PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-027 **P&Z DATE** 11/09/21 **CC DATE**_____ **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

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

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

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

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

NOTES:_____

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ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2021-027

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NONE - PARCEL ID: 1211				
SUBDIVISION	R.B. IRVINE SURVEY, ABSTRACT NO. 120		LOT		BLOCK
GENERAL LOCATION	NEC OF CAPITAL BLVD AND DATA DRIVE, EAST OF CARRINGTON DRIVE AND SOUTH OF IH-30				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LIGHT INDUSTRIAL		CURRENT USE	VACANT	
PROPOSED ZONING	LIGHT INDUSTRIAL		PROPOSED USE	INDUSTRIAL	
ACREAGE	22.234	LOTS [CURRENT]	2	LOTS [PROPOSED]	2

☒ ***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	BAKER SCHWIMMER VENTURES LP	☒ APPLICANT	BGE ENGINEERING
CONTACT PERSON	RANDALL SCHWIMMER	CONTACT PERSON	NICK HOBBS
ADDRESS	2633 MCKINNEY AVE, STE 130-510	ADDRESS	2595 DALLAS PARKWAY, SUITE 101
CITY, STATE & ZIP	DALLAS, TEXAS 75204	CITY, STATE & ZIP	FRISCO, TEXAS 75034
PHONE	214-923-3554	PHONE	972-464-4800
E-MAIL	THESCHWIMMER@GMAIL.COM	E-MAIL	NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Randall Schwimmer, Member Baker Schwimmer Venture LLC General Partner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF October, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* October, 2021

OWNER'S SIGNATURE Randall Schwimmer

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STEPHEN LOVE
Notary Public
STATE OF TEXAS
ID# 10691851
My Comm. Exp. Nov. 12, 2024

MY COMMISSION EXPIRES

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?	☑	☐	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

October 11, 2021

Mr. Rian C. Miller
AICP Director of Planning and Zoning
City of Rockwall
385 South Goliad St.
Rockwall, Texas 75087

Re: REQUESTED VARIANCES TO THE CITY OF ROCKWALL DEVELOPMENT / TWO (2) BUILDING SPEC WAREHOUSE PROJECT ROCKWALL, TX

Dear Mr. Miller,

As a part of the Site Plan submittal, the Owner, Seefried Properties is requesting variances from the required zoning development design standards for this project. The following are the requested variances.

1. Changed required 20% stone coverage to a reduced stone coverage using FAUX stone as indicated on the elevations.

2. A reduction for the articulation requirements as defined in the Zoning Ordinance. Including the use of tilt-wall as an exterior building material. Note: We have provided the following compensatory design additions.

    a. Exterior patio area with adjacent landscaping.

    b. Exterior seating.

    c. Bicycle racks.

    d. Provide additional canopies over center punched windows.

We believe that the current design meets the intent of the IH 30 overlay district and the Zoning Ordinance. Please see the corresponding elevations and color renderings for the materials and design of the project. Thank you for your considerations.

Sincerely,

Mark W. Pross
C.E.O.

October 13, 2021

Mr. Ryan Miller
AICP Director of Planning & Zoning
City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

RE: 22.234-Acre Industrial Spec Site Tree Mitigation Hardship Request

Dear Mr. Miller,

As part of the Site Plan submittal, we are requesting an alternative tree mitigation settlement agreement. This is due to the hardship created by the excessive caliper inches of protected trees that we are required to mitigate per the City's Unified Development Code (UDC). See table below for summary:

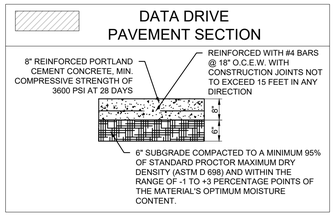
Protected Caliper Inches Removed Onsite	3,234
Required Caliper Inches Included on LS Plans (281 Trees x 4")	1,124
Remaining Caliper Inches to Mitigate	**2,110**

We request to negotiate a settlement that is less than the $200 per caliper inch that is noted in the UDC. We feel that the fee of $200 per caliper inch is an amount that creates an excessive financial burden on the development of this property. Thank you for your consideration.

Sincerely,

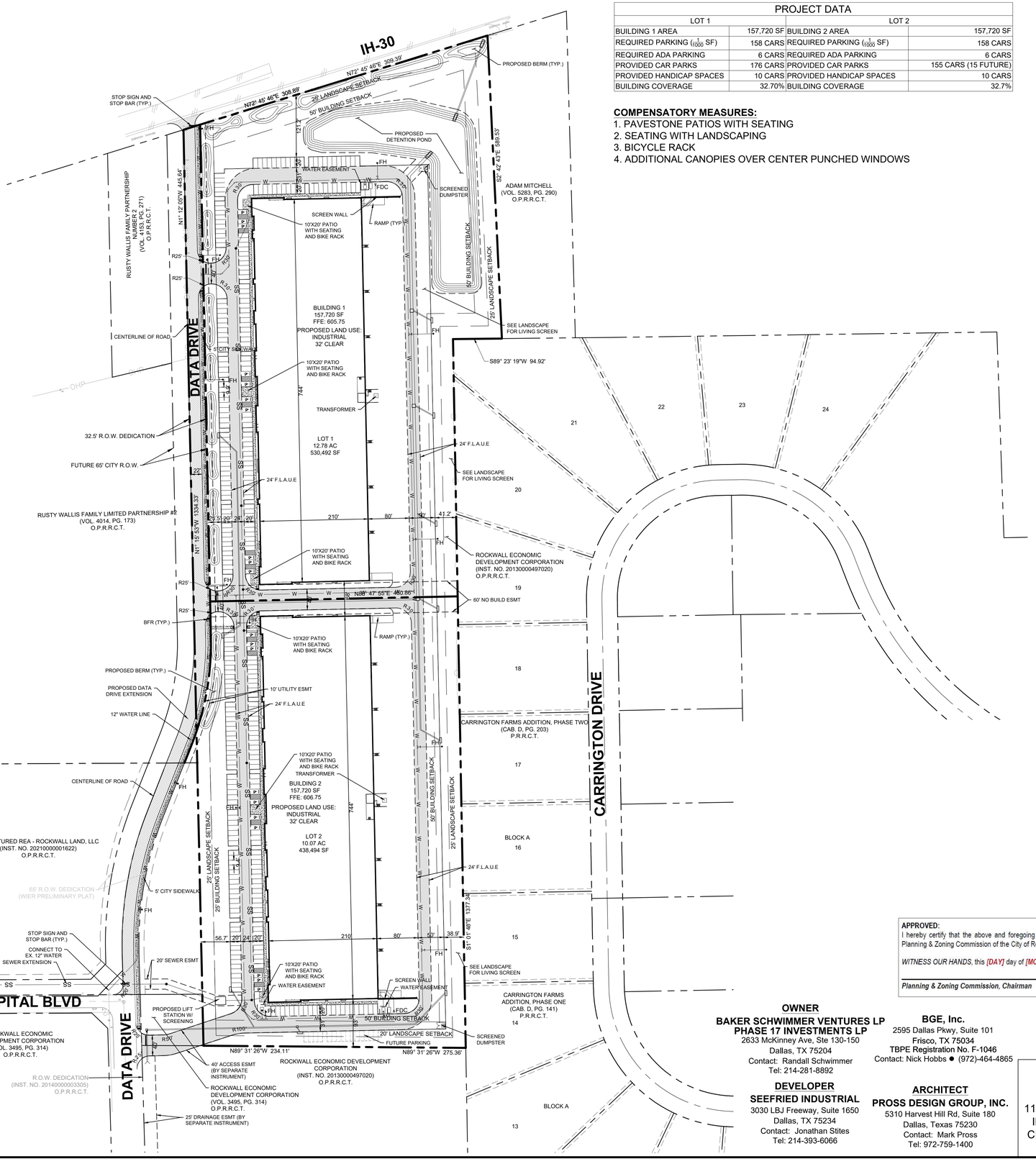
Nick Hobbs, PE
Project Manager

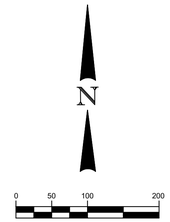
DATA DRIVE PAVEMENT SECTION

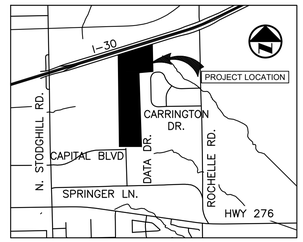


PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS	REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.7%

COMPENSATORY MEASURES:
1. PAVESTONE PATIOS WITH SEATING
2. SEATING WITH LANDSCAPING
3. BICYCLE RACK
4. ADDITIONAL CANOPIES OVER CENTER PUNCHED WINDOWS







VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- BARRIER FREE RAMP
- POWER POLE
- PROPOSED MANHOLE
- PROPOSED IRRIGATION METER
- PROPOSED DOMESTIC METER
- PROPOSED GATE VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- BIKE RACKS

KEY

TYP	TYPICAL	PP	POWER POLE
BFR	BARRIER FREE RAMP	ESMT	EASEMENT
FH	FIRE HYDRANT	◯	NUMBER OF PARKING SPACES
SSMH	SEWER MANHOLE	STMH	STORM MANHOLE
LP	LIGHT POLE	WYE	WYE INLET
CI	CURB INLET	FDC	FIRE DEPARTMENT CONNECTION

NOTES:
1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A STANDARDS.
3. ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
4. ALL FIRE LANE RADII ARE 25-FEET MINIMUM.
5. ALL FIRE LANES ARE 24-FEET WIDE MINIMUM.
6. HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
7. REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
8. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS.
9. CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
10. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.

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]*, *[YEAR]*.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER
BAKER SCHWIMMER VENTURES LP
PHASE 17 INVESTMENTS LP
2633 McKinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SITE PLAN
(CITY CASE NO. XXX)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 15, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046
Copyright 2021

OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL

SITE PLAN

SEEFRIED ROCKWALL
R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
NICHOLAS D. HOBBS, P.E.
TEXAS REGISTRATION NO. 112949

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY:	NDH
DESIGNED BY:	ABO
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

SHEET NO.

SP-1

BGE, INC.
\\bgeinc\projects\Projects\TONY\Projects\Seefried_Industrial_Phase\9028-00-Seefried_Rockwall\LD\01_CAD\01_Site\ROCKWALL_SITE PLAN.dwg Oct 14, 2021 - 12:59pm ascott

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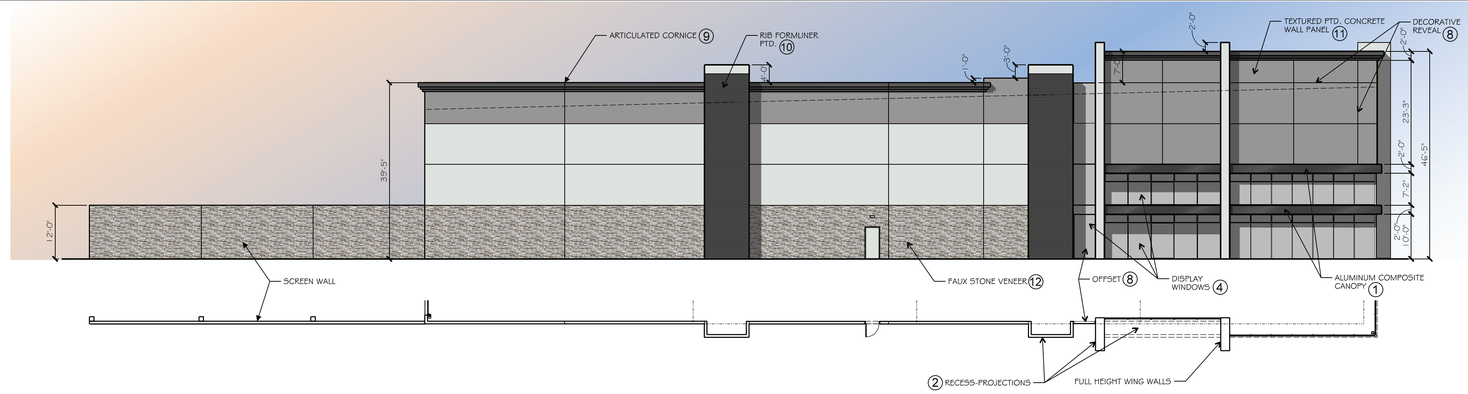
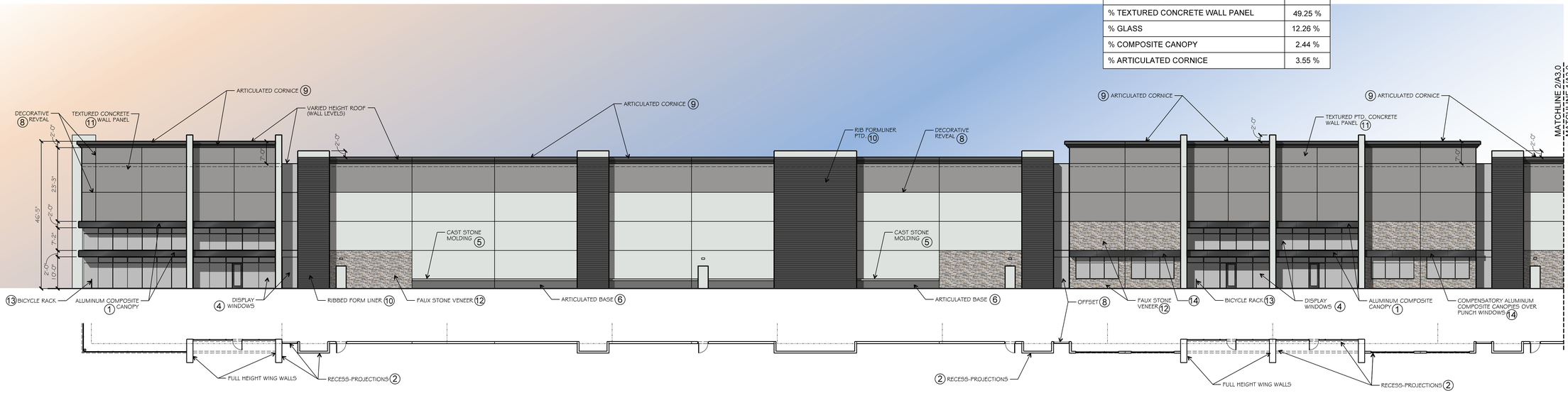


MATERIALS %	
% FAUX STONE VENEER	24.09 %
% RIB FORMLINER	8.41 %
% TEXTURED CONCRETE WALL PANEL	49.25 %
% GLASS	12.26 %
% COMPOSITE CANOPY	2.44 %
% ARTICULATED CORNICE	3.55 %

3 BUILDING 1 NORTH ELEVATION

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



PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

MATERIALS %	
% FAUX STONE VENEER	6.50 %
% RIB FORMLINER	16.58 %
% TEXTURED CONCRETE WALL PANEL	58.15 %
% GLASS	12.52 %
% COMPOSITE CANOPY	2.54 %
% ARTICULATED CORNICE	3.71 %

2 BUILDING 1 PARTIAL WEST ELEVATION

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

ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)	
(1)	CANOPIES, AWNINGS OR PORTICOS
(2)	RECESSES - PROJECTIONS
(3)	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
(4)	DISPLAY WINDOWS
(5)	ARCHITECTURAL DETAIL - MOLDING
(6)	ARTICULATED BASE
(7)	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATOR MEASURE 2
(8)	OFFSETS AND REVEALS
(9)	ARTICULATED CORNICE
(10)	RIBBED FORMLINER PTD.
(11)	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
(12)	FAUX STONE VENEER
(13)	BICYCLE RACK *COMPENSATORY MEASURE 3
(14)	*COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS

1 BUILDING 1 PARTIAL WEST ELEVATION

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

drawn:
checked
MARK W. PROSS
date
10/05/2021

SEEFRIED PROPERTIES

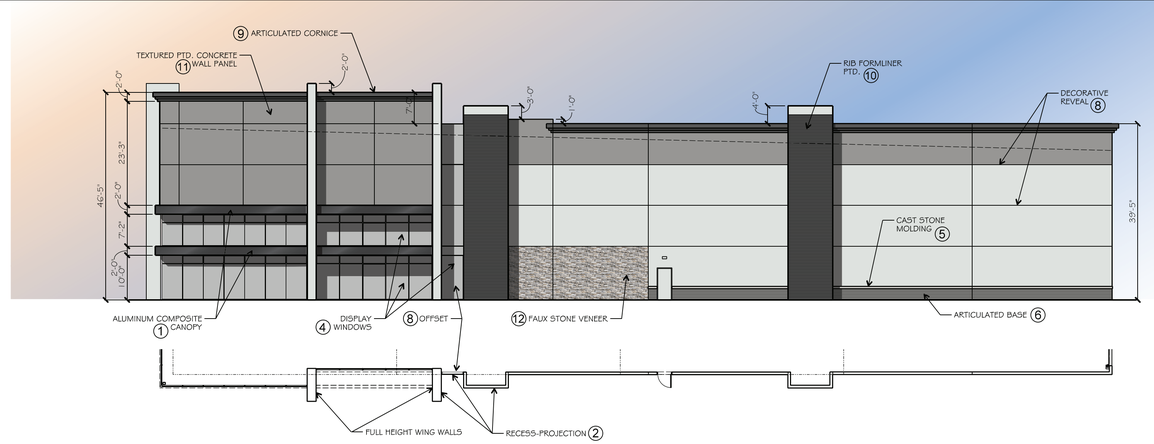
PRELIMINARY ONLY

pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.715.1440

SPEC WAREHOUSES BLDG 1 & 2

ROCKWALL, TEXAS

job no
2152
sheet
A3.0



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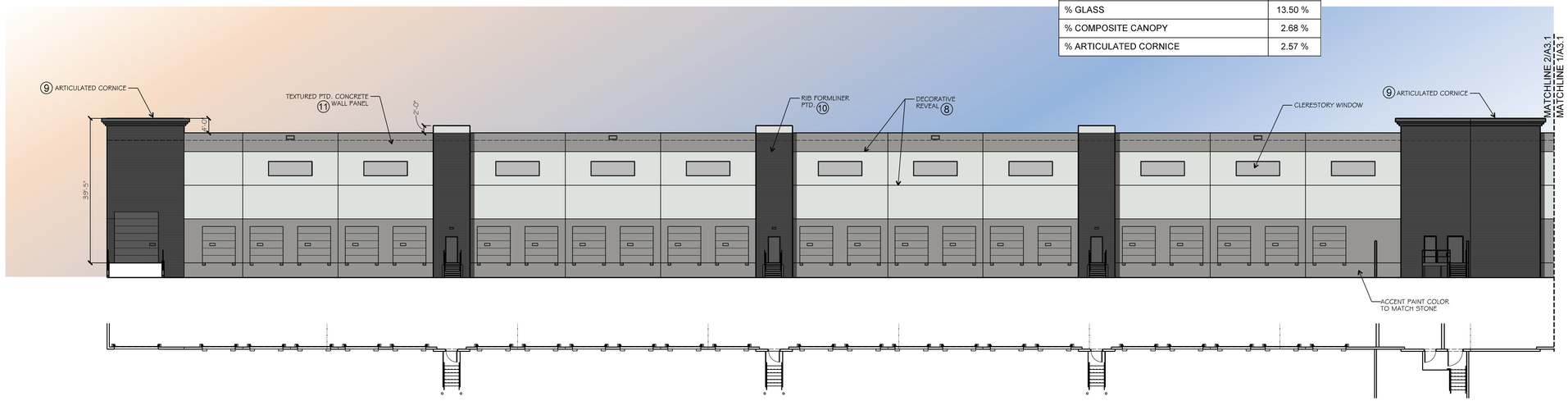
% TEXTURED CONCRETE WALL PANEL	64.80 %
% GLASS	13.50 %
% COMPOSITE CANOPY	2.68 %
% ARTICULATED CORNICE	2.57 %

3 BUILDING 1 SOUTH ELEVATION

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



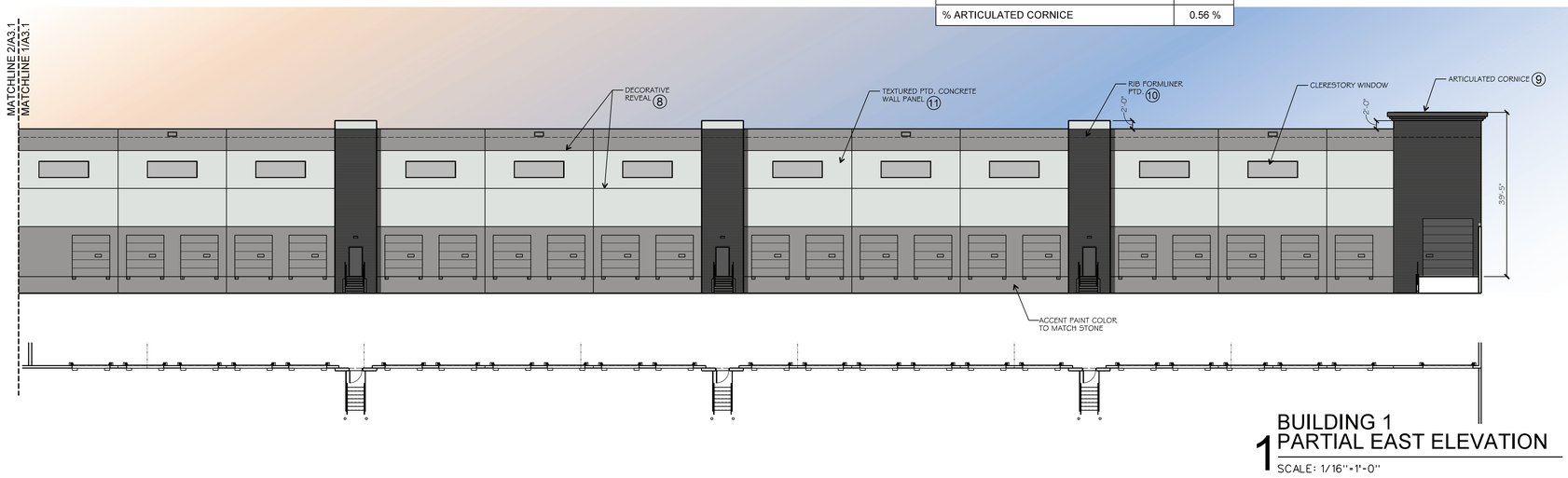
PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

MATERIALS %	
% RIB FORMLINER	15.83 %
% TEXTURED CONCRETE WALL PANEL	64.93 %
% OVERHEAD DOORS / MAN DOORS	15.13 %
% GLASS	3.55 %
% ARTICULATED CORNICE	0.56 %

2 BUILDING 1 PARTIAL EAST ELEVATION

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

ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)	
1	CANOPIES, AWNINGS OR PORTICOS
2	RECESSES - PROJECTIONS
3	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
4	DISPLAY WINDOWS
5	ARCHITECTURAL DETAIL - MOLDING
6	ARTICULATED BASE
7	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATORY MEASURE 2
8	OFFSETS AND REVEALS
9	ARTICULATED CORNICE
10	RIBBED FORMLINER PTD.
11	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
12	FAUX STONE VENEER
13	BICYCLE RACK *COMPENSATORY MEASURE 3



1 BUILDING 1 PARTIAL EAST ELEVATION

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

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ROCKWALL, TEXAS

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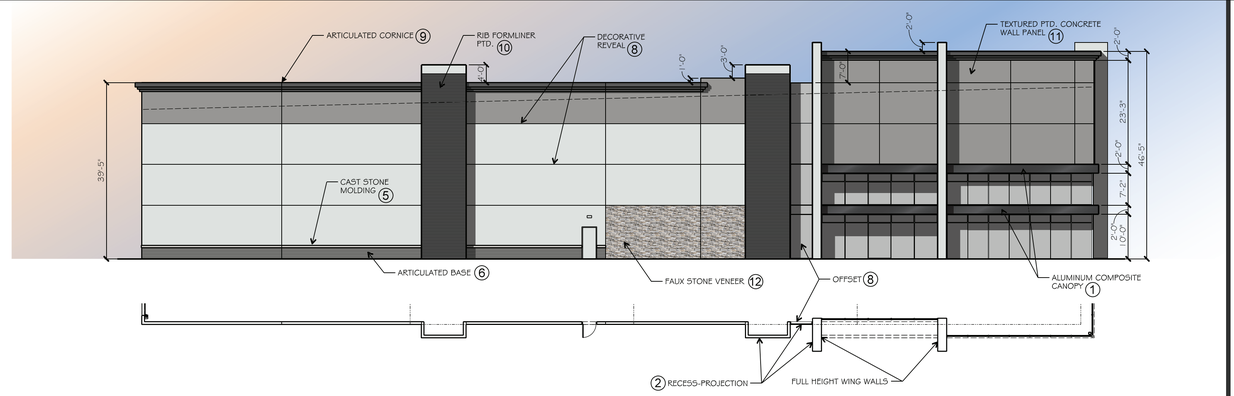

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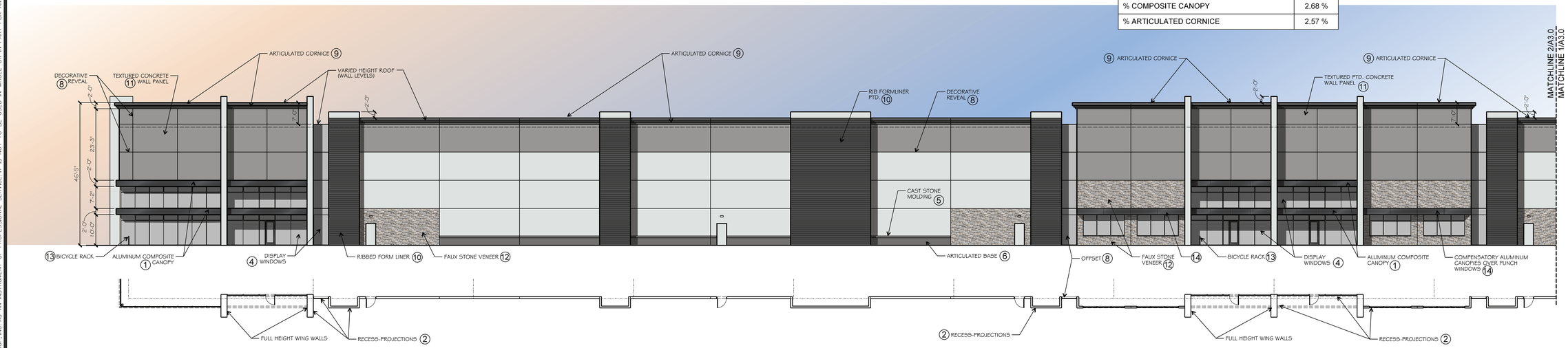
% TEXTURED CONCRETE WALL PANEL	64.80 %
% GLASS	13.50 %
% COMPOSITE CANOPY	2.68 %
% ARTICULATED CORNICE	2.57 %

3 BUILDING 2 NORTH ELEVATION

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



PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

MATERIALS %	
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% COMPOSITE CANOPY	2.54 %
% ARTICULATED CORNICE	3.71 %

2 BUILDING 2 PARTIAL WEST ELEVATION

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

ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)	
(1)	CANOPIES, AWNINGS OR PORTICOS
(2)	RECESSES - PROJECTIONS
(3)	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
(4)	DISPLAY WINDOWS
(5)	ARCHITECTURAL DETAIL - MOLDING
(6)	ARTICULATED BASE
(7)	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATORY MEASURE 2
(8)	OFFSETS AND REVEALS
(9)	ARTICULATED CORNICE
(10)	RIBBED FORMLINER PTD.
(11)	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
(12)	FAUX STONE VENEER
(13)	BICYCLE RACK *COMPENSATORY MEASURE 3
(14)	COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS

1 BUILDING 2 PARTIAL WEST ELEVATION

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

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MARK W. PROSS
date
10/05/2021

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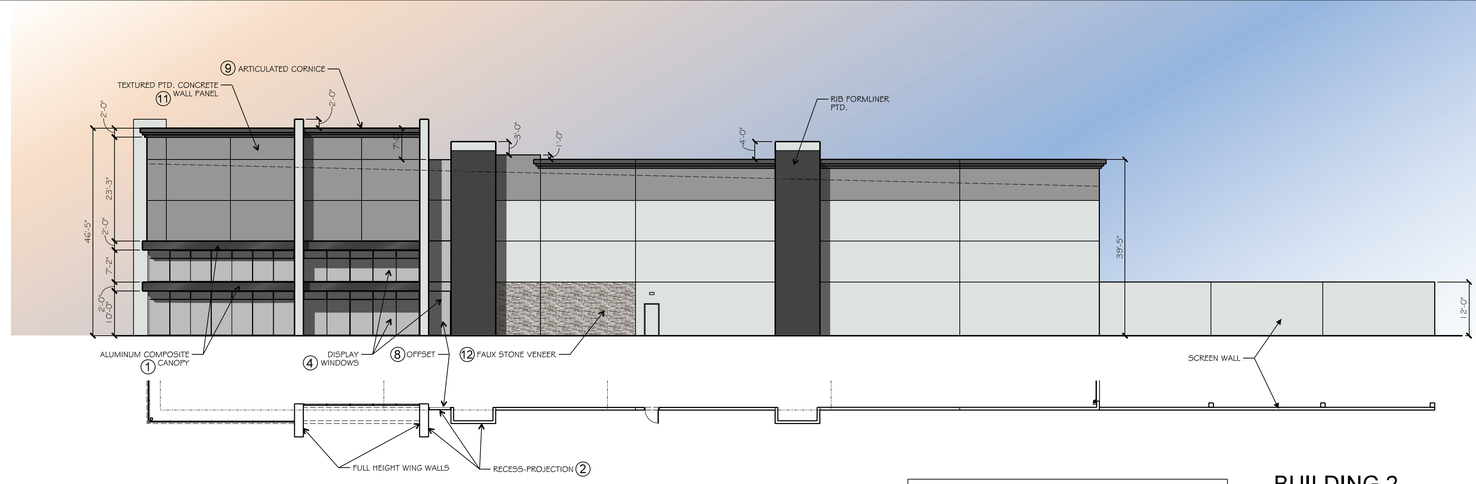
sheet
A3.2



MATERIALS %	
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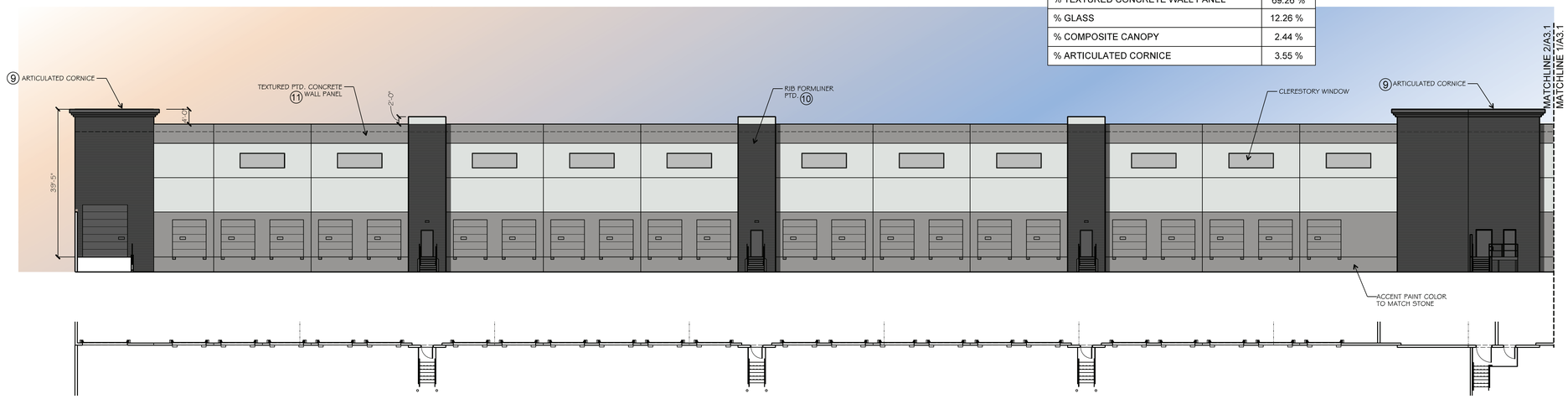
% RIB FORMLINER	8.41 %
% TEXTURED CONCRETE WALL PANEL	69.26 %
% GLASS	12.26 %
% COMPOSITE CANOPY	2.44 %
% ARTICULATED CORNICE	3.55 %

3 BUILDING 2 SOUTH ELEVATION

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



PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

MATERIALS %	
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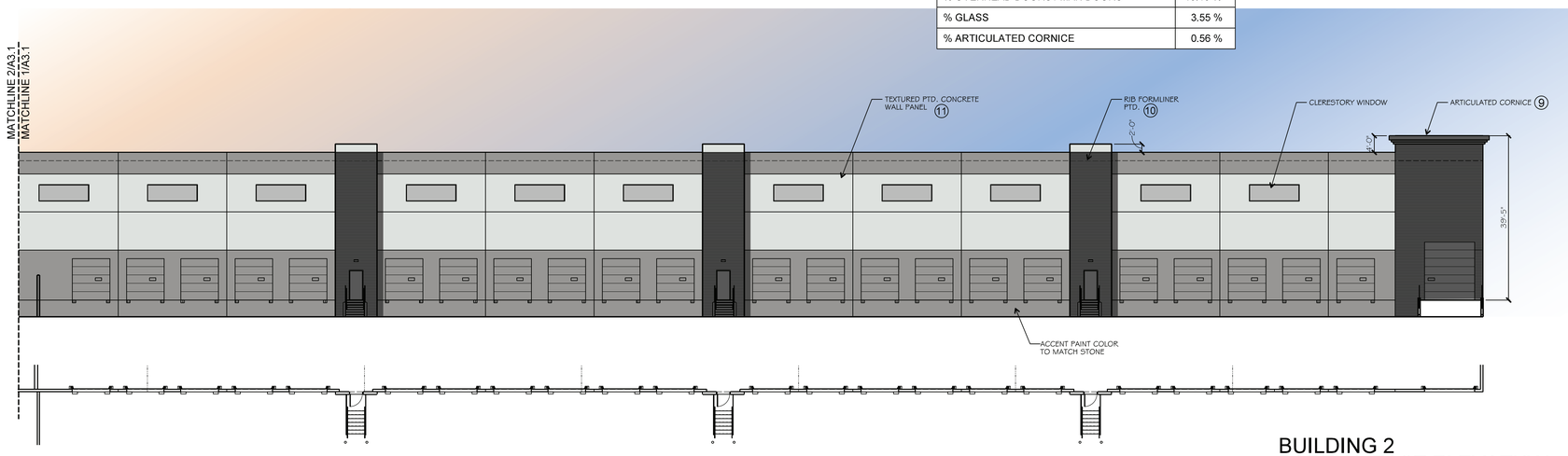
2 BUILDING 2 PARTIAL EAST ELEVATION

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

ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)	
1	CANOPIES, AWNINGS OR PORTICOS
2	RECESSES - PROJECTIONS
3	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
4	DISPLAY WINDOWS
5	ARCHITECTURAL DETAIL - MOLDING
6	ARTICULATED BASE
7	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATORY MEASURE 2
8	OFFSETS AND REVEALS
9	ARTICULATED CORNICE
10	RIBBED FORMLINER PTD.
11	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
12	FAUX STONE VENEER
13	BICYCLE RACK *COMPENSATORY MEASURE 3



1 BUILDING 2 PARTIAL EAST ELEVATION

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

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$TIME$
$DATE$
$FILE$

drawn:
checked
MARK W. PROSS
date
10/05/2021

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pross design group, incorporated
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SPEC WAREHOUSES
BLDG 1 & 2

ROCKWALL, TEXAS

job no
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sheet
A3.3

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$TIME$
$DATE$
$FILE$

02 | PERSPECTIVE **B**

01 | PERSPECTIVE **A**

drawn:
checked
MARK W. PROSS
date
10/05/2021

SEEFRIED PROPERTIES

PRELIMINARY ONLY

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/739-1400

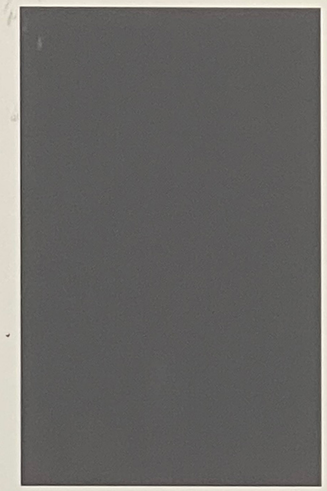
SPEC WAREHOUSES
BLDG 1 & 2

ROCKWALL, TEXAS

job no
2152
sheet
A3.4

BASE PAINT COLOR
SW7656 RHINESTONE

ACCENT COLOR 1
SW7669 SUMMIT GRAY

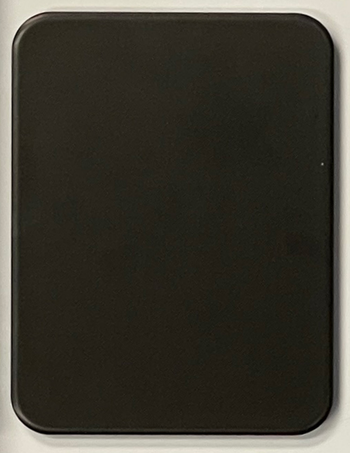


ACCENT COLOR 2
SW7674 PEPPERCORN

RENDERING
BUILDING 1 FRONT FACADE

STOREFRONT
BLACK ANODIZED

GLAZING
SOLAR BAN 60 (2)
SOLAR GRAY



CANOPIES
BLACK ANODIZED

FORM LINER
SPLIT RIBBED
FORM LINER

STONE
DRY STACK

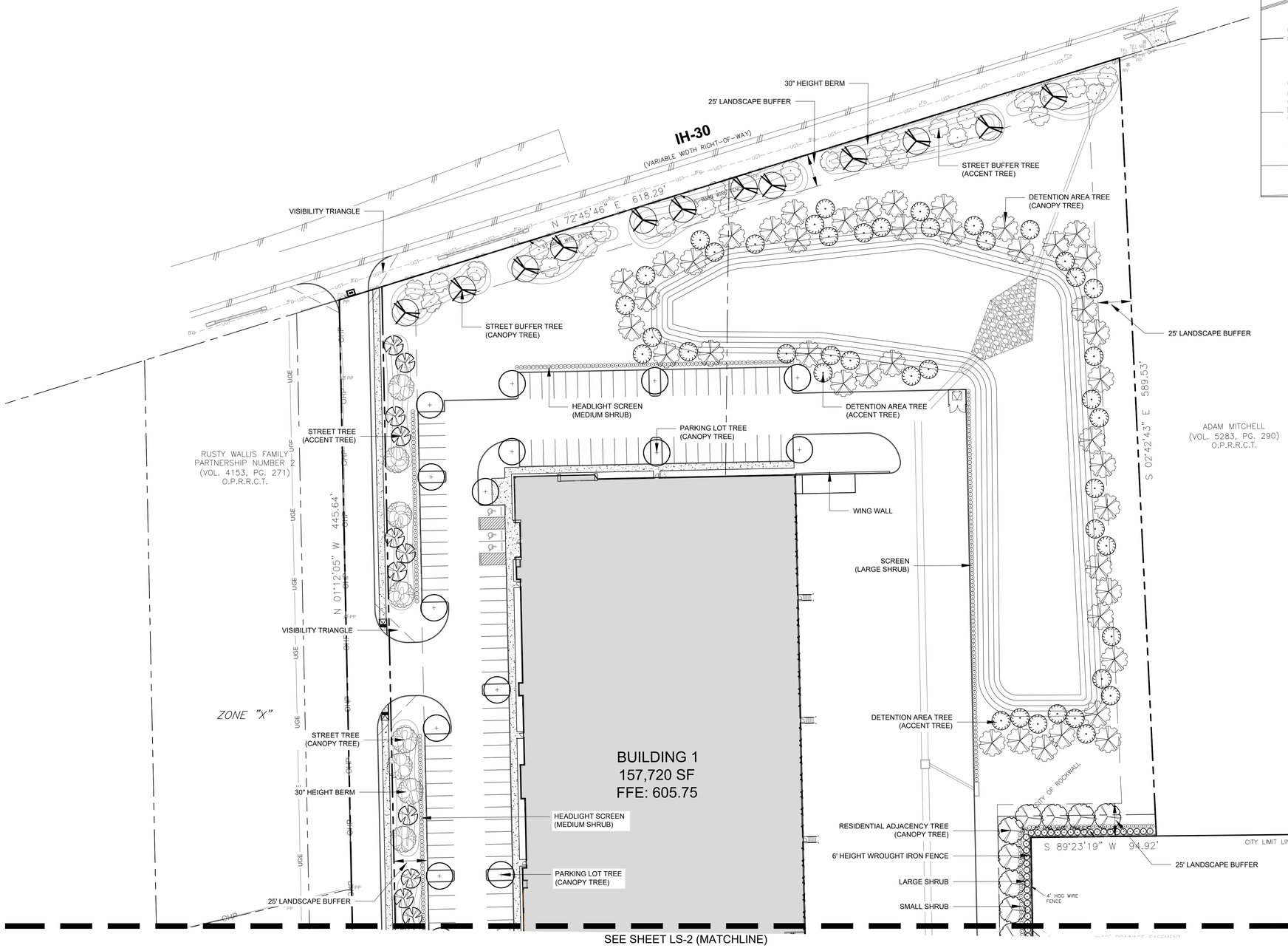
SPEC WAREHOUSES
BLDG 1 & 2

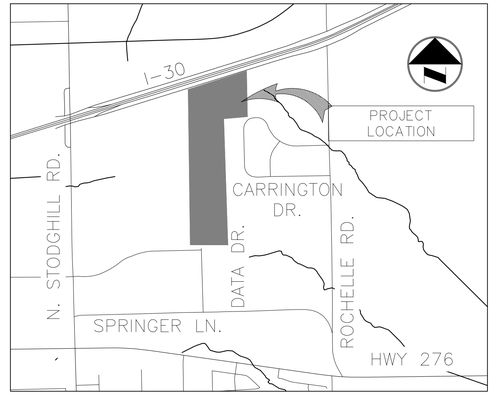
ROCKWALL, TEXAS

pross design group incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SEEFRIED INDUSTRIAL PROPERTIES

date
10/15/2021





VICINITY MAP

(NOT TO SCALE)

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

- STREET TREE, 4" CAL.
- PARKING LOT TREE, 4" CAL.
- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL ADJACENCY TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROJECT NAME

LANDSCAPE PLAN

SEEFRIED ROCKWALL

LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!

Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY:	SRF
DESIGNED BY:	HEM
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

SHEET NO.

LS-1

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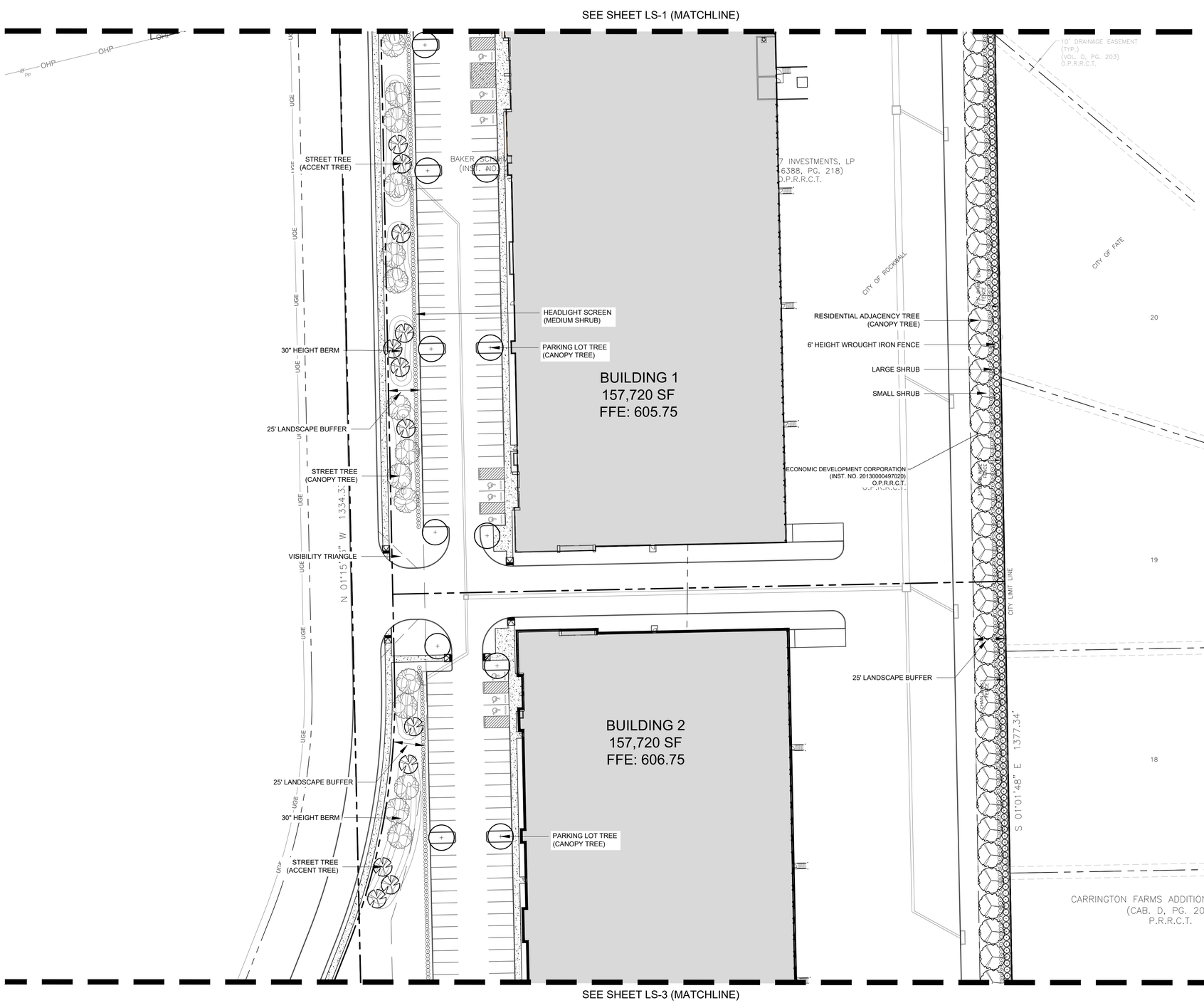
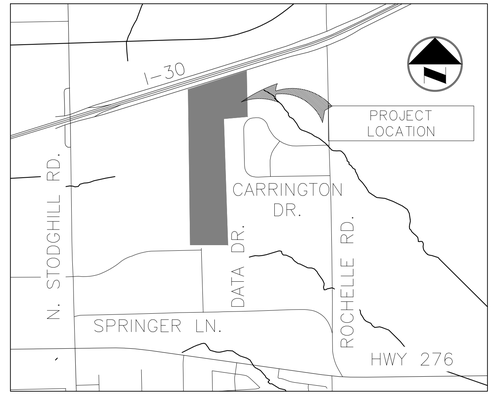
SEE SHEET LS-1 (MATCHLINE)



SEE SHEET LS-3 (MATCHLINE)



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- DETENTION AREA TREE, 4" CAL.

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Frisco, TX 75034
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LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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REVISIONS

REV NO.	DATE	DESCRIPTION

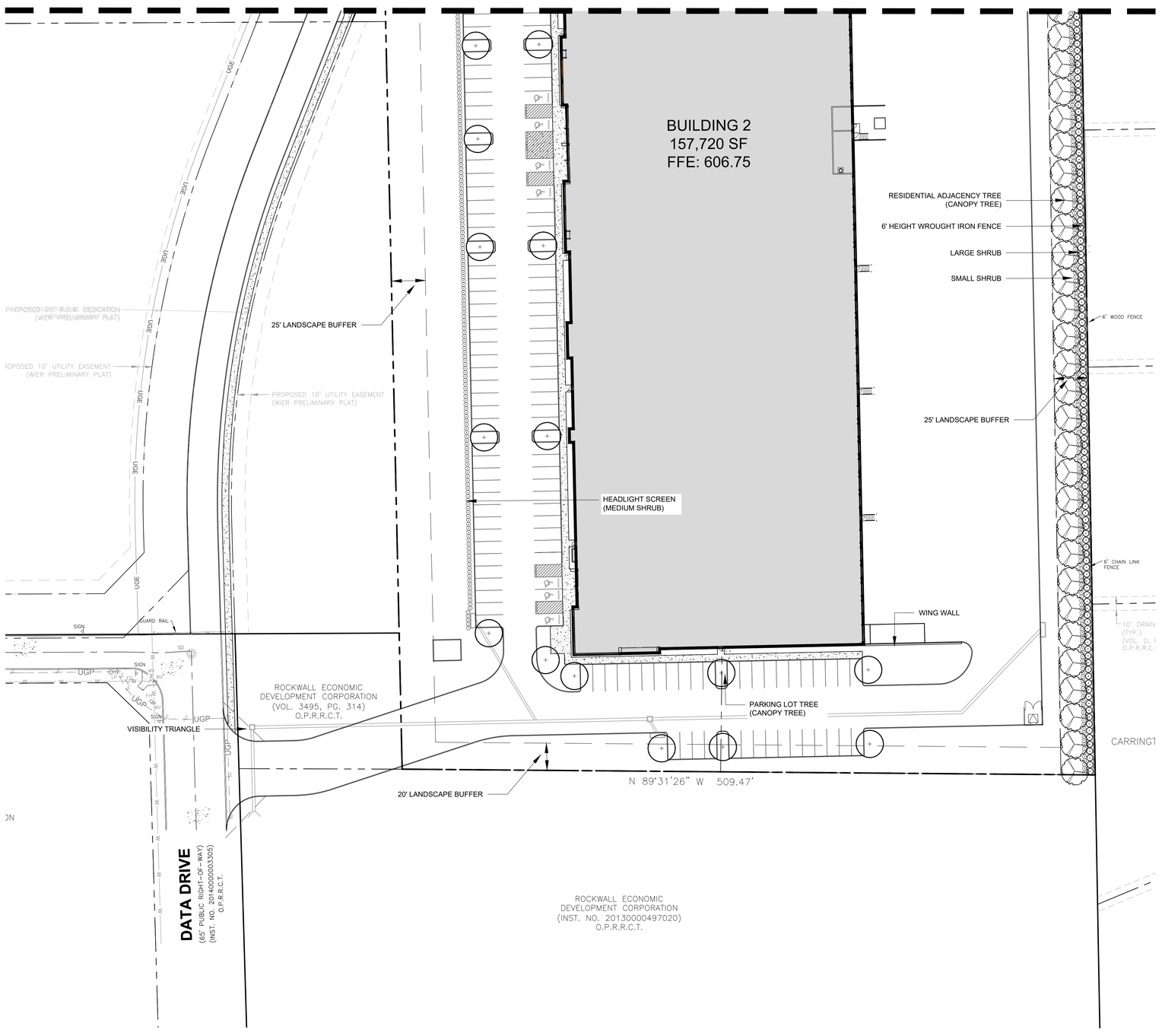
CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

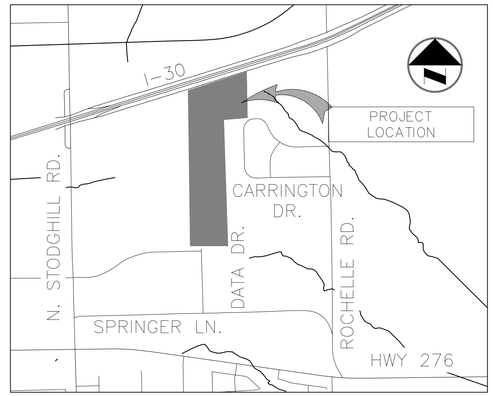
SHEET NO.

LS-2

BGE, INC.
G:\TXNP\Projects\Seefried_Industrial_Phase\9028-00-Seefried_Rockwall\LP\01_CAD\10_Sheets\9028_LANDSCAPE PLAN.dwg, Oct 14, 2021 4:19pm sdiaz

SEE SHEET LS-2 (MATCHLINE)





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PROJUCT NAME

LANDSCAPE PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.

LS-3

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BGE, INC

LANDSCAPE TABULATIONS

TOTAL SITE AREA (23.07 Acres; 1,004,958 SF)

OVERALL LANDSCAPE REQUIREMENT FOR LIGHT INDUSTRIAL:

15% OF TOTAL SITE AREA TO BE LANDSCAPE
1,004,958 SF X 15% = 150,743.7 SF

LANDSCAPE AREA REQUIRED:	150,744 SF (15%)
LANDSCAPE AREA PROVIDED:	279,027 SF (28%)

IH-30 OVERLAY REQUIREMENTS:

20' LANDSCAPE BUFFER

LANDSCAPE BUFFER REQUIRED:	20'
LANDSCAPE BUFFER PROVIDED:	25'

2 CANOPY TREES PER 100 LF OF STREET FRONTAGE
618 LF ALONG IH-30 / 100 = 6.18
6.18 X 2 = 12.36

CANOPY TREES REQUIRED:	12
CANOPY TREES PROVIDED:	12

4 ACCENT TREES PER 100 LF OF STREET FRONTAGE
618 LF ALONG IH-30 / 100 = 6.18
6.18 X 4 = 24.72

ACCENT TREES REQUIRED:	25
ACCENT TREES PROVIDED:	25

STREET TREE REQUIREMENTS:

10' BUFFER

BUFFER REQUIRED:	10'
BUFFER PROVIDED:	25'

1 CANOPY TREE PER 50 LF OF STREET FRONTAGE
1,169 LF ALONG DATA DRIVE / 50 = 23.38

CANOPY TREES REQUIRED:	23
CANOPY TREES PROVIDED:	23

1 ACCENT TREE PER 50 LF OF STREET FRONTAGE
1,169 LF ALONG DATA DRIVE / 50 = 23.38

ACCENT TREES REQUIRED:	23
ACCENT TREES PROVIDED:	23

PARKING LOT REQUIREMENTS:

AREA OF AT LEAST 5% OF TOTAL PARKING SPACE AREA TO BE LANDSCAPED
346 PARKING SPACES X (180 SF) = 65,700 SF
5% OF 62,280 SF = 3,114 SF

PARKING LOT LANDSCAPE REQUIRED:	3,114 SF (5%)
PARKING LOT LANDSCAPE PROVIDED:	8,749 SF (14%)

1 CANOPY TREE PER 10 PARKING SPACES
346 PARKING SPACES / 10 = 34.6

CANOPY TREES REQUIRED:	35
CANOPY TREES PROVIDED:	40

HEADLIGHT SCREEN OF PARKING FACING ROAD

HEADLIGHT SCREEN PROVIDED:	YES

RESIDENTIAL ADJACENCY REQUIREMENTS:

20' BUFFER

REQUIRED BUFFER:	20'
PROVIDED BUFFER:	25'

THREE (3) TIERED SCREEN

SCREEN REQUIRED:	CANOPY TREE-LARGE & SMALL SHRUBS - 6' IRON FENCE
SCREEN PROVIDED:	CANOPY TREE-LARGE & SMALL SHRUBS - 6' IRON FENCE

1 CANOPY TREE PER 20 LF OF ADJACENCY
1,472 LF OF ADJACENCY / 20 = 73.6

CANOPY TREES REQUIRED:	74
CANOPY TREES PROVIDED:	74

DETENTION REQUIREMENTS:

1 CANOPY TREE PER 750 SF OF DETENTION AREA
31,369 SF OF DETENTION AREA / 750 = 41.8

CANOPY TREES REQUIRED:	42
CANOPY TREES PROVIDED:	42

1 ACCENT TREE PER 750 SF OF DETENTION AREA
31,369 SF OF DETENTION AREA / 750 = 41.8

ACCENT TREES REQUIRED:	42
ACCENT TREES PROVIDED:	42

LANDSCAPE NOTES

1. ALL TREES MUST BE MINIMUM OF FOUR (4) INCH CALIPER AT TIME OF PLANTING.
2. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL LANDSCAPE AREAS IS REQUIRED. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. IRRIGATION WILL MEET ALL REQUIREMENTS OF UDC.
3. TREES SHALL BE PLANTED AS LEAST FOUR (4') FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
4. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
5. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.
6. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
7. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
8. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1).

PLANT LIST

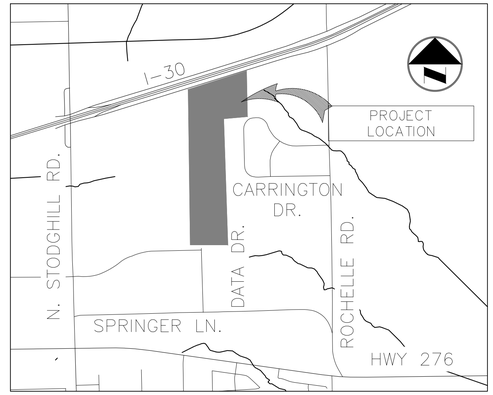
CANOPY TREE
(4" caliper minimum @ DBH)
- Bald Cypress (Taxodium distichum)
- Bur Oak (Quercus macrocarpa)
- Cedar Elm (Ulmus crassifolia)
- Chinquapin Oak (Quercus muehlenbergii)
- Homestead Elm (Ulmus 'Homestead')
- Lacebark Elm (Ulmus parvifolia)
- Live Oak (Quercus virginiana)
- October Glory Maple (Acer rubrum 'Octber Glory')
- Texas Ash (Fraxinus texensis)
- Texas Red Oak (Quercus buckleyi)

ORNAMENTAL TREE
(4' height minimum)
- Downy Hawthorn (Crataegus mollis)
- Eastern Redbud (Cercis canadensis)
- Mexican Plum (Prunus mexicana)
- Possumhaw Holly (Ilex decidua)
- Wax Myrtle (Myrica cerifera)
- Yaupon Holly (Ilex vomitoria)

SMALL SHRUB
(3 GALLON MINIMUM)
- Barberry (Berberis thumbergii 'Crimson Pygmy')
- Dwarf Yaupon Holly (Ilex vomitoria 'Nana')
- Yucca (Yucca sp.)
- Juniper (Juniperus sp.)
- Japanese Boxwood (Buxus japonica)
- Red Yucca (Hesperaloe parvifolia)

MEDIUM SHRUB
(3 GALLON MINIMUM)
- Texas Sage (Leucophyllum sp)
- Dwarf Burford Holly (Ilex cornuta 'Burfordii Nana')

LARGE SHRUB
(3 GALLON MINIMUM)
- Bridal Wreath Spirea (Spiraea cantoniensis)
- Chinese Fringe (Loropetalum chinense)
- Nellie R. Stevens Holly (Ilex x 'Nellie R. Stevens')
- Oleander (Nerium oleander)
- Rose of Sharon (Hibiscus syriacus)

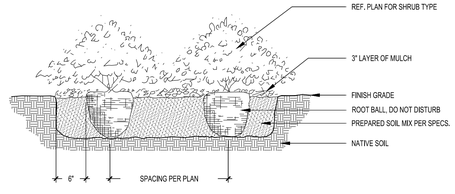


VICINITY MAP
(NOT TO SCALE)

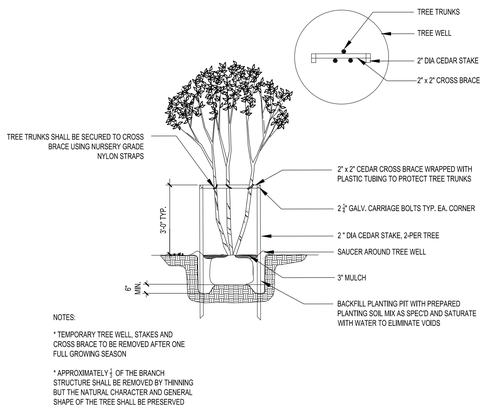
PLAN

A SHADE TREE PLANTING
SECTION — NOT TO SCALE

B EVERGREEN TREE PLANTING
SECTION — NOT TO SCALE



C SHRUB PLANTING
SECTION — NO TO SCALE



D ORNAMENTAL / MULTI-TRUNK TREE PLANTING
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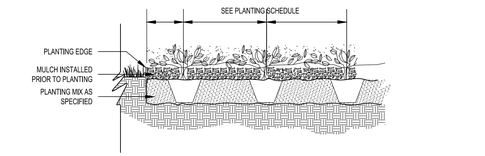

E GROUNDCOVER PLANTING
SECTION — NOT TO SCALE

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LOT AND BLOCK
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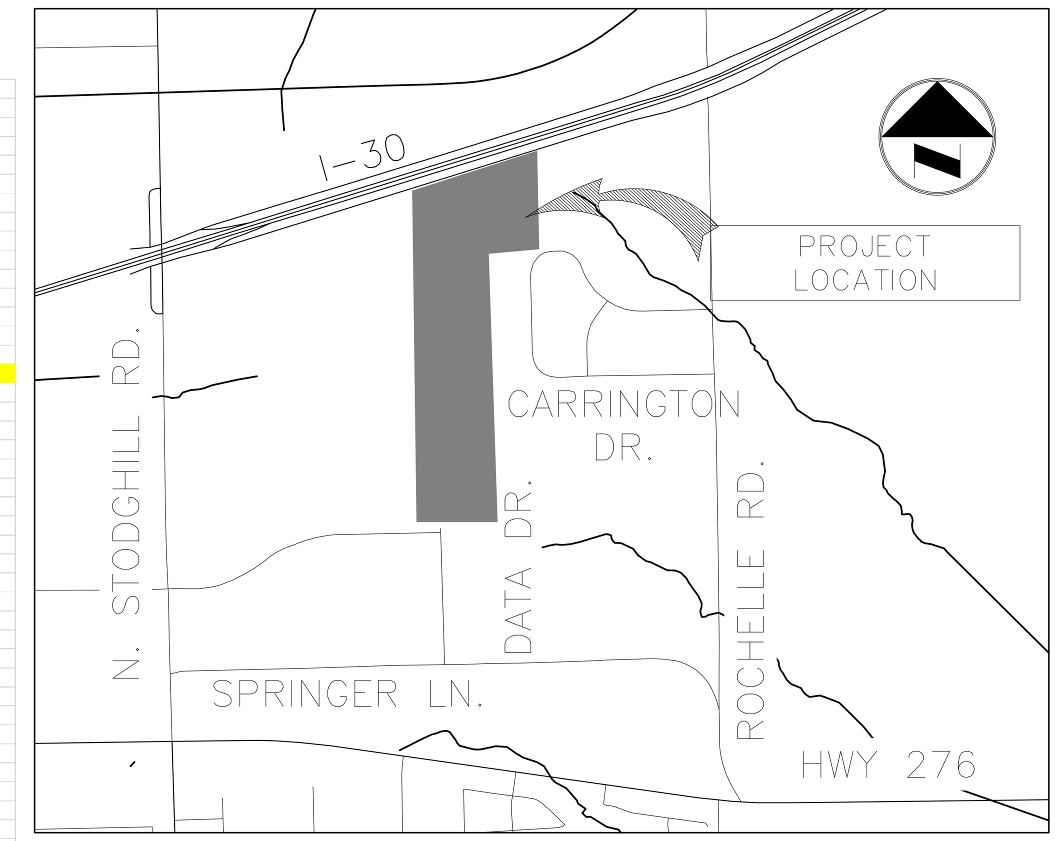
SHEET NO.
LS-4

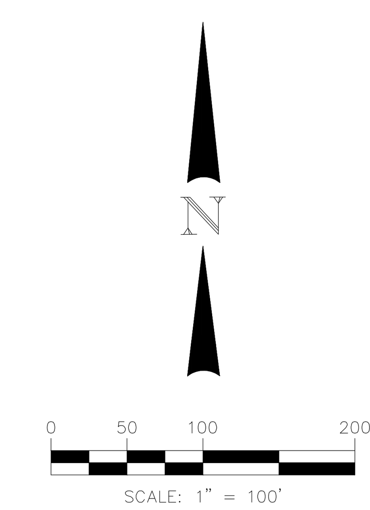
G:\TX\9Projects\Seefried_Industrial_Prop\9028-00-Seefried_Rockwall\9_CAD\03_Sheets\9028_LANDSCAPE PLAN.dwg Oct 14, 2021-3:16pm oskov
BGE, INC.

TREE TABLE						
POINT NUMBER	COMMON NAME	BOTANICAL NAME	SIZE (DBH)	CLASSIFICATION	STATUS	MITIGATION INCHES REQUIRED
601	AMERICAN ELM	*Ulmus americana*	6	PRIMARY PROTECTED	TO BE REMOVED	6
602	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
603	GREEN ASH	*Fraxinus pennsylvanica*	24	PRIMARY PROTECTED	TO BE REMOVED	24
604	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
605	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
606	GREEN ASH	*Fraxinus pennsylvanica*	13	PRIMARY PROTECTED	TO BE REMOVED	13
607	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
608	CEDAR ELM	*Ulmus crassifolia*	16	PRIMARY PROTECTED	TO BE REMOVED	16
609	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
610	AMERICAN ELM	*Ulmus americana*	18	PRIMARY PROTECTED	TO BE REMOVED	18
611	SUGARBERRY	*Celtis laevigata*	37	FEATURED	TO BE REMOVED	74
612	GREEN ASH	*Fraxinus pennsylvanica*	14	PRIMARY PROTECTED	TO BE REMOVED	14
613	EASTERN RED CEDAR	*Juniperus virginiana*	20	PRIMARY PROTECTED	TO BE REMOVED	20
614	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
615	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
616	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
617	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
618	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
619	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
620	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
621	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
622	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
623	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
624	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
625	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
626	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
627	AMERICAN ELM	*Ulmus americana*	9	PRIMARY PROTECTED	TO BE REMOVED	9
628	AMERICAN ELM	*Ulmus americana*	13	PRIMARY PROTECTED	TO BE REMOVED	13
629	AMERICAN ELM	*Ulmus americana*	26	FEATURED	TO BE REMOVED	52
630	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
631	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
632	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
633	SUGARBERRY	*Celtis laevigata*	41	FEATURED	TO BE REMOVED	82
634	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
635	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
636	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
637	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
638	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
639	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
640	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
641	CEDAR ELM	*Ulmus crassifolia*	11	PRIMARY PROTECTED	TO BE REMOVED	11
642	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
643	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
644	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
645	AMERICAN ELM	*Ulmus americana*	23	PRIMARY PROTECTED	TO BE REMOVED	23
646	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
647	HERCULES CLUB	*Zanthoxylum Clava-herculis*	8	PRIMARY PROTECTED	TO BE REMOVED	8
648	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
649	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
650	HERCULES CLUB	*Zanthoxylum Clava-herculis*	4	PRIMARY PROTECTED	TO BE REMOVED	4
651	HERCULES CLUB	*Zanthoxylum Clava-herculis*	7	PRIMARY PROTECTED	TO BE REMOVED	7
652	HERCULES CLUB	*Zanthoxylum Clava-herculis*	4	PRIMARY PROTECTED	TO BE REMOVED	4
653	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
654	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
655	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
656	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
657	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
658	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
659	HERCULES CLUB	*Zanthoxylum Clava-herculis*	5	PRIMARY PROTECTED	TO BE REMOVED	5
660	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
661	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
662	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
663	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
664	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
665	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
666	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
667	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
668	PERSIMMON	*Diospyros virginiana*	16	PRIMARY PROTECTED	OFF SITE	0
669	SUGARBERRY	*Celtis laevigata*	10	NON-PROTECTED	OFF SITE	
670	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	OFF SITE	0
671	SUGARBERRY	*Celtis laevigata*	32	FEATURED	OFF SITE	0
672	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
673	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
674	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
675	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
676	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
677	SUGARBERRY	*Celtis laevigata*	3	NON-PROTECTED	TO BE REMOVED	
678	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
679	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
680	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
681	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
682	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
683	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
684	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
685	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
686	SUGARBERRY	*Celtis laevigata*	31	FEATURED	TO BE REMOVED	62
687	SUGARBERRY	*Celtis laevigata*	28	FEATURED	TO BE REMOVED	56
688	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
689	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
690	PERSIMMON	*Diospyros virginiana*	7	PRIMARY PROTECTED	TO BE REMOVED	7
691	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
692	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
693	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
694	GREEN ASH	*Fraxinus pennsylvanica*	16	PRIMARY PROTECTED	TO BE REMOVED	16
695	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
696	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
697	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
698	AMERICAN ELM	*Ulmus americana*	21	PRIMARY PROTECTED	TO BE REMOVED	21
699	CEDAR ELM	*Ulmus crassifolia*	6	PRIMARY PROTECTED	TO BE REMOVED	6
700	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
701	AMERICAN ELM	*Ulmus americana*	19	PRIMARY PROTECTED	TO BE REMOVED	19
702	AMERICAN ELM	*Ulmus americana*	14	PRIMARY PROTECTED	TO BE REMOVED	14
703	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
704	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
705	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
706	AMERICAN ELM	*Ulmus americana*	48	FEATURED	TO BE REMOVED	96
707	AMERICAN ELM	*Ulmus americana*	28	FEATURED	TO BE REMOVED	56
708	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
709	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
710	AMERICAN ELM	*Ulmus americana*	23	PRIMARY PROTECTED	TO BE REMOVED	23
711	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
712	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
713	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
714	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
715	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
716	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
717	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
718	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
719	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
720	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
721	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
722	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
723	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
724	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
725	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
726	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
727	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
728	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
729	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
730	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
731	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
732	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
733	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
734	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
735	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
736	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
737	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
738	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
739	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
740	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
741	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
742	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
743	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
744	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
745	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
746	HERCULES CLUB	*Zanthoxylum Clava-herculis*	6	PRIMARY PROTECTED	TO BE REMOVED	6
747	EASTERN RED CEDAR	*Juniperus virginiana*	14	SECONDARY PROTECTED	TO BE REMOVED	7
748	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
749	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
750	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
751	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
752	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
753	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
754	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
755	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
756	HERCULES CLUB	*Zanthoxylum Clava-herculis*	7	PRIMARY PROTECTED	TO BE REMOVED	7
757	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
758	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
759	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
760	HERCULES CLUB	*Zanthoxylum Clava-herculis*	6	PRIMARY PROTECTED	TO BE REMOVED	6
761	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
762	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
763	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
764	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
765	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
766	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
767	CEDAR ELM	*Ulmus crassifolia*	8	PRIMARY PROTECTED	TO BE REMOVED	8
768	AMERICAN ELM	*Ulmus americana*	10	PRIMARY PROTECTED	TO BE REMOVED	10
769	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
770	EASTERN RED CEDAR	*Juniperus virginiana*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
771	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
772	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
773	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
774	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
775	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
776	AMERICAN ELM	*Ulmus americana*	4	NON-PROTECTED	TO BE REMOVED	
777	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
778	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
779	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
780	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
781	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
782	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
783	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
784	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
785	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
786	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
787	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
788	EASTERN RED CEDAR	*Juniperus virginiana*	20	SECONDARY PROTECTED	TO BE REMOVED	10
789	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
790	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
791	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
792	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
793	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
794	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
795	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
796	AMERICAN ELM	*Ulmus americana*	12	PRIMARY PROTECTED	TO BE REMOVED	12
797	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
798	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
799	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
800	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
801	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
802	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
803	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
804	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
805	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
806	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
807	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
808	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
809	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
810	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
811	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	OFF SITE	0
812	SUGARBERRY	*Celtis laevigata*	31	FEATURED	TO BE REMOVED	62
813	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
814	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
815	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
816	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
817	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
818	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
819	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
820	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
821	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
822	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
823	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
824	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
825	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
826	SUGARBERRY	*Celtis laevigata*	24	SECONDARY PROTECTED	TO BE REMOVED	12
827	AMERICAN ELM	*Ulmus americana*	18	PRIMARY PROTECTED	TO BE REMOVED	18
828	AMERICAN ELM	*Ulmus americana*	10	PRIMARY PROTECTED	TO BE REMOVED	10
829	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
830	SUGARBERRY	*Celtis laevigata*	30	FEATURED	TO BE REMOVED	60
831	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
832	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
833	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
834	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
835	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
836	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
837	SUGARBERRY	*Celtis laevigata*	28	FEATURED	TO BE REMOVED	56
838	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
839	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
840	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
841	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
842	AMERICAN ELM	*Ulmus americana*	9	PRIMARY PROTECTED	TO BE REMOVED	9
843	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
844	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
845	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
846	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
847	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
848	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
849	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
850	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
851	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
852	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
853	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
854	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
855	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
856	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
857	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
858	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
859	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
860	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
861	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
862	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
863	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
864	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
865	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	OFF SITE	0
866	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
867	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
868	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
869	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	OFF SITE	0
870	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	OFF SITE	0
871	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
872	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	OFF SITE	0
873	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
874	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
875	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
876	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
877	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
878	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
879	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
880	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
881	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
882	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	OFF SITE	0
883	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
884	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
885	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
886	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
887	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
888	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
889	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
890	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
891	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
892	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
893	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
894	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
895	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
896	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
897	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
898	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
899	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
900	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
901	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
902	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
903	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
904	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
905	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
906	SUGARBERRY	*Celtis laevigata*	16	NDARY PROTECTED PROT	TO BE REMOVED	8
907	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
908	EASTERN RED CEDAR	*Juniperus virginiana*	14	SECONDARY PROTECTED	TO BE REMOVED	7
909	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
910	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
911	EASTERN RED CEDAR	*Juniperus virginiana*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
TOTAL MITIGATION REQUIRED						3234



VICINITY MAP

(NOT TO SCALE)



30 EXISTING TREE TO BE REMOVED

30 EXISTING FEATURE TREE TO BE REMOVED

MITIGATION

TOTAL MITIGATION INCHES REQUIRED	3,234 INCHES
MITIGATION PROVIDED 281 TREES x 4" CALIPER = 1,124 INCHES	1,124 INCHES
MITIGATION INCHES REMAINING	2,110 INCHES

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

Copyright 2021

OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROEJCT NAME

TREESCAPE PLAN

SEEFRIED ROCKWALL

LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!

Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.

TS-1

G:\TXN\Projects\Seefried_Industrial_Props\9028-00-Seefried_Rockwall\LP\03_CADD\03_Sheets\9028_TREE MITIGATION PLAN.dwg Oct 14, 2021-3:14pm sfalco

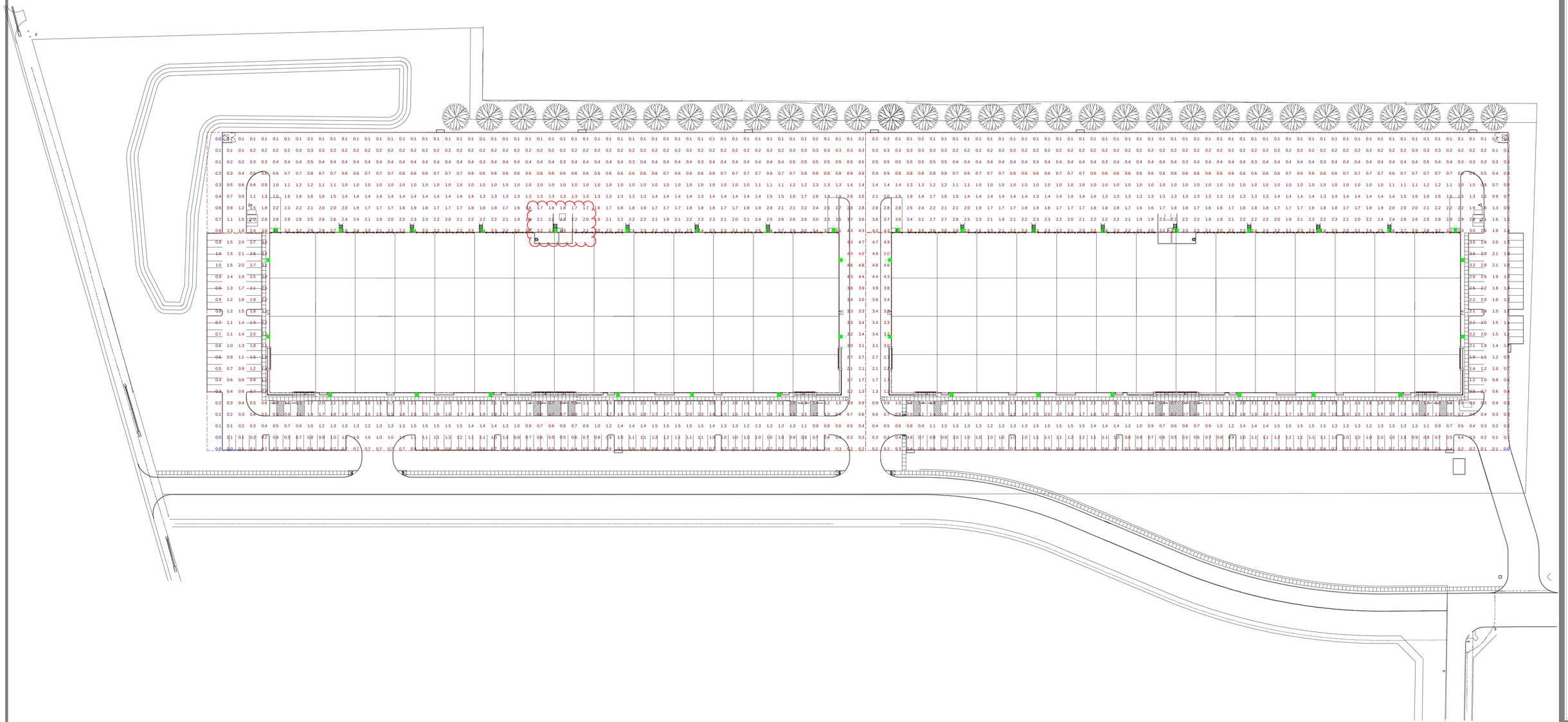
BGE, INC.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	38	Lithonia Lighting	RSX2 LED P4 40K R5	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R5 Distribution		1	RSX2_LED_P4_40K_R5.ies	25667	1	189.54
	B	0	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX2_LED_P4_40K_R4.ies	25328	1	189.54

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.2 fc	4.9 fc	0.0 fc	N/A	N/A
Calc Zone #3	+	1.3 fc	5.0 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 60ft

INTEX

ROCKWALL SPEC

Designer: IK

Date
9/23/2021

Scale
Not to Scale

Drawing No.

Summary

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NONE - PARCEL ID: 1211				
SUBDIVISION	R.B. IRVINE SURVEY, ABSTRACT NO. 120		LOT		BLOCK
GENERAL LOCATION	NEC OF CAPITAL BLVD AND DATA DRIVE, EAST OF CARRINGTON DRIVE AND SOUTH OF IH-30				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LIGHT INDUSTRIAL		CURRENT USE	VACANT	
PROPOSED ZONING	LIGHT INDUSTRIAL		PROPOSED USE	INDUSTRIAL	
ACREAGE	22.234	LOTS [CURRENT]	2	LOTS [PROPOSED]	2

☒ ***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	BAKER SCHWIMMER VENTURES LP	☒ APPLICANT	BGE ENGINEERING
CONTACT PERSON	RANDALL SCHWIMMER	CONTACT PERSON	NICK HOBBS
ADDRESS	2633 MCKINNEY AVE, STE 130-510	ADDRESS	2595 DALLAS PARKWAY, SUITE 101
CITY, STATE & ZIP	DALLAS, TEXAS 75204	CITY, STATE & ZIP	FRISCO, TEXAS 75034
PHONE	214-923-3554	PHONE	972-464-4800
E-MAIL	THESCHWIMMER@GMAIL.COM	E-MAIL	NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Randall Schwimmer, Member Baker Schwimmer Venture LLC General Partner [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF October, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

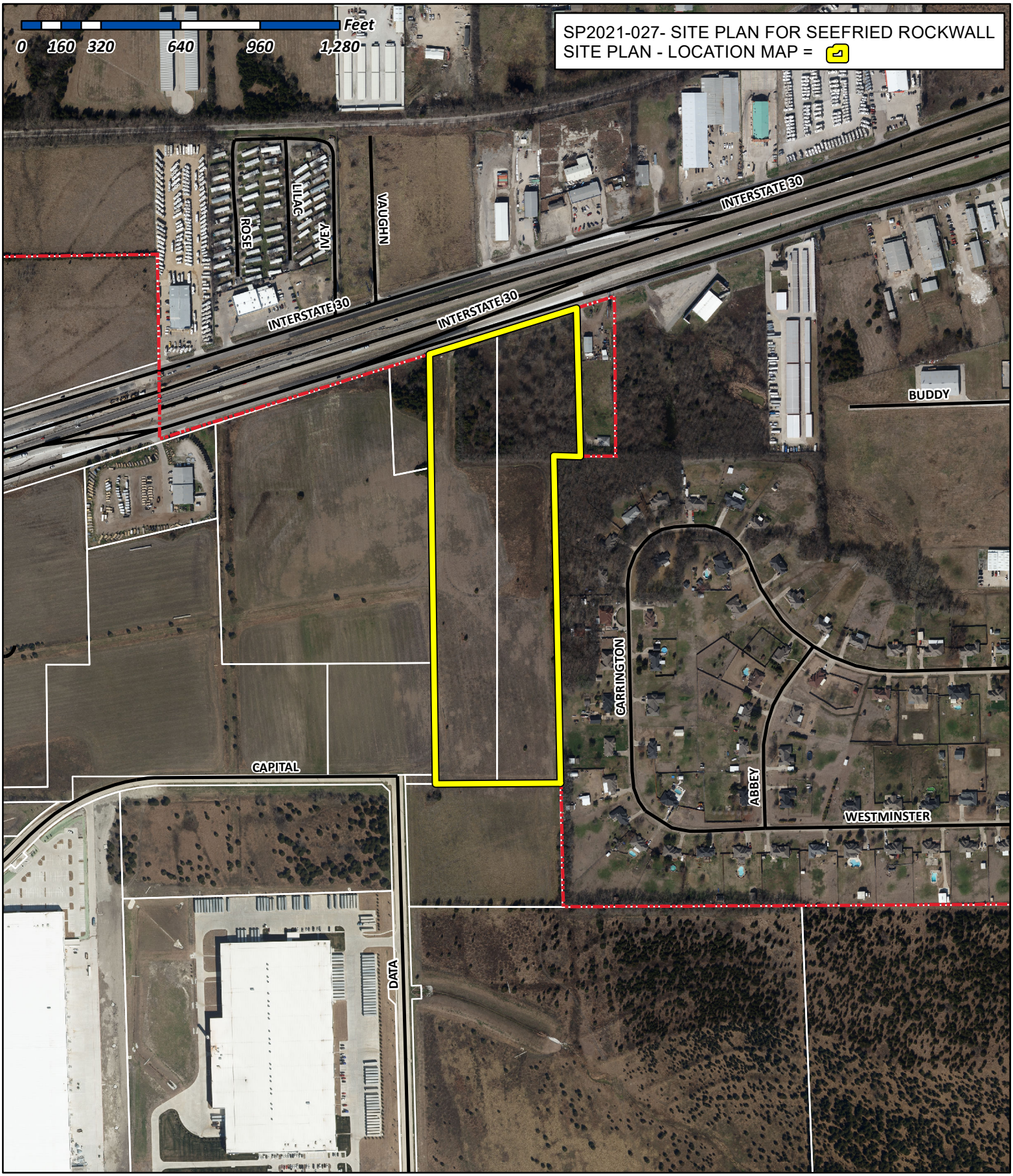
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* October, 2021.

OWNER'S SIGNATURE Randall Schwimmer

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STEPHEN LOVE
Notary Public
STATE OF TEXAS
ID# 10691851
Comm. Exp. Nov. 12, 2024

MY COMMISSION EXPIRES



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.

October 11, 2021

Mr. Rian C. Miller
AICP Director of Planning and Zoning
City of Rockwall
385 South Goliad St.
Rockwall, Texas 75087

Re: REQUESTED VARIANCES TO THE CITY OF ROCKWALL DEVELOPMENT / TWO (2) BUILDING SPEC WAREHOUSE PROJECT ROCKWALL, TX

Dear Mr. Miller,

As a part of the Site Plan submittal, the Owner, Seefried Properties is requesting variances from the required zoning development design standards for this project. The following are the requested variances.

1. Changed required 20% stone coverage to a reduced stone coverage using FAUX stone as indicated on the elevations.

2. A reduction for the articulation requirements as defined in the Zoning Ordinance. Including the use of tilt-wall as an exterior building material. Note: We have provided the following compensatory design additions.

    a. Exterior patio area with adjacent landscaping.

    b. Exterior seating.

    c. Bicycle racks.

    d. Provide additional canopies over center punched windows.

We believe that the current design meets the intent of the IH 30 overlay district and the Zoning Ordinance. Please see the corresponding elevations and color renderings for the materials and design of the project. Thank you for your considerations.

Sincerely,

Mark W. Pross
C.E.O.

October 13, 2021

Mr. Ryan Miller
AICP Director of Planning & Zoning
City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

RE: 22.234-Acre Industrial Spec Site Tree Mitigation Hardship Request

Dear Mr. Miller,

As part of the Site Plan submittal, we are requesting an alternative tree mitigation settlement agreement. This is due to the hardship created by the excessive caliper inches of protected trees that we are required to mitigate per the City's Unified Development Code (UDC). See table below for summary:

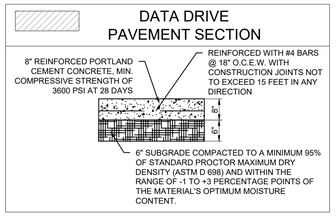
Protected Caliper Inches Removed Onsite	3,234
Required Caliper Inches Included on LS Plans (281 Trees x 4")	1,124
Remaining Caliper Inches to Mitigate	**2,110**

We request to negotiate a settlement that is less than the $200 per caliper inch that is noted in the UDC. We feel that the fee of $200 per caliper inch is an amount that creates an excessive financial burden on the development of this property. Thank you for your consideration.

Sincerely,

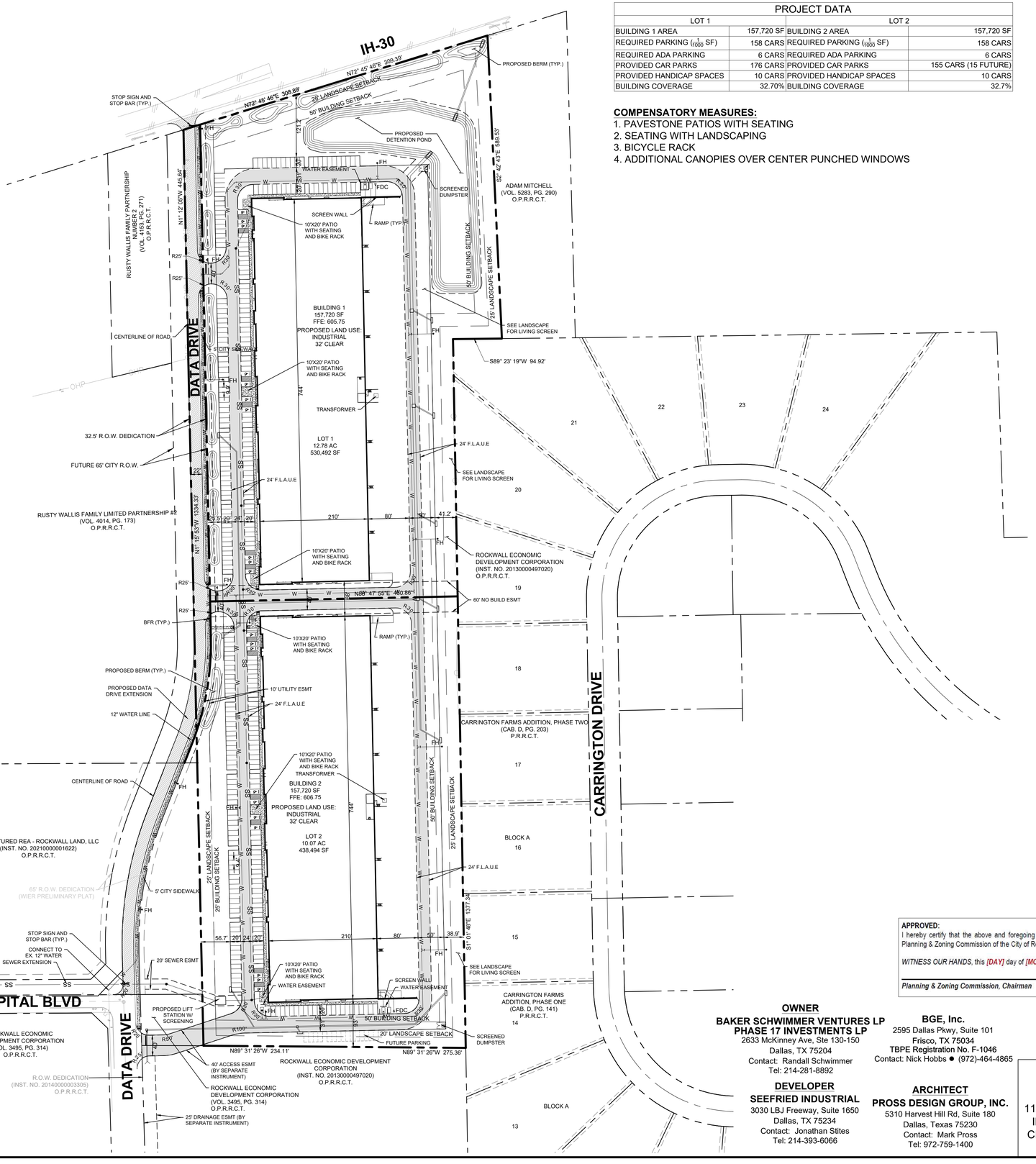
Nick Hobbs, PE
Project Manager

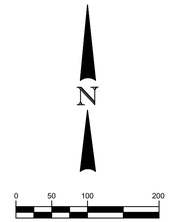
DATA DRIVE PAVEMENT SECTION

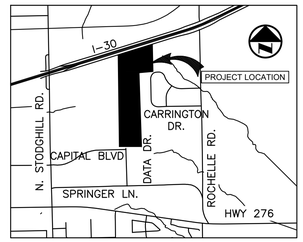


PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS	REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.7%

COMPENSATORY MEASURES:
1. PAVESTONE PATIOS WITH SEATING
2. SEATING WITH LANDSCAPING
3. BICYCLE RACK
4. ADDITIONAL CANOPIES OVER CENTER PUNCHED WINDOWS







VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- BARRIER FREE RAMP
- POWER POLE
- PROPOSED MANHOLE
- PROPOSED IRRIGATION METER
- PROPOSED DOMESTIC METER
- PROPOSED GATE VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- BIKE RACKS

KEY

TYP	TYPICAL	PP	POWER POLE
BFR	BARRIER FREE RAMP	ESMT	EASEMENT
FH	FIRE HYDRANT	◯	NUMBER OF PARKING SPACES
SSMH	SEWER MANHOLE	STMH	STORM MANHOLE
LP	LIGHT POLE	WYE	WYE INLET
CI	CURB INLET	FDC	FIRE DEPARTMENT CONNECTION

NOTES:
1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A STANDARDS.
3. ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
4. ALL FIRE LANE RADII ARE 25-FEET MINIMUM.
5. ALL FIRE LANES ARE 24-FEET WIDE MINIMUM.
6. HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
7. REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
8. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS.
9. CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
10. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.

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]*, *[YEAR]*.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER
BAKER SCHWIMMER VENTURES LP
PHASE 17 INVESTMENTS LP
2633 McKinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SITE PLAN
(CITY CASE NO. XXX)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 15, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046
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OWNER/DEVELOPER
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3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL

SITE PLAN

SEEFRIED ROCKWALL
R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
NICHOLAS D. HOBBS, P.E.
TEXAS REGISTRATION NO. 112949

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY:	NDH
DESIGNED BY:	ABO
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

SHEET NO.

SP-1

BGE, INC.
\\bgeinc\projects\Projects\TONY\Projects\Seefried_Industrial_Phase\9028-00-Seefried_Rockwall\LD\01_CAD\01_Site\ROCKWALL_SITE PLAN.dwg Oct 14, 2021 - 12:59pm ascott

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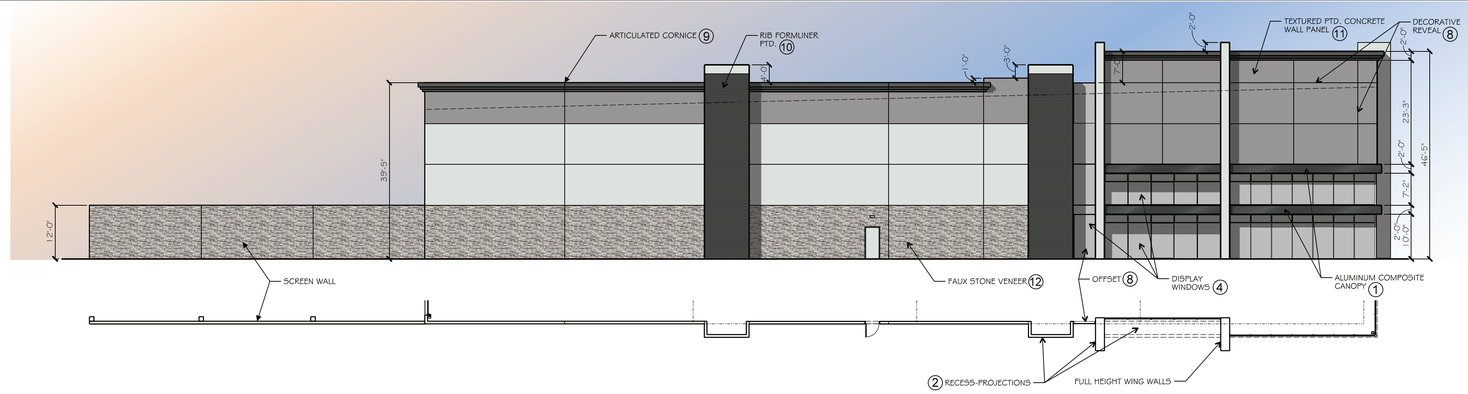
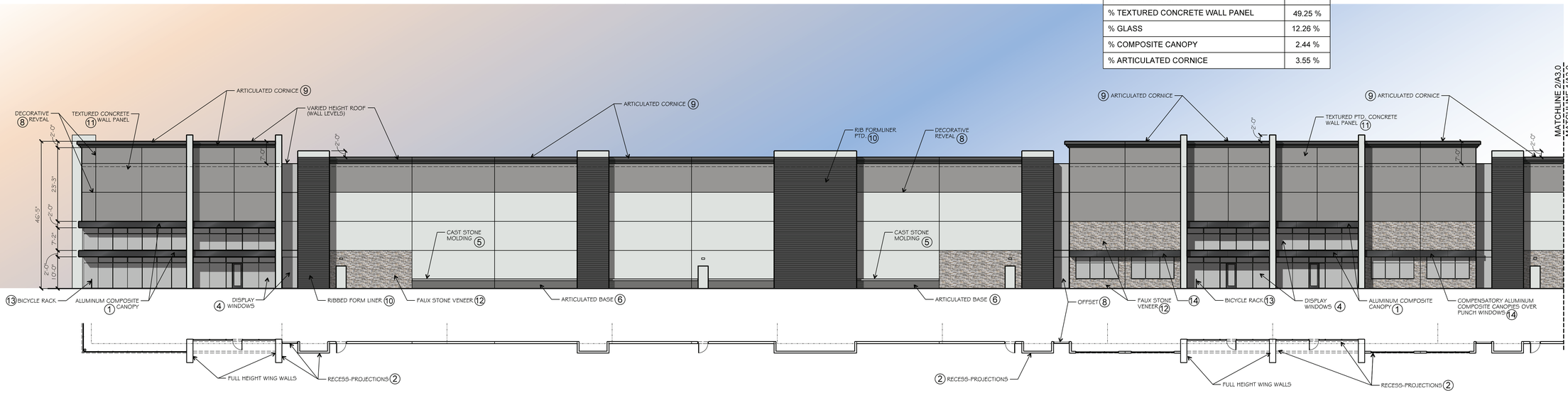
$TIME$
$DATE$
$FILE$



MATERIALS %	
% FAUX STONE VENEER	24.09 %
% RIB FORMLINER	8.41 %
% TEXTURED CONCRETE WALL PANEL	49.25 %
% GLASS	12.26 %
% COMPOSITE CANOPY	2.44 %
% ARTICULATED CORNICE	3.55 %

3 BUILDING 1 NORTH ELEVATION

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



PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

MATERIALS %	
% FAUX STONE VENEER	6.50 %
% RIB FORMLINER	16.58 %
% TEXTURED CONCRETE WALL PANEL	58.15 %
% GLASS	12.52 %
% COMPOSITE CANOPY	2.54 %
% ARTICULATED CORNICE	3.71 %

2 BUILDING 1 PARTIAL WEST ELEVATION

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

ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)	
(1)	CANOPIES, AWNINGS OR PORTICOS
(2)	RECESSES - PROJECTIONS
(3)	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
(4)	DISPLAY WINDOWS
(5)	ARCHITECTURAL DETAIL - MOLDING
(6)	ARTICULATED BASE
(7)	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATOR MEASURE 2
(8)	OFFSETS AND REVEALS
(9)	ARTICULATED CORNICE
(10)	RIBBED FORMLINER PTD.
(11)	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
(12)	FAUX STONE VENEER
(13)	BICYCLE RACK *COMPENSATORY MEASURE 3
(14)	*COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS

1 BUILDING 1 PARTIAL WEST ELEVATION

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

drawn:
checked
MARK W. PROSS
date
10/05/2021

SEEFRIED PROPERTIES

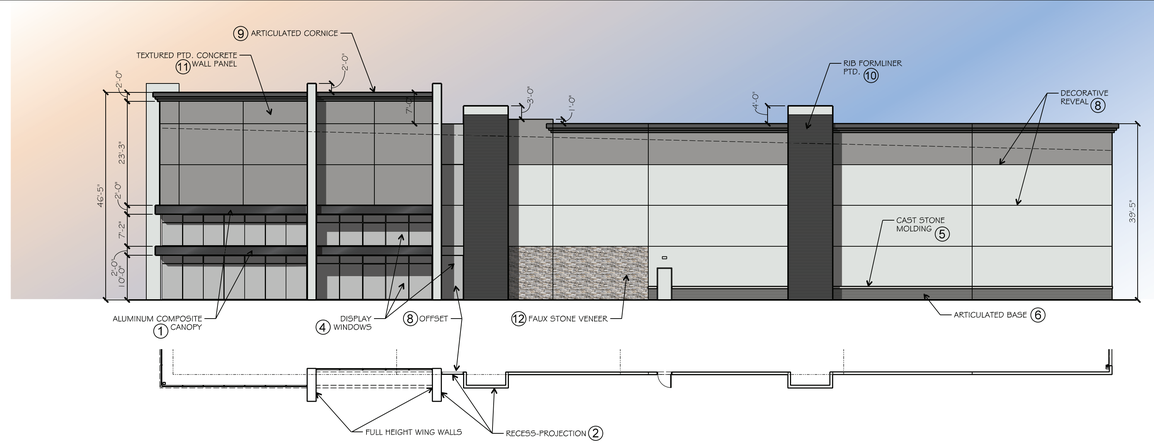
PRELIMINARY ONLY

pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.715.1440

SPEC WAREHOUSES BLDG 1 & 2

ROCKWALL, TEXAS

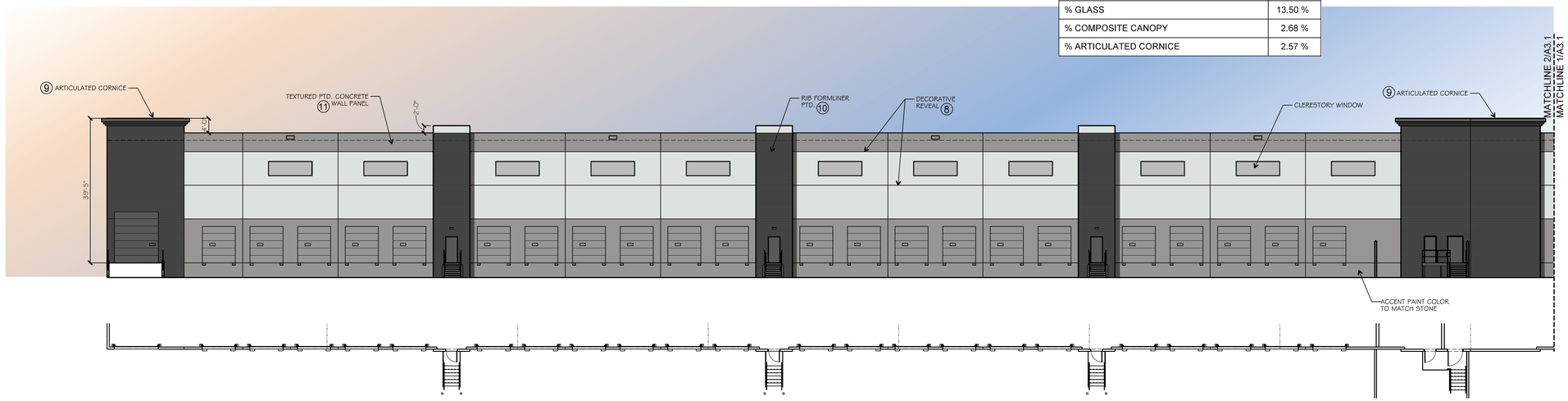
job no
2152
sheet
A3.0



MATERIALS %	
% FAUX STONE	4.19 %
% RIB FORMLINER	12.26 %
% TEXTURED CONCRETE WALL PANEL	64.80 %
% GLASS	13.50 %
% COMPOSITE CANOPY	2.68 %
% ARTICULATED CORNICE	2.57 %

3 BUILDING 1 SOUTH ELEVATION

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



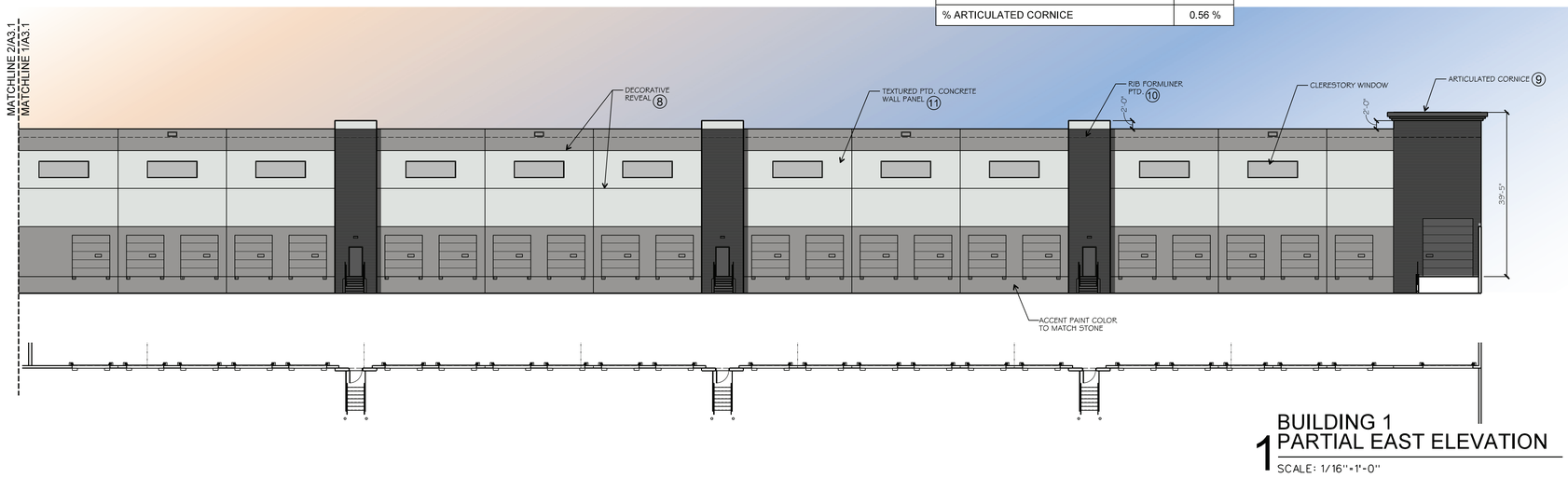
PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

MATERIALS %	
% RIB FORMLINER	15.83 %
% TEXTURED CONCRETE WALL PANEL	64.93 %
% OVERHEAD DOORS / MAN DOORS	15.13 %
% GLASS	3.55 %
% ARTICULATED CORNICE	0.56 %

2 BUILDING 1 PARTIAL EAST ELEVATION

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

ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)	
1	CANOPIES, AWNINGS OR PORTICOS
2	RECESSES - PROJECTIONS
3	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
4	DISPLAY WINDOWS
5	ARCHITECTURAL DETAIL - MOLDING
6	ARTICULATED BASE
7	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATORY MEASURE 2
8	OFFSETS AND REVEALS
9	ARTICULATED CORNICE
10	RIBBED FORMLINER PTD.
11	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
12	FAUX STONE VENEER
13	BICYCLE RACK *COMPENSATORY MEASURE 3



1 BUILDING 1 PARTIAL EAST ELEVATION

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

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$TIME$
$DATE$
$FILE$

drawn:
checked
MARK W. PROSS
date
10/05/2021

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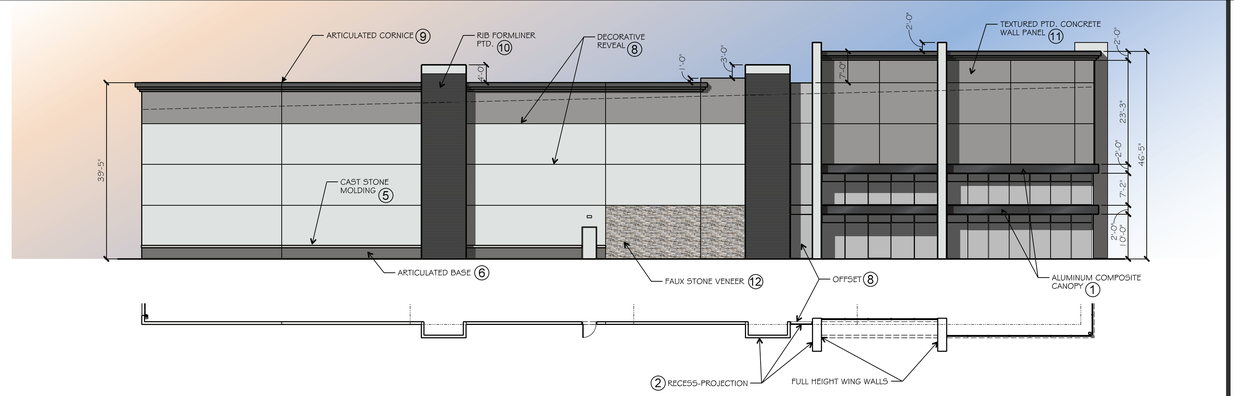
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.726.1440

SPEC WAREHOUSES
BLDG 1 & 2
ROCKWALL, TEXAS

job no
2152
sheet
A3.1



MATERIALS %	
% FAUX STONE	4.19 %
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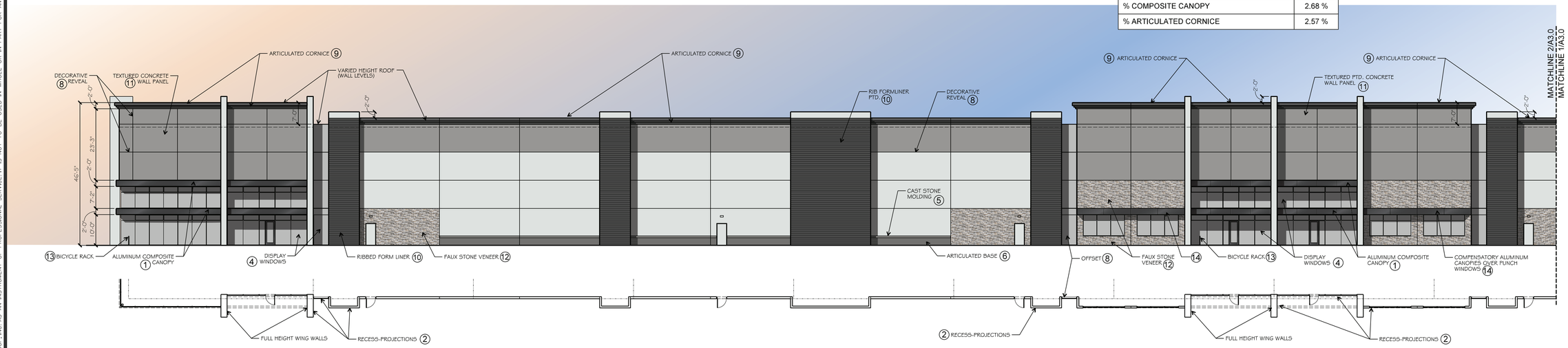
% TEXTURED CONCRETE WALL PANEL	64.80 %
% GLASS	13.50 %
% COMPOSITE CANOPY	2.68 %
% ARTICULATED CORNICE	2.57 %

3 BUILDING 2 NORTH ELEVATION

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



PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

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% RIB FORMLINER	16.58 %
% TEXTURED CONCRETE WALL PANEL	58.15 %
% GLASS	12.52 %
% COMPOSITE CANOPY	2.54 %
% ARTICULATED CORNICE	3.71 %

2 BUILDING 2 PARTIAL WEST ELEVATION

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

ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)	
(1)	CANOPIES, AWNINGS OR PORTICOS
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(5)	ARCHITECTURAL DETAIL - MOLDING
(6)	ARTICULATED BASE
(7)	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATORY MEASURE 2
(8)	OFFSETS AND REVEALS
(9)	ARTICULATED CORNICE
(10)	RIBBED FORMLINER PTD.
(11)	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
(12)	FAUX STONE VENEER
(13)	BICYCLE RACK *COMPENSATORY MEASURE 3
(14)	COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS

1 BUILDING 2 PARTIAL WEST ELEVATION

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

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$TIME$
$DATE$
$FILE$

drawn:
checked
MARK W. PROSS
date
10/05/2021

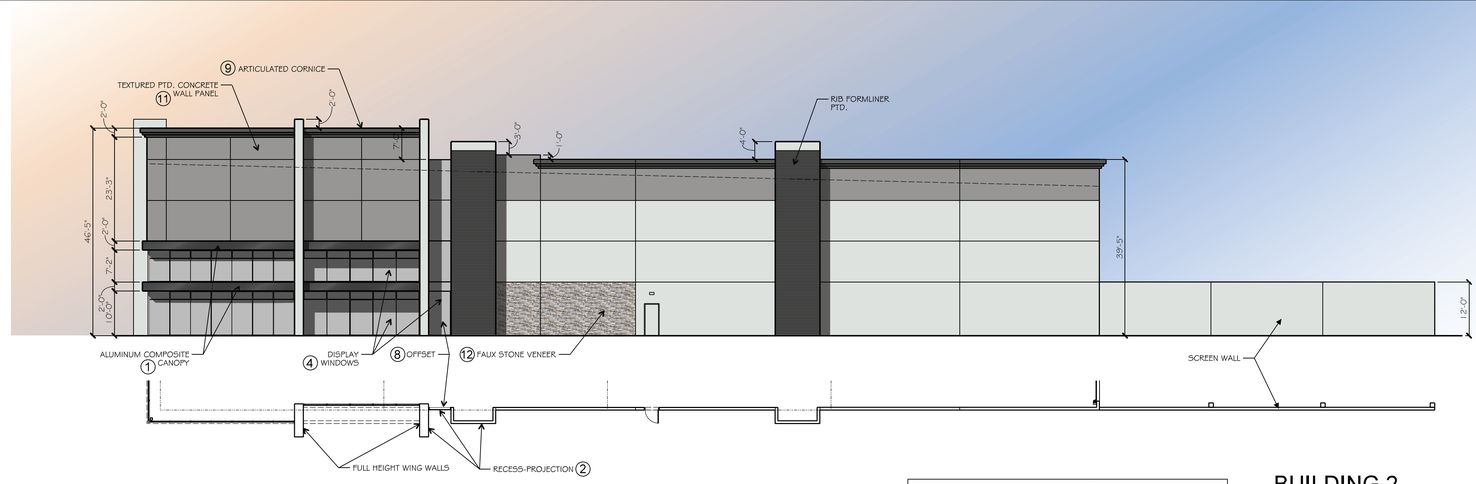
SEEFRIED PROPERTIES

PRELIMINARY ONLY

pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.735.1440

SPEC WAREHOUSES
BLDG 1 & 2
ROCKWALL, TEXAS

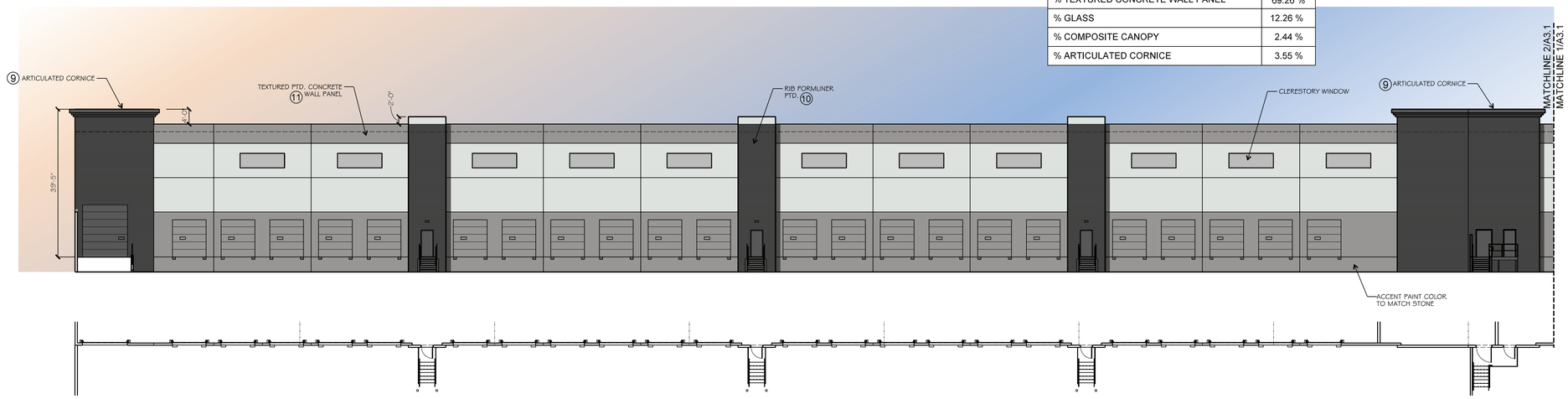
job no
2152
sheet
A3.2



MATERIALS %	
% FAUX STONE VENEER	3.81 %
% RIB FORMLINER	8.41 %
% TEXTURED CONCRETE WALL PANEL	69.26 %
% GLASS	12.26 %
% COMPOSITE CANOPY	2.44 %
% ARTICULATED CORNICE	3.55 %

3 BUILDING 2 SOUTH ELEVATION

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



PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

MATERIALS %	
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% ARTICULATED CORNICE	0.56 %

2 BUILDING 2 PARTIAL EAST ELEVATION

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

ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)	
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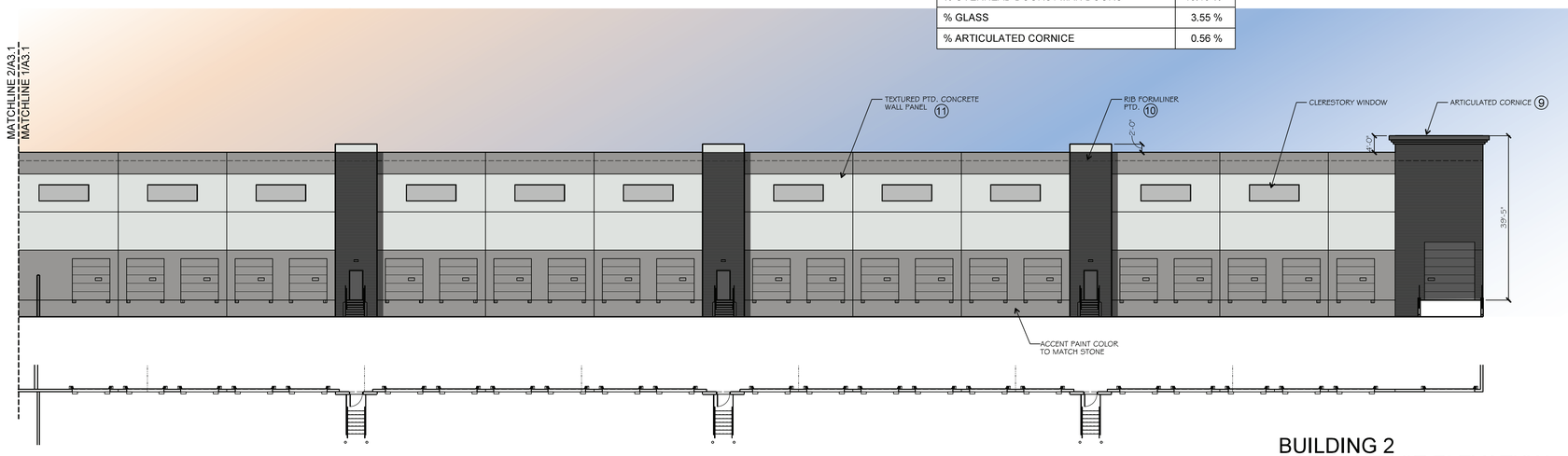
5	ARCHITECTURAL DETAIL - MOLDING
6	ARTICULATED BASE
7	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATORY MEASURE 2
8	OFFSETS AND REVEALS
9	ARTICULATED CORNICE
10	RIBBED FORMLINER PTD.
11	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
12	FAUX STONE VENEER
13	BICYCLE RACK *COMPENSATORY MEASURE 3



1 BUILDING 2 PARTIAL EAST ELEVATION

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

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$TIME$
$DATE$
$FILE$

drawn:
checked
MARK W. PROSS
date
10/05/2021

SEEFRIED PROPERTIES

PRELIMINARY ONLY

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.732.1440

SPEC WAREHOUSES
BLDG 1 & 2

ROCKWALL, TEXAS

job no
2152
sheet
A3.3

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$TIME$
$DATE$
$FILE$

02 | PERSPECTIVE **B**

01 | PERSPECTIVE **A**

drawn:
checked
MARK W. PROSS
date
10/05/2021

SEEFRIED PROPERTIES

PRELIMINARY ONLY

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/739-1400

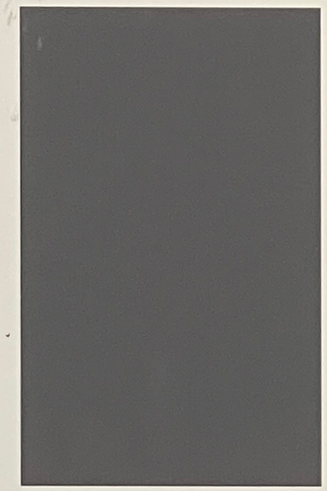
SPEC WAREHOUSES
BLDG 1 & 2

ROCKWALL, TEXAS

job no
2152
sheet
A3.4

BASE PAINT COLOR
SW7656 RHINESTONE

ACCENT COLOR 1
SW7669 SUMMIT GRAY

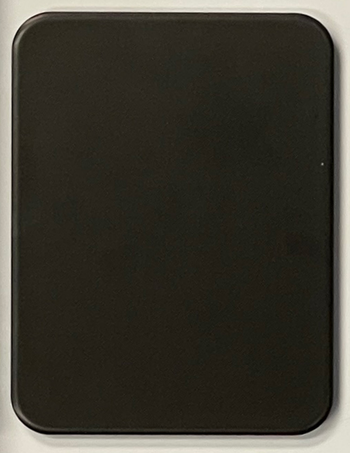


ACCENT COLOR 2
SW7674 PEPPERCORN

RENDERING
BUILDING 1 FRONT FACADE

STOREFRONT
BLACK ANODIZED

GLAZING
SOLAR BAN 60 (2)
SOLAR GRAY



CANOPIES
BLACK ANODIZED

FORM LINER
SPLIT RIBBED
FORM LINER

STONE
DRY STACK

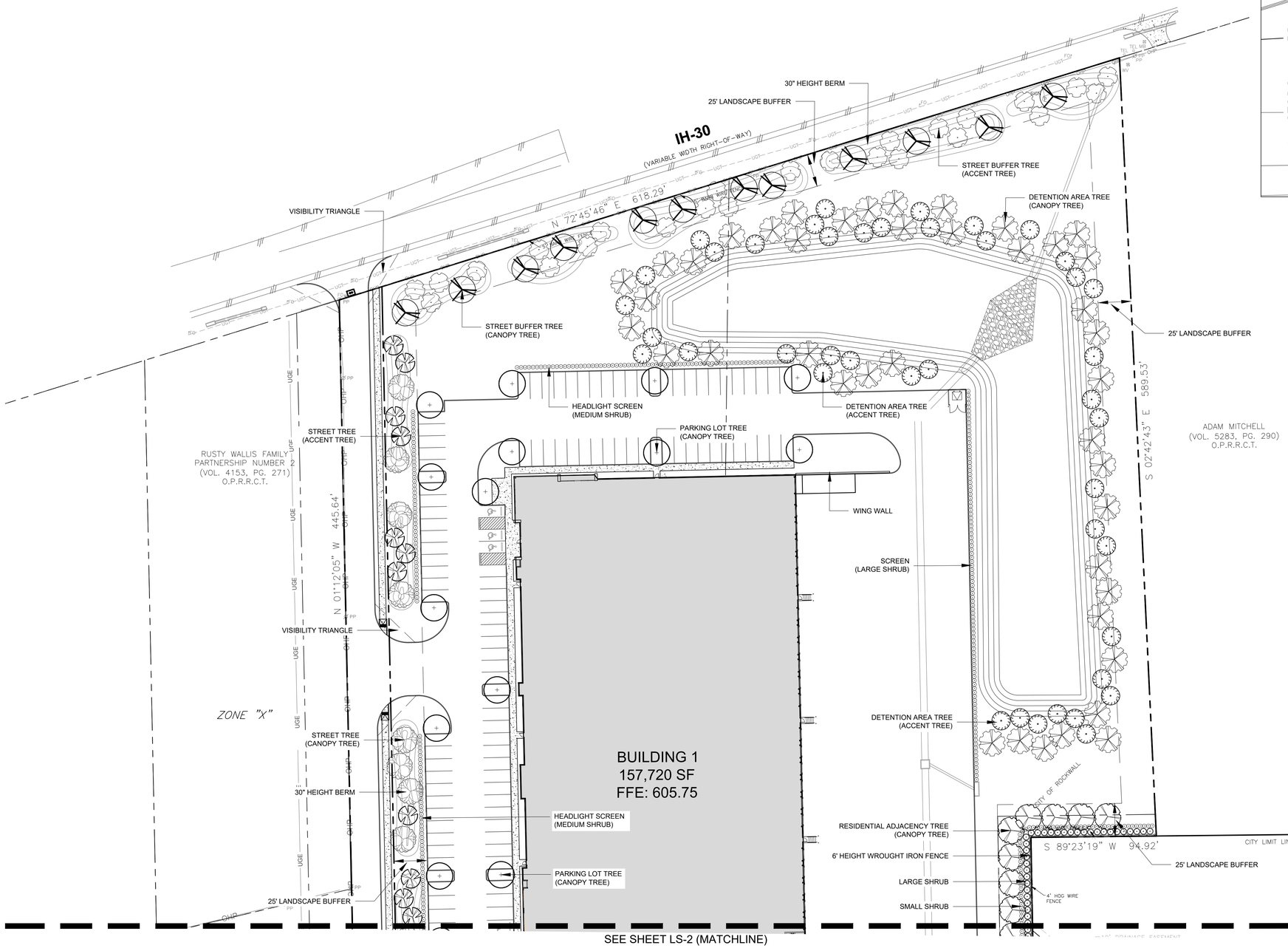
SPEC WAREHOUSES
BLDG 1 & 2

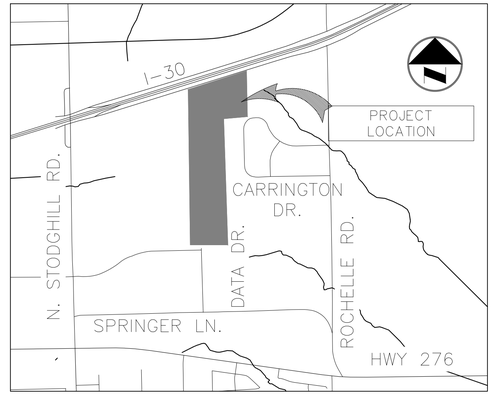
ROCKWALL, TEXAS

pross design group incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SEEFRIED INDUSTRIAL PROPERTIES

date
10/15/2021





VICINITY MAP

(NOT TO SCALE)

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

- STREET TREE, 4" CAL.
- PARKING LOT TREE, 4" CAL.
- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL ADJACENCY TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROJECT NAME

LANDSCAPE PLAN

SEEFRIED ROCKWALL

LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!

Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY:	SRF
DESIGNED BY:	HEM
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

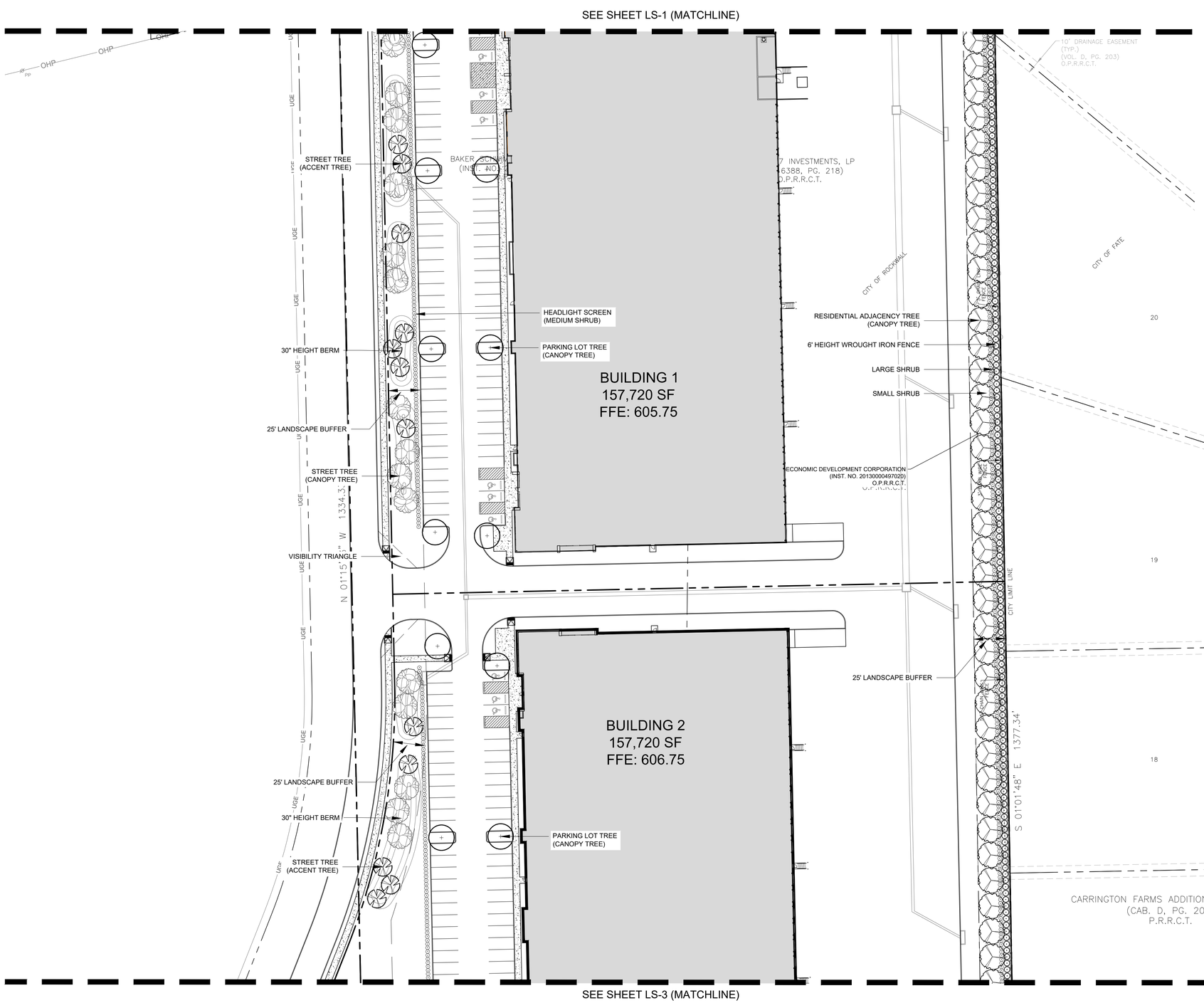
SHEET NO.

LS-1

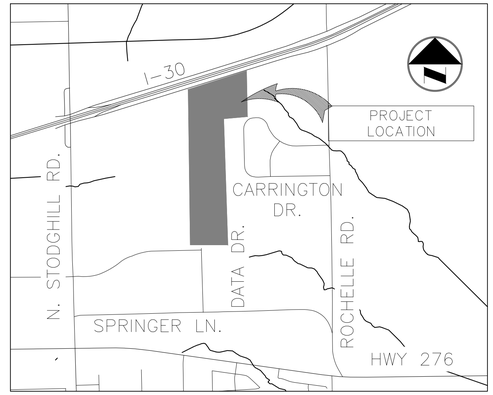
G:\TXNP\Projects\Seefried_Industrial_Project\9028-00-Seefried_Rockwall\LP\02_CAD\03_Sheets\9028_LANDSCAPE PLAN.dwg, Oct 14, 2021 3:16pm ldalko

BGE, INC.

SEE SHEET LS-1 (MATCHLINE)



SEE SHEET LS-3 (MATCHLINE)



VICINITY MAP

(NOT TO SCALE)

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

- STREET TREE, 4" CAL.
- PARKING LOT TREE, 4" CAL.
- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL BUFFER TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROJECT NAME

LANDSCAPE PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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RESPONSIBLE ENGINEER:
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TEXAS REGISTERED ENGINEERING FIRM F-1046
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TEXAS REGISTRATION NO. 136868

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48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.

LS-2

BGE, INC.
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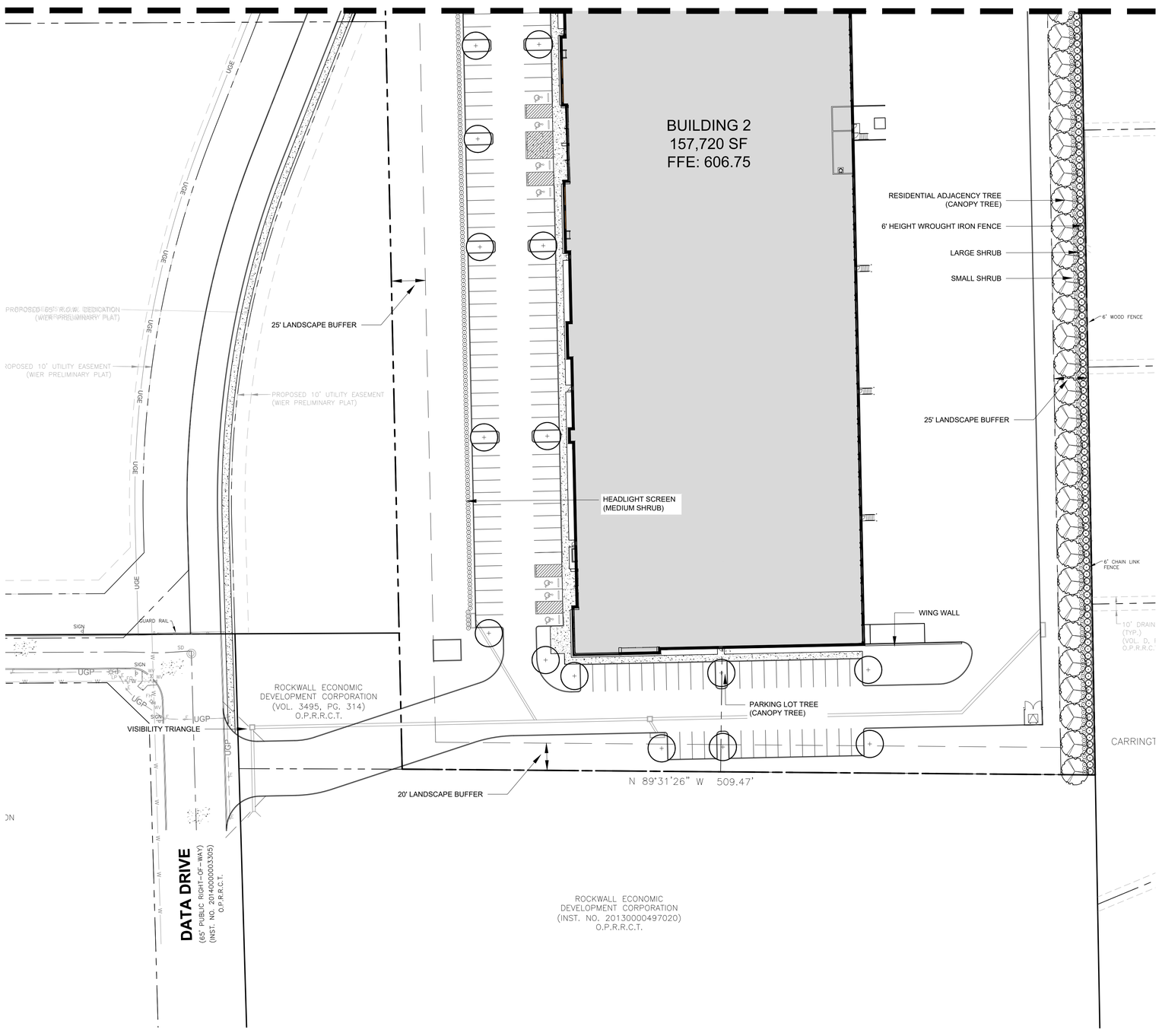
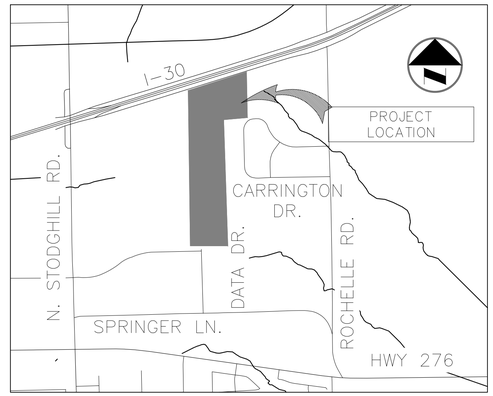
SEE SHEET LS-2 (MATCHLINE)





VICINITY MAP

(NOT TO SCALE)

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

- STREET TREE, 4" CAL.
- PARKING LOT TREE, 4" CAL.
- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL BUFFER TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.

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Tel: 214-393-6066

ARCHITECT
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Contact: Josh Kozuch
Tel: 972-759-1400

PROJUCT NAME

LANDSCAPE PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!

Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.

LS-3

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BGE, INC

LANDSCAPE TABULATIONS

TOTAL SITE AREA (23.07 Acres; 1,004,958 SF)

OVERALL LANDSCAPE REQUIREMENT FOR LIGHT INDUSTRIAL:

15% OF TOTAL SITE AREA TO BE LANDSCAPE
1,004,958 SF X 15% = 150,743.7 SF

LANDSCAPE AREA REQUIRED:	150,744 SF (15%)
LANDSCAPE AREA PROVIDED:	279,027 SF (28%)

IH-30 OVERLAY REQUIREMENTS:

20' LANDSCAPE BUFFER

LANDSCAPE BUFFER REQUIRED:	20'
LANDSCAPE BUFFER PROVIDED:	25'

2 CANOPY TREES PER 100 LF OF STREET FRONTAGE
618 LF ALONG IH-30 / 100 = 6.18
6.18 X 2 = 12.36

CANOPY TREES REQUIRED:	12
CANOPY TREES PROVIDED:	12

4 ACCENT TREES PER 100 LF OF STREET FRONTAGE
618 LF ALONG IH-30 / 100 = 6.18
6.18 X 4 = 24.72

ACCENT TREES REQUIRED:	25
ACCENT TREES PROVIDED:	25

STREET TREE REQUIREMENTS:

10' BUFFER

BUFFER REQUIRED:	10'
BUFFER PROVIDED:	25'

1 CANOPY TREE PER 50 LF OF STREET FRONTAGE
1,169 LF ALONG DATA DRIVE / 50 = 23.38

CANOPY TREES REQUIRED:	23
CANOPY TREES PROVIDED:	23

1 ACCENT TREE PER 50 LF OF STREET FRONTAGE
1,169 LF ALONG DATA DRIVE / 50 = 23.38

ACCENT TREES REQUIRED:	23
ACCENT TREES PROVIDED:	23

PARKING LOT REQUIREMENTS:

AREA OF AT LEAST 5% OF TOTAL PARKING SPACE AREA TO BE LANDSCAPED
346 PARKING SPACES X (180 SF) = 65,700 SF
5% OF 62,280 SF = 3,114 SF

PARKING LOT LANDSCAPE REQUIRED:	3,114 SF (5%)
PARKING LOT LANDSCAPE PROVIDED:	8,749 SF (14%)

1 CANOPY TREE PER 10 PARKING SPACES
346 PARKING SPACES / 10 = 34.6

CANOPY TREES REQUIRED:	35
CANOPY TREES PROVIDED:	40

HEADLIGHT SCREEN OF PARKING FACING ROAD

HEADLIGHT SCREEN PROVIDED:	YES

RESIDENTIAL ADJACENCY REQUIREMENTS:

20' BUFFER

REQUIRED BUFFER:	20'
PROVIDED BUFFER:	25'

THREE (3) TIERED SCREEN

SCREEN REQUIRED:	CANOPY TREE-LARGE & SMALL SHRUBS - 6' IRON FENCE
SCREEN PROVIDED:	CANOPY TREE-LARGE & SMALL SHRUBS - 6' IRON FENCE

1 CANOPY TREE PER 20 LF OF ADJACENCY
1,472 LF OF ADJACENCY / 20 = 73.6

CANOPY TREES REQUIRED:	74
CANOPY TREES PROVIDED:	74

DETENTION REQUIREMENTS:

1 CANOPY TREE PER 750 SF OF DETENTION AREA
31,369 SF OF DETENTION AREA / 750 = 41.8

CANOPY TREES REQUIRED:	42
CANOPY TREES PROVIDED:	42

1 ACCENT TREE PER 750 SF OF DETENTION AREA
31,369 SF OF DETENTION AREA / 750 = 41.8

ACCENT TREES REQUIRED:	42
ACCENT TREES PROVIDED:	42

LANDSCAPE NOTES

1. ALL TREES MUST BE MINIMUM OF FOUR (4) INCH CALIPER AT TIME OF PLANTING.
2. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL LANDSCAPE AREAS IS REQUIRED. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. IRRIGATION WILL MEET ALL REQUIREMENTS OF UDC.
3. TREES SHALL BE PLANTED AS LEAST FOUR (4') FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
4. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
5. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.
6. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
7. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
8. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1).

PLANT LIST

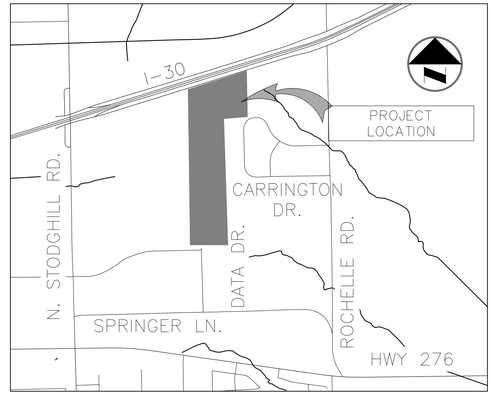
CANOPY TREE
(4" caliper minimum @ DBH)
- Bald Cypress (Taxodium distichum)
- Bur Oak (Quercus macrocarpa)
- Cedar Elm (Ulmus crassifolia)
- Chinquapin Oak (Quercus muehlenbergii)
- Homestead Elm (Ulmus 'Homestead')
- Lacebark Elm (Ulmus parvifolia)
- Live Oak (Quercus virginiana)
- October Glory Maple (Acer rubrum 'Octber Glory')
- Texas Ash (Fraxinus texensis)
- Texas Red Oak (Quercus buckleyi)

ORNAMENTAL TREE
(4' height minimum)
- Downy Hawthorn (Crataegus mollis)
- Eastern Redbud (Cercis canadensis)
- Mexican Plum (Prunus mexicana)
- Possumhaw Holly (Ilex decidua)
- Wax Myrtle (Myrica cerifera)
- Yaupon Holly (Ilex vomitoria)

SMALL SHRUB
(3 GALLON MINIMUM)
- Barberry (Berberis thumbergii 'Crimson Pygmy')
- Dwarf Yaupon Holly (Ilex vomitoria 'Nana')
- Yucca (Yucca sp.)
- Juniper (Juniperus sp.)
- Japanese Boxwood (Buxus japonica)
- Red Yucca (Hesperaloe parvifolia)

MEDIUM SHRUB
(3 GALLON MINIMUM)
- Texas Sage (Leucophyllum sp)
- Dwarf Burford Holly (Ilex cornuta 'Burfordii Nana')

LARGE SHRUB
(3 GALLON MINIMUM)
- Bridal Wreath Spirea (Spiraea cantoniensis)
- Chinese Fringe (Loropetalum chinense)
- Nellie R. Stevens Holly (Ilex x 'Nellie R. Stevens')
- Oleander (Nerium oleander)
- Rose of Sharon (Hibiscus syriacus)

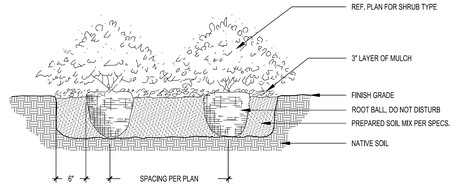


VICINITY MAP
(NOT TO SCALE)

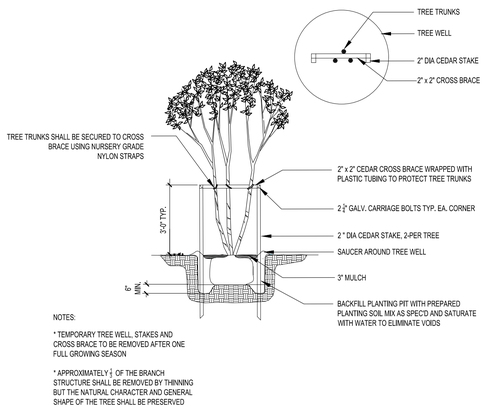
PLAN

A SHADE TREE PLANTING
SECTION — NOT TO SCALE

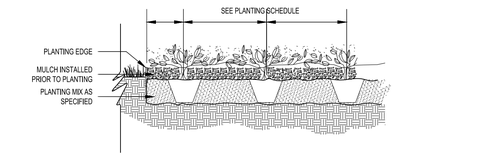
B EVERGREEN TREE PLANTING
SECTION — NOT TO SCALE



C SHRUB PLANTING
SECTION — NO TO SCALE



D ORNAMENTAL / MULTI-TRUNK TREE PLANTING
SECTION / ELEVATION — NO TO SCALE



E GROUNDCOVER PLANTING
SECTION — NOT TO SCALE

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROJUCT NAME
LANDSCAPE PLAN
SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

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CHECKED BY:	SRF
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SHEET NO.
LS-4

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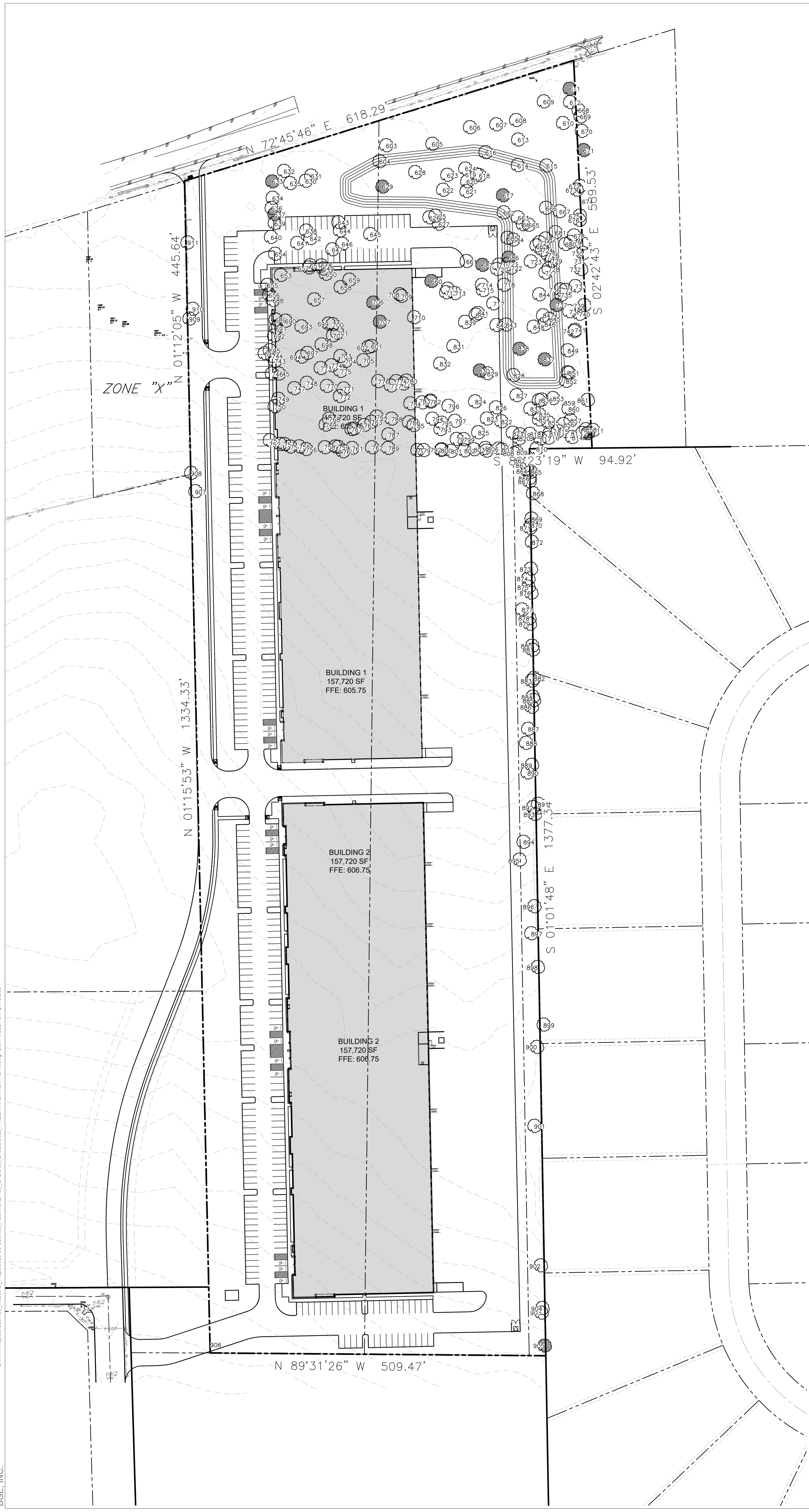
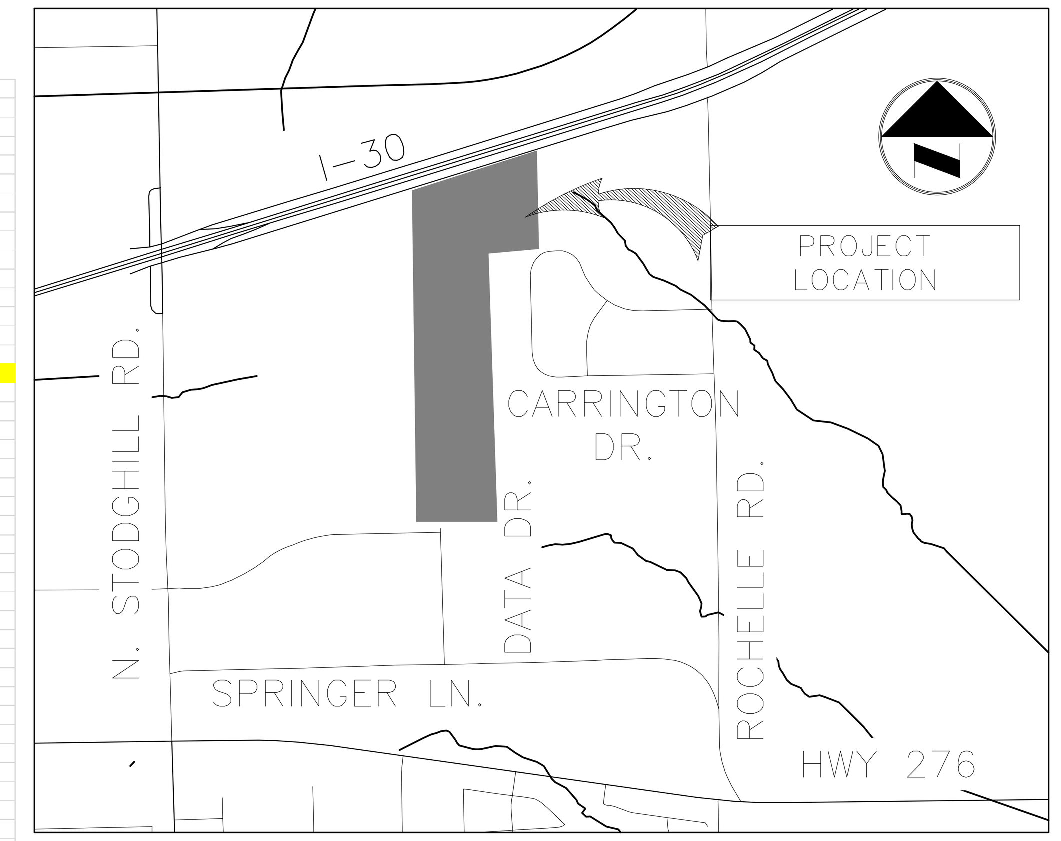
BGE, INC.



TREE TABLE

POINT NUMBER	COMMON NAME	BOTANICAL NAME	SIZE (DBH)	CLASSIFICATION	STATUS	MITIGATION INCHES REQUIRED
601	AMERICAN ELM	*Ulmus americana*	6	PRIMARY PROTECTED	TO BE REMOVED	6
602	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
603	GREEN ASH	*Fraxinus pennsylvanica*	24	PRIMARY PROTECTED	TO BE REMOVED	24
604	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
605	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
606	GREEN ASH	*Fraxinus pennsylvanica*	13	PRIMARY PROTECTED	TO BE REMOVED	13
607	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
608	CEDAR ELM	*Ulmus crassifolia*	16	PRIMARY PROTECTED	TO BE REMOVED	16
609	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
610	AMERICAN ELM	*Ulmus americana*	18	PRIMARY PROTECTED	TO BE REMOVED	18
611	SUGARBERRY	*Celtis laevigata*	37	FEATURED	TO BE REMOVED	74
612	GREEN ASH	*Fraxinus pennsylvanica*	14	PRIMARY PROTECTED	TO BE REMOVED	14
613	EASTERN RED CEDAR	*Juniperus virginiana*	20	PRIMARY PROTECTED	TO BE REMOVED	20
614	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
615	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
616	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
617	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
618	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
619	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
620	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
621	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
622	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
623	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
624	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
625	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
626	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
627	AMERICAN ELM	*Ulmus americana*	9	PRIMARY PROTECTED	TO BE REMOVED	9
628	AMERICAN ELM	*Ulmus americana*	13	PRIMARY PROTECTED	TO BE REMOVED	13
629	AMERICAN ELM	*Ulmus americana*	26	FEATURED	TO BE REMOVED	52
630	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
631	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
632	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
633	SUGARBERRY	*Celtis laevigata*	41	FEATURED	TO BE REMOVED	82
634	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
635	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
636	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
637	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
638	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
639	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
640	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
641	CEDAR ELM	*Ulmus crassifolia*	11	PRIMARY PROTECTED	TO BE REMOVED	11
642	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
643	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
644	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
645	AMERICAN ELM	*Ulmus americana*	23	PRIMARY PROTECTED	TO BE REMOVED	23
646	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
647	HERCULES CLUB	*Zanthoxylum Clava-herculis*	8	PRIMARY PROTECTED	TO BE REMOVED	8
648	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
649	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
650	HERCULES CLUB	*Zanthoxylum Clava-herculis*	4	PRIMARY PROTECTED	TO BE REMOVED	4
651	HERCULES CLUB	*Zanthoxylum Clava-herculis*	7	PRIMARY PROTECTED	TO BE REMOVED	7
652	HERCULES CLUB	*Zanthoxylum Clava-herculis*	4	PRIMARY PROTECTED	TO BE REMOVED	4
653	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
654	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
655	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
656	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
657	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
658	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
659	HERCULES CLUB	*Zanthoxylum Clava-herculis*	5	PRIMARY PROTECTED	TO BE REMOVED	5
660	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
661	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
662	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
663	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
664	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
665	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
666	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
667	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
668	PERSIMMON	*Diospyros virginiana*	16	PRIMARY PROTECTED	OFF SITE	0
669	SUGARBERRY	*Celtis laevigata*	10	NON-PROTECTED	OFF SITE	
670	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	OFF SITE	0
671	SUGARBERRY	*Celtis laevigata*	32	FEATURED	OFF SITE	0
672	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
673	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
674	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
675	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
676	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
677	SUGARBERRY	*Celtis laevigata*	3	NON-PROTECTED	TO BE REMOVED	
678	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
679	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
680	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
681	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
682	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
683	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
684	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
685	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
686	SUGARBERRY	*Celtis laevigata*	31	FEATURED	TO BE REMOVED	62
687	SUGARBERRY	*Celtis laevigata*	28	FEATURED	TO BE REMOVED	56
688	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
689	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
690	PERSIMMON	*Diospyros virginiana*	7	PRIMARY PROTECTED	TO BE REMOVED	7
691	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
692	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
693	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
694	GREEN ASH	*Fraxinus pennsylvanica*	16	PRIMARY PROTECTED	TO BE REMOVED	16
695	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
696	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
697	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
698	AMERICAN ELM	*Ulmus americana*	21	PRIMARY PROTECTED	TO BE REMOVED	21
699	CEDAR ELM	*Ulmus crassifolia*	6	PRIMARY PROTECTED	TO BE REMOVED	6
700	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
701	AMERICAN ELM	*Ulmus americana*	19	PRIMARY PROTECTED	TO BE REMOVED	19
702	AMERICAN ELM	*Ulmus americana*	14	PRIMARY PROTECTED	TO BE REMOVED	14
703	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
704	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
705	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
706	AMERICAN ELM	*Ulmus americana*	48	FEATURED	TO BE REMOVED	96
707	AMERICAN ELM	*Ulmus americana*	28	FEATURED	TO BE REMOVED	56
708	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
709	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
710	AMERICAN ELM	*Ulmus americana*	23	PRIMARY PROTECTED	TO BE REMOVED	23
711	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
712	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
713	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
714	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
715	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
716	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
717	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
718	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
719	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
720	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
721	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
722	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
723	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
724	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
725	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
726	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
727	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
728	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
729	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
730	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
731	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
732	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
733	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
734	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
735	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
736	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
737	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
738	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
739	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
740	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
741	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
742	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
743	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
744	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
745	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
746	HERCULES CLUB	*Zanthoxylum Clava-herculis*	6	PRIMARY PROTECTED	TO BE REMOVED	6
747	EASTERN RED CEDAR	*Juniperus virginiana*	14	SECONDARY PROTECTED	TO BE REMOVED	7
748	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
749	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
750	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
751	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
752	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
753	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
754	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
755	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
756	HERCULES CLUB	*Zanthoxylum Clava-herculis*	7	PRIMARY PROTECTED	TO BE REMOVED	7
757	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
758	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
759	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
760	HERCULES CLUB	*Zanthoxylum Clava-herculis*	6	PRIMARY PROTECTED	TO BE REMOVED	6
761	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
762	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
763	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
764	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
765	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
766	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
767	CEDAR ELM	*Ulmus crassifolia*	8	PRIMARY PROTECTED	TO BE REMOVED	8
768	AMERICAN ELM	*Ulmus americana*	10	PRIMARY PROTECTED	TO BE REMOVED	10
769	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
770	EASTERN RED CEDAR	*Juniperus virginiana*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
771	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
772	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
773	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
774	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
775	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
776	AMERICAN ELM	*Ulmus americana*	4	NON-PROTECTED	TO BE REMOVED	
777	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
778	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
779	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
780	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
781	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
782	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
783	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
784	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
785	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
786	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
787	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
788	EASTERN RED CEDAR	*Juniperus virginiana*	20	SECONDARY PROTECTED	TO BE REMOVED	10
789	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
790	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
791	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
792	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
793	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
794	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
795	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
796	AMERICAN ELM	*Ulmus americana*	12	PRIMARY PROTECTED	TO BE REMOVED	12
797	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
798	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
799	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
800	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
801	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
802	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
803	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
804	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
805	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
806	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
807	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
808	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
809	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
810	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
811	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	OFF SITE	0
812	SUGARBERRY	*Celtis laevigata*	31	FEATURED	TO BE REMOVED	62
813	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
814	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
815	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
816	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
817	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
818	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
819	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
820	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
821	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
822	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
823	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
824	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
825	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
826	SUGARBERRY	*Celtis laevigata*	24	SECONDARY PROTECTED	TO BE REMOVED	12
827	AMERICAN ELM	*Ulmus americana*	18	PRIMARY PROTECTED	TO BE REMOVED	18
828	AMERICAN ELM	*Ulmus americana*	10	PRIMARY PROTECTED	TO BE REMOVED	10
829	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
830	SUGARBERRY	*Celtis laevigata*	30	FEATURED	TO BE REMOVED	60
831	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
832	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
833	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
834	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
835	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
836	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
837	SUGARBERRY	*Celtis laevigata*	28	FEATURED	TO BE REMOVED	56
838	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
839	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
840	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
841	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
842	AMERICAN ELM	*Ulmus americana*	9	PRIMARY PROTECTED	TO BE REMOVED	9
843	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
844	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
845	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
846	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
847	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
848	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
849	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
850	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
851	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
852	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
853	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
854	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
855	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
856	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
857	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
858	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
859	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
860	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
861	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
862	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
863	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
864	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
865	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	OFF SITE	0
866	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
867	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
868	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
869	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	OFF SITE	0
870	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	OFF SITE	0
871	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
872	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	OFF SITE	0
873	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
874	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
875	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
876	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
877	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
878	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
879	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
880	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
881	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
882	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	OFF SITE	0
883	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
884	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
885	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
886	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
887	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
888	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
889	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
890	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
891	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
892	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
893	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
894	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
895	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
896	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
897	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
898	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
899	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
900	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
901	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
902	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
903	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
904	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
905	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
906	SUGARBERRY	*Celtis laevigata*	16	NDARY PROTECTED PROT	TO BE REMOVED	8
907	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
908	EASTERN RED CEDAR	*Juniperus virginiana*	14	SECONDARY PROTECTED	TO BE REMOVED	7
909	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
910	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
911	EASTERN RED CEDAR	*Juniperus virginiana*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
TOTAL MITIGATION REQUIRED						3234



VICINITY MAP

(NOT TO SCALE)

N

0 50 100 200
SCALE: 1" = 100'

30 EXISTING TREE TO BE REMOVED

30 EXISTING FEATURE TREE TO BE REMOVED

MITIGATION

TOTAL MITIGATION INCHES REQUIRED	3,234 INCHES
MITIGATION PROVIDED 281 TREES x 4" CALIPER = 1,124 INCHES	1,124 INCHES
MITIGATION INCHES REMAINING	2,110 INCHES

BGE

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROEJCT NAME

TREESCAPE PLAN

SEEFRIED ROCKWALL

LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!

Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.

TS-1

G:\TXN\Projects\Seefried_Industrial_Props\9028-00-Seefried_Rockwall\LP\03_CADD\03_Sheets\9028_TREE MITIGATION PLAN.dwg Oct 14, 2021-3:14pm sfalco

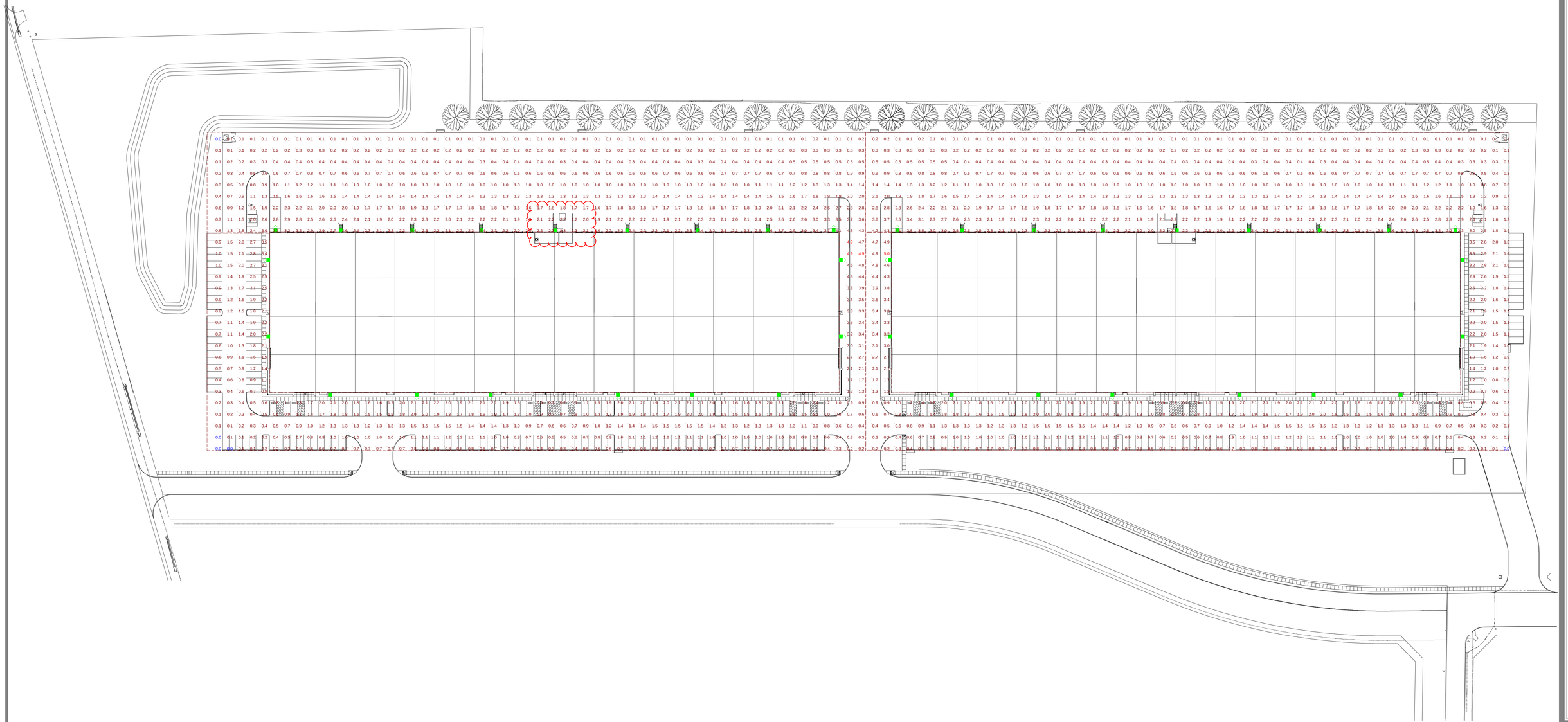
BGE, INC.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	38	Lithonia Lighting	RSX2 LED P4 40K R5	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R5 Distribution		1	RSX2_LED_P4_40K_R5.ies	25667	1	189.54
	B	0	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX2_LED_P4_40K_R4.ies	25328	1	189.54

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.2 fc	4.9 fc	0.0 fc	N/A	N/A
Calc Zone #3	+	1.3 fc	5.0 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 60ft

INTEX

ROCKWALL SPEC

Designer: IK

Date
9/23/2021

Scale
Not to Scale

Drawing No.

Summary

PROJECT COMMENTS

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

DATE: 10/22/2021

PROJECT NUMBER:	SP2021-027	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for Seefried Rockwall	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1220 & 1280 DATA DR, ROCKWALL, TX 75032	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LP for the approval of a Site Plan for a Warehouse/Distribution Facility on a 23.071-acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/21/2021	Approved w/ Comments

10/21/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Warehouse/Distribution Facility on a 23.071-acre tract of land identified as Tracts 25 & 25- 1, of the R. B. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30.

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

M.3 For reference, include the case number (SP2021-027) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Light Industrial (LI) District standards, the IH-30 Overlay District Standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

_____ ____
Planning & Zoning Commission, Chairman Date
APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, YEAR. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

M.6 Site Plan:

1. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
2. Signage will be covered at the time of building permit. (Subsection 06.02. F, of Article 05)
3. Indicate any roof or ground mounted utility equipment as well as their subsequent screening; consider crosshatching any roof mounted utility equipment. All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. (Subsection 01.05. C, of Article 05)
4. Provide an exhibit detailing the dumpster enclosures. 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. (Subsection 01.05. B, of Article 05)

M.7 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Shrubs are a 5-gallon minimum. (Subsection 05.03. B, of Art. 08)
3. Accent trees in detention areas are calculated as 1 per 1,500 SqFt. In this case only 21 accent trees are required and the plans indicate 42 have been provided. The excess accent trees could be used as a compensatory measure to offset the three (3) variance associated with the proposed site plan. (Subsection 05.03. B, of Art. 08)
4. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08)

M.8 Treescape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. After reviewing the treescape plan errors were found with trees 613 and 776 this changed the total mitigation balance to 3,228-inches. Also, only 191 4-inch (764-inches) canopy trees are being planted on site (the plans show 291), therefore reducing the total mitigation balance to 2,464 inches. According to Section 05 (F)(3), of Article 09, if any trees are planted on site the mitigation fee becomes $100.00 per inch. In this case it would mean the remaining fee would be $246,400.00. Given this the Alternative Tree Mitigation Settlement Agreement letter needs to be rewritten to request to pay the remaining mitigation balance of $246,400.00. This would constitute as 76.3% of the balance is being paid, while 23.7% is being replanted. (Subsection 03.01. G, of Article 09)

M.9 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. 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. In this case light levels exceed the 0.2 FC at the property line. Please make the required changes to meet this requirement. (Subsection 03.03. G, of Article 07)
3. Please provide light cutsheets for all proposed light fixtures. (Subsection 03.03, of Article 07)

M.10 Building Elevations:

1. 20% stone is required on each façade of the proposed buildings. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
2. The proposed buildings do not meet the horizontal and vertical articulation standards. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. C.2, of Article 05)

I.11 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] tilt wall construction, and [3] articulation. The variance letter provided proposed the following compensatory measures: [1] exterior patio area with adjacent landscaping, [2] exterior seating, [3] bicycle racks, and [4] addition canopies over center punched windows. As indicated in M.7.3 the additional accent trees provided in the detention area could serve as a 5th compensatory measure. If you wish to do this simply provide staff an updated variance request letter.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 2, 2021 will result in the automatic denial of the case on the grounds of an

incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 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 November 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 9, 2021 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on October 26, 2021.
2) Planning & Zoning meeting/public hearing meeting will be held on November 9, 2021.

I.15 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	10/21/2021	Needs Review

10/21/2021: M - Lift Station to be Private.
M - Sanitary sewer to lift station to be Private
M - Must plat these lots to dedicate right-of-way and easements.
M - Min. 24' paving for the Data Drive extension.
M - Water line to be in center of 20' easement. Will need to add a water line easement 10' from the line at all areas.
M - 30'x30' ROW Clip at Data and IH 30.
M - 6-inch Lime subgrade under paving.
M - 10' U.E. on all ROW Frontage.

The following items are informational for the engineering design phase.
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.
- All walls (1.5' and greater) to be rock or stone (no smooth face walls). No walls in easements or right-of-ways.
- Walls 3' or taller will be required to be engineered

Roadway Paving Items:
- Parking to be 20'x9'
- All drive isles to be 24' wide.
- 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.
- Must dedicate half of the Data Dr extension. 60' ROW and 41' B-B paving. Must build a min of 24' wide from Capital to IH 30.
- TXDOT permit is required for the driveways. A TXDOT TIA will be required. Review fees apply.

Water and Wastewater Items:
- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Sewer can connect to Capital Blvd...check depths.
- Must construct a 12" water line along the western property line from Data to IH 30.
- There is a sewer pro-rata of $3152.31/acre for the entire site.
- Water must be 10' separated from storm and sewer.

- Lift station review fees will be required

Drainage Items:
- Detention is required. The site will need two detention ponds since there are two drainage basins on this property or one pond that over detains. You cannot increase flow in either direction.
- Dumpster area to drain to an oil/water separator and then to the storm lines.
- Drainage basins that are 20 acres or more must use the until hydrograph method for detention. Review fees apply.
- Drainage must be at sheet flow conditions before crossing property lines unless you get an off-site easement.
- Max side slope of detention to be 4:1. No vertical walls allowed in detention easement.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/19/2021	Approved w/ Comments

10/19/2021: Building 1 (Lot 1) Shell: will be *1220 Data Dr, Rockwall, TX 75032*
Building 2 (Lot 2) Shell: will be *1280 Data Dr, Rockwall, TX 75032*

*All suite numbering shall be ascending north to south in a 1XX scheme (110...120 etc.) 200 and up are for multi story buildings. Please see the following for more: http://www.rockwall.com/pz/GIS/AddressingStandards.pdf

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	10/19/2021	Approved w/ Comments

10/19/2021: There are several suggestions to help reduce the potential for criminal activity at the site. I would be more than willing to speak with the developer(s) and review the site plans and provide CPTED suggestions.

EMF#902

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved w/ Comments

10/19/2021: 1. Landscape plan approved
2. Tree mitigation approved, how do you intend to settle the 2,110" balance

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NONE - PARCEL ID: 1211				
SUBDIVISION	R.B. IRVINE SURVEY, ABSTRACT NO. 120		LOT		BLOCK
GENERAL LOCATION	NEC OF CAPITAL BLVD AND DATA DRIVE, EAST OF CARRINGTON DRIVE AND SOUTH OF IH-30				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LIGHT INDUSTRIAL		CURRENT USE	VACANT	
PROPOSED ZONING	LIGHT INDUSTRIAL		PROPOSED USE	INDUSTRIAL	
ACREAGE	22.234	LOTS [CURRENT]	2	LOTS [PROPOSED]	2

☒ ***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	BAKER SCHWIMMER VENTURES LP	☒ APPLICANT	BGE ENGINEERING
CONTACT PERSON	RANDALL SCHWIMMER	CONTACT PERSON	NICK HOBBS
ADDRESS	2633 MCKINNEY AVE, STE 130-510	ADDRESS	2595 DALLAS PARKWAY, SUITE 101
CITY, STATE & ZIP	DALLAS, TEXAS 75204	CITY, STATE & ZIP	FRISCO, TEXAS 75034
PHONE	214-923-3554	PHONE	972-464-4800
E-MAIL	THESCHWIMMER@GMAIL.COM	E-MAIL	NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Randall Schwimmer, Member Baker Schwimmer Venture LLC General Partner [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF October, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

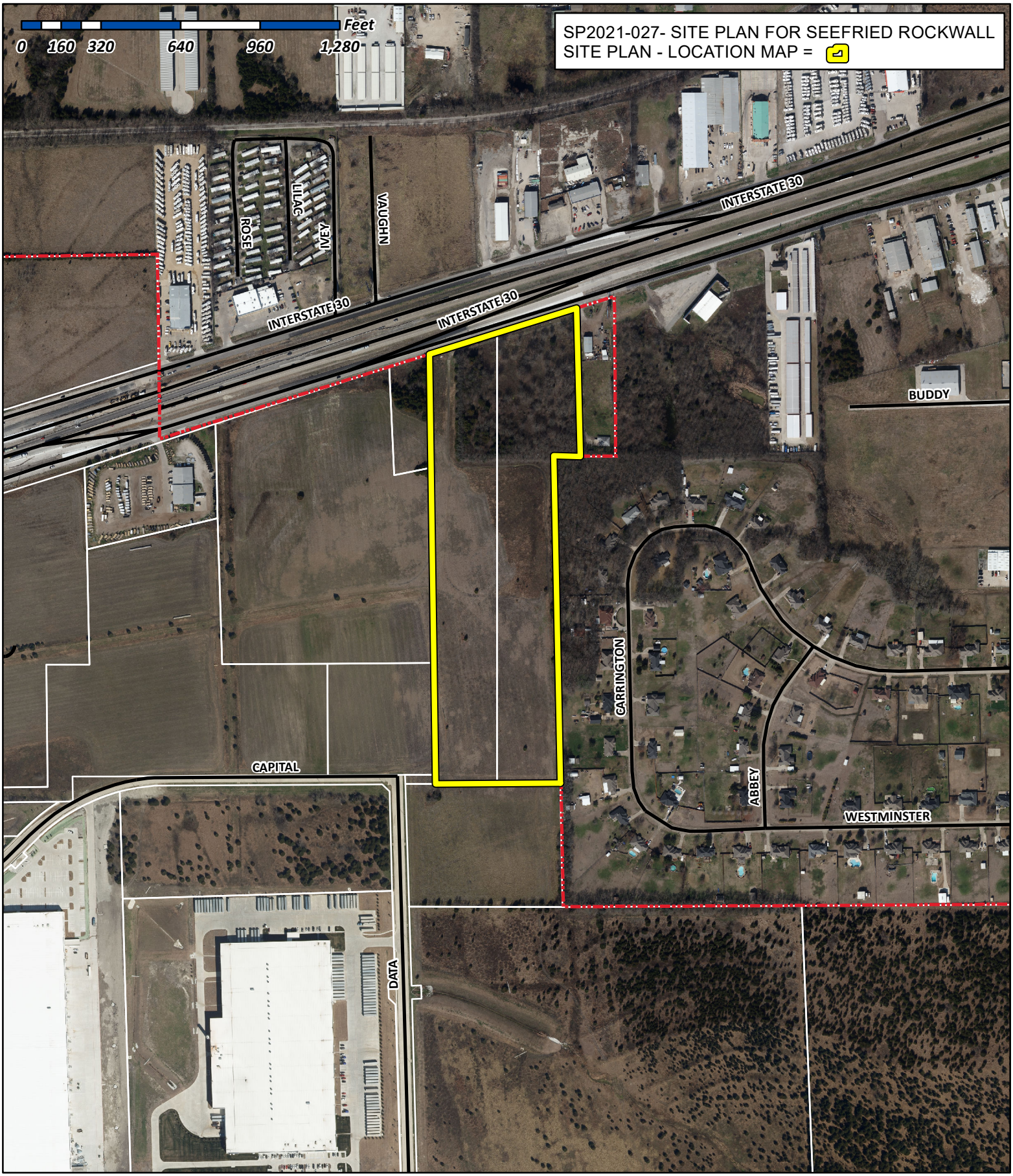
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* October, 2021.

OWNER'S SIGNATURE Randall Schwimmer

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STEPHEN LOVE
Notary Public
STATE OF TEXAS
ID# 10691851
My Comm. Exp. Nov. 12, 2024

MY COMMISSION EXPIRES



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.

October 11, 2021

Mr. Rian C. Miller
AICP Director of Planning and Zoning
City of Rockwall
385 South Goliad St.
Rockwall, Texas 75087

Re: REQUESTED VARIANCES TO THE CITY OF ROCKWALL DEVELOPMENT / TWO (2) BUILDING SPEC WAREHOUSE PROJECT ROCKWALL, TX

Dear Mr. Miller,

As a part of the Site Plan submittal, the Owner, Seefried Properties is requesting variances from the required zoning development design standards for this project. The following are the requested variances.

1. Changed required 20% stone coverage to a reduced stone coverage using FAUX stone as indicated on the elevations.

2. A reduction for the articulation requirements as defined in the Zoning Ordinance. Including the use of tilt-wall as an exterior building material. Note: We have provided the following compensatory design additions.

    a. Exterior patio area with adjacent landscaping.

    b. Exterior seating.

    c. Bicycle racks.

    d. Provide additional canopies over center punched windows.

We believe that the current design meets the intent of the IH 30 overlay district and the Zoning Ordinance. Please see the corresponding elevations and color renderings for the materials and design of the project. Thank you for your considerations.

Sincerely,

Mark W. Pross
C.E.O.

October 13, 2021

Mr. Ryan Miller
AICP Director of Planning & Zoning
City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

RE: 22.234-Acre Industrial Spec Site Tree Mitigation Hardship Request

Dear Mr. Miller,

As part of the Site Plan submittal, we are requesting an alternative tree mitigation settlement agreement. This is due to the hardship created by the excessive caliper inches of protected trees that we are required to mitigate per the City's Unified Development Code (UDC). See table below for summary:

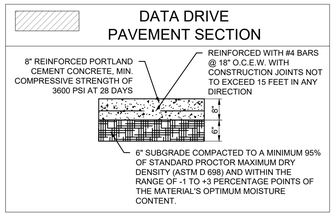
Protected Caliper Inches Removed Onsite	3,234
Required Caliper Inches Included on LS Plans (281 Trees x 4")	1,124
Remaining Caliper Inches to Mitigate	**2,110**

We request to negotiate a settlement that is less than the $200 per caliper inch that is noted in the UDC. We feel that the fee of $200 per caliper inch is an amount that creates an excessive financial burden on the development of this property. Thank you for your consideration.

Sincerely,

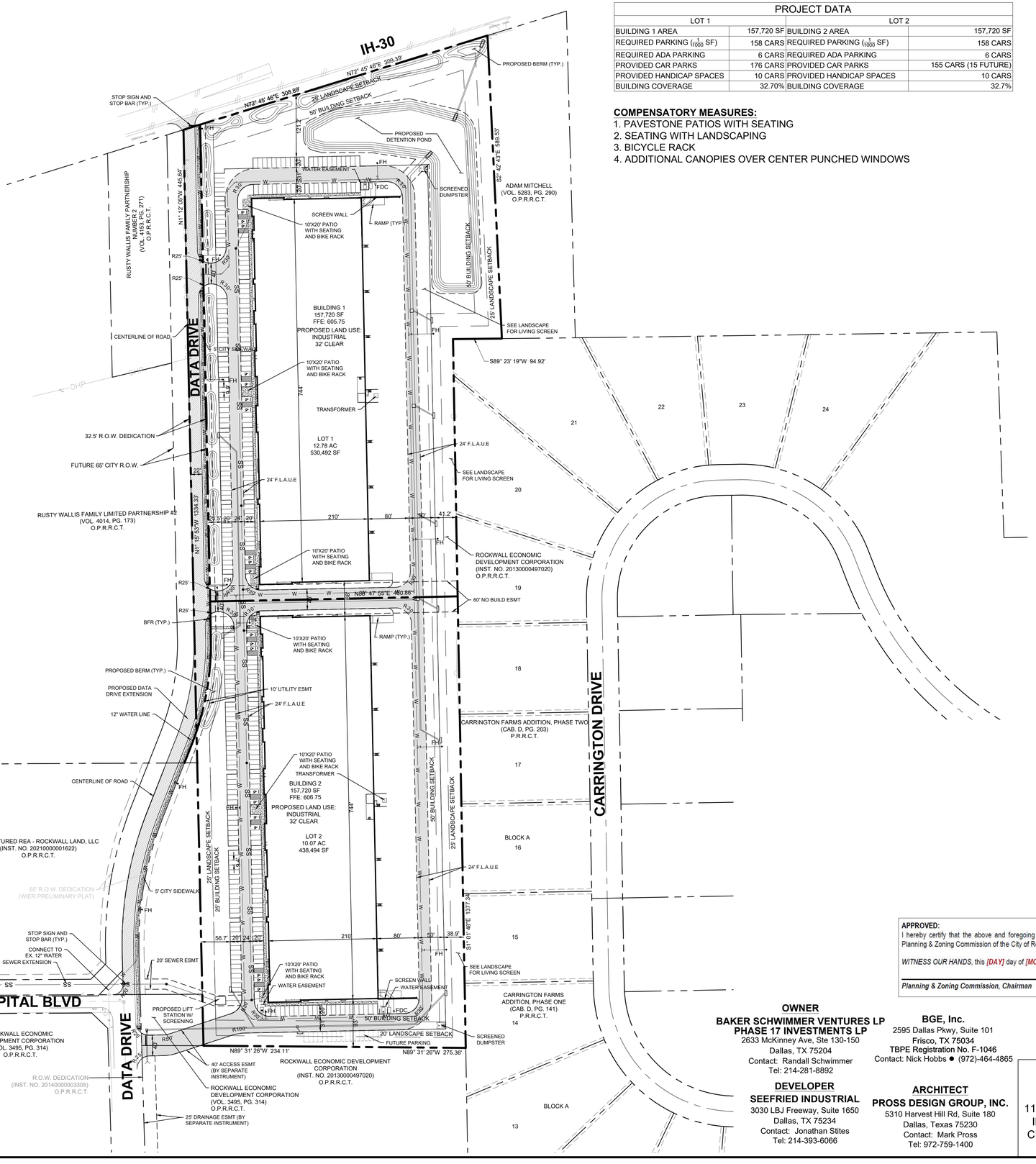
Nick Hobbs, PE
Project Manager

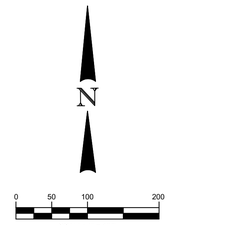
DATA DRIVE PAVEMENT SECTION

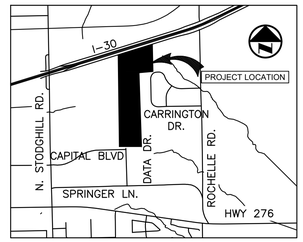


PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS	REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.7%

COMPENSATORY MEASURES:
1. PAVESTONE PATIOS WITH SEATING
2. SEATING WITH LANDSCAPING
3. BICYCLE RACK
4. ADDITIONAL CANOPIES OVER CENTER PUNCHED WINDOWS







VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- BARRIER FREE RAMP
- POWER POLE
- PROPOSED MANHOLE
- PROPOSED IRRIGATION METER
- PROPOSED DOMESTIC METER
- PROPOSED GATE VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- BIKE RACKS

KEY

TYP	TYPICAL	PP	POWER POLE
BFR	BARRIER FREE RAMP	ESMT	EASEMENT
FH	FIRE HYDRANT	◯	NUMBER OF PARKING SPACES
SSMH	SEWER MANHOLE	STMH	STORM MANHOLE
LP	LIGHT POLE	WYE	WYE INLET
CI	CURB INLET	FDC	FIRE DEPARTMENT CONNECTION

NOTES:
1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A STANDARDS.
3. ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
4. ALL FIRE LANE RADII ARE 25-FEET MINIMUM.
5. ALL FIRE LANES ARE 24-FEET WIDE MINIMUM.
6. HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
7. REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
8. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS.
9. CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
10. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.

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]*, *[YEAR]*.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER
BAKER SCHWIMMER VENTURES LP
PHASE 17 INVESTMENTS LP
2633 McKinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SITE PLAN
(CITY CASE NO. XXX)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 15, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL

SITE PLAN

SEEFRIED ROCKWALL
R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
NICHOLAS D. HOBBS, P.E.
TEXAS REGISTRATION NO. 112949

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY:	NDH
DESIGNED BY:	ABO
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

SHEET NO.

SP-1

BGE, INC.
\\bgeinc\projects\Projects\TONY\Projects\Seefried_Industrial_Prop\9028-00-Seefried_Rockwall\LD\01_CAD\01_Site\ROCKWALL_SITE PLAN.dwg Oct 14, 2021 - 12:59pm ascott

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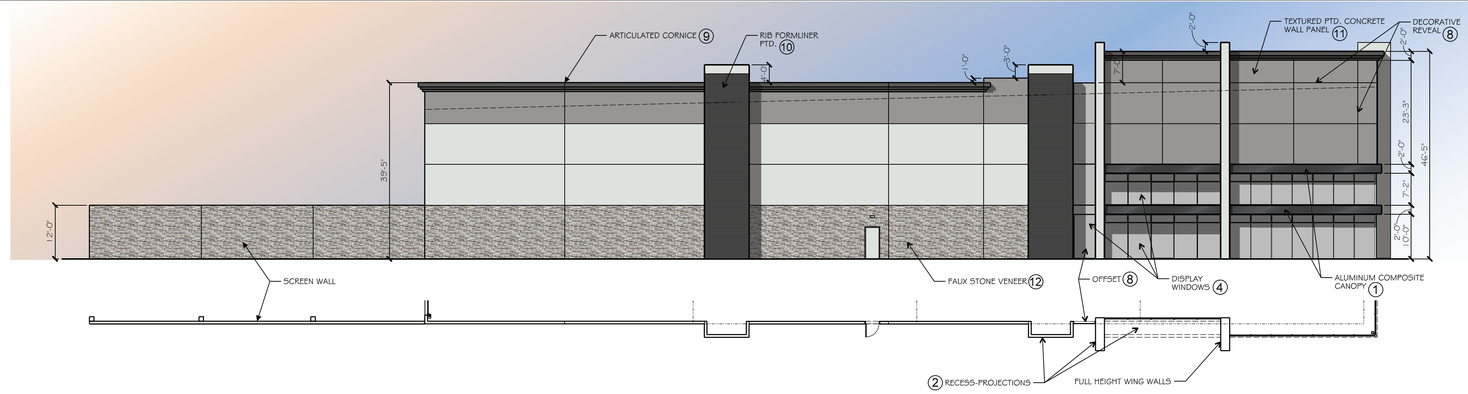
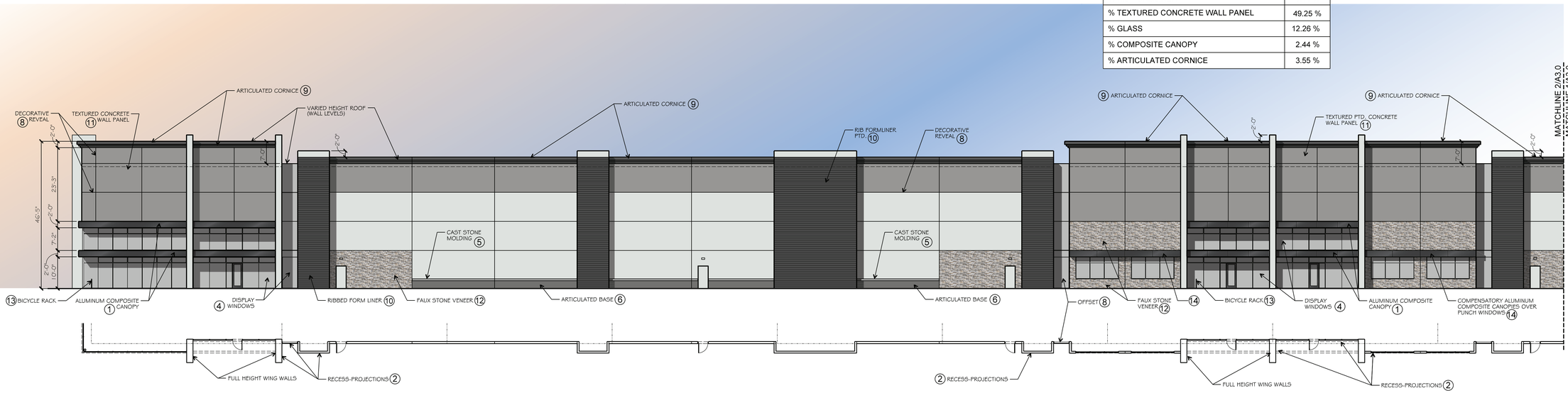
$TIME$
$DATE$
$FILE$



MATERIALS %	
% FAUX STONE VENEER	24.09 %
% RIB FORMLINER	8.41 %
% TEXTURED CONCRETE WALL PANEL	49.25 %
% GLASS	12.26 %
% COMPOSITE CANOPY	2.44 %
% ARTICULATED CORNICE	3.55 %

3 BUILDING 1 NORTH ELEVATION

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



PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

MATERIALS %	
% FAUX STONE VENEER	6.50 %
% RIB FORMLINER	16.58 %
% TEXTURED CONCRETE WALL PANEL	58.15 %
% GLASS	12.52 %
% COMPOSITE CANOPY	2.54 %
% ARTICULATED CORNICE	3.71 %

2 BUILDING 1 PARTIAL WEST ELEVATION

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

ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)	
(1)	CANOPIES, AWNINGS OR PORTICOS
(2)	RECESSES - PROJECTIONS
(3)	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
(4)	DISPLAY WINDOWS
(5)	ARCHITECTURAL DETAIL - MOLDING
(6)	ARTICULATED BASE
(7)	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATOR MEASURE 2
(8)	OFFSETS AND REVEALS
(9)	ARTICULATED CORNICE
(10)	RIBBED FORMLINER PTD.
(11)	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
(12)	FAUX STONE VENEER
(13)	BICYCLE RACK *COMPENSATORY MEASURE 3
(14)	*COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS

1 BUILDING 1 PARTIAL WEST ELEVATION

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

drawn:
checked
MARK W. PROSS
date
10/05/2021

SEEFRIED PROPERTIES

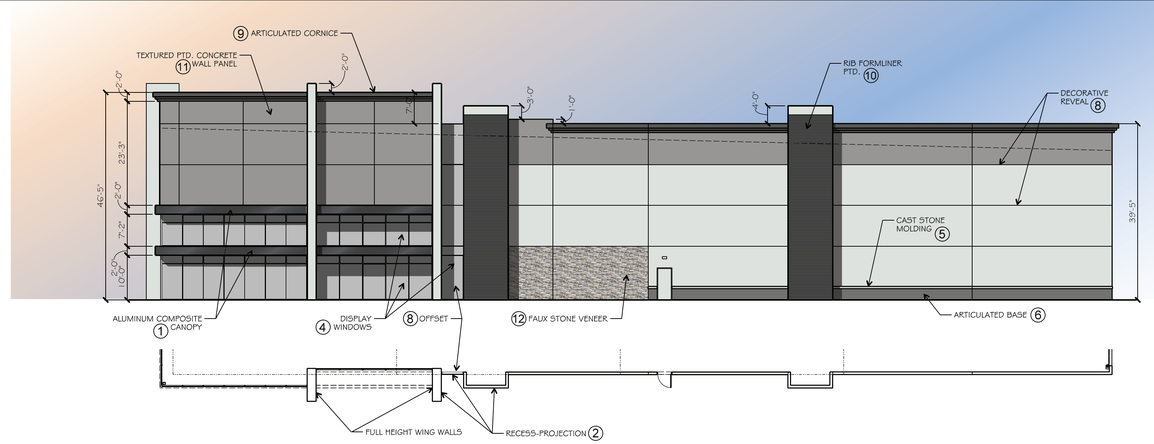
PRELIMINARY ONLY

pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.715.1440

SPEC WAREHOUSES BLDG 1 & 2

ROCKWALL, TEXAS

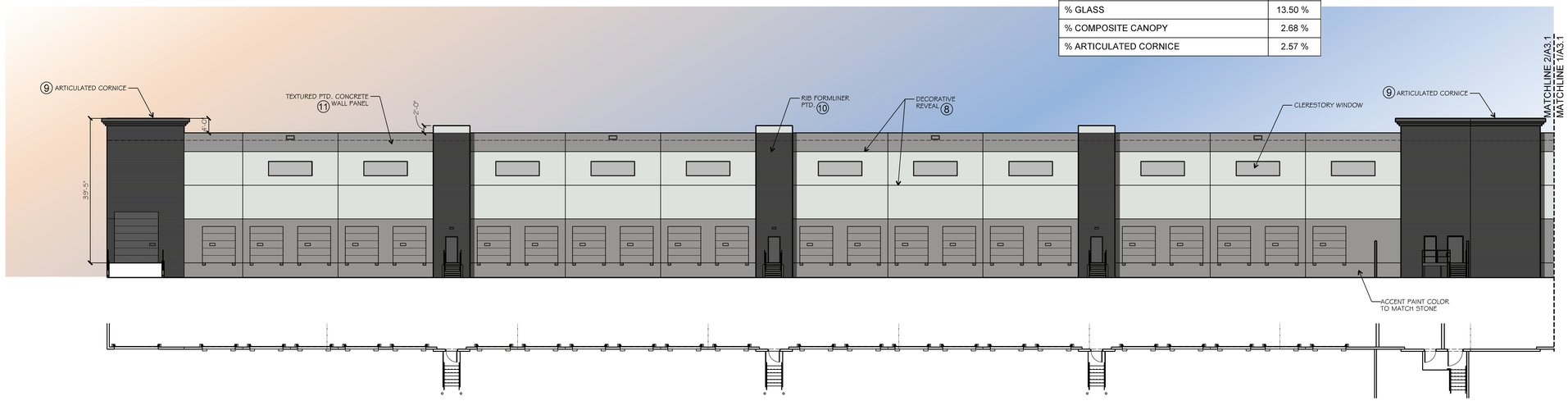
job no
2152
sheet
A3.0



MATERIALS %	
% FAUX STONE	4.19 %
% RIB FORMLINER	12.26 %
% TEXTURED CONCRETE WALL PANEL	64.80 %
% GLASS	13.50 %
% COMPOSITE CANOPY	2.68 %
% ARTICULATED CORNICE	2.57 %

3 BUILDING 1 SOUTH ELEVATION

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



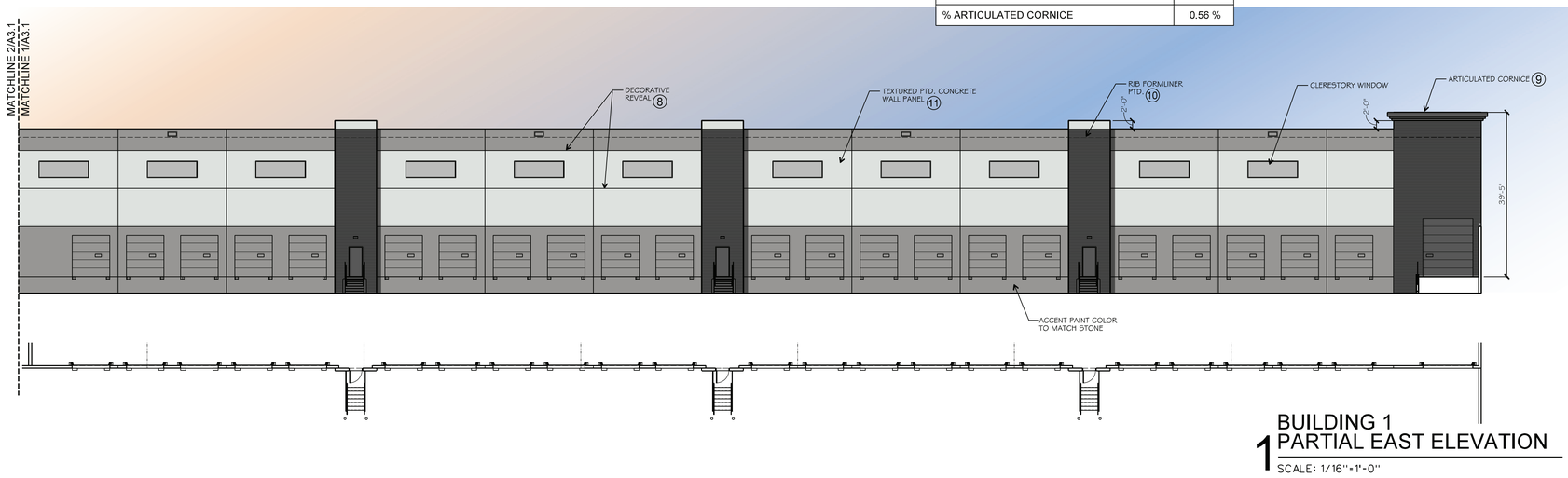
PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

MATERIALS %	
% RIB FORMLINER	15.83 %
% TEXTURED CONCRETE WALL PANEL	64.93 %
% OVERHEAD DOORS / MAN DOORS	15.13 %
% GLASS	3.55 %
% ARTICULATED CORNICE	0.56 %

2 BUILDING 1 PARTIAL EAST ELEVATION

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

ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)	
1	CANOPIES, AWNINGS OR PORTICOS
2	RECESSES - PROJECTIONS
3	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
4	DISPLAY WINDOWS
5	ARCHITECTURAL DETAIL - MOLDING
6	ARTICULATED BASE
7	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATORY MEASURE 2
8	OFFSETS AND REVEALS
9	ARTICULATED CORNICE
10	RIBBED FORMLINER PTD.
11	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
12	FAUX STONE VENEER
13	BICYCLE RACK *COMPENSATORY MEASURE 3



1 BUILDING 1 PARTIAL EAST ELEVATION

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

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$TIME$
$DATE$
$FILE$

drawn:
checked
MARK W. PROSS
date
10/05/2021

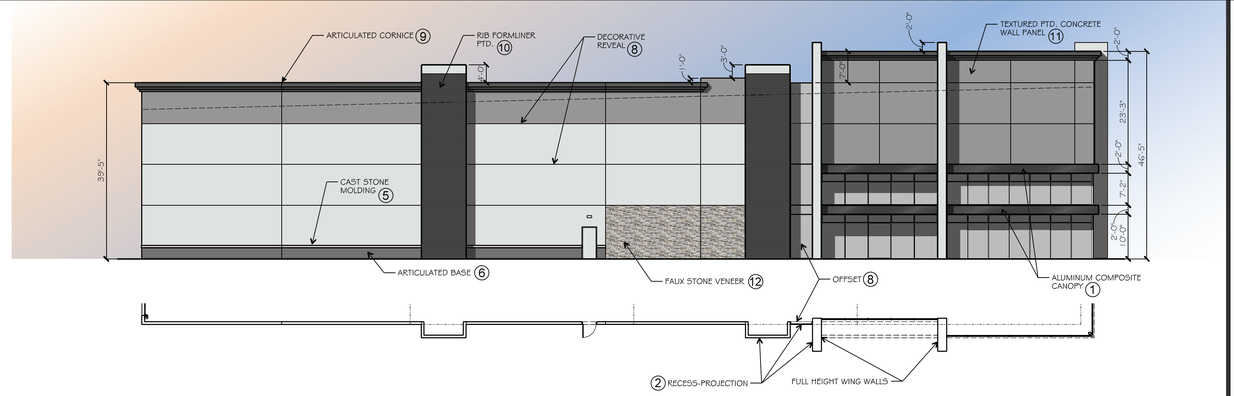
SEEFRIED PROPERTIES

PRELIMINARY ONLY

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.726.1440

SPEC WAREHOUSES
BLDG 1 & 2
ROCKWALL, TEXAS

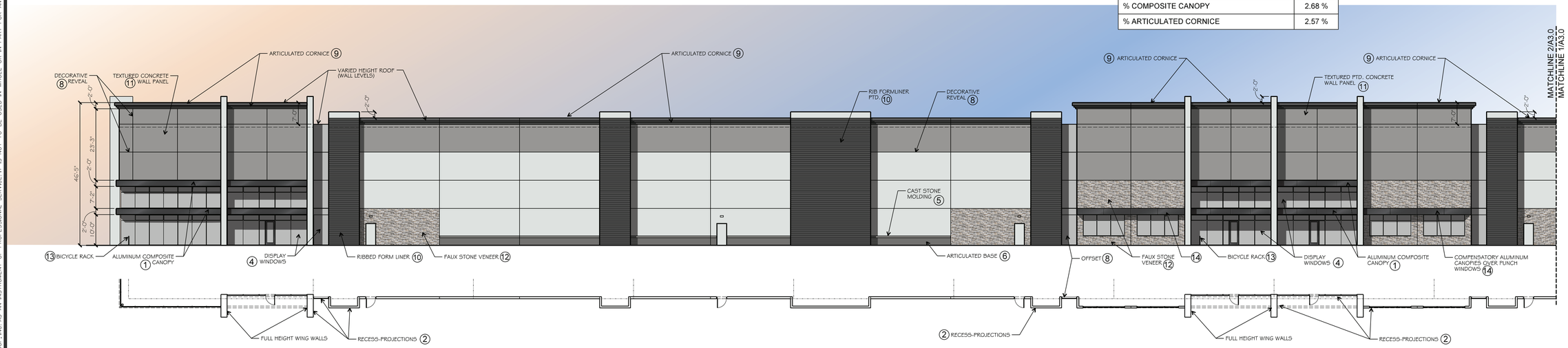
job no
2152
sheet
A3.1



MATERIALS %	
% FAUX STONE	4.19 %
% RIB FORMLINER	12.26 %
% TEXTURED CONCRETE WALL PANEL	64.80 %
% GLASS	13.50 %
% COMPOSITE CANOPY	2.68 %
% ARTICULATED CORNICE	2.57 %

3 BUILDING 2 NORTH ELEVATION

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



PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

MATERIALS %	
% FAUX STONE VENEER	6.50 %
% RIB FORMLINER	16.58 %
% TEXTURED CONCRETE WALL PANEL	58.15 %
% GLASS	12.52 %
% COMPOSITE CANOPY	2.54 %
% ARTICULATED CORNICE	3.71 %

2 BUILDING 2 PARTIAL WEST ELEVATION

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

ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)	
(1)	CANOPIES, AWNINGS OR PORTICOS
(2)	RECESSES - PROJECTIONS
(3)	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
(4)	DISPLAY WINDOWS
(5)	ARCHITECTURAL DETAIL - MOLDING
(6)	ARTICULATED BASE
(7)	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATORY MEASURE 2
(8)	OFFSETS AND REVEALS
(9)	ARTICULATED CORNICE
(10)	RIBBED FORMLINER PTD.
(11)	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
(12)	FAUX STONE VENEER
(13)	BICYCLE RACK *COMPENSATORY MEASURE 3
(14)	COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS

1 BUILDING 2 PARTIAL WEST ELEVATION

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

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$TIME$
$DATE$
$FILE$

drawn:
checked
MARK W. PROSS
date
10/05/2021

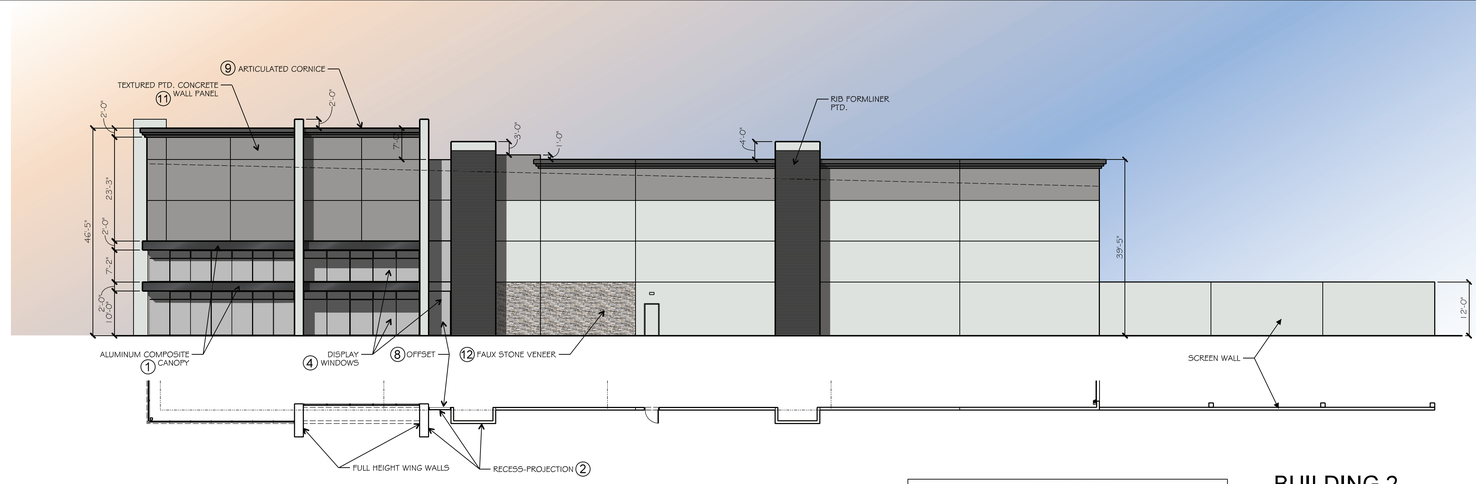
SEEFRIED PROPERTIES

PRELIMINARY ONLY

pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.735.1440

SPEC WAREHOUSES
BLDG 1 & 2
ROCKWALL, TEXAS

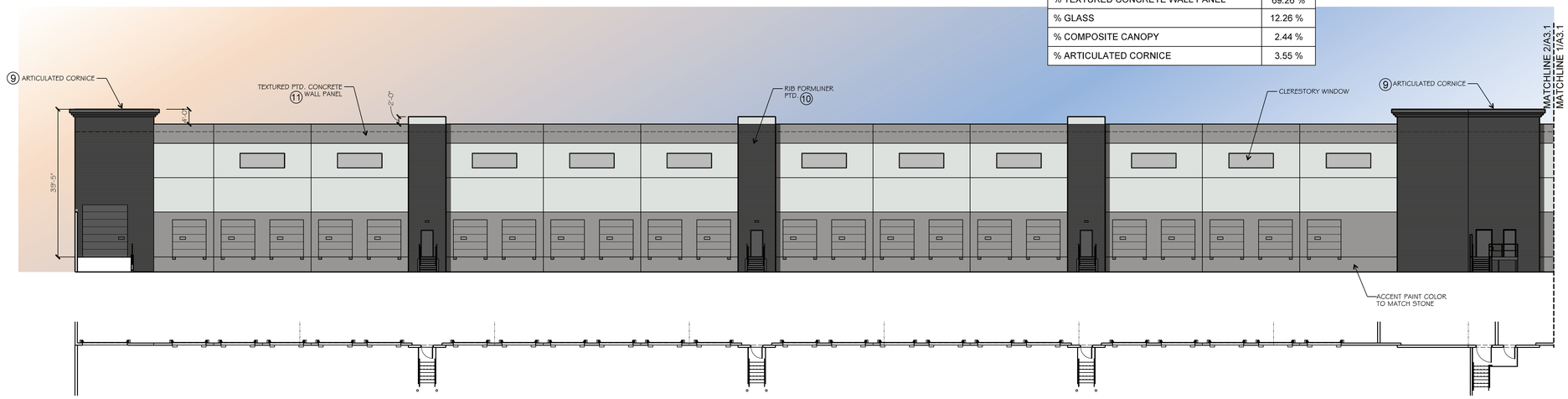
job no
2152
sheet
A3.2



MATERIALS %	
% FAUX STONE VENEER	3.81 %
% RIB FORMLINER	8.41 %
% TEXTURED CONCRETE WALL PANEL	69.26 %
% GLASS	12.26 %
% COMPOSITE CANOPY	2.44 %
% ARTICULATED CORNICE	3.55 %

3 BUILDING 2 SOUTH ELEVATION

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



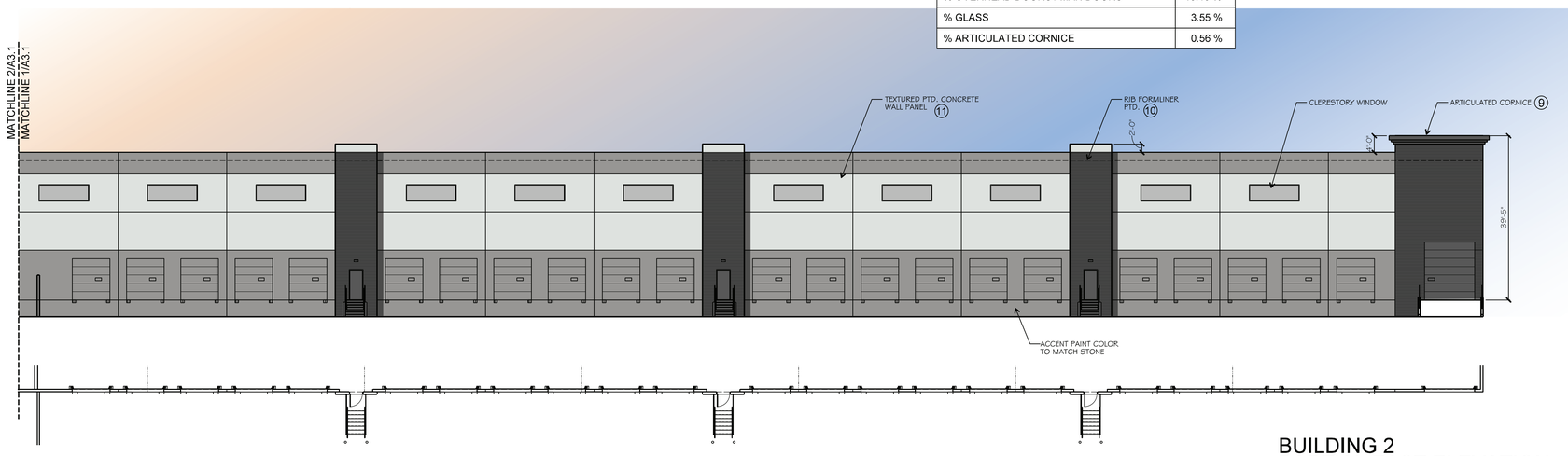
PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

MATERIALS %	
% RIB FORMLINER	15.83 %
% TEXTURED CONCRETE WALL PANEL	64.93 %
% OVERHEAD DOORS / MAN DOORS	15.13 %
% GLASS	3.55 %
% ARTICULATED CORNICE	0.56 %

2 BUILDING 2 PARTIAL EAST ELEVATION

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

ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)	
1	CANOPIES, AWNINGS OR PORTICOS
2	RECESSES - PROJECTIONS
3	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
4	DISPLAY WINDOWS
5	ARCHITECTURAL DETAIL - MOLDING
6	ARTICULATED BASE
7	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATORY MEASURE 2
8	OFFSETS AND REVEALS
9	ARTICULATED CORNICE
10	RIBBED FORMLINER PTD.
11	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
12	FAUX STONE VENEER
13	BICYCLE RACK *COMPENSATORY MEASURE 3



1 BUILDING 2 PARTIAL EAST ELEVATION

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

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$TIME$
$DATE$
$FILE$

drawn:
checked
MARK W. PROSS
date
10/05/2021

SEEFRIED PROPERTIES

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pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.732.1440

SPEC WAREHOUSES
BLDG 1 & 2

ROCKWALL, TEXAS

job no
2152
sheet
A3.3

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$TIME$
$DATE$
$FILE$

02 | PERSPECTIVE **B**

01 | PERSPECTIVE **A**

drawn:
checked
MARK W. PROSS
date
10/05/2021

SEEFRIED PROPERTIES

PRELIMINARY ONLY

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/739-1400

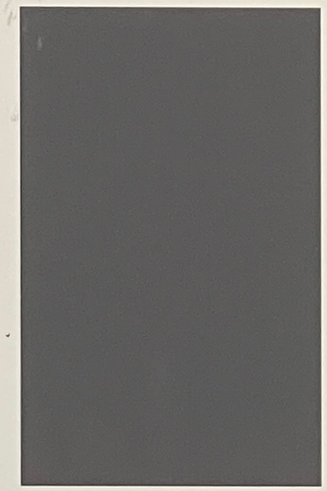
SPEC WAREHOUSES
BLDG 1 & 2

ROCKWALL, TEXAS

job no
2152
sheet
A3.4

BASE PAINT COLOR
SW7656 RHINESTONE

ACCENT COLOR 1
SW7669 SUMMIT GRAY

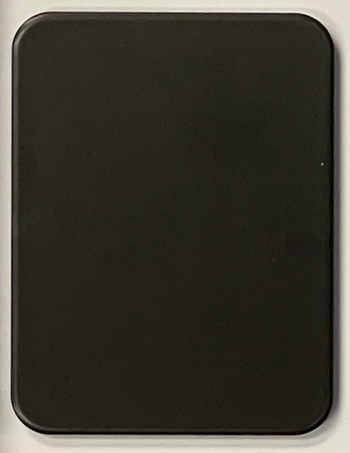


ACCENT COLOR 2
SW7674 PEPPERCORN

RENDERING
BUILDING 1 FRONT FACADE

STOREFRONT
BLACK ANODIZED

GLAZING
SOLAR BAN 60 (2)
SOLAR GRAY



CANOPIES
BLACK ANODIZED

FORM LINER
SPLIT RIBBED
FORM LINER

STONE
DRY STACK

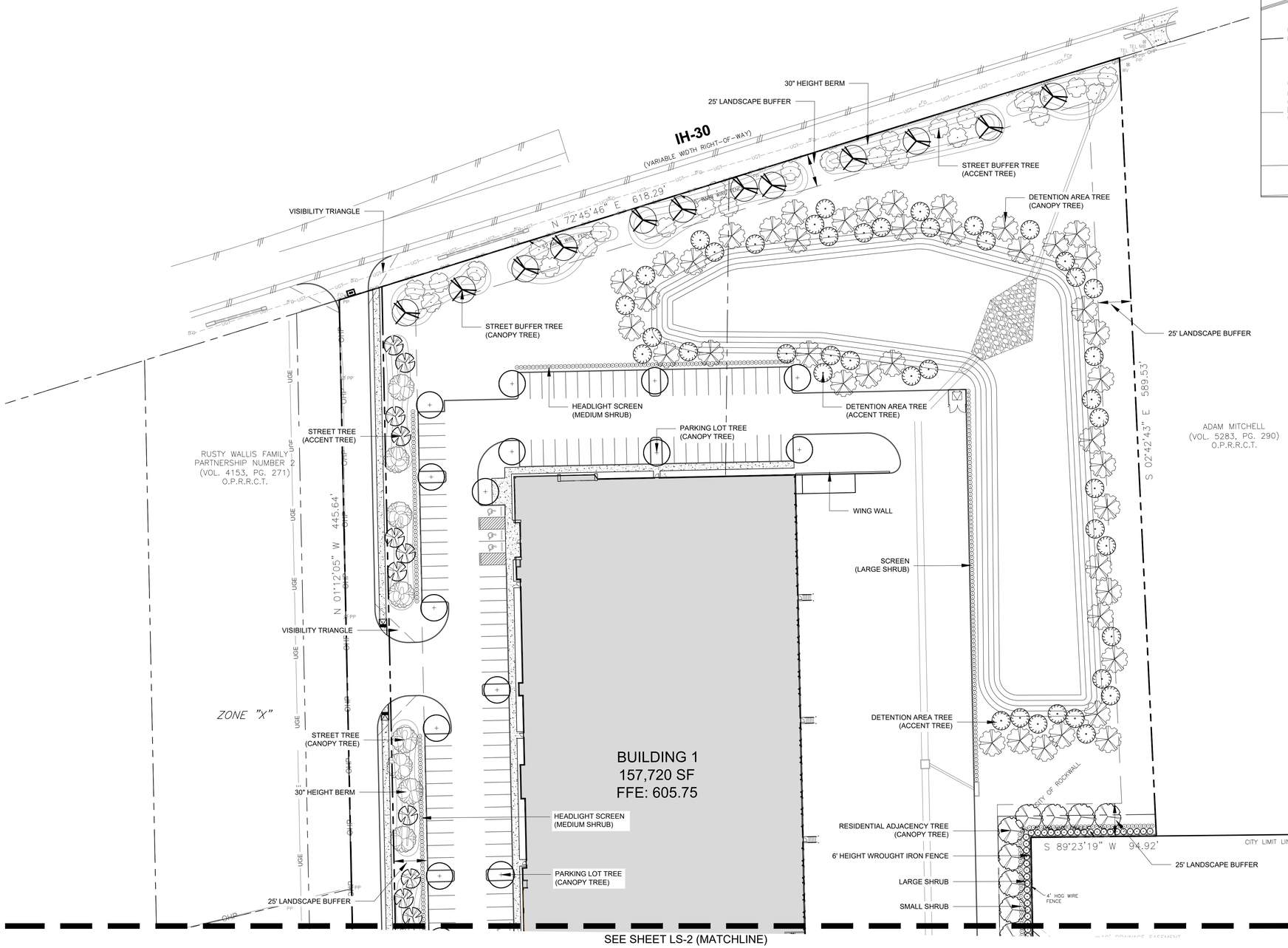
SPEC WAREHOUSES
BLDG 1 & 2

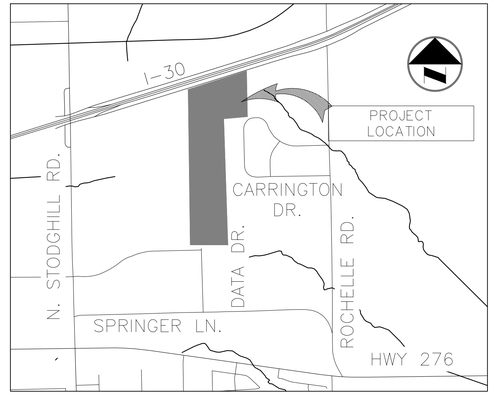
ROCKWALL, TEXAS

pross design group incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SEEFRIED INDUSTRIAL PROPERTIES

date
10/15/2021





VICINITY MAP

(NOT TO SCALE)

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

- STREET TREE, 4" CAL.
- PARKING LOT TREE, 4" CAL.
- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL ADJACENCY TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROJECT NAME

LANDSCAPE PLAN

SEEFRIED ROCKWALL

LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!

Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY:	SRF
DESIGNED BY:	HEM
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

SHEET NO.

LS-1

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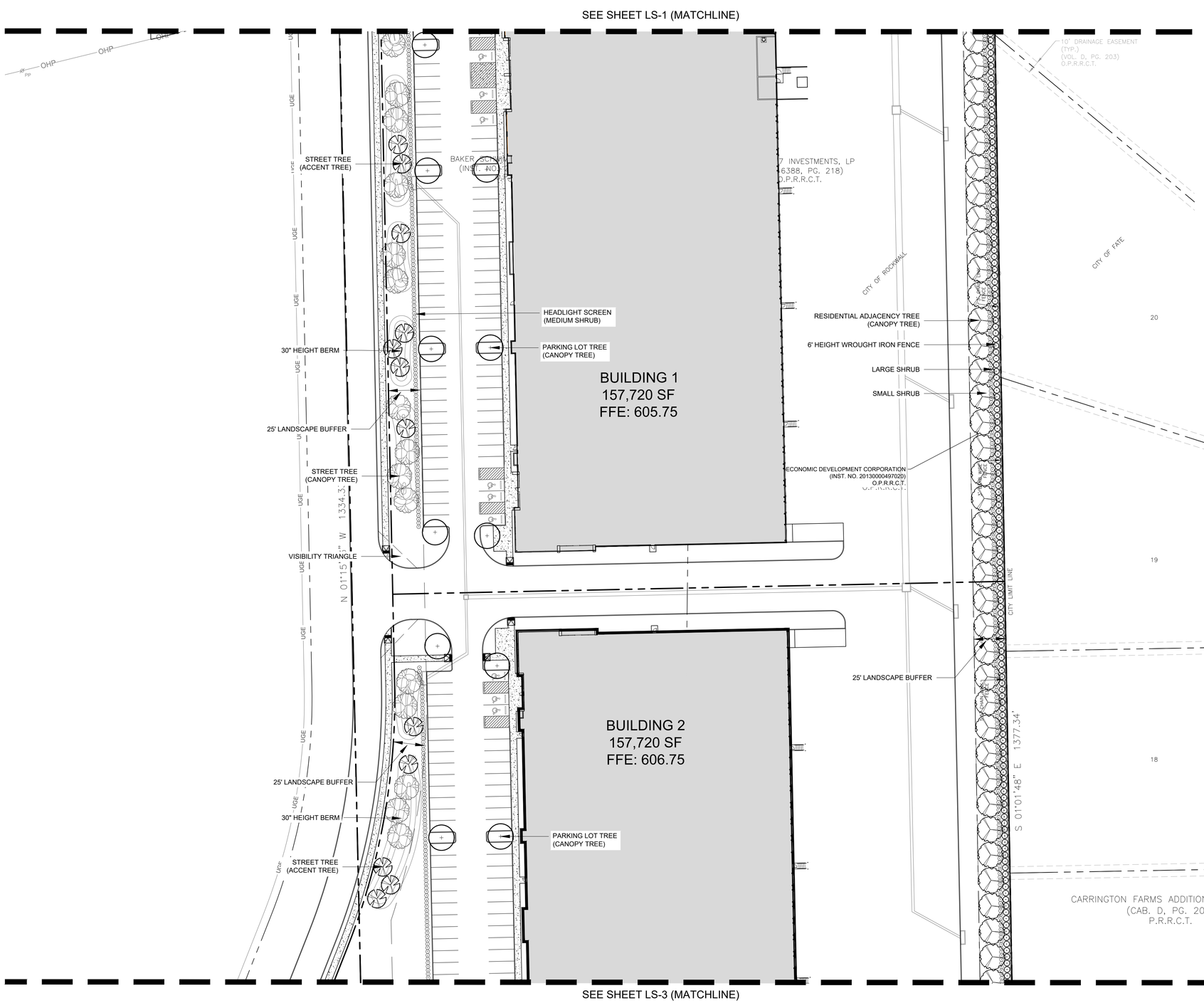
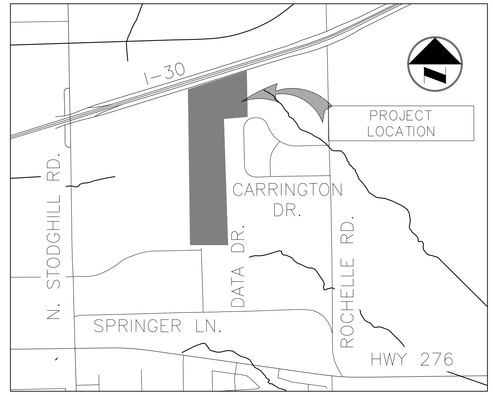
BGE, INC.

SEE SHEET LS-1 (MATCHLINE)



SEE SHEET LS-3 (MATCHLINE)



VICINITY MAP

(NOT TO SCALE)

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

- STREET TREE, 4" CAL.
- PARKING LOT TREE, 4" CAL.
- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL BUFFER TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.

BGE, Inc.
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Tel: 972-464-4800 ● www.bgeinc.com
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ARCHITECT
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5310 Harvest Hill Rd, Suite 180
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Contact: Josh Kozuch
Tel: 972-759-1400

PROJECT NAME

LANDSCAPE PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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TEXAS REGISTRATION NO. 136868

!!CAUTION !!

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CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.

LS-2

BGE, INC.
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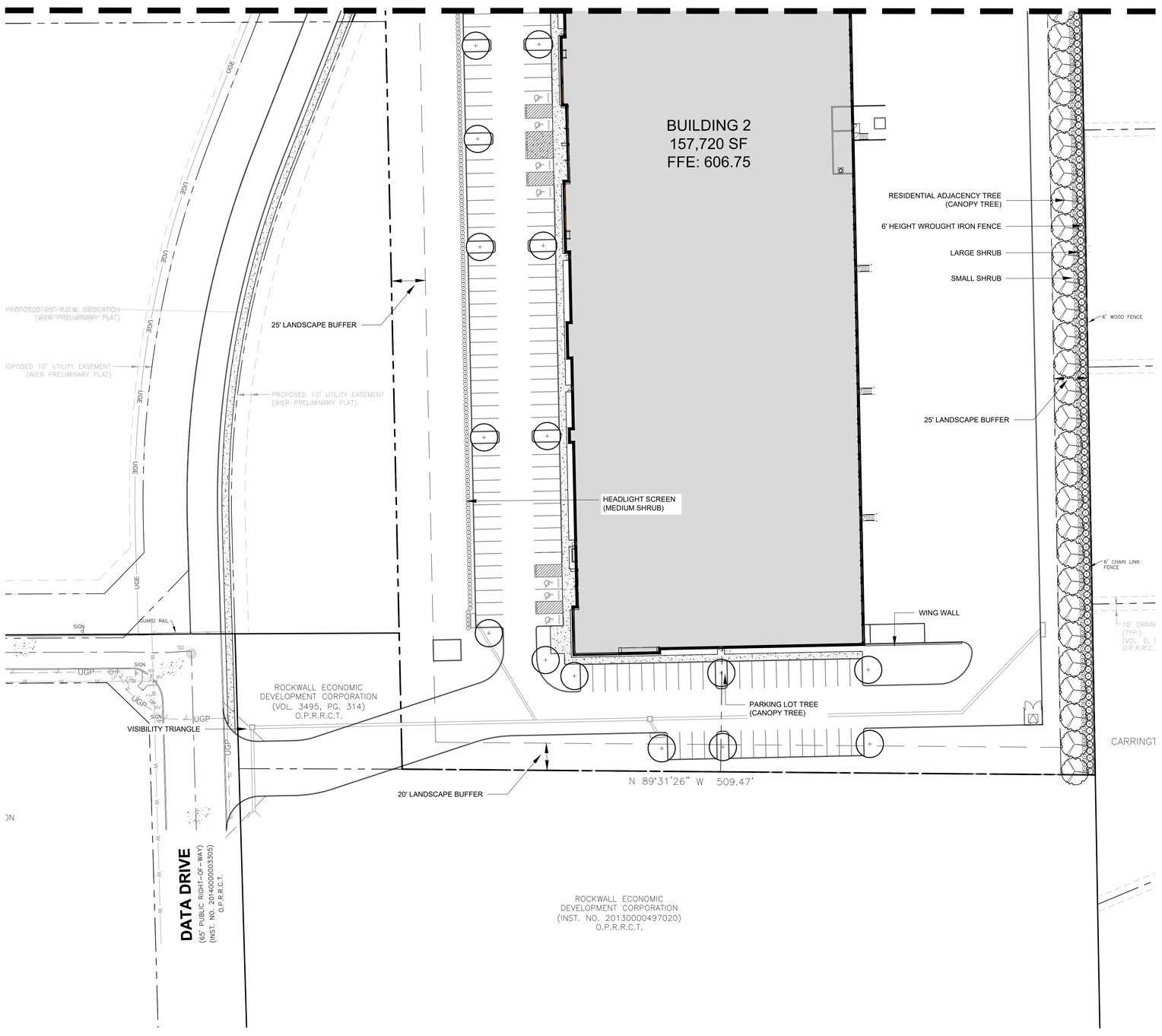
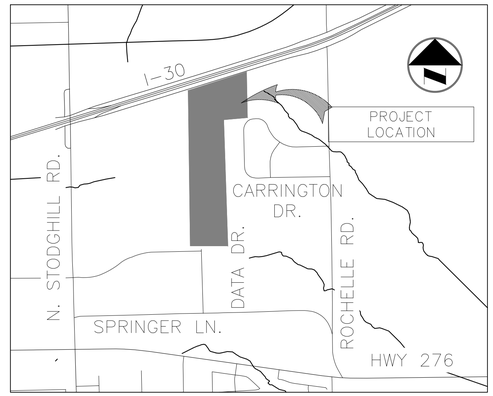
SEE SHEET LS-2 (MATCHLINE)





VICINITY MAP

(NOT TO SCALE)

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

- STREET TREE, 4" CAL.
- PARKING LOT TREE, 4" CAL.
- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL BUFFER TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.

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Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROJUCT NAME

LANDSCAPE PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!

Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.

LS-3

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BGE, INC

LANDSCAPE TABULATIONS

TOTAL SITE AREA (23.07 Acres; 1,004,958 SF)

OVERALL LANDSCAPE REQUIREMENT FOR LIGHT INDUSTRIAL:

15% OF TOTAL SITE AREA TO BE LANDSCAPE
1,004,958 SF X 15% = 150,743.7 SF

LANDSCAPE AREA REQUIRED:	150,744 SF (15%)
LANDSCAPE AREA PROVIDED:	279,027 SF (28%)

IH-30 OVERLAY REQUIREMENTS:

20' LANDSCAPE BUFFER

LANDSCAPE BUFFER REQUIRED:	20'
LANDSCAPE BUFFER PROVIDED:	25'

2 CANOPY TREES PER 100 LF OF STREET FRONTAGE
618 LF ALONG IH-30 / 100 = 6.18
6.18 X 2 = 12.36

CANOPY TREES REQUIRED:	12
CANOPY TREES PROVIDED:	12

4 ACCENT TREES PER 100 LF OF STREET FRONTAGE
618 LF ALONG IH-30 / 100 = 6.18
6.18 X 4 = 24.72

ACCENT TREES REQUIRED:	25
ACCENT TREES PROVIDED:	25

STREET TREE REQUIREMENTS:

10' BUFFER

BUFFER REQUIRED:	10'
BUFFER PROVIDED:	25'

1 CANOPY TREE PER 50 LF OF STREET FRONTAGE
1,169 LF ALONG DATA DRIVE / 50 = 23.38

CANOPY TREES REQUIRED:	23
CANOPY TREES PROVIDED:	23

1 ACCENT TREE PER 50 LF OF STREET FRONTAGE
1,169 LF ALONG DATA DRIVE / 50 = 23.38

ACCENT TREES REQUIRED:	23
ACCENT TREES PROVIDED:	23

PARKING LOT REQUIREMENTS:

AREA OF AT LEAST 5% OF TOTAL PARKING SPACE AREA TO BE LANDSCAPED
346 PARKING SPACES X (180 SF) = 65,700 SF
5% OF 62,280 SF = 3,114 SF

PARKING LOT LANDSCAPE REQUIRED:	3,114 SF (5%)
PARKING LOT LANDSCAPE PROVIDED:	8,749 SF (14%)

1 CANOPY TREE PER 10 PARKING SPACES
346 PARKING SPACES / 10 = 34.6

CANOPY TREES REQUIRED:	35
CANOPY TREES PROVIDED:	40

HEADLIGHT SCREEN OF PARKING FACING ROAD

HEADLIGHT SCREEN PROVIDED:	YES

RESIDENTIAL ADJACENCY REQUIREMENTS:

20' BUFFER

REQUIRED BUFFER:	20'
PROVIDED BUFFER:	25'

THREE (3) TIERED SCREEN

SCREEN REQUIRED:	CANOPY TREE-LARGE & SMALL SHRUBS - 6' IRON FENCE
SCREEN PROVIDED:	CANOPY TREE-LARGE & SMALL SHRUBS - 6' IRON FENCE

1 CANOPY TREE PER 20 LF OF ADJACENCY
1,472 LF OF ADJACENCY / 20 = 73.6

CANOPY TREES REQUIRED:	74
CANOPY TREES PROVIDED:	74

DETENTION REQUIREMENTS:

1 CANOPY TREE PER 750 SF OF DETENTION AREA
31,369 SF OF DETENTION AREA / 750 = 41.8

CANOPY TREES REQUIRED:	42
CANOPY TREES PROVIDED:	42

1 ACCENT TREE PER 750 SF OF DETENTION AREA
31,369 SF OF DETENTION AREA / 750 = 41.8

ACCENT TREES REQUIRED:	42
ACCENT TREES PROVIDED:	42

LANDSCAPE NOTES

1. ALL TREES MUST BE MINIMUM OF FOUR (4) INCH CALIPER AT TIME OF PLANTING.
2. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL LANDSCAPE AREAS IS REQUIRED. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. IRRIGATION WILL MEET ALL REQUIREMENTS OF UDC.
3. TREES SHALL BE PLANTED AS LEAST FOUR (4') FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
4. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
5. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.
6. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
7. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
8. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1).

PLANT LIST

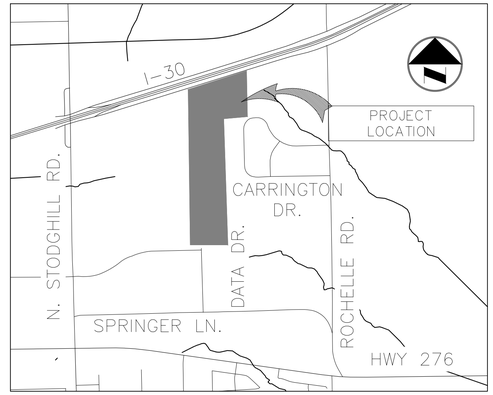
CANOPY TREE
(4" caliper minimum @ DBH)
- Bald Cypress (Taxodium distichum)
- Bur Oak (Quercus macrocarpa)
- Cedar Elm (Ulmus crassifolia)
- Chinquapin Oak (Quercus muehlenbergii)
- Homestead Elm (Ulmus 'Homestead')
- Lacebark Elm (Ulmus parvifolia)
- Live Oak (Quercus virginiana)
- October Glory Maple (Acer rubrum 'Octber Glory')
- Texas Ash (Fraxinus texensis)
- Texas Red Oak (Quercus buckleyi)

ORNAMENTAL TREE
(4' height minimum)
- Downy Hawthorn (Crataegus mollis)
- Eastern Redbud (Cercis canadensis)
- Mexican Plum (Prunus mexicana)
- Possumhaw Holly (Ilex decidua)
- Wax Myrtle (Myrica cerifera)
- Yaupon Holly (Ilex vomitoria)

SMALL SHRUB
(3 GALLON MINIMUM)
- Barberry (Berberis thumbergii 'Crimson Pygmy')
- Dwarf Yaupon Holly (Ilex vomitoria 'Nana')
- Yucca (Yucca sp.)
- Juniper (Juniperus sp.)
- Japanese Boxwood (Buxus japonica)
- Red Yucca (Hesperaloe parvifolia)

MEDIUM SHRUB
(3 GALLON MINIMUM)
- Texas Sage (Leucophyllum sp)
- Dwarf Burford Holly (Ilex cornuta 'Burfordii Nana')

LARGE SHRUB
(3 GALLON MINIMUM)
- Bridal Wreath Spirea (Spiraea cantoniensis)
- Chinese Fringe (Loropetalum chinense)
- Nellie R. Stevens Holly (Ilex x 'Nellie R. Stevens')
- Oleander (Nerium oleander)
- Rose of Sharon (Hibiscus syriacus)

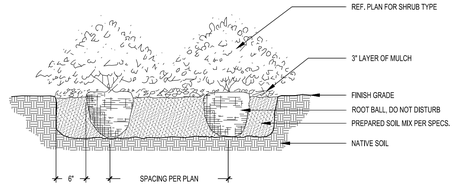


VICINITY MAP
(NOT TO SCALE)

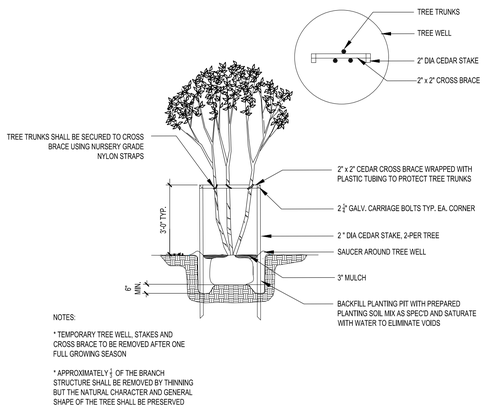
PLAN

A SHADE TREE PLANTING
SECTION — NOT TO SCALE

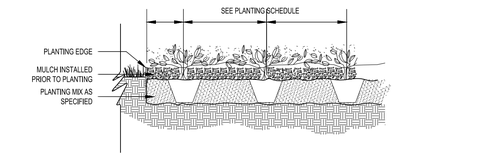
B EVERGREEN TREE PLANTING
SECTION — NOT TO SCALE



C SHRUB PLANTING
SECTION — NO TO SCALE



D ORNAMENTAL / MULTI-TRUNK TREE PLANTING
SECTION / ELEVATION — NO TO SCALE



E GROUNDCOVER PLANTING
SECTION — NOT TO SCALE

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
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5310 Harvest Hill Rd, Suite 180
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LS-4

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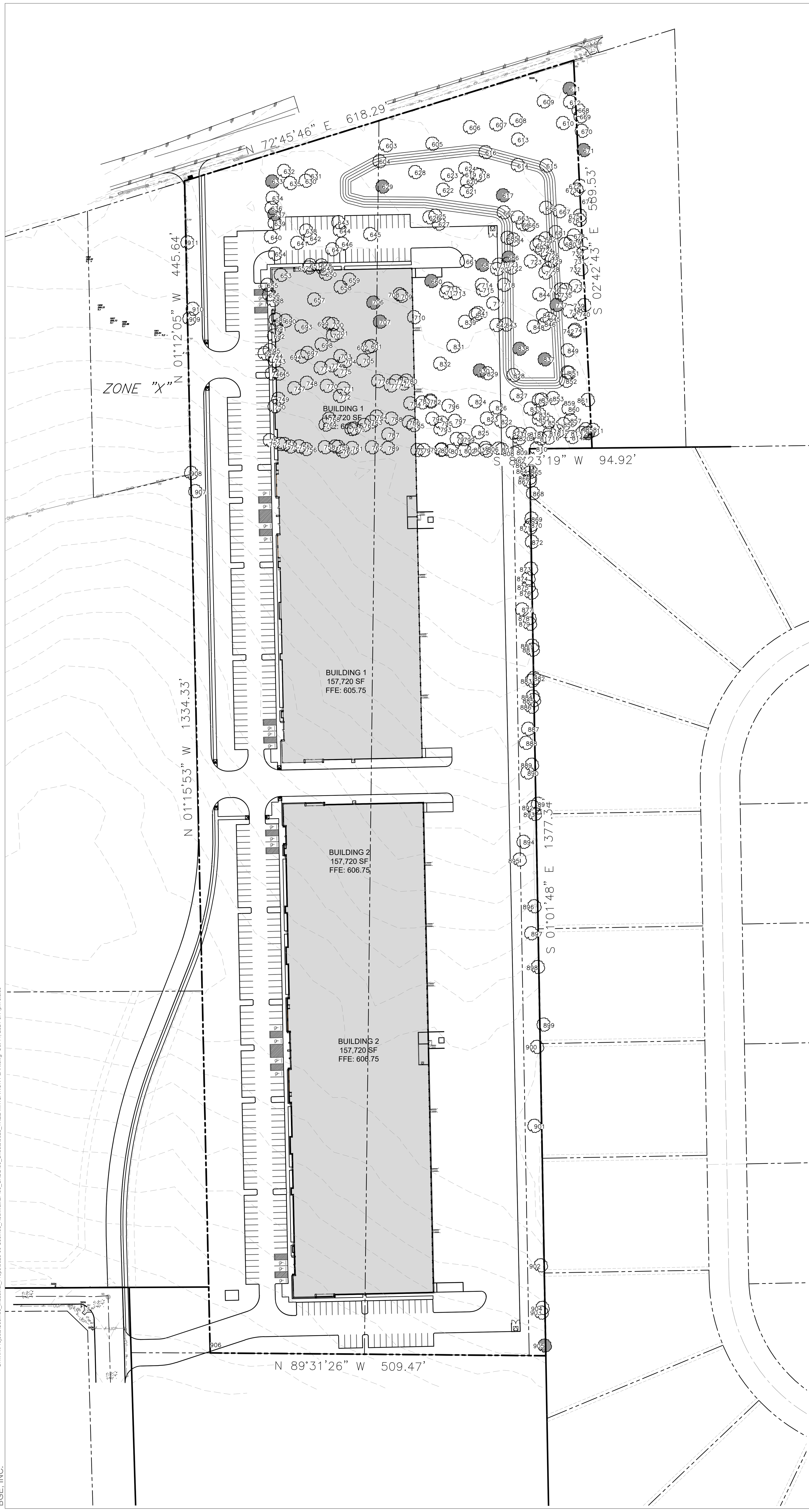
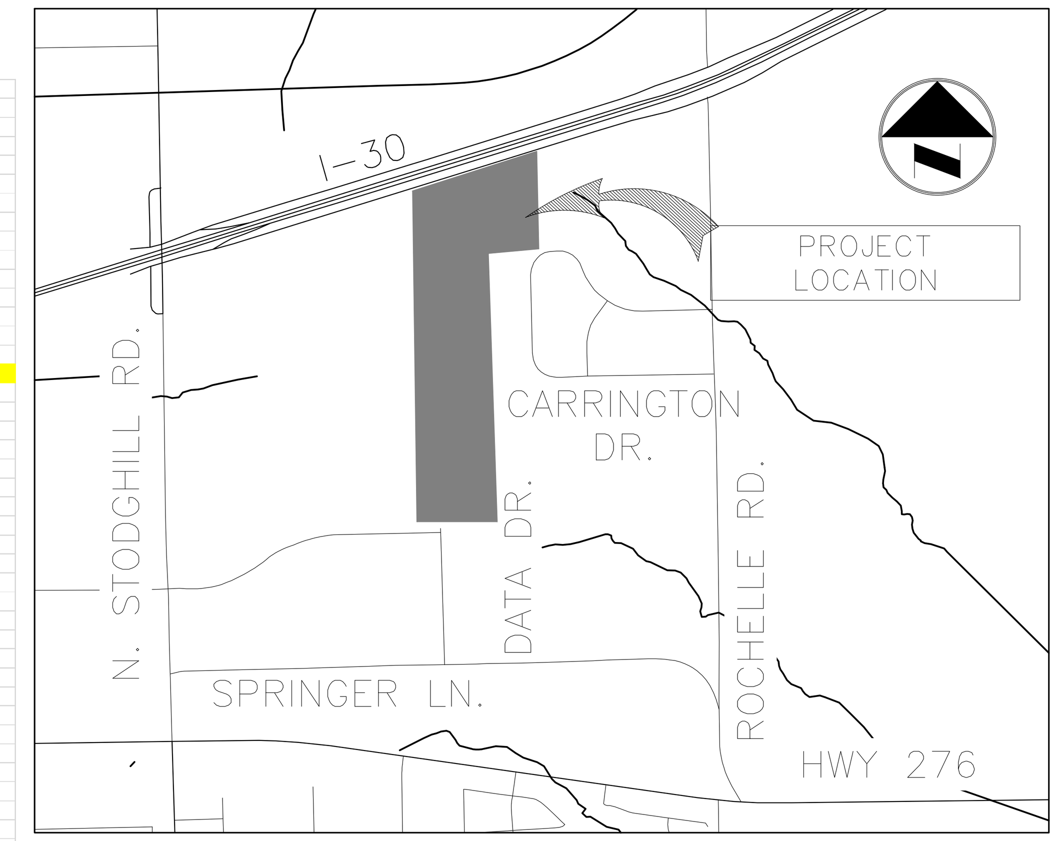
BGE, INC.



TREE TABLE

POINT NUMBER	COMMON NAME	BOTANICAL NAME	SIZE (DBH)	CLASSIFICATION	STATUS	MITIGATION INCHES REQUIRED
601	AMERICAN ELM	*Ulmus americana*	6	PRIMARY PROTECTED	TO BE REMOVED	6
602	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
603	GREEN ASH	*Fraxinus pennsylvanica*	24	PRIMARY PROTECTED	TO BE REMOVED	24
604	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
605	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
606	GREEN ASH	*Fraxinus pennsylvanica*	13	PRIMARY PROTECTED	TO BE REMOVED	13
607	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
608	CEDAR ELM	*Ulmus crassifolia*	16	PRIMARY PROTECTED	TO BE REMOVED	16
609	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
610	AMERICAN ELM	*Ulmus americana*	18	PRIMARY PROTECTED	TO BE REMOVED	18
611	SUGARBERRY	*Celtis laevigata*	37	FEATURED	TO BE REMOVED	74
612	GREEN ASH	*Fraxinus pennsylvanica*	14	PRIMARY PROTECTED	TO BE REMOVED	14
613	EASTERN RED CEDAR	*Juniperus virginiana*	20	PRIMARY PROTECTED	TO BE REMOVED	20
614	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
615	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
616	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
617	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
618	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
619	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
620	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
621	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
622	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
623	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
624	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
625	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
626	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
627	AMERICAN ELM	*Ulmus americana*	9	PRIMARY PROTECTED	TO BE REMOVED	9
628	AMERICAN ELM	*Ulmus americana*	13	PRIMARY PROTECTED	TO BE REMOVED	13
629	AMERICAN ELM	*Ulmus americana*	26	FEATURED	TO BE REMOVED	52
630	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
631	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
632	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
633	SUGARBERRY	*Celtis laevigata*	41	FEATURED	TO BE REMOVED	82
634	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
635	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
636	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
637	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
638	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
639	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
640	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
641	CEDAR ELM	*Ulmus crassifolia*	11	PRIMARY PROTECTED	TO BE REMOVED	11
642	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
643	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
644	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
645	AMERICAN ELM	*Ulmus americana*	23	PRIMARY PROTECTED	TO BE REMOVED	23
646	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
647	HERCULES CLUB	*Zanthoxylum Clava-herculis*	8	PRIMARY PROTECTED	TO BE REMOVED	8
648	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
649	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
650	HERCULES CLUB	*Zanthoxylum Clava-herculis*	4	PRIMARY PROTECTED	TO BE REMOVED	4
651	HERCULES CLUB	*Zanthoxylum Clava-herculis*	7	PRIMARY PROTECTED	TO BE REMOVED	7
652	HERCULES CLUB	*Zanthoxylum Clava-herculis*	4	PRIMARY PROTECTED	TO BE REMOVED	4
653	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
654	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
655	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
656	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
657	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
658	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
659	HERCULES CLUB	*Zanthoxylum Clava-herculis*	5	PRIMARY PROTECTED	TO BE REMOVED	5
660	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
661	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
662	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
663	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
664	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
665	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
666	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
667	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
668	PERSIMMON	*Diospyros virginiana*	16	PRIMARY PROTECTED	OFF SITE	0
669	SUGARBERRY	*Celtis laevigata*	10	NON-PROTECTED	OFF SITE	
670	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	OFF SITE	0
671	SUGARBERRY	*Celtis laevigata*	32	FEATURED	OFF SITE	0
672	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
673	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
674	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
675	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
676	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
677	SUGARBERRY	*Celtis laevigata*	3	NON-PROTECTED	TO BE REMOVED	
678	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
679	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
680	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
681	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
682	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
683	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
684	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
685	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
686	SUGARBERRY	*Celtis laevigata*	31	FEATURED	TO BE REMOVED	62
687	SUGARBERRY	*Celtis laevigata*	28	FEATURED	TO BE REMOVED	56
688	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
689	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
690	PERSIMMON	*Diospyros virginiana*	7	PRIMARY PROTECTED	TO BE REMOVED	7
691	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
692	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
693	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
694	GREEN ASH	*Fraxinus pennsylvanica*	16	PRIMARY PROTECTED	TO BE REMOVED	16
695	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
696	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
697	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
698	AMERICAN ELM	*Ulmus americana*	21	PRIMARY PROTECTED	TO BE REMOVED	21
699	CEDAR ELM	*Ulmus crassifolia*	6	PRIMARY PROTECTED	TO BE REMOVED	6
700	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
701	AMERICAN ELM	*Ulmus americana*	19	PRIMARY PROTECTED	TO BE REMOVED	19
702	AMERICAN ELM	*Ulmus americana*	14	PRIMARY PROTECTED	TO BE REMOVED	14
703	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
704	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
705	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
706	AMERICAN ELM	*Ulmus americana*	48	FEATURED	TO BE REMOVED	96
707	AMERICAN ELM	*Ulmus americana*	28	FEATURED	TO BE REMOVED	56
708	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
709	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
710	AMERICAN ELM	*Ulmus americana*	23	PRIMARY PROTECTED	TO BE REMOVED	23
711	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
712	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
713	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
714	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
715	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
716	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
717	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
718	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
719	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
720	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
721	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
722	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
723	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
724	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
725	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
726	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
727	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
728	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
729	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
730	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
731	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
732	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
733	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
734	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
735	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
736	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
737	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
738	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
739	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
740	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
741	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
742	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
743	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
744	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
745	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
746	HERCULES CLUB	*Zanthoxylum Clava-herculis*	6	PRIMARY PROTECTED	TO BE REMOVED	6
747	EASTERN RED CEDAR	*Juniperus virginiana*	14	SECONDARY PROTECTED	TO BE REMOVED	7
748	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
749	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
750	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
751	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
752	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
753	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
754	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
755	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
756	HERCULES CLUB	*Zanthoxylum Clava-herculis*	7	PRIMARY PROTECTED	TO BE REMOVED	7
757	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
758	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
759	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
760	HERCULES CLUB	*Zanthoxylum Clava-herculis*	6	PRIMARY PROTECTED	TO BE REMOVED	6
761	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
762	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
763	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
764	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
765	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
766	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
767	CEDAR ELM	*Ulmus crassifolia*	8	PRIMARY PROTECTED	TO BE REMOVED	8
768	AMERICAN ELM	*Ulmus americana*	10	PRIMARY PROTECTED	TO BE REMOVED	10
769	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
770	EASTERN RED CEDAR	*Juniperus virginiana*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
771	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
772	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
773	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
774	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
775	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
776	AMERICAN ELM	*Ulmus americana*	4	NON-PROTECTED	TO BE REMOVED	
777	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
778	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
779	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
780	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
781	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
782	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
783	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
784	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
785	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
786	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
787	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
788	EASTERN RED CEDAR	*Juniperus virginiana*	20	SECONDARY PROTECTED	TO BE REMOVED	10
789	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
790	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
791	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
792	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
793	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
794	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
795	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
796	AMERICAN ELM	*Ulmus americana*	12	PRIMARY PROTECTED	TO BE REMOVED	12
797	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
798	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
799	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
800	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
801	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
802	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
803	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
804	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
805	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
806	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
807	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
808	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
809	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
810	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
811	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	OFF SITE	0
812	SUGARBERRY	*Celtis laevigata*	31	FEATURED	TO BE REMOVED	62
813	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
814	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
815	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
816	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
817	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
818	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
819	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
820	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
821	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
822	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
823	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
824	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
825	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
826	SUGARBERRY	*Celtis laevigata*	24	SECONDARY PROTECTED	TO BE REMOVED	12
827	AMERICAN ELM	*Ulmus americana*	18	PRIMARY PROTECTED	TO BE REMOVED	18
828	AMERICAN ELM	*Ulmus americana*	10	PRIMARY PROTECTED	TO BE REMOVED	10
829	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
830	SUGARBERRY	*Celtis laevigata*	30	FEATURED	TO BE REMOVED	60
831	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
832	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
833	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
834	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
835	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
836	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
837	SUGARBERRY	*Celtis laevigata*	28	FEATURED	TO BE REMOVED	56
838	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
839	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
840	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
841	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
842	AMERICAN ELM	*Ulmus americana*	9	PRIMARY PROTECTED	TO BE REMOVED	9
843	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
844	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
845	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
846	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
847	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
848	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
849	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
850	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
851	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
852	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
853	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
854	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
855	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
856	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
857	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
858	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
859	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
860	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
861	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
862	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
863	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
864	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
865	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	OFF SITE	0
866	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
867	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
868	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
869	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	OFF SITE	0
870	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	OFF SITE	0
871	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
872	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	OFF SITE	0
873	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
874	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
875	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
876	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
877	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
878	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
879	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
880	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
881	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
882	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	OFF SITE	0
883	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
884	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
885	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
886	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
887	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
888	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
889	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
890	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
891	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
892	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
893	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
894	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
895	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
896	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
897	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
898	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
899	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
900	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
901	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
902	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
903	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
904	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
905	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
906	SUGARBERRY	*Celtis laevigata*	16	NDARY PROTECTED PROT	TO BE REMOVED	8
907	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
908	EASTERN RED CEDAR	*Juniperus virginiana*	14	SECONDARY PROTECTED	TO BE REMOVED	7
909	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
910	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
911	EASTERN RED CEDAR	*Juniperus virginiana*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
TOTAL MITIGATION REQUIRED						3234



VICINITY MAP

(NOT TO SCALE)

N

0 50 100 200

SCALE: 1" = 100'

30 EXISTING TREE TO BE REMOVED

30 EXISTING FEATURE TREE TO BE REMOVED

MITIGATION

TOTAL MITIGATION INCHES REQUIRED 3,234 INCHES

MITIGATION PROVIDED 1,124 INCHES
281 TREES x 4" CALIPER = 1,124 INCHES

MITIGATION INCHES REMAINING 2,110 INCHES

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROEJCT NAME

TREESCAPE PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.
TS-1

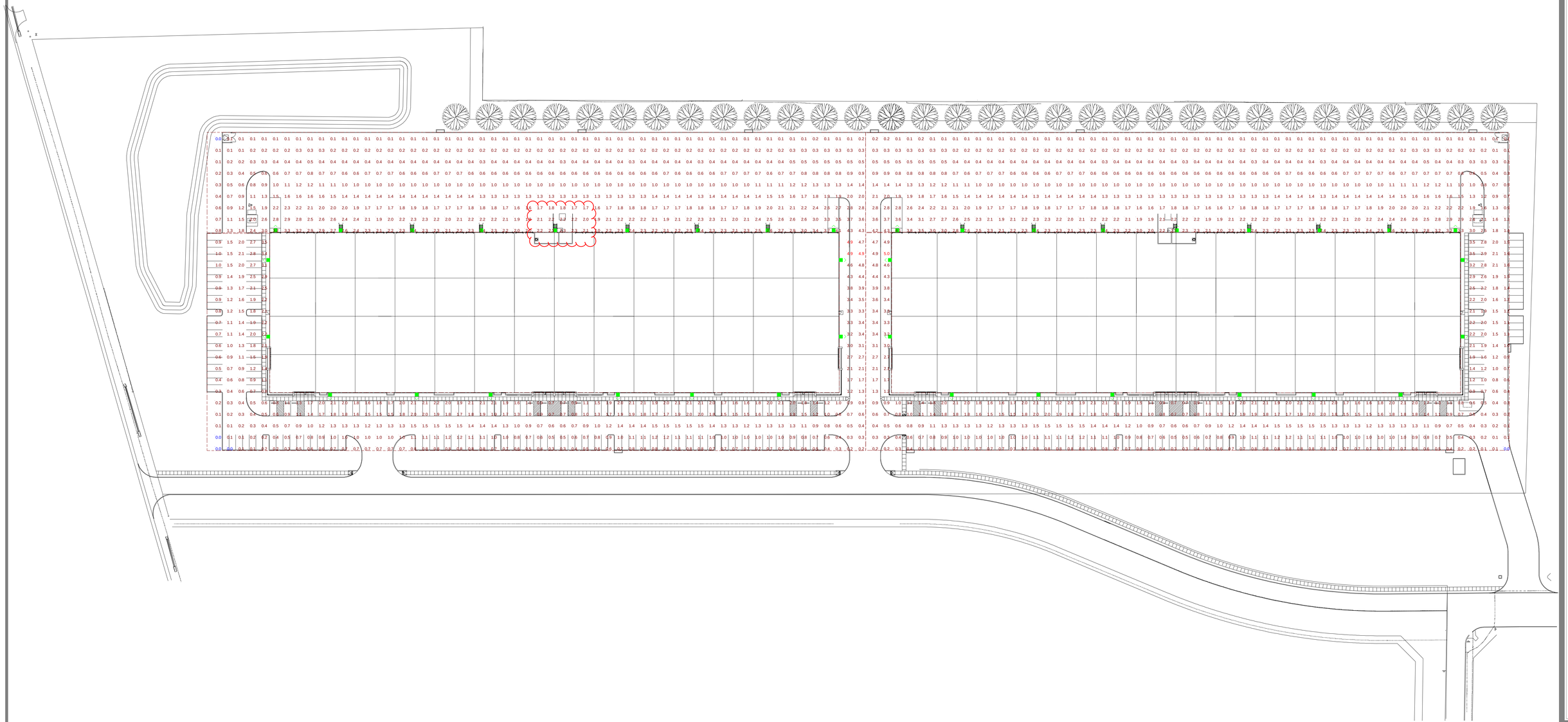
G:\TXN\Projects\Seefried_Industrial_Props\9028-00-Seefried_Rockwall\LP\03_CADD\03_Sheets\9028_TREE MITIGATION PLAN.dwg Oct 14, 2021-3:14pm sfalco
BGE, INC.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	38	Lithonia Lighting	RSX2 LED P4 40K R5	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R5 Distribution		1	RSX2_LED_P4_40K_R5.ies	25667	1	189.54
	B	0	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX2_LED_P4_40K_R4.ies	25328	1	189.54

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.2 fc	4.9 fc	0.0 fc	N/A	N/A
Calc Zone #3	+	1.3 fc	5.0 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 60ft

INTEX

ROCKWALL SPEC

Designer: IK

Date
9/23/2021

Scale
Not to Scale

Drawing No.

Summary

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:	November 9, 2021
APPLICANT:	Nick Hobbs; *BGE Engineering*
CASE NUMBER:	SP2021-027; *Site Plan for Seefried Rockwall*

SUMMARY

Discuss and consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LP for the approval of a *Site Plan* for a *Warehouse/Distribution Facility* on a 23.071-acre tract of land identified as Tracts 25 & 25- 1, of the R. B. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14*. On July 5, 2005 the City Council approved a zoning change [*Case No. Z2005-021*] for the subject property, rezoning it from an Agricultural (AG) District to a Light Industrial (LI) District. Since the time of annexation, the subject property has remained vacant.

PURPOSE

On October 15, 2021, the applicant -- *Nick Hobbs of BGE Engineering* -- submitted an application requesting the approval of a site plan for the purpose of constructing two (2), ~157,720 SF *Warehouse/Distribution Facilities* on the subject property. In addition, the site plan shows that the subject property will be subdivided into two (2) lots in the future.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at northeast corner of the intersection of Capital Boulevard and Data Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is IH-30, followed by properties situated within the City of Fate.

South: Directly south of the subject property are two (2) large vacant tracts of land (*i.e. Tracts 3 & 6 of the J.H.B. Jones Survey, Abstract No. 125; Tract 10-1 of the J.A. Ramsey Survey, Abstract No. 186*) zoned Light Industrial (LI) District. Beyond this is Springer Road, 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.

East: Directly east of the subject property is a 2.00-acre tract of land (*i.e. Tract 23-01 of the R. Irvine Survey, Abstract No. 120*) developed with 1,800 SF Commercial building and a 1,248 SF single-family home, zoned Light Industrial (LI) District. Beyond this is the Corporate City Limits of Rockwall, followed by the City of Fate.

West: Directly west of the subject property are four (4) vacant tracts of land zoned Light Industrial (LI) District. Beyond this is a 31.65-acre tract of land zoned Commercial (C) District. Beyond this is Corporate Crossing, which is indicated 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.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Warehouse/Distribution Facility* is permitted by right in a Light Industrial (LI) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*X=23.071-acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*In Conformance*
Minimum Lot Depth	*125-Feet*	*In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X=25-feet; In Conformance*
Minimum Rear Yard Setback	*20-Feet*	*X=50-feet; In Conformance*
Minimum Side Yard Setback	*15-Feet*	*x=50-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=~48.5-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=32.7%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/1000 SF (316 Required)*	*x=331; In-Conformance*
Minimum Landscaping Percentage	*15%*	*In Conformance*
Maximum Impervious Coverage	*90-95%*	*In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates that the total mitigation balance is 3,234 caliper inches, of which 764 caliper inches will be planted on-site. This reduces the total mitigation balance to 2,464 caliper inches. Included with the applicants site plan request is an alternative tree mitigation settlement agreement. According to Subsection 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "… the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an alternative tree mitigation settlement agreement…" As shown in the treescape plan the alternative tree mitigation settlement agreement details that 764 caliper inches will be planted to reduce the total mitigation balance to 2,464 caliper inches. The applicant is requesting to the pay the remaining mitigation balance at $100.00 per inch for a total fee of $246,400.00 (*i.e. 2,464 caliper inches X $100.00 per inch = $246,400.00*). According to Subsection 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "Tree preservation credits may be purchased… for up to 20% of the total replacement inches." In this case the applicant is requesting to pay 76.3% of the total mitigation balance. The approval of an alternative tree mitigation settlement agreement is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH THE CITY'S CODES

Subsection 02.02(J)(7), *Warehouse/Distribution Center,* of Article 13, *Definitions*, of the Unified Development Code (UDC) defines office buildings as "(a) building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale but excluding Truck Terminal." In this case the applicant request for a *Warehouse/Distribution Center* conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

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 as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

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

(1) *Articulation*.

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

(2) *Building Materials*.

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

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

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicant's provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures the applicant is proposing: [1] exterior patios with adjacent landscaping, [2] exterior seating, [3] bicycle racks, [4] additional canopies over center punched windows, [5] 21 additional accent trees in the detention area, and [6] above ground planters. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *IH-30 Corridor District*. The *IH-30 Corridor District* is "approximately 55% developed, with the remaining 45% being vacant or raw land". In this case the applicant is requesting to develop raw land that is identified as an opportunity zone within the *IH-30 Corridor District*, which is defined as land that is "strategically placed or underutilized…that could be developed…with the highest and best use for the corridor." In this case, the Future Land Use Map identifies the subject property for *Special Commercial Corridor* land uses, which does not include industrial land uses; however, the subject property is already zoned for Light Industrial (LI) District land uses. This means that while the proposed development does not conform to the OURHometown Vision 2040 Comprehensive Plan's Future Land Use Map, the property's zoning designation allows this development *by-right*. Staff should note, that the applicant's request does appear to conform to the goals and policies relating to commercial and industrial buildings as outlined in Chapter 09, *Commercial*, 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 *October 26, 2021*, and approved a motion to recommend approval of the building elevations by a vote of 5-0, with Board Member Avenetti absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's ***Site Plan*** for the *Warehouse/Distribution 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) A recommendation of approval for the Alternative Tree Mitigation Settlement Agreement to allow the applicant to pay out the remaining balance of 2,464 caliper inches of trees at $100.00 for a total of $246,400.00.

(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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NONE - PARCEL ID: 1211				
SUBDIVISION	R.B. IRVINE SURVEY, ABSTRACT NO. 120		LOT		BLOCK
GENERAL LOCATION	NEC OF CAPITAL BLVD AND DATA DRIVE, EAST OF CARRINGTON DRIVE AND SOUTH OF IH-30				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LIGHT INDUSTRIAL		CURRENT USE	VACANT	
PROPOSED ZONING	LIGHT INDUSTRIAL		PROPOSED USE	INDUSTRIAL	
ACREAGE	22.234	LOTS [CURRENT]	2	LOTS [PROPOSED]	2

☒ ***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	BAKER SCHWIMMER VENTURES LP	☒ APPLICANT	BGE ENGINEERING
CONTACT PERSON	RANDALL SCHWIMMER	CONTACT PERSON	NICK HOBBS
ADDRESS	2633 MCKINNEY AVE, STE 130-510	ADDRESS	2595 DALLAS PARKWAY, SUITE 101
CITY, STATE & ZIP	DALLAS, TEXAS 75204	CITY, STATE & ZIP	FRISCO, TEXAS 75034
PHONE	214-923-3554	PHONE	972-464-4800
E-MAIL	THESCHWIMMER@GMAIL.COM	E-MAIL	NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Randall Schwimmer, Member Baker Schwimmer Venture LLC General Partner [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF October, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

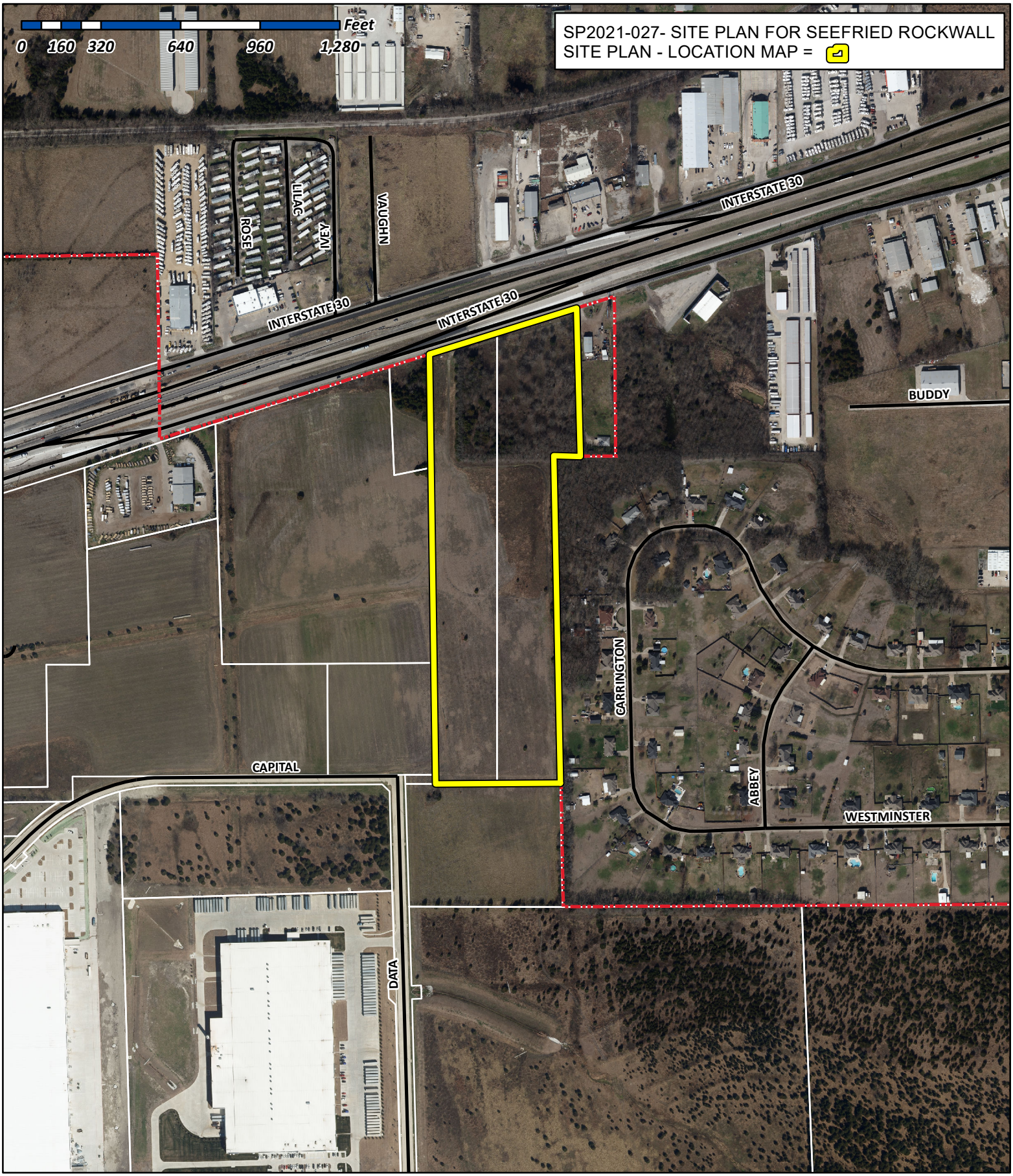
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* October, 2021.

OWNER'S SIGNATURE Randall Schwimmer

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STEPHEN LOVE
Notary Public
STATE OF TEXAS
ID# 10691851
My Comm. Exp. Nov. 12, 2024

MY COMMISSION EXPIRES



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.

October 11, 2021

Mr. Rian C. Miller
AICP Director of Planning and Zoning
City of Rockwall
385 South Goliad St.
Rockwall, Texas 75087

Re: REQUESTED VARIANCES TO THE CITY OF ROCKWALL DEVELOPMENT / TWO (2) BUILDING SPEC WAREHOUSE PROJECT ROCKWALL, TX

Dear Mr. Miller,

As a part of the Site Plan submittal, the Owner, Seefried Properties is requesting variances from the required zoning development design standards for this project. The following are the requested variances.

1. Changed required 20% stone coverage to a reduced stone coverage using FAUX stone as indicated on the elevations.

2. A reduction for the articulation requirements as defined in the Zoning Ordinance. Including the use of tilt-wall as an exterior building material. Note: We have provided the following compensatory design additions.

    a. Exterior patio area with adjacent landscaping.

    b. Exterior seating.

    c. Bicycle racks.

    d. Provide additional canopies over center punched windows.

We believe that the current design meets the intent of the IH 30 overlay district and the Zoning Ordinance. Please see the corresponding elevations and color renderings for the materials and design of the project. Thank you for your considerations.

Sincerely,

Mark W. Pross
C.E.O.

October 13, 2021

Mr. Ryan Miller
AICP Director of Planning & Zoning
City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

RE: 22.234-Acre Industrial Spec Site Tree Mitigation Hardship Request

Dear Mr. Miller,

As part of the Site Plan submittal, we are requesting an alternative tree mitigation settlement agreement. This is due to the hardship created by the excessive caliper inches of protected trees that we are required to mitigate per the City's Unified Development Code (UDC). See table below for summary:

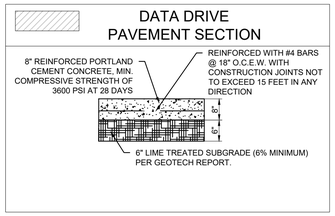
Protected Caliper Inches Removed Onsite	3,234
Required Caliper Inches Included on LS Plans (281 Trees x 4")	1,124
Remaining Caliper Inches to Mitigate	**2,110**

We request to negotiate a settlement that is less than the $200 per caliper inch that is noted in the UDC. We feel that the fee of $200 per caliper inch is an amount that creates an excessive financial burden on the development of this property. Thank you for your consideration.

Sincerely,

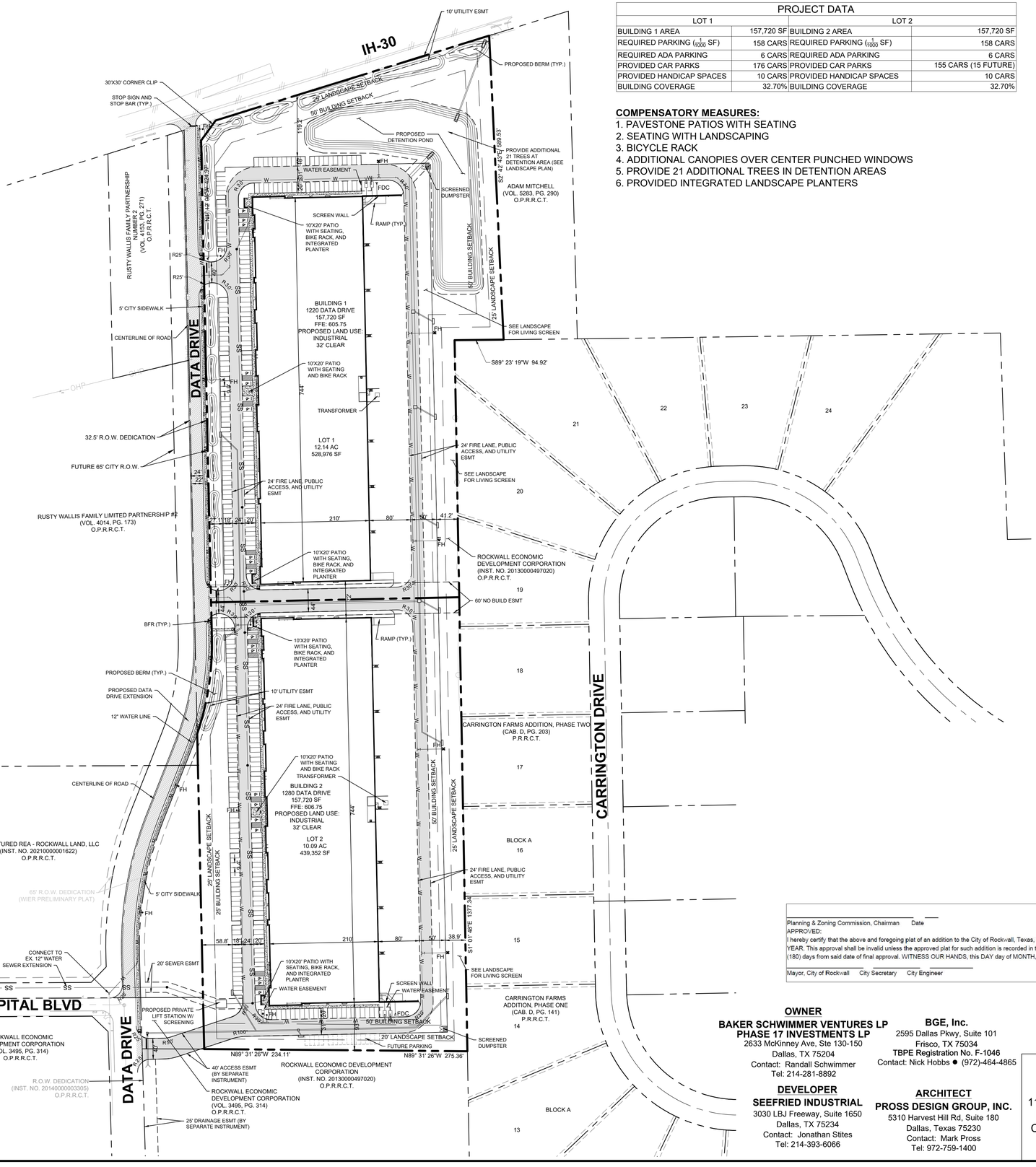
Nick Hobbs, PE
Project Manager

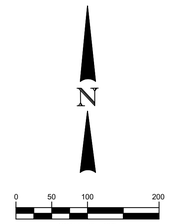
DATA DRIVE PAVEMENT SECTION

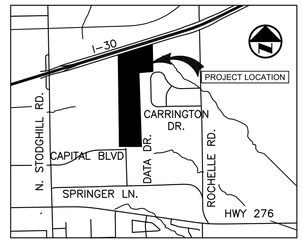


PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS	REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.70%

COMPENSATORY MEASURES:
1. PAVESTONE PATIOS WITH SEATING
2. SEATING WITH LANDSCAPING
3. BICYCLE RACK
4. ADDITIONAL CANOPIES OVER CENTER PUNCHED WINDOWS
5. PROVIDE 21 ADDITIONAL TREES IN DETENTION AREAS
6. PROVIDED INTEGRATED LANDSCAPE PLANTERS







VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- BARRIER FREE RAMP
- POWER POLE
- PROPOSED MANHOLE
- PROPOSED IRRIGATION METER
- PROPOSED DOMESTIC METER
- PROPOSED GATE VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- BIKE RACKS

KEY

TYP	TYPICAL	PP	POWER POLE
BFR	BARRIER FREE RAMP	ESMT	EASEMENT
FH	FIRE HYDRANT	◯	NUMBER OF PARKING SPACES
SSMH	SEWER MANHOLE	STMH	STORM MANHOLE
LP	LIGHT POLE	WYE	WYE INLET
CI	CURB INLET	FDC	FIRE DEPARTMENT CONNECTION

NOTES:
1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A STANDARDS.
3. ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
4. ALL FIRE LANE RADII ARE 25-FEET MINIMUM.
5. ALL FIRE LANES ARE 24-FEET WIDE MINIMUM.
6. HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
7. REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
8. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS.
9. CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
10. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.
11. ALL WALLS (1.5' AND GREATER) TO BE ROCK OR STONE. NO WALLS IN EASEMENTS OR RIGHT-OF-WAYS.
12. WALLS 3' OR TALLER WILL REQUIRE TO BE ENGINEERED.

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, YEAR. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

OWNER
BAKER SCHWIMMER VENTURES LP
PHASE 17 INVESTMENTS LP
2633 McKinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SITE PLAN
(CITY CASE NO. SP2021-027)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

Copyright 2021

OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SEEFRIED ROCKWALL

SITE PLAN

SEEFRIED ROCKWALL
R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
NICHOLAS D. HOBBS, P.E.
TEXAS REGISTRATION NO. 112949

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

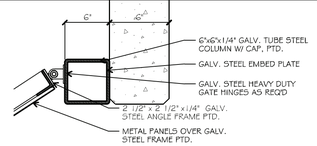
REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY:	NDH
DESIGNED BY:	ABO
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

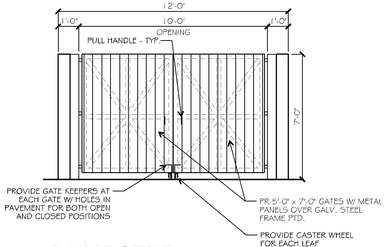
SHEET NO.

SP-1

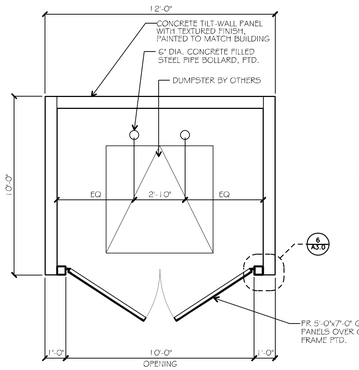
BGE, INC
I:\bgeengrg.net\gfx\Reports\TPKN\Projects\Seefried Industrial Property\9028-00-Seefried, Rockwall\LDV01 CAD\01 Sht\ROCKWALL SITE PLAN.dwg Oct 29, 2021-12:21pm ascott



6 GATE DETAIL
SCALE: 3"=1'-0"

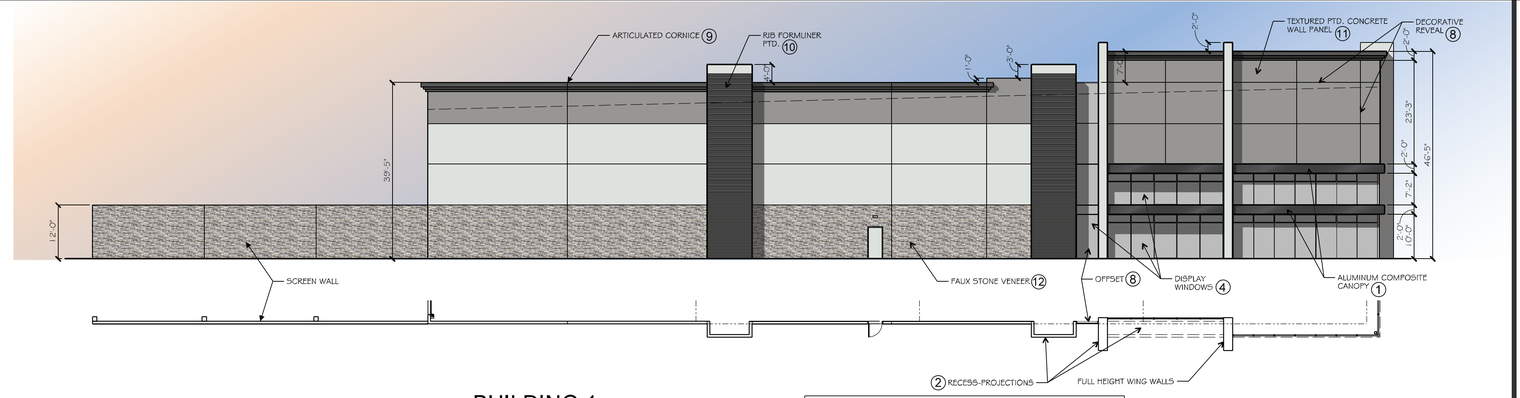


5 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4"=1'-0"



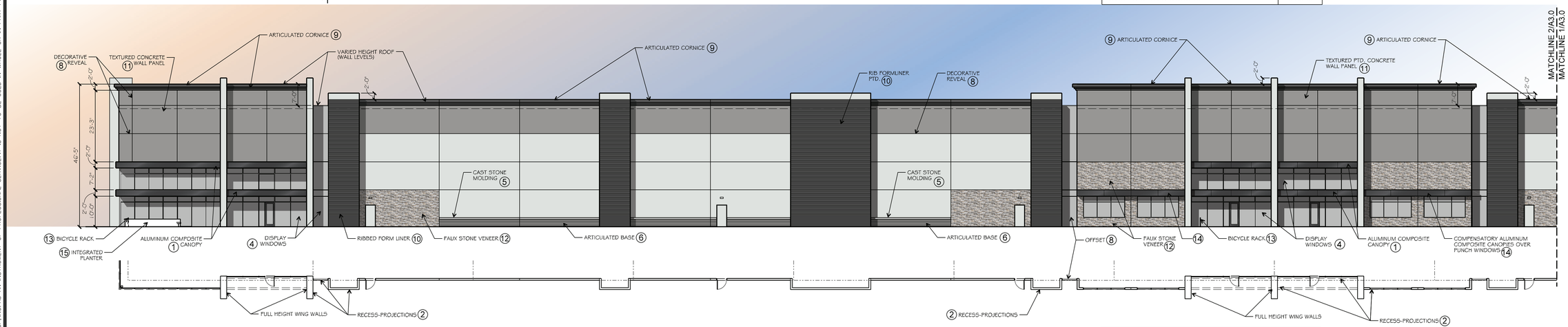
NORTH

4 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



3 BUILDING 1 NORTH ELEVATION
SCALE: 1/16"=1'-0"

MATERIALS %	
% FAUX STONE VENEER	24.09 %
% RIB FORMLINER	8.41 %
% TEXTURED CONCRETE WALL PANEL	49.25 %
% GLASS	12.26 %
% COMPOSITE CANOPY	2.44 %
% ARTICULATED CORNICE	3.55 %

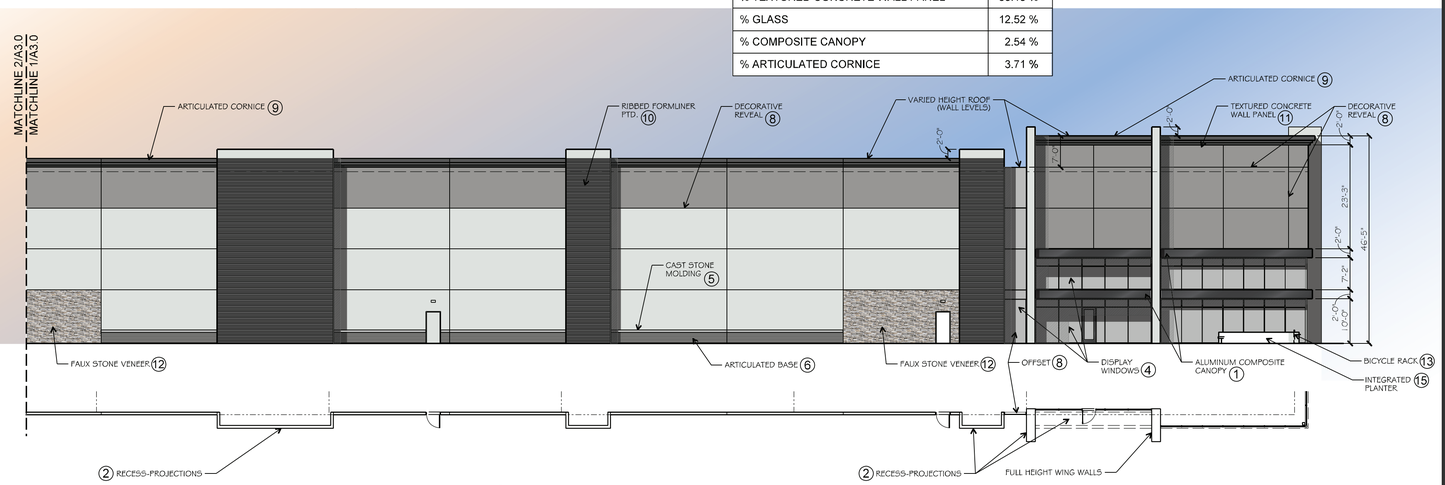


2 BUILDING 1 PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"

MATERIALS %	
% FAUX STONE VENEER	6.50 %
% RIB FORMLINER	16.58 %
% TEXTURED CONCRETE WALL PANEL	58.15 %
% GLASS	12.52 %
% COMPOSITE CANOPY	2.54 %
% ARTICULATED CORNICE	3.71 %

PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

	ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)
(1)	CANOPIES, AWNINGS OR PORTICOS
(2)	RECESSES - PROJECTIONS
(3)	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
(4)	DISPLAY WINDOWS
(5)	ARCHITECTURAL DETAIL - MOLDING
(6)	ARTICULATED BASE
(7)	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATOR MEASURE 2
(8)	OFFSETS AND REVEALS
(9)	ARTICULATED CORNICE
(10)	RIBBED FORMLINER PTD.
(11)	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
(12)	FAUX STONE VENEER
(13)	BICYCLE RACK *COMPENSATORY MEASURE 3
(14)	*COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS
(15)	INTEGRATED PLANTER *COMPENSATORY MEASURE 6



1 BUILDING 1 PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"

Planning & Zoning Commission, Chairman Date

APPROVED:

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Mayor, City of Rockwall City Secretary City Engineer

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$TIME$
$DATE$
$FILE$

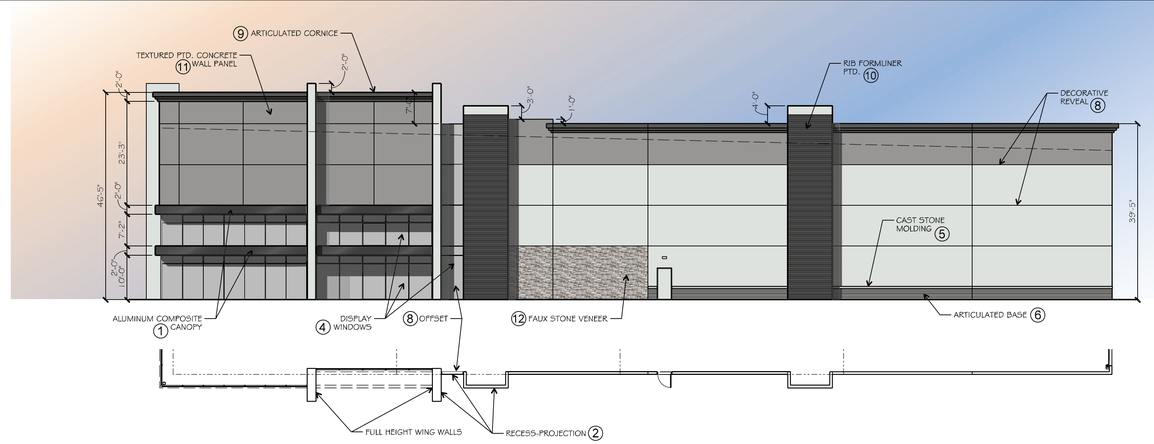
drawn:
checked MARK W. PROSS
date 1/10/2021

SEEFRIED PROPERTIES

pross design group, incorporated
3310 Harvest Hill Road, Suite 190, Dallas, Texas 75234 972.739.1440

SPEC WAREHOUSES
BLDG 1 & 2
ROCKWALL, TEXAS

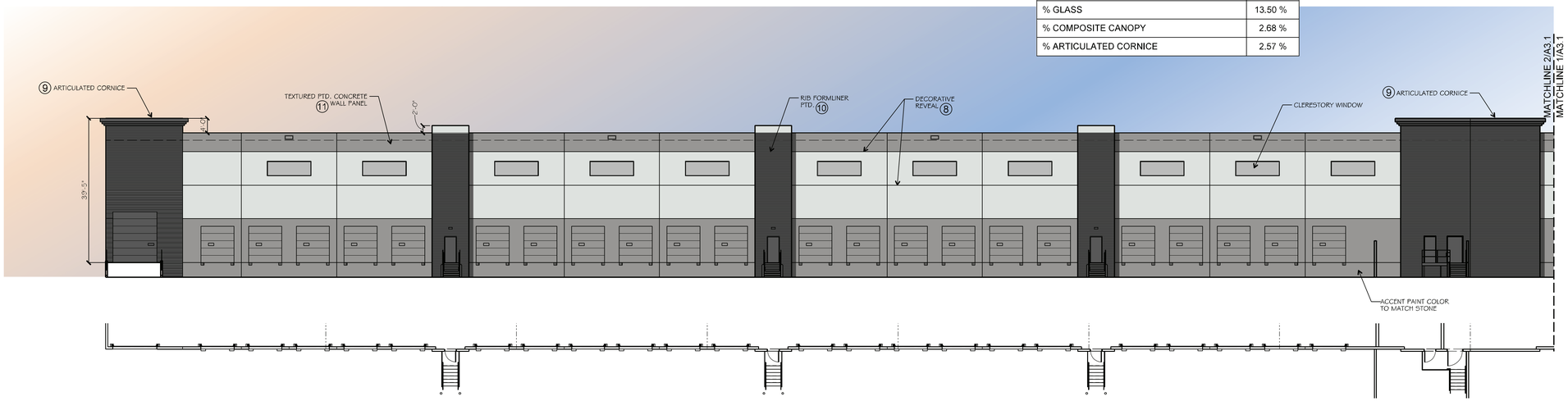
job no 2152
sheet A3.0



3 BUILDING 1 SOUTH ELEVATION

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

MATERIALS %	
% FAUX STONE	4.19 %
% RIB FORMLINER	12.26 %
% TEXTURED CONCRETE WALL PANEL	64.80 %
% GLASS	13.50 %
% COMPOSITE CANOPY	2.68 %
% ARTICULATED CORNICE	2.57 %



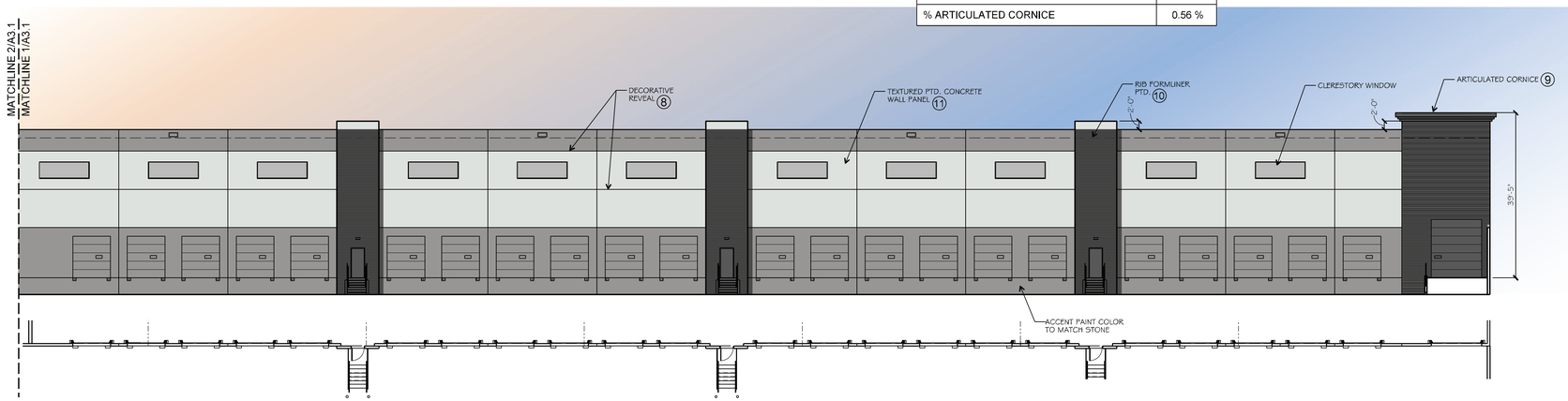
2 BUILDING 1 PARTIAL EAST ELEVATION

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

MATERIALS %	
% RIB FORMLINER	15.83 %
% TEXTURED CONCRETE WALL PANEL	64.93 %
% OVERHEAD DOORS / MAN DOORS	15.13 %
% GLASS	3.55 %
% ARTICULATED CORNICE	0.56 %

PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

	ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)
①	CANOPIES, AWNINGS OR PORTICOS
②	RECESSES - PROJECTIONS
③	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
④	DISPLAY WINDOWS
⑤	ARCHITECTURAL DETAIL - MOLDING
⑥	ARTICULATED BASE
⑦	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATOR MEASURE 2
⑧	OFFSETS AND REVEALS
⑨	ARTICULATED CORNICE
⑩	RIBBED FORMLINER PTD.
⑪	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
⑫	FAUX STONE VENEER
⑬	BICYCLE RACK *COMPENSATORY MEASURE 3
⑭	*COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS
⑮	INTEGRATED PLANTER *COMPENSATORY MEASURE 6



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

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$TIME$
$DATE$
$FILE$

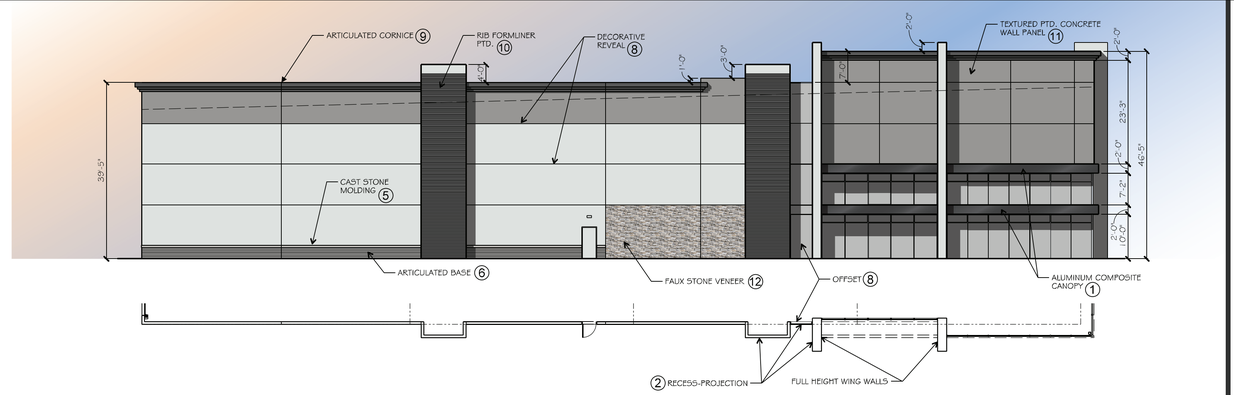
drawn:
checked
MARK W. PROSS
date
1/10/2021

SEEFRIED PROPERTIES

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.719.1440

SPEC WAREHOUSES
BLDG 1 & 2
ROCKWALL, TEXAS

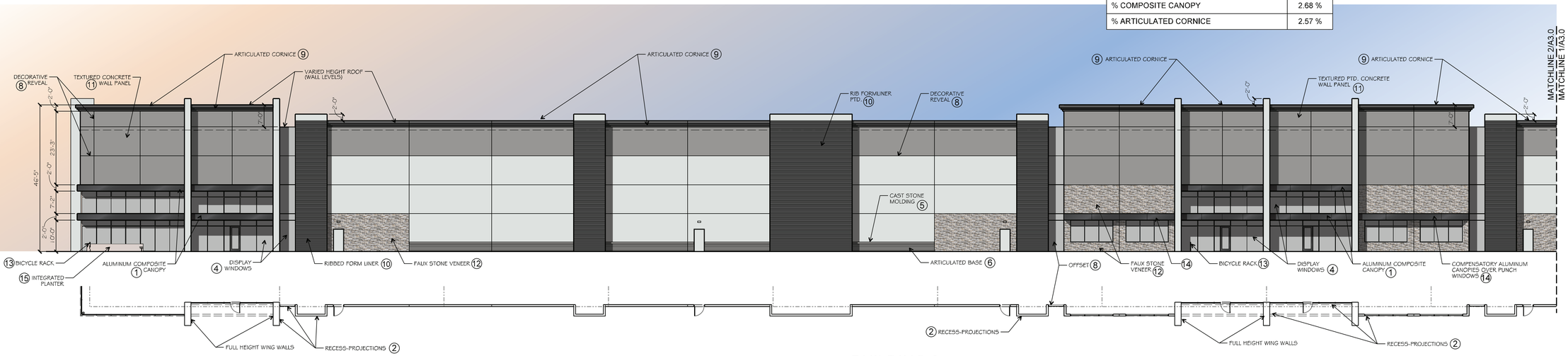
job no 2152
sheet A3.1



3 BUILDING 2 NORTH ELEVATION

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

MATERIALS %	
% FAUX STONE	4.19 %
% RIB FORMLINER	12.26 %
% TEXTURED CONCRETE WALL PANEL	64.80 %
% GLASS	13.50 %
% COMPOSITE CANOPY	2.68 %
% ARTICULATED CORNICE	2.57 %



2 BUILDING 2 PARTIAL WEST ELEVATION

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

MATERIALS %	
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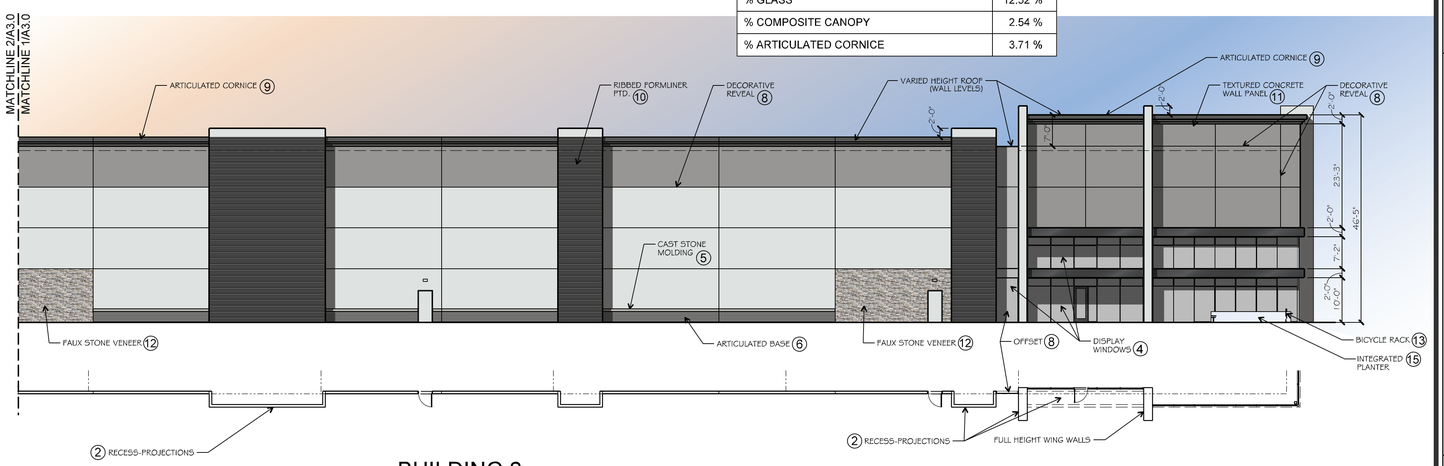

1 BUILDING 2 PARTIAL WEST ELEVATION

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

Planning & Zoning Commission, Chairman Date

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$TIME$
$DATE$
$FILE$

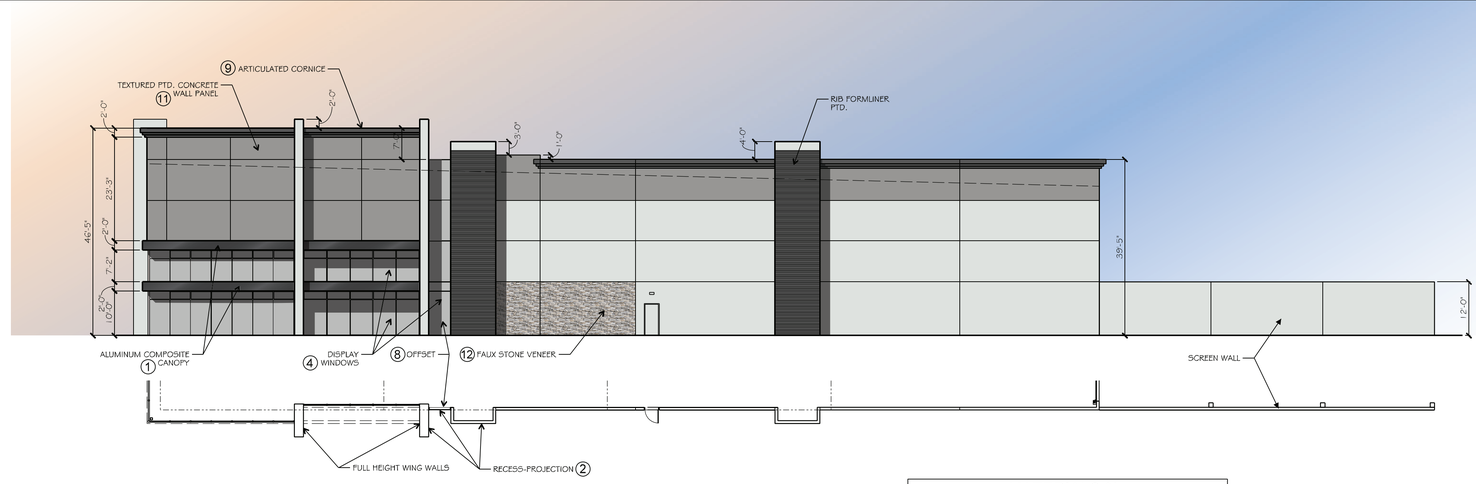
drawn:
checked
MARK W. PROSS
date
11/02/2021

SEEFRIED PROPERTIES

pross design group, incorporated
3310 Harvest Hill Road, Suite 190, Dallas, Texas 75230. 972.239.1440

SPEC WAREHOUSES
BLDG 1 & 2
ROCKWALL, TEXAS

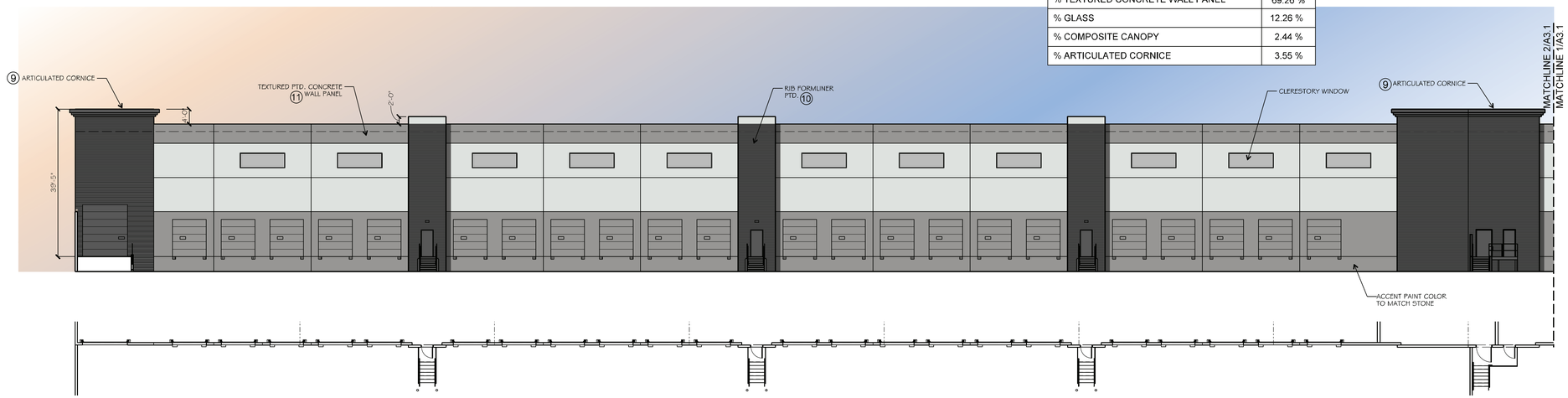
job no
2152
sheet
A3.2



3 BUILDING 2 SOUTH ELEVATION

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

MATERIALS %	
% FAUX STONE VENEER	3.81 %
% RIB FORMLINER	8.41 %
% TEXTURED CONCRETE WALL PANEL	69.26 %
% GLASS	12.26 %
% COMPOSITE CANOPY	2.44 %
% ARTICULATED CORNICE	3.55 %



2 BUILDING 2 PARTIAL EAST ELEVATION

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

MATERIALS %	
% RIB FORMLINER	15.83 %
% TEXTURED CONCRETE WALL PANEL	64.93 %
% OVERHEAD DOORS / MAN DOORS	15.13 %
% GLASS	3.55 %
% ARTICULATED CORNICE	0.56 %

PAINT SCHEDULE	
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	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

	ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)
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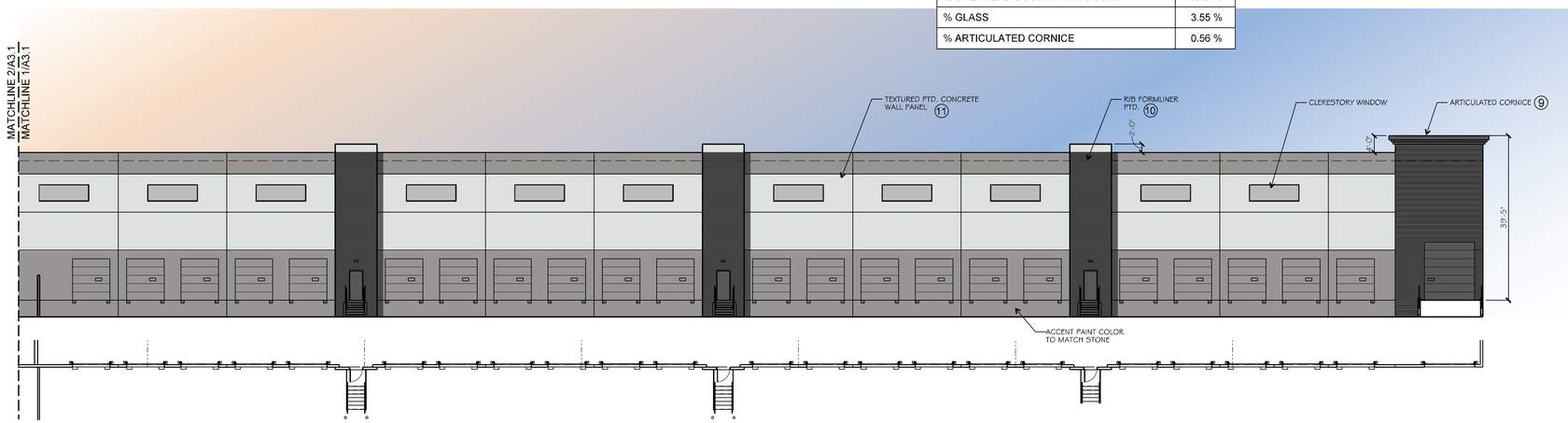
2	RECESSES - PROJECTIONS
3	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
4	DISPLAY WINDOWS
5	ARCHITECTURAL DETAIL - MOLDING
6	ARTICULATED BASE
7	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATOR MEASURE 2
8	OFFSETS AND REVEALS
9	ARTICULATED CORNICE
10	RIBBED FORMLINER PTD.
11	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
12	FAUX STONE VENEER
13	BICYCLE RACK *COMPENSATORY MEASURE 3
14	*COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS
15	INTEGRATED PLANTER *COMPENSATORY MEASURE 6



1 BUILDING 2 PARTIAL EAST ELEVATION

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

Planning & Zoning Commission, Chairman Date

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Mayor, City of Rockwall City Secretary City Engineer

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$TIME$
$DATE$
$FILE$

drawn:
checked MARK W. PROSS
date 1/10/2021

SEEFRIED PROPERTIES

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972.719.1440

SPEC WAREHOUSES BLDG 1 & 2

ROCKWALL, TEXAS

job no 2152
sheet A3.3

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$TIME$
$DATE$
$FILE$

02 | PERSPECTIVE **B**

01 | PERSPECTIVE **A**

Planning & Zoning Commission, Chairman Date

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Mayor, City of Rockwall City Secretary City Engineer

drawn:
checked
MARK W. PROSS
date
10/05/2021

SEEFRIED PROPERTIES

PRELIMINARY
ONLY

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/789-1440

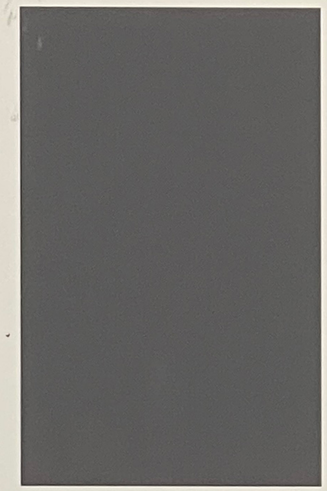
SPEC WAREHOUSES
BLDG 1 & 2

ROCKWALL, TEXAS

job no
2152
sheet
A3.4

BASE PAINT COLOR
SW7656 RHINESTONE

ACCENT COLOR 1
SW7669 SUMMIT GRAY

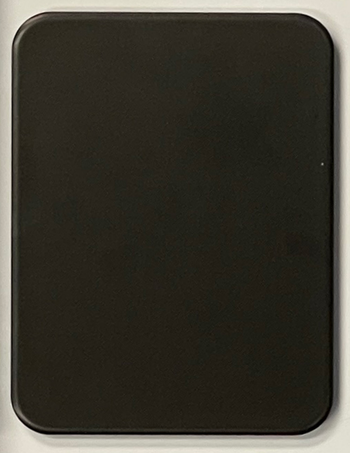


ACCENT COLOR 2
SW7674 PEPPERCORN

RENDERING
BUILDING 1 FRONT FACADE

STOREFRONT
BLACK ANODIZED

GLAZING
SOLAR BAN 60 (2)
SOLAR GRAY



CANOPIES
BLACK ANODIZED

FORM LINER
SPLIT RIBBED
FORM LINER

STONE
DRY STACK

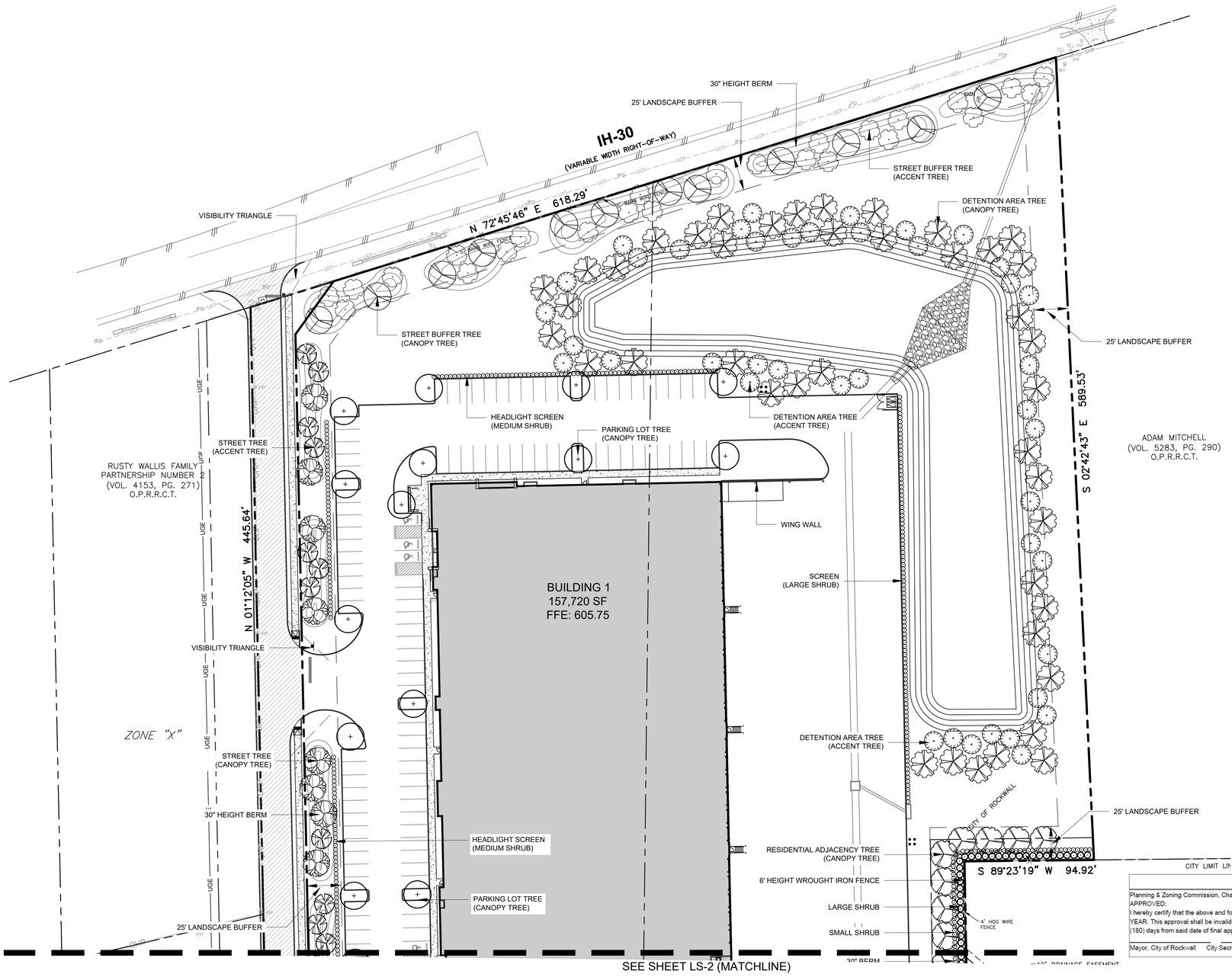
SPEC WAREHOUSES
BLDG 1 & 2

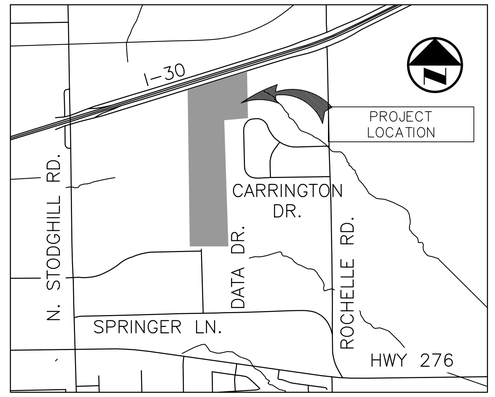
ROCKWALL, TEXAS

pross design group incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SEEFRIED INDUSTRIAL PROPERTIES

date
10/15/2021





VICINITY MAP

(NOT TO SCALE)

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

- STREET TREE, 4" CAL.
- PARKING LOT TREE, 4" CAL.
- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL ADJACENCY TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.
- SHRUBS, 5 GAL.

PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING (1/300 SF)	158 CARS	REQUIRED PARKING (1/300 SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.70%

Planning & Zoning Commission, Chairman Date

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Mayor, City of Rockwall City Secretary City Engineer

OWNER
BAKER SCHWIMMER VENTURES LP
PHASE 17 INVESTMENTS LP
2633 McKinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

LANDSCAPE PLAN
(CITY CASE NO. SP2021-027)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
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PROJECT NAME
LANDSCAPE PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.
LS-1

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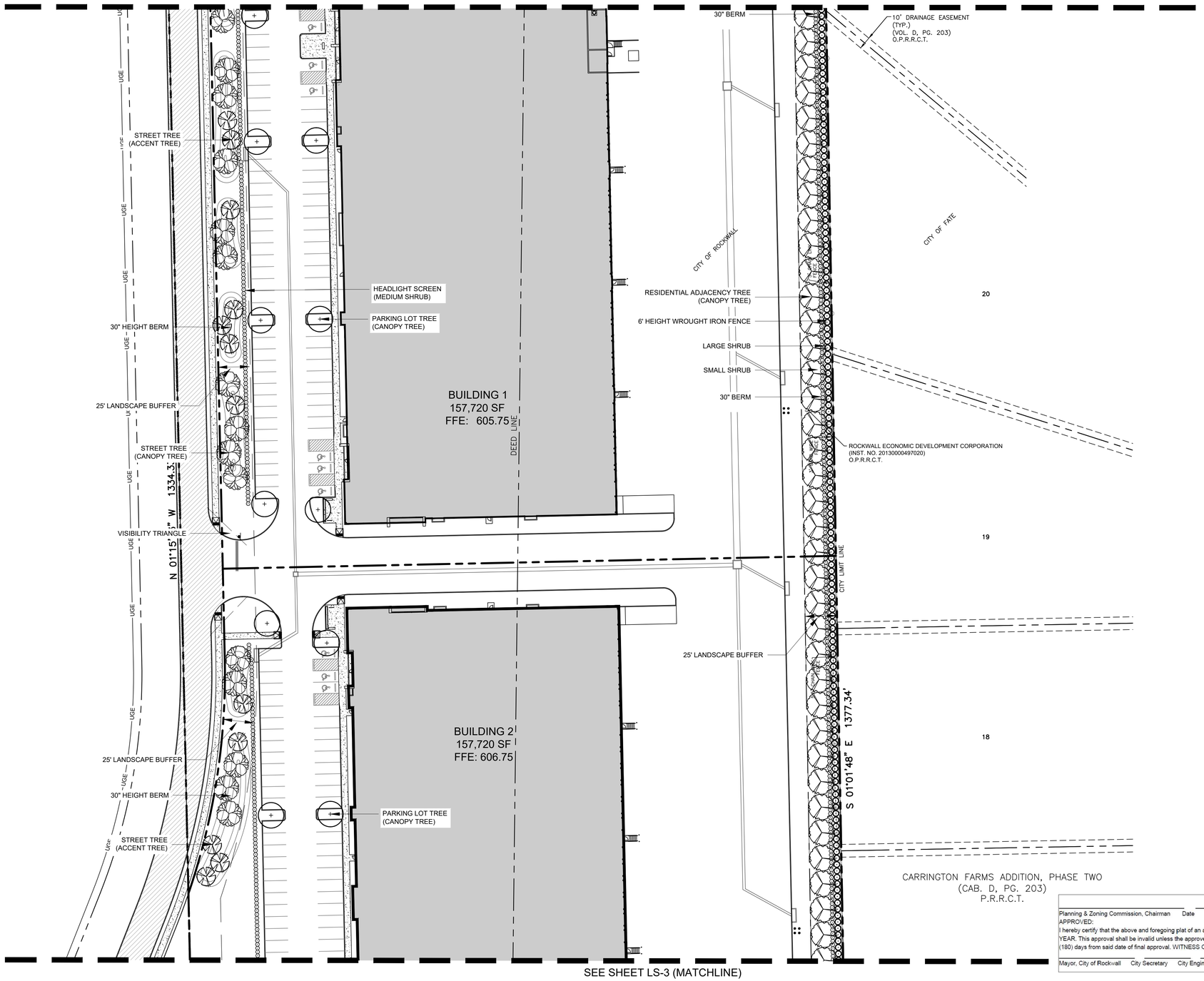
BGE, INC.

SEE SHEET LS-1 (MATCHLINE)



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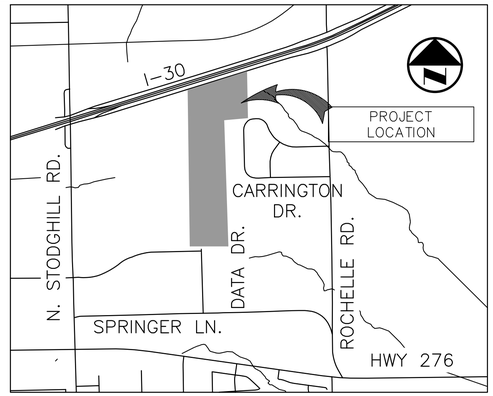

VICINITY MAP

(NOT TO SCALE)

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

- STREET TREE, 4" CAL.
- PARKING LOT TREE, 4" CAL.
- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL ADJACENCY TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.
- SHRUBS, 5 GAL.

Planning & Zoning Commission, Chairman Date

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SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

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LOT AND BLOCK
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REVISIONS

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DESIGNED BY: HEM
DATE: OCTOBER 2021
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SHEET NO.
LS-2

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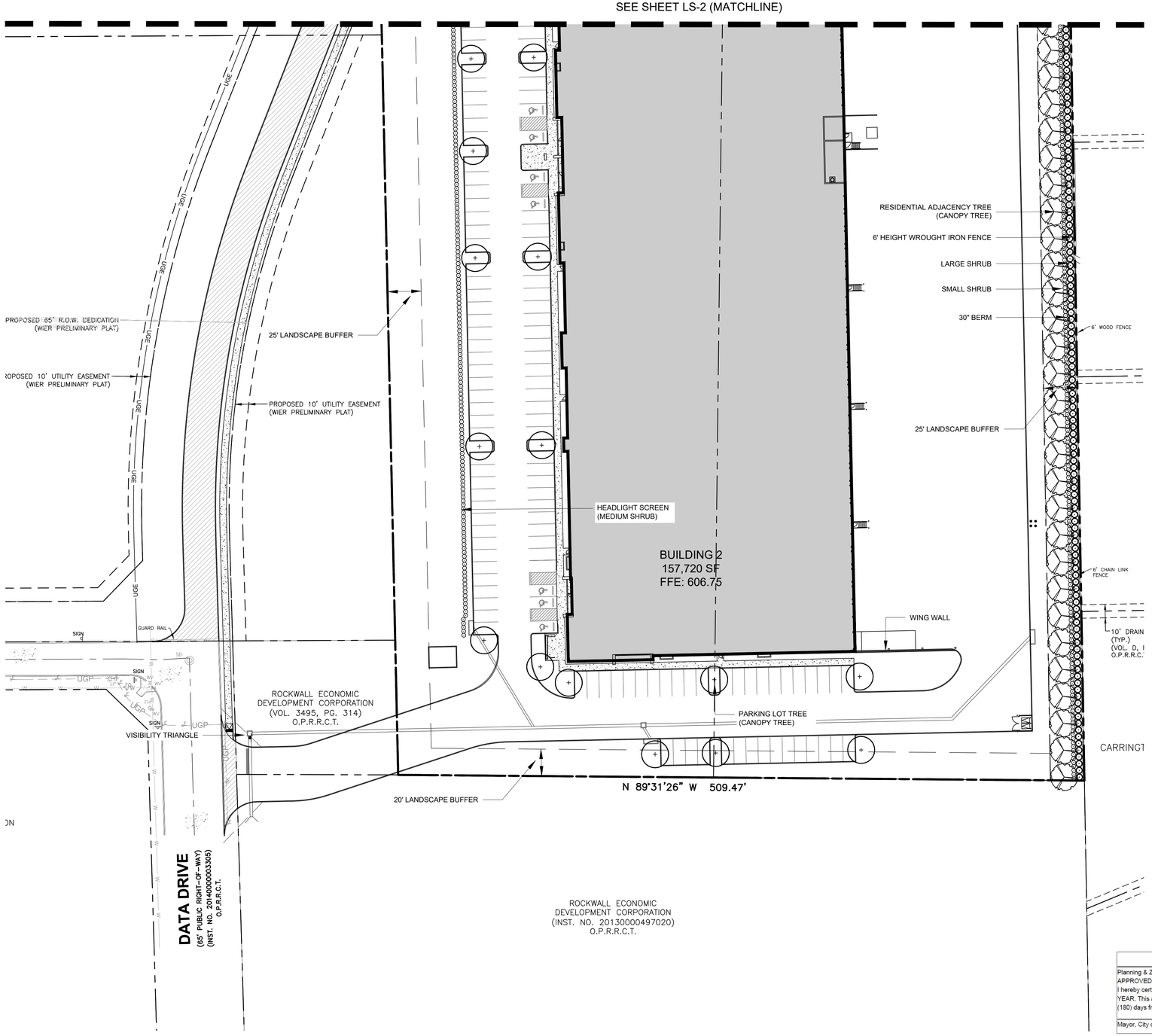

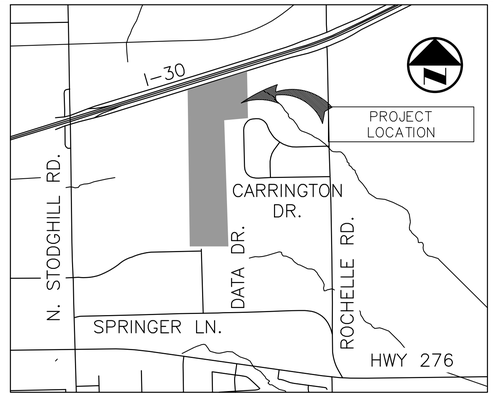

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SUBMITTED: OCTOBER 15, 2021
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DESIGNED BY:	HEM
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

SHEET NO.

LS-3

BGE, INC.
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LANDSCAPE TABULATIONS

TOTAL SITE AREA (23.07 Acres; 1,004,958 SF)

OVERALL LANDSCAPE REQUIREMENT FOR LIGHT INDUSTRIAL:

15% OF TOTAL SITE AREA TO BE LANDSCAPE
1,004,958 SF X 15% = 150,743.7 SF

LANDSCAPE AREA REQUIRED:	150,744 SF (15%)
LANDSCAPE AREA PROVIDED:	279,027 SF (28%)

IH-30 OVERLAY REQUIREMENTS:

20' LANDSCAPE BUFFER

LANDSCAPE BUFFER REQUIRED:	20'
LANDSCAPE BUFFER PROVIDED:	25'

2 CANOPY TREES PER 100 LF OF STREET FRONTAGE
618 LF ALONG IH-30 / 100 = 6.18
6.18 X 2 = 12.36

CANOPY TREES REQUIRED:	12
CANOPY TREES PROVIDED:	12

4 ACCENT TREES PER 100 LF OF STREET FRONTAGE
618 LF ALONG IH-30 / 100 = 6.18
6.18 X 4 = 24.72

ACCENT TREES REQUIRED:	25
ACCENT TREES PROVIDED:	25

STREET TREE REQUIREMENTS:

10' BUFFER

BUFFER REQUIRED:	10'
BUFFER PROVIDED:	25'

1 CANOPY TREE PER 50 LF OF STREET FRONTAGE
1,169 LF ALONG DATA DRIVE / 50 = 23.38

CANOPY TREES REQUIRED:	23
CANOPY TREES PROVIDED:	23

1 ACCENT TREE PER 50 LF OF STREET FRONTAGE
1,169 LF ALONG DATA DRIVE / 50 = 23.38

ACCENT TREES REQUIRED:	23
ACCENT TREES PROVIDED:	23

PARKING LOT REQUIREMENTS:

AREA OF AT LEAST 5% OF TOTAL PARKING SPACE AREA TO BE LANDSCAPED
346 PARKING SPACES X (180 SF) = 65,700 SF
5% OF 62,280 SF = 3,114 SF

PARKING LOT LANDSCAPE REQUIRED:	3,114 SF (5%)
PARKING LOT LANDSCAPE PROVIDED:	8,749 SF (14%)

1 CANOPY TREE PER 10 PARKING SPACES
346 PARKING SPACES / 10 = 34.6

CANOPY TREES REQUIRED:	35
CANOPY TREES PROVIDED:	40

HEADLIGHT SCREEN OF PARKING FACING ROAD

HEADLIGHT SCREEN PROVIDED:	YES

RESIDENTIAL ADJACENCY REQUIREMENTS:

20' BUFFER

REQUIRED BUFFER:	20'
PROVIDED BUFFER:	25'

THREE (3) TIERED SCREEN

SCREEN REQUIRED:	CANOPY TREE-LARGE & SMALL SHRUBS - 6' IRON FENCE
SCREEN PROVIDED:	CANOPY TREE-LARGE & SMALL SHRUBS - 6' IRON FENCE

1 CANOPY TREE PER 20 LF OF ADJACENCY
1,472 LF OF ADJACENCY / 20 = 73.6

CANOPY TREES REQUIRED:	74
CANOPY TREES PROVIDED:	74

DETENTION REQUIREMENTS:

1 CANOPY TREE PER 750 SF OF DETENTION AREA
31,369 SF OF DETENTION AREA / 750 = 41.8

CANOPY TREES REQUIRED:	42
CANOPY TREES PROVIDED:	42

1 ACCENT TREE PER 750 SF OF DETENTION AREA
31,369 SF OF DETENTION AREA / 750 = 41.8

ACCENT TREES REQUIRED:	42
ACCENT TREES PROVIDED:	42

LANDSCAPE NOTES

1. ALL TREES MUST BE MINIMUM OF FOUR (4) INCH CALIPER AT TIME OF PLANTING.
2. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL LANDSCAPE AREAS IS REQUIRED. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04, OF ARTICLE 08)
3. TREES SHALL BE PLANTED AS LEAST FOUR (4') FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
4. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
5. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.
6. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
7. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
8. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1).
9. NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
10. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

PLANT LIST

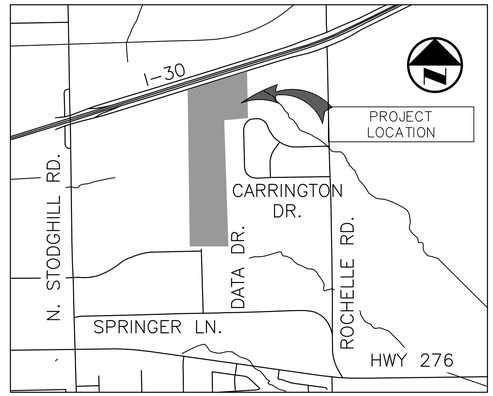
CANOPY TREE
(4" caliper minimum @ DBH)
- Bald Cypress (Taxodium distichum)
- Bur Oak (Quercus macrocarpa)
- Cedar Elm (Ulmus crassifolia)
- Chinquapin Oak (Quercus muehlenbergii)
- Homestead Elm (Ulmus 'Homestead')
- Lacebark Elm (Ulmus parvifolia)
- Live Oak (Quercus virginiana)
- October Glory Maple (Acer rubrum 'Octber Glory')
- Texas Ash (Fraxinus texensis)
- Texas Red Oak (Quercus buckleyi)

ORNAMENTAL TREE
(4' height minimum)
- Downy Hawthorn (Crataegus mollis)
- Eastern Redbud (Cercis canadensis)
- Mexican Plum (Prunus mexicana)
- Possumhaw Holly (Ilex decidua)
- Wax Myrtle (Myrica cerifera)
- Yaupon Holly (Ilex vomitoria)

SMALL SHRUB
(5 GALLON MINIMUM)
- Barberry (Berberis thumbergii 'Crimson Pygmy')
- Dwarf Yaupon Holly (Ilex vomitoria 'Nana')
- Yucca (Yucca sp.)
- Juniper (Juniperus sp.)
- Japanese Boxwood (Buxus japonica)
- Red Yucca (Hesperaloe parvifolia)

MEDIUM SHRUB
(5 GALLON MINIMUM)
- Texas Sage (Leucophyllum sp)
- Dwarf Burford Holly (Ilex cornuta 'Burfordii Nana')

LARGE SHRUB
(5 GALLON MINIMUM)
- Bridal Wreath Spirea (Spiraea cantoniensis)
- Chinese Fringe (Loropetalum chinense)
- Nellie R. Stevens Holly (Ilex x 'Nellie R. Stevens')
- Oleander (Nerium oleander)
- Rose of Sharon (Hibiscus syriacus)



VICINITY MAP
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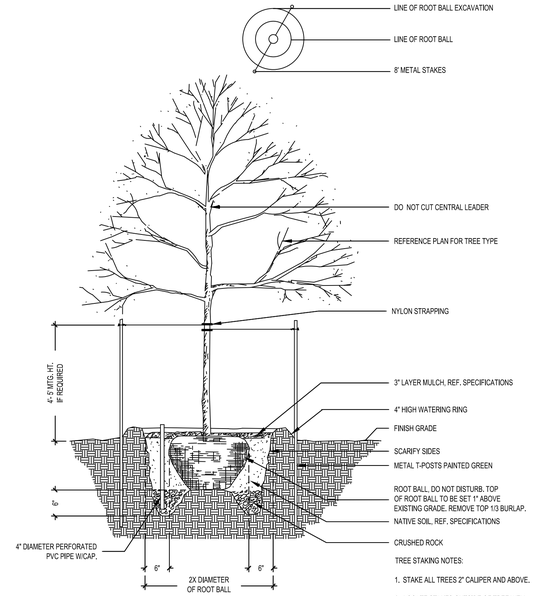
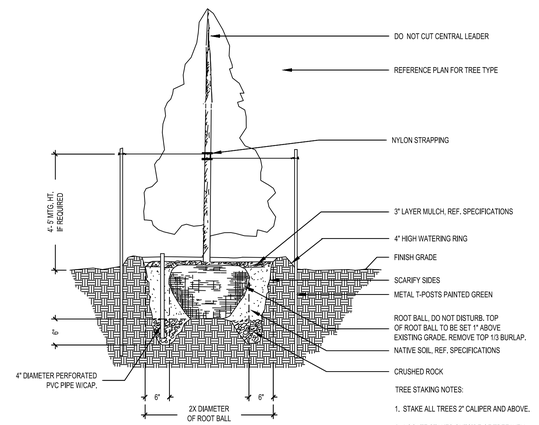
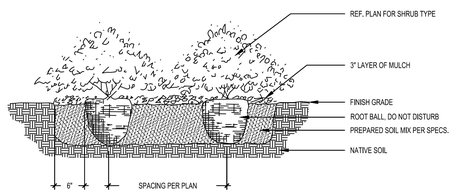


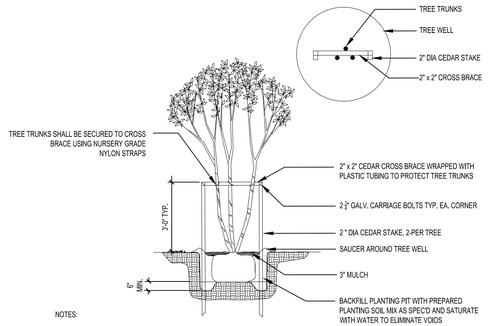
A SHADE TREE PLANTING
SECTION — NOT TO SCALE



B EVERGREEN TREE PLANTING
SECTION — NOT TO SCALE

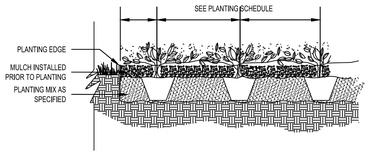


C SHRUB PLANTING
SECTION — NO TO SCALE



NOTES:
* TEMPORARY TREE WELL, STAKES AND CROSS BRACE TO BE REMOVED AFTER ONE FULL GROWING SEASON
* APPROXIMATELY ⅓ OF THE BRANCH STRUCTURE SHALL BE REMOVED BY THINNING BUT THE NATURAL CHARACTER AND GENERAL SHAPE OF THE TREE SHALL BE PRESERVED

D ORNAMENTAL / MULTI-TRUNK TREE PLANTING
SECTION / ELEVATION — NO TO SCALE



E GROUNDCOVER PLANTING
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SHEET NO.
LS-4

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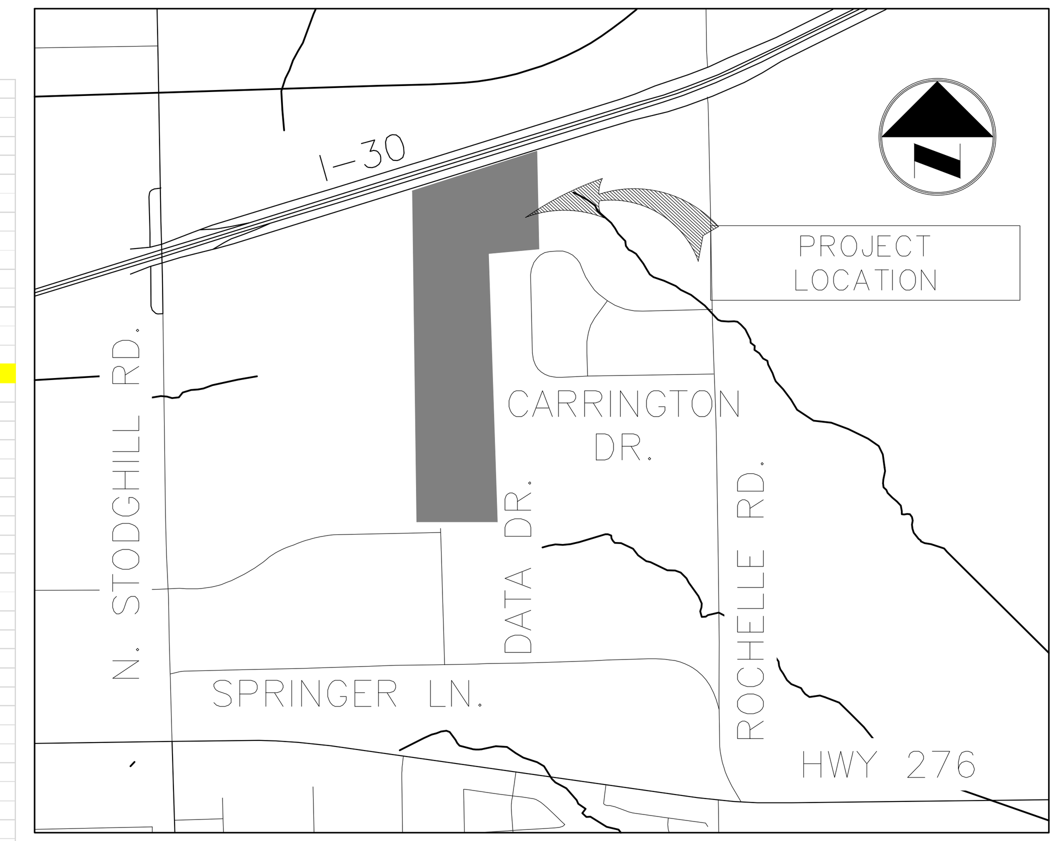
BGE, INC.

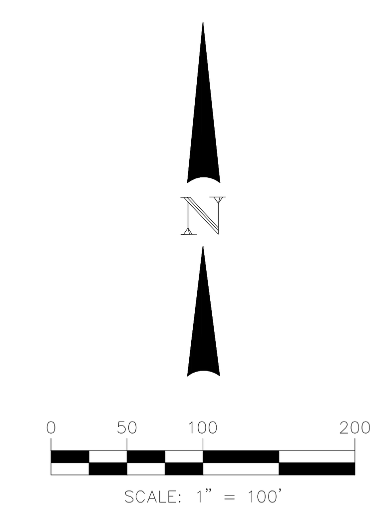
TREE TABLE

POINT NUMBER	COMMON NAME	BOTANICAL NAME	SIZE (DBH)	CLASSIFICATION	STATUS	MITIGATION INCHES REQUIRED
601	AMERICAN ELM	*Ulmus americana*	6	PRIMARY PROTECTED	TO BE REMOVED	6
602	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
603	GREEN ASH	*Fraxinus pennsylvanica*	24	PRIMARY PROTECTED	TO BE REMOVED	24
604	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
605	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
606	GREEN ASH	*Fraxinus pennsylvanica*	13	PRIMARY PROTECTED	TO BE REMOVED	13
607	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
608	CEDAR ELM	*Ulmus crassifolia*	16	PRIMARY PROTECTED	TO BE REMOVED	16
609	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
610	AMERICAN ELM	*Ulmus americana*	18	PRIMARY PROTECTED	TO BE REMOVED	18
611	SUGARBERRY	*Celtis laevigata*	37	FEATURED	TO BE REMOVED	74
612	GREEN ASH	*Fraxinus pennsylvanica*	14	PRIMARY PROTECTED	TO BE REMOVED	14
613	EASTERN RED CEDAR	*Juniperus virginiana*	20	PRIMARY PROTECTED	TO BE REMOVED	20
614	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
615	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
616	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
617	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
618	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
619	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
620	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
621	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
622	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
623	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
624	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
625	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
626	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
627	AMERICAN ELM	*Ulmus americana*	9	PRIMARY PROTECTED	TO BE REMOVED	9
628	AMERICAN ELM	*Ulmus americana*	13	PRIMARY PROTECTED	TO BE REMOVED	13
629	AMERICAN ELM	*Ulmus americana*	26	FEATURED	TO BE REMOVED	52
630	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
631	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
632	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
633	SUGARBERRY	*Celtis laevigata*	41	FEATURED	TO BE REMOVED	82
634	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
635	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
636	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
637	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
638	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
639	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
640	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
641	CEDAR ELM	*Ulmus crassifolia*	11	PRIMARY PROTECTED	TO BE REMOVED	11
642	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
643	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
644	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
645	AMERICAN ELM	*Ulmus americana*	23	PRIMARY PROTECTED	TO BE REMOVED	23
646	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
647	HERCULES CLUB	*Zanthoxylum Clava-herculis*	8	PRIMARY PROTECTED	TO BE REMOVED	8
648	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
649	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
650	HERCULES CLUB	*Zanthoxylum Clava-herculis*	4	PRIMARY PROTECTED	TO BE REMOVED	4
651	HERCULES CLUB	*Zanthoxylum Clava-herculis*	7	PRIMARY PROTECTED	TO BE REMOVED	7
652	HERCULES CLUB	*Zanthoxylum Clava-herculis*	4	PRIMARY PROTECTED	TO BE REMOVED	4
653	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
654	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
655	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
656	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
657	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
658	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
659	HERCULES CLUB	*Zanthoxylum Clava-herculis*	5	PRIMARY PROTECTED	TO BE REMOVED	5
660	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
661	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
662	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
663	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
664	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
665	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
666	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
667	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
668	PERSIMMON	*Diospyros virginiana*	16	PRIMARY PROTECTED	OFF SITE	0
669	SUGARBERRY	*Celtis laevigata*	10	NON-PROTECTED	OFF SITE	
670	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	OFF SITE	0
671	SUGARBERRY	*Celtis laevigata*	32	FEATURED	OFF SITE	0
672	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
673	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
674	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
675	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
676	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
677	SUGARBERRY	*Celtis laevigata*	3	NON-PROTECTED	TO BE REMOVED	
678	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
679	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
680	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
681	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
682	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
683	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
684	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
685	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
686	SUGARBERRY	*Celtis laevigata*	31	FEATURED	TO BE REMOVED	62
687	SUGARBERRY	*Celtis laevigata*	28	FEATURED	TO BE REMOVED	56
688	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
689	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
690	PERSIMMON	*Diospyros virginiana*	7	PRIMARY PROTECTED	TO BE REMOVED	7
691	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
692	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
693	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
694	GREEN ASH	*Fraxinus pennsylvanica*	16	PRIMARY PROTECTED	TO BE REMOVED	16
695	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
696	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
697	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
698	AMERICAN ELM	*Ulmus americana*	21	PRIMARY PROTECTED	TO BE REMOVED	21
699	CEDAR ELM	*Ulmus crassifolia*	6	PRIMARY PROTECTED	TO BE REMOVED	6
700	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
701	AMERICAN ELM	*Ulmus americana*	19	PRIMARY PROTECTED	TO BE REMOVED	19
702	AMERICAN ELM	*Ulmus americana*	14	PRIMARY PROTECTED	TO BE REMOVED	14
703	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
704	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
705	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
706	AMERICAN ELM	*Ulmus americana*	48	FEATURED	TO BE REMOVED	96
707	AMERICAN ELM	*Ulmus americana*	28	FEATURED	TO BE REMOVED	56
708	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
709	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
710	AMERICAN ELM	*Ulmus americana*	23	PRIMARY PROTECTED	TO BE REMOVED	23
711	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
712	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
713	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
714	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
715	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
716	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
717	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
718	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
719	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
720	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
721	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
722	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
723	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
724	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
725	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
726	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
727	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
728	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
729	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
730	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
731	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
732	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
733	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
734	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
735	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
736	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
737	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
738	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
739	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
740	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
741	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
742	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
743	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
744	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
745	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
746	HERCULES CLUB	*Zanthoxylum Clava-herculis*	6	PRIMARY PROTECTED	TO BE REMOVED	6
747	EASTERN RED CEDAR	*Juniperus virginiana*	14	SECONDARY PROTECTED	TO BE REMOVED	7
748	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
749	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
750	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
751	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
752	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
753	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
754	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
755	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
756	HERCULES CLUB	*Zanthoxylum Clava-herculis*	7	PRIMARY PROTECTED	TO BE REMOVED	7
757	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
758	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
759	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
760	HERCULES CLUB	*Zanthoxylum Clava-herculis*	6	PRIMARY PROTECTED	TO BE REMOVED	6
761	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
762	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
763	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
764	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
765	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
766	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
767	CEDAR ELM	*Ulmus crassifolia*	8	PRIMARY PROTECTED	TO BE REMOVED	8
768	AMERICAN ELM	*Ulmus americana*	10	PRIMARY PROTECTED	TO BE REMOVED	10
769	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
770	EASTERN RED CEDAR	*Juniperus virginiana*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
771	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
772	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
773	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
774	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
775	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
776	AMERICAN ELM	*Ulmus americana*	4	NON-PROTECTED	TO BE REMOVED	
777	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
778	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
779	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
780	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
781	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
782	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
783	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
784	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
785	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
786	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
787	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
788	EASTERN RED CEDAR	*Juniperus virginiana*	20	SECONDARY PROTECTED	TO BE REMOVED	10
789	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
790	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
791	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
792	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
793	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
794	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
795	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
796	AMERICAN ELM	*Ulmus americana*	12	PRIMARY PROTECTED	TO BE REMOVED	12
797	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
798	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
799	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
800	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
801	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
802	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
803	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
804	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
805	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
806	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
807	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
808	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
809	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
810	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
811	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	OFF SITE	0
812	SUGARBERRY	*Celtis laevigata*	31	FEATURED	TO BE REMOVED	62
813	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
814	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
815	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
816	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
817	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
818	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
819	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
820	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
821	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
822	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
823	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
824	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
825	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
826	SUGARBERRY	*Celtis laevigata*	24	SECONDARY PROTECTED	TO BE REMOVED	12
827	AMERICAN ELM	*Ulmus americana*	18	PRIMARY PROTECTED	TO BE REMOVED	18
828	AMERICAN ELM	*Ulmus americana*	10	PRIMARY PROTECTED	TO BE REMOVED	10
829	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
830	SUGARBERRY	*Celtis laevigata*	30	FEATURED	TO BE REMOVED	60
831	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
832	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
833	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
834	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
835	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
836	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
837	SUGARBERRY	*Celtis laevigata*	28	FEATURED	TO BE REMOVED	56
838	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
839	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
840	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
841	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
842	AMERICAN ELM	*Ulmus americana*	9	PRIMARY PROTECTED	TO BE REMOVED	9
843	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
844	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
845	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
846	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
847	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
848	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
849	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
850	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
851	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
852	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
853	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
854	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
855	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
856	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
857	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
858	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
859	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
860	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
861	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
862	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
863	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
864	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
865	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	OFF SITE	0
866	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
867	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
868	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
869	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	OFF SITE	0
870	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	OFF SITE	0
871	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
872	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	OFF SITE	0
873	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
874	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
875	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
876	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
877	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
878	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
879	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
880	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
881	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
882	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	OFF SITE	0
883	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
884	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
885	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
886	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
887	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
888	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
889	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
890	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
891	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
892	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
893	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
894	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
895	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
896	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
897	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
898	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
899	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
900	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
901	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
902	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
903	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
904	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
905	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
906	SUGARBERRY	*Celtis laevigata*	16	NDARY PROTECTED PROT	TO BE REMOVED	8
907	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
908	EASTERN RED CEDAR	*Juniperus virginiana*	14	SECONDARY PROTECTED	TO BE REMOVED	7
909	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
910	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
911	EASTERN RED CEDAR	*Juniperus virginiana*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
TOTAL MITIGATION REQUIRED						3234



VICINITY MAP

(NOT TO SCALE)



30 EXISTING TREE TO BE REMOVED

30 EXISTING FEATURE TREE TO BE REMOVED

MITIGATION

TOTAL MITIGATION INCHES REQUIRED	3,234 INCHES
MITIGATION PROVIDED 281 TREES x 4" CALIPER = 1,124 INCHES	1,124 INCHES
MITIGATION INCHES REMAINING	2,110 INCHES

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROEJCT NAME

TREESCAPE PLAN

SEEFRIED ROCKWALL

LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!

Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF

DESIGNED BY: HEM

DATE: OCTOBER 2021

PROJECT NUMBER: 9028-00

SHEET NO.

TS-1

G:\TXN\Projects\Seefried_Industrial_Props\9028-00-Seefried_Rockwall\LP\03_CADD\03_Sheets\9028_TREE MITIGATION PLAN.dwg Oct 14, 2021-3:14pm sfalco

BGE, INC.

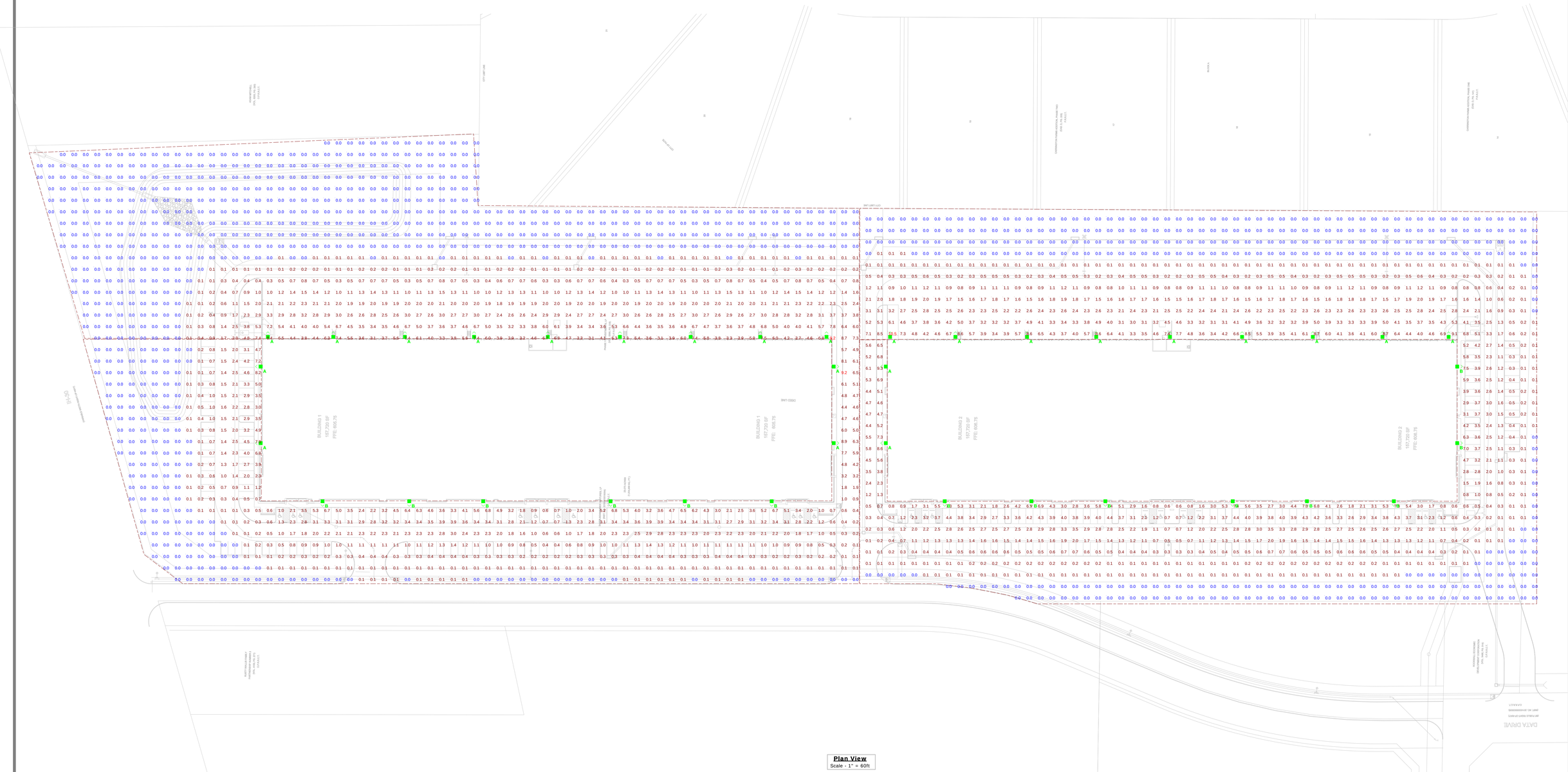
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	24	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX2_LED_P4_40K_R4.ies	25328	1	189.54
	B	14	Lithonia Lighting	RSX2 LED P4 40K R3	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R3 Distribution		1	RSX2_LED_P4_40K_R3.ies	25000	1	189.54

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building 1	+	1.0 fc	9.2 fc	0.0 fc	N/A	N/A
Building 2	+	1.3 fc	10.5 fc	0.0 fc	N/A	N/A

PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING (1/1000 SF)	158 CARS	REQUIRED PARKING (1/1000 SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.70%



Plan View
Scale - 1" = 60ft

ROCKWALL SPEC

Designer: IK
Date: 9/23/2021
Scale: Not to Scale
Drawing No.
Summary

TYPE A: RSX2 LED P4 40K R4 480 WBA DDBXD
TYPE B: RSX2 LED P4 40K R3 480 WBA DDBXD

RSX2 LED
Area Luminaire

Catalog Number

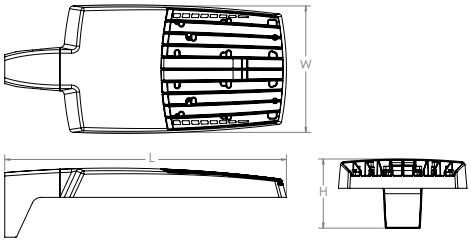
Notes

Type

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

Specifications

EPA (ft²@0°):	0.69 ft² (0.06 m²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [2]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [3]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [4]	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	**(use specific voltage for options as noted)**	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [6]
	P5		R4S Type 4 Short	120 [3] 277 [5]	WBA Wall bracket [1]
	P6		R5 Type 5 Wide [1]	208 [3] 347 [5]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short [1]	240 [3] 480 [5]	AASP Adjustable tilt arm square pole mounting [6]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [6]
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [6]
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [6]

Options

Shipped Installed

HS	House-side shield [7]
PE	Photocontrol, button style [8,9]
PEX	Photocontrol external threaded, adjustable [9,10]
PER7	Seven-wire twist-lock receptacle only (no controls) [9,11,12,13]
CE34	Conduit entry 3/4" NPT (Qty 2)
SF	Single fuse (120, 277, 347) [5]
DF	Double fuse (208, 240, 480) [5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output [9,13]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [9,13]
DS	Dual switching [9,14]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2	nLight AIR generation 2 [13,15,16]
PIRHN	Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [13,14,17]

*Note: PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield [6]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [18]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

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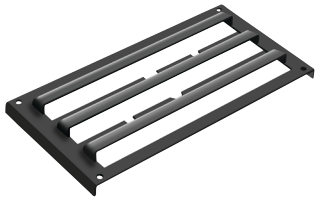
Ordering Information

Accessories
Ordered and shipped separately.

RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSAFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) [1]
RSXSCB (FINISH) U DLL127F 1.5 JU	RSX Surface conduit box (specify finish, for use with WBA, WBA not included) Photocell -SSL twist-lock (120-277V) [19]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [19]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [19]
DSHORT SBK U	Shorting cap [19]

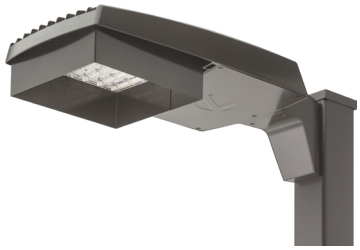
NOTES
1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE or PEX.
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Maximum tilt is 90° above horizontal.
7 It may be ordered as an accessory.
8 Requires MVOLT or 347V.
9 Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, DS, PIRHN).
10 Requires 120V, 208V, 240V, or 277V.
11 Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
12 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
13 Two or more of the following options cannot be combined including DMG, DS, PER7, FAO and PIRHN.
14 DS only available on performance package P5 and P6.
15 Must be ordered with PIRHN.
16 Requires MVOLT or HVOLT.
17 Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
18 Must be ordered with fixture for factory pre-drilling.
19 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield

External Glare Shield

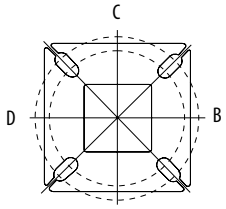


External 360 Full Visor

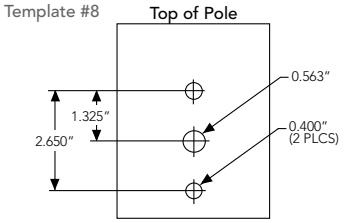
Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

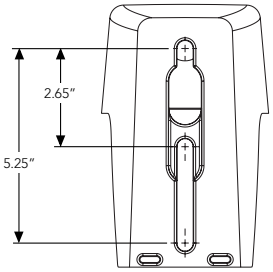
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

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

Drill/Side Location by Configuration Type

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

RSX2 - Luminaire EPA

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

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	**Tilt**									
SPA - Square Pole Adaptor	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor		0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
	90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41

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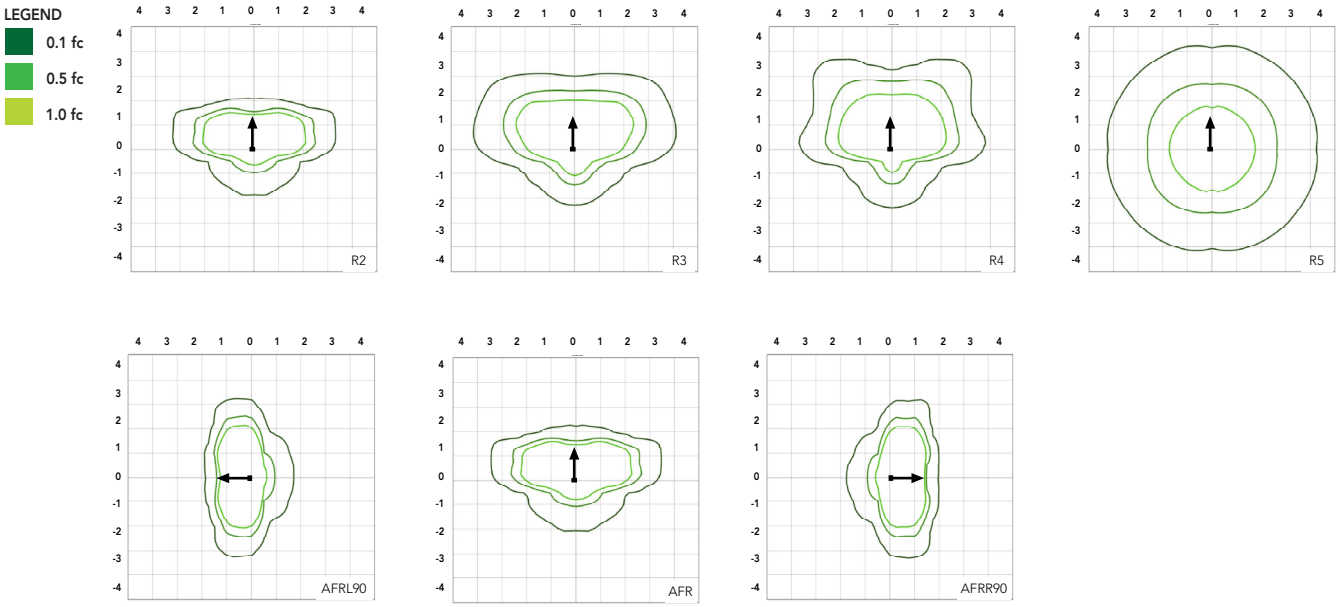
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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Performance Data

Lumen Output

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

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	71W	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W	R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
		AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
		AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
		R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

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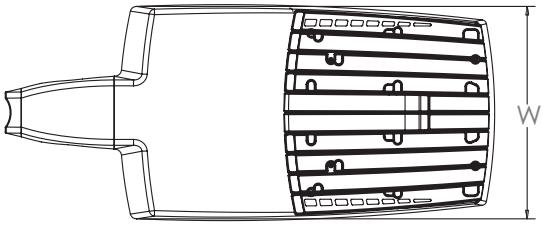
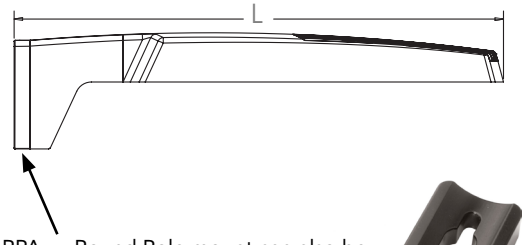
Dimensions & Weights

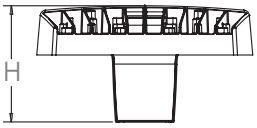
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

RSX2 with Round Pole Adapter (RPA)



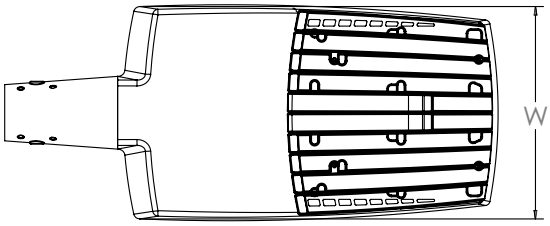


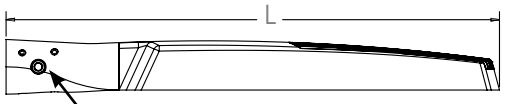


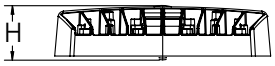
Length: 30.3" (77.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

RSX2 with Mast Arm Adapter (MA)

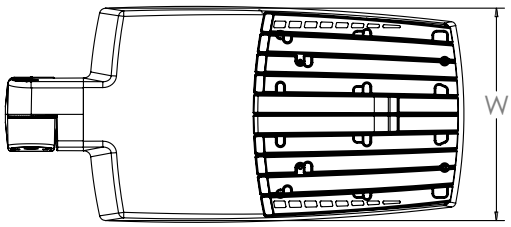


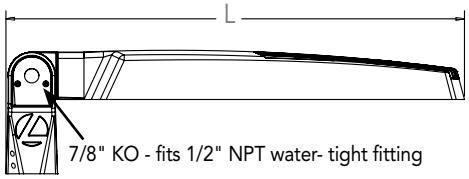


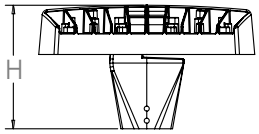


Length: 30.6" (77.7 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX2 with Adjustable Slipfitter (IS)







Length: 28.3" (71.9 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

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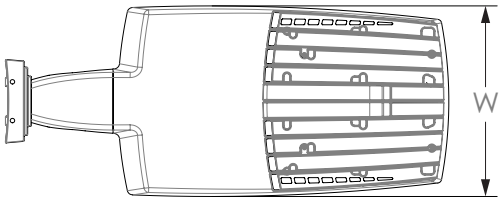
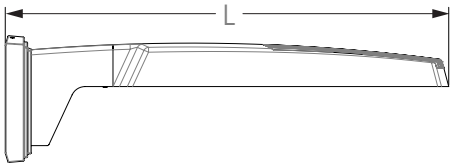
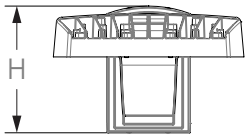
Dimensions

RSX2 with Wall Bracket (WBA)

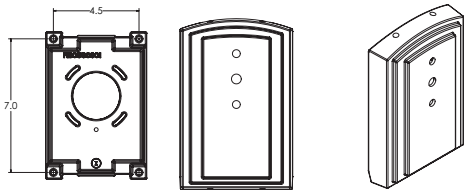




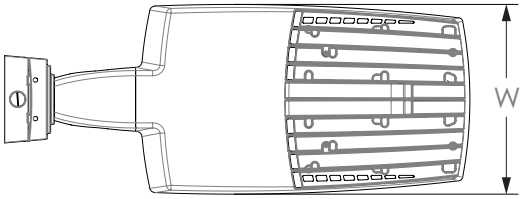


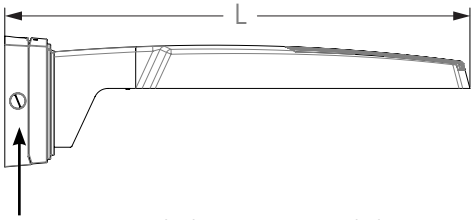
Length: 31.2" (79.2 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

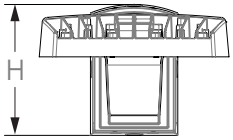


RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



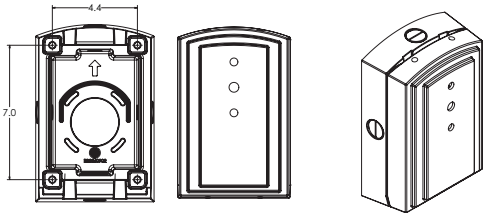


3/4" NPT taps with plugs - Qty (4) provided



Length: 32.8" (83.3 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



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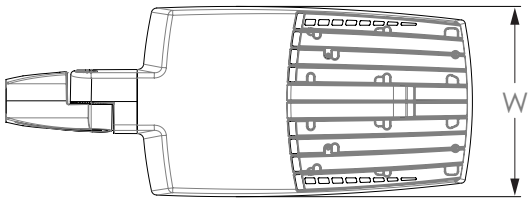
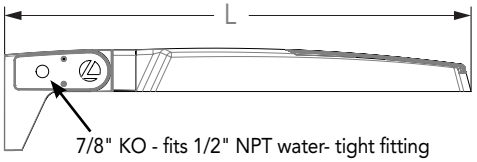
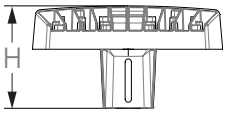
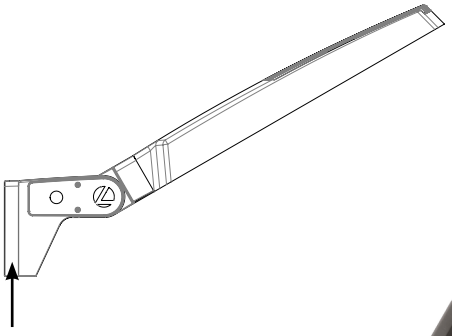
Dimensions

RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)









Length: 32.8" (83.3 cm) **AASP**
33.8" (85.9 cm) **AARP**
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

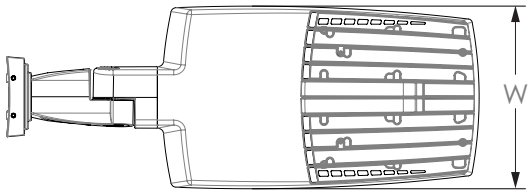
NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

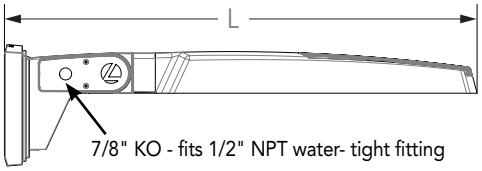
Notes

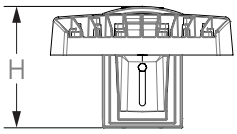
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

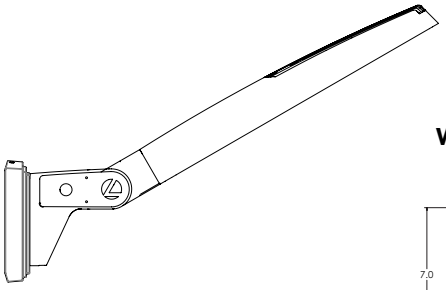
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



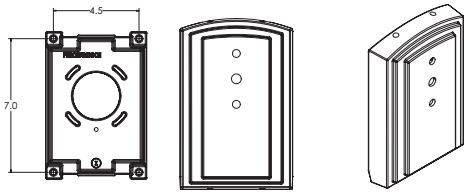






Length: 34.7" (88.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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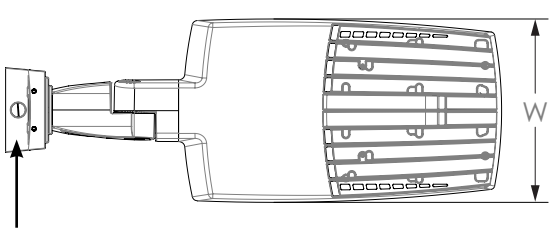
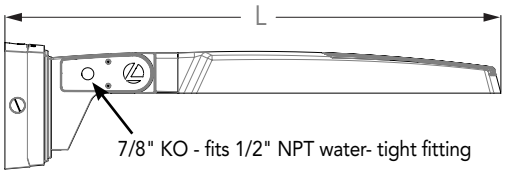
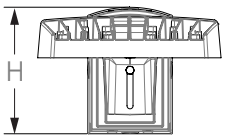
Dimensions

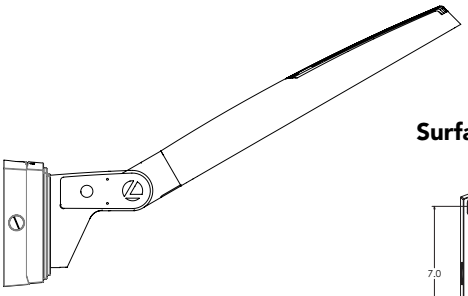
RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



3/4" NPT taps
with plugs - Qty (4)
provided

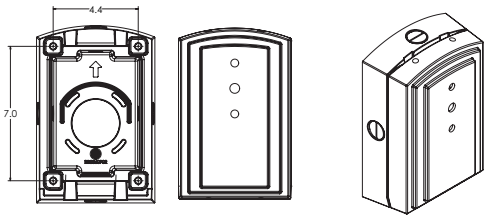




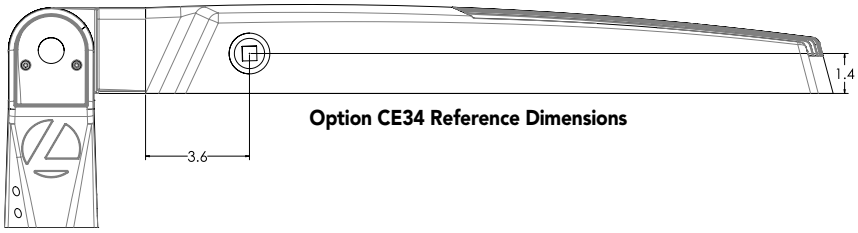


Length: 36.2" (91.9 cm)
Width: 13.4" (40.0 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

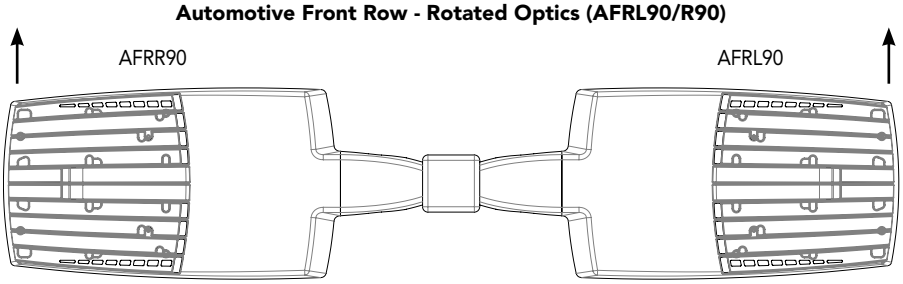


Additional Reference Drawings



Option CE34 Reference Dimensions

Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

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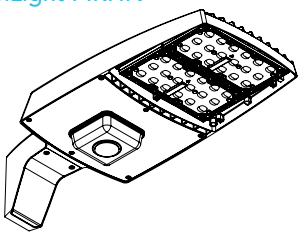
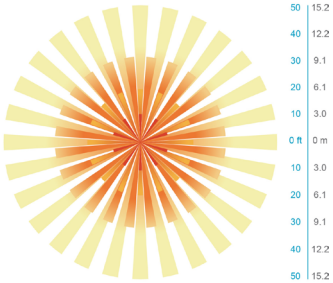
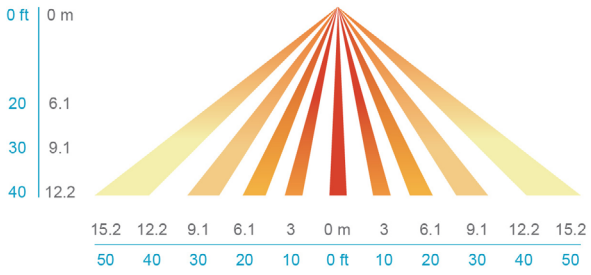
NLTAIR2 PIRHN nLight Sensor Coverage Pattern

nLight PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION AND DESIGN
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFRR90 and ARFL90.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

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

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

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CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	November 15, 2021
SUBJECT:	SP2021-027; *Alternative Tree Mitigation Settlement Agreement for Seefried Rockwall*

The applicant, Nick Hobbs of BGE Engineering, is requesting the approval of an *Alternative Tree Mitigation Settlement Agreement*. The subject property is located on a 23.071-acre parcel of land (*i.e. Tracts 25 & 25- 1, of the R. B. Irvine Survey, Abstract No. 120*) generally located on the southside of the IH-30 Frontage Road, east of the intersection of Corporate Crossing and IH-30. On November 9, 2021, the Planning and Zoning Commission approved a *Treescape Plan* allowing the removal of trees on the subject property. This *Treescape Plan* also showed an outstanding tree mitigation balance of 2,464 caliper inches of trees. Typically, tree mitigation balances can be satisfied by [*1*] providing additional trees on the subject property equal to the amount necessary for mitigation, [*2*] providing the number of trees equal to the amount necessary for mitigation to the Parks and Recreation Department, or [*3*] purchasing 20% of the inches in tree credits and doing [*1*] or [*2*] with the remaining 80% of the balance. In this case, the applicant has chosen to request an *Alternative Tree Mitigation Settlement Agreement* to pay 100% of the balance to the *Tree Fund*. This equates to $246,400.00 (*i.e. $100.00 x 2,464-inches = $246,400.00*). Staff should note that the tree preservation credit reduces from $200.00 per inch to $100.00 per inch when trees are being added on-site, and in this case the applicant is proposing to plant 764 caliper inches of trees on-site. According to Section 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "…the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant." On November 9, 2021, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval of the *Alternative Tree Mitigation Settlement Agreement*. Since the applicant is proposing to pay the full amount for the tree preservation credits staff has placed this item on the consent agenda; however, should the City Council have any questions staff will be available at the *November 15, 2021* City Council meeting.

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]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NONE - PARCEL ID: 1211				
SUBDIVISION	R.B. IRVINE SURVEY, ABSTRACT NO. 120		LOT		BLOCK
GENERAL LOCATION	NEC OF CAPITAL BLVD AND DATA DRIVE, EAST OF CARRINGTON DRIVE AND SOUTH OF IH-30				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LIGHT INDUSTRIAL		CURRENT USE	VACANT	
PROPOSED ZONING	LIGHT INDUSTRIAL		PROPOSED USE	INDUSTRIAL	
ACREAGE	22.234	LOTS [CURRENT]	2	LOTS [PROPOSED]	2

☒ ***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	BAKER SCHWIMMER VENTURES LP	☒ APPLICANT	BGE ENGINEERING
CONTACT PERSON	RANDALL SCHWIMMER	CONTACT PERSON	NICK HOBBS
ADDRESS	2633 MCKINNEY AVE, STE 130-510	ADDRESS	2595 DALLAS PARKWAY, SUITE 101
CITY, STATE & ZIP	DALLAS, TEXAS 75204	CITY, STATE & ZIP	FRISCO, TEXAS 75034
PHONE	214-923-3554	PHONE	972-464-4800
E-MAIL	THESCHWIMMER@GMAIL.COM	E-MAIL	NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Randall Schwimmer, Member Baker Schwimmer Venture LLC General Partner [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF October, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

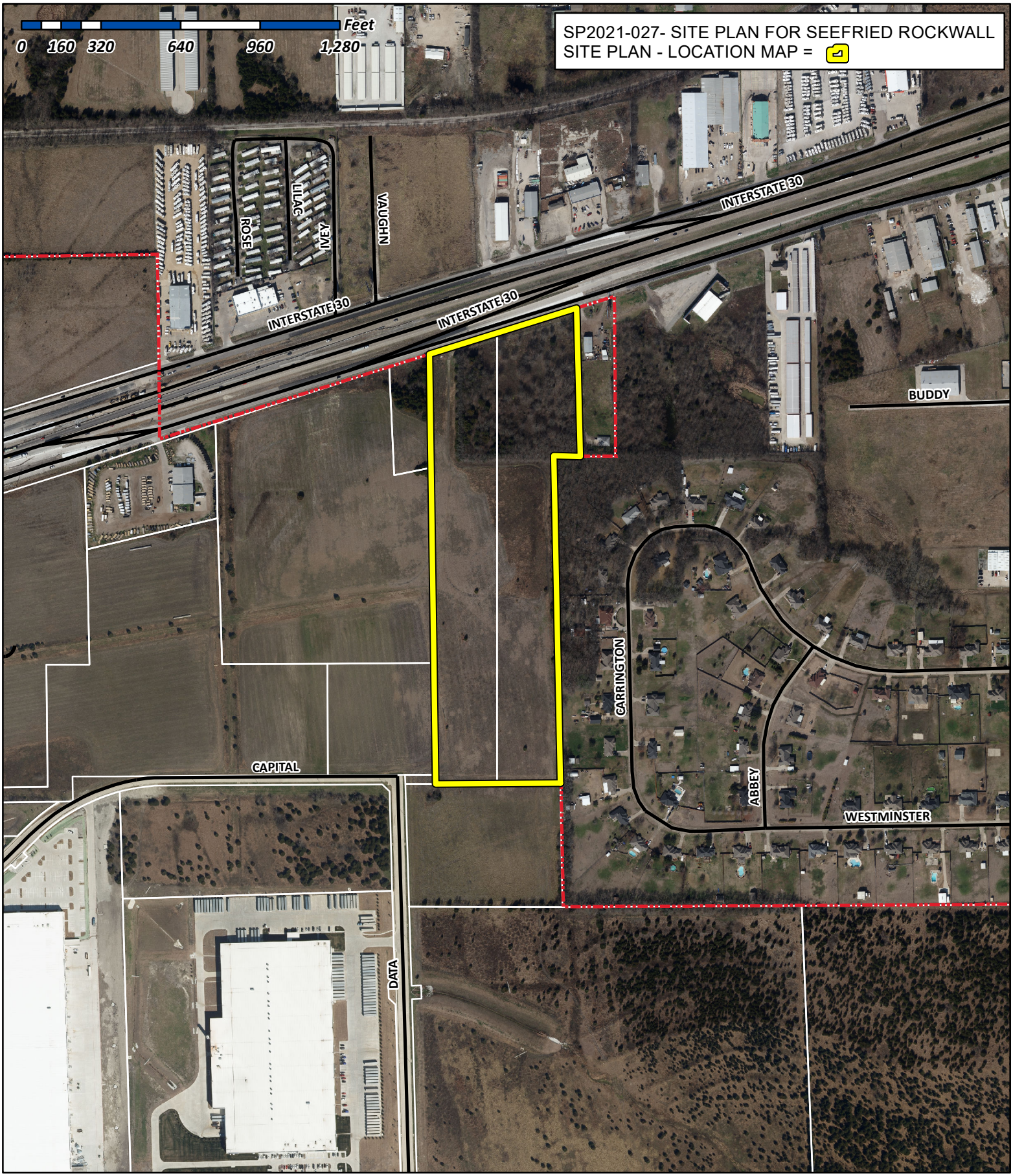
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* October, 2021.

OWNER'S SIGNATURE Randall Schwimmer

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STEPHEN LOVE
Notary Public
STATE OF TEXAS
ID# 10691851
My Comm. Exp. Nov. 12, 2024

MY COMMISSION EXPIRES



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.

November 8, 2021

Mr. Ryan Miller
AICP Director of Planning & Zoning
City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

RE: 22.234-Acre Industrial Spec Site Tree Mitigation Letter

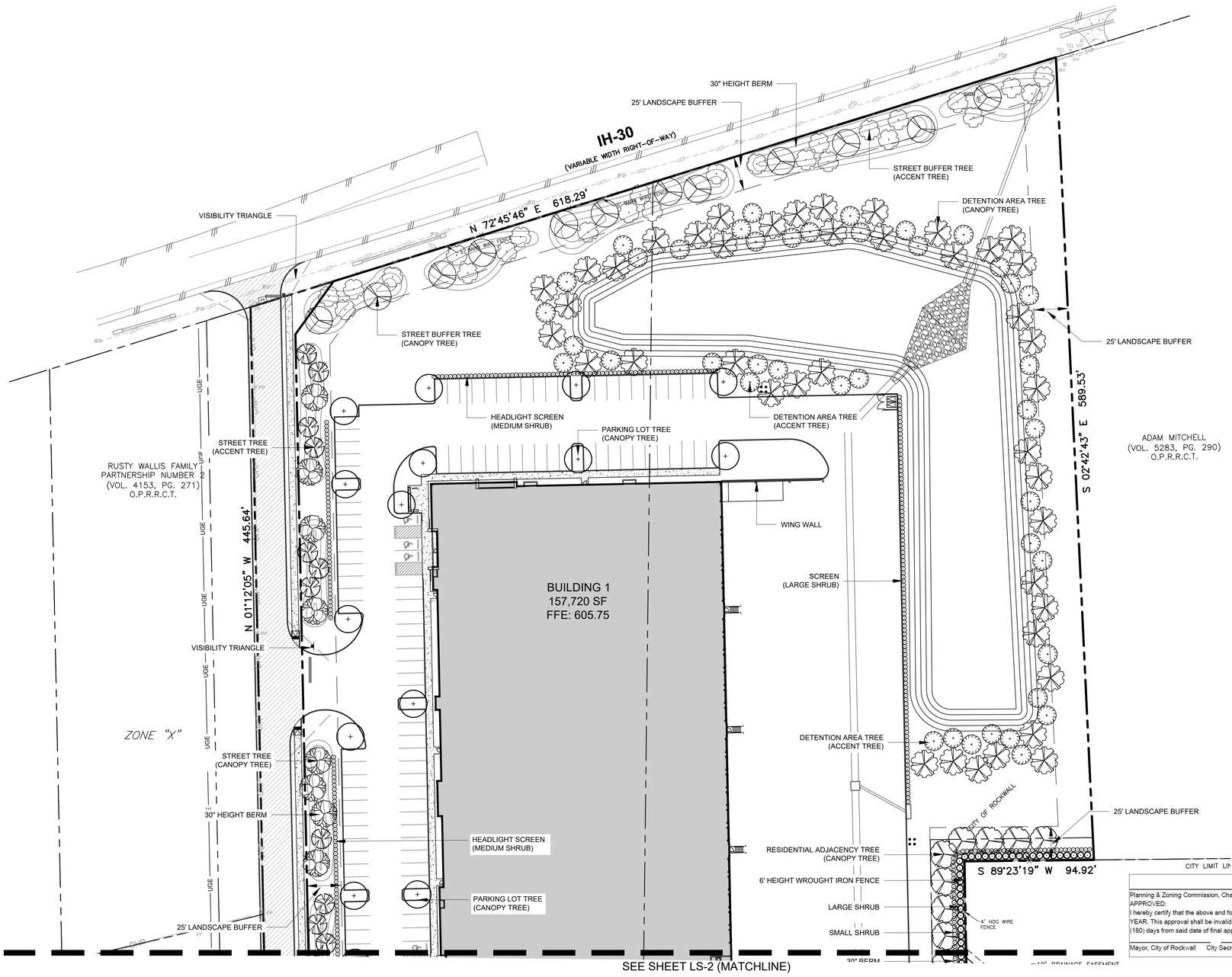
Dear Mr. Miller,

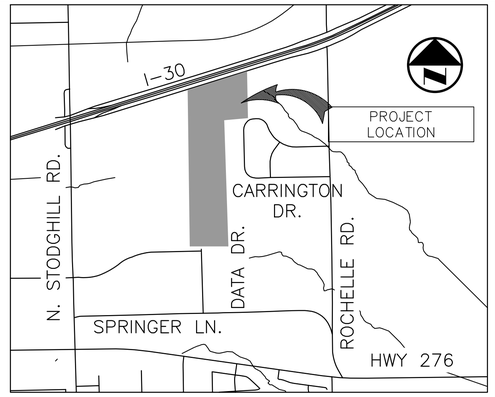
As part of the Site Plan submittal, we are requesting an alternative tree mitigation settlement agreement. This is due to the hardship created by the excessive caliper inches of protected trees that we are required to mitigate per the City's Unified Development Code (UDC).

After City review, it was determined that the total mitigation balance is 2,464 caliper inches. Since trees are planted on site, the mitigation fee is assessed at $100 per caliper inch which equates to $246,400. Per discussion with the City, if we are able to provide a landscaping proposal to plant the equivalent amount caliper inches at a lesser price, we will be able to use that cost as the basis for the mitigation fee amount owed to the City.

Sincerely,

Nick Hobbs, PE
BGE, Inc.
469-644-1664





VICINITY MAP

(NOT TO SCALE)

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

- STREET TREE, 4" CAL.
- PARKING LOT TREE, 4" CAL.
- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL ADJACENCY TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.
- SHRUBS, 5 GAL.

PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING (1/300 SF)	158 CARS	REQUIRED PARKING (1/300 SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.70%

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, YEAR. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

OWNER
BAKER SCHWIMMER VENTURES LP
PHASE 17 INVESTMENTS LP
2633 McKinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

LANDSCAPE PLAN
(CITY CASE NO. SP2021-027)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046
Copyright 2021

OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROJECT NAME
LANDSCAPE PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.
LS-1

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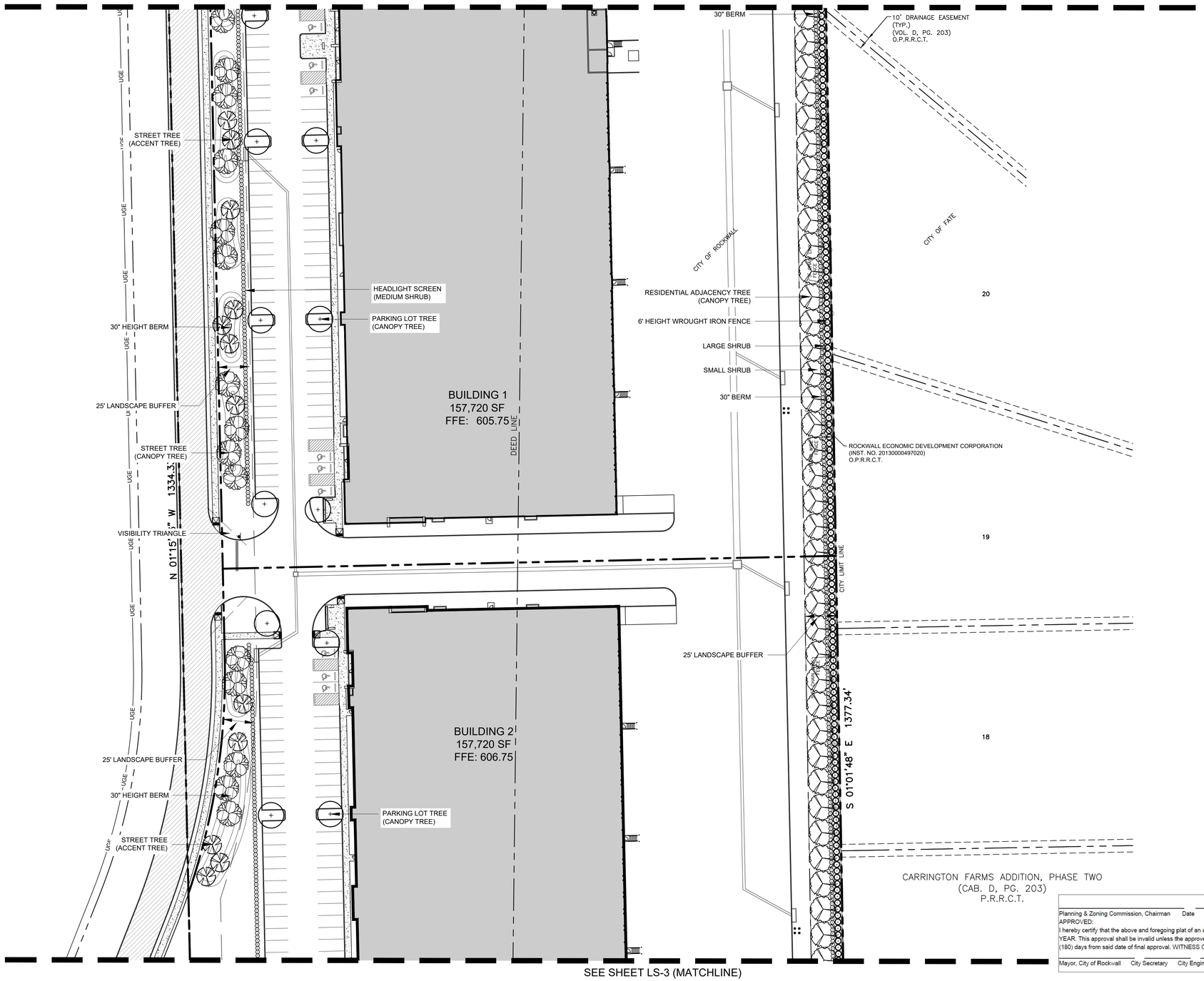
BGE, INC.

SEE SHEET LS-1 (MATCHLINE)



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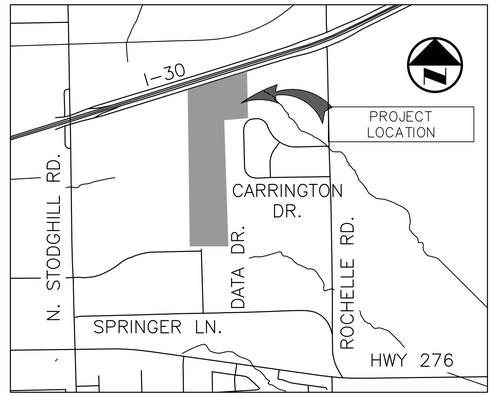

VICINITY MAP

(NOT TO SCALE)

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

- STREET TREE, 4" CAL.
- PARKING LOT TREE, 4" CAL.
- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL ADJACENCY TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.
- SHRUBS, 5 GAL.

Planning & Zoning Commission, Chairman Date

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Mayor, City of Rockwall City Secretary City Engineer

OWNER

BAKER SCHWIMMER VENTURES LP
PHASE 17 INVESTMENTS LP
2633 McKinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

DEVELOPER

SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

ARCHITECT

PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

LANDSCAPE PLAN
(CITY CASE NO. SP2021-027)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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PROJECT NAME
LANDSCAPE PLAN
SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!

Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.
LS-2

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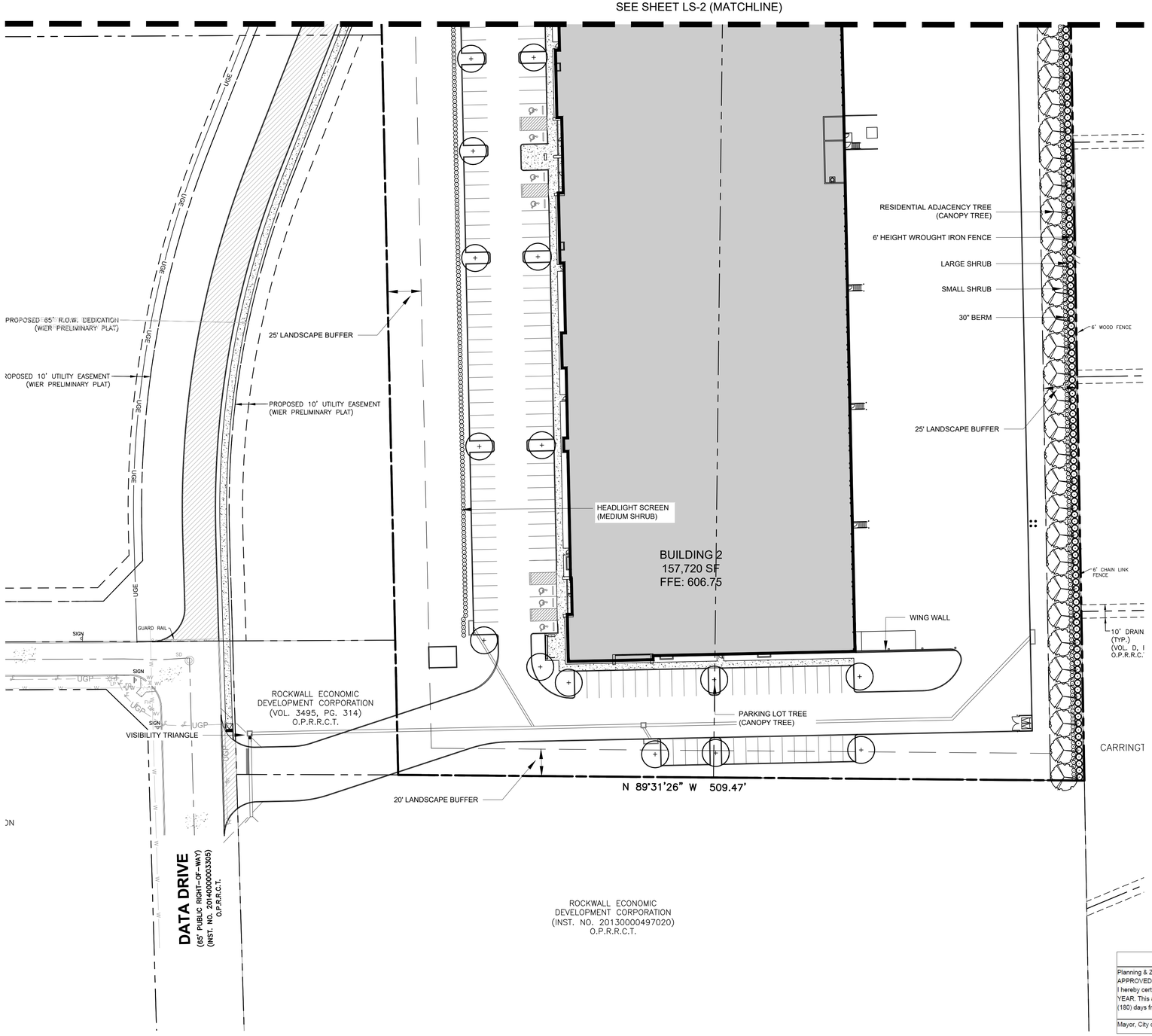

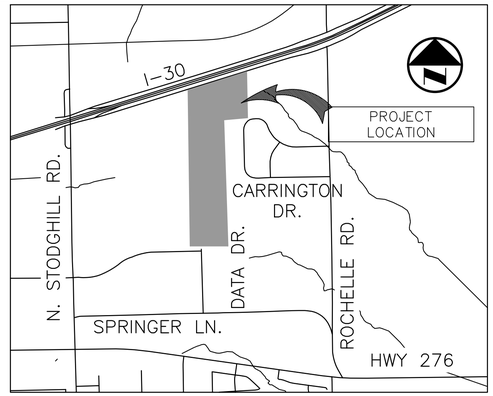

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LANDSCAPE PLAN
(CITY CASE NO. SP2021-027)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
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ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
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PROJECT NAME
LANDSCAPE PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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CHECKED BY:	SRF
DESIGNED BY:	HEM
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

SHEET NO.

LS-3

BGE, INC.
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LANDSCAPE TABULATIONS

TOTAL SITE AREA (23.07 Acres; 1,004,958 SF)

OVERALL LANDSCAPE REQUIREMENT FOR LIGHT INDUSTRIAL:

15% OF TOTAL SITE AREA TO BE LANDSCAPE
1,004,958 SF X 15% = 150,743.7 SF

LANDSCAPE AREA REQUIRED:	150,744 SF (15%)
LANDSCAPE AREA PROVIDED:	279,027 SF (28%)

IH-30 OVERLAY REQUIREMENTS:

20' LANDSCAPE BUFFER

LANDSCAPE BUFFER REQUIRED:	20'
LANDSCAPE BUFFER PROVIDED:	25'

2 CANOPY TREES PER 100 LF OF STREET FRONTAGE
618 LF ALONG IH-30 / 100 = 6.18
6.18 X 2 = 12.36

CANOPY TREES REQUIRED:	12
CANOPY TREES PROVIDED:	12

4 ACCENT TREES PER 100 LF OF STREET FRONTAGE
618 LF ALONG IH-30 / 100 = 6.18
6.18 X 4 = 24.72

ACCENT TREES REQUIRED:	25
ACCENT TREES PROVIDED:	25

STREET TREE REQUIREMENTS:

10' BUFFER

BUFFER REQUIRED:	10'
BUFFER PROVIDED:	25'

1 CANOPY TREE PER 50 LF OF STREET FRONTAGE
1,169 LF ALONG DATA DRIVE / 50 = 23.38

CANOPY TREES REQUIRED:	23
CANOPY TREES PROVIDED:	23

1 ACCENT TREE PER 50 LF OF STREET FRONTAGE
1,169 LF ALONG DATA DRIVE / 50 = 23.38

ACCENT TREES REQUIRED:	23
ACCENT TREES PROVIDED:	23

PARKING LOT REQUIREMENTS:

AREA OF AT LEAST 5% OF TOTAL PARKING SPACE AREA TO BE LANDSCAPED
346 PARKING SPACES X (180 SF) = 65,700 SF
5% OF 62,280 SF = 3,114 SF

PARKING LOT LANDSCAPE REQUIRED:	3,114 SF (5%)
PARKING LOT LANDSCAPE PROVIDED:	8,749 SF (14%)

1 CANOPY TREE PER 10 PARKING SPACES
346 PARKING SPACES / 10 = 34.6

CANOPY TREES REQUIRED:	35
CANOPY TREES PROVIDED:	40

HEADLIGHT SCREEN OF PARKING FACING ROAD

HEADLIGHT SCREEN PROVIDED:	YES

RESIDENTIAL ADJACENCY REQUIREMENTS:

20' BUFFER

REQUIRED BUFFER:	20'
PROVIDED BUFFER:	25'

THREE (3) TIERED SCREEN

SCREEN REQUIRED:	CANOPY TREE-LARGE & SMALL SHRUBS - 6' IRON FENCE
SCREEN PROVIDED:	CANOPY TREE-LARGE & SMALL SHRUBS - 6' IRON FENCE

1 CANOPY TREE PER 20 LF OF ADJACENCY
1,472 LF OF ADJACENCY / 20 = 73.6

CANOPY TREES REQUIRED:	74
CANOPY TREES PROVIDED:	74

DETENTION REQUIREMENTS:

1 CANOPY TREE PER 750 SF OF DETENTION AREA
31,369 SF OF DETENTION AREA / 750 = 41.8

CANOPY TREES REQUIRED:	42
CANOPY TREES PROVIDED:	42

1 ACCENT TREE PER 750 SF OF DETENTION AREA
31,369 SF OF DETENTION AREA / 750 = 41.8

ACCENT TREES REQUIRED:	42
ACCENT TREES PROVIDED:	42

LANDSCAPE NOTES

1. ALL TREES MUST BE MINIMUM OF FOUR (4) INCH CALIPER AT TIME OF PLANTING.
2. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL LANDSCAPE AREAS IS REQUIRED. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04, OF ARTICLE 08)
3. TREES SHALL BE PLANTED AS LEAST FOUR (4') FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
4. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
5. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.
6. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
7. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
8. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1).
9. NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
10. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

PLANT LIST

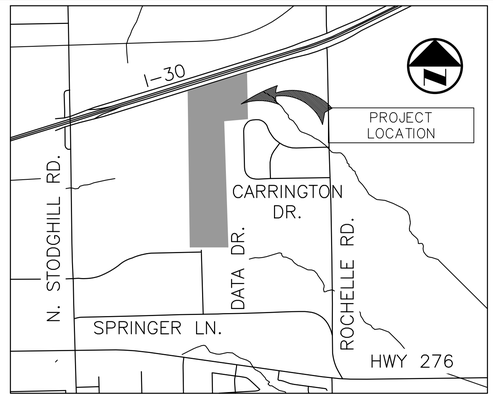
CANOPY TREE
(4" caliper minimum @ DBH)
- Bald Cypress (Taxodium distichum)
- Bur Oak (Quercus macrocarpa)
- Cedar Elm (Ulmus crassifolia)
- Chinquapin Oak (Quercus muehlenbergii)
- Homestead Elm (Ulmus 'Homestead')
- Lacebark Elm (Ulmus parvifolia)
- Live Oak (Quercus virginiana)
- October Glory Maple (Acer rubrum 'Octber Glory')
- Texas Ash (Fraxinus texensis)
- Texas Red Oak (Quercus buckleyi)

ORNAMENTAL TREE
(4' height minimum)
- Downy Hawthorn (Crataegus mollis)
- Eastern Redbud (Cercis canadensis)
- Mexican Plum (Prunus mexicana)
- Possumhaw Holly (Ilex decidua)
- Wax Myrtle (Myrica cerifera)
- Yaupon Holly (Ilex vomitoria)

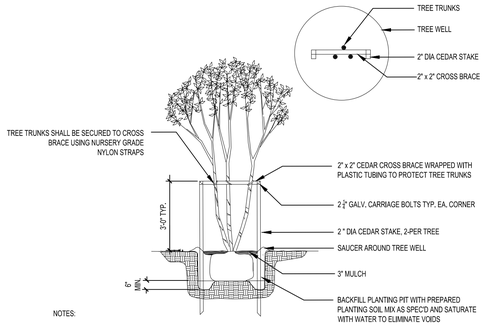
SMALL SHRUB
(5 GALLON MINIMUM)
- Barberry (Berberis thumbergii 'Crimson Pygmy')
- Dwarf Yaupon Holly (Ilex vomitoria 'Nana')
- Yucca (Yucca sp.)
- Juniper (Juniperus sp.)
- Japanese Boxwood (Buxus japonica)
- Red Yucca (Hesperaloe parvifolia)

MEDIUM SHRUB
(5 GALLON MINIMUM)
- Texas Sage (Leucophyllum sp)
- Dwarf Burford Holly (Ilex cornuta 'Burfordii Nana')

LARGE SHRUB
(5 GALLON MINIMUM)
- Bridal Wreath Spirea (Spiraea cantoniensis)
- Chinese Fringe (Loropetalum chinense)
- Nellie R. Stevens Holly (Ilex x 'Nellie R. Stevens')
- Oleander (Nerium oleander)
- Rose of Sharon (Hibiscus syriacus)

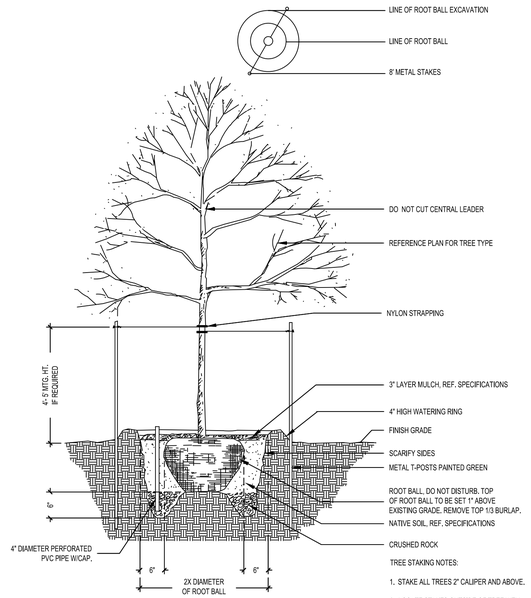


VICINITY MAP
(NOT TO SCALE)

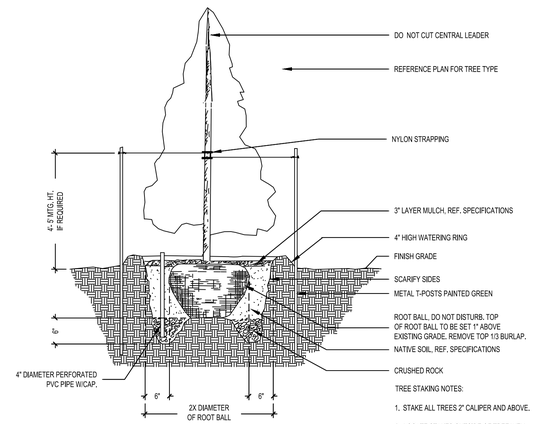


NOTES:
* TEMPORARY TREE WELL, STAKES AND CROSS BRACE TO BE REMOVED AFTER ONE FULL GROWING SEASON
* APPROXIMATELY ⅓ OF THE BRANCH STRUCTURE SHALL BE REMOVED BY THINNING BUT THE NATURAL CHARACTER AND GENERAL SHAPE OF THE TREE SHALL BE PRESERVED

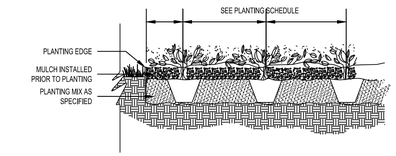
D ORNAMENTAL / MULTI-TRUNK TREE PLANTING
SECTION / ELEVATION — NO TO SCALE



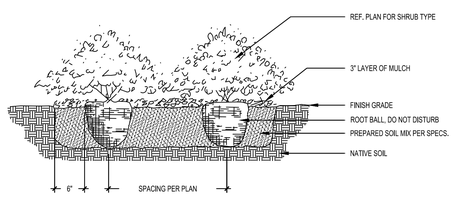
A SHADE TREE PLANTING
SECTION — NOT TO SCALE



B EVERGREEN TREE PLANTING
SECTION — NOT TO SCALE



E GROUNDCOVER PLANTING
SECTION — NOT TO SCALE



C SHRUB PLANTING
SECTION — NO TO SCALE

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SHEET NO.
LS-4

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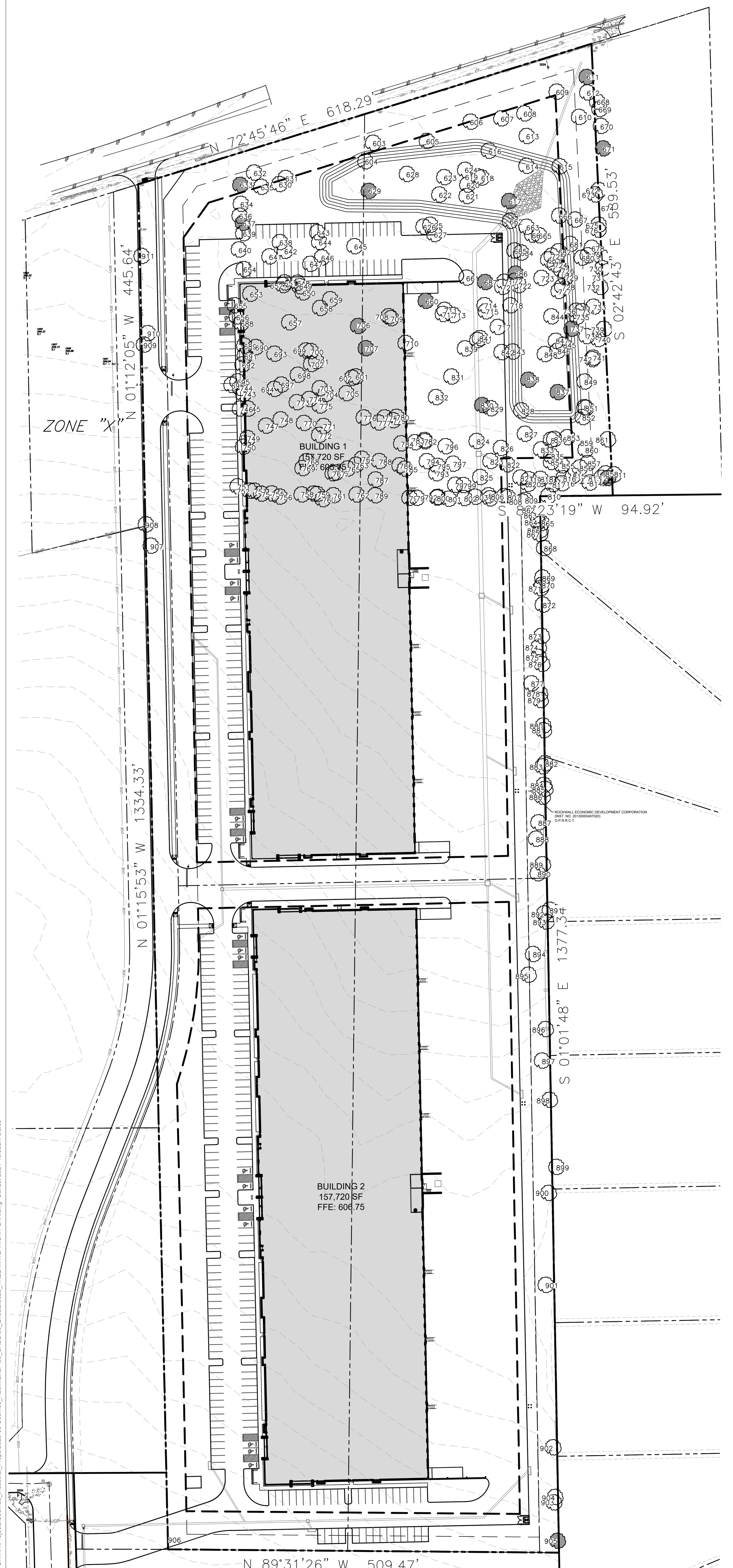
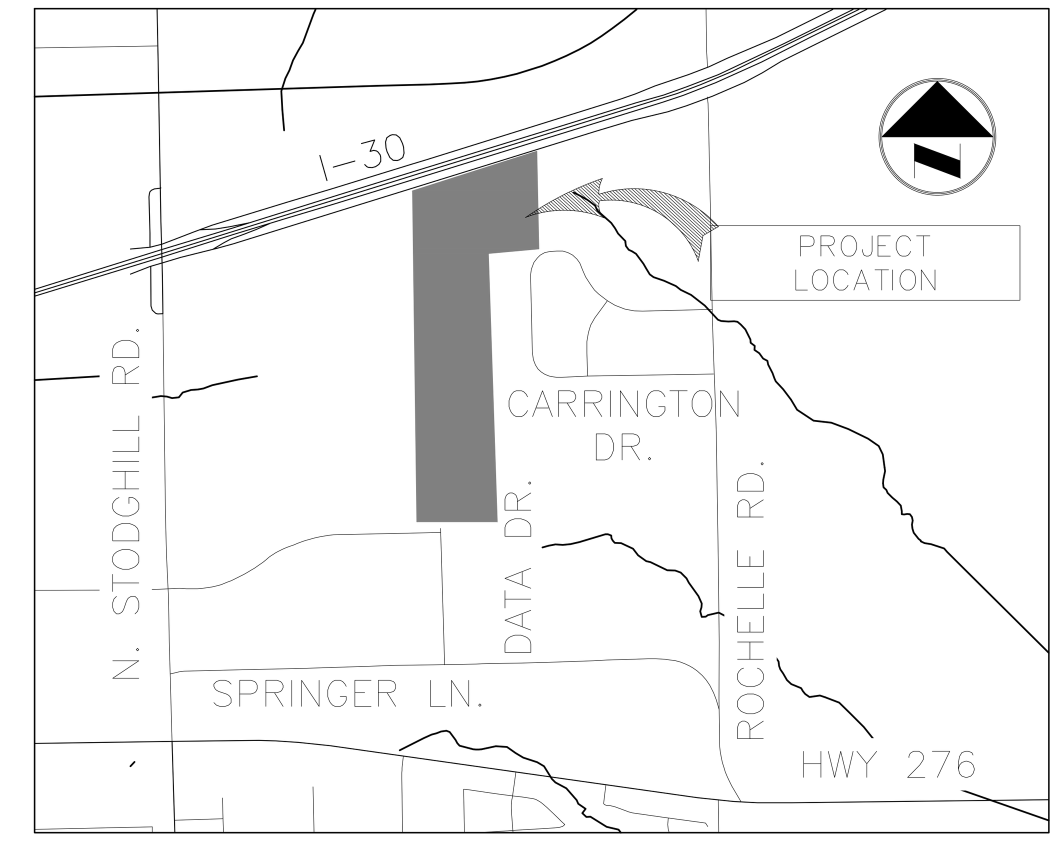


TREE TABLE

POINT NUMBER	COMMON NAME	BOTANICAL NAME	SIZE (DBH)	CLASSIFICATION	STATUS	MITIGATION INCHES REQUIRED
601	AMERICAN ELM	*Ulmus americana*	6	PRIMARY PROTECTED	TO BE REMOVED	6
602	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
603	GREEN ASH	*Fraxinus pennsylvanica*	24	PRIMARY PROTECTED	TO BE REMOVED	24
604	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
605	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
606	GREEN ASH	*Fraxinus pennsylvanica*	13	PRIMARY PROTECTED	TO BE REMOVED	13
607	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
608	CEDAR ELM	*Ulmus crassifolia*	16	PRIMARY PROTECTED	TO BE REMOVED	16
609	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
610	AMERICAN ELM	*Ulmus americana*	18	PRIMARY PROTECTED	TO BE REMOVED	18
611	SUGARBERRY	*Celtis laevigata*	37	FEATURED	TO BE REMOVED	74
612	GREEN ASH	*Fraxinus pennsylvanica*	14	PRIMARY PROTECTED	TO BE REMOVED	14
613	EASTERN RED CEDAR	*Juniperus virginiana*	20	PRIMARY PROTECTED	TO BE REMOVED	10
614	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
615	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
616	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
617	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
618	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
619	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
620	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
621	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
622	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
623	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
624	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
625	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
626	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
627	AMERICAN ELM	*Ulmus americana*	9	PRIMARY PROTECTED	TO BE REMOVED	9
628	AMERICAN ELM	*Ulmus americana*	13	PRIMARY PROTECTED	TO BE REMOVED	13
629	AMERICAN ELM	*Ulmus americana*	26	FEATURED	TO BE REMOVED	52
630	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
631	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
632	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
633	SUGARBERRY	*Celtis laevigata*	41	FEATURED	TO BE REMOVED	82
634	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
635	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
636	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
637	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
638	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
639	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
640	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
641	CEDAR ELM	*Ulmus crassifolia*	11	PRIMARY PROTECTED	TO BE REMOVED	11
642	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
643	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
644	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
645	AMERICAN ELM	*Ulmus americana*	23	PRIMARY PROTECTED	TO BE REMOVED	23
646	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
647	HERCULES CLUB	*Zanthoxylum Clava-herculis*	8	PRIMARY PROTECTED	TO BE REMOVED	8
648	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
649	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
650	HERCULES CLUB	*Zanthoxylum Clava-herculis*	4	PRIMARY PROTECTED	TO BE REMOVED	4
651	HERCULES CLUB	*Zanthoxylum Clava-herculis*	7	PRIMARY PROTECTED	TO BE REMOVED	7
652	HERCULES CLUB	*Zanthoxylum Clava-herculis*	4	PRIMARY PROTECTED	TO BE REMOVED	4
653	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
654	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
655	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
656	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
657	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
658	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
659	HERCULES CLUB	*Zanthoxylum Clava-herculis*	5	PRIMARY PROTECTED	TO BE REMOVED	5
660	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
661	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
662	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
663	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
664	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
665	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
666	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
667	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
668	PERSIMMON	*Diospyros virginiana*	16	PRIMARY PROTECTED	OFF SITE	0
669	SUGARBERRY	*Celtis laevigata*	10	NON-PROTECTED	OFF SITE	
670	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	OFF SITE	0
671	SUGARBERRY	*Celtis laevigata*	32	FEATURED	OFF SITE	0
672	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
673	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
674	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
675	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
676	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
677	SUGARBERRY	*Celtis laevigata*	3	NON-PROTECTED	TO BE REMOVED	
678	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
679	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
680	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
681	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
682	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
683	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
684	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
685	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
686	SUGARBERRY	*Celtis laevigata*	31	FEATURED	TO BE REMOVED	62
687	SUGARBERRY	*Celtis laevigata*	28	FEATURED	TO BE REMOVED	56
688	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
689	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
690	PERSIMMON	*Diospyros virginiana*	7	PRIMARY PROTECTED	TO BE REMOVED	7
691	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
692	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
693	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
694	GREEN ASH	*Fraxinus pennsylvanica*	16	PRIMARY PROTECTED	TO BE REMOVED	16
695	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
696	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
697	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
698	AMERICAN ELM	*Ulmus americana*	21	PRIMARY PROTECTED	TO BE REMOVED	21
699	CEDAR ELM	*Ulmus crassifolia*	6	PRIMARY PROTECTED	TO BE REMOVED	6
700	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
701	AMERICAN ELM	*Ulmus americana*	19	PRIMARY PROTECTED	TO BE REMOVED	19
702	AMERICAN ELM	*Ulmus americana*	14	PRIMARY PROTECTED	TO BE REMOVED	14
703	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
704	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
705	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
706	AMERICAN ELM	*Ulmus americana*	48	FEATURED	TO BE REMOVED	96
707	AMERICAN ELM	*Ulmus americana*	28	FEATURED	TO BE REMOVED	56
708	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
709	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
710	AMERICAN ELM	*Ulmus americana*	23	PRIMARY PROTECTED	TO BE REMOVED	23
711	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
712	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
713	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
714	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
715	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
716	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
717	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
718	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
719	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
720	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
721	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
722	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
723	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
724	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
725	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
726	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
727	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
728	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
729	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
730	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
731	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
732	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
733	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
734	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
735	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
736	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
737	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
738	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
739	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
740	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
741	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
742	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
743	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
744	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
745	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
746	HERCULES CLUB	*Zanthoxylum Clava-herculis*	6	PRIMARY PROTECTED	TO BE REMOVED	6
747	EASTERN RED CEDAR	*Juniperus virginiana*	14	SECONDARY PROTECTED	TO BE REMOVED	7
748	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
749	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
750	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
751	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
752	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
753	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
754	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
755	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
756	HERCULES CLUB	*Zanthoxylum Clava-herculis*	7	PRIMARY PROTECTED	TO BE REMOVED	7
757	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
758	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
759	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
760	HERCULES CLUB	*Zanthoxylum Clava-herculis*	6	PRIMARY PROTECTED	TO BE REMOVED	6
761	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
762	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
763	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
764	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
765	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
766	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
767	CEDAR ELM	*Ulmus crassifolia*	8	PRIMARY PROTECTED	TO BE REMOVED	8
768	AMERICAN ELM	*Ulmus americana*	10	PRIMARY PROTECTED	TO BE REMOVED	10
769	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
770	EASTERN RED CEDAR	*Juniperus virginiana*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
771	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
772	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
773	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
774	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
775	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
776	AMERICAN ELM	*Ulmus americana*	4	NON-PROTECTED	TO BE REMOVED	4
777	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
778	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
779	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
780	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
781	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
782	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
783	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
784	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
785	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
786	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
787	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
788	EASTERN RED CEDAR	*Juniperus virginiana*	20	SECONDARY PROTECTED	TO BE REMOVED	10
789	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
790	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
791	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
792	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
793	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
794	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
795	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
796	AMERICAN ELM	*Ulmus americana*	12	PRIMARY PROTECTED	TO BE REMOVED	12
797	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
798	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
799	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
800	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
801	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
802	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
803	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
804	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
805	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
806	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
807	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
808	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
809	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
810	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
811	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	OFF SITE	0
812	SUGARBERRY	*Celtis laevigata*	31	FEATURED	TO BE REMOVED	62
813	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
814	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
815	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
816	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
817	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
818	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
819	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
820	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
821	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
822	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
823	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
824	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
825	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
826	SUGARBERRY	*Celtis laevigata*	24	SECONDARY PROTECTED	TO BE REMOVED	12
827	AMERICAN ELM	*Ulmus americana*	18	PRIMARY PROTECTED	TO BE REMOVED	18
828	AMERICAN ELM	*Ulmus americana*	10	PRIMARY PROTECTED	TO BE REMOVED	10
829	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
830	SUGARBERRY	*Celtis laevigata*	30	FEATURED	TO BE REMOVED	60
831	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
832	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
833	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
834	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
835	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
836	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
837	SUGARBERRY	*Celtis laevigata*	28	FEATURED	TO BE REMOVED	56
838	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
839	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
840	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
841	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
842	AMERICAN ELM	*Ulmus americana*	9	PRIMARY PROTECTED	TO BE REMOVED	9
843	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
844	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
845	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
846	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
847	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
848	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
849	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
850	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
851	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
852	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
853	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
854	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
855	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
856	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
857	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
858	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
859	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
860	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
861	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
862	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
863	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
864	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
865	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	OFF SITE	0
866	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
867	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
868	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
869	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	OFF SITE	0
870	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	OFF SITE	0
871	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
872	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	OFF SITE	0
873	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
874	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
875	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
876	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
877	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
878	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
879	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
880	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
881	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
882	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	OFF SITE	0
883	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
884	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
885	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
886	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
887	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
888	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
889	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
890	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
891	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
892	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
893	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
894	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
895	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
896	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
897	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
898	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
899	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
900	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
901	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
902	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
903	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
904	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
905	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
906	SUGARBERRY	*Celtis laevigata*	16	NDARY PROTECTED PROTE	TO BE REMOVED	8
907	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
908	EASTERN RED CEDAR	*Juniperus virginiana*	14	SECONDARY PROTECTED	TO BE REMOVED	7
909	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
910	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
911	EASTERN RED CEDAR	*Juniperus virginiana*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
TOTAL MITIGATION REQUIRED						3228



VICINITY MAP

(NOT TO SCALE)

N

0 50 100 200

SCALE: 1" = 100'

30 EXISTING TREE TO BE REMOVED

30 EXISTING FEATURE TREE TO BE REMOVED

MITIGATION

TOTAL MITIGATION INCHES REQUIRED 3,228 INCHES

MITIGATION PROVIDED 764 INCHES
191 TREES x 4" CALIPER = 764 INCHES

MITIGATION INCHES REMAINING 2,464 INCHES

PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS	REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.70%

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, YEAR. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

OWNER

BAKER SCHWIMMER VENTURES LP
PHASE 17 INVESTMENTS LP
2633 McKinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

DEVELOPER

SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT

PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

TREESCAPE PLAN
(CITY CASE NO. SP2021-027)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROEJCT NAME

TREESCAPE PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!

Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.

TS-1

G:\TXN\Projects\Seefried_Industrial_Props\9028-00-Seefried_Rockwall\LP\03_CADD\03_Sheets\9028_TREE MITIGATION PLAN.dwg Oct 28, 2021-10:08am sfalco

BGE, INC.

Ross, Bethany

From: Lee, Henry
Sent: Friday, November 5, 2021 8:21 AM
To: 'Nick Hobbs'
Subject: RE: Project Comments SP2021-027
Attachments: SP2021-027 - Seefried Rockwall Site -2.pdf

Good Morning,

I have been out of the office and have now reviewed the revised plans. The remaining comments for the site plan exist: [1] the dumpster enclosure must have a self-latching gate, [2] where is the utility equipment (roof or pad mounted) and their subsequent screening; if roof crosshatch on the elevations, if ground mounted show the landscape screening, [3] update the alternative tree mitigation settlement agreement letter with the information outlined in comment M.8.2, and [4] view the attached document for the remaining Engineering comment. The remaining plat comments exist: [1] label the lot frontage on Data Drive for Lot 2, and [2] indicate the proposed and existing corner clips. Please get these revisions to me as soon as possible; no later than Monday at noon. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Nick Hobbs <NHobbs@bgeinc.com>
Sent: Tuesday, November 2, 2021 10:22 AM
To: Lee, Henry <HLee@rockwall.com>
Subject: RE: Project Comments SP2021-027

Henry-

We made our resubmittal last Friday. Are there any outstanding comments we need to take care of?

Thanks,

Nick Hobbs, PE
Project Manager, BGE Inc.
469-644-1664

From: Lee, Henry <HLee@rockwall.com>
Sent: Wednesday, October 27, 2021 7:46 AM
To: Nick Hobbs <NHobbs@bgeinc.com>
Subject: RE: Project Comments SP2021-027

Good Morning,

Engineering provide me with this answer: “Yes, that is typical. We will usual have that remainder section slope back the other direction.” If you have any other questions feel free to contact me.

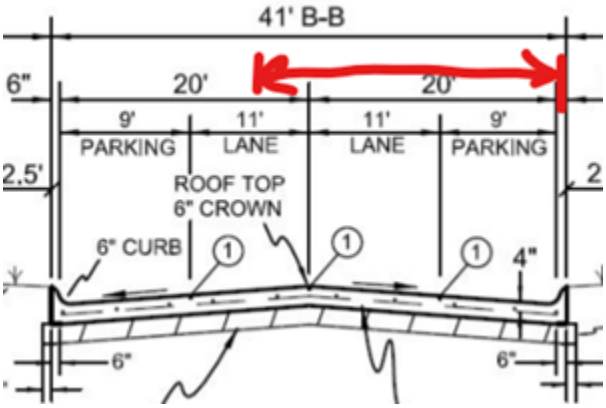
Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Nick Hobbs <NHobbs@bgeinc.com>
Sent: Tuesday, October 26, 2021 2:47 PM
To: Lee, Henry <HLee@rockwall.com>
Subject: RE: Project Comments SP2021-027

Henry-

One more question for you. We have the comment to provide a min 24’ wide drive for Data Drive. However, based on City requested 41’ B-B section, there will be an odd portion that is sloped in the opposite direction. How should we proceed?



Thanks

Nick Hobbs, PE
Project Manager, BGE Inc.
469-644-1664

From: Nick Hobbs
Sent: Monday, October 25, 2021 2:54 PM
To: Lee, Henry <HLee@rockwall.com>
Subject: RE: Project Comments SP2021-027

Thanks Henry.

Nick Hobbs, PE
Project Manager, BGE Inc.
469-644-1664

From: Lee, Henry <HLee@rockwall.com>
Sent: Monday, October 25, 2021 2:54 PM
To: Nick Hobbs <NHobbs@bgeinc.com>
Subject: RE: Project Comments SP2021-027

Good Afternoon,

I checked with Engineering on these questions: [1] 65' is the ROW and [2] for parking not adjacent to a building and not dual head they *can* be 18' in length. Let me know if you have any other questions.

Thank you,

HENRY LEE
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972.772.6434
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385 S. Goliad Street, Rockwall, TX 75087

From: Nick Hobbs <NHobbs@bgeinc.com>
Sent: Monday, October 25, 2021 12:35 PM
To: Lee, Henry <HLee@rockwall.com>
Subject: RE: Project Comments SP2021-027

Henry-

Thanks. Two more questions:

1. Is the ultimate ROW 60' or 65'? The reason I ask is the preliminary plat for the property to the south of us appears to show a 65' ROW dedication. That is why we show 65' as well.
2. Can a parking space not adjacent to building and not head to head be 18' in length?

Thanks,

Nick Hobbs, PE
Project Manager, BGE Inc.
469-644-1664

From: Lee, Henry <HLee@rockwall.com>
Sent: Monday, October 25, 2021 10:46 AM
To: Nick Hobbs <NHobbs@bgeinc.com>
Subject: RE: Project Comments SP2021-027

Good Morning,

[1] Yes, the signature block goes on all sheets of the plans. [2] A representative should be here for your case; your case will also go to the Architectural Review Board (ARB) tomorrow and it helps to have a representative there if ARB has questions. [3] Yes, tilt wall construction is a variance to the Unified Development Code (UDC). Also for the landscape buffer on the east side of the property, included in the residential adjacency screening there needs to be a 30" berm as well. This can simply be indicated on the Landscape Plan (it does not need to be drawn out). If you have any questions feel free to contact me.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Nick Hobbs <NHobbs@bgeinc.com>
Sent: Monday, October 25, 2021 10:34 AM
To: Lee, Henry <HLee@rockwall.com>
Subject: RE: Project Comments SP2021-027

Henry-

I have a few questions:

1. Does the standard signature block go on all sheets? (elevations, treescape, etc?)
2. Does a representative need to be at the P&Z work session tomorrow? We definitely plan to be at the P&Z public meeting on Nov. 9th.
3. Is the use of tilt wall considered a variance? I didn't see it specifically excluded.

Thanks,

Nick Hobbs, PE
Project Manager, BGE Inc.
469-644-1664

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, October 22, 2021 3:11 PM
To: Nick Hobbs <NHobbs@bgeinc.com>
Subject: Project Comments SP2021-027

Good Afternoon,

Attached are the project comments and engineering mark-ups. The meetings for your case are as follows: Planning and Zoning October 26, 2021 & November 9, 2021. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Ross, Bethany

From: Nick Hobbs <NHobbs@bgeinc.com>
Sent: Monday, November 8, 2021 8:34 AM
To: Lee, Henry
Cc: Anna-Blaire Ozdil
Subject: RE: Project Comments SP2021-027
Attachments: 20211108 - Rockwall Site Plan.pdf; A3-0.pdf; A3-1.pdf; A3-2.pdf; A3-3.pdf; Comment Response Letter.docx; Tree Mitigation Letter 11-8-21.docx

Henry-

See revised documents attached. We are also sending hard copies to you via courier this morning.

Please let me know if you need anything else.

I'll see you at P&Z tomorrow.

Thanks,

Nick Hobbs, PE
Project Manager, BGE Inc.
469-644-1664

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, November 5, 2021 8:21 AM
To: Nick Hobbs <NHobbs@bgeinc.com>
Subject: RE: Project Comments SP2021-027

Good Morning,

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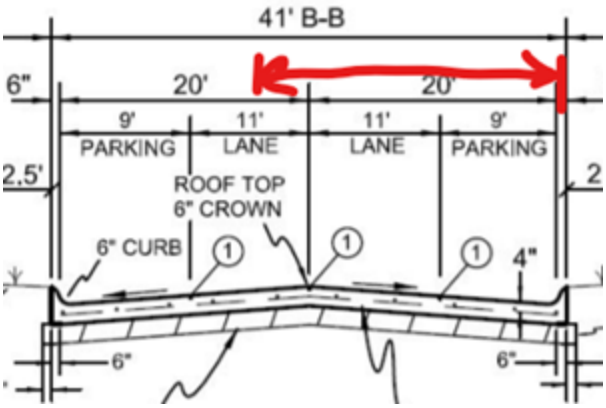

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Subject: RE: Project Comments SP2021-027

Good Morning,

[1] Yes, the signature block goes on all sheets of the plans. [2] A representative should be here for your case; your case will also go to the Architectural Review Board (ARB) tomorrow and it helps to have a representative there if ARB has questions. [3] Yes, tilt wall construction is a variance to the Unified Development Code (UDC). Also for the landscape buffer on the east side of the property, included in the residential adjacency screening there needs to be a 30" berm as well. This can simply be indicated on the Landscape Plan (it does not need to be drawn out). If you have any questions feel free to contact me.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Nick Hobbs <NHobbs@bgeinc.com>
Sent: Monday, October 25, 2021 10:34 AM
To: Lee, Henry <HLee@rockwall.com>
Subject: RE: Project Comments SP2021-027

Henry-

I have a few questions:

1. Does the standard signature block go on all sheets? (elevations, treescape, etc?)
2. Does a representative need to be at the P&Z work session tomorrow? We definitely plan to be at the P&Z public meeting on Nov. 9th.
3. Is the use of tilt wall considered a variance? I didn't see it specifically excluded.

Thanks,

Nick Hobbs, PE
Project Manager, BGE Inc.
469-644-1664

From: Lee, Henry <HLee@rockwall.com>
Sent: Friday, October 22, 2021 3:11 PM
To: Nick Hobbs <NHobbs@bgeinc.com>
Subject: Project Comments SP2021-027

Good Afternoon,

Attached are the project comments and engineering mark-ups. The meetings for your case are as follows: Planning and Zoning October 26, 2021 & November 9, 2021. Let me know if you have any questions.

Thank you,

HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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Ross, Bethany

From: Lee, Henry
Sent: Friday, October 22, 2021 3:11 PM
To: 'nhobbs@bgeinc.com'
Subject: Project Comments SP2021-027
Attachments: Project Comments (10.22.2021).pdf; Engineering Mark-Ups (10.22.2021).pdf

Good Afternoon,

Attached are the project comments and engineering mark-ups. The meetings for your case are as follows: Planning and Zoning October 26, 2021 & November 9, 2021. Let me know if you have any questions.

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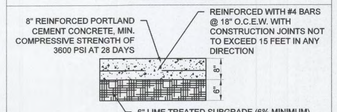
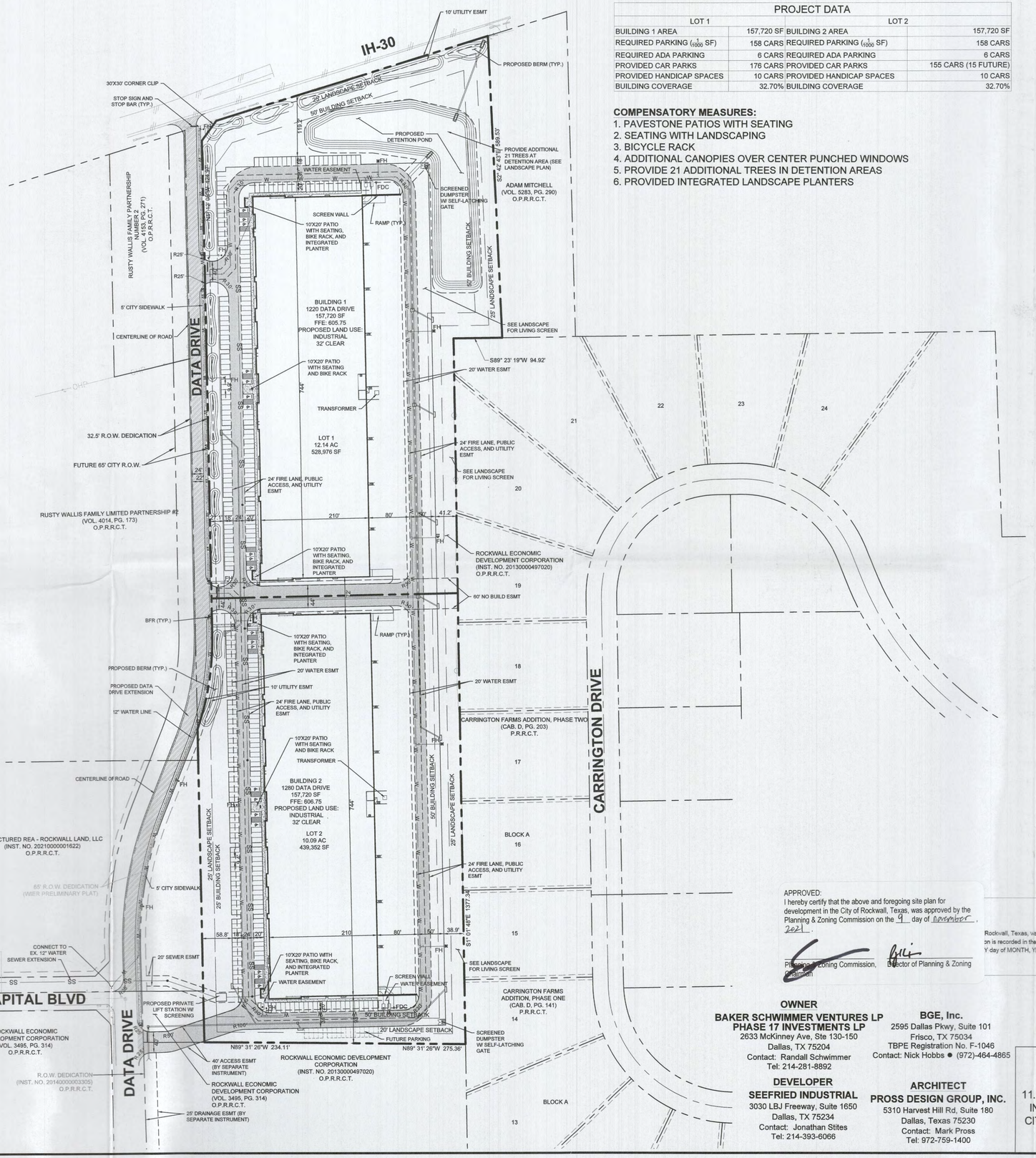
DATA DRIVE PAVEMENT SECTION





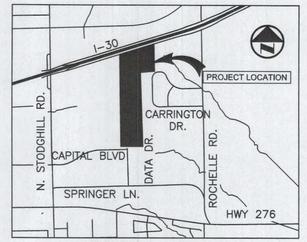
PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS	REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.70%

COMPENSATORY MEASURES:
1. PAVESTONE PATIOS WITH SEATING
2. SEATING WITH LANDSCAPING
3. BICYCLE RACK
4. ADDITIONAL CANOPIES OVER CENTER PUNCHED WINDOWS
5. PROVIDE 21 ADDITIONAL TREES IN DETENTION AREAS
6. PROVIDED INTEGRATED LANDSCAPE PLANTERS

N

0 50 100 200

SCALE: 1" = 100'



VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- BARRIER FREE RAMP
- POWER POLE
- PROPOSED MANHOLE
- PROPOSED IRRIGATION METER
- PROPOSED DOMESTIC METER
- PROPOSED GATE VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- BIKE RACKS

KEY

TYP	TYPICAL	PP	POWER POLE
BFR	BARRIER FREE RAMP	ESMT	EASEMENT
FH	FIRE HYDRANT	◯	NUMBER OF PARKING SPACES
SSMH	SEWER MANHOLE	STMH	STORM MANHOLE
LP	LIGHT POLE	WYE	WYE INLET
CI	CURB INLET	FDC	FIRE DEPARTMENT CONNECTION

NOTES:
1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A STANDARDS.
3. ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
4. ALL FIRE LANE RADII ARE 25-FEET MINIMUM.
5. ALL FIRE LANES ARE 24-FEET WIDE MINIMUM.
6. HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
7. REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
8. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS.
9. CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
10. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.
11. ALL WALLS (1.5' AND GREATER) TO BE ROCK OR STONE.. NO WALLS IN EASEMENTS OR RIGHT-OF-WAYS.
12. WALLS 3' OR TALLER WILL REQUIRE TO BE ENGINEERED.

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 9 day of NOVEMBER, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, on is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty Y day of MONTH, YEAR.

OWNER
BAKER SCHWIMMER VENTURES LP
PHASE 17 INVESTMENTS LP
2633 McKinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

SITE PLAN
(CITY CASE NO. SP2021-027)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 8, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

Copyright 2021

OWNER/DEVELOPER
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PROSS DESIGN GROUP, INC.
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SEEFRIED ROCKWALL
SITE PLAN
SEEFRIED ROCKWALL
R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
NICHOLAS D. HOBBS, P.E.
TEXAS REGISTRATION NO. 112949

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

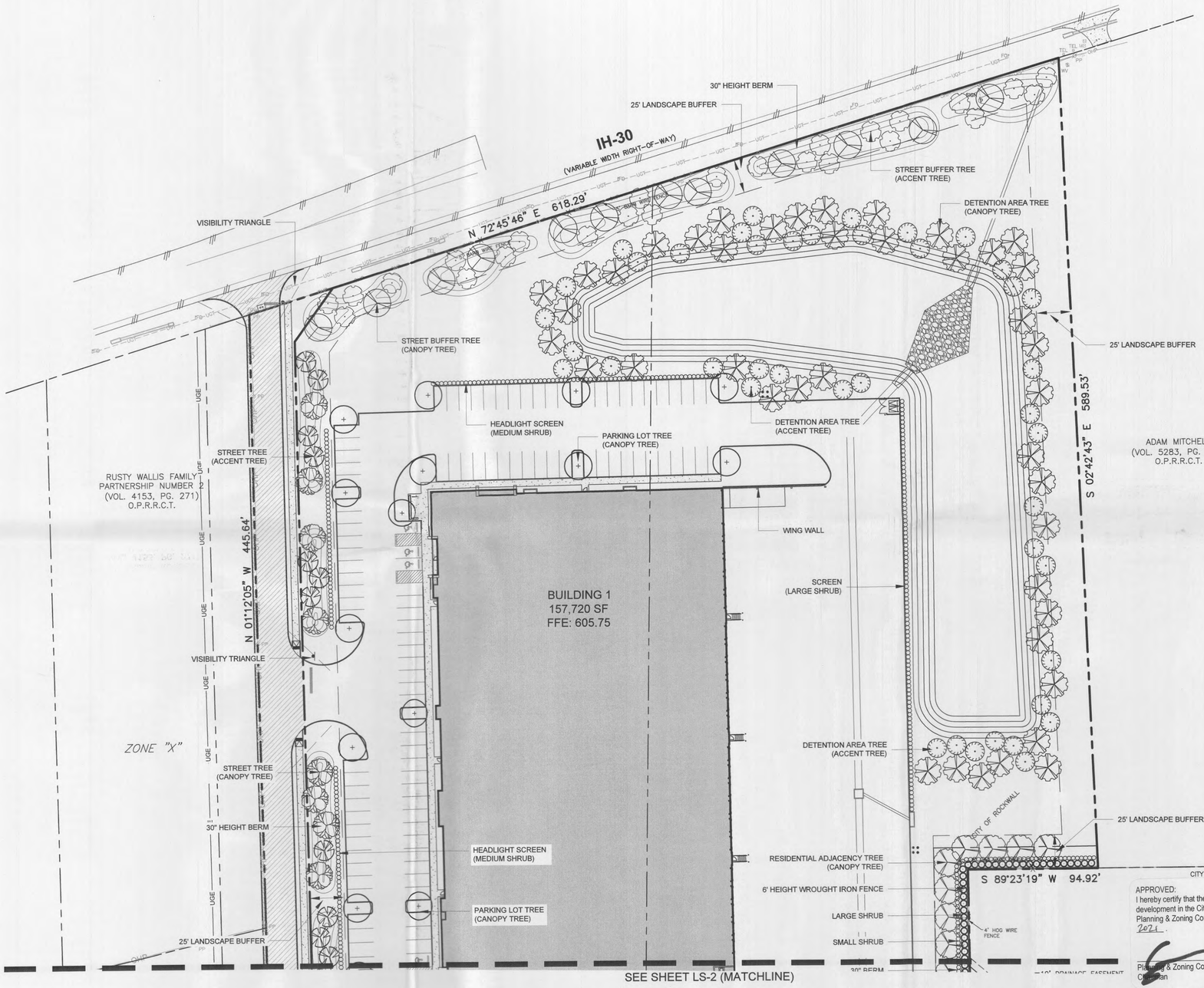
REVISIONS

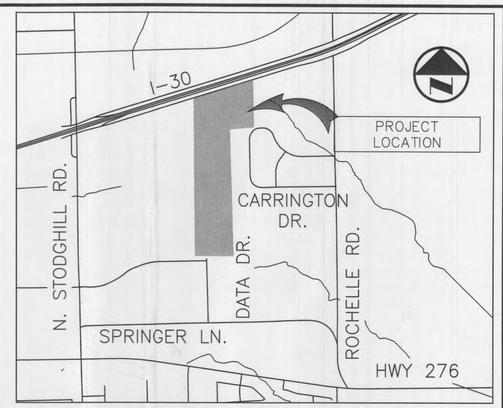
REV NO.	DATE	DESCRIPTION

CHECKED BY: NDH
DESIGNED BY: ABO
DATE: NOVEMBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.
SP-1

BGE, INC.
\\bnorgan.net\gfp\Regional\TX\Projects\Seefried_Industrial_Proj\9028-00-Seefried_Rockwall\LD\01_CAD\01_Site\ROCKWALL_SITE PLAN.dwg Nov 08, 2021-7:43am acostil





VICINITY MAP

(NOT TO SCALE)

N

0 20 40 80

SCALE: 1" = 40'

LEGEND

- STREET TREE, 4" CAL.
- PARKING LOT TREE, 4" CAL.
- STREET BUFFER TREE, 4" CAL.
- RESIDENTIAL ADJACENCY TREE, 4" CAL.
- DETENTION AREA TREE, 4" CAL.
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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 9 day of November, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, on is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty day of MONTH, YEAR.

OWNER
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Contact: Jonathan Stites
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BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

LANDSCAPE PLAN
(CITY CASE NO. SP2021-027)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046
Copyright 2021

OWNER/DEVELOPER
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Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROJECT NAME
LANDSCAPE PLAN
SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

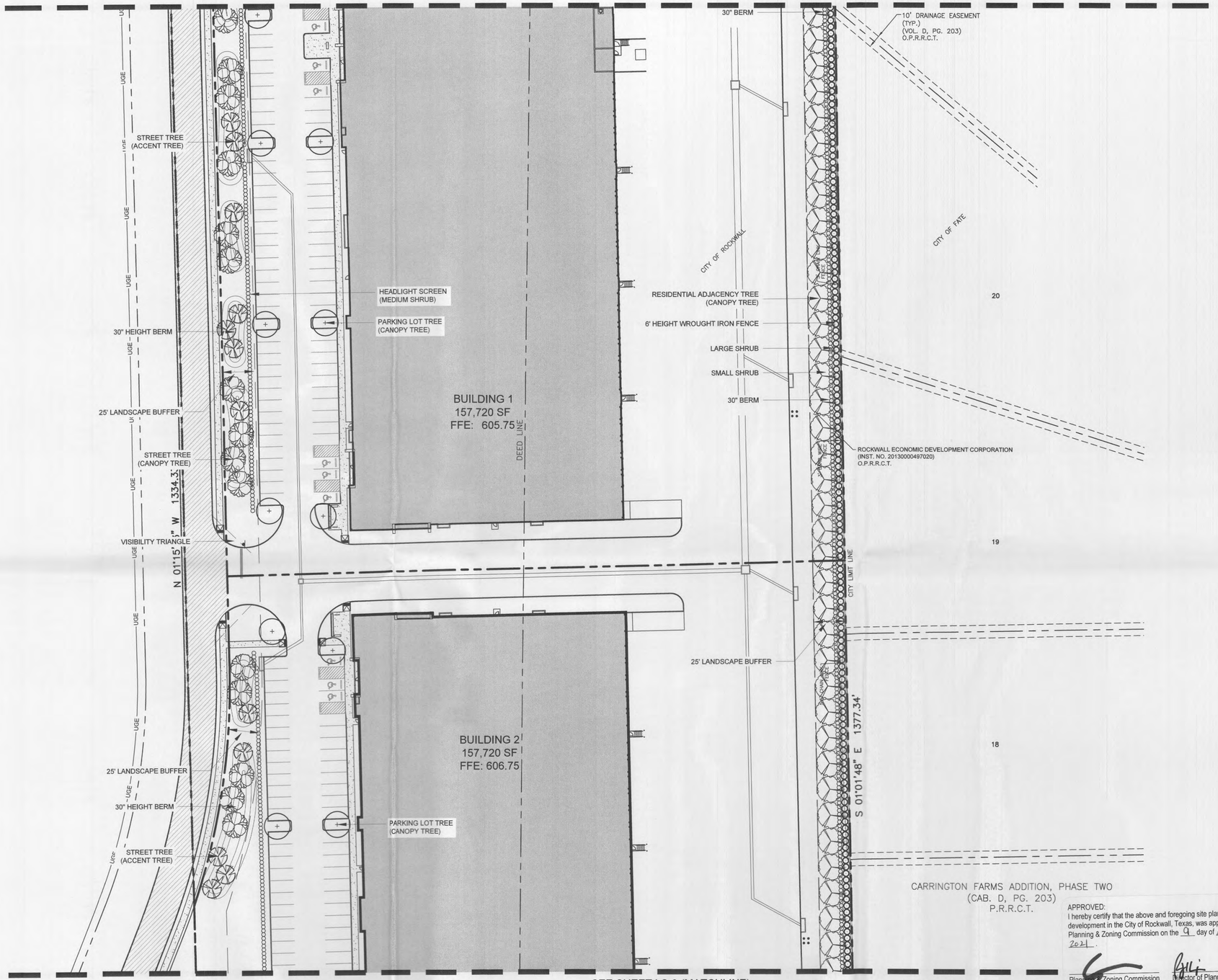
CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

SHEET NO.
LS-1

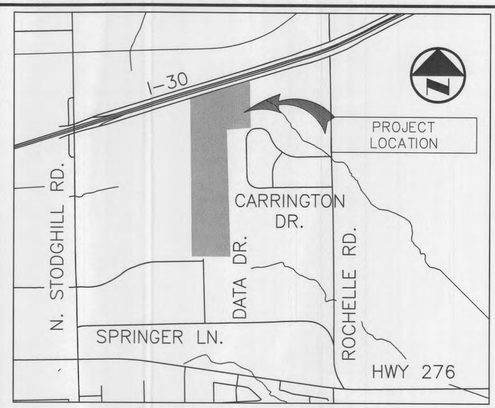
C:\Users\ecostill\AppData\Local\Temp\AcPublish_12823\9028_LANDSCAPE PLAN.dwg Oct 28, 2021-2:26pm ecostill

BGE, INC.

SEE SHEET LS-1 (MATCHLINE)



SEE SHEET LS-3 (MATCHLINE)



VICINITY MAP

(NOT TO SCALE)

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- DETENTION AREA TREE, 4" CAL.
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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 9 day of November, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

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Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

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3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

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2595 Dallas Pkwy, Suite 101
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TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

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LANDSCAPE PLAN
(CITY CASE NO. SP2021-027)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED
IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROJECT NAME
LANDSCAPE PLAN

SEEFRIED ROCKWALL
LOT AND BLOCK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

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Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

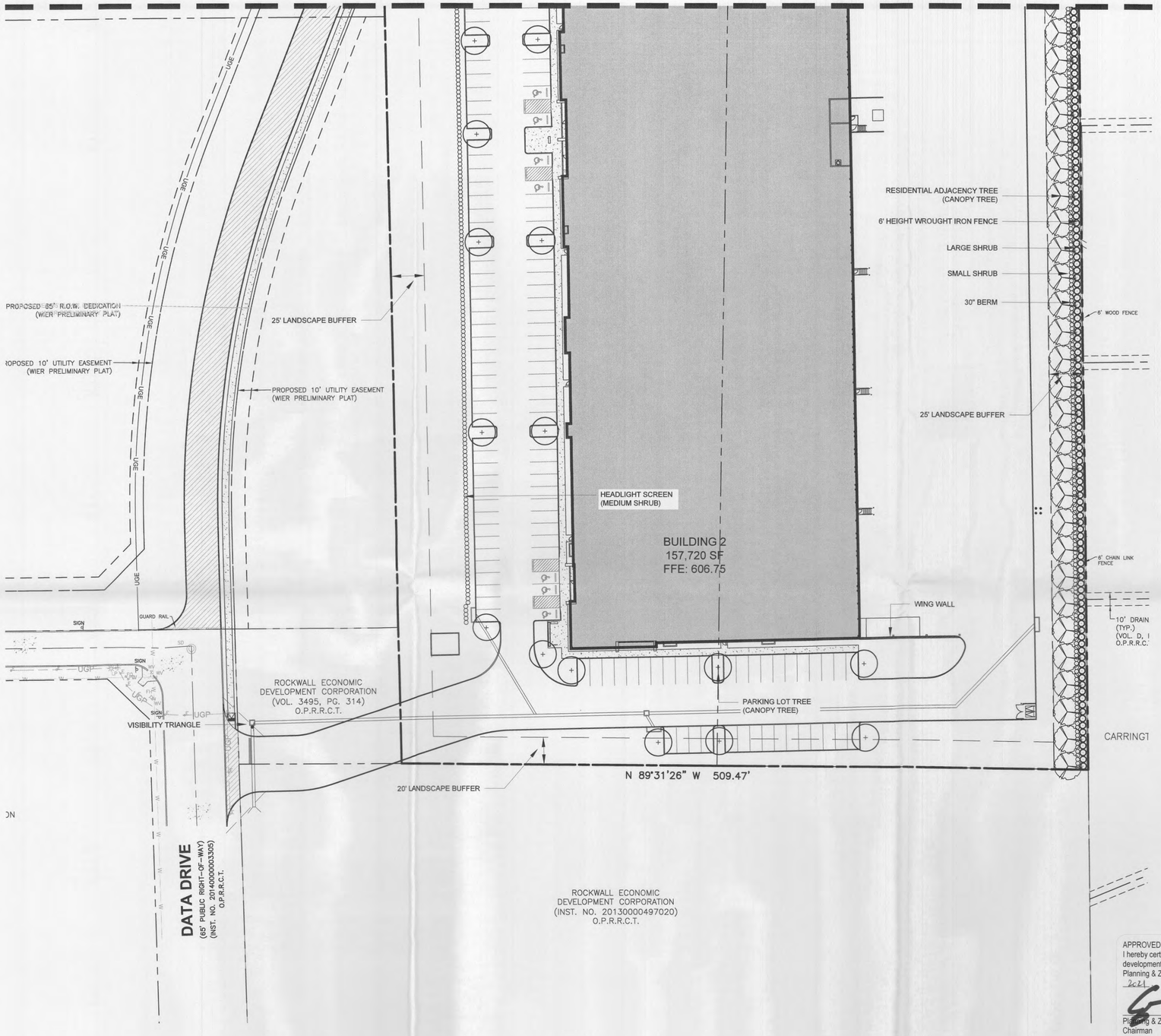
CHECKED BY:	SRF
DESIGNED BY:	HEM
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

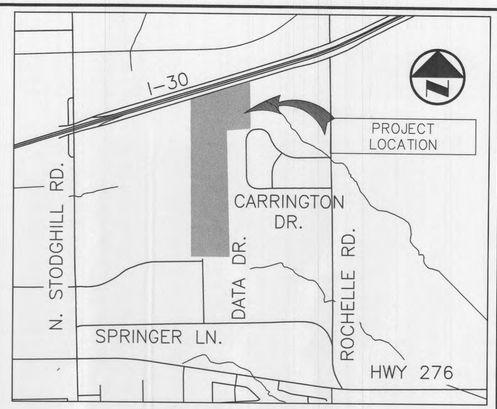
SHEET NO.

LS-2

BGE, INC.
C:\Users\eacott\AppData\Local\Temp\AcPublish_13628\9028_LANDSCAPE PLAN.dwg Oct 28, 2021 - 2:26pm eacott

SEE SHEET LS-2 (MATCHLINE)





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(NOT TO SCALE)

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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 4 day of November, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, ...on is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty ...r day of MONTH, YEAR.

OWNER
BAKER SCHWIMMER VENTURES LP
PHASE 17 INVESTMENTS LP
2633 McKinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
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Contact: Jonathan Stites
Tel: 214-393-6066

BGE, Inc.
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Contact: Nick Hobbs ● (972)-464-4865

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

LANDSCAPE PLAN
(CITY CASE NO. SP2021-027)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

BGE

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2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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PROJECT NAME
LANDSCAPE PLAN
SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY:	SRF
DESIGNED BY:	HEM
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

SHEET NO.

LS-3

BGE, INC.

C:\Users\esolt\AppData\Local\Temp\AcPublish_1992\9028_LANDSCAPE PLAN.dwg Oct 05, 2021-2:26pm esolt

LANDSCAPE TABULATIONS

TOTAL SITE AREA (23.07 Acres; 1,004,958 SF)

OVERALL LANDSCAPE REQUIREMENT FOR LIGHT INDUSTRIAL:

15% OF TOTAL SITE AREA TO BE LANDSCAPE
1,004,958 SF X 15% = 150,743.7 SF

LANDSCAPE AREA REQUIRED:	150,744 SF (15%)
LANDSCAPE AREA PROVIDED:	279,027 SF (28%)

IH-30 OVERLAY REQUIREMENTS:

20' LANDSCAPE BUFFER

LANDSCAPE BUFFER REQUIRED:	20'
LANDSCAPE BUFFER PROVIDED:	25'

2 CANOPY TREES PER 100 LF OF STREET FRONTAGE
618 LF ALONG IH-30 / 100 = 6.18
6.18 X 2 = 12.36

CANOPY TREES REQUIRED:	12
CANOPY TREES PROVIDED:	12

4 ACCENT TREES PER 100 LF OF STREET FRONTAGE
618 LF ALONG IH-30 / 100 = 6.18
6.18 X 4 = 24.72

ACCENT TREES REQUIRED:	25
ACCENT TREES PROVIDED:	25

STREET TREE REQUIREMENTS:

10' BUFFER

BUFFER REQUIRED:	10'
BUFFER PROVIDED:	25'

1 CANOPY TREE PER 50 LF OF STREET FRONTAGE
1,169 LF ALONG DATA DRIVE / 50 = 23.38

CANOPY TREES REQUIRED:	23
CANOPY TREES PROVIDED:	23

1 ACCENT TREE PER 50 LF OF STREET FRONTAGE
1,169 LF ALONG DATA DRIVE / 50 = 23.38

ACCENT TREES REQUIRED:	23
ACCENT TREES PROVIDED:	23

PARKING LOT REQUIREMENTS:

AREA OF AT LEAST 5% OF TOTAL PARKING SPACE AREA TO BE LANDSCAPED
346 PARKING SPACES X (180 SF) = 65,700 SF
5% OF 62,280 SF = 3,114 SF

PARKING LOT LANDSCAPE REQUIRED:	3,114 SF (5%)
PARKING LOT LANDSCAPE PROVIDED:	8,749 SF (14%)

1 CANOPY TREE PER 10 PARKING SPACES
346 PARKING SPACES / 10 = 34.6

CANOPY TREES REQUIRED:	35
CANOPY TREES PROVIDED:	40

HEADLIGHT SCREEN OF PARKING FACING ROAD

HEADLIGHT SCREEN PROVIDED:	YES

RESIDENTIAL ADJACENCY REQUIREMENTS:

20' BUFFER

REQUIRED BUFFER:	20'
PROVIDED BUFFER:	25'

THREE (3) TIERED SCREEN

SCREEN REQUIRED:	CANOPY TREE-LARGE & SMALL SHRUBS - 6' IRON FENCE
SCREEN PROVIDED:	CANOPY TREE-LARGE & SMALL SHRUBS - 6' IRON FENCE

1 CANOPY TREE PER 20 LF OF ADJACENCY
1,472 LF OF ADJACENCY / 20 = 73.6

CANOPY TREES REQUIRED:	74
CANOPY TREES PROVIDED:	74

DETENTION REQUIREMENTS:

1 CANOPY TREE PER 750 SF OF DETENTION AREA
31,369 SF OF DETENTION AREA / 750 = 41.8

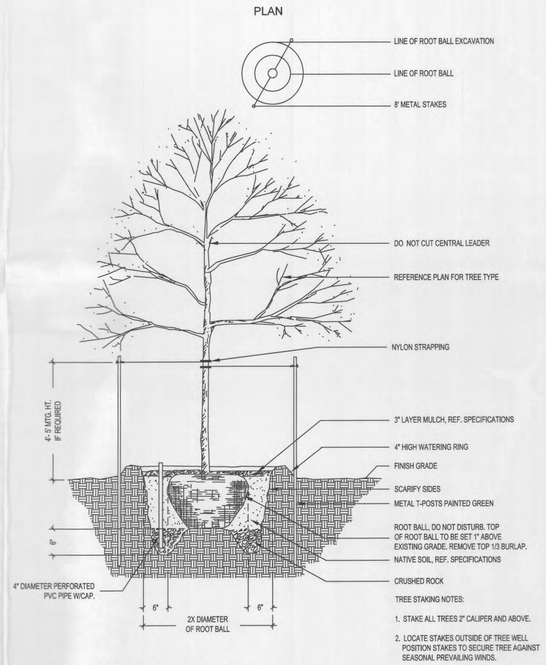
CANOPY TREES REQUIRED:	42
CANOPY TREES PROVIDED:	42

1 ACCENT TREE PER 750 SF OF DETENTION AREA
31,369 SF OF DETENTION AREA / 750 = 41.8

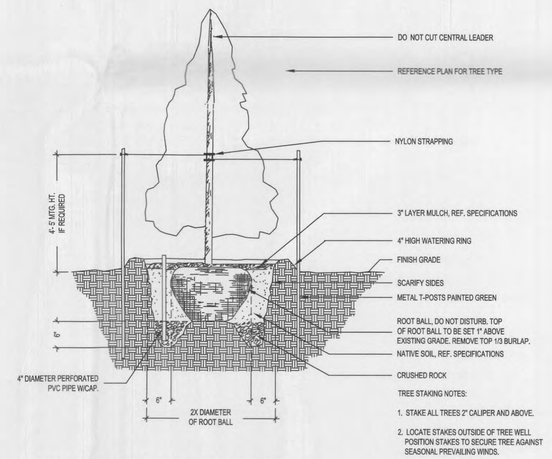
ACCENT TREES REQUIRED:	42
ACCENT TREES PROVIDED:	42

LANDSCAPE NOTES

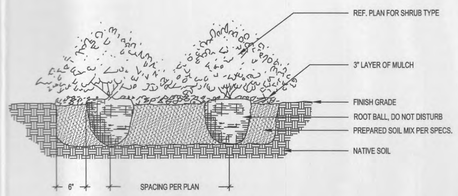
1. ALL TREES MUST BE MINIMUM OF FOUR (4) INCH CALIPER AT TIME OF PLANTING.
2. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL LANDSCAPE AREAS IS REQUIRED. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04, OF ARTICLE 08)
3. TREES SHALL BE PLANTED AS LEAST FOUR (4') FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
4. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
5. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.
6. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
7. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
8. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1).
9. NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
10. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".



A SHADE TREE PLANTING
SECTION — NOT TO SCALE



B EVERGREEN TREE PLANTING
SECTION — NOT TO SCALE



C SHRUB PLANTING
SECTION — NO TO SCALE

PLANT LIST

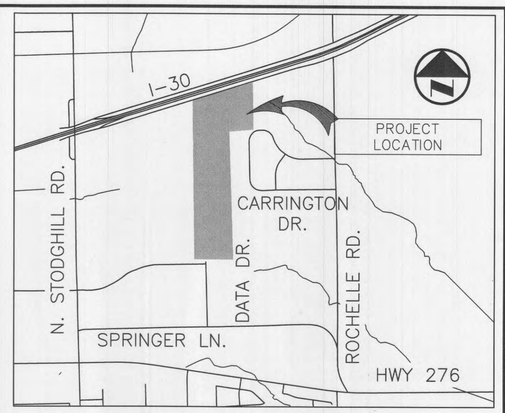
CANOPY TREE
(4" caliper minimum @ DBH)
- Bald Cypress (Taxodium distichum)
- Bur Oak (Quercus macrocarpa)
- Cedar Elm (Ulmus crassifolia)
- Chinquapin Oak (Quercus muehlenbergii)
- Homestead Elm (Ulmus 'Homestead')
- Lacebark Elm (Ulmus parvifolia)
- Live Oak (Quercus virginiana)
- October Glory Maple (Acer rubrum 'Octber Glory')
- Texas Ash (Fraxinus texensis)
- Texas Red Oak (Quercus buckleyi)

ORNAMENTAL TREE
(4' height minimum)
- Downy Hawthorn (Crataegus mollis)
- Eastern Redbud (Cercis canadensis)
- Mexican Plum (Prunus mexicana)
- Possumhaw Holly (Ilex decidua)
- Wax Myrtle (Myrica cerifera)
- Yaupon Holly (Ilex vomitoria)

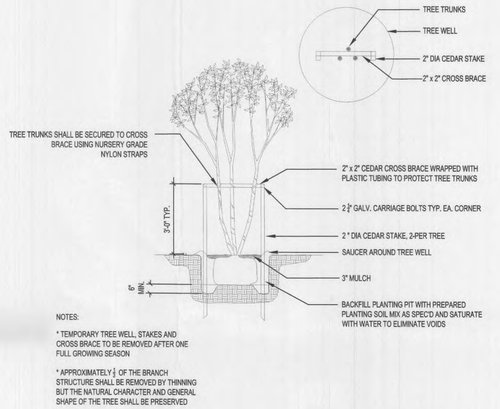
SMALL SHRUB
(5 GALLON MINIMUM)
- Barberry (Berberis thumbergii 'Crimson Pygmy')
- Dwarf Yaupon Holly (Ilex vomitoria 'Nana')
- Yucca (Yucca sp.)
- Juniper (Juniperus sp.)
- Japanese Boxwood (Buxus japonica)
- Red Yucca (Hesperaloe parvifolia)

MEDIUM SHRUB
(5 GALLON MINIMUM)
- Texas Sage (Leucophyllum sp)
- Dwarf Burford Holly (Ilex cornuta 'Burfordii Nana')

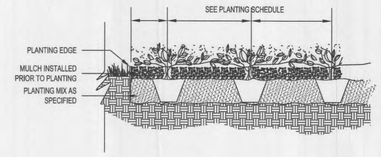
LARGE SHRUB
(5 GALLON MINIMUM)
- Bridal Wreath Spirea (Spiraea cantoniensis)
- Chinese Fringe (Loropetalum chinense)
- Nellie R. Stevens Holly (Ilex x 'Nellie R. Stevens')
- Oleander (Nerium oleander)
- Rose of Sharon (Hibiscus syriacus)



VICINITY MAP
(NOT TO SCALE)



D ORNAMENTAL / MULTI-TRUNK TREE PLANTING
SECTION / ELEVATION — NO TO SCALE



E GROUNDCOVER PLANTING
SECTION — NOT TO SCALE

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 9 day of November, 2021.

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

...ockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, ... is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty ... day of MONTH, YEAR.

OWNER
BAKER SCHWIMMER VENTURES LP
PHASE 17 INVESTMENTS LP
2633 McKinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathin Stites
Tel: 214-393-6066

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

LANDSCAPE PLAN
(CITY CASE NO. SP2021-027)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathin Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROJECT NAME
LANDSCAPE PLAN
SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY:	SRF
DESIGNED BY:	HEM
DATE:	OCTOBER 2021
PROJECT NUMBER:	9028-00

SHEET NO.
LS-4

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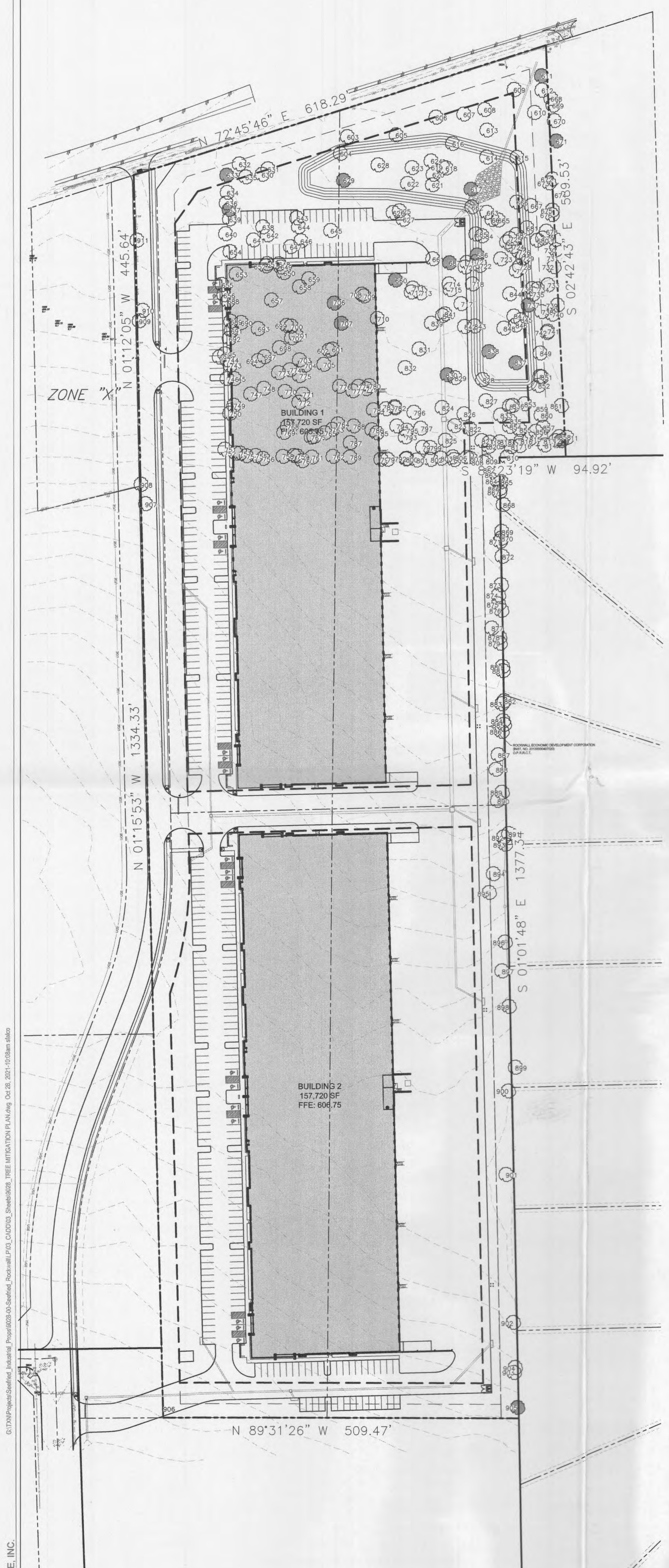
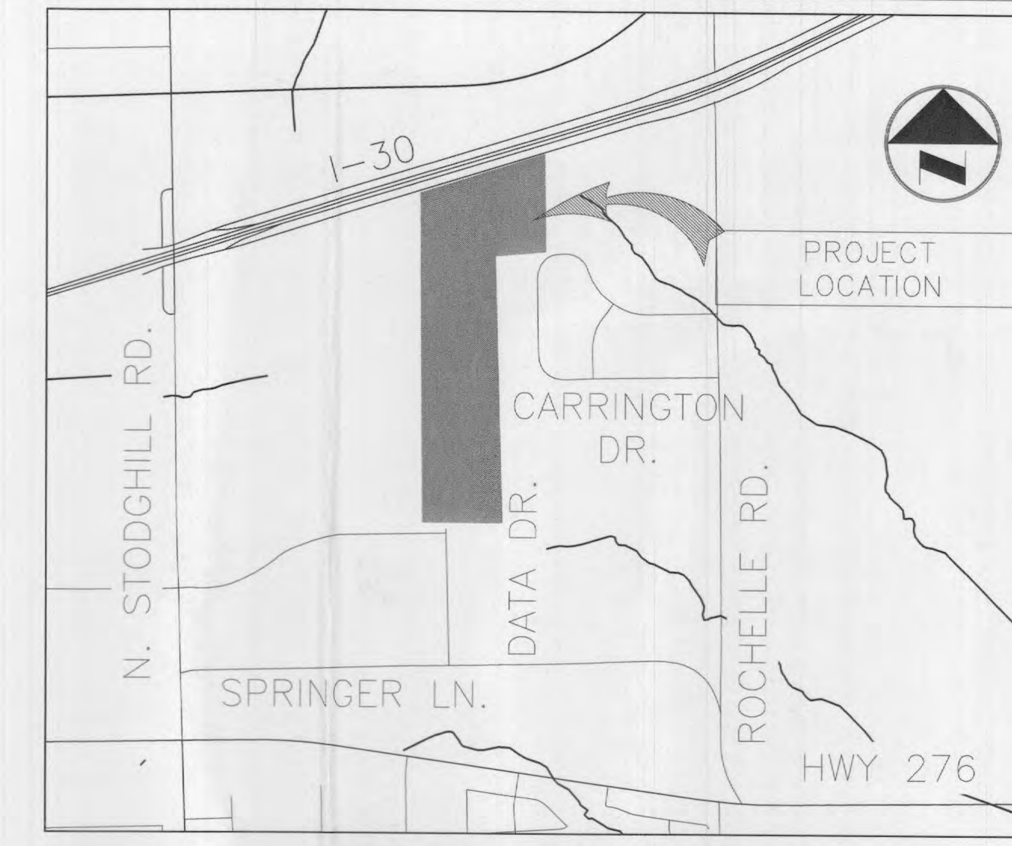
BGE, INC.



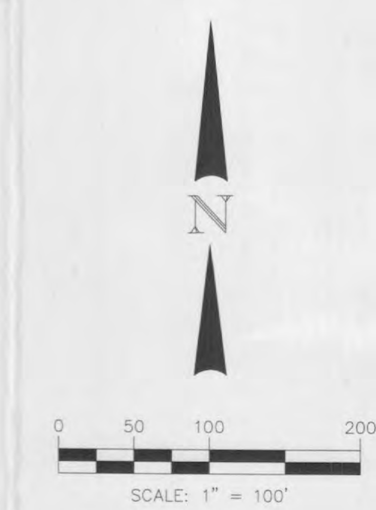
TREE TABLE

POINT NUMBER	COMMON NAME	BOTANICAL NAME	SIZE (DBH)	CLASSIFICATION	STATUS	MITIGATION INCHES REQUIRED
601	AMERICAN ELM	*Ulmus americana*	6	PRIMARY PROTECTED	TO BE REMOVED	6
602	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
603	GREEN ASH	*Fraxinus pennsylvanica*	24	PRIMARY PROTECTED	TO BE REMOVED	24
604	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
605	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
606	GREEN ASH	*Fraxinus pennsylvanica*	13	PRIMARY PROTECTED	TO BE REMOVED	13
607	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
608	CEDAR ELM	*Ulmus crassifolia*	16	PRIMARY PROTECTED	TO BE REMOVED	16
609	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
610	AMERICAN ELM	*Ulmus americana*	18	PRIMARY PROTECTED	TO BE REMOVED	18
611	SUGARBERRY	*Celtis laevigata*	37	FEATURED	TO BE REMOVED	74
612	GREEN ASH	*Fraxinus pennsylvanica*	14	PRIMARY PROTECTED	TO BE REMOVED	14
613	EASTERN RED CEDAR	*Juniperus virginiana*	20	PRIMARY PROTECTED	TO BE REMOVED	10
614	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
615	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
616	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
617	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
618	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
619	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
620	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
621	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
622	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
623	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
624	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
625	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
626	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
627	AMERICAN ELM	*Ulmus americana*	9	PRIMARY PROTECTED	TO BE REMOVED	9
628	AMERICAN ELM	*Ulmus americana*	13	PRIMARY PROTECTED	TO BE REMOVED	13
629	AMERICAN ELM	*Ulmus americana*	26	FEATURED	TO BE REMOVED	52
630	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
631	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
632	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
633	SUGARBERRY	*Celtis laevigata*	41	FEATURED	TO BE REMOVED	82
634	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
635	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
636	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
637	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
638	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
639	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
640	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
641	CEDAR ELM	*Ulmus crassifolia*	11	PRIMARY PROTECTED	TO BE REMOVED	11
642	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
643	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
644	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
645	AMERICAN ELM	*Ulmus americana*	23	PRIMARY PROTECTED	TO BE REMOVED	23
646	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
647	HERCULES CLUB	*Zanthoxylum Clava-herculis*	8	PRIMARY PROTECTED	TO BE REMOVED	8
648	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
649	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
650	HERCULES CLUB	*Zanthoxylum Clava-herculis*	4	PRIMARY PROTECTED	TO BE REMOVED	4
651	HERCULES CLUB	*Zanthoxylum Clava-herculis*	7	PRIMARY PROTECTED	TO BE REMOVED	7
652	HERCULES CLUB	*Zanthoxylum Clava-herculis*	4	PRIMARY PROTECTED	TO BE REMOVED	4
653	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
654	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
655	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
656	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
657	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
658	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
659	HERCULES CLUB	*Zanthoxylum Clava-herculis*	5	PRIMARY PROTECTED	TO BE REMOVED	5
660	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
661	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
662	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
663	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
664	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
665	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
666	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
667	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
668	PERSIMMON	*Diospyros virginiana*	16	PRIMARY PROTECTED	OFF SITE	0
669	SUGARBERRY	*Celtis laevigata*	10	NON-PROTECTED	OFF SITE	
670	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	OFF SITE	0
671	SUGARBERRY	*Celtis laevigata*	32	FEATURED	OFF SITE	0
672	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
673	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
674	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
675	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
676	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
677	SUGARBERRY	*Celtis laevigata*	3	NON-PROTECTED	TO BE REMOVED	
678	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
679	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
680	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
681	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
682	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
683	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
684	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
685	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
686	SUGARBERRY	*Celtis laevigata*	31	FEATURED	TO BE REMOVED	62
687	SUGARBERRY	*Celtis laevigata*	28	FEATURED	TO BE REMOVED	56
688	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
689	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
690	PERSIMMON	*Diospyros virginiana*	7	PRIMARY PROTECTED	TO BE REMOVED	7
691	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
692	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
693	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
694	GREEN ASH	*Fraxinus pennsylvanica*	16	PRIMARY PROTECTED	TO BE REMOVED	16
695	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
696	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
697	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
698	AMERICAN ELM	*Ulmus americana*	21	PRIMARY PROTECTED	TO BE REMOVED	21
699	CEDAR ELM	*Ulmus crassifolia*	6	PRIMARY PROTECTED	TO BE REMOVED	6
700	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
701	AMERICAN ELM	*Ulmus americana*	19	PRIMARY PROTECTED	TO BE REMOVED	19
702	AMERICAN ELM	*Ulmus americana*	14	PRIMARY PROTECTED	TO BE REMOVED	14
703	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
704	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
705	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
706	AMERICAN ELM	*Ulmus americana*	48	FEATURED	TO BE REMOVED	96
707	AMERICAN ELM	*Ulmus americana*	28	FEATURED	TO BE REMOVED	56
708	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
709	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
710	AMERICAN ELM	*Ulmus americana*	23	PRIMARY PROTECTED	TO BE REMOVED	23
711	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
712	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
713	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
714	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
715	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
716	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
717	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
718	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
719	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
720	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
721	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
722	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
723	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
724	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
725	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
726	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
727	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
728	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
729	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
730	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
731	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
732	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
733	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
734	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
735	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
736	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
737	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
738	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
739	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
740	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
741	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
742	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
743	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
744	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
745	AMERICAN ELM	*Ulmus americana*	5	PRIMARY PROTECTED	TO BE REMOVED	5
746	HERCULES CLUB	*Zanthoxylum Clava-herculis*	6	PRIMARY PROTECTED	TO BE REMOVED	6
747	EASTERN RED CEDAR	*Juniperus virginiana*	14	SECONDARY PROTECTED	TO BE REMOVED	7
748	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
749	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
750	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
751	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
752	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
753	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
754	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
755	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
756	HERCULES CLUB	*Zanthoxylum Clava-herculis*	7	PRIMARY PROTECTED	TO BE REMOVED	7
757	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
758	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
759	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
760	HERCULES CLUB	*Zanthoxylum Clava-herculis*	6	PRIMARY PROTECTED	TO BE REMOVED	6
761	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
762	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
763	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
764	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
765	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
766	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
767	CEDAR ELM	*Ulmus crassifolia*	8	PRIMARY PROTECTED	TO BE REMOVED	8
768	AMERICAN ELM	*Ulmus americana*	10	PRIMARY PROTECTED	TO BE REMOVED	10
769	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
770	EASTERN RED CEDAR	*Juniperus virginiana*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
771	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
772	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
773	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
774	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
775	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
776	AMERICAN ELM	*Ulmus americana*	4	NON-PROTECTED	TO BE REMOVED	4
777	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
778	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
779	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
780	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
781	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
782	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
783	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
784	EASTERN RED CEDAR	*Juniperus virginiana*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
785	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
786	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
787	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
788	EASTERN RED CEDAR	*Juniperus virginiana*	20	SECONDARY PROTECTED	TO BE REMOVED	10
789	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
790	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
791	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
792	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
793	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
794	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
795	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
796	AMERICAN ELM	*Ulmus americana*	12	PRIMARY PROTECTED	TO BE REMOVED	12
797	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
798	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
799	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
800	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
801	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
802	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
803	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
804	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
805	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
806	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
807	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
808	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
809	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
810	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
811	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	OFF SITE	0
812	SUGARBERRY	*Celtis laevigata*	31	FEATURED	TO BE REMOVED	62
813	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
814	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
815	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
816	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
817	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
818	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
819	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
820	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
821	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
822	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
823	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
824	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
825	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
826	SUGARBERRY	*Celtis laevigata*	24	SECONDARY PROTECTED	TO BE REMOVED	12
827	AMERICAN ELM	*Ulmus americana*	18	PRIMARY PROTECTED	TO BE REMOVED	18
828	AMERICAN ELM	*Ulmus americana*	10	PRIMARY PROTECTED	TO BE REMOVED	10
829	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
830	SUGARBERRY	*Celtis laevigata*	30	FEATURED	TO BE REMOVED	60
831	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
832	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
833	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
834	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
835	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
836	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
837	SUGARBERRY	*Celtis laevigata*	28	FEATURED	TO BE REMOVED	56
838	SUGARBERRY	*Celtis laevigata*	26	FEATURED	TO BE REMOVED	52
839	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
840	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
841	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
842	AMERICAN ELM	*Ulmus americana*	9	PRIMARY PROTECTED	TO BE REMOVED	9
843	SUGARBERRY	*Celtis laevigata*	22	SECONDARY PROTECTED	TO BE REMOVED	11
844	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
845	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
846	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
847	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
848	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
849	SUGARBERRY	*Celtis laevigata*	23	SECONDARY PROTECTED	TO BE REMOVED	11.5
850	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
851	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
852	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
853	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
854	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
855	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
856	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
857	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
858	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
859	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
860	SUGARBERRY	*Celtis laevigata*	21	SECONDARY PROTECTED	TO BE REMOVED	10.5
861	SUGARBERRY	*Celtis laevigata*	20	SECONDARY PROTECTED	TO BE REMOVED	10
862	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
863	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
864	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
865	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	OFF SITE	0
866	SUGARBERRY	*Celtis laevigata*	18	SECONDARY PROTECTED	TO BE REMOVED	9
867	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
868	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
869	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	OFF SITE	0
870	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	OFF SITE	0
871	SUGARBERRY	*Celtis laevigata*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
872	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	OFF SITE	0
873	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
874	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
875	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
876	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
877	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
878	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
879	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
880	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
881	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
882	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	OFF SITE	0
883	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
884	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
885	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
886	SUGARBERRY	*Celtis laevigata*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
887	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
888	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
889	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
890	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
891	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
892	SUGARBERRY	*Celtis laevigata*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
893	SUGARBERRY	*Celtis laevigata*	14	SECONDARY PROTECTED	TO BE REMOVED	7
894	EASTERN RED CEDAR	*Juniperus virginiana*	12	SECONDARY PROTECTED	TO BE REMOVED	6
895	EASTERN RED CEDAR	*Juniperus virginiana*	13	SECONDARY PROTECTED	TO BE REMOVED	6.5
896	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
897	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
898	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
899	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	OFF SITE	0
900	AMERICAN ELM	*Ulmus americana*	8	PRIMARY PROTECTED	TO BE REMOVED	8
901	SUGARBERRY	*Celtis laevigata*	11	SECONDARY PROTECTED	TO BE REMOVED	5.5
902	SUGARBERRY	*Celtis laevigata*	12	SECONDARY PROTECTED	TO BE REMOVED	6
903	SUGARBERRY	*Celtis laevigata*	16	SECONDARY PROTECTED	TO BE REMOVED	8
904	SUGARBERRY	*Celtis laevigata*	19	SECONDARY PROTECTED	TO BE REMOVED	9.5
905	SUGARBERRY	*Celtis laevigata*	25	FEATURED	TO BE REMOVED	50
906	SUGARBERRY	*Celtis laevigata*	16	NDARY PROTECTED PROTE	TO BE REMOVED	8
907	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
908	EASTERN RED CEDAR	*Juniperus virginiana*	14	SECONDARY PROTECTED	TO BE REMOVED	7
909	EASTERN RED CEDAR	*Juniperus virginiana*	15	SECONDARY PROTECTED	TO BE REMOVED	7.5
910	EASTERN RED CEDAR	*Juniperus virginiana*	16	SECONDARY PROTECTED	TO BE REMOVED	8
911	EASTERN RED CEDAR	*Juniperus virginiana*	17	SECONDARY PROTECTED	TO BE REMOVED	8.5
TOTAL MITIGATION REQUIRED						3228



VICINITY MAP

(NOT TO SCALE)



30 EXISTING TREE TO BE REMOVED

30 EXISTING FEATURE TREE TO BE REMOVED

MITIGATION

TOTAL MITIGATION INCHES REQUIRED	3,228 INCHES
MITIGATION PROVIDED 191 TREES x 4" CALIPER = 764 INCHES	764 INCHES
MITIGATION INCHES REMAINING	2,464 INCHES

PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS	REQUIRED PARKING ($\frac{1}{1000}$ SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.70%

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 9 day of November, 2021.

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

of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, ... dition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty ... DAY day of MONTH, YEAR.

OWNER
BAKER SCHWIMMER VENTURES LP
PHASE 17 INVESTMENTS LP
2633 McKinney Ave, Ste 130-150
Dallas, TX 75204
Contact: Randall Schwimmer
Tel: 214-281-8892

DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Nick Hobbs ● (972)-464-4865

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Mark Pross
Tel: 972-759-1400

TREESCAPE PLAN
(CITY CASE NO. SP2021-027)
SEEFRIED ROCKWALL
11.126 ACRES AND 11.108 ACRES BEING SITUATED IN THE R.B. IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: OCTOBER 15, 2021
RESUBMITTED: NOVEMBER 2, 2021

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046

Copyright 2021

OWNER/DEVELOPER
SEEFRIED INDUSTRIAL
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234
Contact: Jonathan Stites
Tel: 214-393-6066

ARCHITECT
PROSS DESIGN GROUP, INC.
5310 Harvest Hill Rd, Suite 180
Dallas, Texas 75230
Contact: Josh Kozuch
Tel: 972-759-1400

PROEJCT NAME
TREESCAPE PLAN
SEEFRIED ROCKWALL
LOT AND BLOCK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

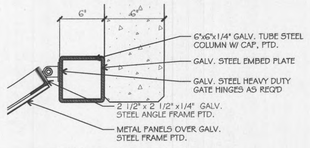
REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY: SRF
DESIGNED BY: HEM
DATE: OCTOBER 2021
PROJECT NUMBER: 9028-00

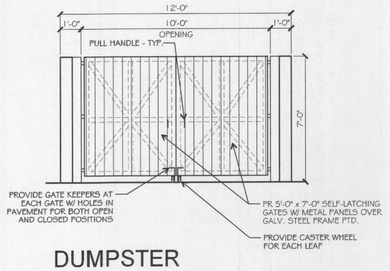
SHEET NO.
TS-1

G:\TXN\Projects\Seefried_Industrial_Props\9028-00-Seefried_Rockwall\LP03_CADD\03_Sheets\9028_TREE MITIGATION PLAN.dwg Oct 28, 2021-10:08am sfalco

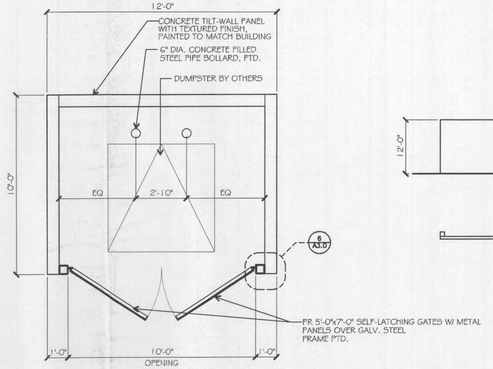
BGE, INC.



6 GATE DETAIL
SCALE: 3"=1'-0"

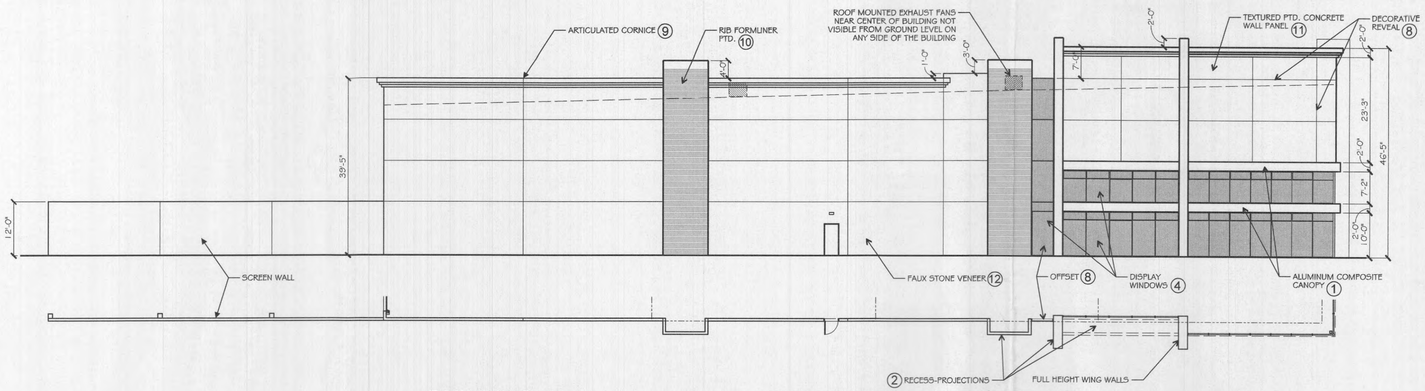


5 DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4"=1'-0"



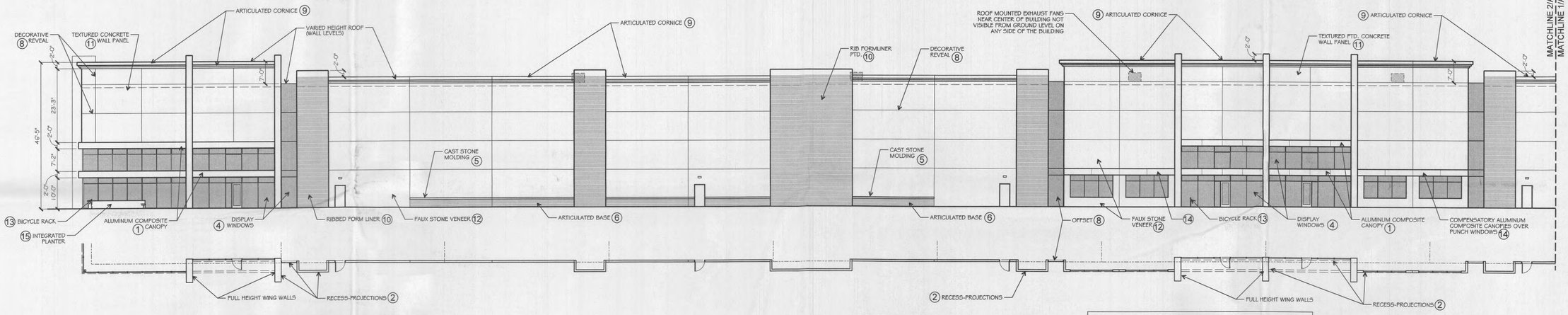
NORTH

4 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



3 BUILDING 1 NORTH ELEVATION
SCALE: 1/16"=1'-0"

MATERIALS %	
% FAUX STONE VENEER	24.09 %
% RIB FORMLINER	8.41 %
% TEXTURED CONCRETE WALL PANEL	49.25 %
% GLASS	12.26 %
% COMPOSITE CANOPY	2.44 %
% ARTICULATED CORNICE	3.55 %

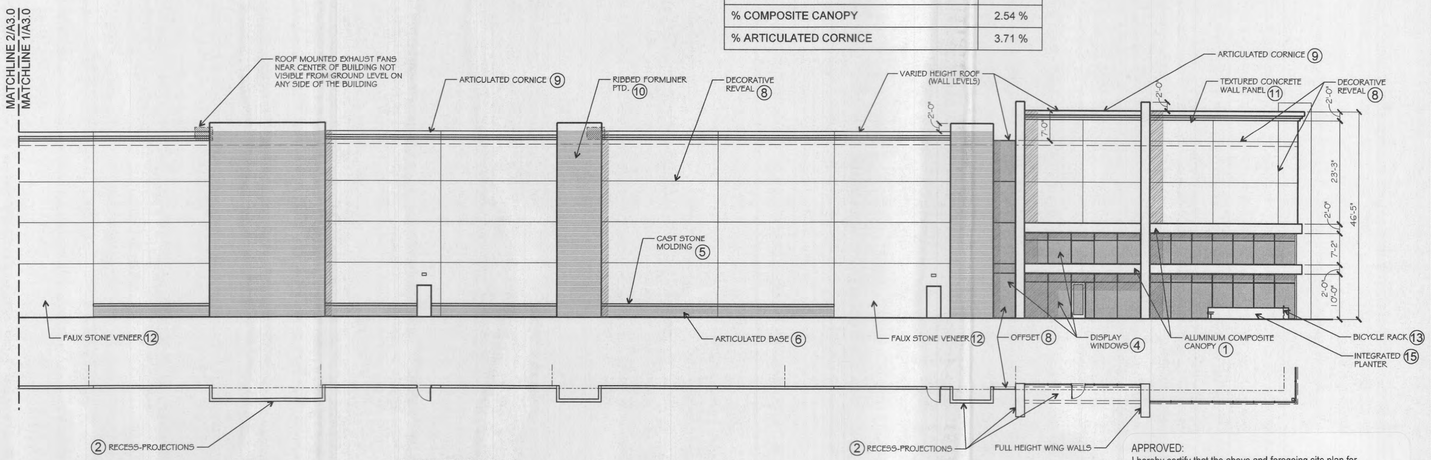


2 BUILDING 1 PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"

MATERIALS %	
% FAUX STONE VENEER	6.50 %
% RIB FORMLINER	16.58 %
% TEXTURED CONCRETE WALL PANEL	58.15 %
% GLASS	12.52 %
% COMPOSITE CANOPY	2.54 %
% ARTICULATED CORNICE	3.71 %

PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

	ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)
(1)	CANOPIES, AWNINGS OR PORTICOS
(2)	RECESSES - PROJECTIONS
(3)	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
(4)	DISPLAY WINDOWS
(5)	ARCHITECTURAL DETAIL - MOLDING
(6)	ARTICULATED BASE
(7)	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATOR MEASURE 2
(8)	OFFSETS AND REVEALS
(9)	ARTICULATED CORNICE
(10)	RIBBED FORMLINER PTD.
(11)	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
(12)	FAUX STONE VENEER
(13)	BICYCLE RACK *COMPENSATORY MEASURE 3
(14)	*COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS
(15)	INTEGRATED PLANTER *COMPENSATORY MEASURE 6



1 BUILDING 1 PARTIAL WEST ELEVATION
SCALE: 1/16"=1'-0"

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was app
YEAR. This approval shall be invalid unless the approved plat for such addition is recorded in the office
(180) days from said date of final approval. WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

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 9 day of November, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

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$TIME$
$DATE$
$FILE$

drawn:
checked MARK W. PROSS
date 11/02/2021

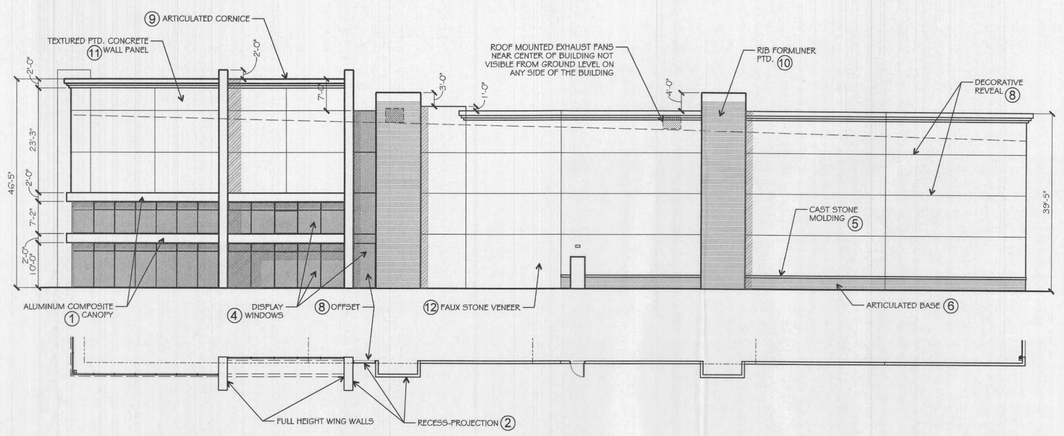
SEEFRIED PROPERTIES

SPEC WAREHOUSES BLDG 1 & 2

ROCKWALL, TEXAS

pdg
pross design group, incorporated
5310 Harvest Hill Road, Suite 190, Dallas, Texas 75230, 972/789-1400

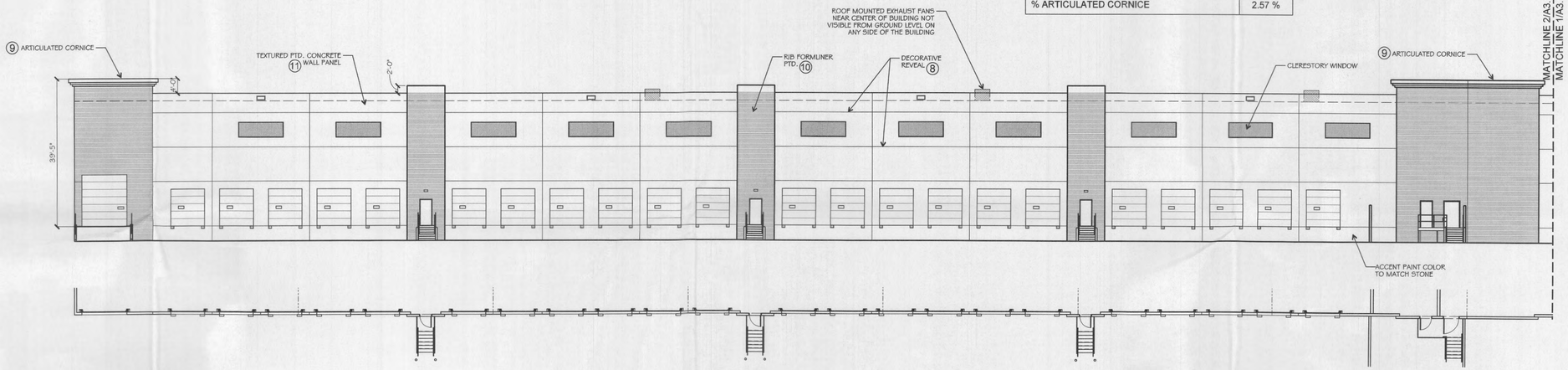
job no 2152
sheet A3.0



3 BUILDING 1 SOUTH ELEVATION

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

MATERIALS %	
% FAUX STONE	4.19 %
% RIB FORMLINER	12.26 %
% TEXTURED CONCRETE WALL PANEL	64.80 %
% GLASS	13.50 %
% COMPOSITE CANOPY	2.68 %
% ARTICULATED CORNICE	2.57 %



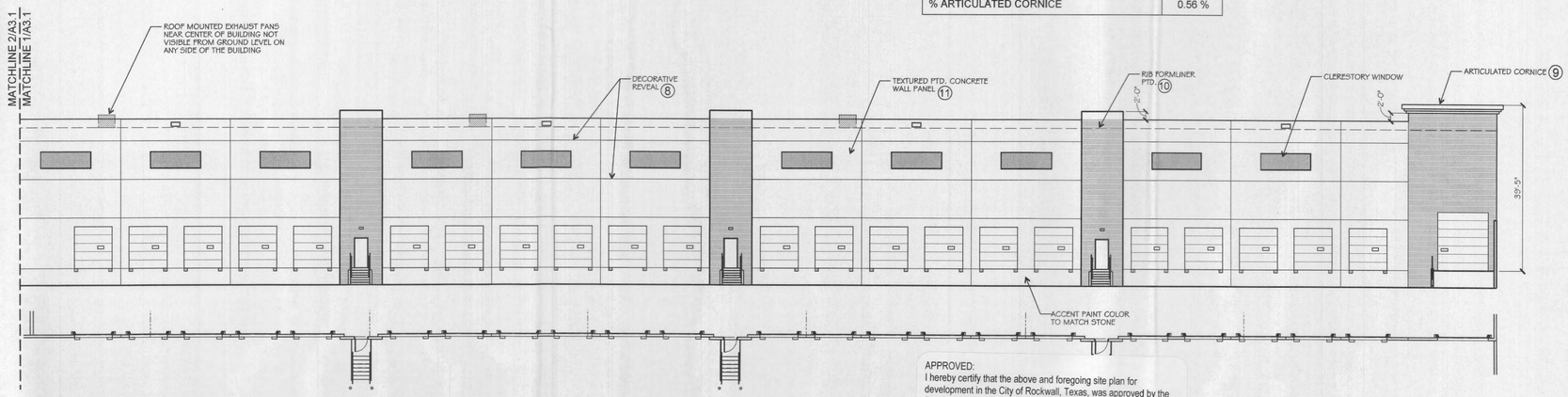
2 BUILDING 1 PARTIAL EAST ELEVATION

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

MATERIALS %	
% RIB FORMLINER	15.83 %
% TEXTURED CONCRETE WALL PANEL	64.93 %
% OVERHEAD DOORS / MAN DOORS	15.13 %
% GLASS	3.55 %
% ARTICULATED CORNICE	0.56 %

PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

	ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)
①	CANOPIES, AWNINGS OR PORTICOS
②	RECESSES - PROJECTIONS
③	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
④	DISPLAY WINDOWS
⑤	ARCHITECTURAL DETAIL - MOLDING
⑥	ARTICULATED BASE
⑦	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATOR MEASURE 2
⑧	OFFSETS AND REVEALS
⑨	ARTICULATED CORNICE
⑩	RIBBED FORMLINER PTD.
⑪	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
⑫	FAUX STONE VENEER
⑬	BICYCLE RACK *COMPENSATORY MEASURE 3
⑭	*COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS
⑮	INTEGRATED PLANTER *COMPENSATORY MEASURE 6



1 BUILDING 1 PARTIAL EAST ELEVATION

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

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 9 day of November, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

...ty of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, ...addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty ...s DAY day of MONTH, YEAR.

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$TIME:$
$DATE:$
$FILE:$

drawn:
checked
MARK W. PROSS
date
11/02/2021

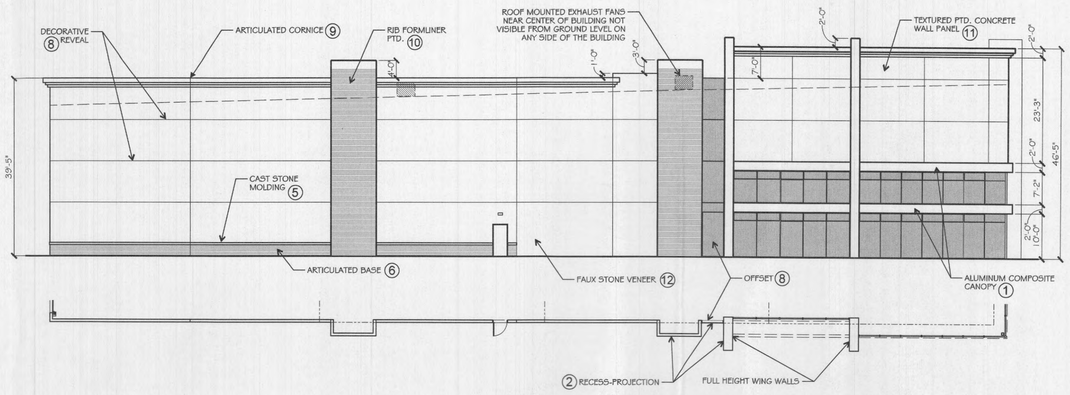
SEEFRIED PROPERTIES

pdg
pross design group, incorporated
8310 Harwell Hill Road, Suite 160, Dallas, Texas 75230. 972.759.1400

SPEC WAREHOUSES BLDG 1 & 2

ROCKWALL, TEXAS

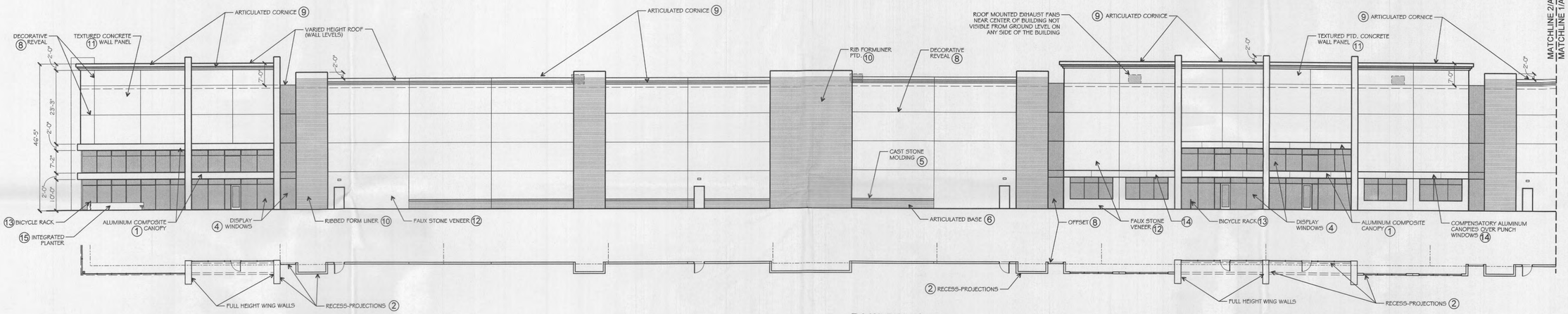
job no 2152
sheet A3.1



3 BUILDING 2 NORTH ELEVATION

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

MATERIALS %	
% FAUX STONE	4.19 %
% RIB FORMLINER	12.26 %
% TEXTURED CONCRETE WALL PANEL	64.80 %
% GLASS	13.50 %
% COMPOSITE CANOPY	2.68 %
% ARTICULATED CORNICE	2.57 %



2 BUILDING 2 PARTIAL WEST ELEVATION

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

MATERIALS %	
% FAUX STONE VENEER	6.50 %
% RIB FORMLINER	16.58 %
% TEXTURED CONCRETE WALL PANEL	58.15 %
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PAINT SCHEDULE	
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	ACCENT 2 - SW 7674 PEPPERCORN

	ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)
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(2)	RECESSES - PROJECTIONS
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(13)	BICYCLE RACK *COMPENSATORY MEASURE 3
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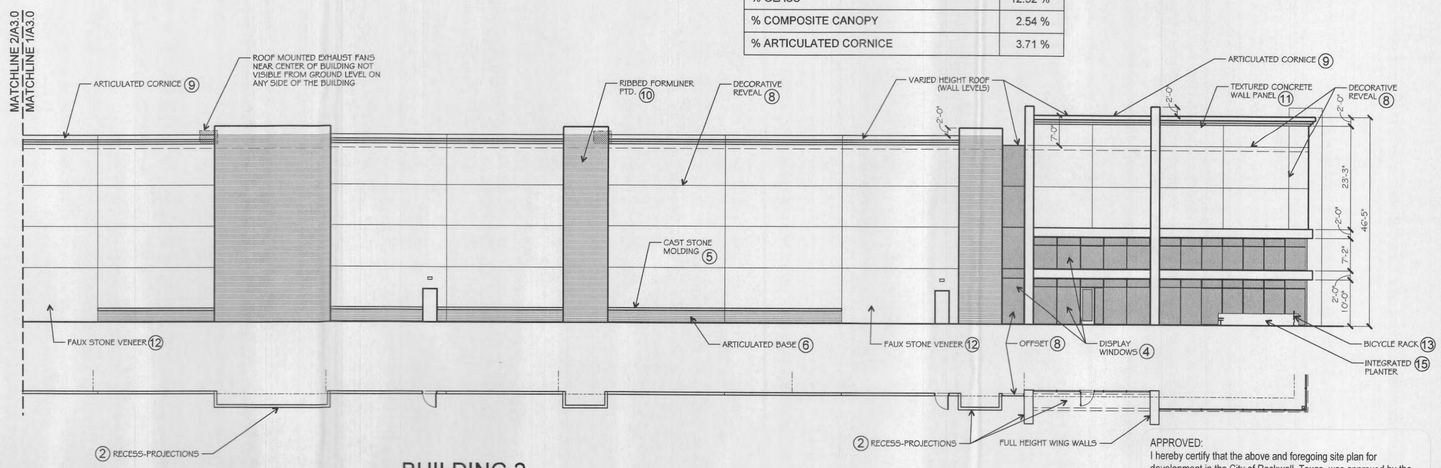
(15)	INTEGRATED PLANTER *COMPENSATORY MEASURE 6



1 BUILDING 2 PARTIAL WEST ELEVATION

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

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approv YEAR. This approval shall be invalid unless the approved plat for such addition is recorded in the office of (180) days from said date of final approval. WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

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 4 day of November, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

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$TIME$
$DATE$
$FILE$

drawn:
checked MARK W. PROSS
date 11/02/2021

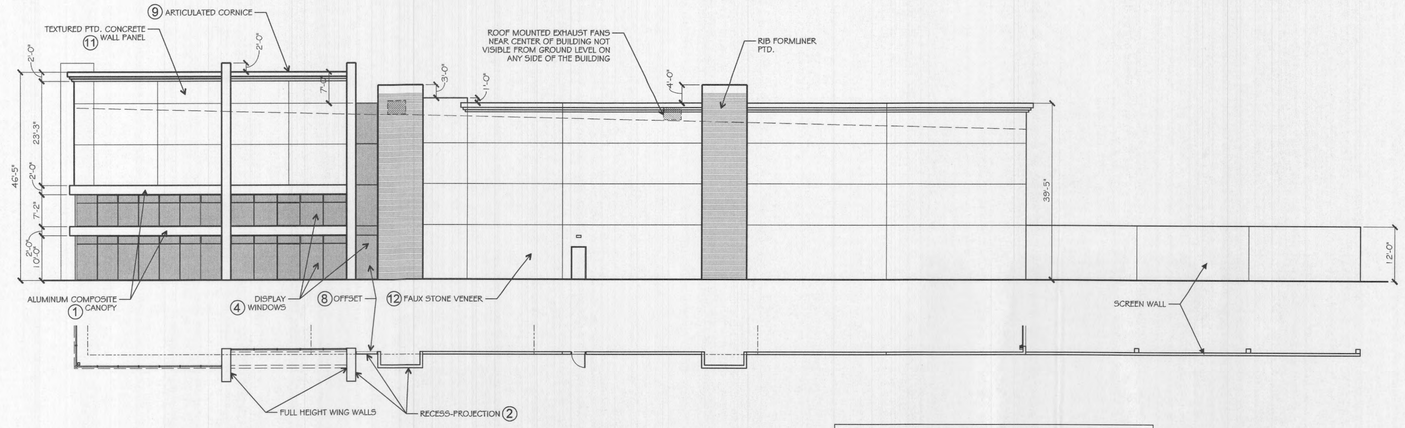
SEEFRIED PROPERTIES

pdg
pross design group, incorporated
6310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPEC WAREHOUSES BLDG 1 & 2

ROCKWALL, TEXAS

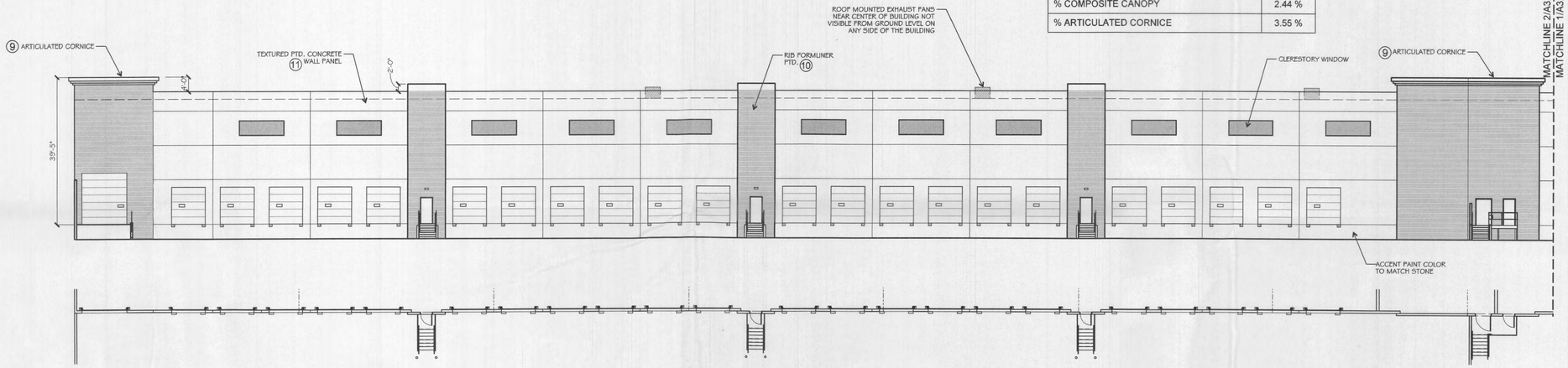
job no 2152
sheet A3.2



3 BUILDING 2 SOUTH ELEVATION

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

MATERIALS %	
% FAUX STONE VENEER	3.81 %
% RIB FORMLINER	8.41 %
% TEXTURED CONCRETE WALL PANEL	69.26 %
% GLASS	12.26 %
% COMPOSITE CANOPY	2.44 %
% ARTICULATED CORNICE	3.55 %



2 BUILDING 2 PARTIAL EAST ELEVATION

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

MATERIALS %	
% RIB FORMLINER	15.83 %
% TEXTURED CONCRETE WALL PANEL	64.93 %
% OVERHEAD DOORS / MAN DOORS	15.13 %
% GLASS	3.55 %
% ARTICULATED CORNICE	0.56 %

PAINT SCHEDULE	
	FIELD - SW 7656 RHINESTONE
	ACCENT 1 - SW 7669 SUMMIT GRAY
	ACCENT 2 - SW 7674 PEPPERCORN

	ARCHITECTURAL ELEMENTS PROVIDED (3 REQ'D)
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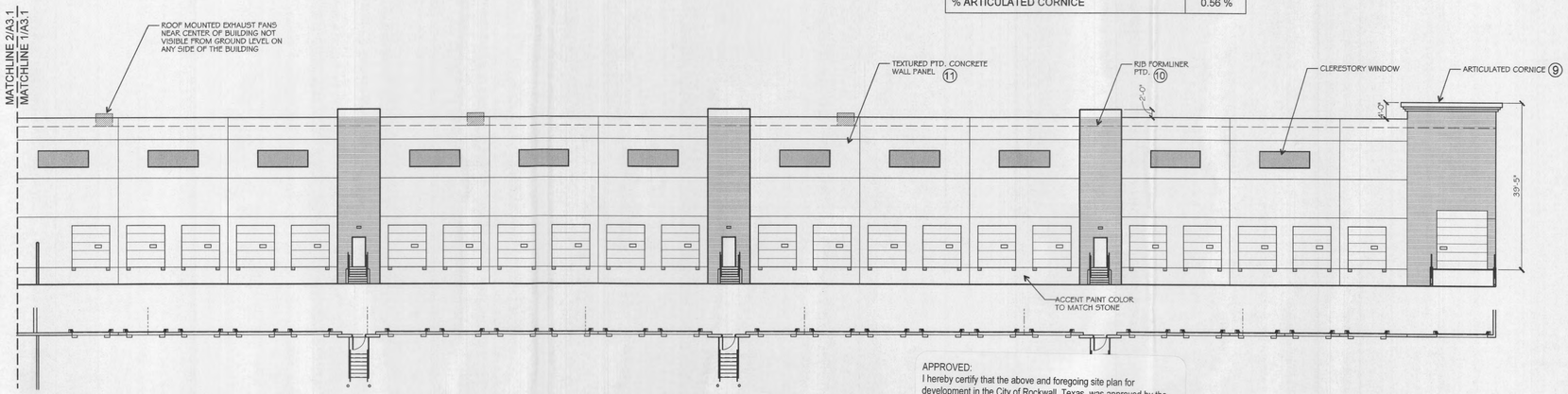
2	RECESSES - PROJECTIONS
3	OUTDOOR PATIOS (SEE SITE PLAN) *COMPENSATORY MEASURE 1
4	DISPLAY WINDOWS
5	ARCHITECTURAL DETAIL - MOLDING
6	ARTICULATED BASE
7	LANDSCAPE AND SEATING AREAS (SEE SITE PLAN & LANDSCAPE PLAN) *COMPENSATOR MEASURE 2
8	OFFSETS AND REVEALS
9	ARTICULATED CORNICE
10	RIBBED FORMLINER PTD.
11	TEXTURED AND PTD. SMOOTH FINISH CONCRETE
12	FAUX STONE VENEER
13	BICYCLE RACK *COMPENSATORY MEASURE 3
14	*COMPENSATORY ALUMINUM CANOPIES OVER PUNCH WINDOWS
15	INTEGRATED PLANTER *COMPENSATORY MEASURE 6



1 BUILDING 2 PARTIAL EAST ELEVATION

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

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 9 day of November, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

ity of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty is DAY day of MONTH, YEAR.

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$TIME$
$DATE$
$FILE$

drawn:
checked MARK W. PROSS
date 11/02/2021

SEEFRIED PROPERTIES

pdg
pross design group, incorporated
5310 Harvest Hill Road, Suite 190, Dallas, Texas 75230, 972/789-1400

SPEC WAREHOUSES BLDG 1 & 2

ROCKWALL, TEXAS

job no 2152
sheet A3.3

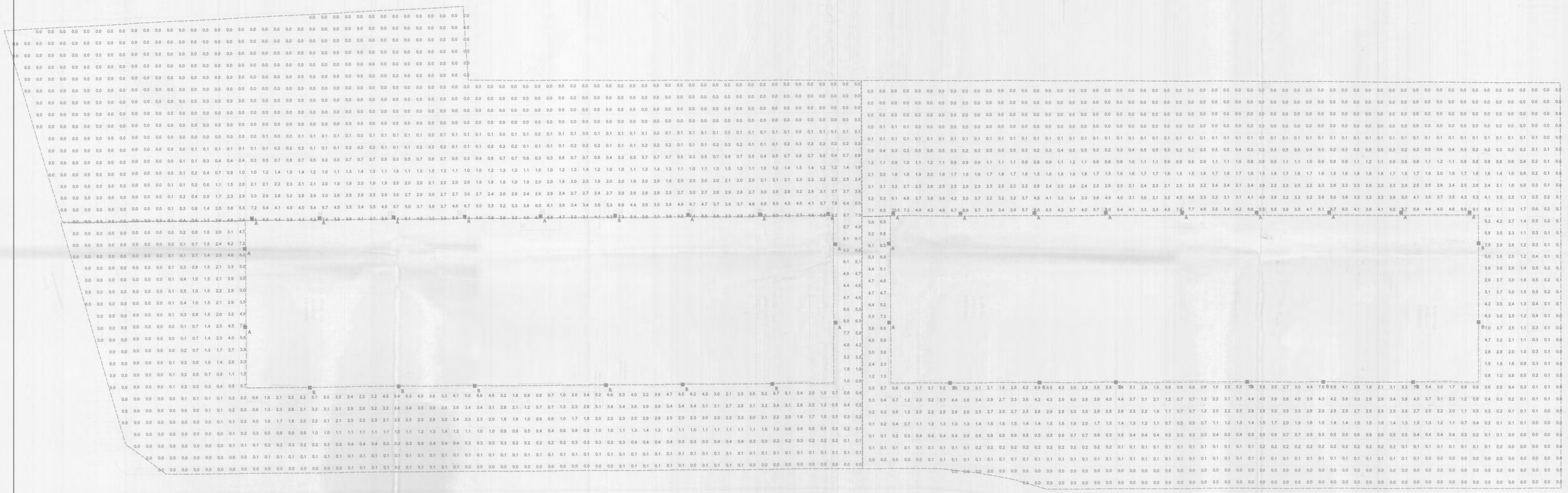
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	24	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX2_LED_P4_40K_R4.ies	25328	1	189.54
	B	14	Lithonia Lighting	RSX2 LED P4 40K R3	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R3 Distribution		1	RSX2_LED_P4_40K_R3.ies	25000	1	189.54

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building 1	+	1.0 fc	9.2 fc	0.0 fc	N/A	N/A
Building 2	+	1.3 fc	10.5 fc	0.0 fc	N/A	N/A

PROJECT DATA			
LOT 1		LOT 2	
BUILDING 1 AREA	157,720 SF	BUILDING 2 AREA	157,720 SF
REQUIRED PARKING (1/300 SF)	158 CARS	REQUIRED PARKING (1/300 SF)	158 CARS
REQUIRED ADA PARKING	6 CARS	REQUIRED ADA PARKING	6 CARS
PROVIDED CAR PARKS	176 CARS	PROVIDED CAR PARKS	155 CARS (15 FUTURE)
PROVIDED HANDICAP SPACES	10 CARS	PROVIDED HANDICAP SPACES	10 CARS
BUILDING COVERAGE	32.70%	BUILDING COVERAGE	32.70%



Plan View
Scale - 1" = 60ft

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 9 day of November, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

INTEX

ROCKWALL SPEC

Designer: IK	
Date	9/23/2021
Scale	Not to Scale
Drawing No.	
Summary	

1 of 1

November 19, 2021

TO: Nick Hobbs
BGE Engineering
2595 Dallas Parkway, Suite 101
Frisco, Texas 75034

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

SUBJECT: SP2021-027; *Site Plan for a Seefried Rockwall*

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 November 9, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

(2) A recommendation of approval for the Alternative Tree Mitigation Settlement Agreement to allow the applicant to pay out the remaining balance of 2,464 caliper inches of trees at $100.00 for a total of $246,400.00.

(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 November 9, 2021, The Planning & Zoning Commission approved a motion to approve the site plan by a vote of 5-0, with Commissioner Moeller and Thomas absent.

City Council

On November 15, 2021, the City Council approved a motion to approve the alternative tree mitigation settlement agreement by a vote of 5-0, with Council Member Johannesen and Jorif 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