72"
300 BG	300 gallon or 58" rootball	#5 x 72"

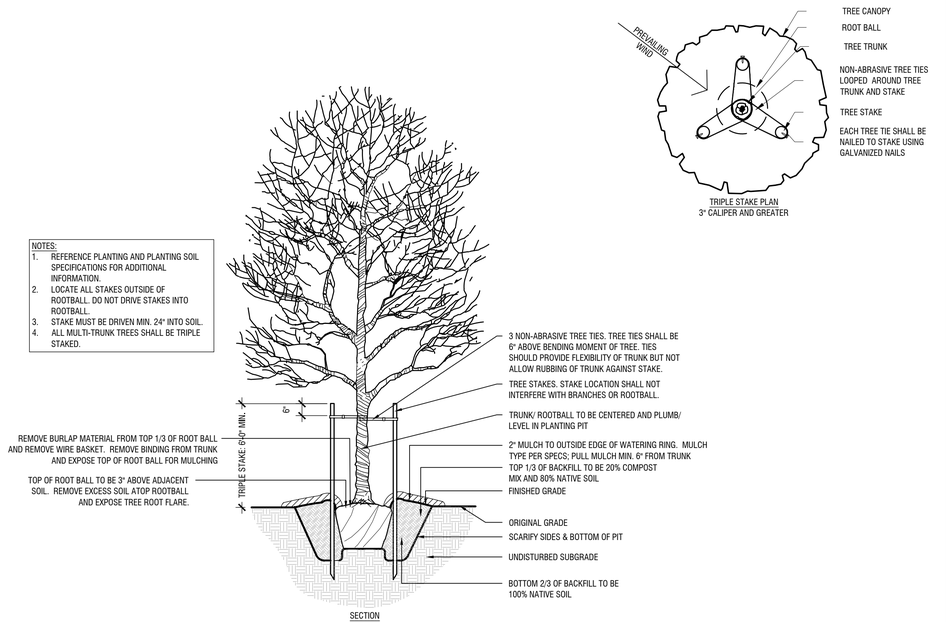


NOTE:
PERFORM PERCOLATION TEST FOR EACH TREE PIT. PROVIDE GRAVEL SUMP, FILTER FABRIC, & STAND PIPE IF DRAINAGE DOES NOT OCCUR WITH IN 24 HRS. NO TREE SHALL BE PLANTED CLOSER THAN 5'-0" FROM THE EDGE OF PARKING LOT OR SIDEWALK.

Multi-trunk / Ornamental Tree

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

B



Canopy Tree - 5" or Smaller (Above Grade Tree Stakes)

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

A

No.	REVISIONS	DATE	BY

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KHA PROJECT 068213117
DATE 03/18/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE DETAILS

CASE NO.

SHEET NUMBER
L1.05

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION 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 THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT
16. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.
17. THE PROPERTY OWNER WILL MAINTAIN PLANTS AND IRRIGATION SYSTEM ON SITE.

IRRIGATION STANDARDS:

1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
2. CONTACT DEVELOPMENT SERVICES FOR IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE R.O.W.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND (5') FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND DIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS, ETC. SHALL BE LOCATED CLOSER THAN (10') FROM THE CURB AT STREET OR DRIVEWAY INTERSECTIONS.

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Bald Cypress / Taxodium distichum	4" cal	12`-14` ht		24	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Cedar Elm / Ulmus crassifolia	4" cal	12`-14` ht		15	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Eastern Redcedar / Juniperus virginiana	4" cal	12`-14` ht		19	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Existing Tree to Remain / Existing Tree to Remain	-			78	
	Lacebark Elm / Ulmus parvifolia	4" cal	12`-14` ht		16	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR
	Live Oak / Quercus virginana	4" cal	12`-14` ht		39	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
FLOWERING TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Desert Willow / Chilopsis linearis	45 gal	8`-10` ht		24	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.)
	Texas Redbud / Cercis canadensis var. texensis	45 gal	8`-10` ht		39	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
SHRUBS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Dwarf Yaupon / Ilex vomitoria `Nana`	5 gal	24" h x 24" w	36" OC	306	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	5 gal	24" h x 24" w	36" OC	294	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	
	Bermuda Grass / Cynodon dactylon	sod			336,268 sf	REFER TO SPECIFICATIONS
	Drainfield Mix / Drainfield Mix	flat			92,194 sf	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.

Kriss Rockwall
Code Calculations Chart

Site Data	AC	SF
Total Site Area	16.44	716,117
Surface Parking Spaces	267	

Site Landscape Area	Required (% / SF)	Provided (% / SF)
15% of site to be landscaped	15%	33%
	107,418	233,553

Street Frontage	Required	Provided
Discovery Boulevard (408 LF)		
1 Canopy Tree/ 50 LF	8	8
1 Accent Tree/50LF	8	8
1 Cedar Tree/100LF	4	4
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES
Corporate Crossing (1042 LF)		
1 Canopy Tree/ 50 LF	21	21
1 Accent Tree/50LF	21	21
1 Cedar Tree/100 LF	10	10
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES
SH 276 (507 LF)		
1 Canopy Tree/ 50 LF	10	10
1 Accent Tree/50LF	10	10
1 Cedar Tree/100LF	5	5
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES

Parking Lot	Required	Provided
1 Large Canopy Tree/ 10 parking spaces	27	31
One tree within 80' of each parking space	YES	YES
Headlight Screening (min. 2' ht. berm with evergreen shrubs)	YES	YES

Detention Basin Screening	Required	Provided
1 Canopy Tree/ 50LF	24	24
1 Accent Tree/50 LF	24	24

KRISS ROCKWELL - TREE MITIGATION CHART

CODE REQUIRED

COMMON NAME	SCIENTIFIC NAME	QTY	CAL.	MITIGATION
Bald Cypress	*Taxodium distichum*	**24**	**4**	**96**
Cedar Elm	*Ulmus crassifolia*	**15**	**4**	**60**
Shumard Red Oak	*Quercus shumardii*	**19**	**4**	**76**
Lacebark Elm	*Ulmus parvifolia*	**16**	**4**	**64**
Live Oak	*Quercus virginiana*	**39**	**4**	**156**
			TOTAL MITIGATION REQUIRED:	107.8
			TOTAL MITIGATION PROVIDED:	452.0
			TOTAL MITIGATION OUTSTANDING:	-344.3

NOTE: ALL MITIGATION TREES TO BE MIN. 4" CAL.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 03.18.2022

KHA PROJECT 068213117	DATE 03/18/2022	SCALE AS SHOWN	DESIGNED BY CLS	DRAWN BY NJF	CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE NOTES AND CALCULATIONS

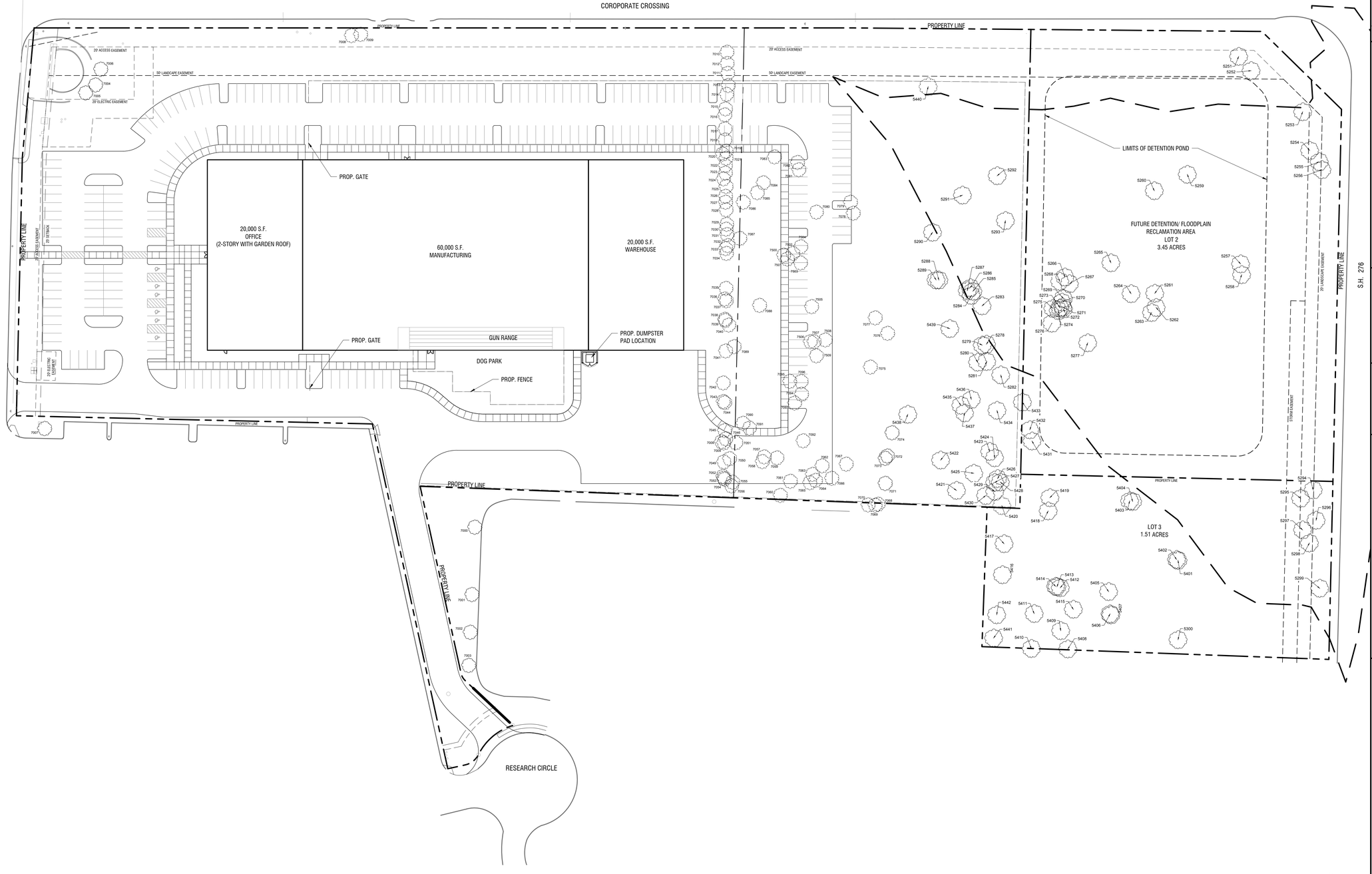
CASE NO.

SHEET NUMBER
L1.00

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IMAGES rockwall logo - Tree Stake Solutions Chart - Above Grade - Detail_TSS cont 5 yr smaller - Detail_shrub groundcover - Detail_Tree Protection - xLandscapeDALL45 - xTrees - Detail_TSS cont - multitaxa.xlsm
XREFS Above Grade - Detail_TSS cont 5 yr smaller - Detail_shrub groundcover - Detail_Tree Protection - xLandscapeDALL45 - xTrees - Detail_TSS cont - multitaxa.xlsm
LAST SAVED 3/18/2022 1:19 PM
PLOT STAMP 3/18/2022 1:20 PM
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DWG NAME L1.01 CORE LANDSCAPE PLAN2.DWG , [L1.00]

SYMBOL LEGEND:		
☆17	EXISTING TREE TO BE REMOVED	
☆2	EXISTING TREE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION



NORTH

0' 50' 100'

Scale: 1" = 50'-0"

Treescape Plan

Scale: 1" = 50'-0"

A

No.	REVISIONS	DATE	BY

Kimley»Horn

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P.L.A. Courtney L. Smith
L.A. No. 3323 Date 03.18.2022

KHA PROJECT	068213117
DATE	03/18/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

TREESCAPE PLAN

CASE NO.

SHEET NUMBER
L1.07

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IMAGES
XREFS
LAST SAVED
PLOTTED
DWG PATH
DWG NAME

rockwall logo - ..\phb-3dv36 - rDev - above grade - detail_ornamental - Above Grade - Detail_TDS cont 5 or smaller - Detail_shrub groundcover - Detail_Tree Protection - xTrees
Wednesday, March 23, 2022 2:18 PM
Wednesday, March 23, 2022 2:18 PM
K:\MKN_LA\D_PROJECTS\068213117 - KRISS ROCKWALL\LOADSHEETS\CIVIL
(L1.05 TREESCAPE PLAN.DWG)
(L1.05 TREESCAPE PLAN)

Rockwall EDC (Lot 2) - City of Rockwall

Tag Number	DBH	Common Name	*Scientific Name*	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
5251	9.0	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5252	7.3	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5253	12.3	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5254	17.4	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	.5:1	N/A
5255	9.8	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5256	10.6	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5257	4.0	black willow	*Salix nigra*	Hazard	Single	Remove	Unprotected	N/A	0.00
5258	8.6	black willow	*Salix nigra*	Hazard	Single	Remove	Unprotected	N/A	0.00
5259	15.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5260	25.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5261	15.0	honey locust	*Gleditsia triacanthos*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5262	8.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5263	6.4	black willow	*Salix nigra*	Declining	Single	Remove	Unprotected	N/A	0.00
5264	5.0	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5265	7.4	honey locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected	N/A	0.00
5266	95.0	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5267	11.5	hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.75
5268	22.0	black willow	*Salix nigra*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5269	18.5	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	9.25
5270	10.6	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5271	6.6	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5272	6.7	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected	N/A	0.00
5273	11.5	hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.75
5274	8.5	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5275	8.0	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5276	4.3	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5277	8.0	honey locust	*Gleditsia triacanthos*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5278	8.3	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5279	4.8	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5280	7.6	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5281	8.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5282	6.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5283	9.0	black willow	*Salix nigra*	Healthy	Single	Protect	Unprotected	N/A	N/A
5284	6.2	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5285	7.2	American elm	*Ulmus americana*	Healthy	Forked	Protect	Primary	1:1	N/A
5286	7.7	eastern cottonwood	*Populus deltoides*	Healthy	Single	Protect	Unprotected	N/A	N/A
5287	6.1	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5288	13.7	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5289	10.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5290	8.0	honey locust	*Gleditsia triacanthos*	Declining	Single	Protect	Unprotected	N/A	N/A
5291	9.5	honey locust	*Gleditsia triacanthos*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5292	9.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5293	10.0	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5294	7.6	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5295	6.0	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5296	8.4	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5297	8.7	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5298	9.2	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5299	9.9	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5300	14.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5401	12.2	Osage-orange	*Maclura pomifera*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5402	7.7	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5403	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	0.00
5404	7.6	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	0.00
5405	14.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5406	12.3	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5407	7.2	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5408	20.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5409	14.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5410	22.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5411	15.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5412	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5413	6.8	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5414	10.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5415	10.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5416	10.6	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5417	13.0	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Secondary	N/A	N/A
5418	14.0	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5419	6.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5420	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	N/A
5421	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5422	15.0	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5423	7.4	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5424	8.7	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5425	10.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5426	6.7	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5427	11.7	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5428	7.6	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5429	7.2	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5430	4.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5431	6.1	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected	N/A	N/A
5432	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Remove	Unprotected	N/A	N/A
5433	7.0	honey locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected	N/A	N/A
5434	13.5	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5435	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A
5436	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5437	5.5	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5438	9.7	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5439	9.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5440	11.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	N/A
5441	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A
5442	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A

Kimley-Horn red tree tag series: 5251-5300; 5401-5442. Trees measuring 4-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	0	0
Total tree inches being removed - Secondary - 0.5:1	41.5	20.8
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	41.5	20.8

Mitigation Inches	**20.75**
Proposed Tree Inches Per Planting Plan	**340**
NET TOTAL	**-319.25**

Tree Inches Being Relocated	Tree Inches	Mitigation Inches
Total small tree inches being relocated - 1:1	0	0
Total large and medium trees being relocated - < 6" - 1:1	0	0
Total large and medium trees being relocated - 7"-12" - 2:1	0	0
Total large and medium trees being relocated - 12"-24" - 3:1	0	0
Total large and medium trees being relocated - > 24" - 5:1	0	0
Total tree inches being relocated	0	0

Project Bullseye (Lot 7) - City of Rockwall

Tag Number	DBH	Common Name	*Scientific Name*	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
7000	7	Live Oak	*Quercus virginiana*	Healthy	Single	Protect	Primary		
7001	12	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7002	10	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7003	12	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7004	14	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7005	14	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7006	12	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7008	8	Live Oak	*Quercus virginiana*	Healthy	Single	Remove	Primary	1:1	8
7009	7	Live Oak	*Quercus virginiana*	Healthy	Single	Remove	Primary	1:1	7
7010	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7011	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7012	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7013	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7014	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7015	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7016	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7017	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7018	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7019	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7020	10	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7021	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7022	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7023	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7024	6	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7025	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7026	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7027	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7028	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7029	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7030	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7031	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7032	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7033	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7034	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7035	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7036	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7037	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7038	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7039	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7040	10	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove			
7041	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7042	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7043	10	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7044	9	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7045	36	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:2	72
7046	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7047	8	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7048	11	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7049	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7050	8	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7051	8	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7052	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7053	7.0	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7054	7.0	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7055	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7056	13.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7057	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7058	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7059	14.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	7
7060	19.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	9.5
7061	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7062	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7063	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7064	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7065	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7066	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7067	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7068	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7069	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7070	10.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7071	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7072	12.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Protect	Secondary		
7073	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Protect	Secondary		
7074	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7075	7.0	Unknown	*Unknown*	Healthy	Single	Protect	Unprotected		
7076	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7077	10.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7078	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	
7079	11.0	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7078	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6
7079	11.0	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7080	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7081	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7082	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7083	11.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7084	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7
7085	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7086	13.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7087	15.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7.5
7088	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7
7090	10.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7091	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7092	15.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7.5
7093	11.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7094	13.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7095	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7096	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7500	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7501	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7502	19.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	9.5
7503	7.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7504	18.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	9
7505	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7506	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7507	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7508	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6
7509	14.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	7

Kimley-Horn red tree tag series: 7000-7096; 7500-7509. Trees measuring 4-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	15	15
Total tree inches being removed - Secondary - 0.5:1	317.0	0.0
Total tree inches being removed - Feature - 2:1	36	72.0
Total tree inches being removed	424.4	87

Mitigation Inches	**87**
Proposed Tree Inches Per Planting Plan	**364**
NET TOTAL	**-277**

Tree Inches Being Relocated	Tree Inches	Mitigation Inches
Total small tree inches being relocated - 1:1	0	0
Total large and medium trees being relocated - < 6" - 1:1	0	0
Total large and medium trees being relocated - 7"-12" - 2:1	0	0
Total large and medium trees being relocated - 12"-24" - 3:1	0	0
Total large and medium trees being relocated - > 24" - 5:1	0	0
Total tree inches being relocated	0	0

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.

IMAGES rockwall logo - .pbr-3kc9t - cSrv - above grade - detail_ornamental - Above Grade - Detail_TDS cont 5 or smaller - Detail_shrub_groundcover - Detail_Tree Protection - xTrees
XREFS Project Area - 3.4.2022 - 2.54 PM - KRISS.ROCKWALL.LOADSHEETS.CIVIL
LAST SAVED 3/18/2022 1:16 PM - KRISS.ROCKWALL.LOADSHEETS.CIVIL
PLOT DATE 03/18/2022 1:16 PM - KRISS.ROCKWALL.LOADSHEETS.CIVIL
DWG PATH K:\MKN_LALD_PROJECTS\069213117 - KRISS.ROCKWALL.LOADSHEETS.CIVIL
DWG NAME L1.05 TREE SURVEY [L1.05 TREE SURVEY]

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX-F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.E./L.A. Courtney L. Smith
L.A. No. 3323 Date 03.18.2022

KHA PROJECT 068213117	SCALE AS SHOWN	DESIGNED BY CLS
DATE 03/18/2022		DRAWN BY NJF
		CHECKED BY AJB

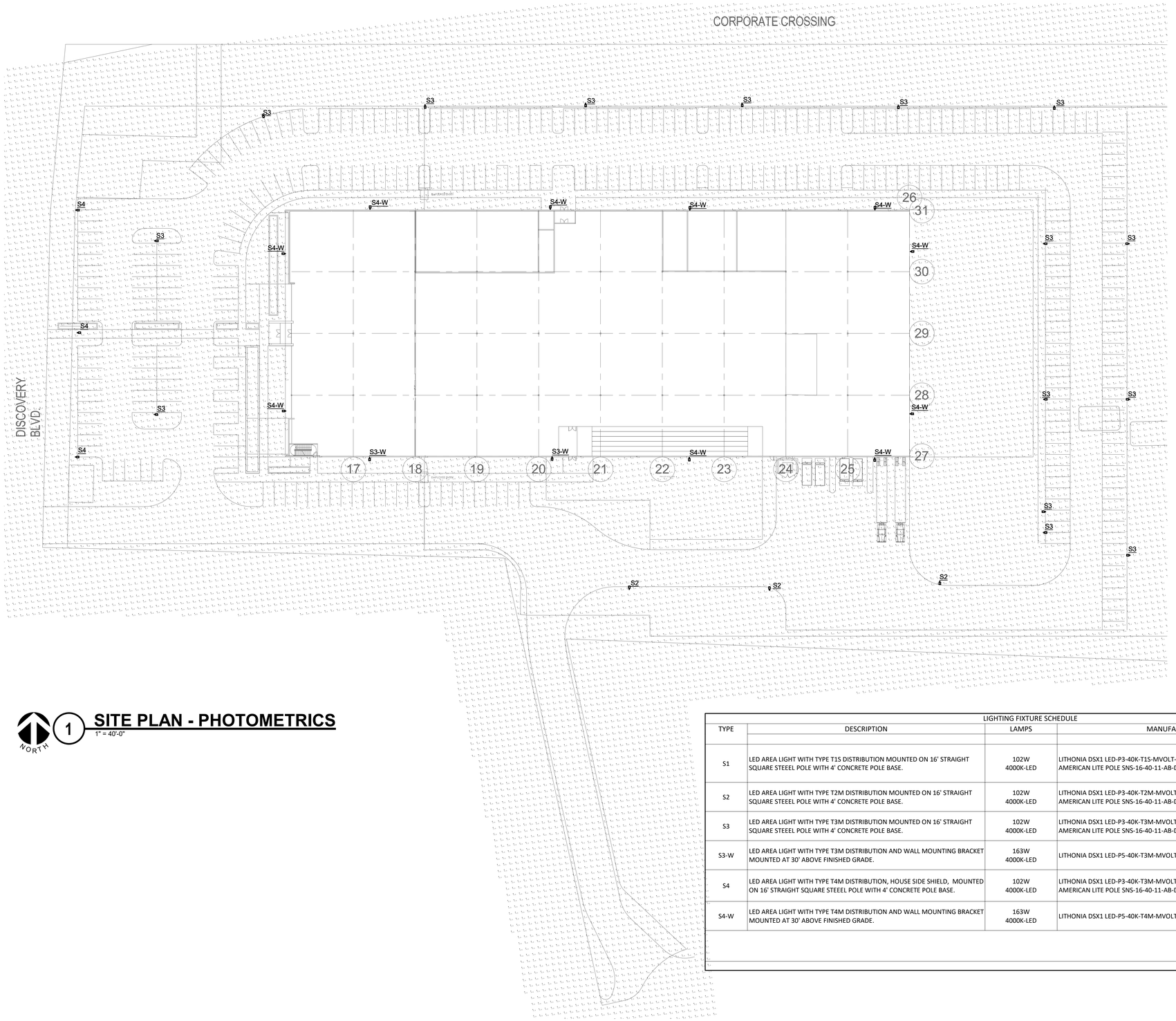
PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

TREE SURVEY

CASE NO.

SHEET NUMBER
L1.06



NORTH

1 **SITE PLAN - PHOTOMETRICS**

1" = 40'-0"

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS	MANUFACTURER/CATALOG NUMBER	BUG RATING	NOTES
S1	LED AREA LIGHT WITH TYPE T1S DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T1S-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D29-BC	B2-U0-G2	
S2	LED AREA LIGHT WITH TYPE T2M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T2M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G2	
S3	LED AREA LIGHT WITH TYPE T3M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T3M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G2	
S3-W	LED AREA LIGHT WITH TYPE T3M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	163W 4000K-LED	LITHONIA DSX1 LED-P5-40K-T3M-MVOLT-WBA-PIRH-DDBXD	B3-U0-G3	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION, HOUSE SIDE SHIELD, MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T3M-MVOLT-SPA-PIRH-HS-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G3	
S4-W	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	163W 4000K-LED	LITHONIA DSX1 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DDBXD	B2-U0-G3	

STATE OF TEXAS
DAVID A. SMITH
129382
LICENSED
PROFESSIONAL ENGINEER
03/18/2022

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GSR Andrade Architects
Architect
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer
Plumbing Engineer
Landscape Architect

A NEW PROJECT BY KRISS USA:

'PROJECT BULLSEYE'

CORPORATE CROSSING
ROCKWALL, TEXAS 75032

PROJECT NO.: 3040
DATE: 03/18/22
REVISIONS:

NO.	DATE	DESCRIPTION

E001
SITE PLAN - ELECTRICAL

STREAM

2001 Ross Avenue
Suite 400
Dallas, TX 75201
Phone: 214.267.0400
Fax: 214.267.0404
www.streamrealty.com

March 18, 2022

Rockwall Planning Department
385 S Goliad Street
Rockwall, TX 75087

RE: Project Bullseye Site Plan Submission
NWC Corporate Crossing & FM 276

Dear Planning Staff,

On behalf of the prospective buyer of the subject tract, we are pleased to submit our application for Site Plan review. The project will consist of a purpose-built office, warehouse, manufacturing use which is an allowed use in the Light Industrial zoning district. With our site plan, we are requesting the below listed variance which are known to the Rockwall Economic Development Corporation and in return are willing to provide the also below listed upgrades:

Building Variance Requests:

- (C), (1) Materials- 90% Masonry (tilt not a masonry material) required with a mix of accent masonry all 4 sides of the building.
  - Requested Variance: Variance to accept painted Tilt Wall with reveals as Masonry.
- (C), (2) Roof Design- no flat roofs allowed in the Overlay.
  - Requested Variance: Allow Flat/Low Slope Roof
- (C), (4) Architectural Elements- we would need 7 features as listed and highlighted in the attached file and spread across the perimeter.
  - Requested Variance: No Additional Architectural Features beyond that shown in the renderings of the North Elevation of the Office Entry.
- (C), (5) Architectural finished all 4 sides.
  - Requested Variance: Clean Modern articulation/massing without ornamentation in lieu of prescribed Elements under (C), (4)

Site Variance Requests:

- Code Requirement: Double Head-In parking provided along frontage of Discovery Blvd
  - Requested Variance: The client has a higher need for parking to be located at the front entrance of the office portion of the building. Based on the configuration of the site, single head-in parking would result in employees parking far from their point of entry.

Landscape Variance Requests:

Detention Pond Planting:

- Code Requirement: We are required to plant canopy trees based on SF of the pond.

- Requested Variance: Propose we provide 1 canopy tree and 1 accent tree per 50 LF of perimeter of the pond

Landscape Buffer for Overlay District:

- Code Requirement: The overlay requirements are pretty stout (2 canopy trees and basically 5 accent trees per 100 LF, so 50' o.c. for canopy trees and 20; o.c. for the ornamentals.)
  - Requested Variance: I'd like to ask to reduce to 2 canopy trees, 2 accent trees, and 1 cedar tree per 100 LF for both the 276 Overlay district and the 549 Overlay District

Should you have any questions on the above or during the application, please feel free to contact our design team or this office.

Respectfully submitted,

Grayson K. Hughes, PE
Director
Stream Realty Partners
Industrial Development Services

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 12, 2022
APPLICANT:	Christophe Guignard; *KRISS USA, Inc.*
CASE NUMBER:	SP2022-014; *Site Plan for Project Bullseye*

SUMMARY

Discuss and consider a request by Chistophe Guignard of KRISS USA, Inc. on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Site Plan* for an *Office/Manufacturing Facility* on a 16.44-acre tract of land being identified as Lots 7 & 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) and Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of FM-549 and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On June 16, 1999, the City Council approved a final plat [*Case No. PZ1999-059-01*] that established the subject property as a portion of Block A, Rockwall Technology Park Addition. On January 10, 2003, the City Council approved a replat that established the subject property as Lot 3, Block A, Rockwall Technology Park Addition. On December 17, 2008, the Planning and Zoning Director approved a replat [*P2008-038*] that re-established the subject property as Lots 7 & 8, Block A, Rockwall Technology Park Addition.

PURPOSE

On March 18, 2022, the applicant -- *Christophe Guignard of KRISS USA, Inc.*-- submitted an application requesting the approval of a site plan for the purpose of constructing an *Office/Manufacturing Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of Corporate Crossing and Discovery Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Discovery Boulevard, which is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 5.131-acre parcel of land developed with a 49,920 SF office building zoned Light Industrial (LI) District. Beyond this is a vacant 5.509-acre parcel of land zoned Light Industrial (LI) District. Beyond this is a vacant 44.127-acre tract of land zoned Light Industrial (LI) District.

South: Directly south of the subject property is a vacant 8.405-acre parcel of land zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses. beyond this is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 11.079-acre parcel of land zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses. Beyond this is Phase 5B of the Lofland Farms Subdivision, which was established on August 26, 2004 and consists of 75 single-family

residential lots on 29.77-acres. This subdivision is zoned Planned Development District 45 (PD-45) for Single-Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is Corporate Crossing, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 10.649-acre parcel of land zoned Light Industrial (LI) District. Beyond this is a 12.0-acre parcel of land developed with a 145,375 SF industrial building zoned Light Industrial (LI) District.

West: Directly west of the subject property are two (2) parcels of land developed with an office building and a warehouse building. Beyond this Research Circle, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 10.231-acre parcel of land developed with a 134,076 SF industrial building zoned Light Industrial (LI) District. Beyond this is Innovation Drive, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the 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), an *Office/Manufacturing Facility* is permitted *by-right* in a Light Industrial (LI) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements stipulated by the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements is as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*X=16.44-acres; In Conformance*
Minimum Lot Frontage	*100-Feet*	*X= 860.03-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*X=407.82-feet; In Conformance*
Minimum Front Yard Setback	*50-Feet*	*X>50-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X<60-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=16.76%; In Conformance*
Minimum Number of Parking Spaces	*267 Parking Spaces Required*	*X=267 Parking Spaces; In-Conformance*
Minimum Landscaping Percentage	*15%*	*X=33%; In Conformance*
Maximum Impervious Coverage	*90%-95%*	*X<90%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates that the total mitigation balance of 87 caliper inches of trees is required for the development. The proposed landscape plan shows that 364 caliper inches of Bald Cypress, Cedar Elm, Eastern Red Cedar, Lacebark Elm, and Live Oak trees will be planted on the subject property. Based on this the mitigation balance is considered to be satisfied.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses." This section goes on to state that the Light Industrial (LI) District requires substantial screening and buffering, that it is suitable for highly visible locations, and it is appropriate near residential if separated by open space. In this case, the proposed building is located within a third of a mile of the Lofland Farms and Sterling Farms residential subdivisions. Situated between the proposed building and the residential subdivisions will be an ~2.12-acre detention pond (*i.e. with a berm and landscaping*), an overplanted 20-foot landscape buffer, and SH-276. The proposed building also fronts on Corporate Crossing, and is subject to the FM-549 Overlay (FM-549 OV) District requirements.

As part of these requirements, the overlay district requires increased landscape buffers that incorporate two (2) canopy and four (4) accent trees per 100-feet of linear street frontage, one (1) Cedar tree per 100-feet of linear frontage, and a berm. The landscape plan provided by the applicant indicates that they will meet these increased landscaping requirements by providing 21 canopy trees, 42 accent trees, ten (10) Cedar trees, and a two (2) foot berm. In addition to the landscaping requirements, the FM-549 Overlay (FM-549 OV) District has material requirements that stipulate that buildings be constructed of a minimum of 90% masonry materials (*i.e. stone, brick, stucco, cementitious lap siding, etc.*) and incorporate at least 20% natural or quarried stone. In this case, the applicant is proposing the use of painted tilt wall, fiber cement panels, and a thin set brick. Based on these materials, the applicant's request does not meet the material percentages required by the overlay district. The proposed building also does not meet the four (4) sided architecture provision required by the FM-549 Overlay (FM-549 OV) District. This section of the code states that "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." Based on this the proposed building is required to have primary building façade articulation on all sides of the building. According to Subsection 05.01(C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a primary building façade is defined as "… any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property." With all this being said, the proposed site plan generally conforms to the *General Overlay District Standards* and the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT

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

(1) *Stone*. According to Subsection 06.02(C)(1)(a)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades." In this case the applicant has ***not*** provided any natural or quarried stone. This will require a variance from the Planning and Zoning Commission.

(2) *Primary Material*. According to Subsection 06.02(C)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% *Primary Materials* (*i.e. stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU)*) ..." In this case, the applicant is proposing materials that do ***not*** meet the minimum standards. This will require a variance from the Planning and Zoning Commission.

(3) *Tilt-Up Wall*. According to Section 05.01(A)(1)(a)(2), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (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 tilt-up wall construction for the building, where the north elevation will be clad in brick and fiber cement panel and the south, east, and west elevations will be painted. Staff should note that this exception request is not atypical for larger industrial buildings, and that many of the buildings in the Rockwall Technology Park are constructed out of tilt-up walls. This will require an exception from the Planning and Zoning Commission.

(4) *Four (4) Sided Architecture*. According to Subsection 06.02(C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the building elevations do not meet the four (4) sided architecture requirements. Specifically, the building does not incorporate the same architectural finishes on all four (4) sides (*i.e. the southern, western, and eastern elevations do not incorporate the same finishes as the northern elevation*), and fails to meet the minimum primary and secondary articulation standards stipulated by Subsection 04.01, *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) on all four (4) sides of the building. This will require a variance from the Planning and Zoning Commission.

(5) *Architectural Elements*. According to Subsection 06.02(C)(4), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all buildings "…over 100,000 SF shall include a

minimum of seven (7) architectural elements." In this case, the proposed building is 118,100 SF and utilizes less than seven (7) architectural elements. The applicant has indicated this is to keep a clean and modern aesthetic. This will require a variance from the Planning and Zoning Commission.

(6) *Non-Residential Fences*. According to Subsection 08.04(D), *Fence Placement*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(w)rought iron or decorative metal fences … shall not exceed eight (8) feet in height." In this case, the applicant is requesting a ten (10) foot wrought iron fence along Corporate Crossing. The applicant is making this request due to the nature of their business (*i.e. a firearms manufacturer*) and has stated that the purpose of the fence is for perimeter security. This will require an exception from the Planning and Zoning Commission.

According to Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant a variance or an exception to the provisions contained in Unified Development Code (UDC) where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that applicant provide compensatory measures that directly offset any requested variances. As part of this case the applicant has indicated they are proposing the following compensatory measures: [*1*] a dog park, [*2*] a garden roof, and [*3*] additional Cedar trees along Discovery Boulevard and SH-276. That being said, a determination on exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Technology District*. The *Technology District* 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." Being a clean industrial business, the applicants land use is consistent with the district and with the Future Land Use Map, which identifies this property as being designated for *Technology/Employment Center* land uses. According to Chapter 01, *Land Use and Growth Management*, of the OURHometown Vision 2040 Comprehensive Plan, a *Technology/Employment Center* "should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses." In this case, there are two (2) residential subdivisions (*i.e. Lofland Farms and Sterling Farms*) just south of the proposed building; however, a ~2.12-acre detention pond (*i.e. with a berm and landscaping*), an overplanted 20-foot landscape buffer, and SH-276 will provide a natural transition between the residential and industrial uses. The proposed landscaping satisfies *Policy 1* and *Policy 5*, of *Goal 02*, *Landscaping*, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan, by providing native landscaping (*i.e. a mix of native grasses*) in the detention pond and preserving 80 existing trees on site. With this being said, the trees that are being preserved do not meet the requirements to provide the applicant tree preservation credits because all of the trees are either under 25-inches or are not an Oak, Pecan, or Elm tree. Staff should note that the proposed elevations do *not* satisfy *Policy 4*, of *Goal 03*, *Visual Impacts*, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan which states that "(l)ong, blank wall facades on all non-residential buildings should be subdivided with vertical breaks." In this case, the applicant is not providing articulation breaking up the wall facades, particularly along Corporate Crossing, which is the roadway the proposed building primarily faces. Taking this all into consideration, the applicant's request generally conforms with the *Technology District* and the *Non-Residential Strategies* of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on March 29, 2022, and made recommendation that the applicant enhance the secondary entry along Corporate Crossing. The ARB wanted this change because they felt the east building elevation could use an element to break up the façade and to provide a consistent look between the north and east building elevation. The applicant has provided updated elevations; however, it does not appear to meet what the ARB requested at their meeting. The ARB will re-review the proposal at their meeting on *April 12, 2022* and provide a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

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

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

(2) Before a Certificate of Occupancy (CO) is issued for the proposed building, the property owner must provide documentation indicating that any *proposed Roof Top Units (RTU's)* meet the screening requirements and will not be visible from any adjacent property or public roadway.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NORTHWEST CORNER OF CORPORATE CROSSING AND STATE HWY 276				
SUBDIVISION	ROCKWALL TECHNOLOGY PARK	LOT	7/8	BLOCK	A
GENERAL LOCATION	NORTHWEST CORNER OF CORPORATE CROSSING AND STATE HWY 276				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-73		CURRENT USE	UNDEVELOPED	
PROPOSED ZONING	LI (Case #Z2022-006)		PROPOSED USE	INDUSTRIAL	
ACREAGE	16.44	LOTS [CURRENT]	2	LOTS [PROPOSED]	3

☑ ***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	ROCKWALL EDC	☑ APPLICANT	KRISS USA, INC
CONTACT PERSON	MATT WAVERING	CONTACT PERSON	CHRISTOPHE GUIGNARD
ADDRESS	2610 OBSERVATION TRAIL, SUITE 104	ADDRESS	565 W. LAMBERT ROAD SUITE F
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	BREA, CA 92821
PHONE	903-494-7943	PHONE	714-333-1988 X122
E-MAIL	MWAVERING@ROCKWALLEDC.COM	E-MAIL	CH.GUIGNARD@KRISS-USA.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 578.80 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18th *DAY OF* March, 20 22 *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 11th *DAY OF* March, 20 22.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jammonds

MY COMMISSION EXPIRES

JENNIFER L. HAMMONDS
Notary Public, State of Texas
ID #_13230083-8
My Comm. Exp. 01-06-2024



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.

2001 Ross Avenue
Suite 400
Dallas, TX 75201
Phone: 214.267.0400
Fax: 214.267.0404
www.streamrealty.com

April 7, 2022

Rockwall Planning Department
385 S Goliad Street
Rockwall, TX 75087

RE: Project Bullseye Site Plan Submission
NWC Corporate Crossing & FM 276

Dear Planning Staff,

On behalf of the prospective buyer of the subject tract, we are pleased to submit our application for Site Plan review. The project will consist of a purpose-built office, warehouse, manufacturing use which is an allowed use in the Light Industrial zoning district. With our site plan, we are requesting the below listed variance which are known to the Rockwall Economic Development Corporation and in return are willing to provide the also below listed upgrades:

Building Variance Requests:

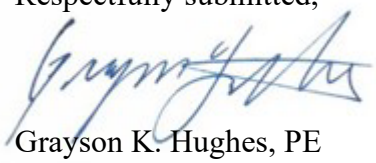
- Tilt Wall Construction (exception) – Consistent with industrial buildings in the Rockwall Technology Park
- Less than 20% natural stone (variance) – We are creating a modern manufacturing headquarters where natural stone does not fit the architectural style.
- Less than 90% masonry material (variance) – Typical of tilt wall construction for an industrial building.
- Primary articulation (variance) – articulations are focused at the front entry to the office.
- Secondary articulation (variance) – articulations are focused at the front entry to the office.
- Less than 7 architectural elements (variance) – Architectural elements included and focused at the front entry to the office and at the employee entry facing Corporate Crossing.
- 4-sided architecture (variance) – difficult to meet for large manufacturing style buildings.

Compensatory Measures:

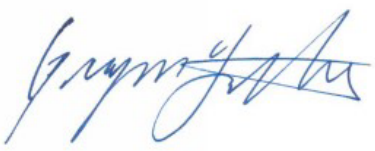
- Additional landscaped area above and beyond what is required by code.
- Additional canopy trees in the parking area more than what is required by code.
- Rooftop garden for the employees.
- Private pet area provided for the benefit of the employees.
- Cedar trees along Discovery Blvd.
- Added canopy feature at the employee entry along Corporate Crossing.

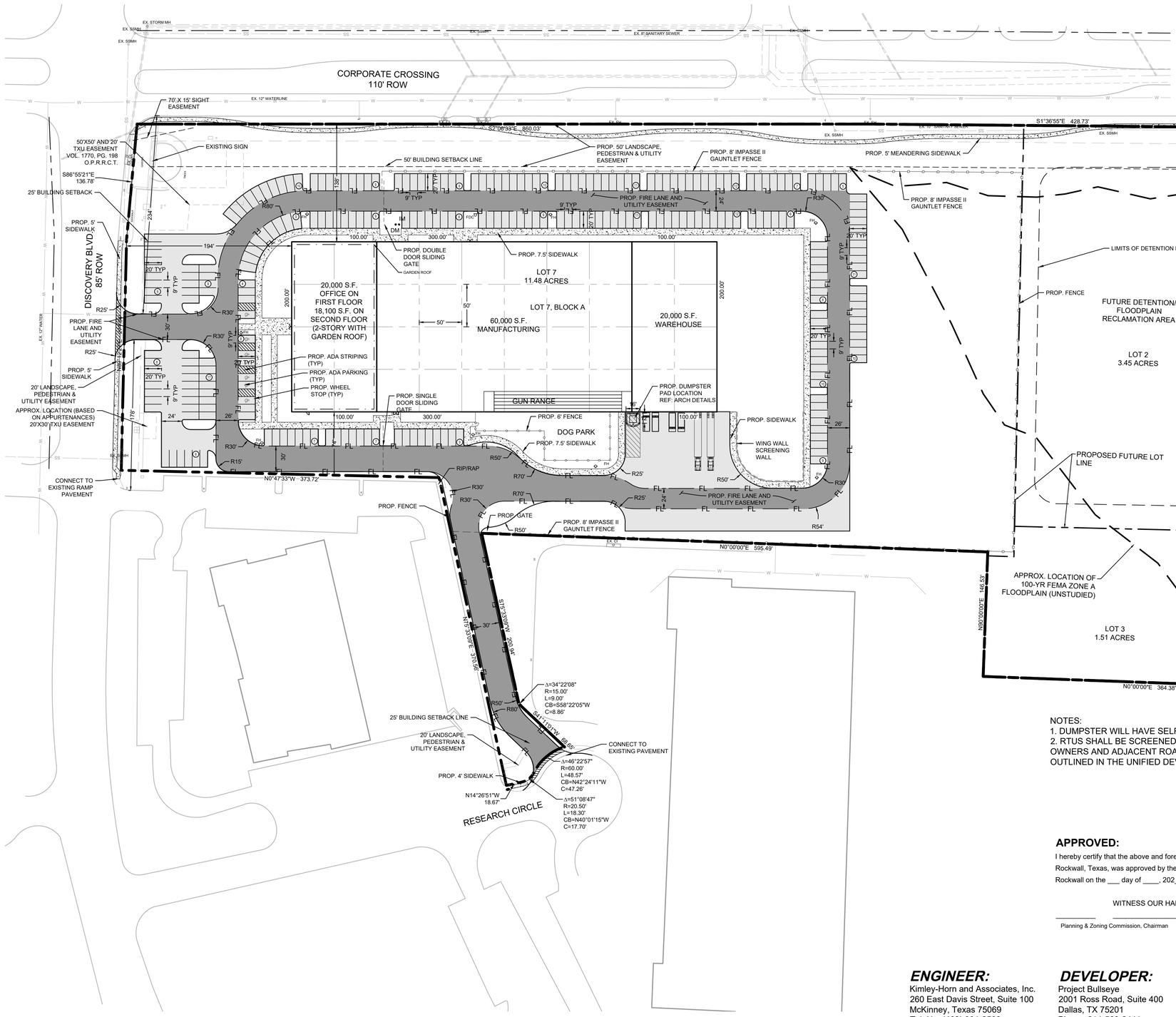
Should you have any questions on the above or during the application, please feel free to contact our design team or this office.

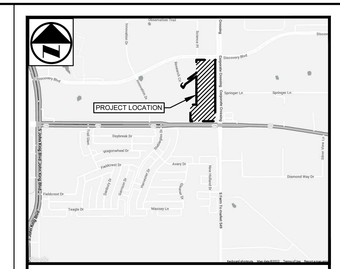
Respectfully submitted,



Grayson K. Hughes, PE
Director
Stream Realty Partners
Industrial Development Services







VICINITY MAP
N.T.S.
PROPERTY ID: 58360 & 58363 **ZIP CODE:75032**
ROCKWALL COUNTY, TEXAS

N
W E
S

0 60' 120'
GRAPHIC SCALE 60'

LEGEND

FL / FL	PROPOSED FIRE LANE
	PROPOSED LIGHT DUTY PAVEMENT
	PROPSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	PROPOSED FENCE (REFERENCE LANDSCAPE)
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE
T	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

SITE DATA TABLE	
EXISTING ZONING	PD-73 and LI
PROPOSED ZONING	LI Z2021-014
LOT AREA (SQ. FT)	716,109 S.F.
LOT AREA (ACRES)	16.44 AC
MANUFACTURING	60,000 SF
WAREHOUSE	20,000 SF
OFFICE	38,100 SF
TOTAL BUILDING SQ. FT.	120,000 SF
1 STY BUILDING HEIGHT	40'
LOT COVERAGE	16.76%
FLOOR AREA RATIO	0.1676
REQUIRED PARKING	
MANUFACTURING REQUIRED PARKING	120 (1 SPACE: 500 SF)
WAREHOUSE REQUIRED PARKING	20 (1 SPACE: 1000 SF)
OFFICE REQUIRED PARKING	127 (1 SPACE: 300 SF)
TOTAL PARKING REQUIRED	267
PARKING PROVIDED	267
HANDICAP PARKING REQUIRED	7
HANDICAP PARKING PROVIDED	7
IMPERVIOUS COVER	275522 SF
TOTAL AREA	716109 SF
COVERED RATIO	38.47%

NOTES:
1. DUMPSTER WILL HAVE SELF LATCHING GATE.
2. RTUS SHALL BE SCREENED FROM ALL ADJACENT PROPETY OWNERS AND ADJACENT ROADWAYS PER THE REQUIREMENTS OUTLINED IN THE UNIFIED DEVELOPMENT CODE (UDC).

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 ____, 202_.

WITNESS OUR HANDS, this ___ day of ____, 202_.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.E.

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 03/18/2022
Resubmitted: 04/05/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580, FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
Kimley»Horn
Engineer MICHAEL T. DOGGETT
P.E. No. 98628 Date 04/08/2022

KHA PROJECT 068213117
DATE APRIL 2022
SCALE AS SHOWN
DESIGNED BY MD
DRAWN BY MD
CHECKED BY MD

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

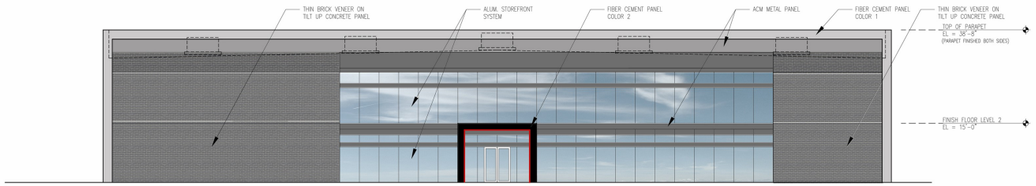
SITE PLAN

CASE NO. SP2022-014

SHEET NUMBER
1 OF 1

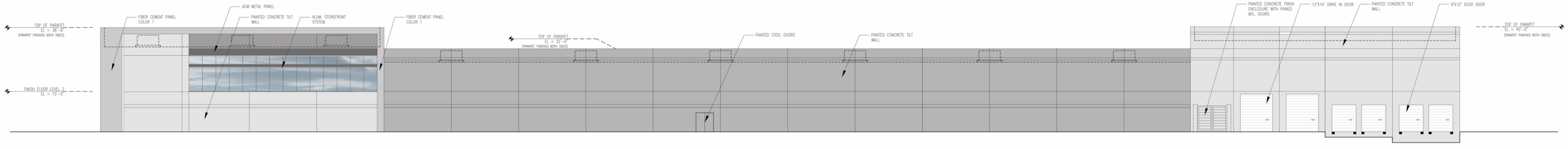
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
PLOT STYLE TABLE
LAST SAVED BY
PLOTTED BY
DWG NAME
DWG TAB
PLOT DATE



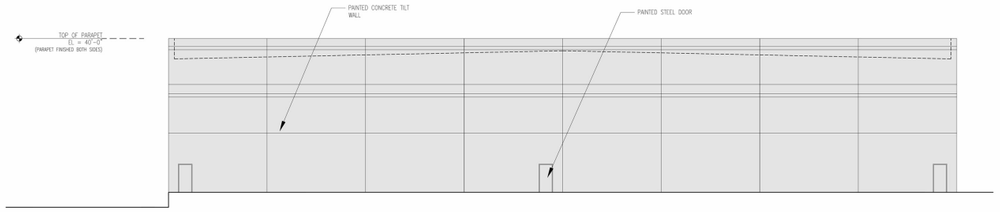
NORTH ELEVATION

05: PAINTED CONC. TILT WALL WITH DECORATIVE REVEALS
55%: GLAZING/ACM PANEL
9%: ARCH. FIBER CEMENT PANEL
30%: THIN SET BRICK VENEER



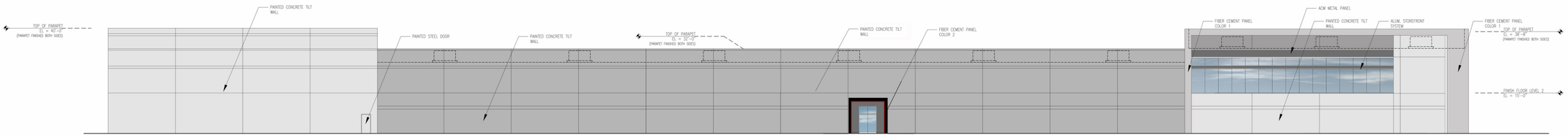
WEST ELEVATION

86%: PAINTED CONC. TILT WALL WITH DECORATIVE REVEALS
6%: GLAZING/ACM PANEL
3.5%: ARCH. FIBER CEMENT PANEL
4.5%: PAINTED MTL. DOORS



SOUTH ELEVATION

97%: PAINTED CONC. TILT WALL WITH DECORATIVE REVEALS
0%: GLAZING/ACM PANEL
0%: ARCH. FIBER CEMENT PANEL
3%: PAINTED MTL. DOORS



EAST ELEVATION

87%: PAINTED CONC. TILT WALL WITH DECORATIVE REVEALS
9%: GLAZING/ACM PANEL
2%: ARCH. FIBER CEMENT PANEL
2%: PAINTED MTL. DOORS

01 EAST ELEVATION
SCALE: 1" = 20'

INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX. #17868. 03.18.22
Not for Permit or Construction

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

GSR Andrade Architects
Architect
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer
Plumbing Engineer
Landscape Architect

STREAM

A NEW PROJECT BY KRISS USA:

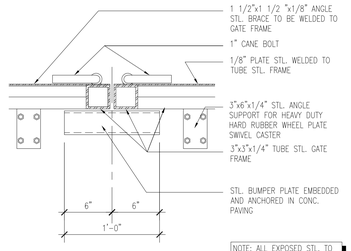
'PROJECT BULLSEYE'

CORPORATE CROSSING
ROCKWALL, TEXAS 75032

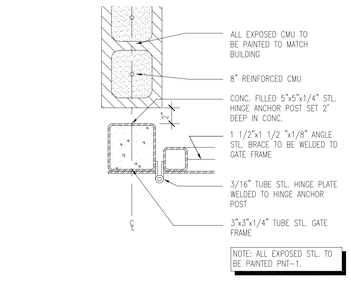
PROJECT NO.: 3040
DATE: 03.18.22
REVISIONS: -

NO.	DATE	DESCRIPTION
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2		
2		
2		
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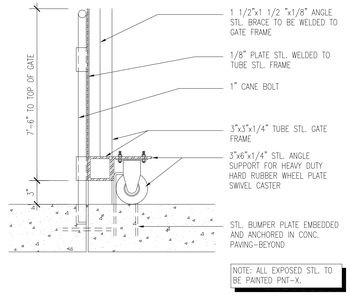
A4.00



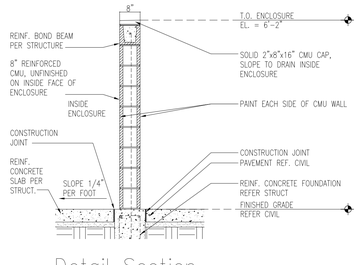
07 Plan Detail
SCALE: 1 1/2" = 1'-0"
957-DP-0111-008



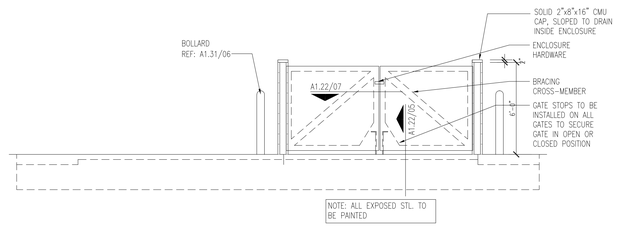
06 Plan Detail
SCALE: 1 1/2" = 1'-0"
957-DP-0111-008



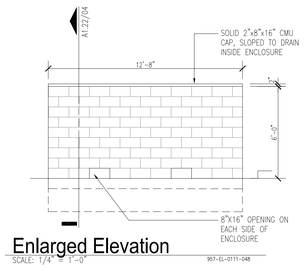
05 Section Detail
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957-DP-0111-008



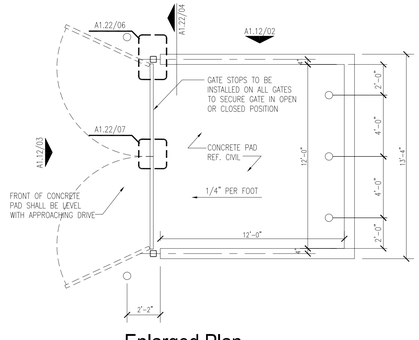
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02 Enlarged Elevation
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957-EL-0111-048



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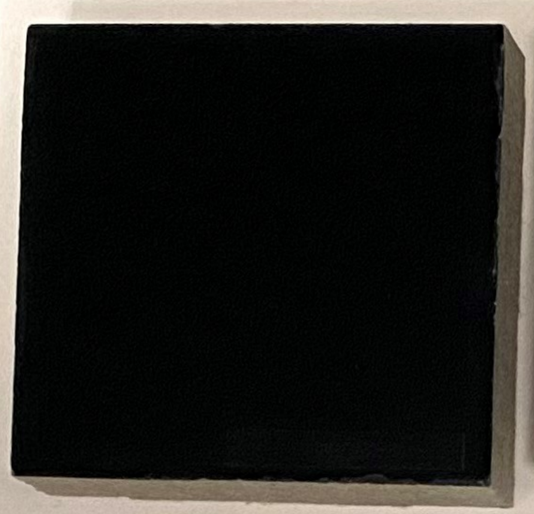









KRISS®







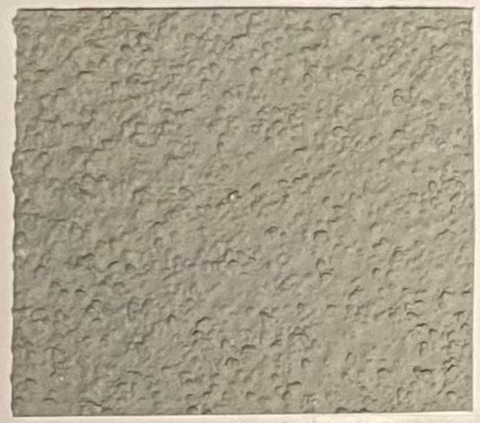


FRAMES





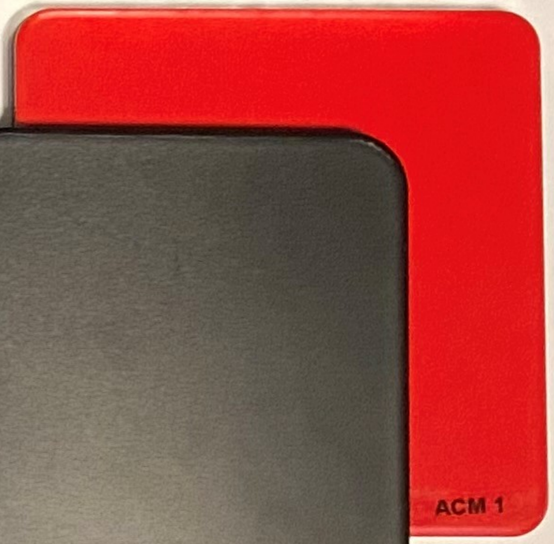
PAINT 1



PAINT 2



CONCEPT RENDERING



STREAM REALTY

PROJECT BULLSEYE

garlandrade ARCHITECTS

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION 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 THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT
16. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.
17. **THE PROPERTY OWNER WILL MAINTAIN PLANTS AND IRRIGATION SYSTEM ON SITE.**

IRRIGATION STANDARDS:

1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
2. CONTACT DEVELOPMENT SERVICES FOR IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE R.O.W.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND (5') FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND DIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS, ETC. SHALL BE LOCATED CLOSER THAN (10') FROM THE CURB AT STREET OR DRIVEWAY INTERSECTIONS.
10. IRRIGATION DESIGN TO MEET ALL ROCKWALL UDC REQUIREMENTS.

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Cedar Elm / Ulmus crassifolia	4" cal	12` -14` ht		18	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Eastern Redcedar / Juniperus virginiana	4" cal	12` -14` ht		19	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Existing Tree to Remain / Existing Tree to Remain	-			78	
	Lacebark Elm / Ulmus parvifolia	4" cal	12` -14` ht		13	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR
	Live Oak / Quercus virginana	4" cal	12` -14` ht		41	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
FLOWERING TREES	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	**REMARKS**
	Texas Redbud / Cercis canadensis var. texensis	45 gal	8`-10` ht		72	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
SHRUBS	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	**REMARKS**
	Dwarf Yaupon / Ilex vomitoria `Nana`	5 gal	24" h x 24" w	36" OC	306	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	5 gal	24" h x 24" w	36" OC	348	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Lindheimer`s Muhly / Muhlenbergia lindheimeri	3 gal	24" h x 18" w	30" OC	71	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	
	Bermuda Grass / Cynodon dactylon	sod			274,699 sf	REFER TO SPECIFICATIONS
	Drainfield Mix / Drainfield Mix	seed			91,163 sf	NATIVE AMERICAN SEED COMPANY. BIG BLUESTEM, CERAL RYE GRAIN, EASTERN GAMAGRASS, GREEN SPRANGLETOP, PRAIRIE WILDRYE, SWITCHGRASS, WILD TRIDENS, BROOMSEDGE BLUESTEM, AND BUSHY BLUESTEM

Kriss Rockwall
Code Calculations Chart

Site Data	**AC**	**SF**
Total Site Area	16.44	716,117
Surface Parking Spaces	267	

Site Landscape Area	**Required (% / SF)**	**Provided (% / SF)**
15% of site to be landscaped	15%	33%
	107,418	233,553

Street Frontage	**Required**	**Provided**
Discovery Boulevard (408 LF)		
1 Canopy Tree/ 50 LF	9	9
1 Accent Tree/ 50LF	9	9
1 Cedar Tree/ 100LF	4	4
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES
Corporate Crossing (1042 LF)		
2 Canopy Tree/ 100 LF	21	21
4 Accent Tree/ 100LF	42	42
1 Cedar Tree/100 LF	10	10
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES
SH 276 (507 LF)		
2 Canopy Tree/ 100 LF	11	11
4 Accent Tree/ 100LF	21	21
1 Cedar Tree/ 100LF	5	5
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES

Parking Lot	**Required**	**Provided**
1 Large Canopy Tree/ 10 parking spaces	27	31
One tree within 80' of each parking space	YES	YES
Headlight Screening (min. 2' ht. berm with evergreen shrubs)	YES	YES

Detention Basin Screening	**Required**	**Provided**
1 native shrub or grass per 750 sf of pond	123	127

KRISS ROCKWELL - TREE MITIGATION CHART

CODE REQUIRED

COMMON NAME	SCIENTIFC NAME	QTY	CAL.	MITIGATION
Bald Cypress	*Taxodium distichum*	24	4	**96**
Cedar Elm	*Ulmus crassifolia*	18	4	**72**
Shumard Red Oak	*Quercus shumardii*	19	4	**76**
Lacebark Elm	*Ulmus parvifolia*	13	4	**52**
Live Oak	*Quercus virginiana*	39	4	**156**

TOTAL MITIGATION REQUIRED:	107.8
TOTAL MITIGATION PROVIDED:	452.0
TOTAL MITIGATION OUTSTANDING:	-344.3

NOTE: ALL MITIGATION TREES TO BE MIN. 4" CAL.

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 _____, 202_.

WITNESS OUR HANDS, this ___ day of _____, 202_.

_____ _____ _____
Planning & Zoning Commission, Chairman — Director of Planning & Zoning

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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P.L.A. Courtney L. Smith
L.A. No. 3323 Date 04.06.2022

KHA PROJECT	068213117
DATE	04/06/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

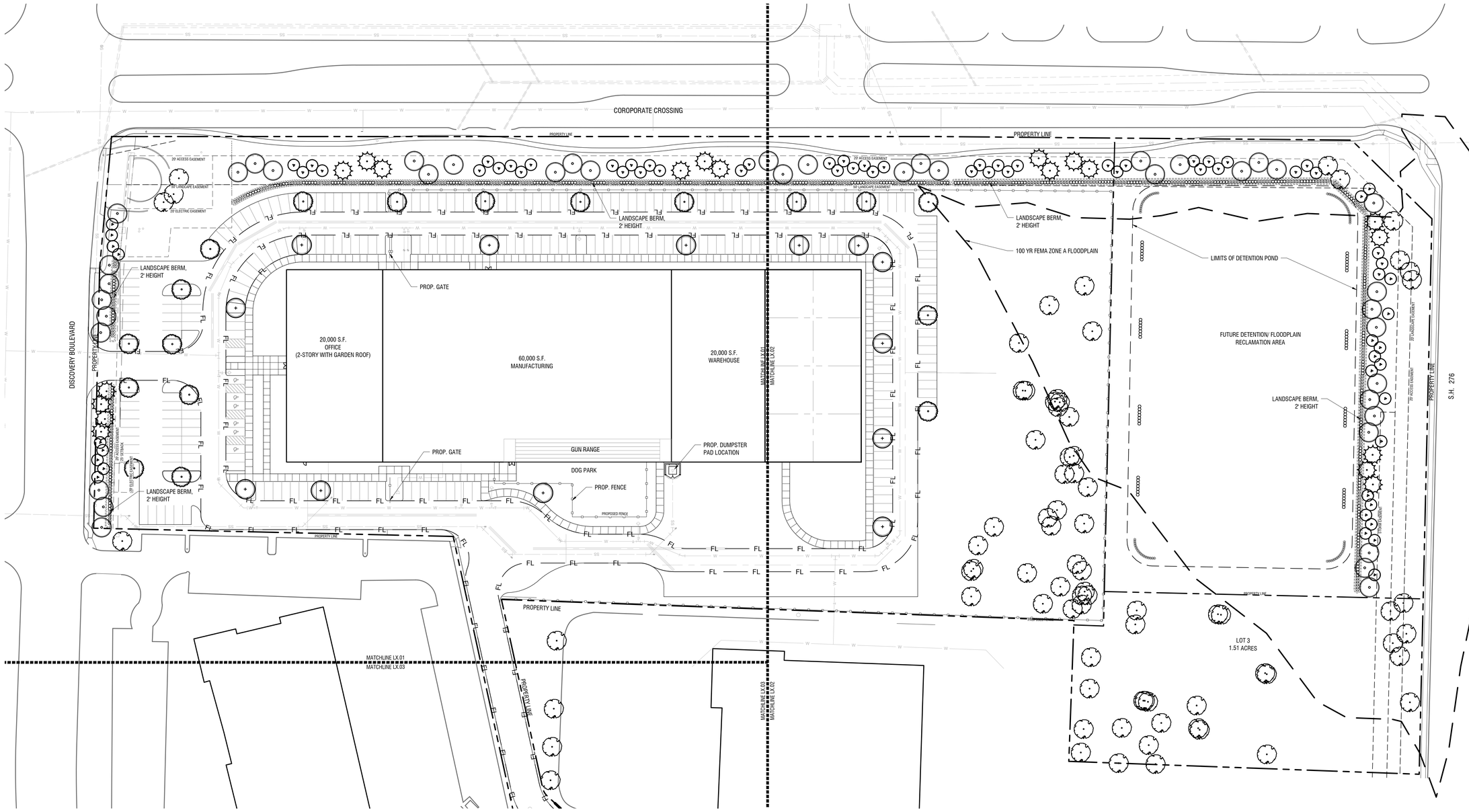
City of Rockwall

LANDSCAPE NOTES AND CALCULATIONS

CASE NO. SP2022-014

SHEET NUMBER
L1.00

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L1.01 CODE LANDSCAPE PLAN.DWG [L1.00 LANDSCAPE NOTES AND CALCULATIONS]
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NORTH

0' 50' 100'

Scale: 1" = 50'-0"

Overall Landscape Plan

Scale: 1" = 50'-0"

A

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_____ _____ _____

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Contact: Christophe Guignard

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Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

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PHONE: 469-301-2580 FAX: 972-239-3820
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L.A. No. 3323 Date 04.06.2022

KHA PROJECT	068213117
DATE	04/06/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

OVERALL LANDSCAPE PLAN

CASE NO. SP2022-014

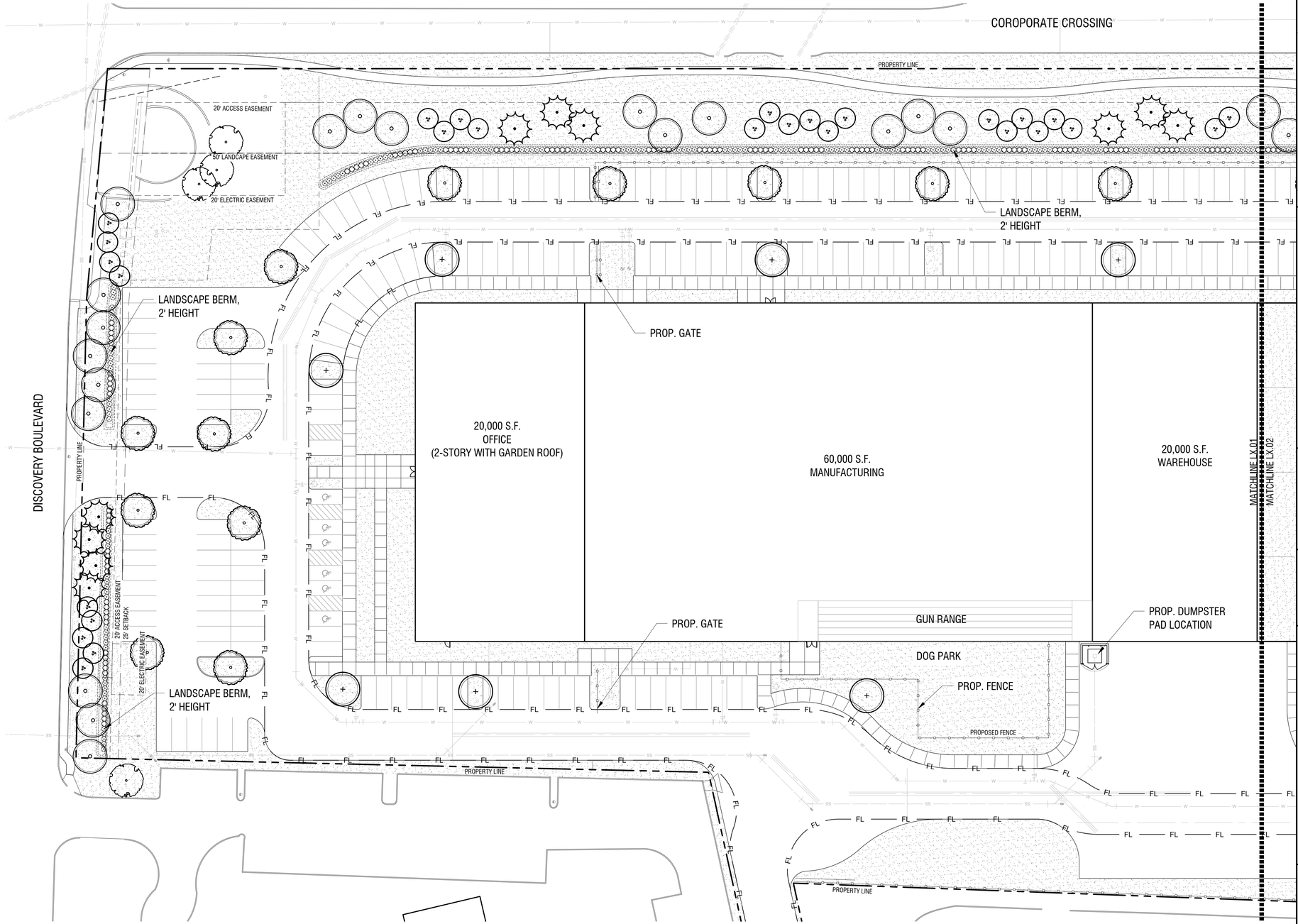
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IMAGES mockwall logo - Tree Stake Solutions Chart -
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DWG NAME L1.01 CODE LANDSCAPE PLAN.DWG [L1.01 OVERALL LANDSCAPE PLAN]

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PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginana
FLOWERING TREES	**COMMON / BOTANICAL NAME**
	Texas Redbud / Cercis canadensis var. texensis
SHRUBS	**COMMON / BOTANICAL NAME**
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	Lindheimer`s Muhly / Muhlenbergia lindheimeri
GROUND COVERS	**COMMON / BOTANICAL NAME**
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'

Scale: 1" = 30'-0"

Code Landscape Plan

Scale: 1" = 30'-0"

A

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City of Rockwall
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KHA PROJECT 068213117
DATE 04/06/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO. SP2022-014

SHEET NUMBER
L1.02

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IMAGES
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L1.01 CODE LANDSCAPE PLAN.DWG , [L1.02 LANDSCAPE PLAN]

PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
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	Eastern Redcedar / Juniperus virginiana
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	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'

Scale: 1" = 30'-0"

Code Landscape Plan — A

Scale: 1" = 30'-0"

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Planning & Zoning Commission, Chairman

Director of Planning & Zoning

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

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KHA PROJECT 068213117
DATE 04/08/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO. SP2022-014

SHEET NUMBER
L1.03

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IMAGES
rockwall logo - Tree Stake Solutions Chart - Above Grade - Detail_TSS over 5 in or smaller - Detail_shrub groundcover - Detail_Tree Protection - xLandscapeDALLAS - xTrees - Detail_TSS cont - multiunk cm - xGtr - xStrm
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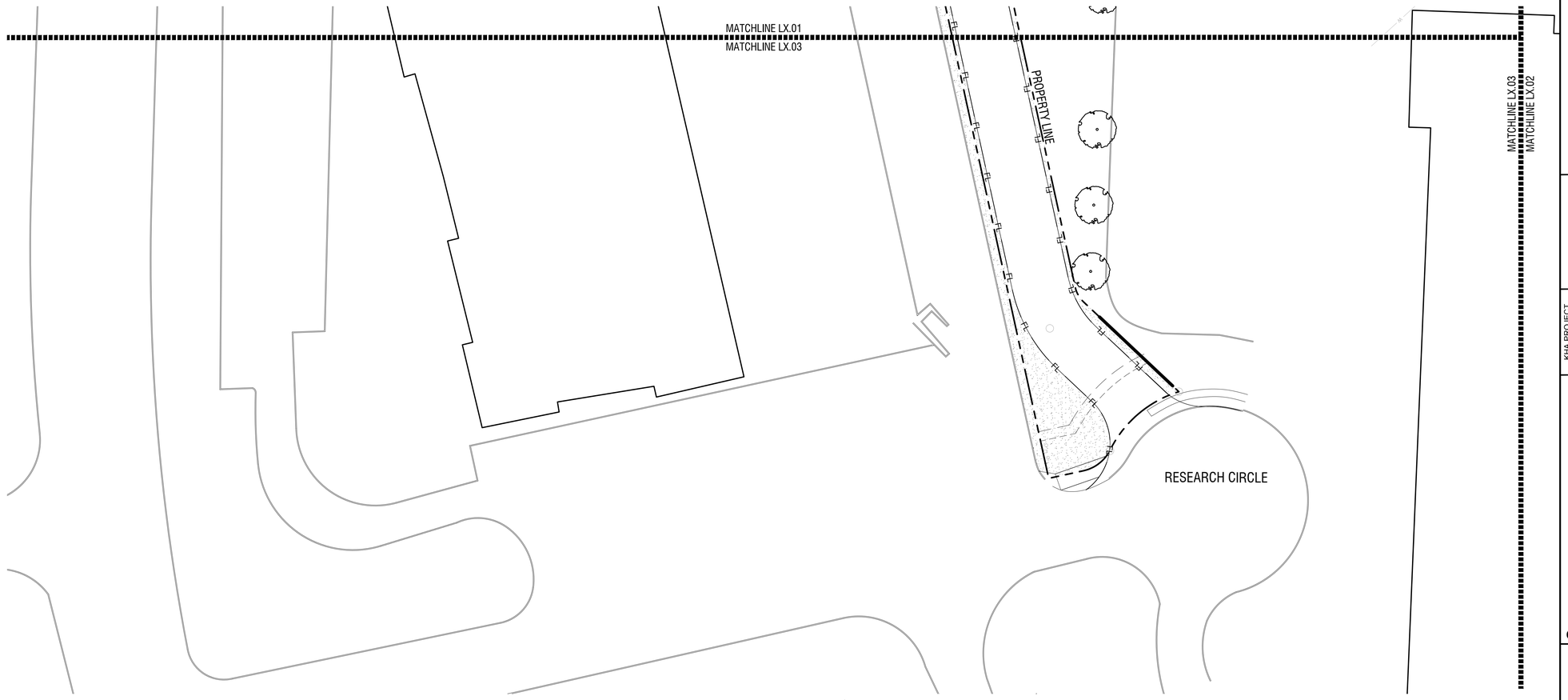
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FLOWERING TREES	COMMON / BOTANICAL NAME
	Texas Redbud / Cercis canadensis var. texensis

SHRUBS	COMMON / BOTANICAL NAME
	Dwarf Yaupon / Ilex vomitoria `Nana`
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Lindheimer`s Muhly / Muhlenbergia lindheimeri

GROUND COVERS	COMMON / BOTANICAL NAME
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'

Scale: 1" = 30'-0"

Code Landscape Plan

Scale: 1" = 30'-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 _____, 202_.

WITNESS OUR HANDS, this ___ day of _____, 202_.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX-F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 04.08.2022

KHA PROJECT 068213117			
DATE	04/08/2022		
SCALE	AS SHOWN	DESIGNED BY	CLS
		DRAWN BY	NJF
		CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

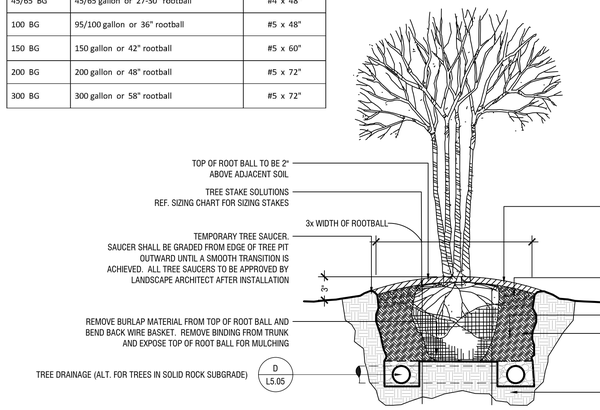
CASE NO. SP2022-014

SHEET NUMBER
L1.04

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.

IMAGES
XREF Path: rocwall logo , Tree Base Solutions Chart , ...\Above Grade - Details_TSS cont- 5 or smaller , Detail_shrub- groundcover , Detail_Tree Protection , xLandscapeDetAL45 , xTrees , Detail_TSS cont - multitrunk cm , xSht , xDim
LAST SAVED By: CSMITH 4/8/2022 8:15 AM
PLOTTED By: CSMITH 4/8/2022 8:17 AM
DWG PATH: K:\MKN_DAL\Pr_PROJECTS\068213117 - KRISS ROCKWALL\CAD\SHEETS\CIVIL
DWG NAME: L1.01 CODE LANDSCAPE PLAN.DWG [L1.04 LANDSCAPE PLAN]

Item#	Description	Nail Length x 3 pcs (Included)
5 BG	5 gallon or 10" rootball	#4 x 24"
15 BG	10/15 gallon or 17" rootball	#4 x 36"
30 BG	20/30 gallon or 22" rootball	#4 x 36"
45/65 BG	45/65 gallon or 27-30" rootball	#4 x 48"
100 BG	95/100 gallon or 36" rootball	#5 x 48"
150 BG	150 gallon or 42" rootball	#5 x 60"
200 BG	200 gallon or 48" rootball	#5 x 72"
300 BG	300 gallon or 58" rootball	#5 x 72"

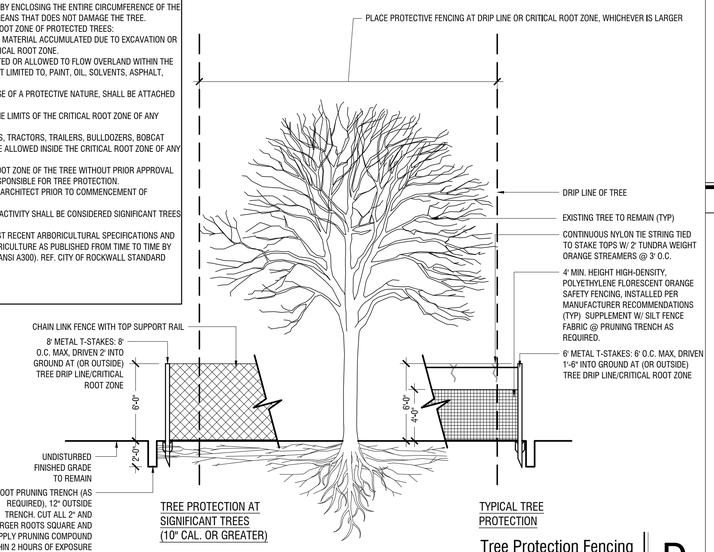


Multi-trunk / Ornamental Tree

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

B

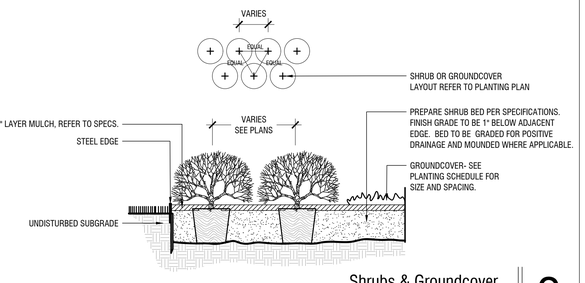
NOTES:
1. THE CRITICAL ROOT ZONE IS DEFINED AS THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A HORIZONTAL CIRCLE DRAWN AT GRADE WITH THE CENTER BEING THE CENTER OF THE TRUNK OF THE TREE AND A RADIUS EQUAL TO THE DISTANCE FROM THE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.
2. THE DRIP LINE IS DEFINED AS WHICHEVER OF THE FOLLOWING IS THE LARGEST:
   2.a. THE IRREGULAR SHAPE FORMED AROUND A TREE BY A SERIES OF VERTICAL LINES THAT RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF THE TREE AND EXTEND TO THE GROUND -OR-
   2.b. A CIRCULAR AREA WITH A RADIUS OF ONE-HALF (1/2) THE HEIGHT OF THE TREE EXTENDING OUTWARD FROM THE CENTER POINT OF THE TREE.
3. PERFORM ROOT PRUNING ON ALL EXISTING TREES WHERE CONSTRUCTION ACTIVITY WILL FALL WITHIN THE DRIP LINE/CRITICAL ROOT ZONE OF TREES.
4. ONE (1) MONTH PRIOR TO EXCAVATION AND CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A TRENCH 18"-24" DEEP BY 8" WIDE ALONG THE OUTSIDE PERIMETER OF THE TREE DRIP LINE/CRITICAL ROOT ZONE, MINIMUM. PLACE TRENCH ON THE OUTSIDE OF TREE PROTECTION FENCE.
5. BARK PROTECTION: IN SITUATIONS WHERE A PRESERVED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE TREE BARK BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2" x 4" (2x4) LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.
6. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES:
   6.a. NO MATERIAL INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIAL ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
   6.b. NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS
   6.c. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PRESERVED TREE
   6.d. NO VEHICULAR AND/OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE
   6.e. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS AND HOISTS SHALL BE ALLOWED INSIDE THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
   6.f. NO GRADE CHANGE WILL BE ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER AND CITY OFFICIAL RESPONSIBLE FOR TREE PROTECTION.
7. SIGNIFICANT TREES TO BE MARKED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
8. ALL TREES WITHIN (10) FEET OF ANY CONSTRUCTION OR VEHICULAR ACTIVITY SHALL BE CONSIDERED SIGNIFICANT TREES AND PROTECTED AS SUCH.
9. ALL PRUNING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MOST RECENT ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AS PUBLISHED FROM TIME TO TIME BY THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS (ANSI A300). REF. CITY OF ROCKWALL STANDARD TREE PROTECTION DETAILS.



Tree Protection Fencing

Scale: 3/16" = 1'-0"

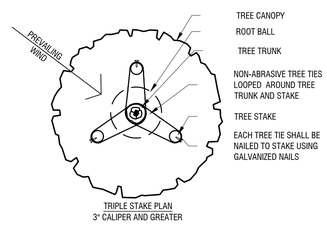
D



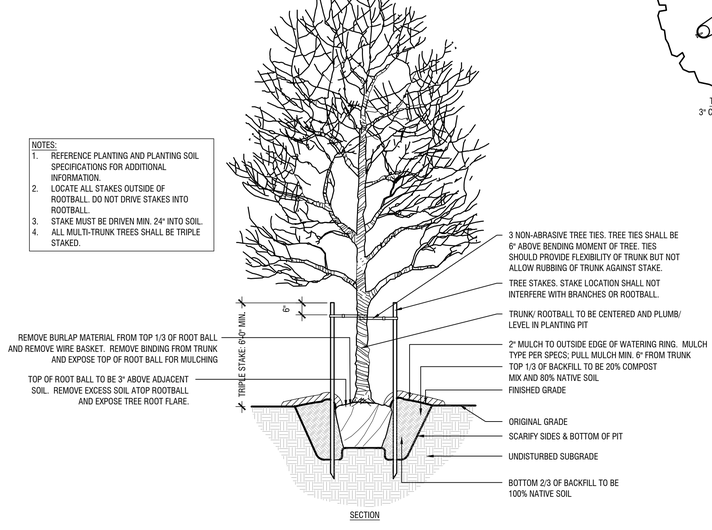
Shrubs & Groundcover

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

C



NOTES:
1. REFERENCE PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
3. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
4. ALL MULTI-TRUNK TREES SHALL BE TRIPLE STAKED.



Canopy Tree - 5" or Smaller (Above Grade Tree Stakes)

Scale: 1/2"=1'-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 _____, 202_.

WITNESS OUR HANDS, this ___ day of _____, 202_.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

DEVELOPER:
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2001 Ross Road, Suite 400
Dallas, TX 75201
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Contact: Christophe Guignard

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Phone: 903-494-7943
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SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
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P.L.A. Courtney L. Smith
L.A. No. 3323 Date 04.06.2022

KHA PROJECT	068213117
DATE	04/06/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE DETAILS

CASE NO. SP2022-014

SHEET NUMBER
L1.05

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IMAGES mcknwall logo , Tree Stake Solutions Chart - Above Grade , Detail_TDS cont. 6 or smaller , Detail_shrub groundcover , Detail_Tree Protection , d.activosp\DWLLAS , rTrees , Detail_TDS cont. multitrunk crn , xDbl , xDbm
XREF
LAST SAVED 4/6/2022 8:15 AM
PLOT STAMP 4/6/2022 10:21 AM
DWG PATH K:\MKN_DAL\P_PROJECTS\068213117 - KRISS ROCKWALL\CAD\SHEETS\CIVIL
DWG NAME L1.01 CODE LANDSCAPE PLAN.DWG , [L1.05 LANDSCAPE DETAILS]

Rockwall EDC (Lot 2) - City of Rockwall

Tag Number	DBH	Common Name	*Scientific Name*	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
5251	9.0	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5252	7.3	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5253	12.3	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5254	17.4	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	.5:1	N/A
5255	9.8	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5256	10.6	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5257	4.0	black willow	*Salix nigra*	Hazard	Single	Remove	Unprotected	N/A	0.00
5258	8.6	black willow	*Salix nigra*	Hazard	Single	Remove	Unprotected	N/A	0.00
5259	15.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5260	25.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5261	15.0	honey locust	*Gleditsia triacanthos*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5262	8.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5263	6.4	black willow	*Salix nigra*	Declining	Single	Remove	Unprotected	N/A	0.00
5264	5.0	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5265	7.4	honey locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected	N/A	0.00
5266	95.0	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5267	11.5	hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.75
5268	22.0	black willow	*Salix nigra*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5269	18.5	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	9.25
5270	10.6	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5271	6.6	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5272	6.7	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected	N/A	0.00
5273	11.5	hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.75
5274	8.5	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5275	8.0	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5276	4.3	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5277	8.0	honey locust	*Gleditsia triacanthos*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5278	8.3	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5279	4.8	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5280	7.6	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5281	8.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5282	6.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5283	9.0	black willow	*Salix nigra*	Healthy	Single	Protect	Unprotected	N/A	N/A
5284	6.2	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5285	7.2	American elm	*Ulmus americana*	Healthy	Forked	Protect	Primary	1:1	N/A
5286	7.7	eastern cottonwood	*Populus deltoides*	Healthy	Single	Protect	Unprotected	N/A	N/A
5287	6.1	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5288	13.7	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5289	10.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5290	8.0	honey locust	*Gleditsia triacanthos*	Declining	Single	Protect	Unprotected	N/A	N/A
5291	9.5	honey locust	*Gleditsia triacanthos*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5292	9.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5293	10.0	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5294	7.6	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5295	6.0	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5296	8.4	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5297	8.7	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5298	9.2	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5299	9.9	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5300	14.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5401	12.2	Osage-orange	*Maclura pomifera*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5402	7.7	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5403	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	0.00
5404	7.6	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	0.00
5405	14.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5406	12.3	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5407	7.2	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5408	20.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5409	14.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5410	22.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5411	15.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5412	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5413	6.8	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5414	10.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5415	10.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5416	10.6	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5417	13.0	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Secondary	N/A	N/A
5418	14.0	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5419	6.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5420	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	N/A
5421	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5422	15.0	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5423	7.4	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5424	8.7	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5425	10.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5426	6.7	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5427	11.7	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5428	7.6	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5429	7.2	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5430	4.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5431	6.1	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected	N/A	N/A
5432	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Remove	Unprotected	N/A	N/A
5433	7.0	honey locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected	N/A	N/A
5434	13.5	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5435	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A
5436	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5437	5.5	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5438	9.7	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5439	9.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5440	11.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	N/A
5441	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A
5442	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A

Kimley-Horn red tree tag series: 5251-5300; 5401-5442. Trees measuring 4-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	0	0
Total tree inches being removed - Secondary - 0.5:1	41.5	20.8
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	41.5	20.8

Mitigation Inches	**20.75**
Proposed Tree Inches Per Planting Plan	**340**
NET TOTAL	**-319.25**

Tree Inches Being Relocated	Tree Inches	Mitigation Inches
Total small tree inches being relocated - 1:1	0	0
Total large and medium trees being relocated - < 6" - 1:1	0	0
Total large and medium trees being relocated - 7"-12" - 2:1	0	0
Total large and medium trees being relocated - 12"-24" - 3:1	0	0
Total large and medium trees being relocated - > 24" - 5:1	0	0
Total tree inches being relocated	0	0

Project Bullseye (Lot 7) - City of Rockwall

Tag Number	DBH	Common Name	*Scientific Name*	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
7000	7	Live Oak	*Quercus virginiana*	Healthy	Single	Protect	Primary		
7001	12	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7002	10	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7003	12	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7004	14	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7005	14	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7006	12	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7008	8	Live Oak	*Quercus virginiana*	Healthy	Single	Remove	Primary	1:1	8
7009	7	Live Oak	*Quercus virginiana*	Healthy	Single	Remove	Primary	1:1	7
7010	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7011	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7012	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7013	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7014	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7015	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7016	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7017	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7018	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7019	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7020	10	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7021	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7022	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7023	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7024	6	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7025	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7026	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7027	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7028	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7029	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7030	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7031	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7032	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7033	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7034	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7035	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7036	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7037	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7038	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7039	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7040	10	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove			
7041	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7042	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7043	10	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7044	9	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7045	36	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:2	72
7046	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7047	8	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7048	11	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7049	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7050	8	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7051	8	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7052	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7053	7.0	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7054	7.0	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7055	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7056	13.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7057	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7058	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7059	14.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	7
7060	19.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	9.5
7061	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7062	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7063	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7064	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7065	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7066	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7067	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7068	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7069	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7070	10.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7071	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7072	12.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Protect	Secondary		
7073	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Protect	Secondary		
7074	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7075	7.0	Unknown	*Unknown*	Healthy	Single	Protect	Unprotected		
7076	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7077	10.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7078	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	
7079	11.0	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7078	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6
7079	11.0	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7080	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7081	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7082	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7083	11.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7084	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7
7085	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7086	13.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7087	15.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7.5
7088	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7
7090	10.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7091	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7092	15.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7.5
7093	11.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7094	13.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7095	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7096	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7500	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7501	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7502	19.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	9.5
7503	7.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7504	18.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	9
7505	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7506	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7507	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7508	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6
7509	14.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	7

Kimley-Horn red tree tag series: 7000-7096; 7500-7509. Trees measuring 4-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	15	15
Total tree inches being removed - Secondary - 0.5:1	317.0	0.0
Total tree inches being removed - Feature - 2:1	36	72.0
Total tree inches being removed	424.4	87

Mitigation Inches	**87**
Proposed Tree Inches Per Planting Plan	**364**
NET TOTAL	**-277**

Tree Inches Being Relocated	Tree Inches	Mitigation Inches
Total small tree inches being relocated - 1:1	0	0
Total large and medium trees being relocated - < 6" - 1:1	0	0
Total large and medium trees being relocated - 7"-12" - 2:1	0	0
Total large and medium trees being relocated - 12"-24" - 3:1	0	0
Total large and medium trees being relocated - > 24" - 5:1	0	0
Total tree inches being relocated	0	0

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the __ day of _____, 202_.

WITNESS OUR HANDS, this ___ day of _____, 202_.

_____ _____ _____

Planning & Zoning Commission, Chairman — Director of Planning & Zoning

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
280 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX-F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 04.08.2022

KHA PROJECT 068213117
DATE 04/08/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

TREE SURVEY

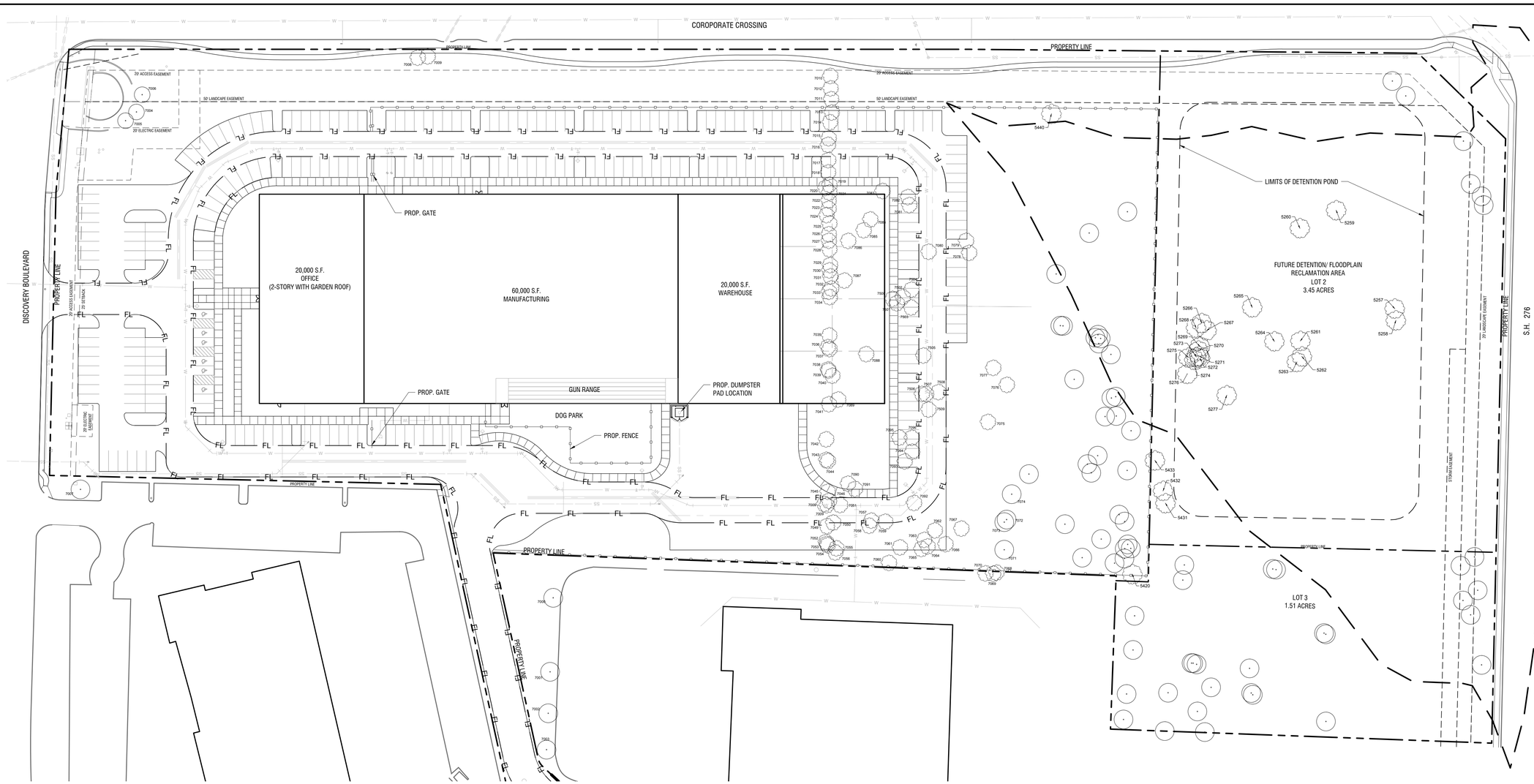
CASE NO. SP2022-014

SHEET NUMBER
L1.06

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IMAGES
XREFS
LAST SAVED
PLOTTED
DWG PATH
DWG NAME

rockwall logo ; alpha-3ds3k ; xDyn ; above grade ; detail_ornamental ; Above Grade ; Detail_TDS cont 5 or smaller ; Detail_shrub groundcover ; Detail_Tree Protection ; xTrees ; xDtl ; xDim
4/7/2022 3:40 PM
4/7/2022 3:40 PM
K:\MKN_CA\P_PROJECTS\068213117 - KRESS ROCKWALL\CAD\SHEETS\CIVIL
L1.06 TREESCAPE PLAN.DWG [L1.06 TREE SURVEY]



SITE DATA TABLE	
EXISTING ZONING	PD-73 and LI
PROPOSED ZONING	LI Z2021-014
LOT AREA (SQ. FT)	716,109 S.F.
LOT AREA (ACRES)	16.44 AC
MANUFACTURING	60,000 SF
WAREHOUSE	20,000 SF
OFFICE	38,100 SF
TOTAL BUILDING SQ. FT.	120,000 SF
1 STY BUILDING HEIGHT	40'
LOT COVERAGE	16.76%
FLOOR AREA RATIO	0.1676
REQUIRED PARKING	
MANUFACTURING REQUIRED PARKING	120 (1 SPACE: 500 SF)
WAREHOUSE REQUIRED PARKING	20 (1 SPACE: 1000 SF)
OFFICE REQUIRED PARKING	127 (1 SPACE: 300 SF)
TOTAL PARKING REQUIRED	267
PARKING PROVIDED	267
HANDICAP PARKING REQUIRED	7
HANDICAP PARKING PROVIDED	7
IMPERVIOUS COVER	275522 SF
TOTAL AREA	716109 SF
COVERED RATIO	38.47%

SYMBOL LEGEND:		
17	EXISTING TREE TO BE REMOVED	
2	EXISTING TREE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION

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 _____, 202_.

WITNESS OUR HANDS, this ___ day of _____, 202_.

_____ _____ _____

Planning & Zoning Commission, Chairman — Director of Planning & Zoning

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Contact: Christophe Guignard

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Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
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L.A. No. 3323 Date 04.06.2022

KHA PROJECT	068213117
DATE	04/06/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

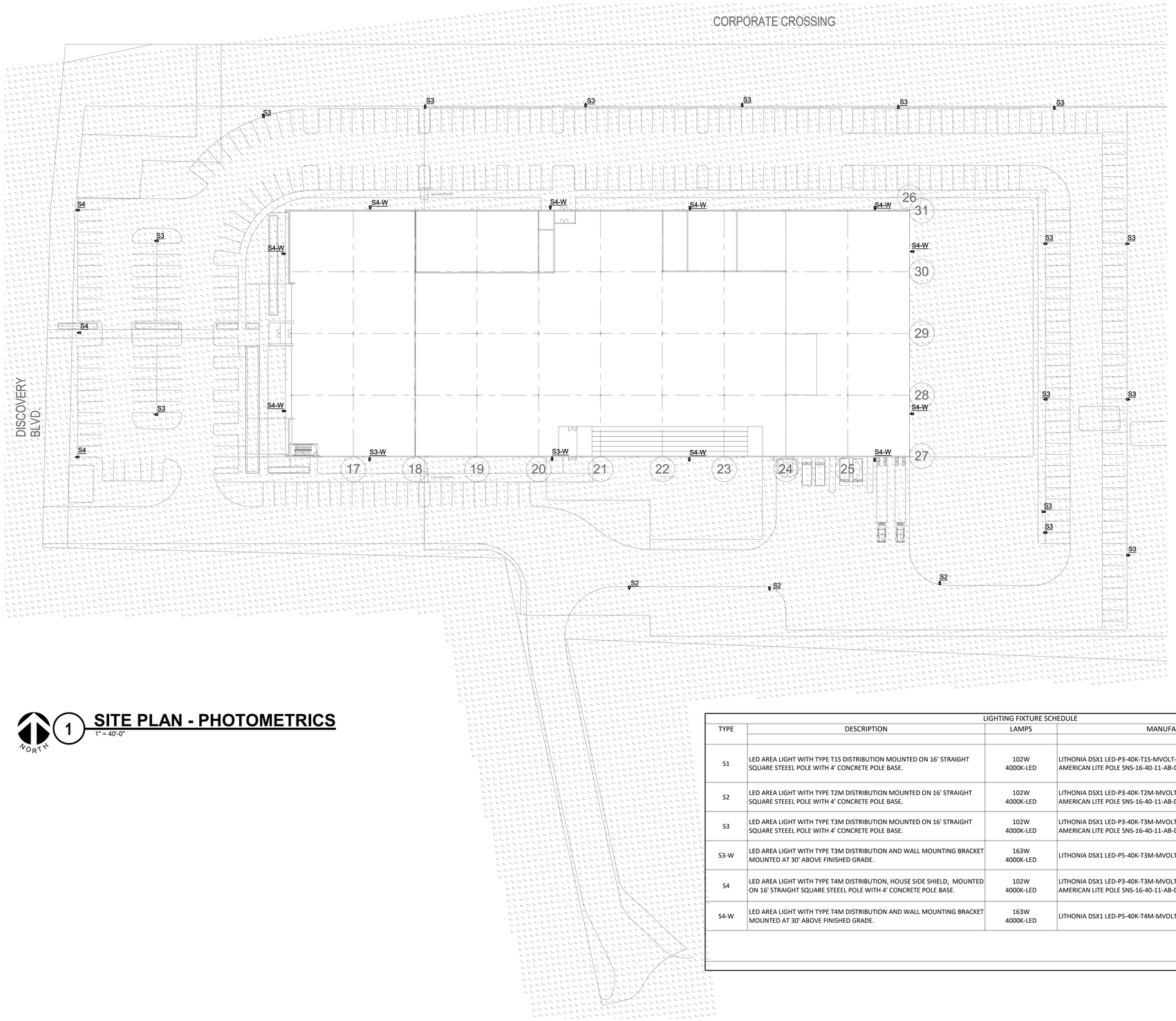
TREESCAPE PLAN

CASE NO. SP2022-014

SHEET NUMBER
L1.07

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IMAGES rockwall logo - alpha.bk3k - xSx+ - above grade - detail_ornamental - Above Grade - Detail_TDS cont 5 or smaller - Detail_shrub_groundcover - Detail_Tree Protection - xTrees - x3ds - xDim
XREFS Attached: 4/7/2022 3:40 PM
LAST SAVED 4/7/2022 3:40 PM
PLOTTED BY Courtney Smith
DWG PATH K:\MKN_CA\P_PROJECTS\068213117 - KRISS ROCKWALL\CAD\SHEETS\CIVIL
DWG NAME L1.05 TREESCAPE PLAN.DWG [L1.07 TREESCAPE PLAN]



NORTH

1 **SITE PLAN - PHOTOMETRICS**

1" = 40'-0"

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS	MANUFACTURER/CATALOG NUMBER	BUG RATING	NOTES
S1	LED AREA LIGHT WITH TYPE T1S DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T1S-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D29-BC	B2-U0-G2	
S2	LED AREA LIGHT WITH TYPE T2M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T2M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G2	
S3	LED AREA LIGHT WITH TYPE T3M DISTRIBUTION MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T3M-MVOLT-SPA-PIRH-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G2	
S3-W	LED AREA LIGHT WITH TYPE T3M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	163W 4000K-LED	LITHONIA DSX1 LED-P5-40K-T3M-MVOLT-WBA-PIRH-DDBXD	B3-U0-G3	
S4	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION, HOUSE SIDE SHIELD, MOUNTED ON 16' STRAIGHT SQUARE STEEEL POLE WITH 4' CONCRETE POLE BASE.	102W 4000K-LED	LITHONIA DSX1 LED-P3-40K-T3M-MVOLT-SPA-PIRH-HS-DDBXD AMERICAN LITE POLE SNS-16-40-11-AB-DB-D19-BC	B2-U0-G3	
S4-W	LED AREA LIGHT WITH TYPE T4M DISTRIBUTION AND WALL MOUNTING BRACKET MOUNTED AT 30' ABOVE FINISHED GRADE.	163W 4000K-LED	LITHONIA DSX1 LED-P5-40K-T4M-MVOLT-WBA-PIRH-DDBXD	B2-U0-G3	

STATE OF TEXAS
DAVID A. SMITH
129382
LICENSED
PROFESSIONAL ENGINEER
03/18/2022

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P 214.824.7040
F 214.887.0559

GSR Andrade Architects
Architect
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer
Plumbing Engineer
Landscape Architect

A NEW PROJECT BY KRISS USA:

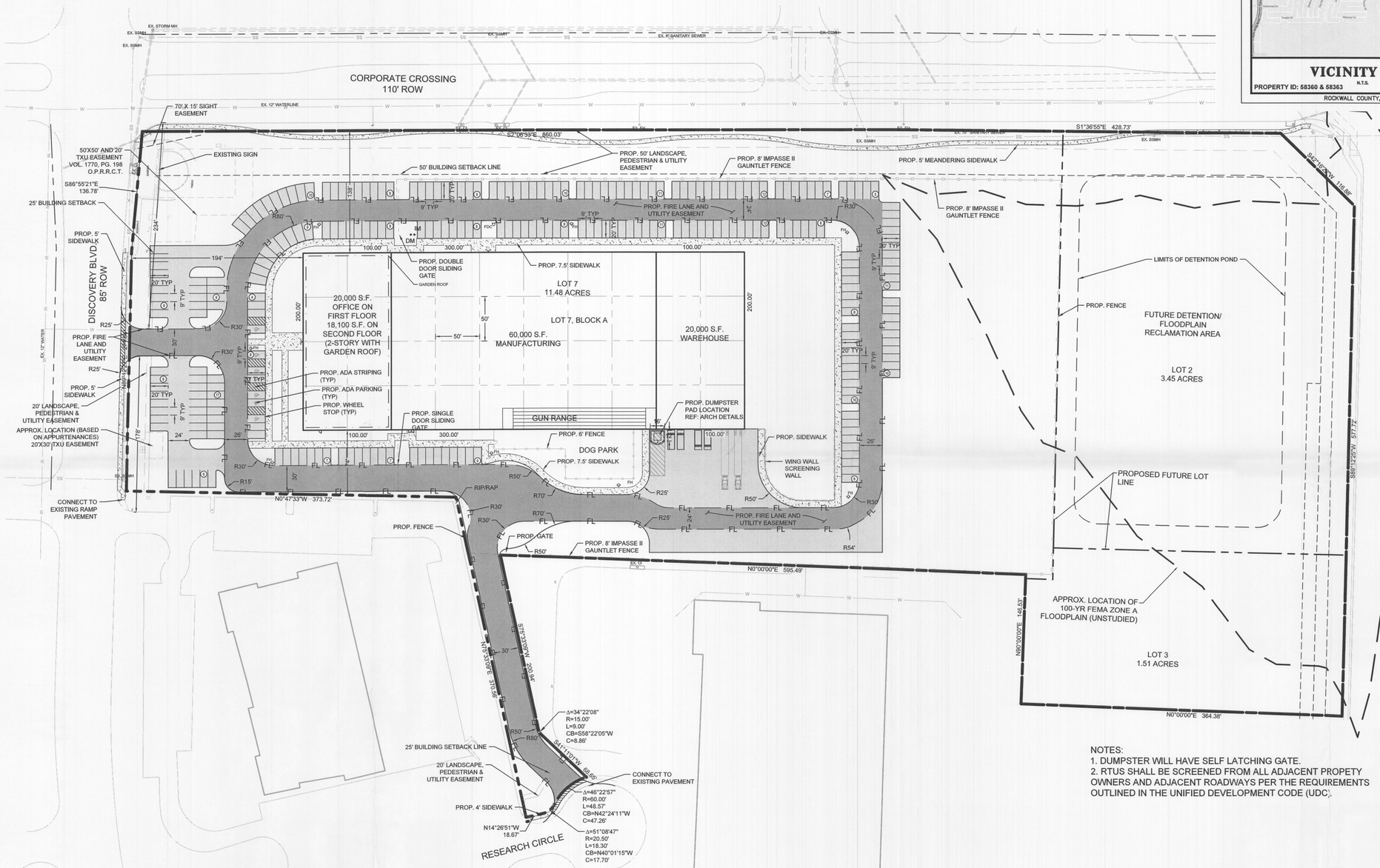
'PROJECT BULLSEYE'

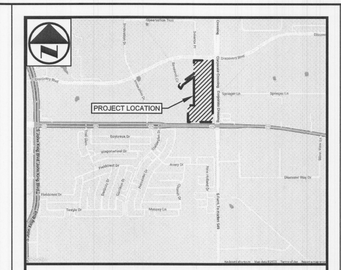
CORPORATE CROSSING
ROCKWALL, TEXAS 75032

PROJECT NO.: 3040
DATE: 03/18/22
REVISIONS:

NO.	DATE	DESCRIPTION

E001
SITE PLAN - ELECTRICAL





VICINITY MAP

PROPERTY ID: 58360 & 58363 K.T.S. ZIP CODE:75032

ROCKWALL COUNTY, TEXAS

N E S W

0 60' 120'

GRAPHIC SCALE 60'

LEGEND

FL FL	PROPOSED FIRE LANE
	PROPOSED LIGHT DUTY PAVEMENT
	PROPSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	PROPOSED FENCE (REFERENCE LANDSCAPE)
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
X	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE
T	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

SITE DATA TABLE	
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COVERED RATIO	38.47%

NOTES:
1. DUMPSTER WILL HAVE SELF LATCHING GATE.
2. RTUS SHALL BE SCREENED FROM ALL ADJACENT PROPETY OWNERS AND ADJACENT ROADWAYS PER THE REQUIREMENTS OUTLINED IN THE UNIFIED DEVELOPMENT CODE (UDC).

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 12 day of May, 2022.

WITNESS OUR HANDS, this ___ day of ___, 202_.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.E.

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 03/18/2022
Resubmitted: 04/05/2022

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
Kimley»Horn
Engineer MICHAEL T. DOGGETT
P.E. No. 98628 Date 04/08/2022

KHA PROJECT 068213117
DATE APRIL 2022
SCALE AS SHOWN | DESIGNED BY MD | DRAWN BY MD | CHECKED BY MD

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

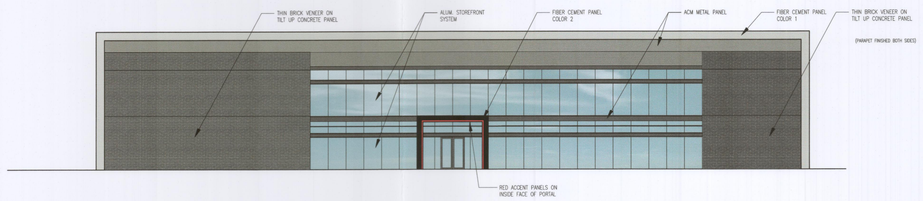
SITE PLAN

CASE NO. SP2022-014

SHEET NUMBER
1 OF 1

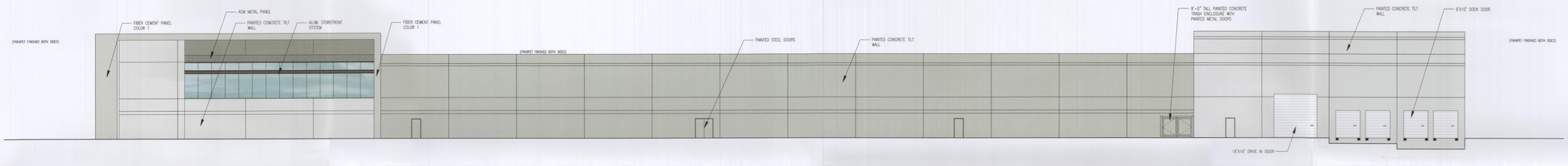
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DRAWING IMAGES
XREFS
PLOT STAMP
PLOT STYLE TBL
DWG PATH
DWG NAME
PLOT SCALE
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SITE PLAN.dwg
1" = 60.0000'



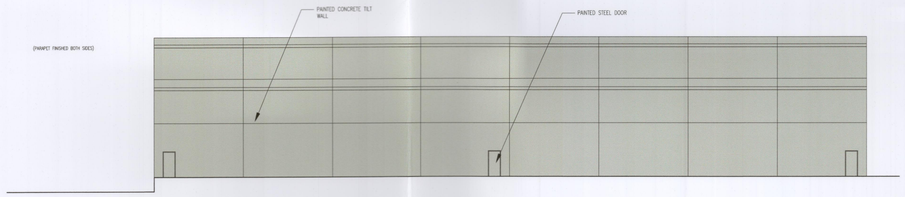
NORTH ELEVATION

05 PAINTED CONC. TILT WALL WITH DECORATIVE REVEALS
55% GLAZING/ACM PANEL
05 ARCH. FIBER CEMENT PANEL
30% THIN SET BRICK VENEER



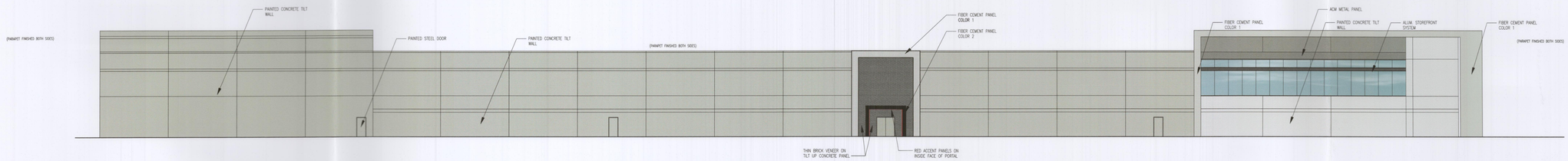
WEST ELEVATION

80% PAINTED CONC. TILT WALL WITH DECORATIVE REVEALS
05 GLAZING/ACM PANEL
15% ARCH. FIBER CEMENT PANEL
4.5% PAINTED HOLLOW METAL DOORS



SOUTH ELEVATION

93% PAINTED CONC. TILT WALL WITH DECORATIVE REVEALS
05 GLAZING/ACM PANEL
05 ARCH. FIBER CEMENT PANEL
2% PAINTED HOLLOW METAL DOORS



EAST ELEVATION

83% PAINTED CONC. TILT WALL WITH DECORATIVE REVEALS
05 GLAZING/ACM PANEL
2% ARCH. FIBER CEMENT PANEL
2% PAINTED HOLLOW METAL DOORS

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 12 day of May, 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

NOTE:
ALL ROOFTOP MECHANICAL UNITS WILL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE CITY OF ROCKWALL'S UNIFIED DEVELOPMENT CODE (UDC)

INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX. #17868. 03.18.22
Not for Permit or Construction

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

Architect	GSR Andrade Architects
Civil Engineer	
Structural Engineer	
Mechanical Engineer	
Electrical Engineer	
Plumbing Engineer	
Landscape Architect	

STREAM

A NEW PROJECT BY STREAM REALTY FOR KRISS USA:

'PROJECT BULLSEYE'

CORPORATE CROSSING
ROCKWALL, TEXAS 75032

PROJECT NO.: 3040
DATE: 03.18.22
REVISIONS: -

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

A4.00
EXTERIOR ELEVATIONS

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION 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 THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT
16. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.
17. **THE PROPERTY OWNER WILL MAINTAIN PLANTS AND IRRIGATION SYSTEM ON SITE.**

IRRIGATION STANDARDS:

1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
2. CONTACT DEVELOPMENT SERVICES FOR IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE R.O.W.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND (5') FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND DIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS, ETC. SHALL BE LOCATED CLOSER THAN (10') FROM THE CURB AT STREET OR DRIVEWAY INTERSECTIONS.
10. IRRIGATION DESIGN TO MEET ALL ROCKWALL UDC REQUIREMENTS.

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Cedar Elm / Ulmus crassifolia	4" cal	12`-14` ht		18	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Eastern Redcedar / Juniperus virginiana	4" cal	12`-14` ht		19	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
	Existing Tree to Remain / Existing Tree to Remain	-			78	
	Lacebark Elm / Ulmus parvifolia	4" cal	12`-14` ht		13	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR
	Live Oak / Quercus virginana	4" cal	12`-14` ht		41	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS
FLOWERING TREES	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	**REMARKS**
	Texas Redbud / Cercis canadensis var. texensis	45 gal	8`-10` ht		72	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
SHRUBS	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	**REMARKS**
	Dwarf Yaupon / Ilex vomitoria `Nana`	5 gal	24" h x 24" w	36" OC	306	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	5 gal	24" h x 24" w	36" OC	348	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Lindheimer`s Muhly / Muhlenbergia lindheimeri	3 gal	24" h x 18" w	30" OC	71	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	
	Bermuda Grass / Cynodon dactylon	sod			274,699 sf	REFER TO SPECIFICATIONS
	Drainfield Mix / Drainfield Mix	seed			91,163 sf	NATIVE AMERICAN SEED COMPANY. BIG BLUESTEM, CERAL RYE GRAIN, EASTERN GAMAGRASS, GREEN SPRANGLETOP, PRAIRIE WILDRYE, SWITCHGRASS, WILD TRIDENS, BROOMSEDGE BLUESTEM, AND BUSHY BLUESTEM

Kriss Rockwall
Code Calculations Chart

Site Data	**AC**	**SF**
Total Site Area	16.44	716,117
Surface Parking Spaces	267	

Site Landscape Area	**Required (% / SF)**	**Provided (% / SF)**
15% of site to be landscaped	15%	33%
	107,418	233,553

Street Frontage	**Required**	**Provided**
Discovery Boulevard (408 LF)		
1 Canopy Tree/ 50 LF	9	9
1 Accent Tree/ 50LF	9	9
1 Cedar Tree/ 100LF	4	4
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES
Corporate Crossing (1042 LF)		
2 Canopy Tree/ 100 LF	21	21
4 Accent Tree/ 100LF	42	42
1 Cedar Tree/100 LF	10	10
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES
SH 276 (507 LF)		
2 Canopy Tree/ 100 LF	11	11
4 Accent Tree/ 100LF	21	21
1 Cedar Tree/ 100LF	5	5
Continuous row of shrubs and berming (min. 30" ht.)	YES	YES

Parking Lot	**Required**	**Provided**
1 Large Canopy Tree/ 10 parking spaces	27	31
One tree within 80' of each parking space	YES	YES
Headlight Screening (min. 2' ht. berm with evergreen shrubs)	YES	YES

Detention Basin Screening	**Required**	**Provided**
1 native shrub or grass per 750 sf of pond	123	127

KRISS ROCKWELL - TREE MITIGATION CHART

CODE REQUIRED

COMMON NAME	SCIENTIFIC NAME	QTY	CAL.	MITIGATION
Bald Cypress	*Taxodium distichum*	24	4	**96**
Cedar Elm	*Ulmus crassifolia*	18	4	**72**
Shumard Red Oak	*Quercus shumardii*	19	4	**76**
Lacebark Elm	*Ulmus parvifolia*	13	4	**52**
Live Oak	*Quercus virginiana*	39	4	**156**

TOTAL MITIGATION REQUIRED:	107.8
TOTAL MITIGATION PROVIDED:	452.0
TOTAL MITIGATION OUTSTANDING:	-344.3

NOTE: ALL MITIGATION TREES TO BE MIN. 4" CAL.

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 12 day of May, 2022.

WITNESS OUR HANDS, this 12 day of May, 2022

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

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Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 04.06.2022

KHA PROJECT 068213117
DATE 04/06/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

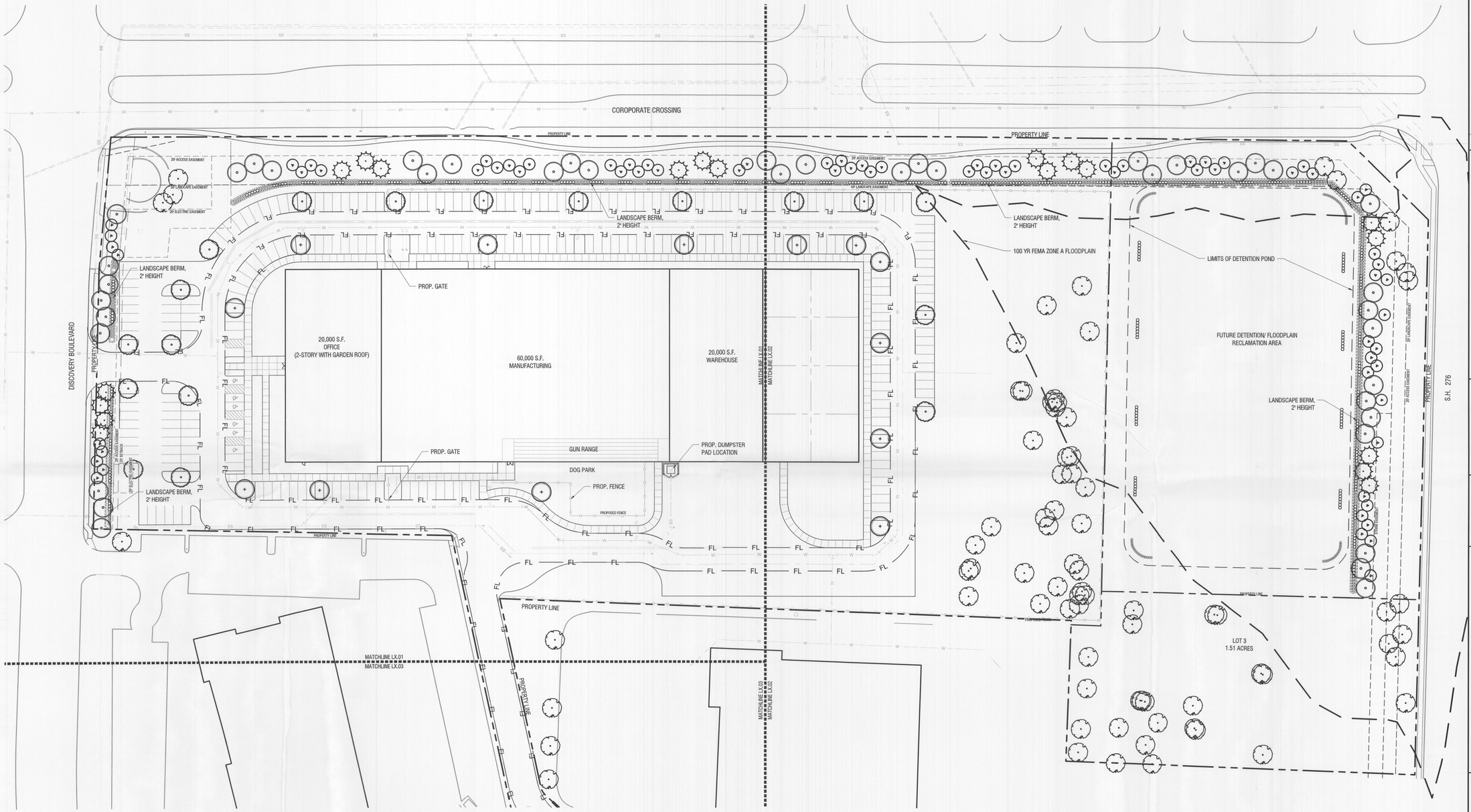
LANDSCAPE NOTES AND CALCULATIONS

CASE NO. SP2022-014

SHEET NUMBER
L1.00

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IMAGES rockwall logo - Tree Stats Editions Chart
xRefs (Attached) - xBase - xBlock - xBorr - Above Grade - Detail_TSS cont- 5 or smaller - Detail_shrub - groundcover - Detail_Tree Protection - xLandscapeMALIAS - xTrees - Detail_TSS cont - multitrunk.ctb - xUtil - xStrm
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DWG NAME L1.01 CODE LANDSCAPE CALCS.DWG [L1.00 LANDSCAPE NOTES AND CALCULATIONS]



Overall Landscape Plan

Scale: 1" = 50'-0"

A

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Planning & Zoning Commission, Chairman

Director of Planning & Zoning

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SITE PLAN
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City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX-F-928

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L.A. No. 3323 Date 04.06.2022

KHA PROJECT 068213117	DATE 04/06/2022	SCALE AS SHOWN	DESIGNED BY CLS	DRAWN BY NJF	CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

OVERALL LANDSCAPE PLAN

CASE NO. SP2022-014

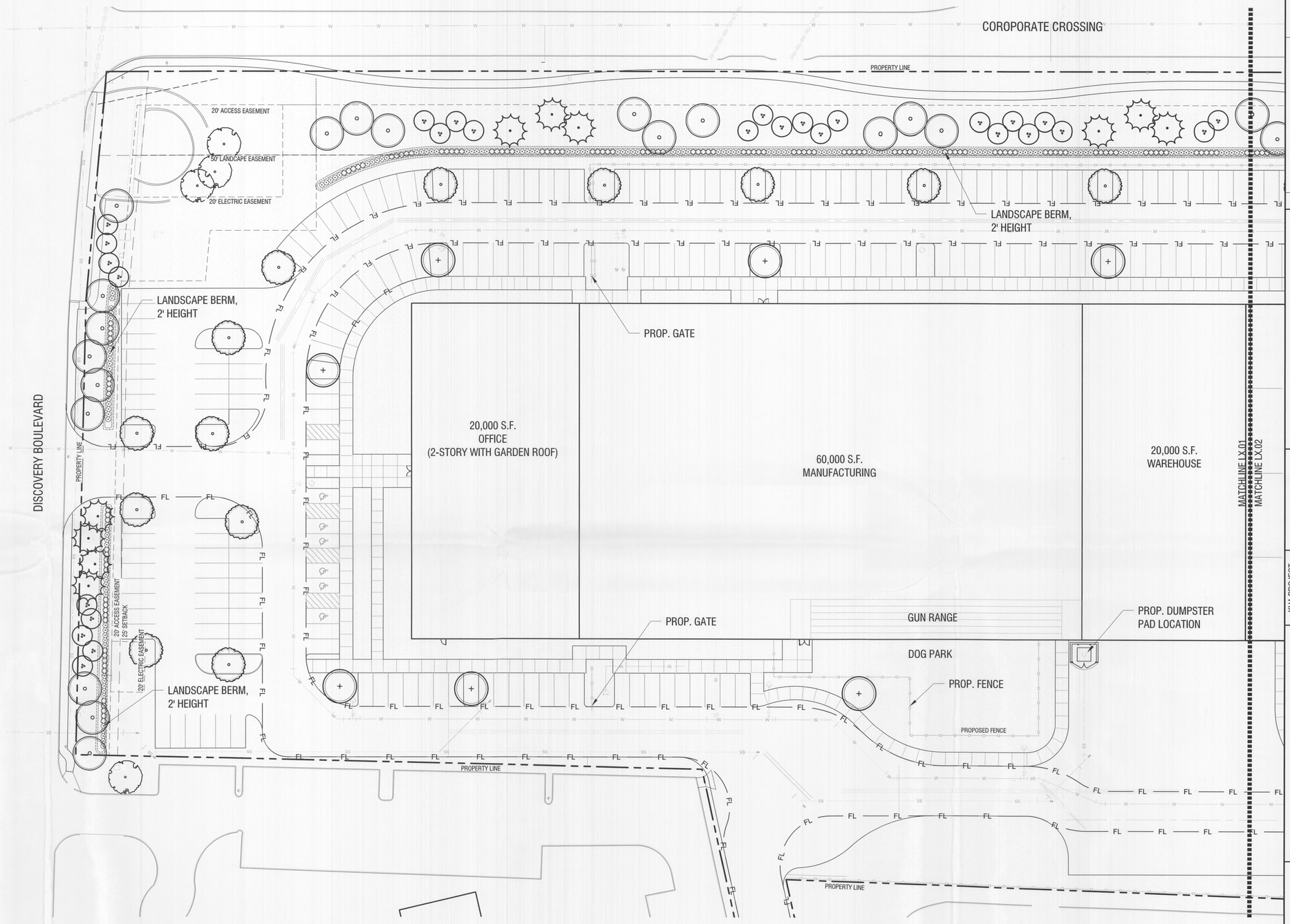
SHEET NUMBER
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IMAGES rockwall logo - Tree Status Solutions Chart
XREFS plotted: 4/6/2022 4:15 AM by: nfisher
LAST SAVED 4/6/2022 4:15 AM
PLOT STYLE KIMLEY-HORN.CTB
DWG PATH K:\MKN_CALP_PROJECTS\068213117 - KRISS ROCKWALL\CAD\SHEETS\DVN\
DWG NAME L1.01 CORE LANDSCAPE PLAN.DWG [L1.01 OVERALL LANDSCAPE PLAN]

PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginana
FLOWERING TREES	**COMMON / BOTANICAL NAME**
	Texas Redbud / Cercis canadensis var. texensis
SHRUBS	**COMMON / BOTANICAL NAME**
	Dwarf Yaupon / Ilex vomitoria `Nana`
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Lindheimer`s Muhly / Muhlenbergia lindheimeri
GROUND COVERS	**COMMON / BOTANICAL NAME**
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



NORTH

Scale: 1" = 30'-0"

Code Landscape Plan

Scale: 1" = 30'-0"

A

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City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

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Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 04.08.2022

KHA PROJECT	062213117
DATE	04/08/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJD

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO. SP2022-014

SHEET NUMBER
L1.02

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IMAGES rockwall logo ; Tree Stake Solutions Chart ;
XREFS ATTACHED xRefs - Site - dBW-24x36 - xSurv - Above Grade - Detail_TBS cont- 5 or smaller - Detail_shrub- groundcover - Detail_Tree Protection - xLandscapeDALLAS - xTrees - Detail_TBS cont - multitrunk cm - xDirt - xStrm
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PLOTTED BY FERRARA, NICK 4/6/2022 8:59 AM
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DWG NAME L1.01 CODE LANDSCAPE PLAN.DWG , [L1.02 LANDSCAPE PLAN]

PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	Cedar Elm / Ulmus crassifolia
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	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginana
FLOWERING TREES	**COMMON / BOTANICAL NAME**
	Texas Redbud / Cercis canadensis var. texensis
SHRUBS	**COMMON / BOTANICAL NAME**
	Dwarf Yaupon / Ilex vomitoria `Nana`
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Lindheimer`s Muhly / Muhlenbergia lindheimeri
GROUND COVERS	**COMMON / BOTANICAL NAME**
	Bermuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



Code Landscape Plan — A

Scale: 1" = 30'-0"

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 12 day of May, 2022

WITNESS OUR HANDS, this 12 day of May, 2022

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 04.06.2022

KHA PROJECT	062213117
DATE	04/06/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

CASE NO. SP2022-014

SHEET NUMBER
L1.03

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.

IMAGES
NOTES
LAST SAVED
PLOTTED
DWG PATH
DWG NAME

rockwall logo - Tree Stake Solutions Chart - ...
xNotes - xLine Table - xLA - xSpec - Above Grade - Detail_TSS cont. 1 or smaller - Detail_shrub- groundcover - Detail_Tree Protection - xLandscapeDALLAS - xTrees - Detail_TSS cont. - multitrunk om - xLEG - xSym
4/6/2022 8:15 AM
4/6/2022 8:15 AM
K:\MKV_LA\PI_PROJECTS\062213117 - KBBS ROCKWALL\CADISHEETS\CIVIL
L1.01 CODE LANDSCAPE PLAN.DWG, [L1.03 LANDSCAPE PLAN]

PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	Cedar Elm / Ulmus crassifolia
	Eastern Redcedar / Juniperus virginiana
	Existing Tree to Remain / Existing Tree to Remain
	Lacebark Elm / Ulmus parvifolia
	Live Oak / Quercus virginana

FLOWERING TREES	COMMON / BOTANICAL NAME
	Texas Redbud / Cercis canadensis var. texensis

SHRUBS	COMMON / BOTANICAL NAME
	Dwarf Yaupon / Ilex vomitoria `Nana`
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	Lindheimer`s Muhly / Muhlenbergia lindheimeri

GROUND COVERS	COMMON / BOTANICAL NAME
	Berrmuda Grass / Cynodon dactylon
	Drainfield Mix / Drainfield Mix



NORTH

0' 30' 60'
Scale: 1" = 30'-0"

Code Landscape Plan
Scale: 1" = 30'-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 11 day of May, 2022

WITNESS OUR HANDS, this 12 day of May, 2022

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
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SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
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Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 04.06.2022

KHA PROJECT	068213117
DATE	04/08/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE PLAN

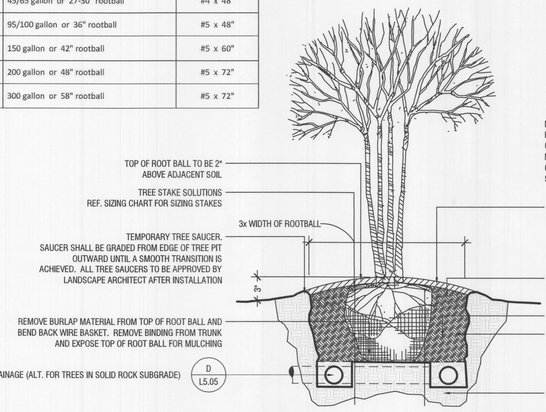
CASE NO. SP2022-014

SHEET NUMBER
L1.04

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IMAGES rockwall logo Tree Status Solutions Chart
XREFS Data_Above Ground Data_TSS cont- 5 or smaller Data_Above Ground Data_TSS cont- 5 or smaller Data_Tree Protection z:\projects\KAL\45 zTrees Data_TSS cont - multitrunk.ctb x3di x3brn
LAST SAVED 4/8/2022 8:15 AM
LAST PLOTTED 4/8/2022 8:15 AM
DWG PATH K:\MKN_KAL\P_PROJECTS\068213117 - KRISS ROCKWALL\CAD\SHEETS\CIVIL
DWG NAME L1.01 CODE LANDSCAPE PLAN.DWG , [L1.04 LANDSCAPE PLAN]

Item#	Description	Nail Length x 3 pcs (Included)
5 BG	5 gallon or 10" rootball	#4 x 24"
15 BG	10/15 gallon or 17" rootball	#4 x 36"
30 BG	20/30 gallon or 22" rootball	#4 x 36"
45/65 BG	45/65 gallon or 27-30" rootball	#4 x 48"
100 BG	95/100 gallon or 36" rootball	#5 x 48"
150 BG	150 gallon or 42" rootball	#5 x 60"
200 BG	200 gallon or 48" rootball	#5 x 72"
300 BG	300 gallon or 58" rootball	#5 x 72"

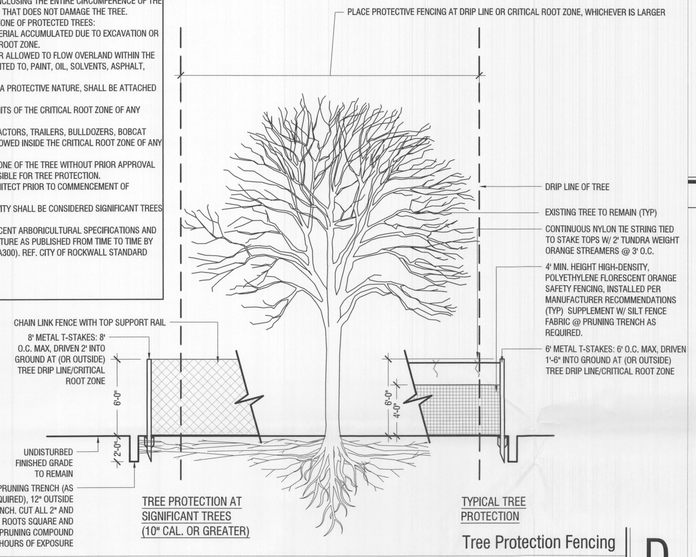


Multi-trunk / Ornamental Tree

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

B

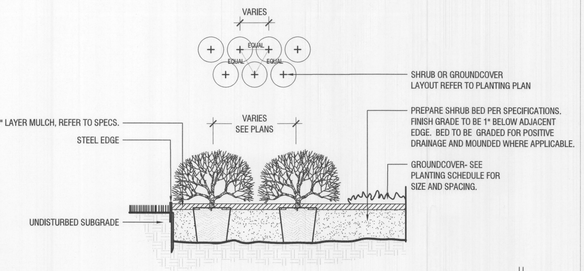
NOTES:
1. THE CRITICAL ROOT ZONE IS DEFINED AS THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A HORIZONTAL CIRCLE DRAWN AT GRADE WITH THE CENTER BEING THE CENTER OF THE TRUNK OF THE TREE AND A RADIUS EQUAL TO THE DISTANCE FROM THE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.
2. THE DRIP LINE IS DEFINED AS WHICHEVER OF THE FOLLOWING IS THE LARGEST:
   2.a. THE IRREGULAR SHAPE FORMED AROUND A TREE BY A SERIES OF VERTICAL LINES THAT RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF THE TREE AND EXTEND TO THE GROUND -OR-
   2.b. A CIRCULAR AREA WITH A RADIUS OF ONE-HALF (1/2) THE HEIGHT OF THE TREE EXTENDING OUTWARD FROM THE CENTER POINT OF THE TREE.
3. PERFORM ROOT PRUNING ON ALL EXISTING TREES WHERE CONSTRUCTION ACTIVITY WILL FALL WITHIN THE DRIP LINE/CRITICAL ROOT ZONE OF TREES.
4. ONE (1) MONTH PRIOR TO EXCAVATION AND CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A TRENCH 18"-24" DEEP BY 6" WIDE ALONG THE OUTSIDE PERIMETER OF THE TREE DRIP LINE/CRITICAL ROOT ZONE, MINIMUM. PLACE TRENCH ON THE OUTSIDE OF TREE PROTECTION FENCE.
5. BARK PROTECTION: IN SITUATIONS WHERE A PRESERVED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE TREE BARK BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2" x 4" (2x4) LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.
6. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES:
   6.a. NO MATERIAL INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIAL ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
   6.b. NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS
   6.c. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PRESERVED TREE
   6.d. NO VEHICULAR AND/OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
   6.e. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS AND HOISTS SHALL BE ALLOWED INSIDE THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
   6.f. NO GRADE CHANGE WILL BE ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER AND CITY OFFICIAL RESPONSIBLE FOR TREE PROTECTION.
7. SIGNIFICANT TREES TO BE MARKED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
8. ALL TREES WITHIN (10) FEET OF ANY CONSTRUCTION OR VEHICULAR ACTIVITY SHALL BE CONSIDERED SIGNIFICANT TREES AND PROTECTED AS SUCH.
9. ALL PRUNING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MOST RECENT ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AS PUBLISHED FROM TIME TO TIME BY THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS (ANSI A300). REF. CITY OF ROCKWALL STANDARD TREE PROTECTION DETAILS.



Tree Protection Fencing

Scale: 3/16" = 1'-0"

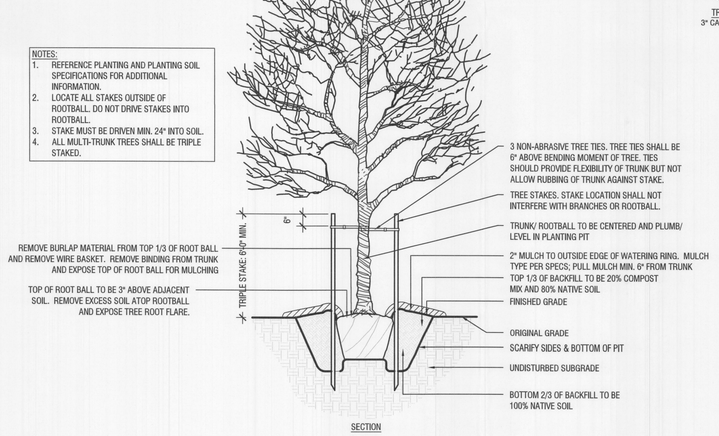
D



Shrubs & Groundcover

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

C



Canopy Tree - 5" or Smaller (Above Grade Tree Stakes)

Scale: 1/2"=1'-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 12 day of May, 2022.

WITNESS OUR HANDS, this 12 day of May, 2022

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
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2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn
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260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

RELEASED FOR REVIEW
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.I.A. Courtney L. Smith
L.A. No. 3323 Date 04.08.2022

KHA PROJECT 068213117
DATE 04/08/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

LANDSCAPE DETAILS

CASE NO. SP2022-014

SHEET NUMBER
L1.05

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IMAGES
(rockwall logo - Tree Stake Solutions Chart
XREFS (Above Grade - Detail_TSS over 5' or smaller - Detail_shrub- groundcover - Detail_Tree Protection - dLandscapeDALLAS - xTrees - Detail_TSS over - multitrunk on - xMM - xSlim
LAST SAVED 4/8/2022 8:18 AM
LAST PLOTTED BY Courtney Smith
DWG PATH K:\MKN_LAS_P\PROJECTS\068213117 - KRISS ROCKWALL\CAD\SHEETS\CIVIL
DWG NAME L1.01 CORE LANDSCAPE PLAN.dwg (L1.05 LANDSCAPE DETAILS)

Rockwall EDC (Lot 2) - City of Rockwall

Tag Number	DBH	Common Name	*Scientific Name*	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
5251	9.0	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5252	7.3	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5253	12.3	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5254	17.4	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	.5:1	N/A
5255	9.8	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5256	10.6	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5257	4.0	black willow	*Salix nigra*	Hazard	Single	Remove	Unprotected	N/A	0.00
5258	8.6	black willow	*Salix nigra*	Hazard	Single	Remove	Unprotected	N/A	0.00
5259	15.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5260	25.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5261	15.0	honey locust	*Gleditsia triacanthos*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5262	8.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	0.00
5263	6.4	black willow	*Salix nigra*	Declining	Single	Remove	Unprotected	N/A	0.00
5264	5.0	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5265	7.4	honey locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected	N/A	0.00
5266	95.0	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5267	11.5	hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.75
5268	22.0	black willow	*Salix nigra*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5269	18.5	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Remove	Secondary	.5:1	9.25
5270	10.6	black willow	*Salix nigra*	Healthy	Single	Remove	Unprotected	N/A	0.00
5271	6.6	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5272	6.7	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected	N/A	0.00
5273	11.5	hackberry	*Celtis laevigata*	Healthy	Forked	Remove	Secondary	.5:1	5.75
5274	8.5	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5275	8.0	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5276	4.3	hackberry	*Celtis laevigata*	Healthy	Single	Remove	Unprotected	N/A	0.00
5277	8.0	honey locust	*Gleditsia triacanthos*	Healthy	Forked	Remove	Unprotected	N/A	0.00
5278	8.3	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5279	4.8	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5280	7.6	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5281	8.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5282	6.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5283	9.0	black willow	*Salix nigra*	Healthy	Single	Protect	Unprotected	N/A	N/A
5284	6.2	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5285	7.2	American elm	*Ulmus americana*	Healthy	Forked	Protect	Primary	1:1	N/A
5286	7.7	eastern cottonwood	*Populus deltoides*	Healthy	Single	Protect	Unprotected	N/A	N/A
5287	6.1	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5288	13.7	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5289	10.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5290	8.0	honey locust	*Gleditsia triacanthos*	Declining	Single	Protect	Unprotected	N/A	N/A
5291	9.5	honey locust	*Gleditsia triacanthos*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5292	9.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5293	10.0	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5294	7.6	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5295	6.0	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5296	8.4	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5297	8.7	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5298	9.2	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5299	9.9	live oak	*Quercus virginiana*	Healthy	Single	Protect	Primary	1:1	N/A
5300	14.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5401	12.2	Osage-orange	*Maclura pomifera*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5402	7.7	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5403	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	0.00
5404	7.6	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	0.00
5405	14.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5406	12.3	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5407	7.2	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5408	20.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5409	14.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5410	22.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5411	15.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5412	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5413	6.8	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5414	10.0	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5415	10.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5416	10.6	honey locust	*Gleditsia triacanthos*	Healthy	Single	Protect	Unprotected	N/A	N/A
5417	13.0	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5418	14.0	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5419	6.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5420	16.3	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	N/A
5421	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5422	15.0	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5423	7.4	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5424	8.7	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5425	10.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5426	6.7	hackberry	*Celtis laevigata*	Healthy	Single	Protect	Unprotected	N/A	N/A
5427	11.7	Osage-orange	*Maclura pomifera*	Healthy	Multi	Protect	Unprotected	N/A	N/A
5428	7.6	Osage-orange	*Maclura pomifera*	Healthy	Single	Protect	Unprotected	N/A	N/A
5429	7.2	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5430	4.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5431	6.1	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected	N/A	N/A
5432	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Remove	Unprotected	N/A	N/A
5433	7.0	honey locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected	N/A	N/A
5434	13.5	eastern redcedar	*Juniperus virginiana*	Healthy	Multi	Protect	Secondary	N/A	N/A
5435	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A
5436	10.5	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5437	5.5	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5438	9.7	eastern redcedar	*Juniperus virginiana*	Healthy	Forked	Protect	Unprotected	N/A	N/A
5439	9.3	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected	N/A	N/A
5440	11.5	Osage-orange	*Maclura pomifera*	Healthy	Multi	Remove	Unprotected	N/A	N/A
5441	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A
5442	12.0	eastern redcedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary	N/A	N/A

Kimley-Horn red tree tag series: 5251-5300; 5401-5442. Trees measuring 4-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	0	0
Total tree inches being removed - Secondary - 0.5:1	41.5	20.8
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	41.5	20.8
Mitigation Inches	**20.75**	
Proposed Tree Inches Per Planting Plan	**340**	
NET TOTAL	**-319.25**	

Tree Inches Being Relocated	Tree Inches	Mitigation Inches
Total small tree inches being relocated - 1:1	0	0
Total large and medium trees being relocated - < 6" - 1:1	0	0
Total large and medium trees being relocated - 7"-12" - 2:1	0	0
Total large and medium trees being relocated - 12"-24" - 3:1	0	0
Total large and medium trees being relocated - > 24" - 5:1	0	0
Total tree inches being relocated	0	0

Project Bullseye (Lot 7) - City of Rockwall

Tag Number	DBH	Common Name	*Scientific Name*	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required
7000	7	Live Oak	*Quercus virginiana*	Healthy	Single	Protect	Primary		
7001	12	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7002	10	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7003	12	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Protect	Primary		
7004	14	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7005	14	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7006	12	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7008	8	Live Oak	*Quercus virginiana*	Healthy	Single	Remove	Primary	1:1	8
7009	7	Live Oak	*Quercus virginiana*	Healthy	Single	Remove	Primary	1:1	7
7010	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7011	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7012	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7013	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7014	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7015	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7016	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7017	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7018	12	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Secondary	1:0.5	6
7019	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7020	10	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7021	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7022	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7023	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7024	6	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7025	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7026	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7027	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7028	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7029	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7030	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7031	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7032	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7033	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7034	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7035	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7036	8	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7037	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7038	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7039	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7040	10	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	Remove			
7041	10	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7042	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7043	10	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7044	9	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7045	36	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:2	72
7046	7	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7047	8	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7048	11	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7049	6	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7050	8	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7051	8	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7052	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7053	7.0	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7054	7.0	Hackberry	*Celtis occidentalis*	Healthy	Single	Remove	Unprotected		
7055	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7056	13.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7057	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7058	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7059	14.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	7
7060	19.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	9.5
7061	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7062	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7063	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7064	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7065	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7066	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7067	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7068	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7069	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7070	10.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7071	9.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7072	12.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Protect	Secondary		
7073	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Protect	Secondary		
7074	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Secondary		
7075	7.0	Unknown	*Unknown*	Healthy	Single	Protect	Unprotected		
7076	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7077	10.0	Cedar	*Juniperus virginiana*	Healthy	Single	Protect	Unprotected		
7078	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	
7079	11.0	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7078	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6
7079	11.0	Honey Locust	*Gleditsia triacanthos*	Healthy	Single	Remove	Unprotected		
7080	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7081	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7082	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7083	11.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7084	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7
7085	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7086	13.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7087	15.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7.5
7088	14.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7
7090	10.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7091	6.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7092	15.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	7.5
7093	11.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7094	13.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	6.5
7095	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7096	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7500	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7501	7.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7502	19.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Secondary	1:0.5	9.5
7503	7.0	Bois D'Arc	*Maclura pomifera*	Healthy	Single	Remove	Unprotected		
7504	18.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	9
7505	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7506	8.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7507	11.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Unprotected		
7508	12.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	6
7509	14.0	Cedar	*Juniperus virginiana*	Healthy	Single	Remove	Secondary	1:0.5	7

Kimley-Horn red tree tag series: 7000-7096; 7500-7509. Trees measuring 4-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	15	15
Total tree inches being removed - Secondary - 0.5:1	317.0	0.0
Total tree inches being removed - Feature - 2:1	36	72.0
Total tree inches being removed	424.4	87
Mitigation Inches	**87**	
Proposed Tree Inches Per Planting Plan	**364**	
NET TOTAL	**-277**	

Tree Inches Being Relocated	Tree Inches	Mitigation Inches
Total small tree inches being relocated - 1:1	0	0
Total large and medium trees being relocated - < 6" - 1:1	0	0
Total large and medium trees being relocated - 7"-12" - 2:1	0	0
Total large and medium trees being relocated - 12"-24" - 3:1	0	0
Total large and medium trees being relocated - > 24" - 5:1	0	0
Total tree inches being relocated	0	0

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 12 day of May, 2022

WITNESS OUR HANDS, this 12 day of May, 2022

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

DEVELOPER:
Project Bullseye
2001 Ross Road, Suite 400
Dallas, TX 75201
Phone: 214-560-2441
Contact: Christophe Guignard

OWNER:
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032
Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

CASE NO. SP2022-014

SHEET NUMBER
L1.06

TREE SURVEY

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

KHA PROJECT 062213177
DATE 04/08/2022
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY NJF
CHECKED BY AJB

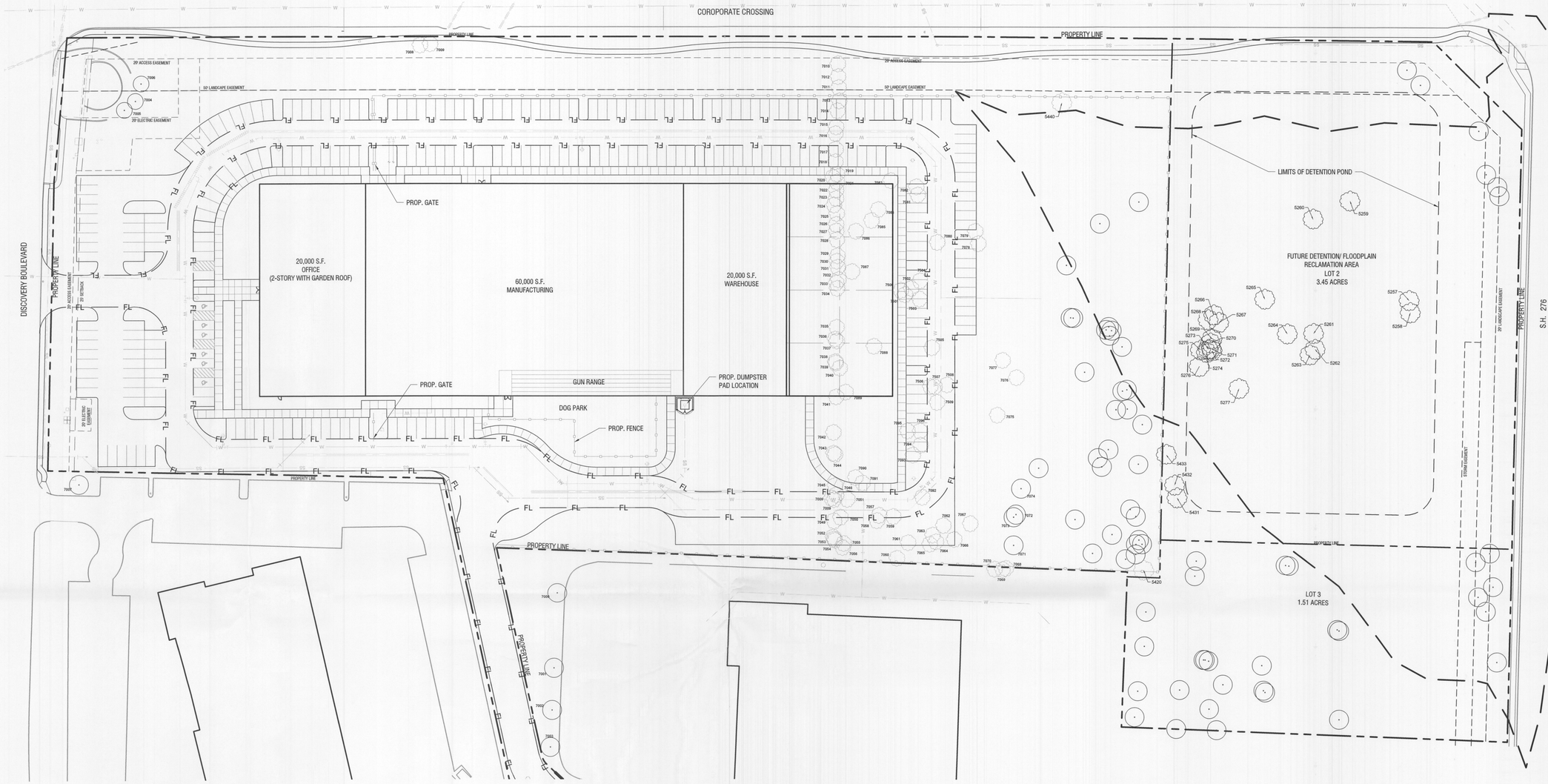
No.	REVISIONS	DATE	BY

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 04.08.2022

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
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IMAGES rockwall logo - ultra-xAOI - xEnv - above grade - detail_ornamental - Above Grade - Detail_TSS core 5 or smaller - Detail_whole ground cover - Detail_Tree Protection - xTrees - xUtil - xStm
XREFS
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LAST PLOTTED 4/8/2022 8:16 AM
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DWG NAME L1.05 TREE SURVEY PLAN.DWG - [L1.05 TREE SURVEY]



Treescape Plan

Scale: 1" = 50'-0"

A

SITE DATA TABLE	
EXISTING ZONING	PD-73 and LI
PROPOSED ZONING	LI Z2021-014
LOT AREA (SQ. FT)	716,109 S.F.
LOT AREA (ACRES)	16.44 AC
MANUFACTURING	60,000 SF
WAREHOUSE	20,000 SF
OFFICE	38,100 SF
TOTAL BUILDING SQ. FT.	120,000 SF
1 STY BUILDING HEIGHT	40'
LOT COVERAGE	16.76%
FLOOR AREA RATIO	0.1676
REQUIRED PARKING	
MANUFACTURING REQUIRED PARKING	120 (1 SPACE: 500 SF)
WAREHOUSE REQUIRED PARKING	20 (1 SPACE: 1000 SF)
OFFICE REQUIRED PARKING	127 (1 SPACE: 300 SF)
TOTAL PARKING REQUIRED	267
PARKING PROVIDED	267
HANDICAP PARKING REQUIRED	7
HANDICAP PARKING PROVIDED	7
IMPERVIOUS COVER	275522 SF
TOTAL AREA	716109 SF
COVERED RATIO	38.47%

SYMBOL LEGEND:		
○ 17	EXISTING TREE TO BE REMOVED	
○ 2	EXISTING TREE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION

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 12 day of June, 2022.

WITNESS OUR HANDS, this 12 day of June, 2022

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
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Project Bullseye
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Phone: 903-494-7943
Contact: Matt Wavering

SITE PLAN
PROJECT BULLSEYE
NWC SH 276 & FM 549
±16.44 ACRES

City of Rockwall
Rockwall County, Texas
Submitted: 04/06/2022

No.	REVISIONS	DATE	BY

Kimley»Horn

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PRELIMINARY
FOR REVIEW ONLY.
Not for construction or permit purposes
Kimley»Horn
P.L.A. Courtney L. Smith
L.A. No. 3323 Date 04.06.2022

KHA PROJECT	062213117
DATE	04/06/2022
SCALE	AS SHOWN
DESIGNED BY	CLS
DRAWN BY	NJF
CHECKED BY	AJB

PROJECT BULLSEYE
NWC SH 276 & FM 549
ROCKWALL, TEXAS

City of Rockwall

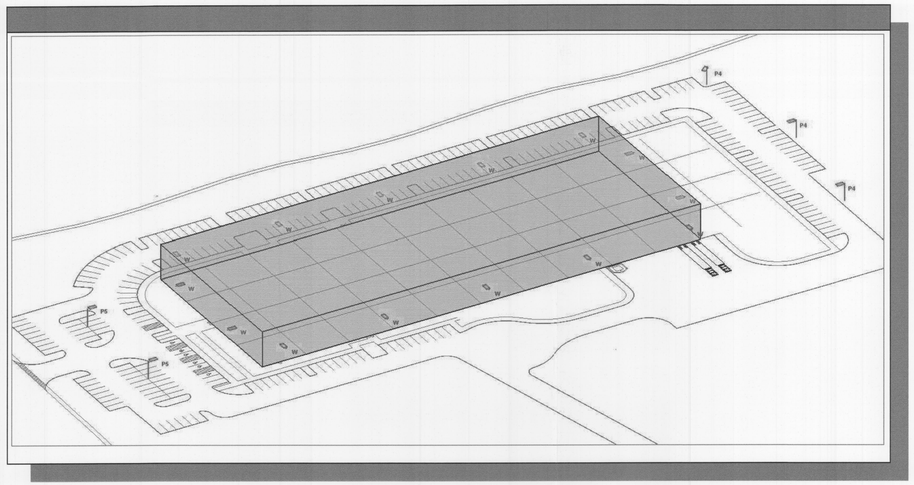
TREESCAPE PLAN

CASE NO. SP2022-014

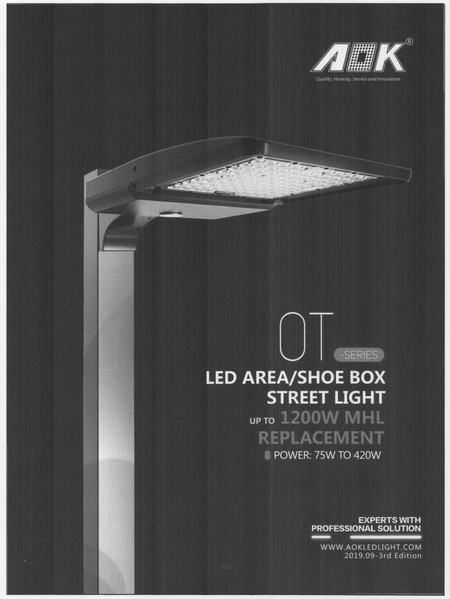
SHEET NUMBER
L1.07

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IMAGES rockwall logo
XREFS ...\Base_Sheet.dwg ...\Base_Sheet-ultra-24x36 ...\Dim - above grade - detail_ornamental ...\Above Grade - Detail_TS6 cont- 5 or smaller ...\Detail_whole grandcloner ...\Detail_Tree Protection ...\Trees - xlsx - x3bm
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PLOTTED 4/7/2022 8:16 AM
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DWG NAME L1.07 TREESCAPE PLAN.DWG [L1.07 TREESCAPE PLAN]



02 Isometric View
SCALE: NTS



03 Fixture Cut Sheet
SCALE: NTS

Exterior Photometric Notes

1. ACTUAL PHOTOMETRICS WILL VERY DEPENDING ON COLOR OF WALLS, SURFACE TEXTURE AND LANDSCAPING

2. ACTUAL FIXTURE LAYOUT AND PHOTOMETRICS MAY VERY BASED ON FINAL LOCATION OF FIXTURES. FIXTURES WILL NEED TO BE FIELD ADJUSTED BASED ON ACTUAL BUILDING AND SITE CONDITIONS.

3. PHOTOMETRIC READINGS BASED ON FIXTURE MOUNTING HEIGHTS AS FOLLOWS:
BULIDING MOUNTED FIXTURE - 20' A.F.F.
POLE MOUNTED FIXTURE - 20' A.F.F.

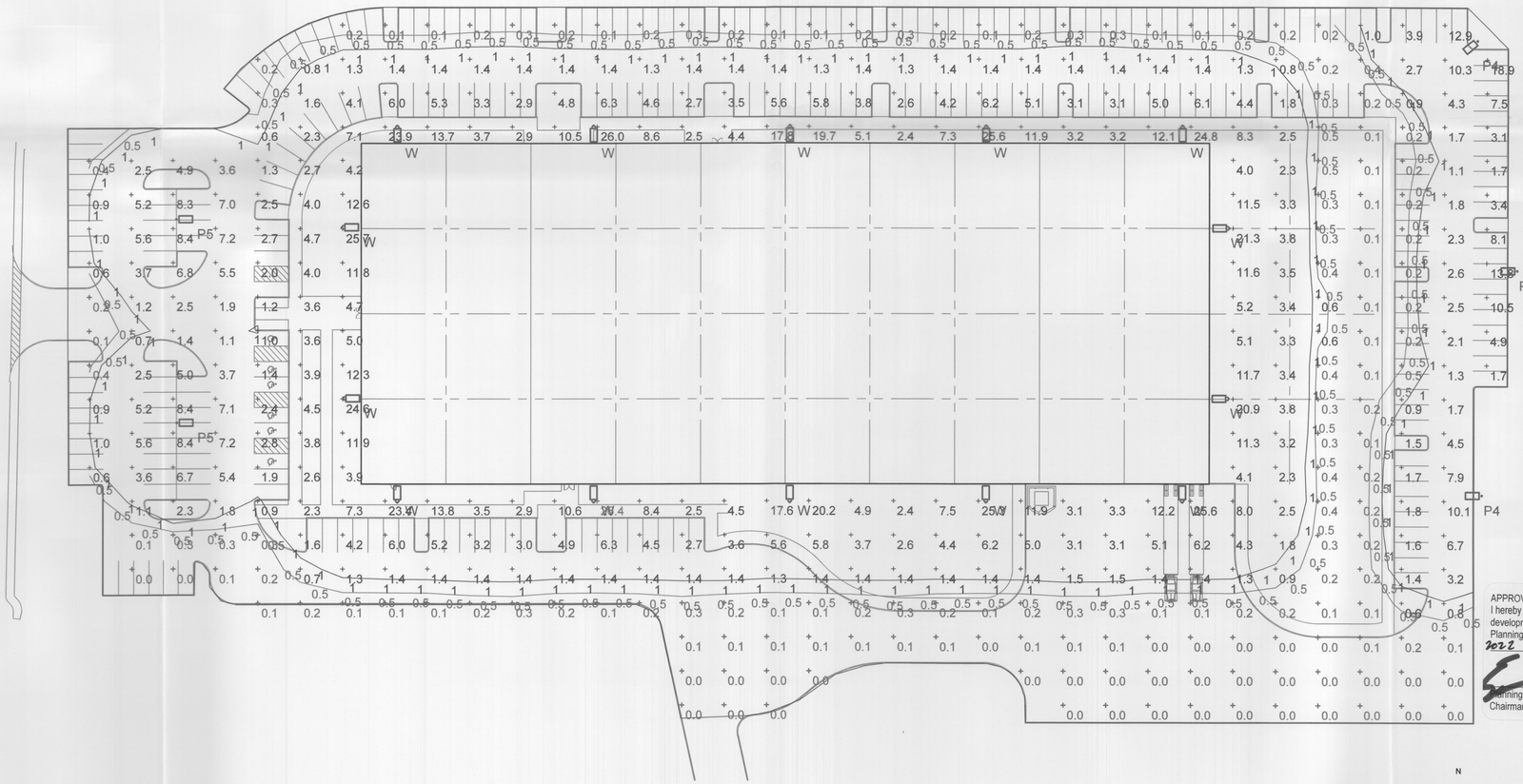
4. IES RECOMMENDS THE FOLLOWING MINIMUM FOOT CANDLES ON PAVEMENT FOR GENERAL PARKING AND PEDESTRIAN AREAS.
HIGH LEVEL OF ACTIVITY - .9 F.C. MIN.
MEDIUM LEVEL OF ACTIVITY - .6 F.C. MIN.
LOW LEVEL OF ACTIVITY - .2 F.C. MIN.

Schedule

Symbol	Label	Quantity	Manufacturer	Description	Lumens Per Lamp	Wattage
▯	W	14	AOK	AOK-300WoT-5050-T402	44965	300
▯	P4	3	AOK	AOK-300WoT-5050-T402	44965	300
▯	P5	2	AOK	AOK-300WoT-5050-T502	44458	300

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	3.5 fc	26.4 fc	0.0 fc	N/A	N/A



01 Site Photometric
SCALE: 1" = 40'

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 17 day of May, 2022.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX. #17868. 03.18.22
Not for Permit or Construction

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P 214.824.7040
F 214.887.0889

GSR Andrade Architects
Architect
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer
Plumbing Engineer
Landscape Architect

A NEW PROJECT BY KRISS USA:

'PROJECT BULLSEYE'

CORPORATE CROSSING
ROCKWALL, TEXAS 75032

PROJECT NO.: 3040
DATE: 03.18.22
REVISIONS: -

no.	description
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EP.00
SITE PHOTOMETRIC

If this plot bar is not exactly 1 inch long the physical size of the drawing has changed. 0" — 1"

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REGISTRATION NUMBER: F-5618 214-450-3643, E-MAIL: BVP1947@AOL.COM

May 11, 2022

TO: Christophe Guignard
KRISS USA, Inc.
565 W. Lambert Road, Suite F
Brea, CA 92821

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2022-014; *Site Plan for Project Bullseye*

Christophe Guignard**:**

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 April 12, 2022. 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) Before a Certificate of Occupancy (CO) is issued for the proposed building, the property owner must provide documentation indicating that any proposed Roof Top Units (RTU's) meet the screening requirements and will not be visible from any adjacent property or public roadway.

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

Planning and Zoning Commission
On April 12, 2022, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 6-0, with Commissioner Conway absent.

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

Sincerely,

Henry Lee, *Planner*
City of Rockwall Planning and Zoning Department