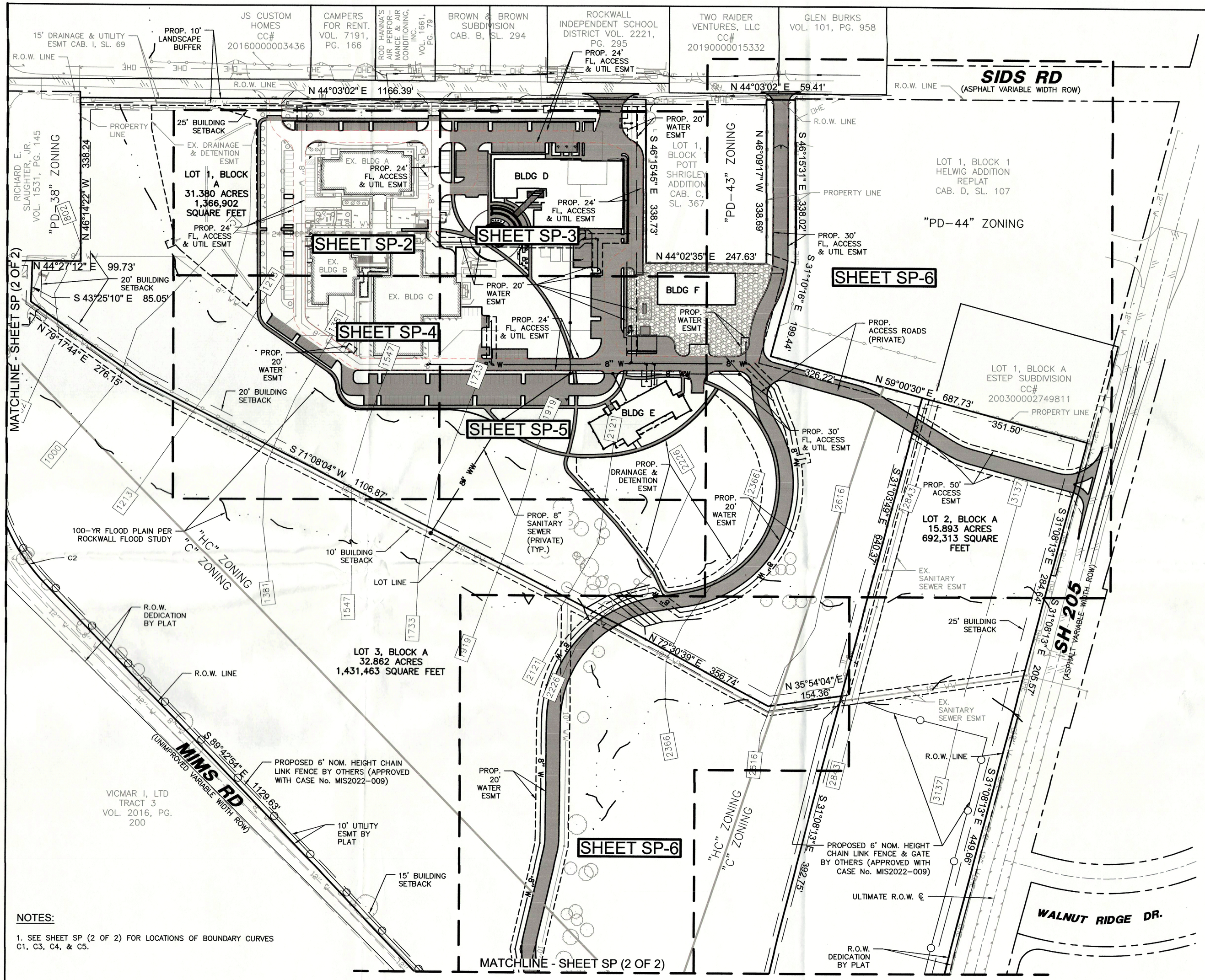


LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
TPED	EX. TELEPHONE PEDESTAL
WV	EX. WATER VALVE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
CMP	EX. CORRUGATED METAL PIPE
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" CMP	EXISTING CORRUGATED METAL PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EXISTING FLOOD LIGHT
	EDGE OF ASPHALT
	PROPOSED WROUGHT IRON FENCE
	PROPOSED 6' CHAIN LINK FENCE BY OTHERS
	100-YR FLOOD PLAIN-ROCKWALL
	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
1000	CROSS-SECTION LOCATION-CITY OF ROCKWALL MASTER DRAINAGE STUDY
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GRAVEL SURFACING

GRAPHIC SCALE IN FEET
100 50 0 100
SCALE: 1" = 100'

EXISTING SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
125	5	130

PROPOSED SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
262	9	271

SITE INFORMATION:

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

PROPOSED ZONING: NO CHANGE

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

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

LOT 1 "HC" ZONING

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

PROPOSED MAX. BUILDING D HEIGHT: 40'
PROPOSED MAX. BUILDING E HEIGHT: 46'-4"
PROPOSED MAX. BUILDING F HEIGHT: 26'-8"
PROPOSED LOT COVERAGE: 106,281/1,366,902 = 7.8%
PROPOSED FLOOR AREA RATIO: 113,260/1,366,902 = 0.08:1
PROPOSED IMPERVIOUS PARKING: 65,088/1,366,902 = 4.8%

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

EXISTING REQUIRED PARKING = 104 SPACES

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

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

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW HAVE #3 BARS 24" O.C.E.W.

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

NOTES:

1. SEE SHEET SP (2 OF 2) FOR LOCATIONS OF BOUNDARY CURVES C1, C3, C4, & C5.

BOUNDARY CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°11'01"	5,779.71'	1,128.15'	S 36°43'43" E	1,126.36'
C2	46°17'44"	417.50'	337.34'	N 66°34'02" W	328.24'
C3	36°44'03"	482.50'	309.35'	S 61°47'11" E	304.08'
C4	129°16'42"	40.00'	90.25'	S 23°55'53" W	72.29'
C5	7°41'42"	6,142.03'	824.89'	N 34°59'04" W	824.27'

APPROVED:
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WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

HKS

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

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

STRUCTURAL ENGINEER
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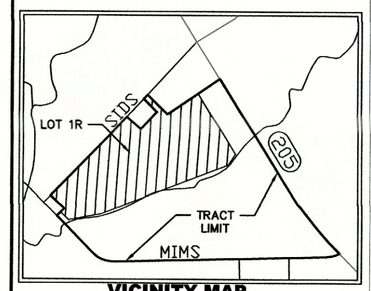
MEP ENGINEERS
SYSKA HENNESSY GROUP
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DALLAS, TX 75206

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

Rayburn Electric COOPERATIVE

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BY: BRIAN PAUL PATRICK
P.E. 80844
R-Delta Engineers, Inc.
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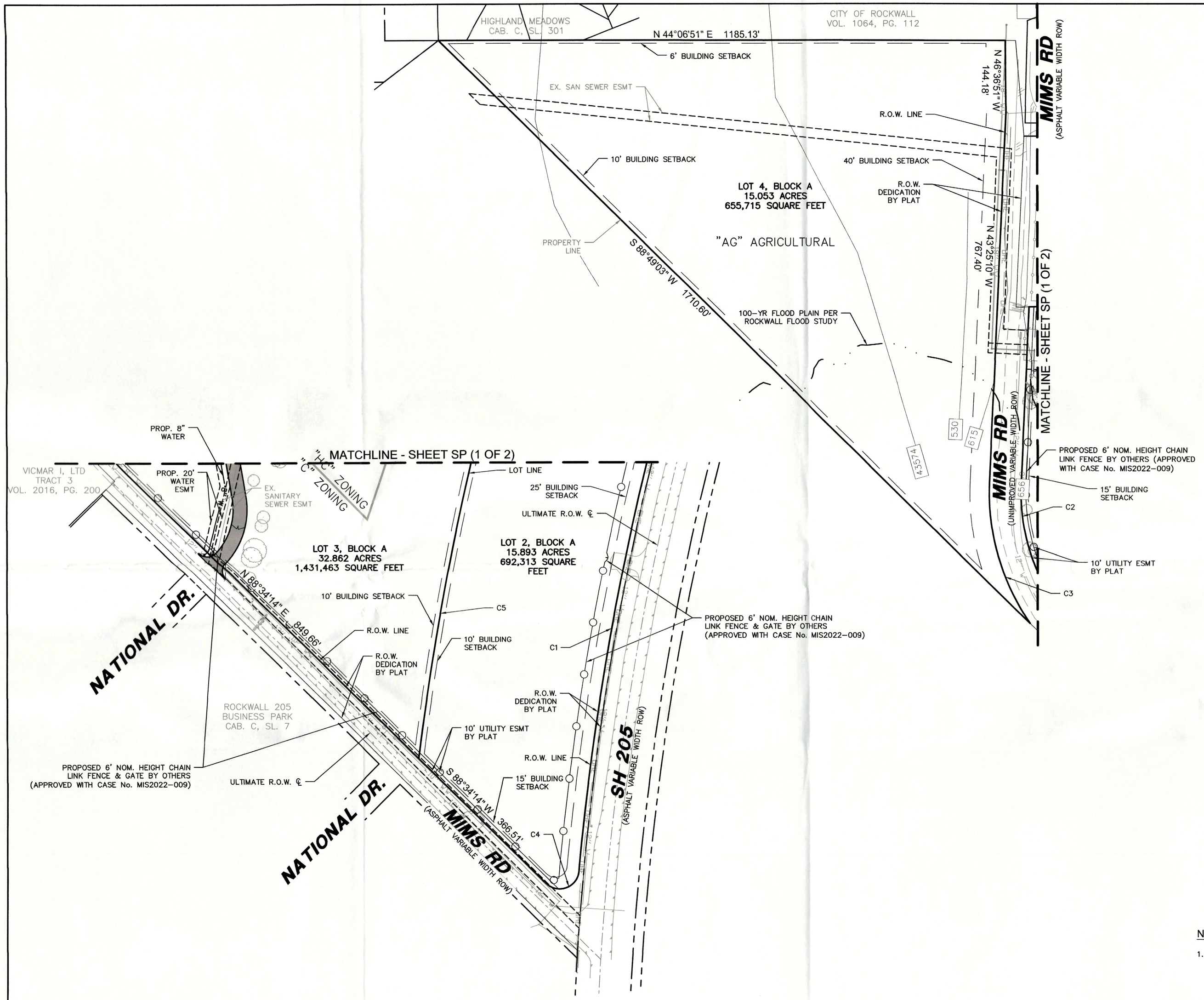


VICINITY MAP
NTS

REVISION
NO.	DESCRIPTION	DATE

PROJECT NUMBER
3036.21
DATE
11/25/2022
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
SITE PLAN
CASE# SP2022-058

SHEET NO.
SP (1 OF 2)



LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
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1000	CROSS-SECTION LOCATION- CITY OF ROCKWALL MASTER DRAINAGE STUDY
	PROPOSED CONCRETE PAVEMENT

N

100 50 0 100

GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE INFORMATION:

SEE SP (1 OF 2)

PAVEMENT INFORMATION:

SEE SP (1 OF 2)

NOTES:

1. SEE SHEET SP (2 OF 2) FOR BOUNDARY CURVE DATA.

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REC CAMPUS ADDITION
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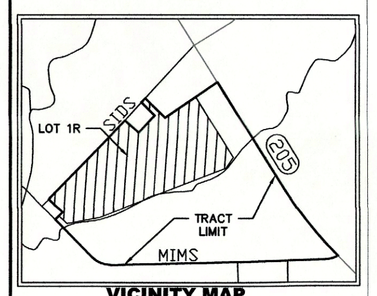
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DALLAS, TX 75206

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

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618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

Rayburn Electric COOPERATIVE

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P.E. 80844
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Date: November 25, 2022
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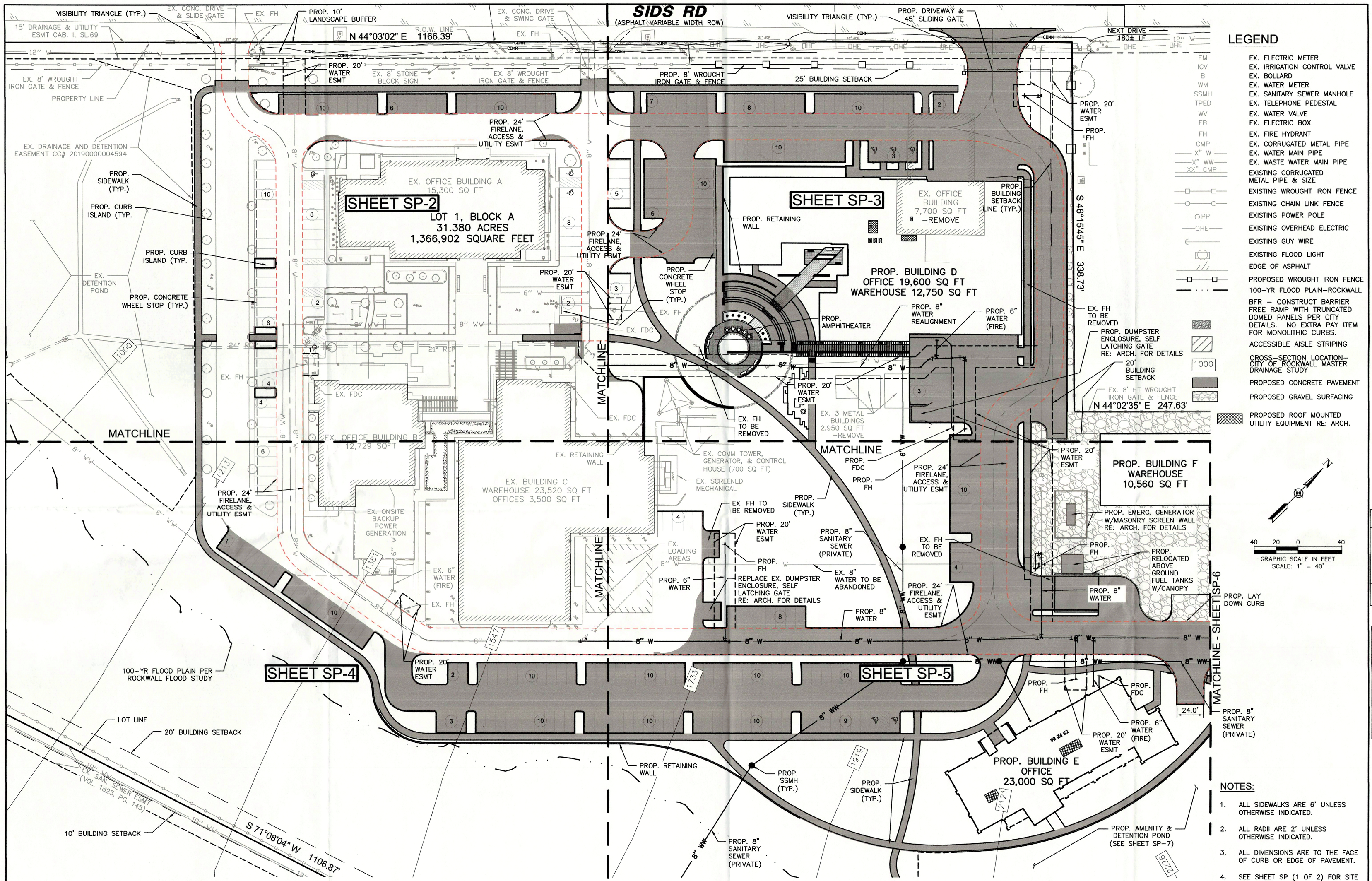
VICINITY MAP
NTS

REVISION

NO.	DESCRIPTION	DATE

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CITY SITE PLAN SUBMITTAL
SHEET TITLE
SITE PLAN
CASE# SP2022-058

SHEET NO.
SP (2 OF 2)



LEGEND

- EM — EX. ELECTRIC METER
- ICV — EX. IRRIGATION CONTROL VALVE
- B — EX. BOLLARD
- WM — EX. WATER METER
- SSMH — EX. SANITARY SEWER MANHOLE
- TPED — EX. TELEPHONE PEDESTAL
- WV — EX. WATER VALVE
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- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING GUY WIRE
- EXISTING FLOOD LIGHT
- EDGE OF ASPHALT
- PROPOSED WROUGHT IRON FENCE
- 100-YR FLOOD PLAIN–ROCKWALL
- BFR – CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
- ACCESSIBLE AISLE STRIPING
- CROSS-SECTION LOCATION– CITY OF ROCKWALL MASTER DRAINAGE STUDY
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GRAVEL SURFACING
- PROPOSED ROOF MOUNTED UTILITY EQUIPMENT RE: ARCH.

40 20 0 40
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

NOTES:

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WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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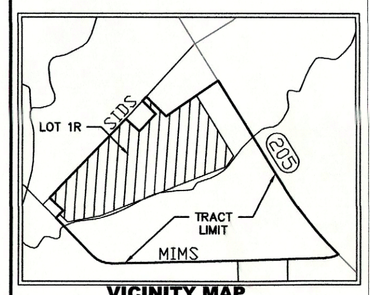
MEP ENGINEERS
SYSKA HENNESSY GROUP
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DALLAS, TX 75206

OWNER/ APPLICANT
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469-402-2100

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618 MAIN STREET
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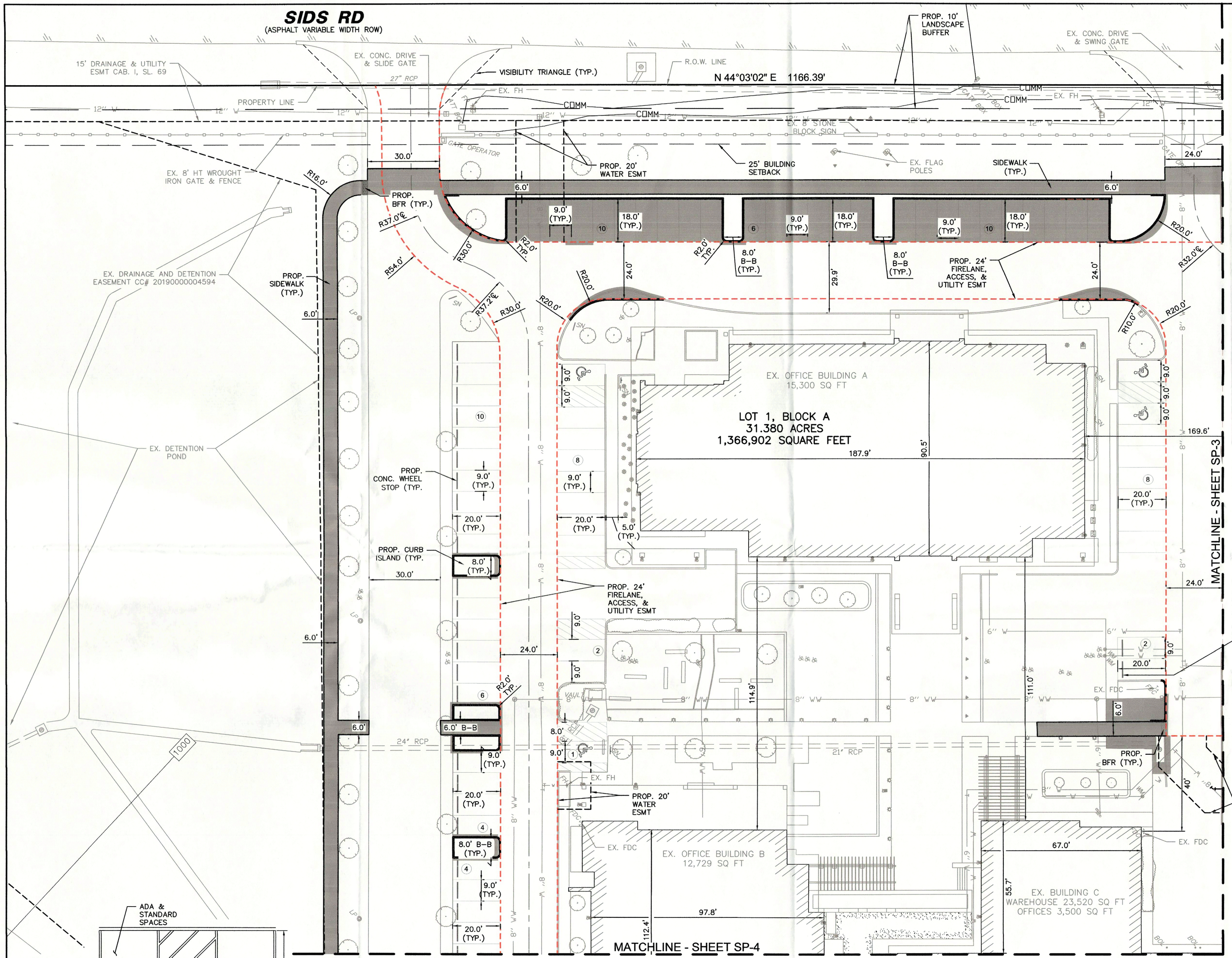
VICINITY MAP
NTS

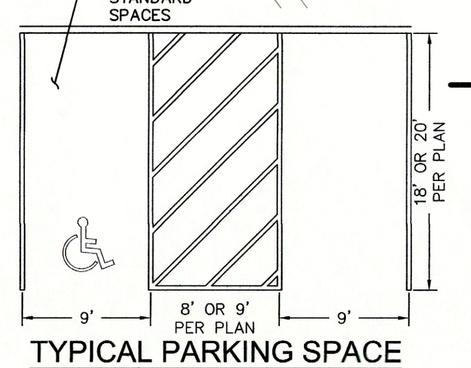
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NO.	DESCRIPTION	DATE

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SHEET TITLE
SITE PLAN
CASE# SP2022-058

SHEET NO.
SP-1





TYPICAL PARKING SPACE
N.T.S.

20 10 0 20
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
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	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
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	PROPOSED WROUGHT IRON FENCE
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1000	CROSS-SECTION LOCATION-CITY OF ROCKWALL MASTER DRAINAGE STUDY
	PROPOSED CONCRETE PAVEMENT

NOTES:

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4. SEE SHEET SP (1 OF 2) FOR SITE INFORMATION AND PARKING INFORMATION.

APPROVED:
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WITNESS OUR HANDS, this 16 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

HKS

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

LANDSCAPE ARCHITECT
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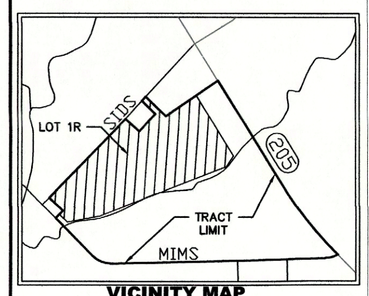
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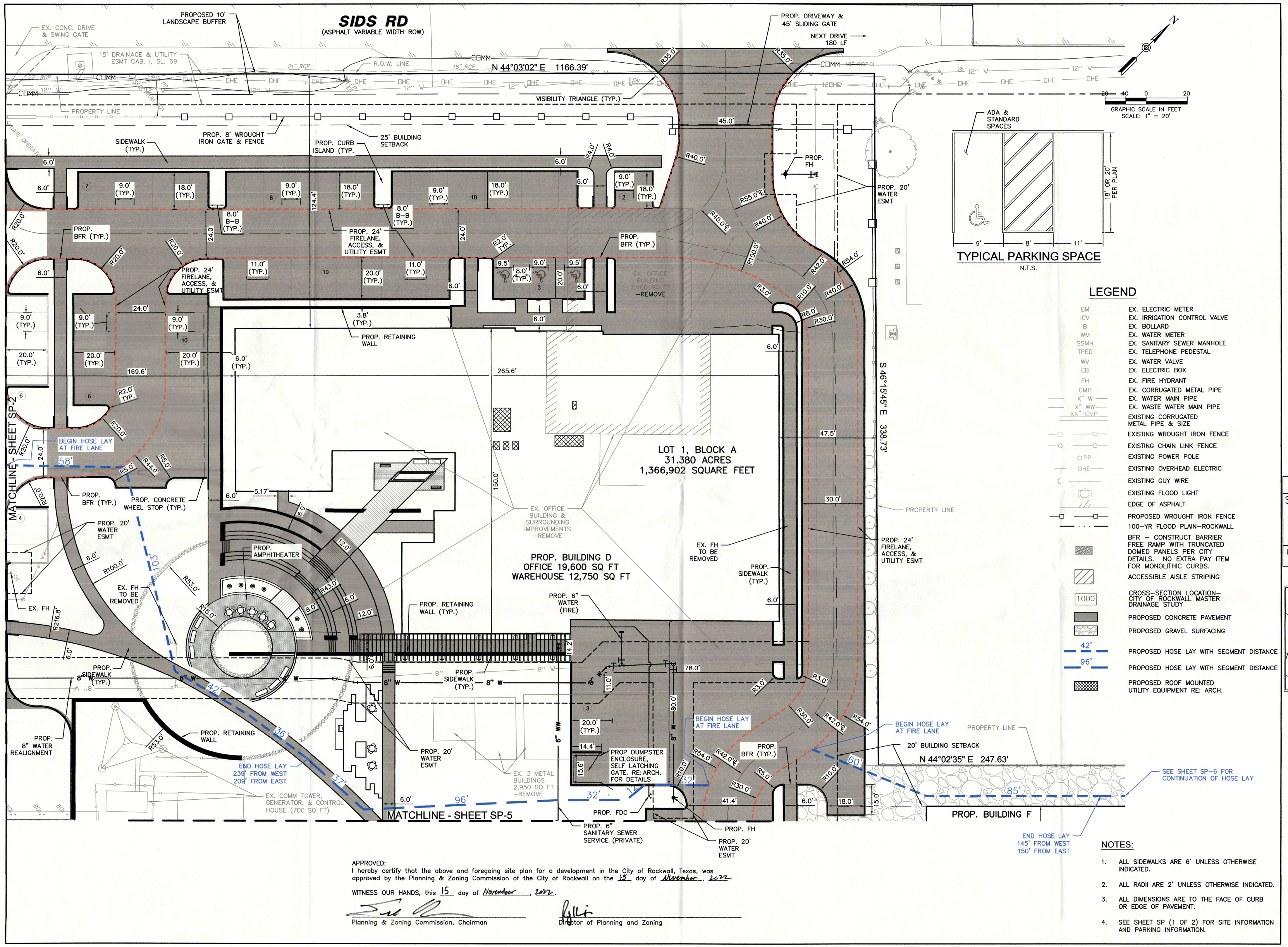
VICINITY MAP
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SHEET TITLE
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SHEET NO.
SP-2



LEGEND

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	PROPOSED CONCRETE PAVEMENT
	PROPOSED GRAVEL SURFACING
42'	PROPOSED HOSE LAY WITH SEGMENT DISTANCE
96'	PROPOSED HOSE LAY WITH SEGMENT DISTANCE
	PROPOSED ROOF MOUNTED UTILITY EQUIPMENT RE: ARCH.

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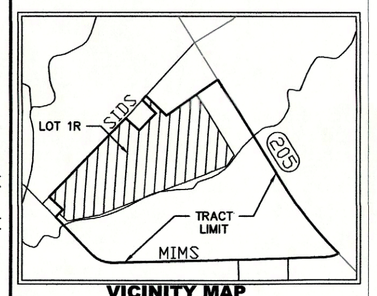
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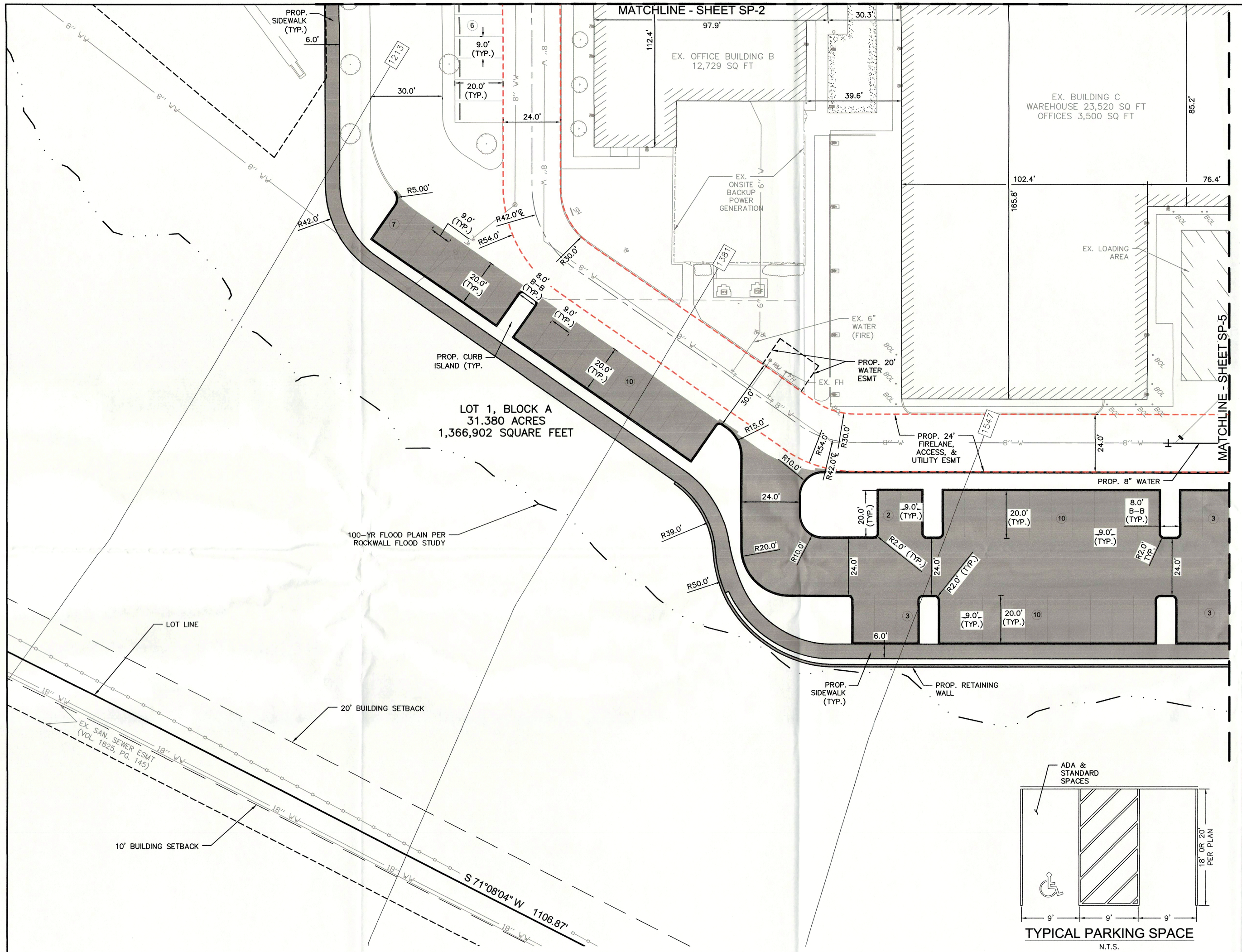
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SITE PLAN
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SHEET NO.
SP-3



LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
TPED	EX. TELEPHONE PEDESTAL
WV	EX. WATER VALVE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
CMP	EX. CORRUGATED METAL PIPE
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" CMP	EXISTING CORRUGATED METAL PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EXISTING FLOOD LIGHT
	EDGE OF ASPHALT
	PROPOSED WROUGHT IRON FENCE
	100-YR FLOOD PLAIN-ROCKWALL
	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
1000	CROSS-SECTION LOCATION- CITY OF ROCKWALL MASTER DRAINAGE STUDY
	PROPOSED CONCRETE PAVEMENT

NOTES:

1. ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
2. ALL RADII ARE 2' UNLESS OTHERWISE INDICATED.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
4. SEE SHEET SP (1 OF 2) FOR SITE INFORMATION AND PARKING INFORMATION.

TYPICAL PARKING SPACE
N.T.S.

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 15 day of November, 2022.

WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

HKS

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

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

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

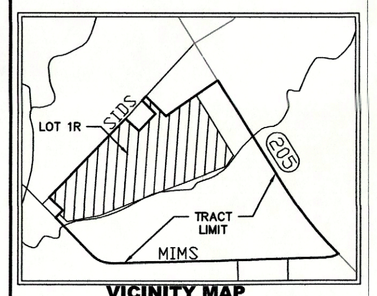
MEP ENGINEERS
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

Rayburn Electric COOPERATIVE

PRELIMINARY
SUBMITTED FOR REVIEW
BY: BRIAN PAUL PATRICK
P.E. 80844
R-Delta Engineers, Inc.
Date: November 25, 2022
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES



VICINITY MAP
NTS

REVISION

NO.	DESCRIPTION	DATE

PROJECT NUMBER
3036.21
DATE
11/25/2022
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
SITE PLAN
CASE# SP2022-058

SHEET NO.
SP-4

MATCHLINE - SHEET SP-3

MATCHLINE - SHEET SP-4

MATCHLINE - SHEET SP-6

EX. BUILDING C
WAREHOUSE 23,520 SQ FT
OFFICES 3,500 SQ FT

PROP. BUILDING F
WAREHOUSE
10,560 SQ FT

PROP. BUILDING E
OFFICE
23,000 SQ FT

LOT 1, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

PROP. SIDEWALK (TYP.)
PROP. 24' FIRELANE, ACCESS, & UTILITY ESMT
PROP. 6" SANITARY SEWER SERVICE (PRIVATE)
PROP. CURB ISLAND (TYP.
PROP. OUTSIDE STORAGE
PROP. EMERG. GENERATOR W/MASONRY SCREEN WALL, SELF LATCHING GATE RE: ARCH. FOR DETAILS
PROP. 20' WATER ESMT
PROP. RELOCATED ABOVE GROUND FUEL TANKS W/CANOPY
PROP. FH
EX. FH TO BE REMOVED
EX. FH TO BE REMOVED
PROP. FH
EX. LOADING AREA
PROP. ACCESS DRIVE A
REPLACE EX. DUMPSTER ENCLOSURE, SELF LATCHING GATE RE: ARCH. FOR DETAILS
PROP. 8" SANITARY SEWER (PRIVATE)
EX. 8" WATER TO BE ABANDONED
BEGIN HOSE LAY AT FIRE LANE
PROP. BFR (TYP.)
PROP. SIDEWALK (TYP.)
PROP. 6" SANITARY SEWER SERVICE (PRIVATE)
PROP. 20' WATER ESMT
PROP. 6" WATER (FIRE)
PROP. FDC
PROP. 8" SANITARY SEWER (PRIVATE)
PROP. SSMH (TYP.)
PROP. RETAINING WALL
PROP. 8" SANITARY SEWER (PRIVATE)
100-YR FLOOD PLAIN PER ROCKWALL FLOOD STUDY
END HOSE LAY 250' FROM WEST 247' FROM NORTH
PROP. AMENITY & DETENTION POND (SEE SHEET SP-7)
PROP. DRAINAGE & DETENTION ESMT (SEE SHEET SP-7)

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
TPED	EX. TELEPHONE PEDESTAL
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CMP	EX. CORRUGATED METAL PIPE
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" CMP	EX. CORRUGATED METAL PIPE & SIZE
	EX. WROUGHT IRON FENCE
	EX. CHAIN LINK FENCE
PP	EX. POWER POLE
OHE	EX. OVERHEAD ELECTRIC
	EX. GUY WIRE
	EX. FLOOD LIGHT
	EDGE OF ASPHALT
	PROP. WROUGHT IRON FENCE
	100-YR FLOOD PLAIN-ROCKWALL
	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
1000	CROSS-SECTION LOCATION-CITY OF ROCKWALL MASTER DRAINAGE STUDY
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GRAVEL SURFACING
74'	PROPOSED HOSE LAY WITH SEGMENT DISTANCE
85'	PROPOSED HOSE LAY WITH SEGMENT DISTANCE
	PROPOSED ROOF MOUNTED UTILITY EQUIPMENT RE: ARCH.

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

NOTES:

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4. SEE SHEET SP (1 OF 2) FOR SITE INFORMATION AND PARKING INFORMATION.

TYPICAL PARKING SPACE
N.T.S.

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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SUITE 100
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MCKINNEY, TX 75069

STRUCTURAL ENGINEER
HKS, INC.
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DALLAS, TX 75201- 4240

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

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

Rayburn Electric COOPERATIVE

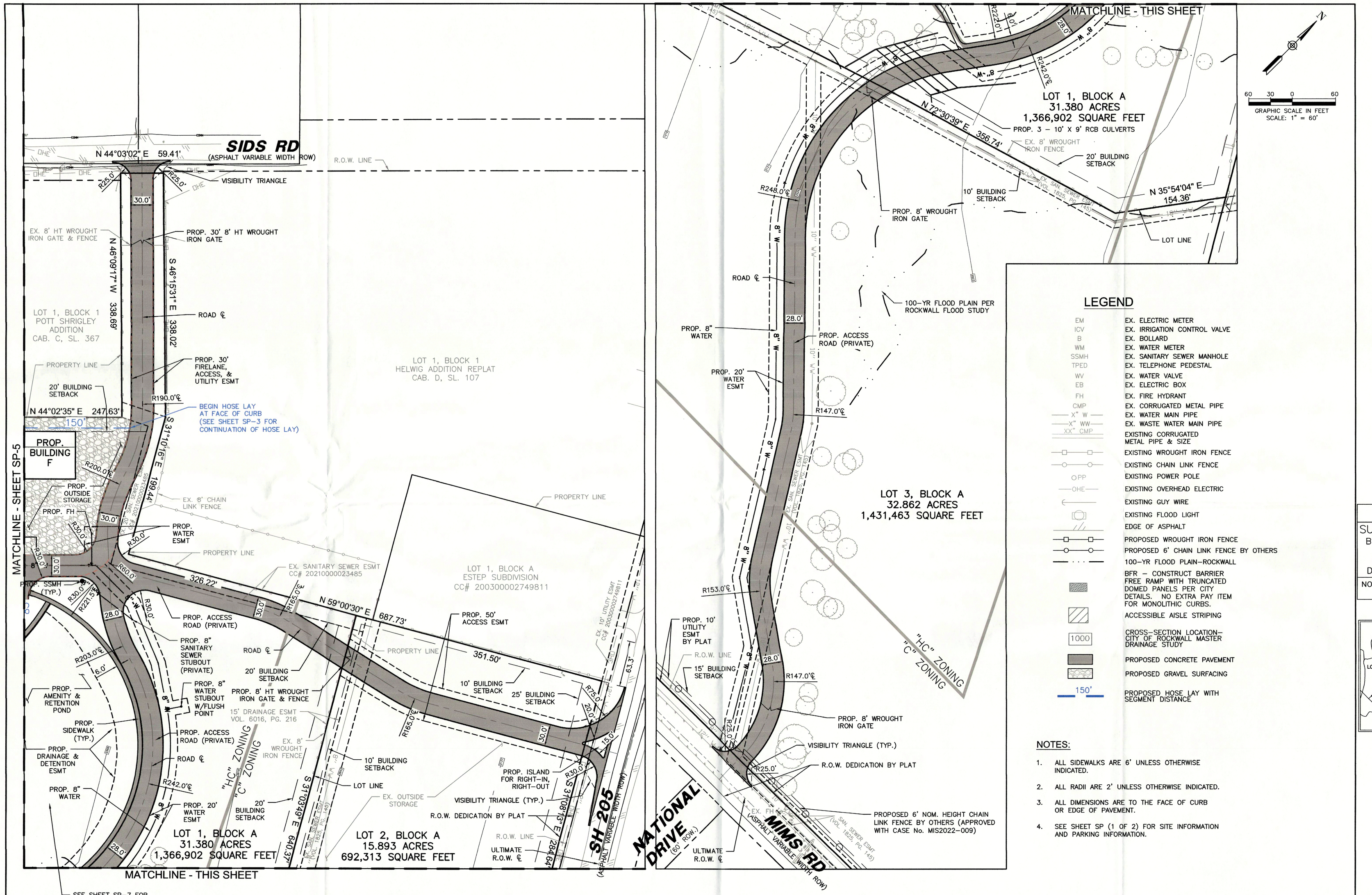
PRELIMINARY
SUBMITTED FOR REVIEW
BY: BRIAN PAUL PATRICK
P.E. 80844
R-Delta Engineers, Inc.
Date: November 25, 2022
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

VICINITY MAP
NTS

REVISION
NO. DESCRIPTION DATE

PROJECT NUMBER
3036.21
DATE
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ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
SITE PLAN
CASE# SP2022-058

SHEET NO.
SP-5



LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
TPED	EX. TELEPHONE PEDESTAL
WV	EX. WATER VALVE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
CMP	EX. CORRUGATED METAL PIPE
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" CMP	EXISTING CORRUGATED METAL PIPE & SIZE
	EXISTING WROUGHT IRON FENCE
	EXISTING CHAIN LINK FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EXISTING FLOOD LIGHT
	EDGE OF ASPHALT
	PROPOSED WROUGHT IRON FENCE
	PROPOSED 6' CHAIN LINK FENCE BY OTHERS
	100-YR FLOOD PLAIN-ROCKWALL
	BFR – CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
	ACCESSIBLE AISLE STRIPING
1000	CROSS-SECTION LOCATION-CITY OF ROCKWALL MASTER DRAINAGE STUDY
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GRAVEL SURFACING
150'	PROPOSED HOSE LAY WITH SEGMENT DISTANCE

NOTES:

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DALLAS, TX 75201

LANDSCAPE ARCHITECT
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MCKINNEY, TX 75069

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

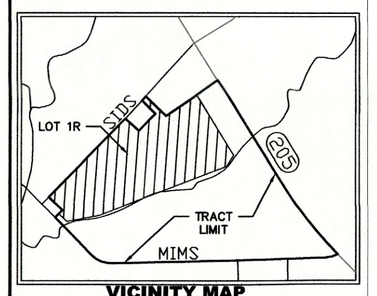
MEP ENGINEERS
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

Rayburn Electric COOPERATIVE

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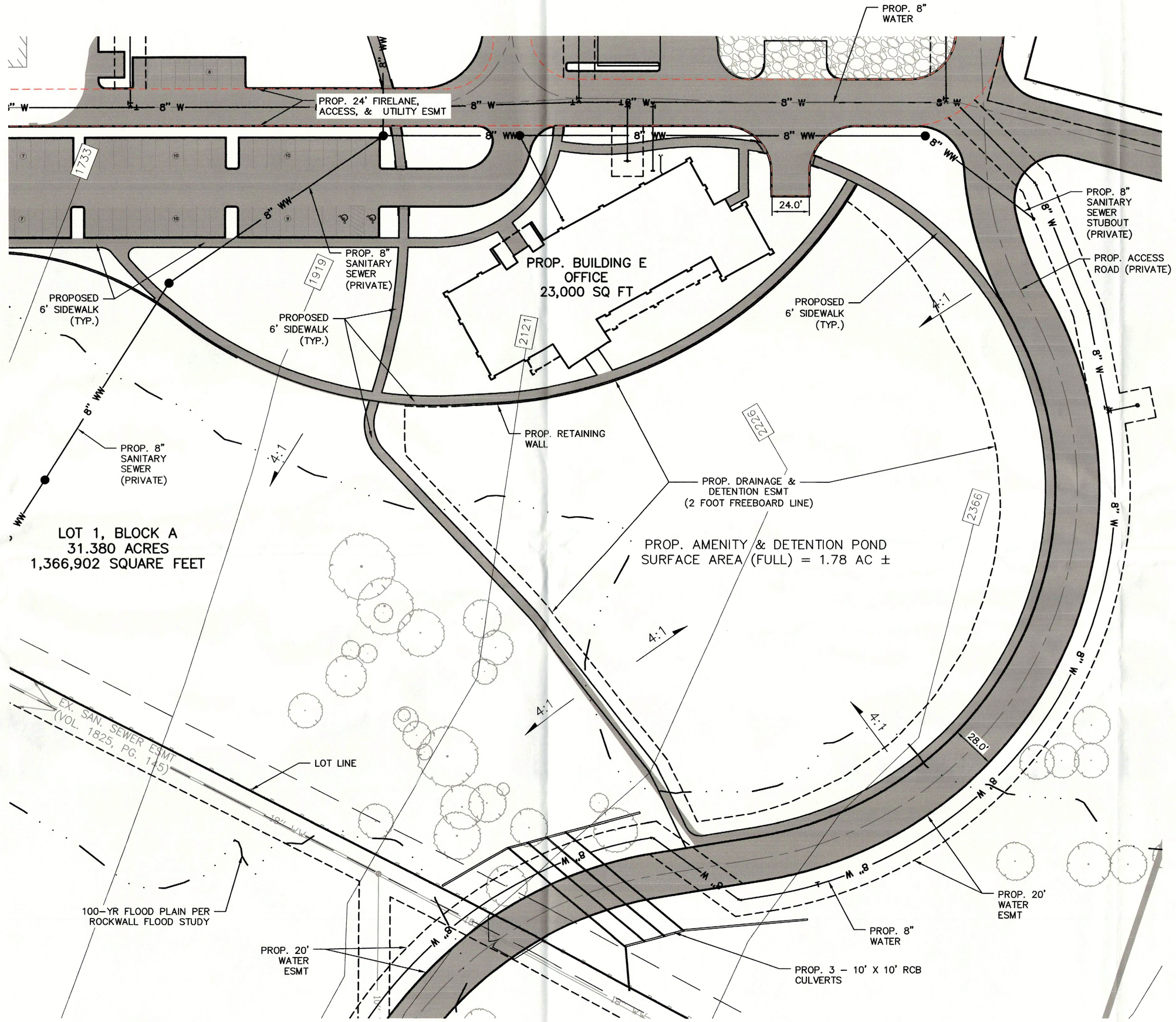
VICINITY MAP
NTS

REVISION

NO.	DESCRIPTION	DATE

PROJECT NUMBER
3036.21
DATE
11/25/2022
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
SITE PLAN
CASE# SP2022-058

SHEET NO.
SP-6



40 20 0 40

GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
TPED	EX. TELEPHONE PEDESTAL
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XX" CMP	EX. CORRUGATED METAL PIPE & SIZE
	EX. WROUGHT IRON FENCE
	EX. CHAIN LINK FENCE
PP	EX. POWER POLE
OHE	EX. OVERHEAD ELECTRIC
	EX. GUY WIRE
	EX. FLOOD LIGHT
	EDGE OF ASPHALT
	PROP. WROUGHT IRON FENCE
	100-YR FLOOD PLAIN-ROCKWALL
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	ACCESSIBLE AISLE STRIPING
1000	CROSS-SECTION LOCATION- CITY OF ROCKWALL MASTER DRAINAGE STUDY
	PROPOSED CONCRETE PAVEMENT

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WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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SUITE 100
DALLAS, TX 75201

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260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

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

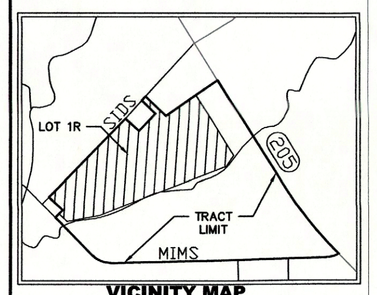
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950 SIDS ROAD
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469-402-2100

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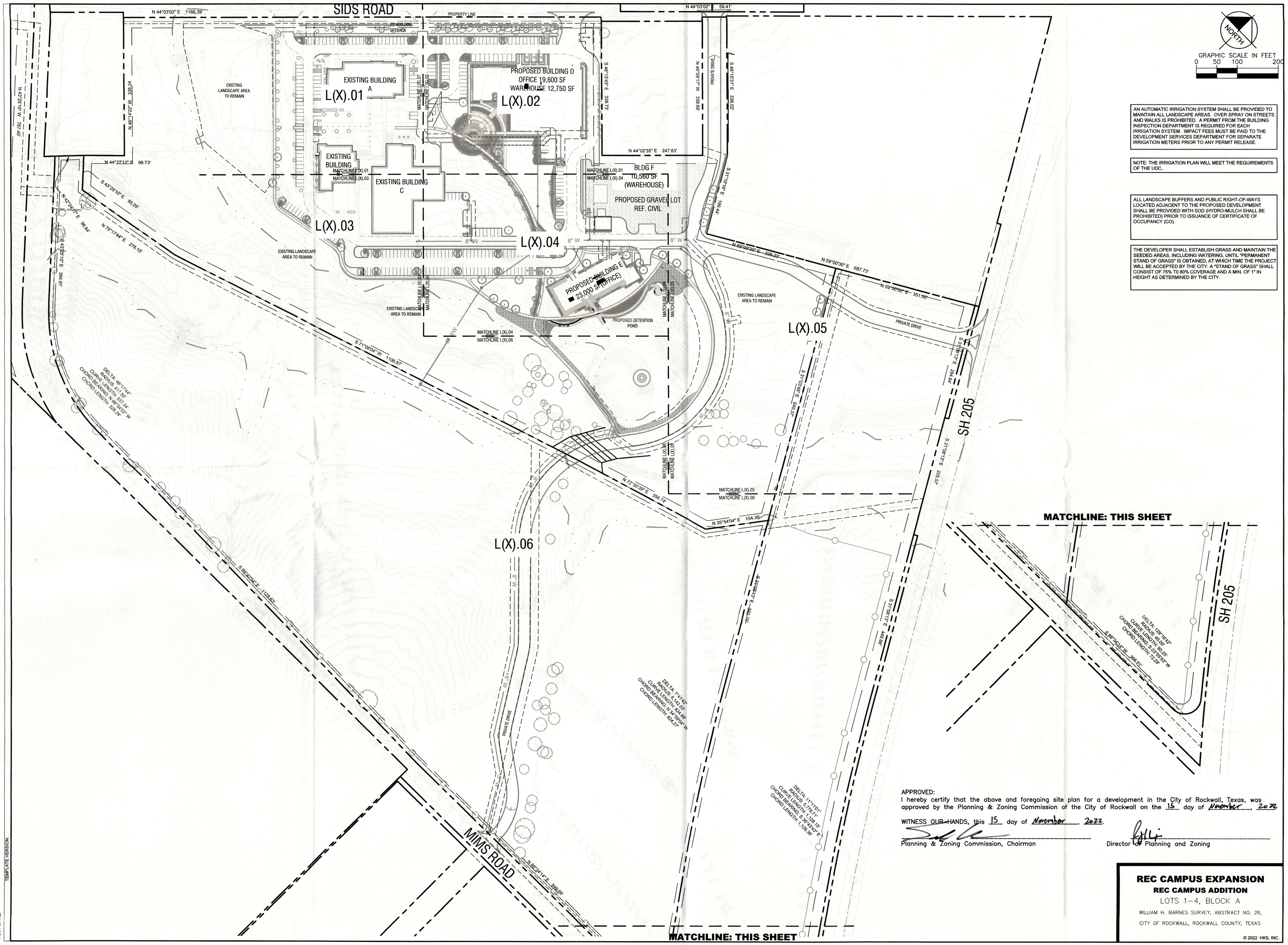
VICINITY MAP
NTS

REVISION

NO.	DESCRIPTION	DATE

PROJECT NUMBER
3036.21
DATE
11/25/2022
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
SITE PLAN
CASE# SP2022-058

SHEET NO.
SP-7



GRAPHIC SCALE IN FEET
0 50 100 200

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: THE IRRIGATION PLAN WILL MEET THE REQUIREMENTS OF THE UDC,

ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAYS LOCATED ADJACENT TO THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH SOD (HYDRO-MULCH SHALL BE PROHIBITED) PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (CO).

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

APPROVED:
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WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

© 2022 HKS, INC.

PLOT DATE:
TEMPLATE VERSION:

HKS

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

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

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

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

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

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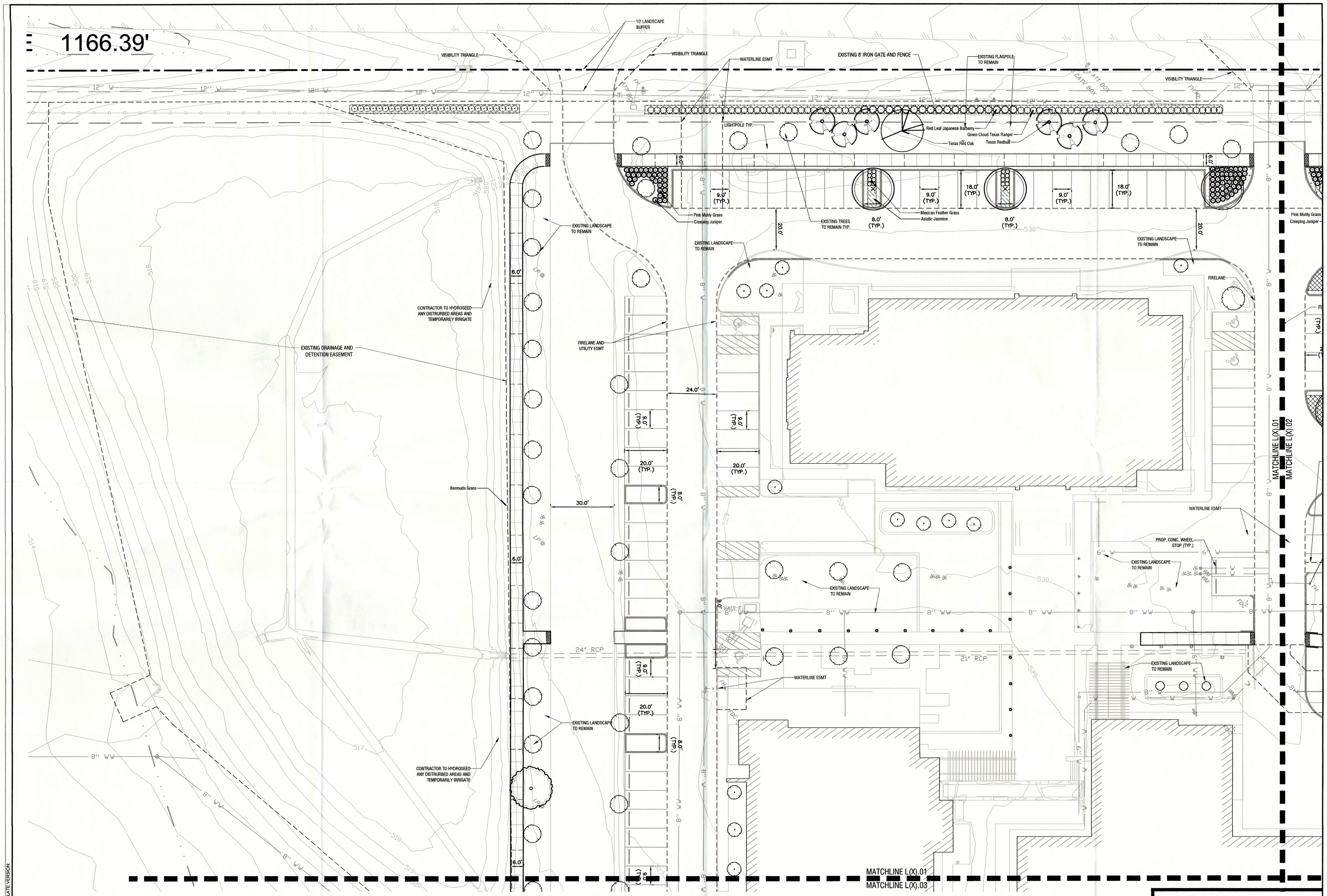
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.E.A. ____ LANDON R. HUCKINS
L.A. No. 3480 Date 10/28/2022

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25370.000
DATE
12/28/22
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
OVERALL PLAN

CASE# SP2022-058
SHEET NO.
L1.01



NORTH

0' 20' 40'

Scale: 1" = 20'-0"

Landscape Plan

Scale: 1" = 20' - 0"

A

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of November, 2022.

WITNESS OUR HANDS, this 16 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

© 2022 HKS, INC.

PLOT DATE:
TEMPLATE VERSION:

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RayburnElectric COOPERATIVE

PRELIMINARY
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Kimley»Horn
P.L.A. LANDON R. HUCKINS
L.A. No. 3480 Date 12/28/2022

KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

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25370.000

DATE
12/28/22

ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
LANDSCAPE PLAN

CASE# SP2022-058

SHEET NO.
L5.01

SIDS ROAD

VISIBILITY TRIANGLE
EXISTING 8' IRON GATE AND FENCE
PROPOSED 8' IRON GATE AND FENCE
10' LANDSCAPE BUFFER
VISIBILITY TRIANGLE
VISIBILITY TRIANGLE
45.0'
139.8'
WATERLINE ESMT
FIRELANE
FIRELANE
S 46°15'45" E 338.73'
N 44°02'35" E 24
20' BUILDING SETBACK
DECOMPOSED GRANITE TYP.
30.0'
80.0'
41.4'
5.0'
9.0' (TYP.)
18.0' (TYP.)
18.0' (TYP.)
9.0' (TYP.)
18.0' (TYP.)
8.0' (TYP.)
24.0'
11.0'
11.0'
26.3'
8.0' (TYP.)
20.0' (TYP.)
20.0' (TYP.)
6.0'
5.0'
11.0'
5.0'
Texas Redbud
Texas Red Oak
Live Oak
Lacebark Elm
Asiatic Jasmine
Cedar Elm
Pink Muhly Grass
Creeping Juniper
Purple Wintercreeper
Mexican Feather Grass
Texas Sedge
Purple Wintercreeper
Little Spire Russian Sage
Creeping Juniper
Texas Sedge
Little Spire Russian Sage
Switch Grass
Pink Muhly Grass
Yaupon Holly
Texas Sedge
Creeping Juniper
Dwarf Yaupon
Purple Wintercreeper
Brakelights Red Yucca
Texas Sedge
Duraheat River Birch Multi-Trunk
Mahonia Soft Caress
Fountain Grass
Autumn Sage
Texas Sedge
Creeping Juniper
Specimen Live Oak Tree
Texas Sedge
Pink Muhly Grass
Brakelights Red Yucca
Common Bonewood
Pink Muhly Grass
Texas Sedge
Purple Wintercreeper
Mahonia Soft Caress
Autumn Sage
Texas Sedge
Mountain Pea
Texas Sedge
Autumn Sage
Little Bluestem Grass
Lacebark Elm
Lacebark Elm
DUMPSTER ENCLOSURE BY OTHERS, REF. ARCH
Green Cloud Texas Ranger
Mexican Feather Grass
Brakelights Red Yucca
Purple Wintercreeper
Creeping Juniper
Mexican Feather Grass
Mexican Feather Grass
Asiatic Jasmine
Cedar Elm
Mountain Pea
Little Spire Russian Sage
Switch Grass
Autumn Sage
Fountain Grass
EX. COMM TOWER, GENERATOR, & CONTROL HOUSE
Creeping Juniper
Texas Sedge
Purple Wintercreeper
Texas Sedge
Pink Muhly Grass
Creeping Juniper
Texas Sedge
Bermuda Grass
PROP. 20' WATER ESMT
WATERLINE ESMT
MATCHLINE L(X).01
MATCHLINE L(X).02
MATCHLINE L(X).01
MATCHLINE L(X).04
8" W
6" WW
12" W
OHE
SPECIMEN TREE
PROTECTED TREE

NORTH
0' 20' 40'
Scale: 1" = 20'-0"

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

A

APPROVED:
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WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

© 2022 HKS, INC.

PLOT DATE:
TEMPLATE VERSION:

HKS

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

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

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

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

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

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

Rayburn Electric COOPERATIVE

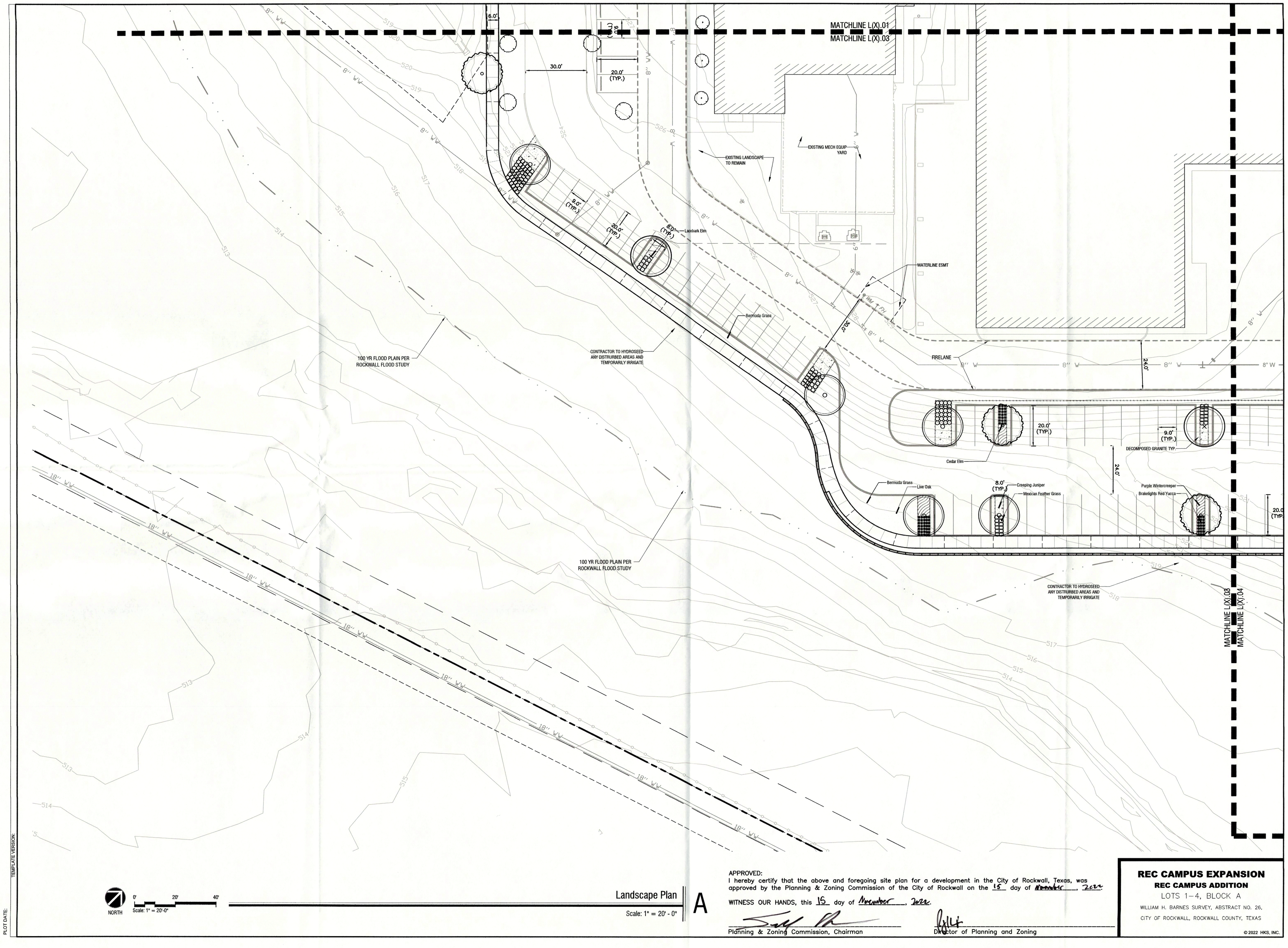
PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. LANDON R. HUCKINS
L.A. No 3480 Date 12/28/2022

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25370.000
DATE
12/28/22
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
LANDSCAPE PLAN

CASE# SP2022-058
SHEET NO.
L5.02



Landscape Plan

Scale: 1" = 20' - 0"

A

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Director of Planning and Zoning

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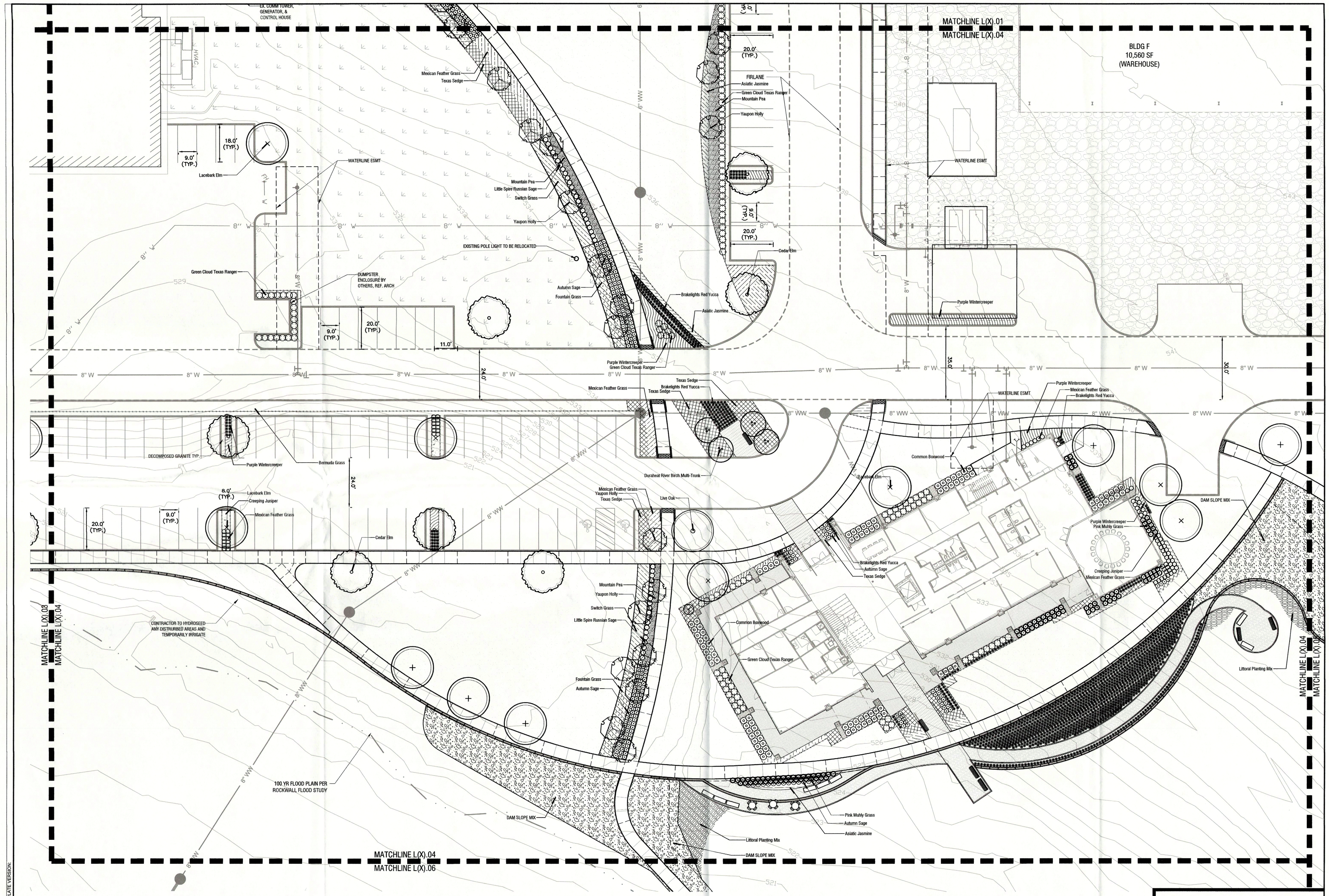
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12/28/22
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SHEET TITLE
LANDSCAPE PLAN

CASE# SP2022-058
SHEET NO.
L5.03



NORTH

Scale: 1" = 20'-0"

Landscape Plan

Scale: 1" = 20' - 0"

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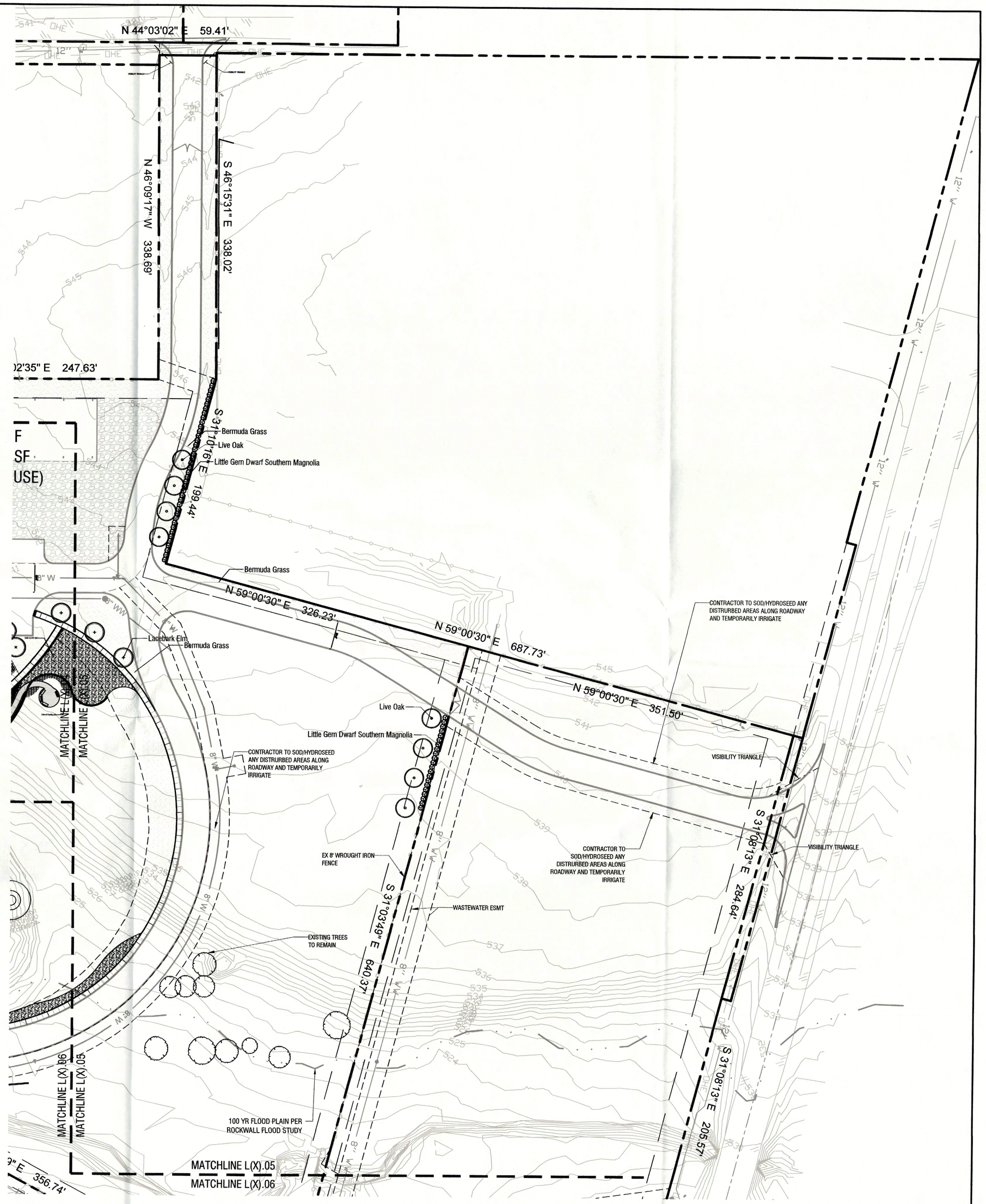
KEY PLAN

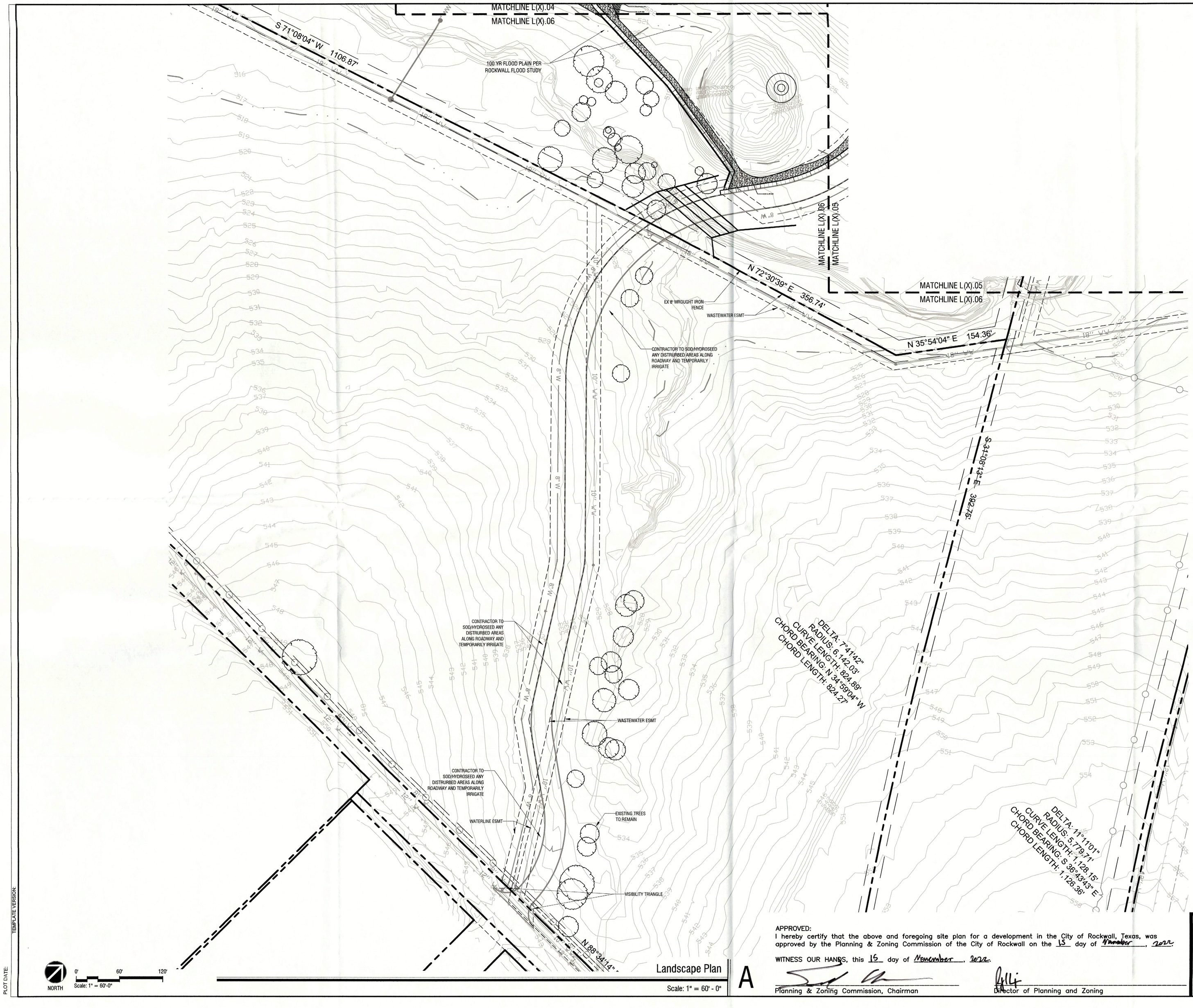
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SHEET TITLE
LANDSCAPE PLAN

CASE# SP2022-058
SHEET NO.
L5.04


N 44°03'02" E 59.41'
N 46°09'17" W 338.69'
S 46°15'31" E 338.02'
S 31°10'16" E 196.44'
Bermuda Grass
Live Oak
Little Gem Dwarf Southern Magnolia
N 59°00'30" E 326.23'
N 59°00'30" E 687.73'
N 59°00'30" E 351.50'
CONTRACTOR TO SOD/HYDROSEED ANY DISTRURBED AREAS ALONG ROADWAY AND TEMPORARILY IRRIGATE
Lacebark Elm
Bermuda Grass
Live Oak
Little Gem Dwarf Southern Magnolia
CONTRACTOR TO SOD/HYDROSEED ANY DISTRURBED AREAS ALONG ROADWAY AND TEMPORARILY IRRIGATE
VISIBILITY TRIANGLE
EX 6' WROUGHT IRON FENCE
S 31°08'13" E 284.64'
VISIBILITY TRIANGLE
CONTRACTOR TO SOD/HYDROSEED ANY DISTRURBED AREAS ALONG ROADWAY AND TEMPORARILY IRRIGATE
S 31°03'49" E 840.37'
WASTEWATER ESMT
EXISTING TREES TO REMAIN
S 31°08'13" E 205.57'
100 YR FLOOD PLAIN PER ROCKWALL FLOOD STUDY
MATCHLINE L(X).05
MATCHLINE L(X).06
MATCHLINE L(X).06
MATCHLINE L(X).05
MATCHLINE L(X).06
MATCHLINE L(X).05
8" W
12" W
8" W
8" W
8



Landscape Plan

Scale: 1" = 60' - 0"

A

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SHEET TITLE
LANDSCAPE PLAN

CASE# SP2022-058

SHEET NO.
L5.06

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Cedar Elm / Ulmus crassifolia	4" cal	12`-14`	As Shown	13	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Duraheat River Birch Multi-Trunk / Betula nigra `Duraheat`	4" cal	10`-12` ht	As Shown	16	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3-5 TRUNKS)
	Lacebark Elm / Ulmus parvifolia	4" cal	14`-16`	As Shown	26	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Live Oak / Quercus virginiana	4" cal	12`-14` ht	As Shown	20	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Specimen Live Oak Tree / Quercus virginiana	5" cal	18`-20` ht.	As Shown	8	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3-5 TRUNKS)
	Texas Red Oak / Quercus texana	5" cal	16`-18`	As Shown	9	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
ORNAMENTAL TREES	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	**REMARKS**
	Little Gem Dwarf Southern Magnolia / Magnolia grandiflora `Little Gem`	65 gal	5`-6`	As Shown	62	CONTAINER, NURSERY GROWN, MATCHED, FULL TO BASE, WELL-BRANCHED, STRONG CENTRAL LEADER
	Texas Redbud / Cercis canadensis texensis	65 gal	8`-10`	As Shown	16	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
	Yaupon Holly / Ilex vomitoria	65 gal	6`-8`	As Shown	25	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
SHRUBS	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**QTY**	**REMARKS**
	Autumn Sage / Salvia greggii	5 gal	12" h X 18" w	24" OC	398	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM	5 gal	12" h X 12" w	18" OC	2,841	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Common Boxwood / Buxus sempervirens	5 gal	24" h x 24" w	36" OC	138	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Yaupon / Ilex vomitoria `Nana`	5 gal	24" h x 24" w	36" OC	77	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	7 gal	36" h X 30" w	36" OC	348	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire`	5 gal	12" h X 12" w	24" OC	109	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Mahonia Soft Caress / Mahonia eurybracteata `Soft Caress`	5 gal	18" h X 18" w	24" OC	35	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Mexican Feather Grass / Nassella tenuissima	5 gal	12" h X 12" w	24" OC	344	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Pink Muhly Grass / Muhlenbergia capillaris	5 gal	18" h X 18" w	30" OC	614	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Red Leaf Japanese Barberry / Berberis thunbergii 'Atropurpurea'	7 gal	36" h X 36" w	36" OC	49	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Tuscan Blue Rosemary / Rosmarinus officinalis `Tuscan Blue`	5 gal	20" h x 18" w	30" OC	110	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
SHRUB AREAS	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**SPACING**	**QTY**	**REMARKS**
	DIAM SLOPE MIX	HYDROMULCH				12,602 sf	CONTACT NATIVE AMERICAN SEED
	Fountain Grass / Cenchrus advena	3 gal	12" Ht. x 12" W	24" OC	24" o.c.	309	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Switch Grass / Panicum virgatum	3 gal	18" Ht. 12" Spr.	36" O.C.	36" o.c.	101	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**		**SPACING**	**QTY**	
	Hydroseed	HYDROMULCH				27,620 sf	REFER TO SPECIFICATIONS
	Littoral Planting Mix	HYDROMULCH				826 sf	PLANTING TO BE SPECIFIED BY OTHERS CONTACT STEVEN BARDIN @ TEXASPRIOLAKEMANAGEMENT.COM
	Asiatic Jasmine / Trachelospermum asiaticum	1 gal	8"h x 8"w		18" o.c.	547	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Bermuda Grass / Cynodon dactylon	sod				131,532 sf	REFER TO SPECIFICATIONS
	Creeping Juniper / Juniperus horizontalis	1 gal	8"h x 8"w		18" o.c.	528	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Giant Liriope / Liriope gigantea	1 gal	12" h x 12" w		18" o.c.	973	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Little Bluestem Grass / Schizachyrium scoparium	3 gal	24" h x 18" w		24" o.c.	25	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Mexican Feather Grass / Nassella tenuissima	flat				1,011 sf	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Mountain Pea / Orbeolium pedunculatum	1 gal	12" h x 12" w		18" o.c.	427	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Purple Wintercreeper / Euonymus fortunei 'Coloratus'	1 gal	8"h x 8"w		18" o.c.	970	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Texas Sedge / Carex texensis	1 gal	12" h x 12" w		18" o.c.	1,790	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

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

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

PLOT DATE:

TEMPLATE VERSION:

Rayburn Co-Op - Rockwall Code Calculations Chart		
Site Data	**AC**	**SF**
Total Site Area	31.38	1,366,902
Surface Parking Spaces	271	
Site Landscape Area	**Required (% / SF)**	**Provided (% / SF)**
15% of site to be landscaped (Heavy Commercial zoning district)*	15%	16%
**Developed area only*	205,035	214,086
Street Frontage	**Required**	**Provided**
Sids Road - 832 LF(773 LF Frontage + 59.41 LF of Drive connection)		
10' Buffer	YES	YES
1 Canopy Tree/ 50 LF (Min. 4" Cal.)	17	17 (8 Existing)
1 Accent Tree/ 50LF (4' ht. Min.)	17	17
Continuous row of shrubs (min. 36" ht.- 3 Gal.)	YES	YES*
SH 205 - Drive connection 200LF		
1 Canopy Tree/ 50 LF (Min. 4" Cal.)	N/A	N/A
Mims Road - Drive connection 78 LF		
1 Canopy Tree/ 50 LF (Min. 4" Cal.)	N/A	N/A
*36" tall shrubs provided in lieu of berm and 5" cal. trees		
Parking Lot	**Required**	**Provided**
1 Large Canopy Tree/ 10 parking spaces	27	35
One tree within 80' of each parking space	YES	YES
Headlight Screening (min. 2' ht. berm with evergreen shrubs)	YES	YES
Total Trees	**Required**	**Provided**
Total Canopy Trees		95
Total Trees Existing (within parking areas)		36
Total Trees (Canopy Trees only)		131

EXISTING SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
125	5	130

PROPOSED SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
262	9	271

SITE INFORMATION:

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

PROPOSED ZONING: NO CHANGE

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

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

LOT 1 "HC" ZONING

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

PROPOSED MAX. BUILDING D HEIGHT: 40'
PROPOSED MAX. BUILDING E HEIGHT: 46'-4"
PROPOSED MAX. BUILDING F HEIGHT: 26'-8"
PROPOSED LOT COVERAGE: 106,281/1,366,902 = 7.8%
PROPOSED FLOOR AREA RATIO: 113,260/1,366,902 = 0.08:1
PROPOSED IMPERVIOUS PARKING: 65,088/1,366,902 = 4.8%

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

EXISTING REQUIRED PARKING = 104 SPACES

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

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

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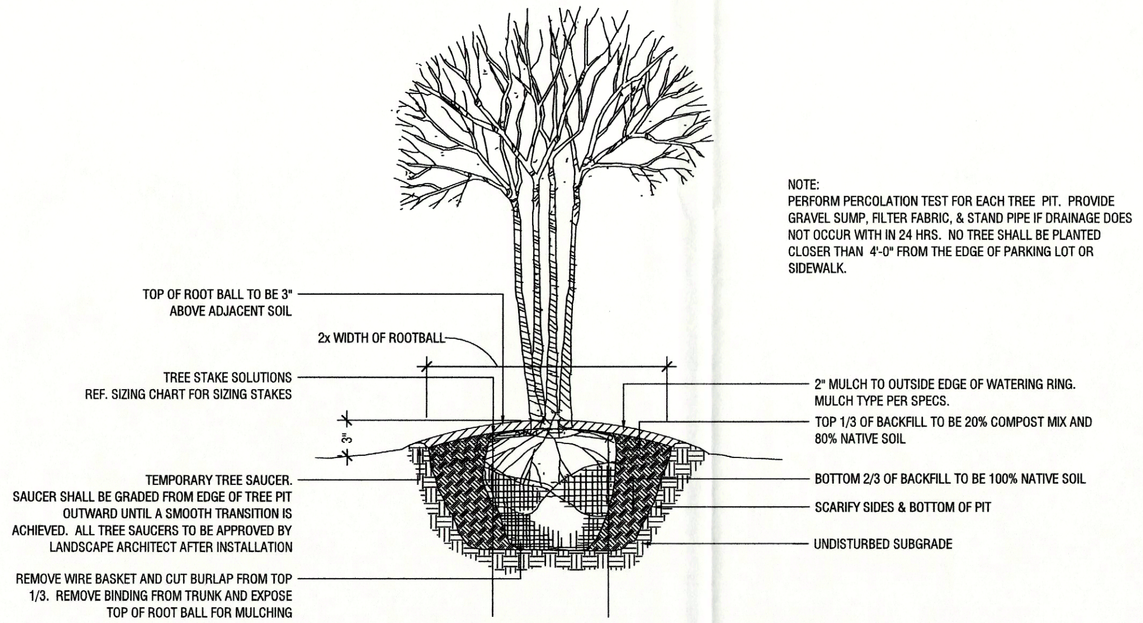
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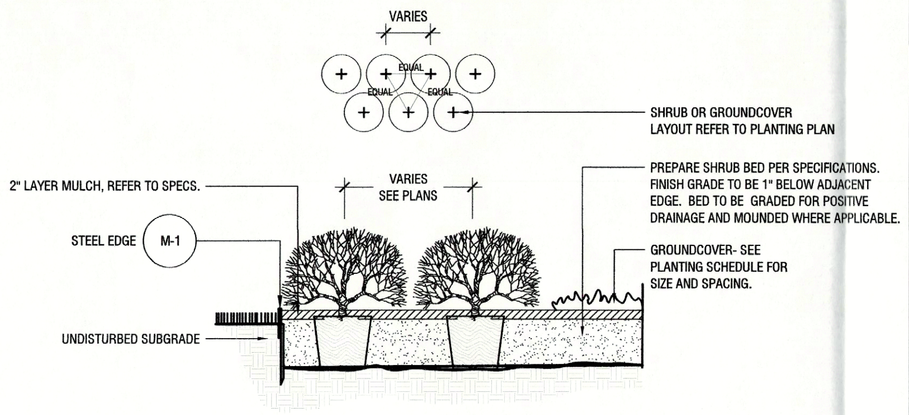
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SHEET TITLE
PLANTING SCHEDULE
CASE# SP2022-058
SHEET NO.
L5.07



Multi-trunk / Ornamental Tree

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

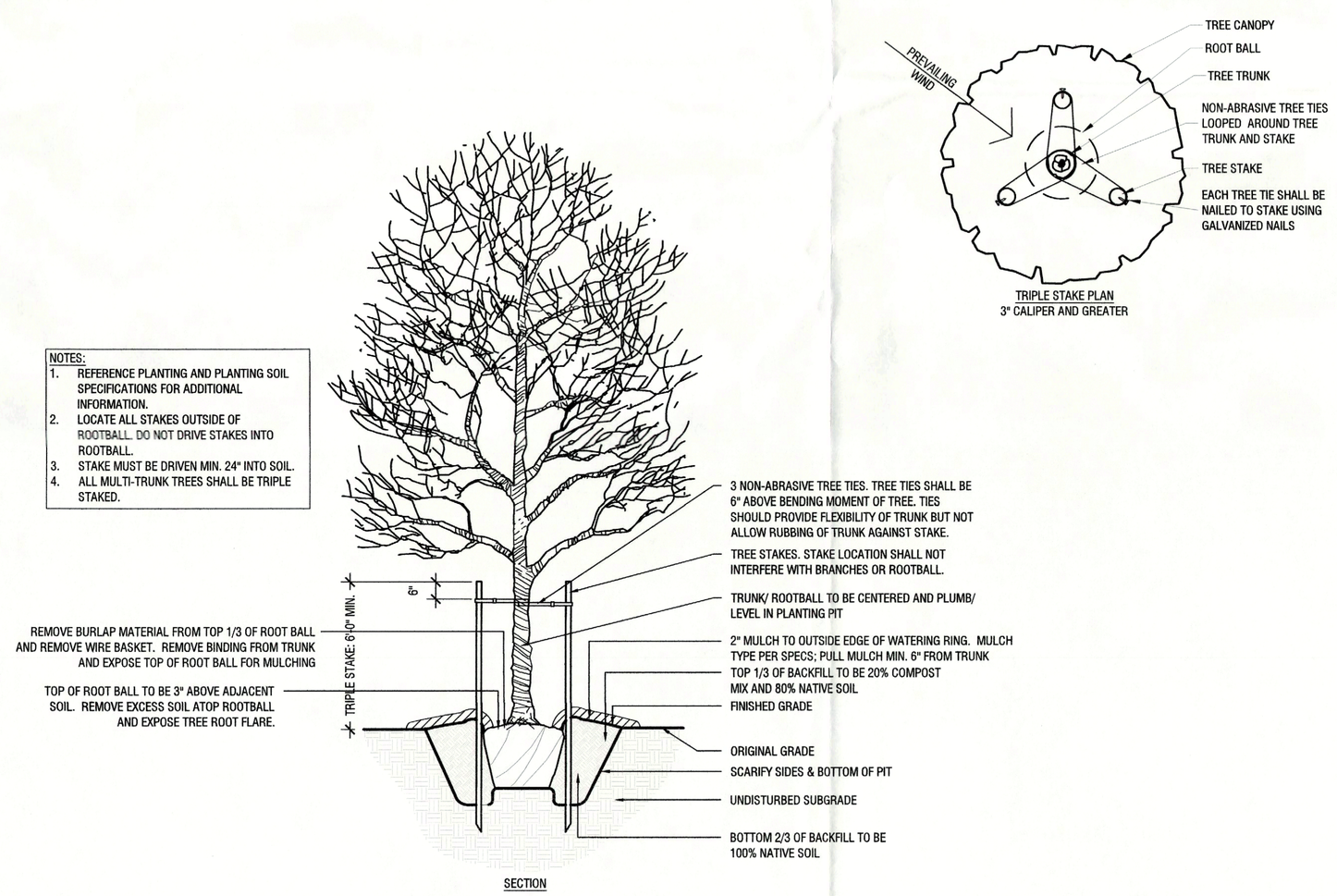
B



Shrubs & Groundcover

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

D



Canopy Tree (Above Grade Stakes)

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

A

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

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

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

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

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

Rayburn Electric COOPERATIVE

PRELIMINARY
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Not for construction or permit purposes.
Kimley»Horn
P.L.A. LANDON R. HUCKINS
L.A. No. 3480 Date 12/28/2022

KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000

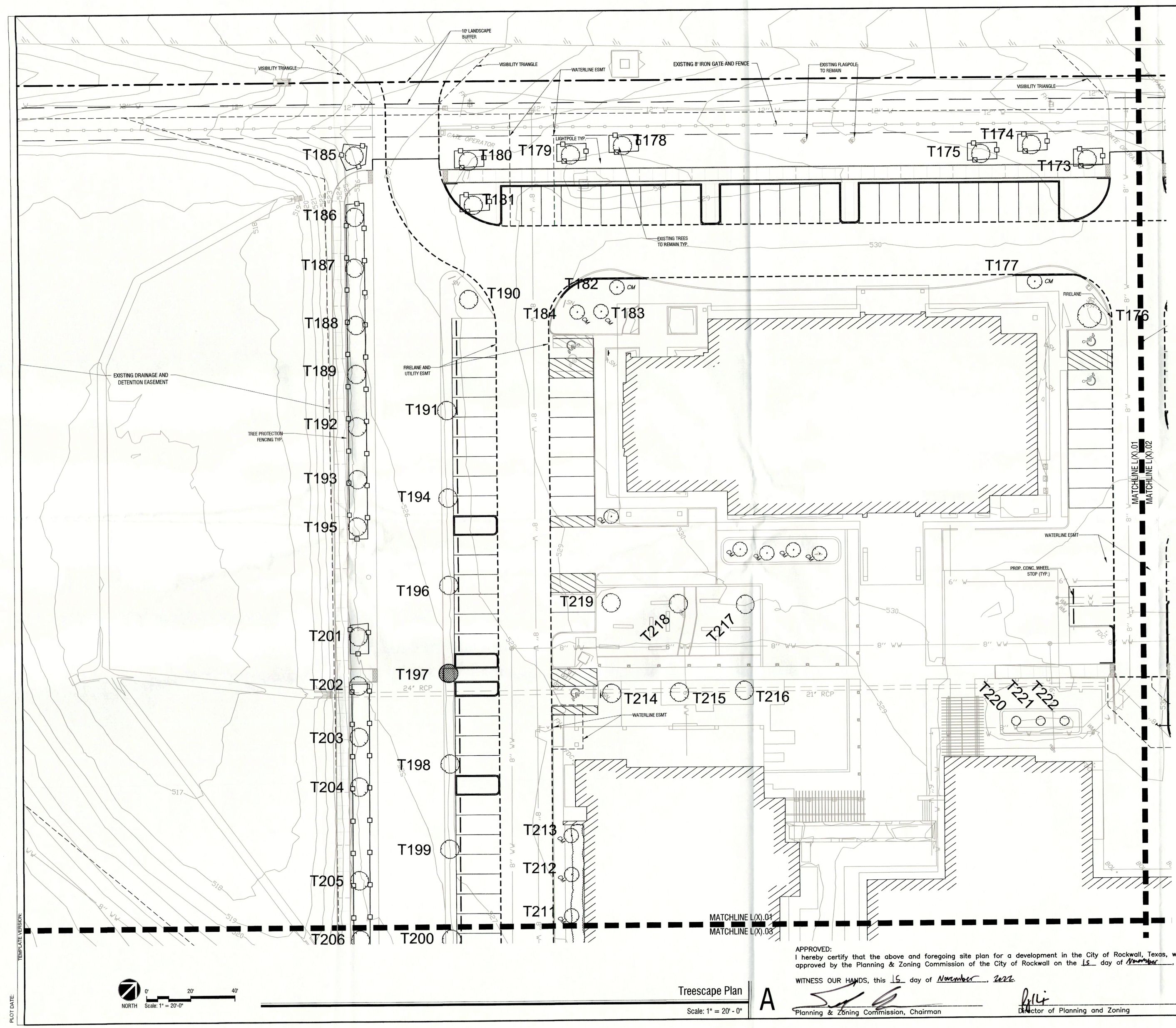
DATE
12/28/22

ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
PLANTING DETAILS

CASE# SP2022-058

SHEET NO.
L5.08



LEGEND

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

NORTH Scale: 1" = 20'-0" (0', 20', 40')

Treescape Plan

Scale: 1" = 20' - 0"

A

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of November, 2022.

WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

© 2022 HKS, INC.

PLOT DATE:
TEMPLATE VERSION:

HKS

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

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
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Kimley»Horn
P.E. / L.A. No. 3480 — LANDON R. HUCKINS — Date 12/28/2022

KEY PLAN

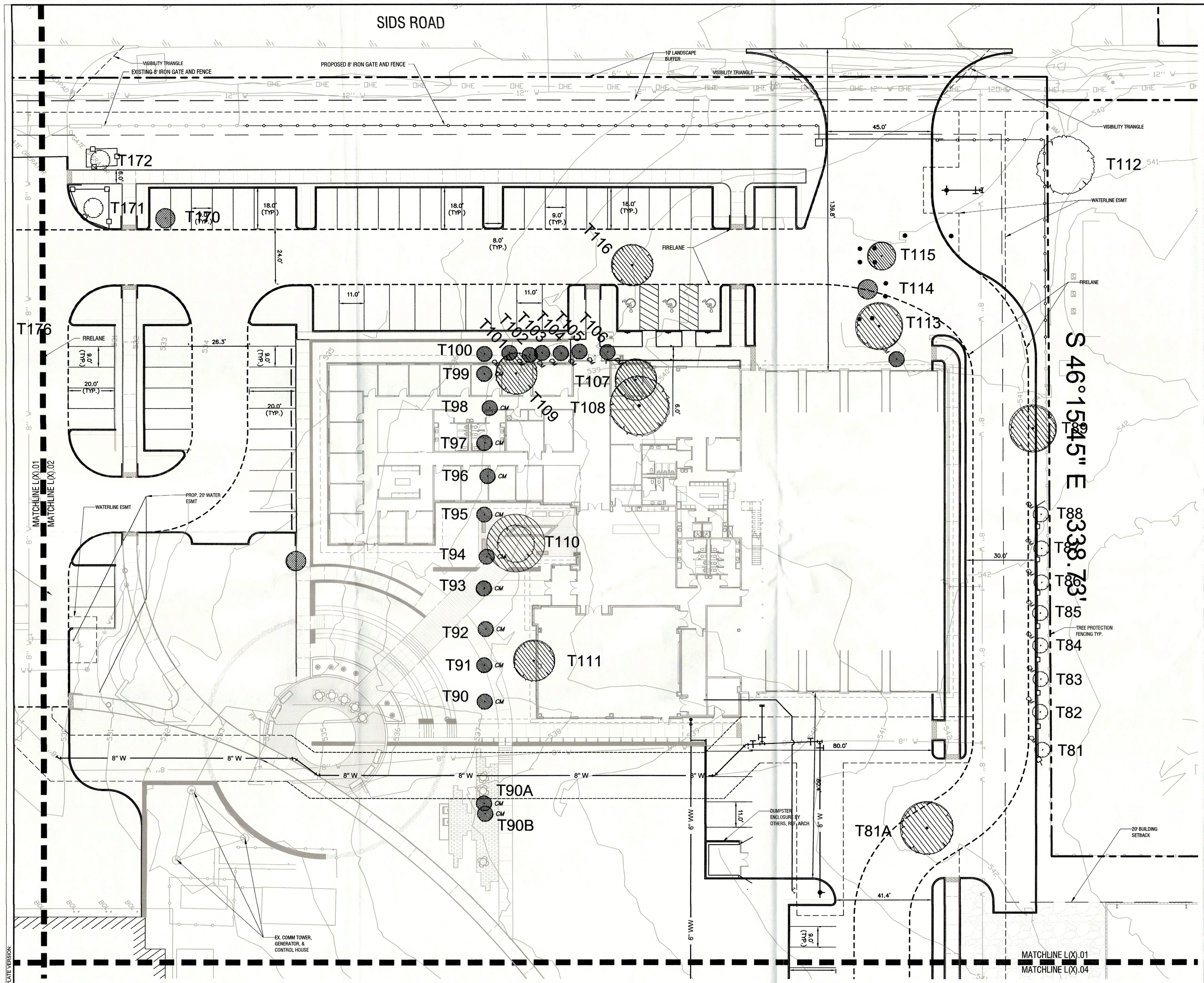
REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000
DATE
12/28/22
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
TREESCAPE PLAN

CASE# SP2022-058

SHEET NO.
L7.01



Treescape Plan

Scale: 1" = 20' - 0"

A

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WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

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LEGEND

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

HKS

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

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

STRUCTURAL ENGINEER
HKS, INC.
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DALLAS, TX 75201- 4240

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

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

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

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Kimley»Horn
P.I.A. LANDON R. HUCKINS
L.A. No. 3480 Date 12/28/2022

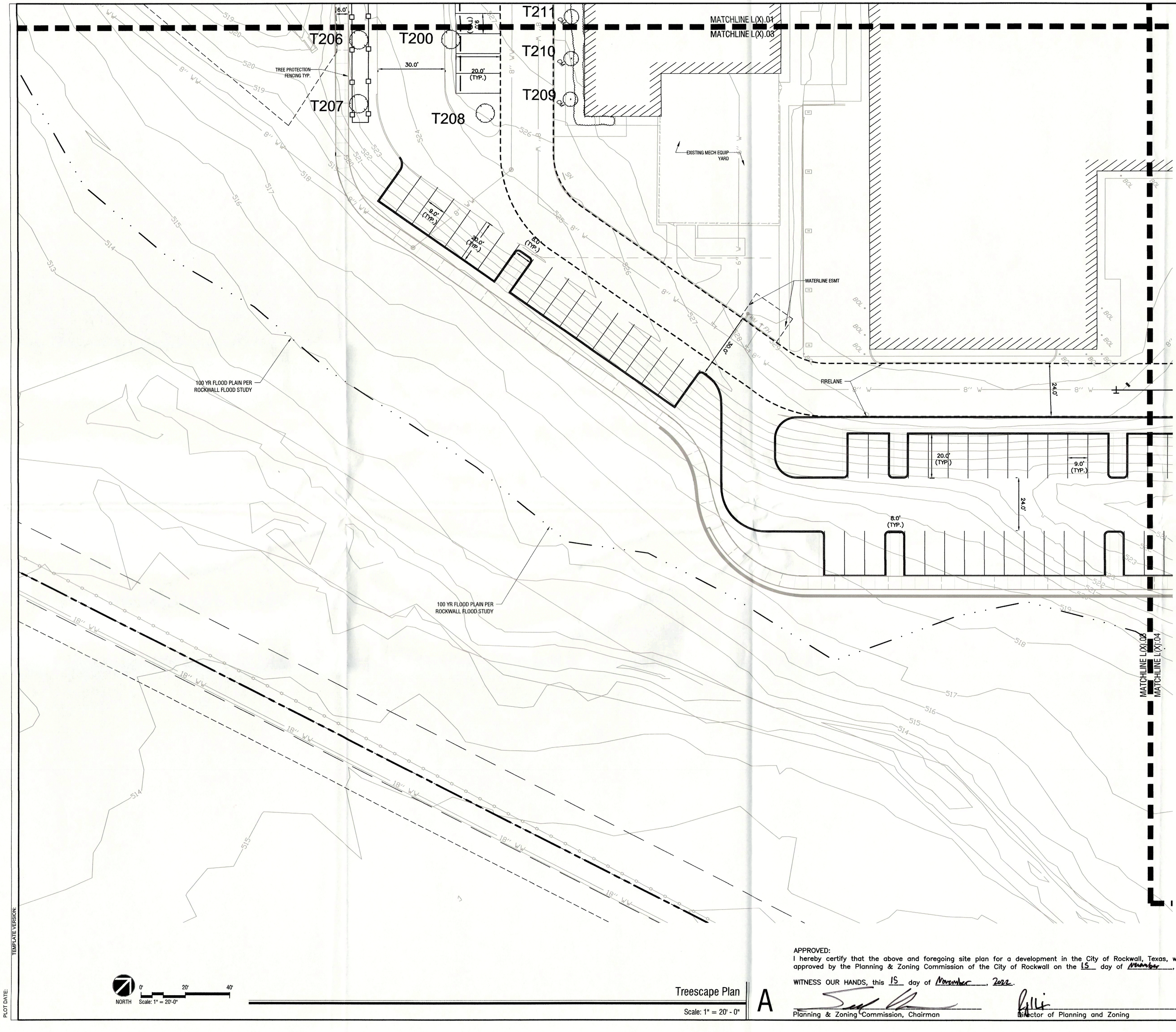
KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25370.000
DATE
12/28/22
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
TREESCAPE PLAN

CASE# SP2022-058
SHEET NO.
L7.02

PLOT DATE:
TEMPLATE VERSION:



Treescape Plan

Scale: 1" = 20' - 0"

A

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of November, 2022.

WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

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PLOT DATE:
TEMPLATE VERSION:

HKS

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

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

STRUCTURAL ENGINEER
HKS, INC.
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DALLAS, TX 75201- 4240

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DALLAS, TX 75206

OWNER
RAYBURN ELECTRIC COOPERATIVE
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ROCKWALL, TX 75087

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

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P.E. # ____ LANDON R. HUCKINS
L.A. No. 3480 Date 12/28/2022

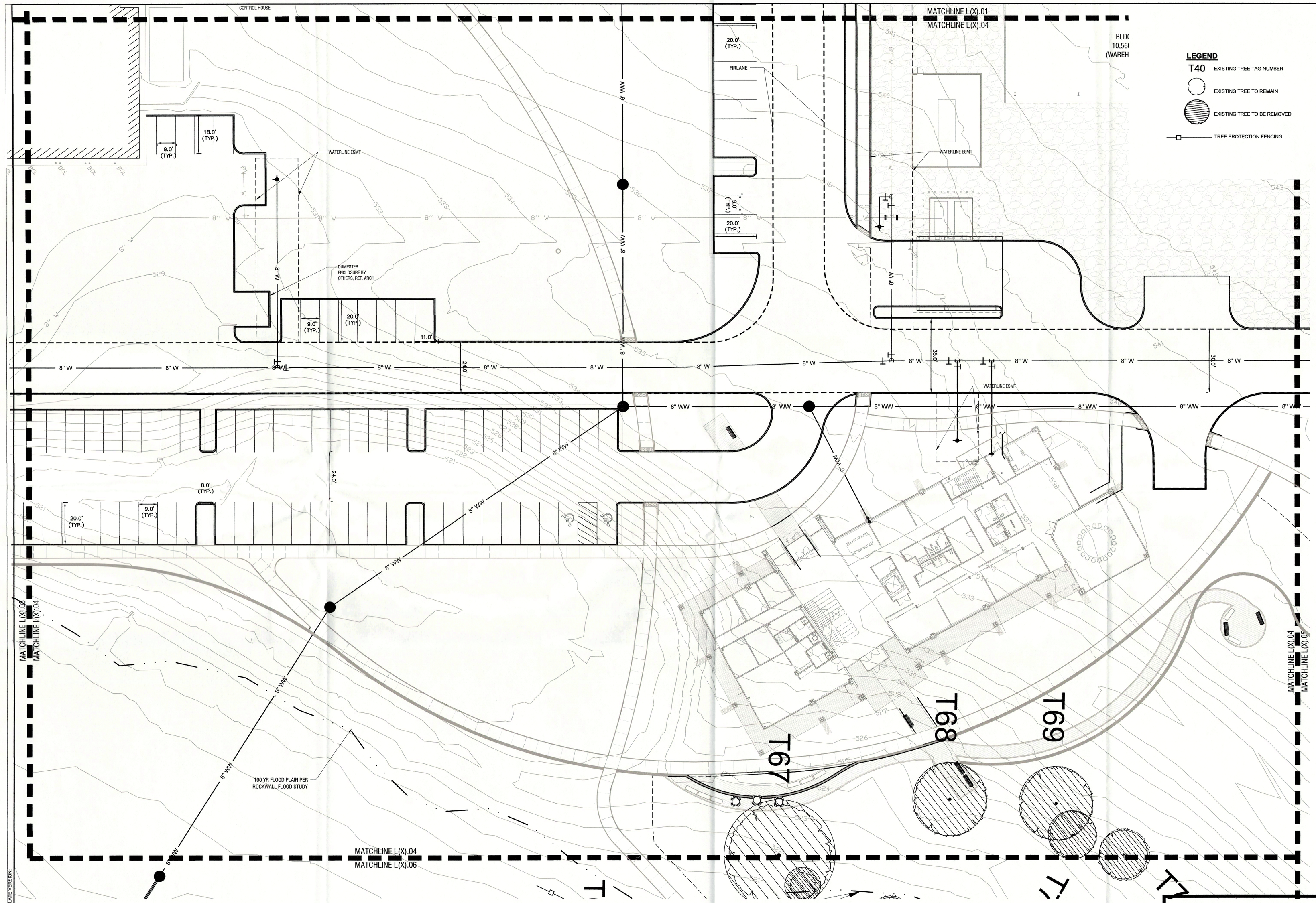
KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25370.000
DATE
12/28/22
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
TREESCAPE PLAN

CASE# SP2022-058

SHEET NO.
L7.03



PLOT DATE:

TEMPLATE VERSION:

NORTH Scale: 1" = 20'-0"

0' 20' 40'

Treescape Plan

Scale: 1" = 20' - 0"

A

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of December, 2022.

WITNESS OUR HANDS, this 15 day of December, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

REC CAMPUS EXPANSION

REC CAMPUS ADDITION

LOTS 1–4, BLOCK A

WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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SUITE 100
DALLAS, TX 75201

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

STRUCTURAL ENGINEER
HKS, INC.
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DALLAS, TX 75201- 4240

MEP ENGINEERS
SYSKA HENNESSY GROUP
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DALLAS, TX 75206

OWNER
RAYBURN ELECTRIC COOPERATIVE
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ROCKWALL, TX 75087

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Kimley»Horn
P.L.A. LANDON R. HUCKINS
L.A. No. 3480 Date 12/28/2022

KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000

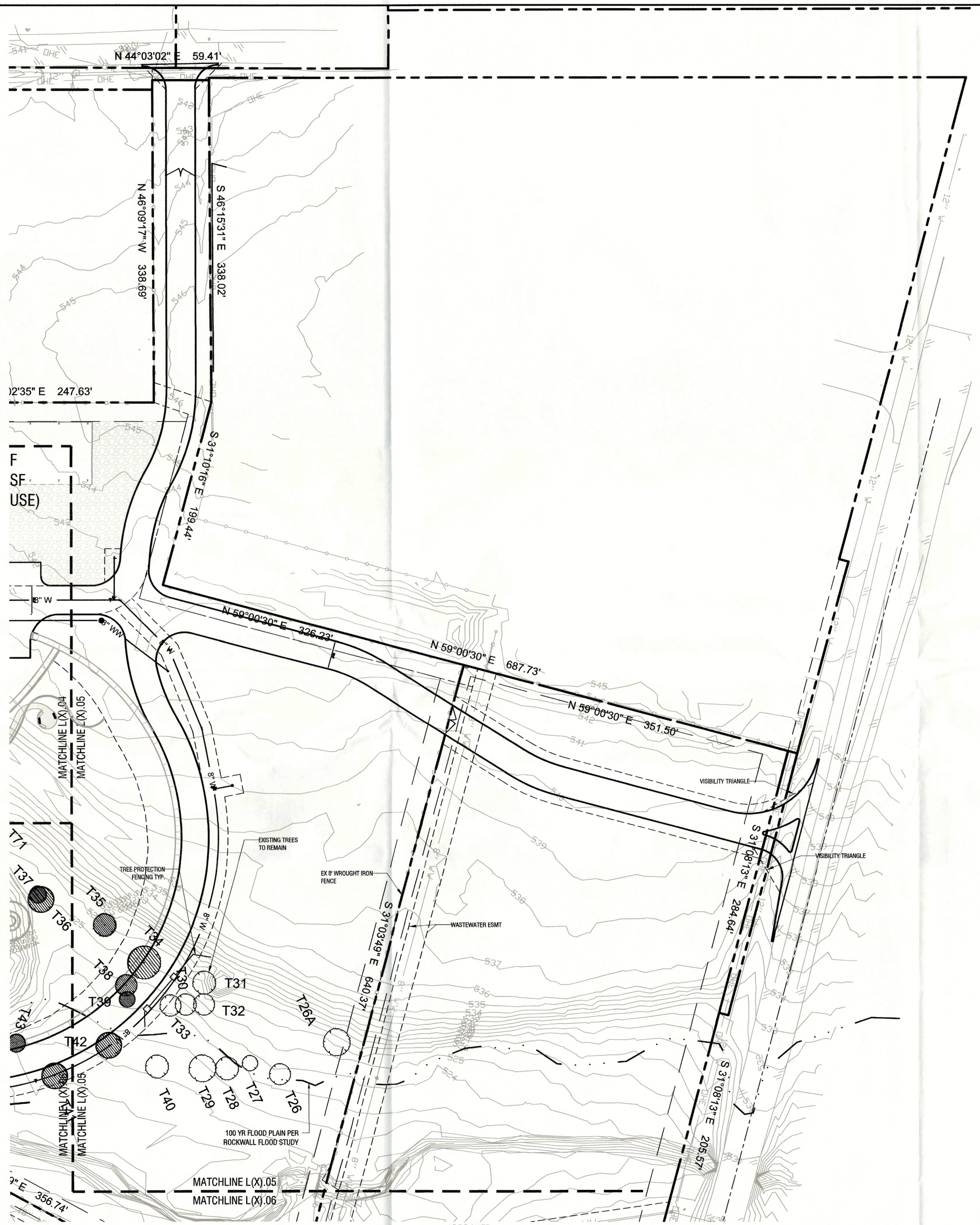
DATE
12/28/22

ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
TREESCAPE PLAN

CASE# SP2022-058

SHEET NO.
L7.04



LEGEND

T40 EXISTING TREE TAG NUMBER

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING

NORTH

0' 60' 120'

Scale: 1" = 60'-0"

Landscape Plan

Scale: 1" = 60' - 0"

A

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of November, 2022.

WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

© 2022 HKS, INC.

PLOT DATE:

TEMPLATE VERSION:

HKS

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

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

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

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

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

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

Rayburn Electric COOPERATIVE

PRELIMINARY
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Kimley»Horn
P.L.A. LANDON R. HUCKINS
L.A. No. 3480 Date 12/26/2022

KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000

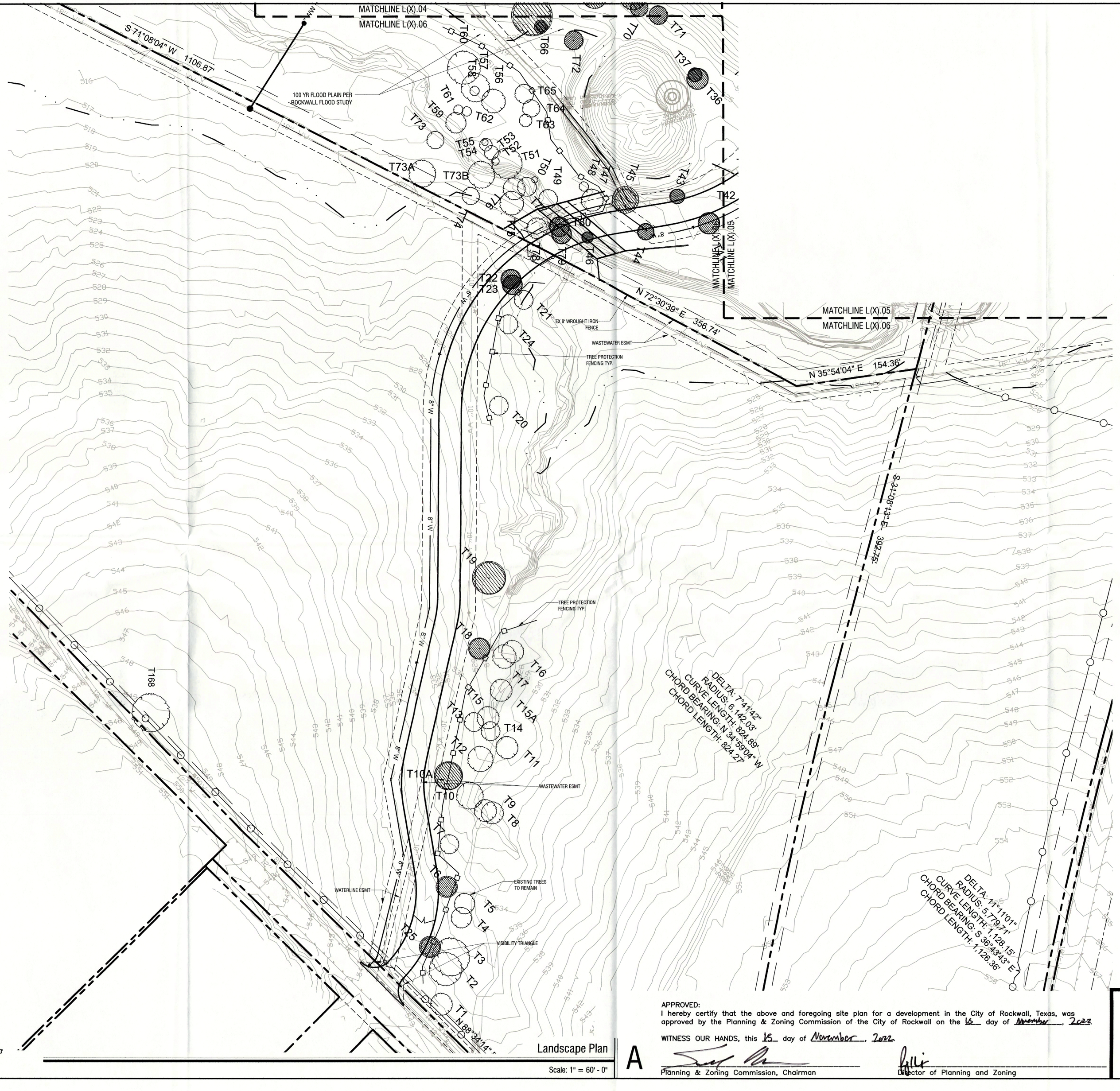
DATE
12/28/22

ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
TREESCAPE PLAN

CASE# SP2022-058

SHEET NO.
L7.05



NORTH

0' 60' 120'

Scale: 1" = 60'-0"

Landscape Plan

Scale: 1" = 60' - 0"

A

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 16 day of November, 2022.

WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

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PLOT DATE:
TEMPLATE VERSION:

LEGEND

T40	EXISTING TREE TAG NUMBER
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCING

HKS

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

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
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HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

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4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

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

Rayburn Electric COOPERATIVE

PRELIMINARY
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Kimley»Horn
P.L.A. LANDON R. HUCKINS
L.A. No. 3480 Date 12/28/2022

KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
25370.000
DATE
12/28/22
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
TREESCAPE PLAN

CASE# SP2022-058

SHEET NO.
L7.06

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

Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches
					Feature	Primary	Secondary	Non-Protected		
T96	7	M.T.	'Watermelon Red' Crape Myrtle					X	Removed	
T97	19	M.T.	'Natchez' Crape Myrtle					X	Removed	
T98	9	M.T.	'Watermelon Red' Crape Myrtle					X	Removed	
T99	13	M.T.	'Natchez' Crape Myrtle					X	Removed	
T100	8	M.T.	'Natchez' Crape Myrtle					X	Removed	
T101	11	M.T.	'Natchez' Crape Myrtle					X	Removed	
T102	7	M.T.	'Natchez' Crape Myrtle					X	Removed	
T103	10	M.T.	'Natchez' Crape Myrtle					X	Removed	
T104	7	M.T.	'Natchez' Crape Myrtle					X	Removed	
T105	11	M.T.	'Natchez' Crape Myrtle					X	Removed	
T106	6	M.T.	'Natchez' Crape Myrtle					X	Removed	
T107	18		Red Oak			X			Removed	18
T108	22		Bradford Pear			X			Removed	22
T109	12		Bradford Pear	Diseased		X			Removed	12
T110	15		Bradford Pear	Wind Damaged		X			Removed	15
T111	15		Live Oak			X			Removed	15
T112	17		Live Oak			X				
T113	13		Live Oak	Bad Freeze Damaged Trunk		X			Removed	13
T114	5		Magnolia			X			Removed	5
T115	9		Live Oak	Bad Freeze Damaged Trunk		X			Removed	9
T116	12		Texas Red Oak	Substantial Trunk Damage with Borer Infestation		X			Removed	12
T138	18	M.T.	Hackberry				X			
T141	12		Eastern Red Cedar				X			
T142	14		Eastern Red Cedar				X			
T143	17	M.T.	Eastern Red Cedar				X			
T144	4		Cedar Elm			X				
T145	16		Eastern Red Cedar				X			
T146	11		Eastern Red Cedar				X			
T147	14		Eastern Red Cedar				X			
T148	12		Eastern Red Cedar				X			
T149	12		Eastern Red Cedar				X			
T150	12		Eastern Red Cedar				X			
T151	12	M.T.	Eastern Red Cedar				X			
T152	15		Eastern Red Cedar				X			
T153	11		Eastern Red Cedar				X			
T155	18		Eastern Red Cedar				X			
T156	12		Eastern Red Cedar				X			
T157	14		Eastern Red Cedar				X			
T158	8		Cedar Elm			X				
T158A	7		Cedar Elm			X				
T159	8		Locust					X		
T160	5		White Ash			X				
T161	5		Cedar Elm			X				
T162	4		White Ash			X				
T163	4		Cedar Elm			X				
T164	8		Cedar Elm			X				
T164A	7		Cedar Elm			X				
T164B	10	M.T.	Cedar Elm			X				
T164C	6		Cedar Elm			X				
T165	7		Black Willow					X		
T166	20		Black Willow					X		
T168	19	M.T.	Eastern Red Cedar				X			
T168A	23	M.T.	Eastern Red Cedar				X			
T170	6		Live Oak			X			Removed	6
T171	6		Live Oak			X				
T172	6		Bur Oak			X				
T173	6		Bur Oak			X				
T174	6		Bur Oak			X				
T175	6		Bur Oak			X				
T176	7		Live Oak			X				
T177	8	M.T.	'Natchez' Crape Myrtle					X		
T178	6		Bur Oak			X				
T179	6		Bur Oak			X				
T180	6		Bur Oak			X				
T181	6		Live Oak	Stunted- Old Sapsucker Damage		X				
T182	10	M.T.	'Natchez' Crape Myrtle					X		
T183	7.5	M.T.	'Natchez' Crape Myrtle					X		
T184	7	M.T.	'Natchez' Crape Myrtle					X		
T185	6		Bald Cypress			X				
T186	6		Bald Cypress			X				
T187	6		Bald Cypress			X				
T188	6		Bald Cypress			X				
T189	6		Bald Cypress			X				
T190	6		Live Oak	Stunted- Old Sapsucker Damage		X				
T191	6		Live Oak			X				
T192	6		Bald Cypress			X				
T193	6		Bald Cypress			X				
T194	6		Live Oak			X				
T195	6		Bald Cypress			X				
T196	6		Live Oak			X				
T197	6		Live Oak			X			Removed	6
T198	6		Live Oak			X				
T199	6		Live Oak			X				
T200	6		Live Oak			X				
T201	6		Bald Cypress			X				
T202	6		Bald Cypress			X				
T203	6		Bald Cypress			X				
T204	6		Bald Cypress			X				
T205	6		Bald Cypress			X				
T206	6		Bald Cypress			X				
T207	6		Bald Cypress			X				
T208	6		Live Oak			X				
T209	-		Crape Myrtle	Dead, Coming Back From Roots						
T210	3.5	M.T.	'Natchez' Crape Myrtle					X		
T211	2.5	M.T.	'Natchez' Crape Myrtle					X		
T212	2.5	M.T.	'Natchez' Crape Myrtle					X		
T213	3	M.T.	'Natchez' Crape Myrtle					X		
T214	6		Live Oak	Weeping Habit		X				
T215	6		Live Oak	Weeping Habit		X				
T216	6		Live Oak	Weeping Habit		X				
T217	6		Live Oak	Weeping Habit		X				
T218	6		Live Oak	Weeping Habit		X				
T219	6		Live Oak	Weeping Habit		X				
T223	14		Black Willow					X		
TOTAL	2,210									

TOTAL REPLACEMENT INCHES REQUIRED:	383.5
MITIGATION INCHES PROVIDED ON SITE:	390
MITIGATION INCHES (CREDITS) REMAINING:	-6.5

SITE INFORMATION:

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

PROPOSED ZONING: NO CHANGE

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

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

LOT 1 "HC" ZONING

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

PROPOSED MAX. BUILDING D HEIGHT: 40'
PROPOSED MAX. BUILDING E HEIGHT: 46'–4"
PROPOSED MAX. BUILDING F HEIGHT: 26'–8"
PROPOSED LOT COVERAGE: 106,281/1,366,902 = 7.8%
PROPOSED FLOOR AREA RATIO: 113,260/1,366,902 = 0.08:1
PROPOSED IMPERVIOUS PARKING: 65,088/1,366,902 = 4.8%

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

EXISTING REQUIRED PARKING = 104 SPACES

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

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

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 15 day of November, 2022.

WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

© 2022 HKS, INC.

PLOT DATE:
TEMPLATE VERSION:

HKS

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

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

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

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

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

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

Rayburn Electric COOPERATIVE

DO NOT CONSTRUCT
FOR REVIEW ONLY.
Not for construction or permit purposes.
Kimley»Horn
P.L.A. LANDON R. HUCKINS
L.A. No. 3480 Date 12/28/2022

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25370.000
DATE
12/28/22
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
TREESCAPE TABLE

CASE# SP2022-058

SHEET NO.
L7.07

EXTERIOR MATERIALS LEGEND

ST01:
a. STONE TYPE: LIMESTONE
b. STONE NAME: LEUDERS CHOPPED BUFF
c. GROUT/SEALANT COLOR: MATCH EXISTING
d. LOCATION: EXTERIOR STONE MASONRY VENEER

AMF01:
a. MATERIAL TYPE: ALUMINUM
b. FINISH TYPE: ANODIZED
c. ANODIZED COLOR: DARK BRONZE
d. COATING COLOR: MATCH EXISTING
e. LOCATION: MULLIONS

AMF02:
a. MATERIAL TYPE: STEEL
b. FINISH TYPE: HIGH-PERFORMANCE ORGANIC FLUOROPOLYMER
c. COATING COLOR: MATCH PT02
d. LOCATION: EXPOSED TRELLIS COLUMNS

AMF03:
a. MATERAL TYPE: STEEL
b. COATING COLOR: MATCH EXISTING ROOF, BERRIDGE PREWEATHERED GALVALUME
c. MATTE FINISH
d. LOCATION: STANDING SEAM METAL ROOF

WD01:
a. SPECIES AND CUT: WESTERN RED CEDAR
b. FINISH: CLEAR MATTE FINISH
c. LOCATION: WOOD BEAM CLADDING. EXTERIOR SOFFITS, INTERIOR CEILINGS AND TRIM.

CSM01:
a. MATERIAL TYPE: CAST STONE
b. COLOR: NATURAL
c. AGGREGATE:
d. EXPOSED TEXTURE FINISH: [SMOOTH] [HONED] [SAND TEXTURE]
e. LOCATION: WAINSCOT SILL @ STONE, PARAPET CAP

PCP01:
a. MATERIAL TYPE: PORTLAND CEMENT PLASTER
b. COLOR: MATCH SW 9111 ANTLER VELVET

PC01:
a. MATERIAL TYPE: TILT UP CONCRETE PANELS
b. COLOR: MATCH SW 9111 ANTLER VELVET

PT01:
a. MANUFACTURER: SHERWIN WILLIAMS
b. NUMBER: SW9111
c. COLOR: ANTLER VELVET
d. SHEEN: SEMIGLOSS
e. LOCATION: GUTTERS AND DOWNSPOUTS

PT02:
a. MANUFACTURER: SHERWIN WILLIAMS
b. NUMBER: SW9111
c. COLOR: ANTLER VELVET
d. SHEEN: SEMIGLOSS
e. LOCATION: EXPOSED STRUCTURAL STEEL & ENTRY CANOPIES

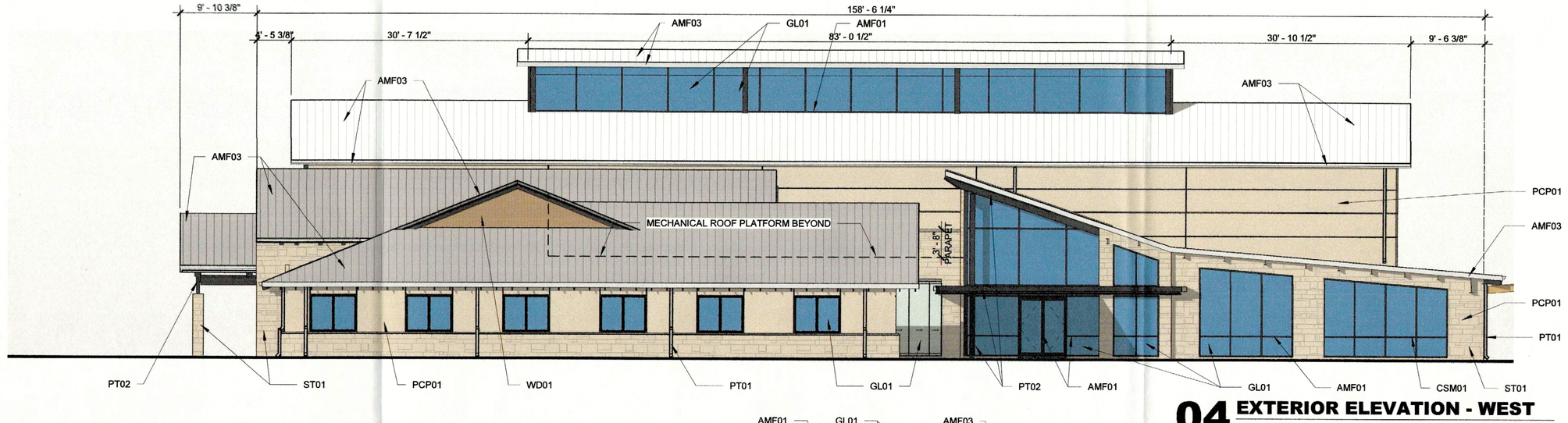
GL01: INSULATING COATED GLASS - VISION
1) OVERALL THICKNESS: 1 IN NOMINAL
2) OUTBOARD LITE: CLEAR HS; 1/4" THICK GLASS WITH COATING ON NO.2 SURFACE.
3) AIR SPACE: 1/2"; ALUMINIUM BLACK, ARGON
4) INBOARD LITE: CLEAR HS; 1/4" THICK GLASS
5) BASIS OF DESIGN MANUFACTURER AND PRODUCT: VIRACON 1" INSULATED LOW-E GLASS

GL02: INSULATING COATED GLASS - SPANDREL
1) OVERALL THICKNESS: 1 IN NOMINAL
2) OUTBOARD LITE: SPANDREL 1/4" THICK GLASS WITH COATING ON NO.2 SURFACE.
3) AIR SPACE: 1/2"; ALUMINIUM BLACK, ARGON
4) INBOARD LITE: CLEAR HS; 1/4" THICK GLASS
5) BASIS OF DESIGN MANUFACTURER AND PRODUCT: VIRACON 1" INSULATED LOW-E GLASS
COLOR: V908 GRAY

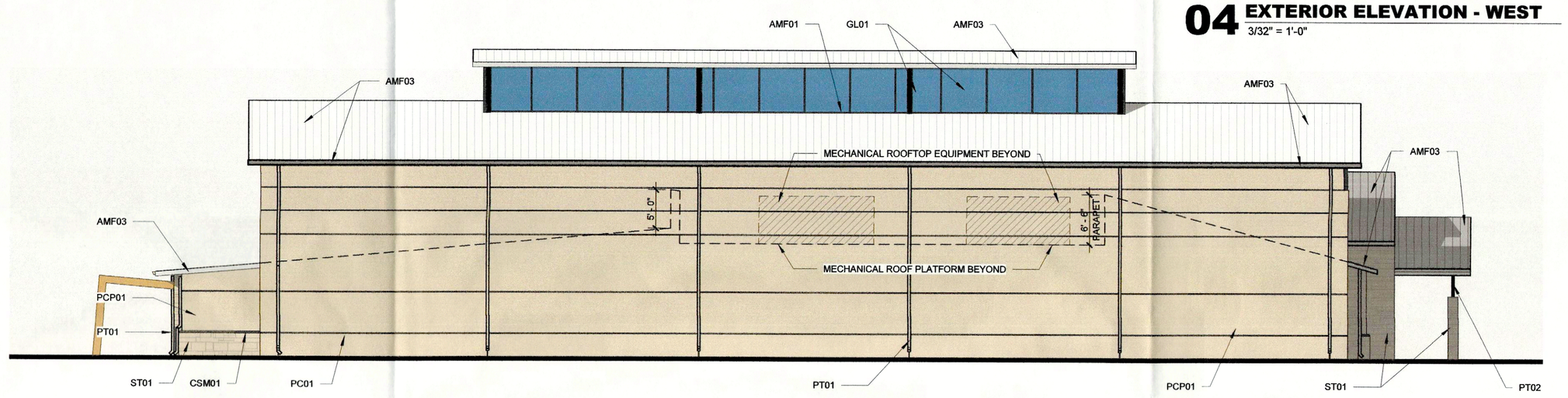
CMU01:
a. MANUFACTURER: FEATHERLITE
b. SPLIT FACE MASONRY BLOCK
c. COLOR: CREAM

Building "D" Elevation Material Calculations

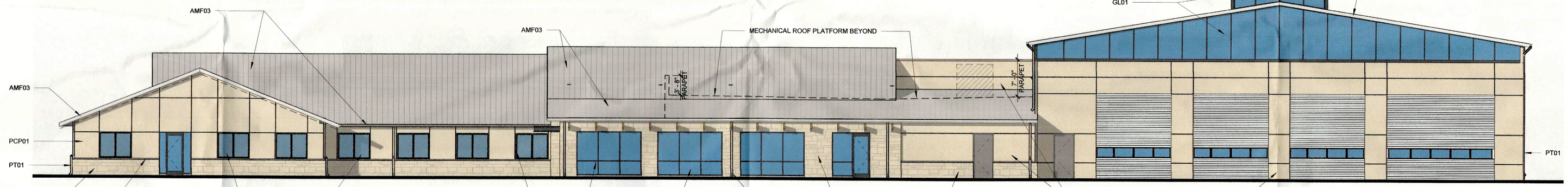
	MATERIAL	AMOUNT (SF)	AMOUNT (%)
NORTH			
	PORTLAND CEMENT PLASTER (PCP01)	460	21%
	WOOD SIDING (WD01)	160	7%
	STONE VENEER (ST01)	607	28%
	TILT UP CONCRETE PANELS (PC01)	975	44%
		2202	100%
SOUTH			
	PORTLAND CEMENT PLASTER (PCP01)	547	21%
	WOOD SIDING (WD01)	0	0%
	STONE VENEER (ST01)	635	24%
	TILT UP CONCRETE PANELS (PC01)	1,457	55%
		2639	100%
EAST			
	PORTLAND CEMENT PLASTER (PCP01)	54	1%
	WOOD SIDING (WD01)	0	0%
	STONE VENEER (ST01)	120	3%
	TILT UP CONCRETE PANELS (PC01)	3540	95%
		3714	100%
WEST			
	PORTLAND CEMENT PLASTER (PCP01)	1465	37%
	WOOD SIDING (WD01)	154	4%
	STONE VENEER (ST01)	680	17%
	TILT UP CONCRETE PANELS (PC01)	1,629	41%
		3928	100%



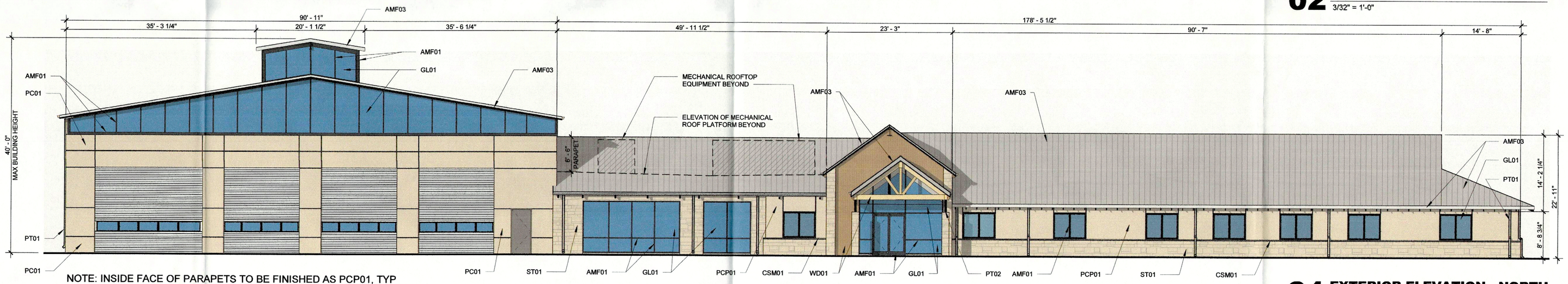
04 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



03 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



02 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



NOTE: INSIDE FACE OF PARAPETS TO BE FINISHED AS PCP01, TYP

01 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of November, 2022.

WITNESS OUR HANDS, this 15 day of November, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

HKS

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

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

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

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

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

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

Rayburn Electric COOPERATIVE

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Architect:
Arch. Reg. No.:
Date:

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25370.000
DATE
11/01/22
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
BLDG ELEVATIONS - D
CASE# SP2022-058
SHEET NO.
PA5.01

EXTERIOR MATERIALS LEGEND

ST01:
a. STONE TYPE: LIMESTONE
b. STONE NAME: LEUDERS CHOPPED BUFF
c. GROUT/SEALANT COLOR: MATCH EXISTING
d. LOCATION: EXTERIOR STONE MASONRY VENEER

AMF01:
a. MATERIAL TYPE: ALUMINIUM
b. FINISH TYPE: ANODIZED
c. ANODIZED COLOR: DARK BRONZE
d. COATING COLOR: MATCH EXISTING
e. LOCATION: MULLIONS

AMF02:
a. MATERIAL TYPE: STEEL
b. FINISH TYPE: HIGH-PERFORMANCE ORGANIC FLUOROPOLYMER.
c. COATING COLOR: MATCH PT02
d. LOCATION: EXPOSED TRELLIS COLUMNS

AMF03:
a. MATERIAL TYPE: STEEL
b. COATING COLOR: MATCH EXISTING ROOF, BERRIDGE PREWEATHERED GALVALUME
c. MATTE FINISH
d. LOCATION: STANDING SEAM METAL ROOF

WD01:
a. SPECIES AND CUT: WESTERN RED CEDAR
b. FINISH: CLEAR MATTE FINISH
c. LOCATION: WOOD BEAM CLADDING. EXTERIOR SOFFITS, INTERIOR CEILINGS AND TRIM.

CSM01:
a. MATERIAL TYPE: CAST STONE
b. COLOR: NATURAL
c. AGGREGATE:
d. EXPOSED TEXTURE FINISH: [SMOOTH] [HONED] [SAND TEXTURE]
e. LOCATION: WAINSCOT SILL @ STONE, PARAPET CAP

PCP01:
a. MATERIAL TYPE: PORTLAND CEMENT PLASTER
b. COLOR: MATCH SW 9111 ANTLER VELVET

PC01:
a. MATERIAL TYPE: TILT UP CONCRETE PANELS
b. COLOR: MATCH SW 9111 ANTLER VELVET

PT01:
a. MANUFACTURER: SHERWIN WILLIAMS
b. NUMBER: SW9111
c. COLOR: ANTLER VELVET
d. SHEEN: SEMIGLOSS
e. LOCATION: GUTTERS AND DOWNSPOUTS

PT02:
a. MANUFACTURER: SHERWIN WILLIAMS
b. NUMBER: SW9111
c. COLOR: ANTLER VELVET
d. SHEEN: SEMIGLOSS
e. LOCATION: EXPOSED STRUCTURAL STEEL & ENTRY CANOPIES

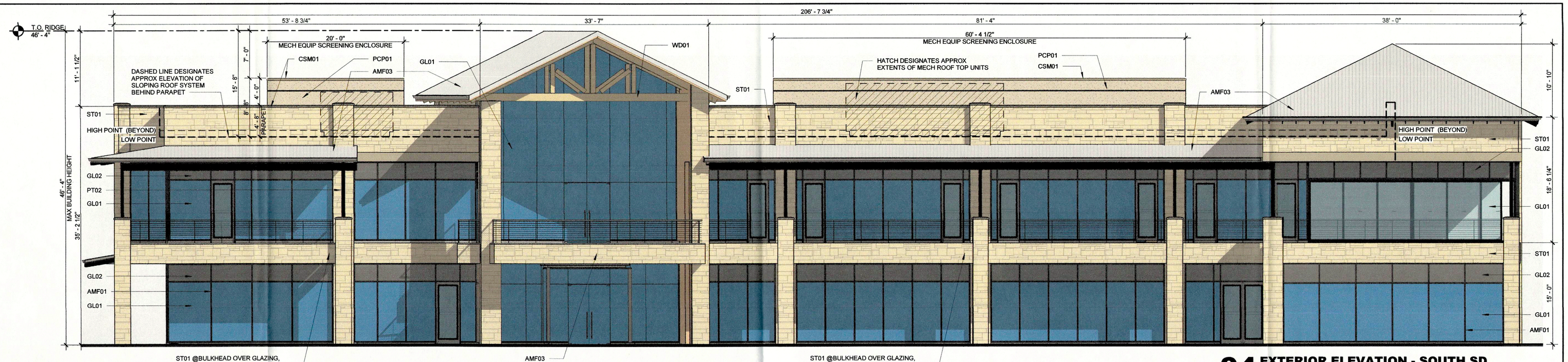
GL01: INSULATING COATED GLASS - VISION
1) OVERALL THICKNESS: 1 IN NOMINAL
2) OUTBOARD LITE: CLEAR HS; 1/4" THICK GLASS WITH COATING ON NO.2 SURFACE.
3) AIR SPACE: 1/2"; ALUMINUM BLACK, ARGON
4) INBOARD LITE: CLEAR HS; 1/4" THICK GLASS
5) BASIS OF DESIGN MANUFACTURER AND PRODUCT: VIRACON 1" INSULATED LOW-E GLASS

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COLOR: V908 GRAY

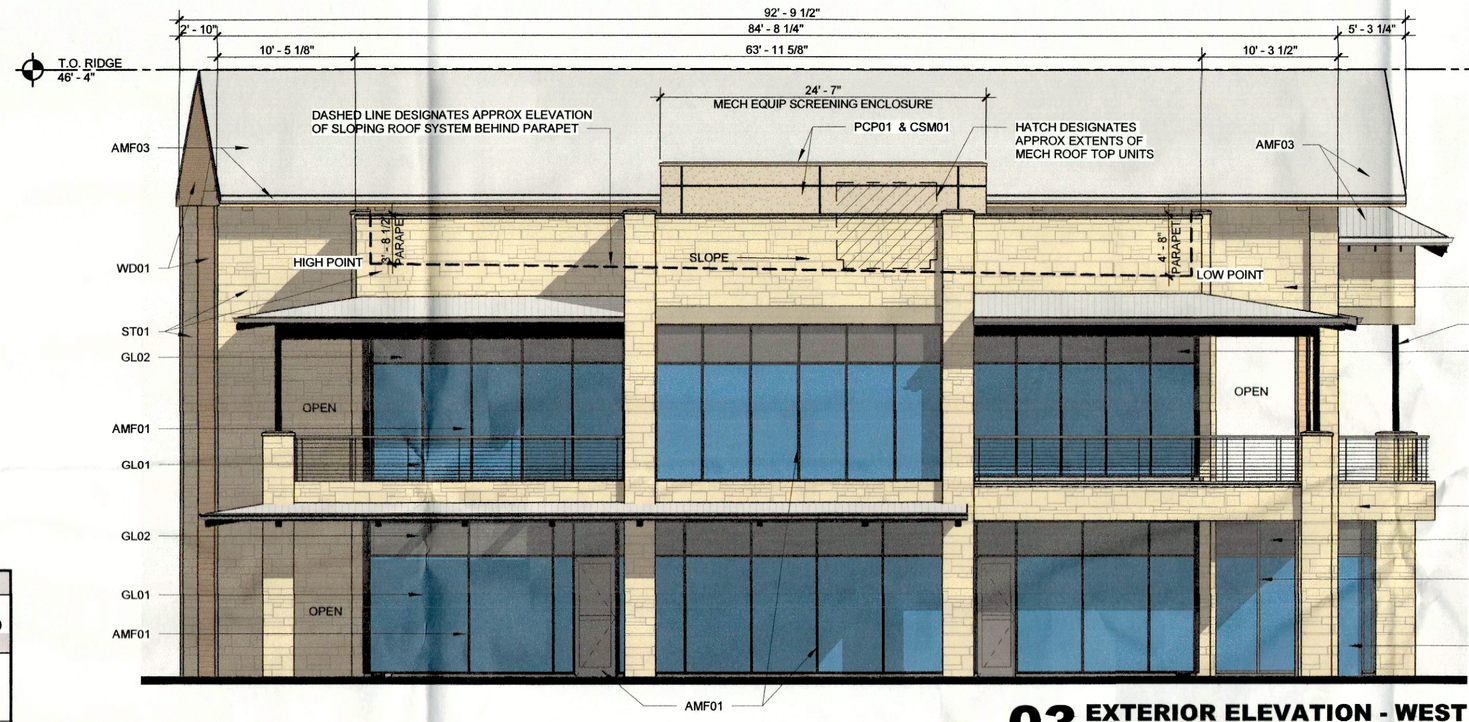
CMU01:
a. MANUFACTURER: FEATHERLITE
b. SPLIT FACE MASONRY BLOCK
c. COLOR: CREAM

Building "E" Elevation Material Calculations

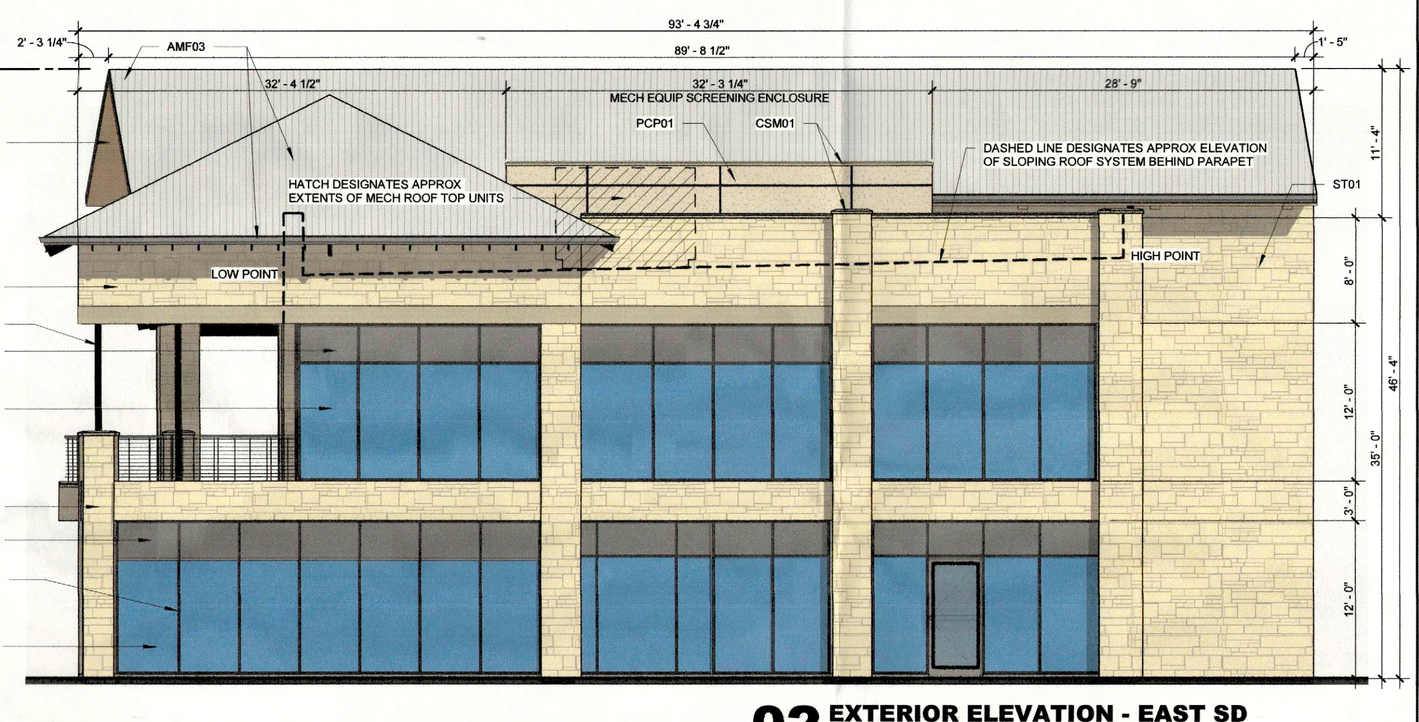
	MATERIAL	AMOUNT (SF)	AMOUNT (%)
NORTH			
	PORTLAND CEMENT PLASTER (PCP01)	190	6%
	WOOD SIDING (WD01)	150	4%
	STONE VENEER (ST01)	3020	90%
		3360	100%
SOUTH			
	PORTLAND CEMENT PLASTER (PCP01)	190	5%
	WOOD SIDING (WD01)	93	3%
	STONE VENEER (ST01)	3410	92%
		3693	100%
EAST			
	PORTLAND CEMENT PLASTER (PCP01)	110	6%
	WOOD SIDING (WD01)	56	3%
	STONE VENEER (ST01)	1683	91%
		1849	100%
WEST			
	PORTLAND CEMENT PLASTER (PCP01)	110	6%
	WOOD SIDING (WD01)	56	3%
	STONE VENEER (ST01)	1750	91%
		1916	100%



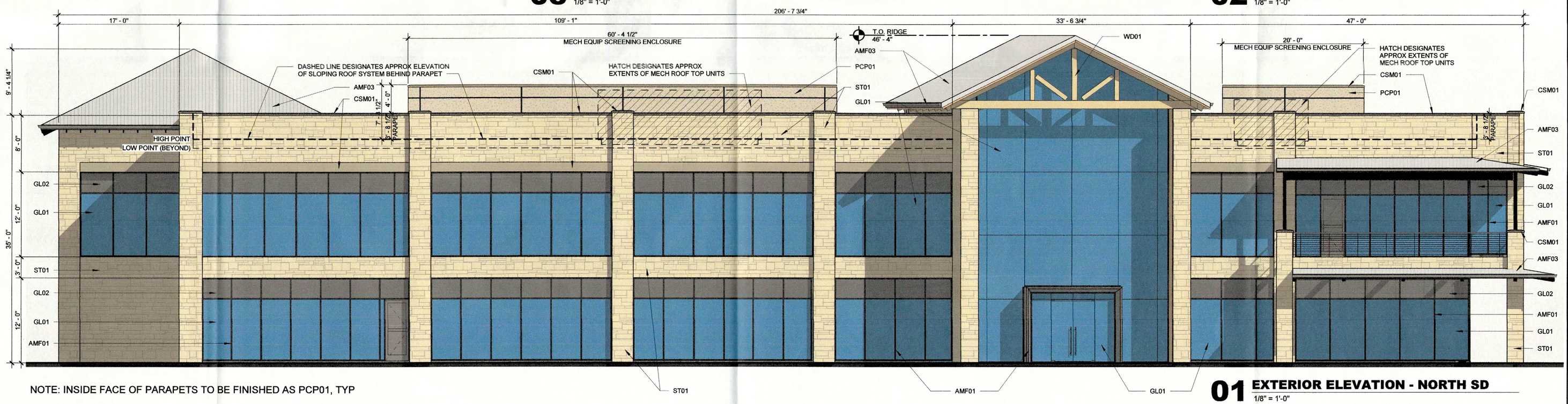
04 EXTERIOR ELEVATION - SOUTH SD
1/8" = 1'-0"



03 EXTERIOR ELEVATION - WEST SD
1/8" = 1'-0"



02 EXTERIOR ELEVATION - EAST SD
1/8" = 1'-0"



NOTE: INSIDE FACE OF PARAPETS TO BE FINISHED AS PCP01, TYP

01 EXTERIOR ELEVATION - NORTH SD
1/8" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of November, 2022.

WITNESS OUR HANDS, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

HKS

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SUITE 100
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GARLAND, TEXAS 75040

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Architect:
Arch. Reg. No.:
Date:

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25370.001
DATE
11/01/22
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
BLDG ELEVATIONS - E
CASE# SP2022-058
SHEET NO.
PA5.02

EXTERIOR MATERIALS LEGEND

ST01:
a. STONE TYPE: LIMESTONE
b. STONE NAME: LEUDERS CHOPPED BUFF
c. GROUT/SEALANT COLOR: MATCH EXISTING
d. LOCATION: EXTERIOR STONE MASONRY VENEER

AMF01:
a. MATERIAL TYPE: ALUMINIUM
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c. ANODIZED COLOR: DARK BRONZE
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d. LOCATION: EXPOSED TRELLIS COLUMNS

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b. FINISH: CLEAR MATTE FINISH
c. LOCATION: WOOD BEAM CLADDING. EXTERIOR SOFFITS, INTERIOR CEILINGS AND TRIM.

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b. COLOR: NATURAL
c. AGGREGATE:
d. EXPOSED TEXTURE FINISH: [SMOOTH] [HONED] [SAND TEXTURE]
e. LOCATION: WAINSCOT SILL @ STONE, PARAPET CAP

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b. COLOR: MATCH SW 9111 ANTLER VELVET

PC01:
a. MATERIAL TYPE: TILT UP CONCRETE PANELS
b. COLOR: MATCH SW 9111 ANTLER VELVET

PT01:
a. MANUFACTURER: SHERWIN WILLIAMS
b. NUMBER: SW9111
c. COLOR: ANTLER VELVET
d. SHEEN: SEMIGLOSS
e. LOCATION: GUTTERS AND DOWNSPOUTS

PT02:
a. MANUFACTURER: SHERWIN WILLIAMS
b. NUMBER: SW9111
c. COLOR: ANTLER VELVET
d. SHEEN: SEMIGLOSS
e. LOCATION: EXPOSED STRUCTURAL STEEL & ENTRY CANOPIES

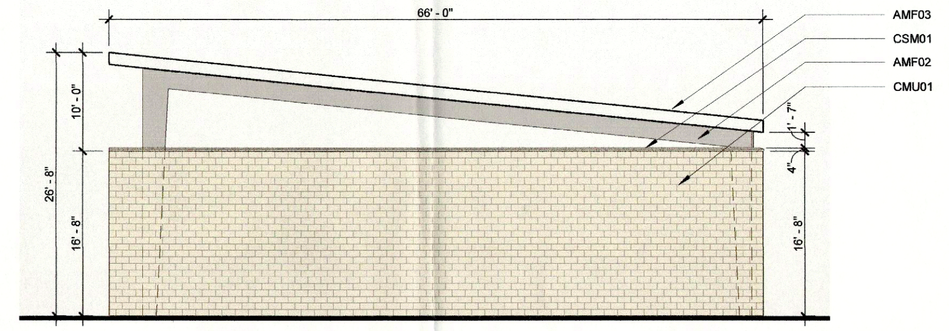
GL01: INSULATING COATED GLASS - VISION
1) OVERALL THICKNESS: 1 IN NOMINAL
2) OUTBOARD LITE: CLEAR HS; 1/4" THICK GLASS WITH COATING ON NO.2 SURFACE.
3) AIR SPACE: 1/2"; ALUMINIUM BLACK, ARGON
4) INBOARD LITE: CLEAR HS; 1/4" THICK GLASS
5) BASIS OF DESIGN MANUFACTURER AND PRODUCT: VIRACON 1" INSULATED LOW-E GLASS

GL02: INSULATING COATED GLASS - SPANDREL
1) OVERALL THICKNESS: 1 IN NOMINAL
2) OUTBOARD LITE: SPANDREL 1/4" THICK GLASS WITH COATING ON NO.2 SURFACE.
3) AIR SPACE: 1/2"; ALUMINIUM BLACK, ARGON
4) INBOARD LITE: CLEAR HS; 1/4" THICK GLASS
5) BASIS OF DESIGN MANUFACTURER AND PRODUCT: VIRACON 1" INSULATED LOW-E GLASS
COLOR: V908 GRAY

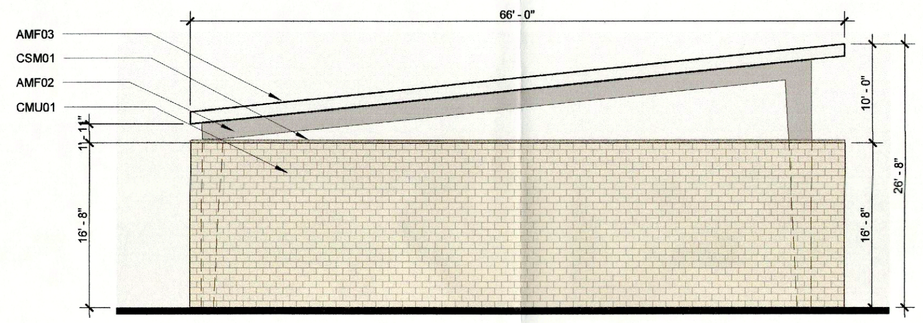
CMU01:
a. MANUFACTURER: FEATHERLITE
b. SPLIT FACE MASONRY BLOCK
c. COLOR: CREAM

Building "F" Elevation Material Calculations

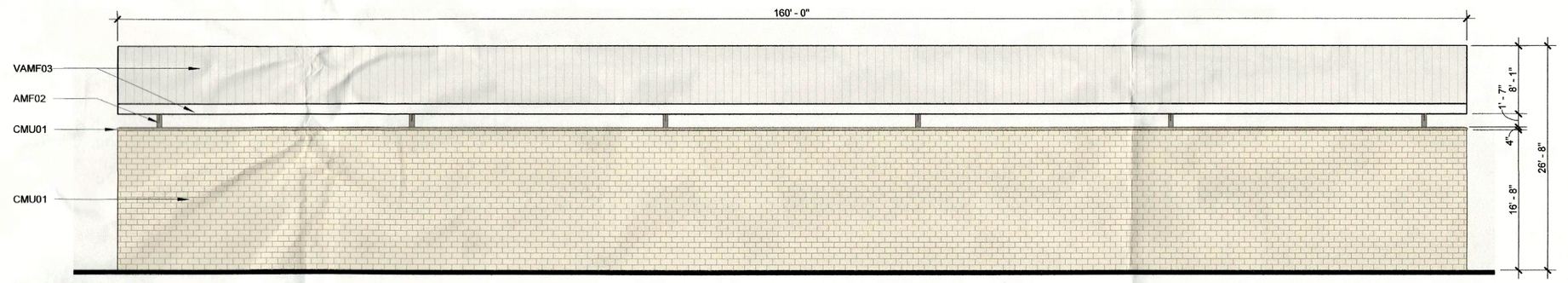
	MATERIAL	AMOUNT (SF)	AMOUNT (%)
NORTH			
	CMU SPLIT FACE (CMU01)	2667	100%
		2667	100%
SOUTH			
	CMU SPLIT FACE (CMU01)	22	100%
		22	100%
EAST			
	CMU SPLIT FACE (CMU01)	1090	100%
		1090	100%
WEST			
	CMU SPLIT FACE (CMU01)	1090	100%
		1090	100%



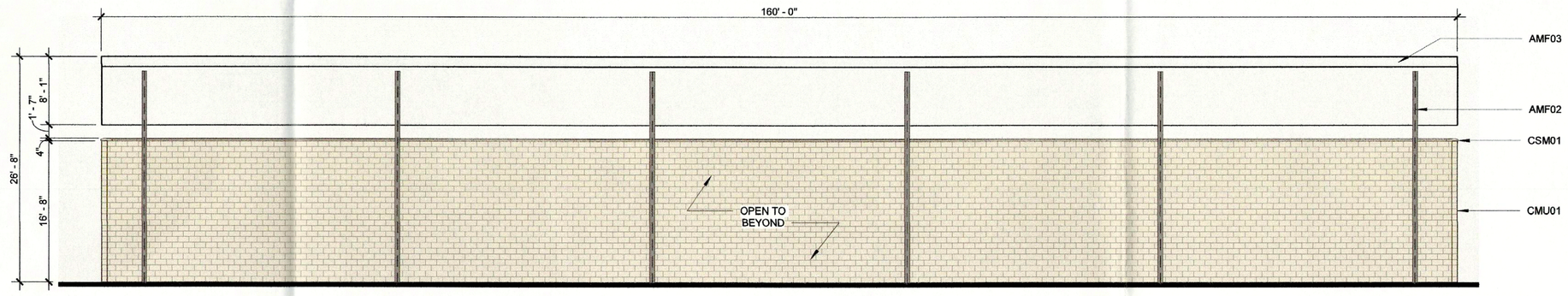
04 EXTERIOR ELEVATION - BUILDING F EAST
3/32" = 1'-0"



03 EXTERIOR ELEVATION - BUILDING F WEST
3/32" = 1'-0"



02 EXTERIOR ELEVATION - BUILDING F NORTH
3/32" = 1'-0"



01 EXTERIOR ELEVATION - BUILDING F SOUTH
3/32" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 15 day of December, 2022.

WITNESS OUR HANDS, this 15 day of December, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

HKS

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SUITE 100
DALLAS, TX 75201

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ROCKWALL, TX 75087

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

REC Rayburn Electric COOPERATIVE

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Arch. Reg. No.:
Date:

KEY PLAN

REVISION
NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25370.000
DATE
11/01/2022
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
BLDG ELEVATIONS - F
CASE# SP2022-058
SHEET NO.
PA5.03

EXTERIOR MATERIALS LEGEND

ST01:
a. STONE TYPE: LIMESTONE
b. STONE NAME: LEUDERS CHOPPED BUFF
c. GROUT/SEALANT COLOR: MATCH EXISTING
d. LOCATION: EXTERIOR STONE MASONRY VENEER

AMF01:
a. MATERIAL TYPE: ALUMINIUM
b. FINISH TYPE: ANODIZED
c. ANODIZED COLOR: DARK BRONZE
d. COATING COLOR: MATCH EXISTING
e. LOCATION: MULLIONS

AMF02:
a. MATERIAL TYPE: STEEL
b. FINISH TYPE: HIGH-PERFORMANCE ORGANIC FLUOROPOLYMER
c. COATING COLOR: MATCH PT02
d. LOCATION: EXPOSED TRELLIS COLUMNS

AMF03:
a. MATERIAL TYPE: STEEL
b. COATING COLOR: MATCH EXISTING ROOF, BERRIDGE PREWEATHERED GALVALUME
c. MATTE FINISH
d. LOCATION: STANDING SEAM METAL ROOF

WD01:
a. SPECIES AND CUT: WESTERN RED CEDAR
b. FINISH: CLEAR MATTE FINISH
c. LOCATION: WOOD BEAM CLADDING. EXTERIOR SOFFITS, INTERIOR CEILINGS AND TRIM.

CSM01:
a. MATERIAL TYPE: CAST STONE
b. COLOR: NATURAL
c. AGGREGATE:
d. EXPOSED TEXTURE FINISH: [SMOOTH] [HONED] [SAND TEXTURE]
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a. MATERIAL TYPE: PORTLAND CEMENT PLASTER
b. COLOR: MATCH SW 9111 ANTLER VELVET

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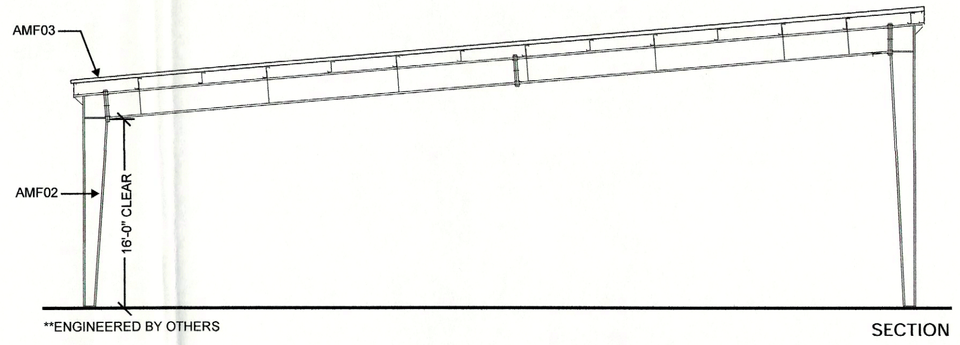
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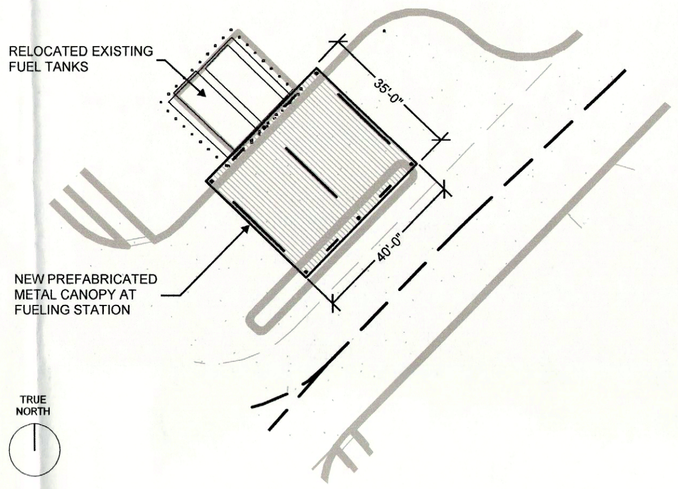
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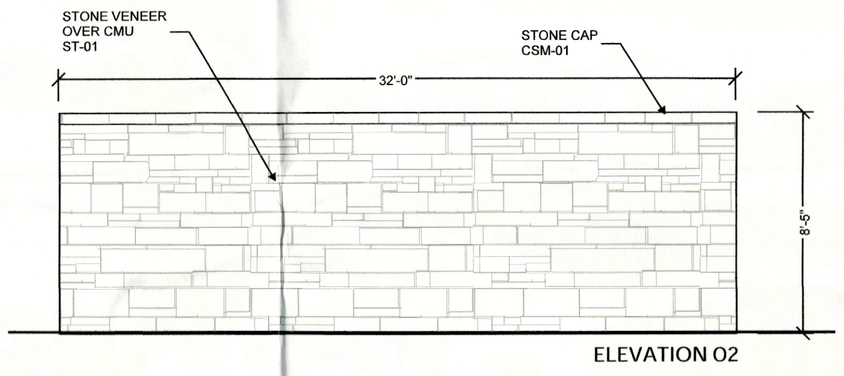
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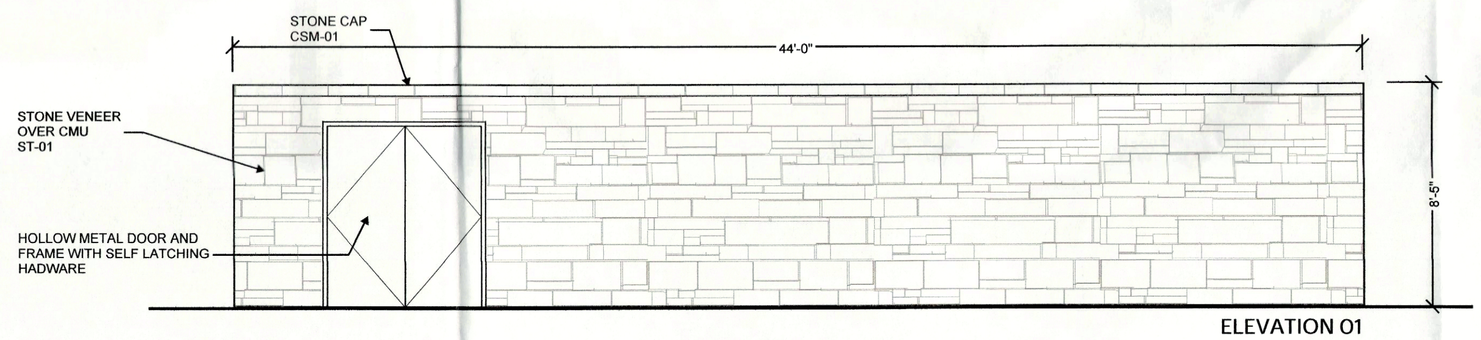
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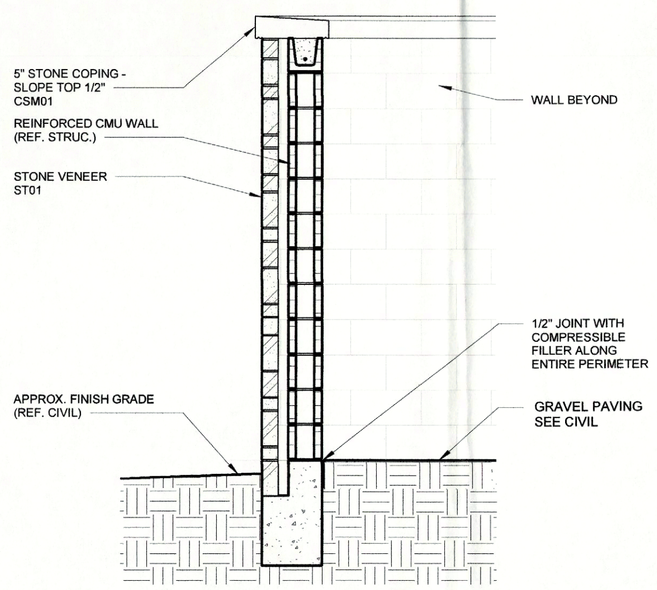


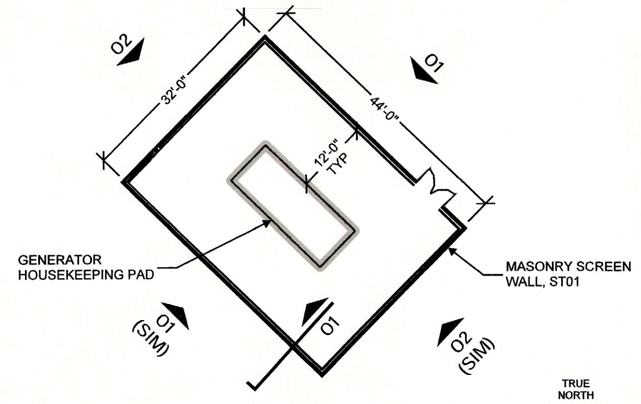


03 FUEL STATION CANOPY

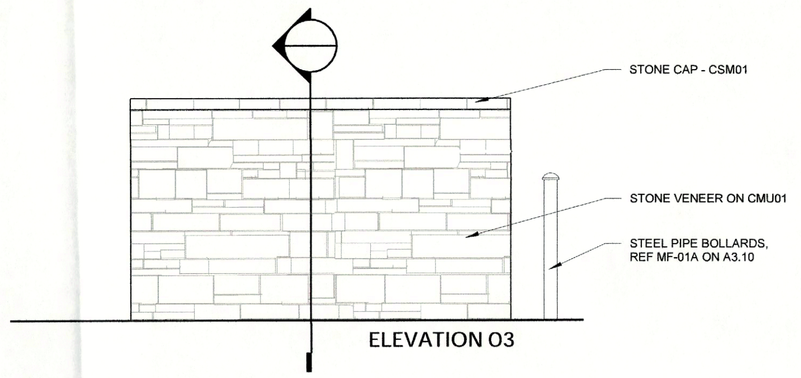


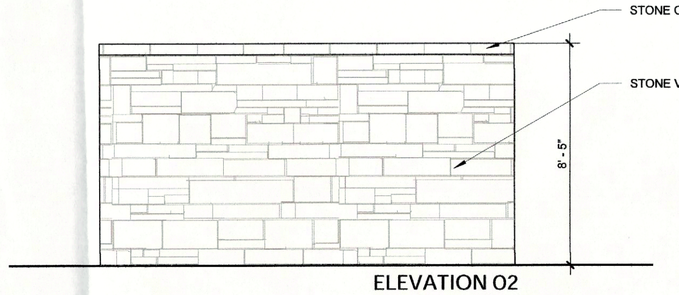


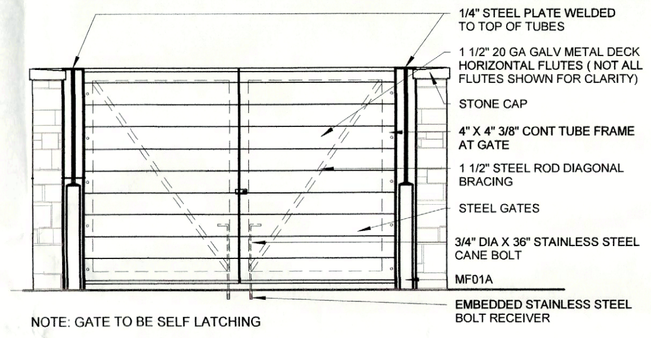


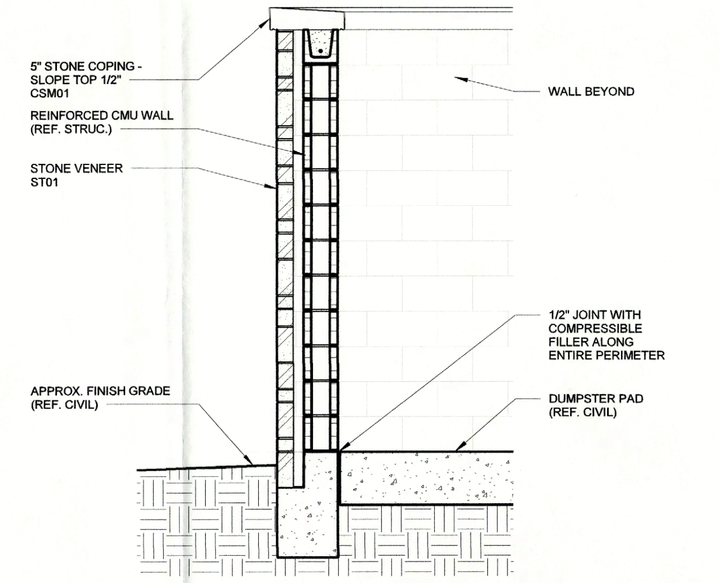


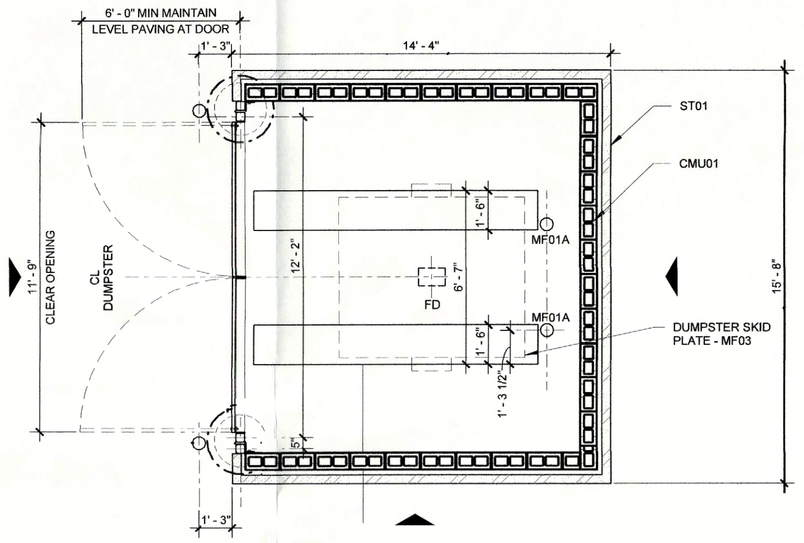
02 GENERATOR ENCLOSURE





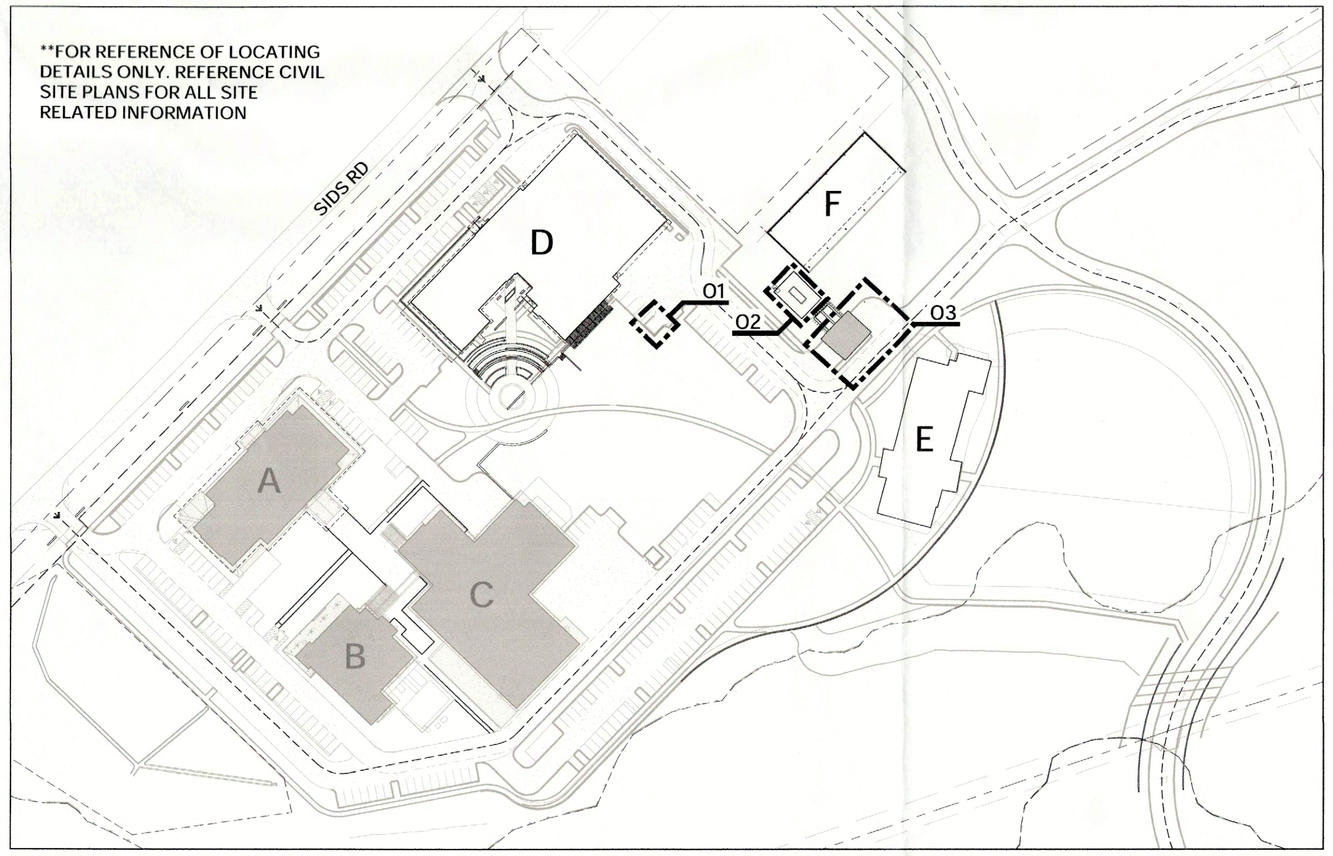






NOTE: PAVEMENT AT DUMPSTER PAD TO BE FLAT.

01 TRASH ENCLOSURE DETAILS



ACCESSORY SITE STRUCTURES - KEY PLAN

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 15 day of November, 2022.

WITNESS OUR ~~HANDS~~, this 15 day of November, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

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SUITE 100
DALLAS, TX 75201

LANDSCAPE ARCHITECT
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ROCKWALL, TX 75087

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GARLAND, TEXAS 75040

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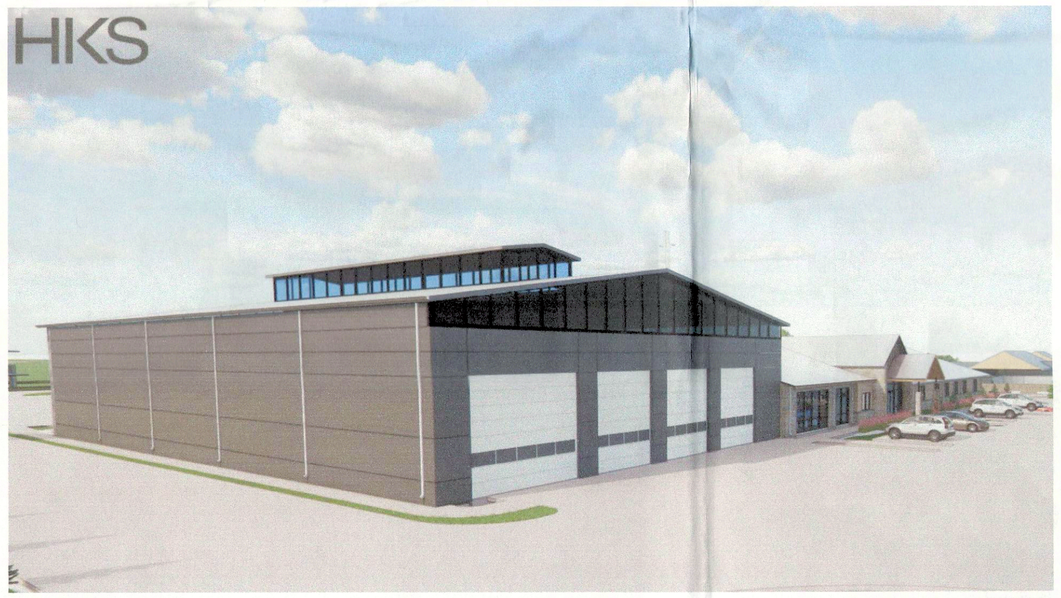
KEY PLAN

REVISION
NO. DESCRIPTION DATE

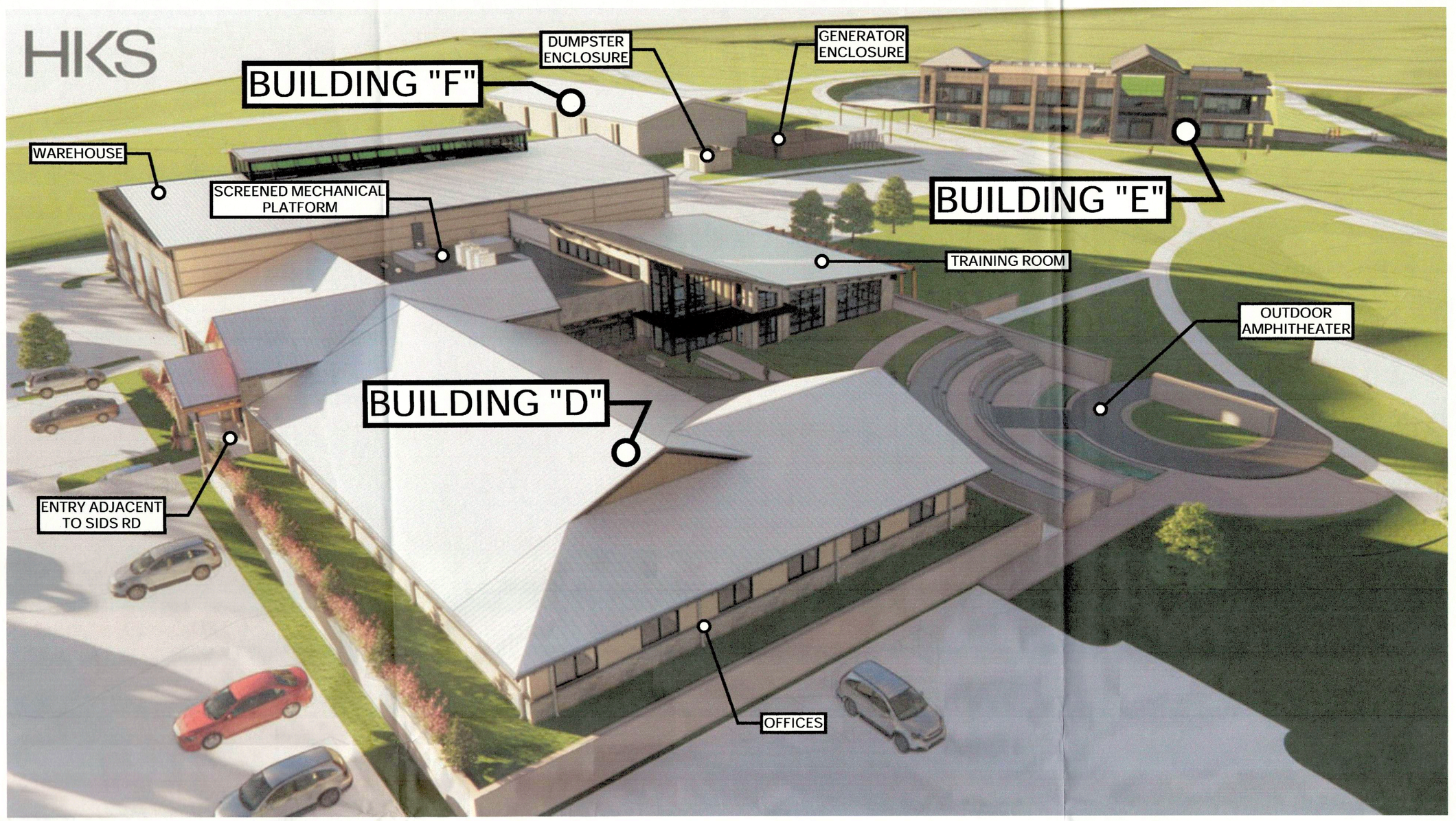
HKS PROJECT NUMBER
25370.001
DATE
11/01/22
ISSUE
CITY SITE PLAN SUBMITTAL
SHEET TITLE
SITE DETAILS
CASE# SP2022-058
SHEET NO.
PA5.04











EXTERIOR MATERIALS LEGEND

ST01:
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e. LOCATION: WAINSCOT SILL @ STONE, PARAPET CAP

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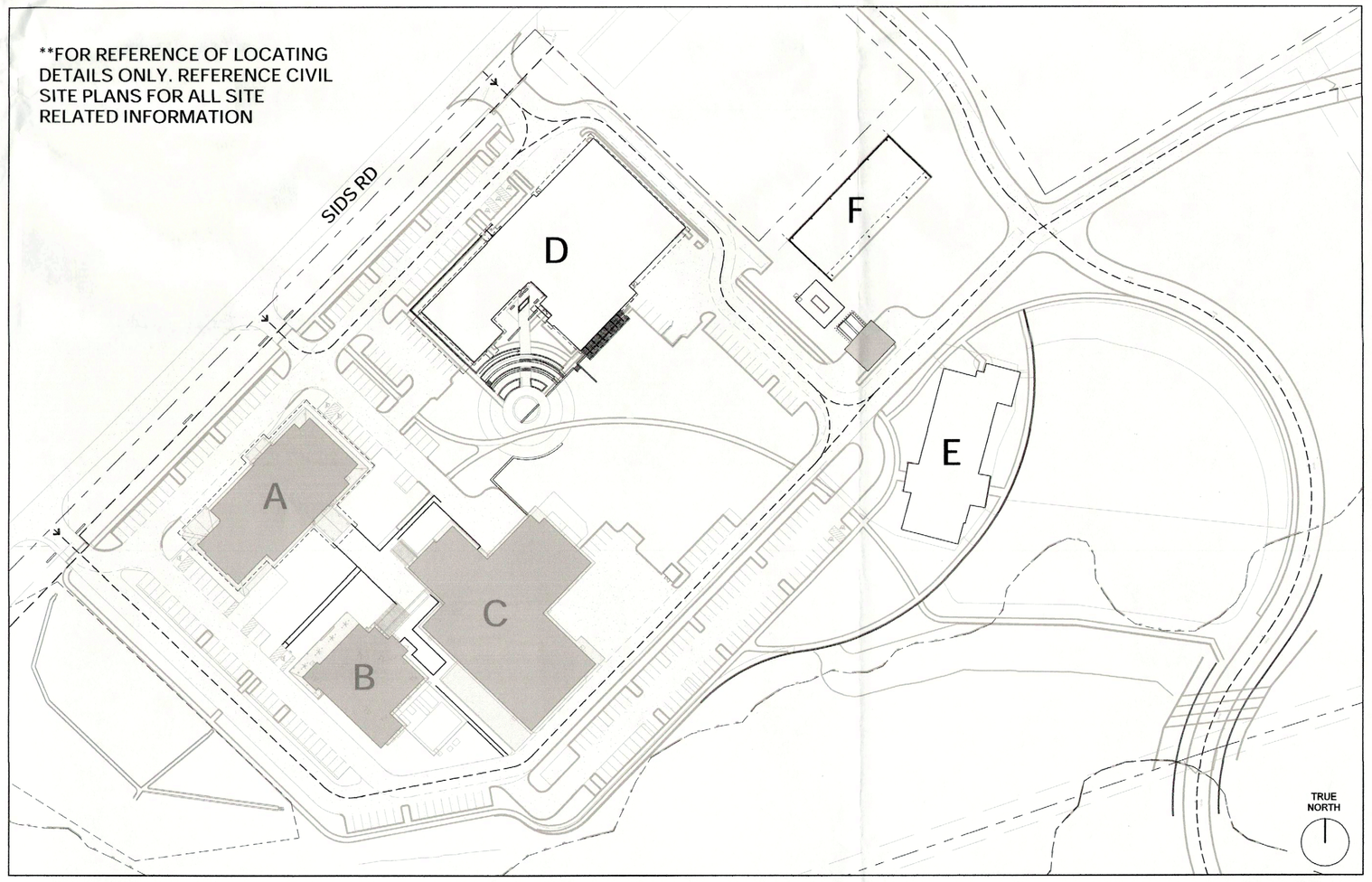
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CMU01:
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b. SPLIT FACE MASONRY BLOCK
c. COLOR: CREAM

**FOR REFERENCE OF LOCATING DETAILS ONLY. REFERENCE CIVIL SITE PLANS FOR ALL SITE RELATED INFORMATION



KEY PLAN

APPROVED:
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SHEET TITLE
3D IMAGES
CASE# SP2022-058
SHEET NO.
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Luminaire Schedule

Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	AA	51	LITHONIA CSX1 LED 60C 700 40K T4M HS	12377	134	1.000	0.900	1.000
	BB	40	LITHONIA KBD8 LED 12C 350 40K ASY MVOLT	809	16	1.000	0.900	1.000
	CC	2	LITHONIA DSXW2 LED 20C 350 40K T2S MVOLT	2988	25	1.000	0.900	1.000

Calculation Summary

Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GROUND_Planar	0	Fc	0.76	5.2	0.0	N.A.
PARKING LOT 1		Fc	2.69	4.2	1.4	1.92
PARKING LOT 2 & ROADWAY		Fc	2.91	5.1	0.8	3.64

AA



CSX1 LED
LED Area Luminaire

Specifications
EPA: 0.7 ft² (0.07 m²)
Length: 23-1/2" (597 mm)
Width: 18-1/2" (470 mm)
Height: 5-7/8" (150 mm)
Weight (max): 37 lbs (16.8 kg)

CC



D-Series Size 2
LED Wall Luminaire

Specifications
Luminaire
Width: 10-1/2" (267 mm) Weight: 21 lbs (9.5 kg)
Depth: 10" (251 mm)
Height: 7-5/8" (197 mm)
Back Box (BBW)
Width: 5-1/2" (140 mm) Weight: 1 lbs (0.5 kg)
Depth: 1-1/2" (38 mm)
Height: 4" (102 mm)

BB



KBA8 LED
LED Specification Bollard

Specifications
8" Round (203 mm)
Height: 42" (1067 mm)
Weight (max): 27 lbs (12.25 kg)

PARKING LOT 1
Illuminance (Fc)
Average = 2.69
Maximum = 4.2
Minimum = 1.4
Avg/Min Ratio = 1.92
Max/Min Ratio = 3.00

PARKING LOT 2 & ROADWAY
Illuminance (Fc)
Average = 2.91
Maximum = 5.1
Minimum = 0.8
Avg/Min Ratio = 3.64
Max/Min Ratio = 6.38

PROPERTY LINE

A B C D E F

SITE INFORMATION:

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

PROPOSED ZONING: NO CHANGE

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

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

LOT 1 "HC" ZONING

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

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

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

EXISTING REQUIRED PARKING = 104 SPACES

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

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

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 15 day of November, 2022.

WITNESS OUR HANDS, this 15 day of November, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

HKS

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

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

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

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

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

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

Rayburn Electric COOPERATIVE

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.

Architect:
Arch. Reg. No.:
Date:

KEY PLAN

REVISION NO. | DESCRIPTION | DATE

HKS PROJECT NUMBER
25370.001

DATE
11/01/22

ISSUE
CITY SITE PLAN SUBMITTAL

SHEET TITLE
SITE LIGHTING

CASE# SP2022-058

SHEET NO.
SL.00